

City of Casey

HAMPTON PARK CENTRAL DEVELOPMENT PLAN



June 2026

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Acknowledgement of Country artwork by Heather Kennedy.

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Acknowledgement of Country

The City of Casey proudly acknowledges the traditional owners, Casey’s Aboriginal communities and their rich culture and pays respect to their Elders past, present and future. We acknowledge Aboriginal people as Australia’s first peoples and as the traditional owners and custodians of the land on which we work and live.

Commitment to Reconciliation

The City of Casey is committed to reconciliation, guided by Casey’s Reconciliation framework and the Casey Aboriginal Gathering Place. These initiatives support cultural connection, strengthen community capacity, and work towards better outcomes for the Aboriginal and Torres Strait Islander community.

Diversity Statement

The City of Casey is a welcoming and inclusive community, we celebrate all people with their many different stories and experiences. We believe a strong community is built on respect, belonging and shared responsibility for each other. We are committed to ensuring everyone in Casey feels valued, supported and able to fully participate in community life.

Approval Body:	Council
Endorsement Date of Current Version:	16 June 2026
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Compulsory Review Cycle:	4 years (next June 2030)
Review Date:	<i>It is recognised that, from time to time, circumstances may change leading to the need for minor administrative changes to this document. Where an update does not materially alter this document, such a change may be made administratively.</i> <i>Examples include change to the name of a Council department, a change to the name of a Federal or State Government department, and a minor update to legislation which does not have a material impact. However, any changes or updates which materially alters this document must be by resolution of the approval body.</i>
Responsible Department:	Growth & Investment
Responsible Team:	Strategic Planning Growth & Contributions

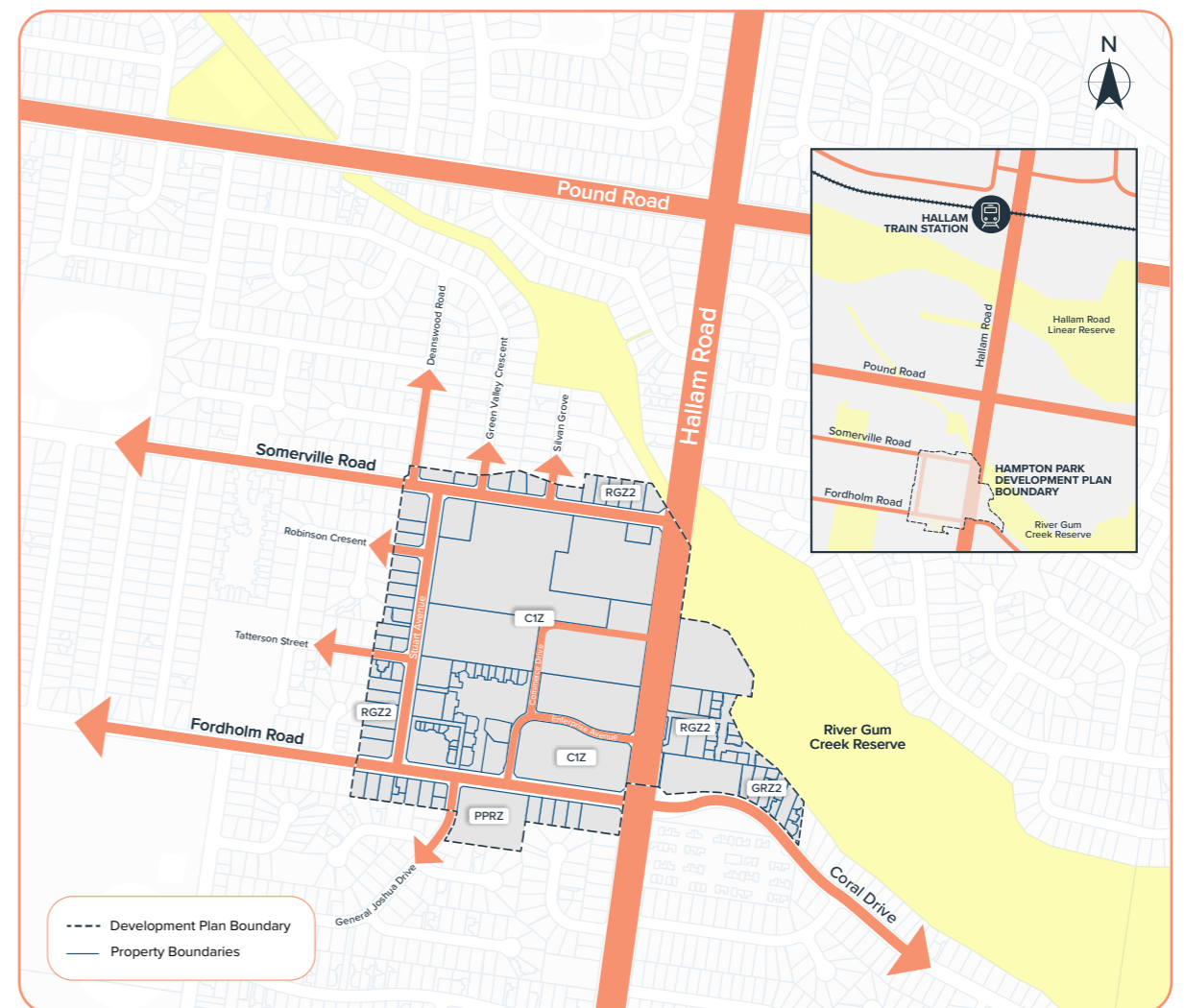


1 INTRODUCTION

Hampton Park Central (the Centre) is a Major Activity Centre within the City of Casey Municipality, playing a key role in supporting retail and shopping, housing, employment, community services, and transport connections and serving as an important destination for the surrounding catchment. Together, the Centre shapes the future social and economic growth in Hampton Park.

This strategic plan provides a clear framework to guide and enable sustainable future growth. It outlines existing challenges and presents a clear vision to improve development feasibility, enhance amenity and establish the Centre as a safe, vibrant and well-served destination for the community to live and thrive.

The development plan applies to land identified in Map 1, encompassing both commercial and retail uses within Hampton Park Central and surrounding residential land. The activity centre is strategically positioned with Somerville Road to the north, Fordholm Road to the south, Hallam Road to the east, and Stuart Avenue to the west.



Map 1 – Development Plan Boundary

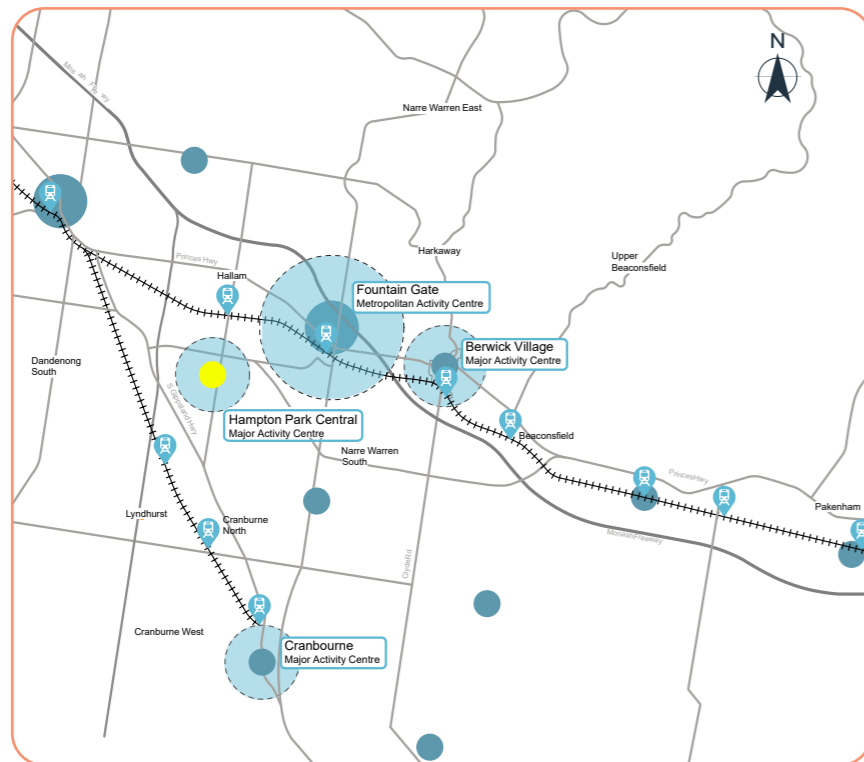
2 CONTEXT

The City of Casey is located in Melbourne's outer south-east, and is home to four main established activity centres. Hampton Park Central, Cranbourne, Berwick Village and Fountain Gate–Narre Warren are the municipality's established Main/Major Activity Centres and play a key strategic role in shaping future growth and development. These centres function as primary hubs for employment, education, healthcare, retail, community services and public transport, supporting sustainable and connected communities across the municipality.

Hampton Park Central is located in the western part of Casey, serving a broad catchment of approximately 30,000 to 60,000 residents. The Centre offers a diverse range of retail, commercial, medical and community services, serving both Hampton Park and the surrounding communities of Hallam, Narre Warren South, Lynbrook and Cranbourne North.

The State Government's Plan for Victoria (2025) recognises the importance of centres like Hampton Park Central in creating a more inclusive, accessible, and thriving state. The Plan for Victoria seeks to balance greater housing choice with greener urban environments, promote active transport, and foster environmentally sustainable development and support a strong and resilient economy.

This development plan builds on Plan for Victoria's vision. It aims to strengthen existing businesses, stimulate local job creation and investment, and improve infrastructure and accessibility. The plan also encourages a broader range of housing opportunities through lot consolidation in areas well-served by public transport, ensuring the evolving needs of Hampton Park residents and surrounding communities are met.



Map 2 – The four main established activity centres in City of Casey

Current Challenges to the Centre

Hampton Park Central is a highly fragmented activity centre, with multiple private landowners and irregular allotment boundaries, creating significant barriers to coordinating infrastructure delivery and improving connectivity across the Centre.

The Centre has been planned around a heavily car-oriented environment, characterised by extensive areas of car parking. This, combined with restrictive and prescriptive policy requirements, has negatively impacted development feasibility and contributed to reduced investment in the Centre.

The development plan acknowledges the existing challenges that have contributed to poor planning outcomes and limited progress. In response, it adopts a holistic and practical approach by introducing more flexible and adaptable mechanisms within the development framework, enabling feasible, resilient, and future-focused development outcomes.

How was this Development Plan prepared?

The development plan was prepared through a detailed, collaborative process, bringing together technical expertise, landowner engagement, and internal collaboration across Council. This has been achieved through the following process:

- 1. Initial planning and scoping:** The scoping phase included a technical study on development feasibility to identify development barriers arising from existing plans, policies, and site constraints.
- 2. Stakeholders' engagement:** Collaboration with key stakeholders was central to the process. In-person meetings with major landowners were held in September 2025, supported by close coordination with internal Council teams, including Transport and City Design.
- 3. Councillor briefing:** The Councillors were briefed on technical report findings, which identified challenges relating to development feasibility and the misalignment between prescriptive policy requirements and the strategic aspirations for access, movement and built form.
- 4. Draft Updated Development Plan:** Technical findings and engagement feedback were consolidated to assess opportunities and constraints within the current 2019 Development Plan. Together,

the findings were translated to improve the vision, guidelines and mapping to support an adaptable and responsive long-term vision for the Centre.

- 5. Councillor endorsement:** The draft updated development plan was presented to councillors at the March 2026 Council Meeting. The plan was formally endorsed by Councillors and approved to proceed to public consultation.

- 6. Community Engagement:** The draft plan was made available for community engagement, inviting the community to provide feedback through surveys, and local pop-up events (March - April 2026). This process provided an opportunity for the community to share their views both in person and online.

- 7. Final Development Plan:** All feedback from the community engagement was gathered and reviewed. This input was used to refine the draft plan in preparation of the final development plan for adoption at the upcoming June 2026 Council Meeting.

Zones and Overlays

Hampton Park Central comprises a mix of commercial, retail, residential, and public spaces, creating a multifunctional centre that supports a wide range of community needs.

These spaces are defined through the application of key planning controls, including zones and overlays, which establish the intended land use outcomes and ensure coordinated development within communities and activity centres.

Key zones in Hampton Park Central are:

- Commercial 1 Zone (C1Z): Retail, office and mixed-use development
- Residential Growth Zone (RGZ2): High density housing choices near services and public transport
- General Residential Zone (GRZ2): Moderate density housing choices
- Public Park and Recreation Zone (PPRZ): Parks and reserves
- Public Use Zone (PUZ1): Public services and infrastructure

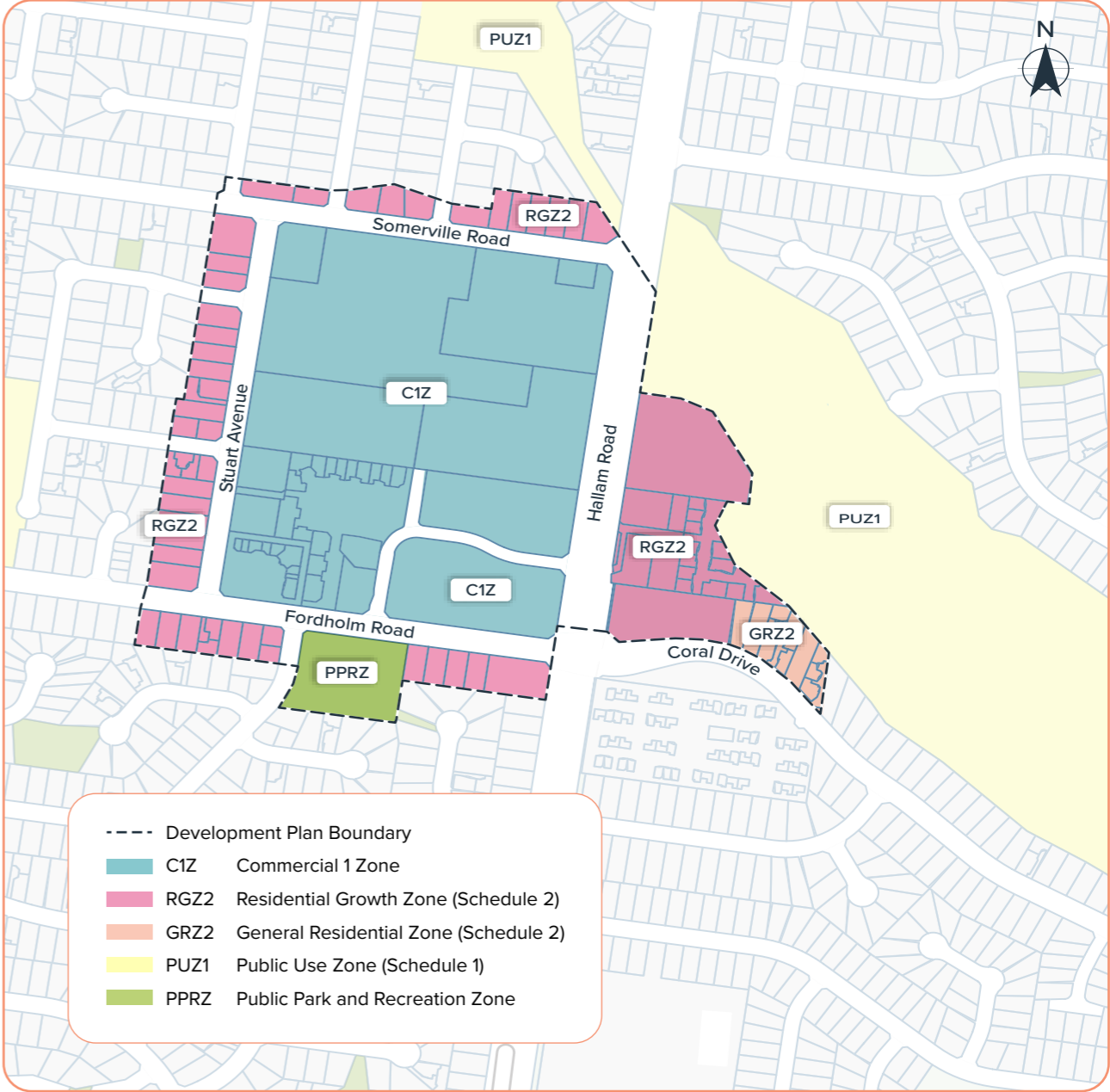
Key overlays in Hampton Park Central are:

- Development Plan Overlay (DPO1): Ensures coordinated development with a localised vision.
- Environmental Significance Overlay (ESO7): Protects environmentally sensitive areas.
- Land Subject to Inundation Overlay (LSIO): Identify and manage development in flood prone areas.
- Special Building Overlay (SBO): Address flood management

This development plan supports the existing DPO1 within the Casey Planning Scheme as a background document and operates as a supporting framework to the statutory planning controls. It provides a finer level of strategic direction for Hampton Park Central, guiding coordinated land use, built form, movement networks, and infrastructure delivery at the precinct scale.

Landowners and developers proposing new projects within Hampton Park Central should strongly align development with the objectives and guidelines set out in this development plan, ensuring high-quality, feasible and coordinated outcomes for the Centre.

The City of Casey, as the Responsible Authority, will assess all future use and development applications to ensure they appropriately respond to the vision, objectives and guidelines set out in the development plan, alongside all other relevant provisions of the Casey Planning Scheme.



Map 3 – Existing Land Use



3 VISION

Hampton Park Central will evolve into a vibrant, well-connected hub that prioritises pedestrian-friendly design and supports a diverse mix of retail, commercial, community, and housing opportunities. The Centre will foster a strong sense of place through active and welcoming street-level experiences, celebrating its multicultural identity and embedding environmentally sustainable design. By introducing adaptable planning mechanisms, Hampton Park Central will overcome existing development barriers and enable innovative and feasible outcomes that respond to the needs of a growing community.

Objectives

1. Provide a diverse mix of retail, commercial, and community activities that encourage day and night activities.
2. Provide diverse and affordable housing choices to meet changing community needs.
3. Create a safe, cohesive, well-connected and walkable town centre.
4. Create a strong sense of place, with a distinctive identity that reflects and celebrates the Hampton Park Central community.
5. Establish a high-quality public realm and a well-landscaped environment.
6. Promote a resilient and adaptable town centre by encouraging development and design that is both financially viable and environmentally sustainable.
7. Protect, enhance, and celebrate natural assets by creating a green, healthy environment that embraces water and nature.
8. Encourage residential intensification within the Centre that achieves an appropriate transition to surrounding neighbourhoods.



Map 4 – Hampton Park Central Conceptual Plan

The Conceptual Plan outlines the overarching spatial framework that reflects the existing and intended land use distribution the Centre. It articulates the vision and planning objectives that will guide future implementation and decision-making.

4 COMMUNITY ENGAGEMENT

In 2026, community engagement was undertaken to inform residents, landowners, businesses, visitors and other key stakeholders on the Draft Updated Hampton Park Central Development Plan, and to seek feedback to ensure the development plan reflects the community aspirations and supports a flexible, future-focused vision for the Centre.

Community engagement involved a combination of online and in-person engagement activities. These included an online survey to gather broad community input, business site visits, two pop-up sessions and written submissions.

The two pop-up sessions were held on 23 April 2026 and 26 April 2026 at the Hampton Park Central Shopping Centre and the Hampton Park Library. These sessions provided an opportunity to engage directly with the community, explain the challenges associated with private land ownership in facilitating growth and renewal, outline the updates to the development plan in plain language, and respond to questions in a face to face setting.

The community highlighted safety, accessibility, centre renewal and high-quality public realm as key priorities. These themes are strongly embedded in the development plan, demonstrating clear strategic alignment between the draft updated plan and the community's vision for a more vibrant, accessible and people-focused centre.

Vision

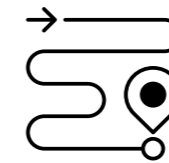
The vision for Hampton Park Central received strong support with approximately 81% of respondents agreeing with the future direction outlined in the development plan.

Objectives

The community demonstrated strong support for most objectives, including a safer, more walkable and well-connected centre, diverse mix of uses, greener public spaces, better connection to public transport and a strong sense of place.

Community feedback indicated some concern for more housing choice and residential growth to maintain the existing character. The plan supports existing land use for gradual development under current planning controls. The plan also does not propose any additional increase to statutory height controls or densities under current land use policy frameworks.

Key Outcomes of Engagement



Strong support (86%) was received for establishing a clear road network and enabling staged delivery of roads. This strongly aligns with the community's preference for a well-connected centre.



More than half the respondents (65%) support simplifying design requirements, to allow feasible development outcomes and improve investment attraction in the Centre.



More than half the respondents (63%) support improving flexibility in existing building heights. This is achieved by allowing for a more adaptable built form response.



Around half the respondents (49%) support removing mandatory basement car parking and allowing more flexibility in parking provision within the Centre. Some concern raised about potential loss of parking supply.

5 ACCESS AND MOVEMENT

Hampton Park Central situated at the heart of a well-connected transport network, with Hallam Road providing key arterial access and a surrounding grid of local streets including Somerville Road, Stuart Avenue and Fordholm Road enhancing connectivity into the Centre.

In contrast, the existing road network within the core of the Centre is fragmented, with large car parking areas and limited pedestrianised infrastructure. Wayfinding is minimal with disconnected pedestrian paths, reducing walkability and constraining opportunities for active street life. This car-dominated layout creates challenges for both navigation and accessibility, impacting the overall experience for pedestrians and vehicles.

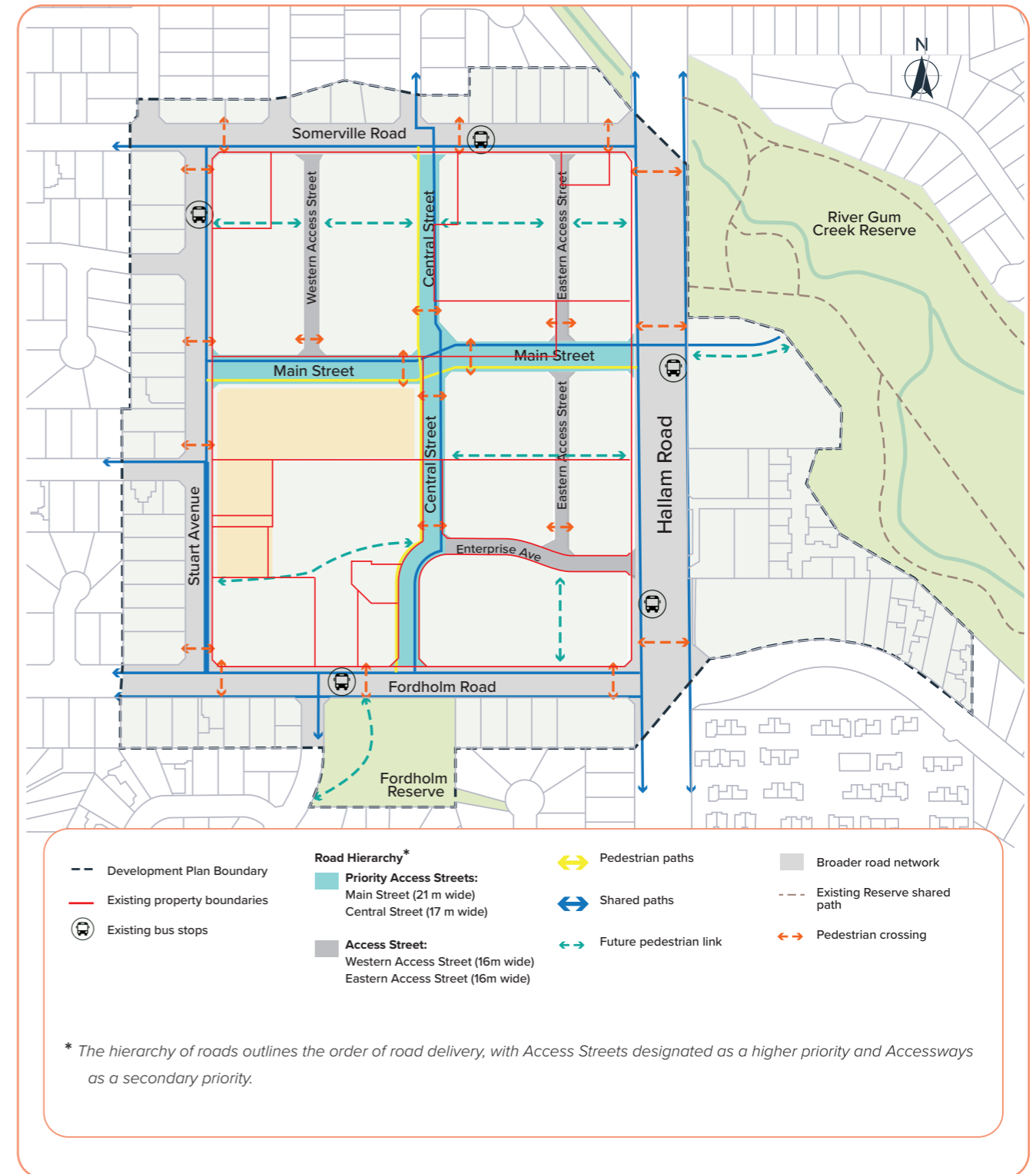
Future development should strengthen internal connectivity by establishing a clear, legible, and permeable movement network that prioritises pedestrians and fosters vibrant on-street activity. The provision of new internal road connections is strongly encouraged. Flexibility is supported in both the number and alignment of these connections, provided the overall network is coherent, strategically planned, and does not limit future development potential. Prioritisation of internal roads should be guided by the proposed road hierarchy as shown in Map 5.

Objectives:

1. Prioritise pedestrian-friendly design for new developments, including streetscapes, public spaces and car parking areas.
2. Provide internal shared walking and cycling paths that deliver safe and attractive connections throughout the Centre and to the broader neighbourhood.
3. Improve pedestrian wayfinding within the Centre to strengthen links to surrounding green spaces and community destinations.
4. Deliver a legible, well-connected street network that improves navigation for both vehicles and active transport.
5. Prioritise the coordinated and sequenced delivery of roads, in alignment with the proposed road hierarchy to improve connectivity across the Centre.

Guidelines

1. Development should respond to and contribute to the delivery of the access and movement network outlined in Map 5.
2. Development should connect to existing footpaths to improve accessibility to key destinations.
3. Pedestrian and cyclist wayfinding should be enhanced through clear sightlines, safe crossing points, and appropriate signage where required.
4. Pedestrian pathways should incorporate inclusive design principles and suitable surface treatments to ensure safe, comfortable movement for both pedestrians and mobility aid users.
5. Car parking design should prioritise efficient and adaptable solutions, such as podium or shared parking.
6. Kerb and path design should support passive tree irrigation, accessible pedestrian movement, and safe vehicle operation.



Map 5 – Access and Movement Network Plan

6 BUILT FORM AND URBAN DESIGN

Development within the Centre will be guided by design principles that enhance customer experience, reinforce the Centre’s sense of place, and promote high-quality built form. This includes strengthening pedestrian connectivity and delivering a safe, attractive public realm that encourages activity and supports community interaction.

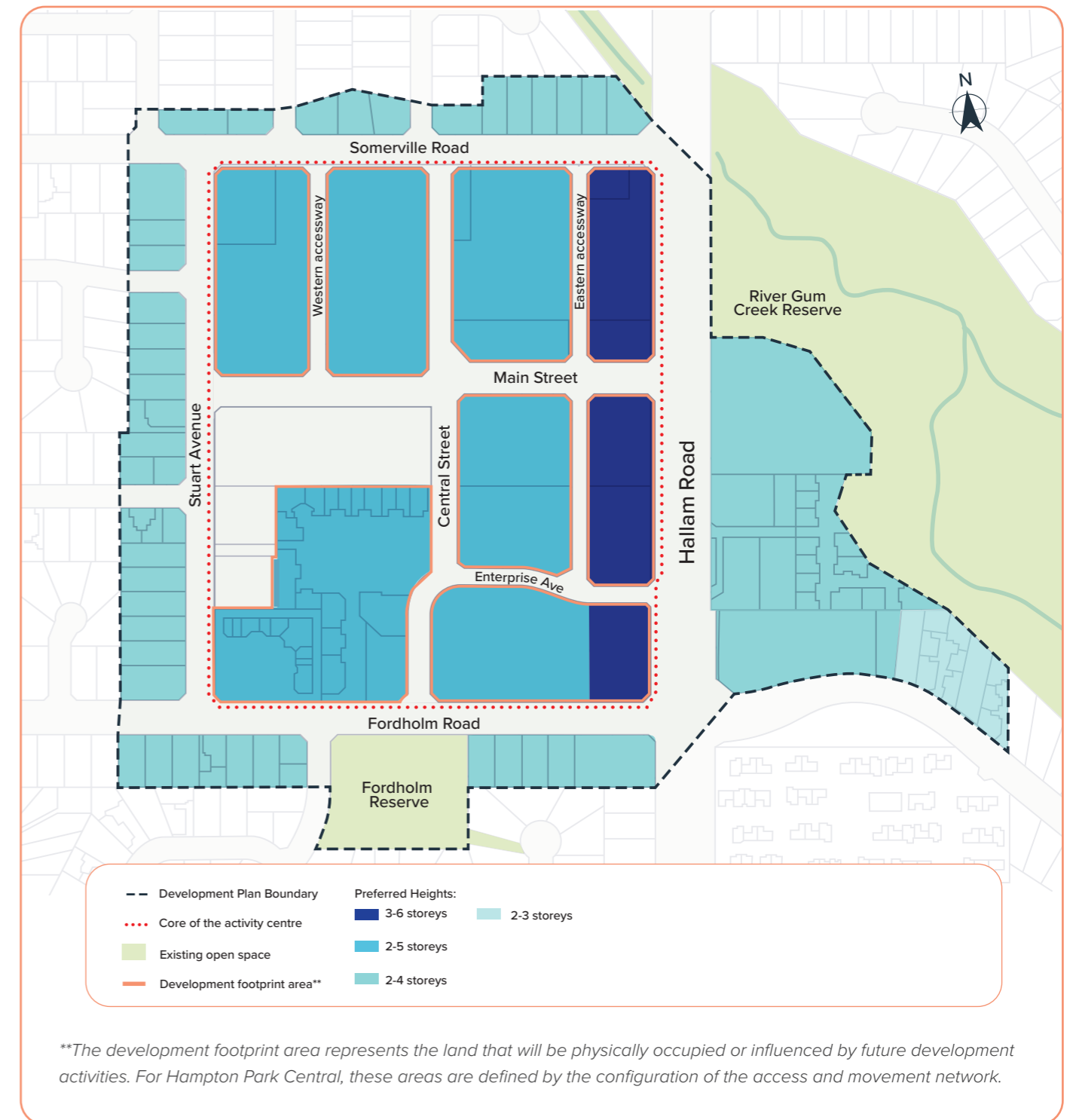
Development within the Centre will be guided by built form and design objectives that enhance architectural quality, cohesive streetscapes, and the public realm. Together, it will create a functional and an inviting urban environment.

Preferred building heights and adaptive built form parameters will guide development toward a more viable and adaptable Centre, enabling market responsive outcomes while reinforcing the long-term vision of the Centre.

Objectives:

1. Establish built form that is site responsive, innovative and demonstrates good urban design principles.
2. Ensure new development contributes positively to its surroundings and enhances the visual quality of the streetscape.
3. Activate the public realm by incorporating active frontages and visually engaging façades that support street-based activity.
4. Apply safer design principles across all developments to support a secure and welcoming environment.
5. Encourage built form that demonstrates ecologically sustainable development.

It is important to note that the building heights shown on Map 6 are consistent with the height limits permitted under the existing zones and overlays applying to the Centre. This development plan proposes a preferred height range to provide greater flexibility in achieving feasible development outcomes that may respond to market conditions, while also supporting a gradual and appropriate transition in scale where required.



Map 6 - Preferred Height Plan



Guidelines

1. Development should align with the preferred heights set in Map 6 and setback guidance outlined below to the satisfaction of the Responsible Authority. Variations may be considered where proposals demonstrate high-quality design, act as catalyst developments, or deliver substantial community benefit.
 - a. Create a zero-metre building setback directly fronting streets and the public realm in accordance with Precinct 1 identified in Map 8.
 - b. Create a consistent street wall height of two storeys facing streets in Precinct 1 identified in Map 8.
 - c. Provide upper-level setbacks to the satisfaction of the Responsible Authority.
2. Development along Hallam Road, Fordholm Road, Somerville Road, and Stuart Avenue should activate ground-level frontages.
3. All upper levels fronting an accessway and/ or street should also activate the building using built form and design measures.
4. Enhance passive surveillance surrounding Fordholm Reserve, River Gum Creek Reserve, and playgrounds by integrating clear visual connections from surrounding commercial and residential buildings.
5. Large-format retail buildings should be wrapped with fine-grain tenancies that front streets and the public realm.
6. Pad site development that significantly alter the design and layout of priority streets outlined in Map 5 should be discouraged.
7. Encourage active and visually engaging frontages. Treatments like murals, landscaping, and glazing may substitute for fine-grain widths as appropriate.
8. Encourage a flexible and adaptable built form which can accommodate future demand for the Centre.
9. Key pedestrian connections should be designed to improve connectivity between precincts and key destinations. These connections should be open and legible, with well-defined entry points, lighting and active frontages, including shopfronts, to enhance safety, connectivity and vibrancy.
10. Conceal services, roof plants, waste collection and mechanical equipment from pedestrian view through architectural screening or other integrated alternatives.
11. Service and loading areas should be practical, functional, and visually screened where possible. Cost-effective measures such as shared service zones or efficient screening solutions are encouraged.
12. Discourage the use of false parapets for upper levels to meet height requirements.
13. Improve pedestrian convenience, comfort, shade, and landscaping opportunities along footpaths.
14. Minimise visual dominance of parking areas through appropriate landscaping treatments where practical.
15. Avoid continuous blank walls.
16. Developments on corner sites should activate both frontages with a choice of shopfront windows, articulation, complementary architectural treatments or art walls.
17. Provide continuous awnings which are human-scale with a minimum depth of 2.5 metres, and a minimum floor-to-ceiling height of 2.7 metres.
18. Respond to relevant precinct guidelines in Chapter 8 as appropriate.

7 PUBLIC REALM AND ENVIRONMENT

Hampton Park Central is an established activity centre with significant potential to deliver a high-quality and welcoming public realm.

Future planning will focus on creating inclusive and engaging spaces that celebrate existing natural assets while introducing new greening opportunities. These initiatives will support a more sustainable, resilient, and climate-responsive environment, enhancing both ecological value and community experience.

Objectives

1. Encourage a diverse range of high-quality public and private realm outcomes that are safe, sustainable, and adaptable to future needs.
2. Promote a public realm with a strong sense of place, supported by landscaping and design elements that foster social interaction and community connection.
3. Protect and enhance significant landscaping and vegetation across the Centre.
4. Enhance green spaces within the Community Precinct to improve amenity, comfort, and user experience.
5. Embed environmentally sustainable design principles consistent with relevant planning policy.
6. Strengthen the interface with River Gum Creek Reserve to protect its environmental values and prevent encroachment from future development.

Guidelines

1. Ensure new development is consistent with the pedestrian and active transport links identified on Map 5.
2. Enhance streetscapes through cohesive landscaping, creative lighting, and murals.
3. Public realm upgrades should increase canopy cover and landscape quality in accordance with Greening Casey Policy over time progressively.
4. Development along Hallam Road is encouraged to enhance its frontages using landscaping and tree planting where practicable, without compromising the feasibility of that development.
5. Development abutting or fronting key open spaces should contribute towards enhancing the safety and surveillance of those open spaces using urban design measures.
6. Development should improve greening outcomes by incorporating landscaping and green infrastructure that enhance sustainability and centre amenity.
7. Retain and protect significant trees.
8. Incorporate public art and murals that recognises and celebrates Hampton Park's Traditional Owners and its culturally diverse community.
9. Provide appropriately concealed bins near publicly accessible areas to support a clean user-friendly environment.
10. Developments are encouraged to incorporate environmentally sustainable design measures appropriate to the site context and scale.
11. Encourage the best practice Water Sensitive Urban Design (WSUD) measures across the development of the site.



Map 7 - Public Realm and Environment Plan

8 PRECINCTS

This section of the development plan outlines the precinct-specific vision for Hampton Park Central, which is characterised into four distinct precincts, each shaped by its existing land use distribution, built form, and role within the Centre.

Together, these precincts establish a clear framework for guiding development, enabling each area to evolve with a unique identity while contributing to a cohesive, well-connected and high-quality urban environment across the Centre. This structure supports coordinated growth, reinforces place-based outcomes, and ensures that future development responds appropriately to both local context and the broader vision for Hampton Park.



Precinct 1 – Retail and Commercial

Located at the core of the Centre, Precinct 1 accommodates the primary concentration of commercial and retail activity, fostering community interaction. The precinct plays a critical role in shaping the function, character and identity of Hampton Park Central, serving as the focal point for daily services, community interaction, entertainment and economic activity. Active uses, including restaurants, cafes and other night-time active uses are encouraged to support vibrancy of this precinct.



Precinct 2 – Health and Warehouse

This precinct accommodates a mix of trade-based commercial uses and health services. Its central location creates opportunities for additional complementary commercial uses that can strengthen activity patterns and support more connected visitor movements across the Centre.



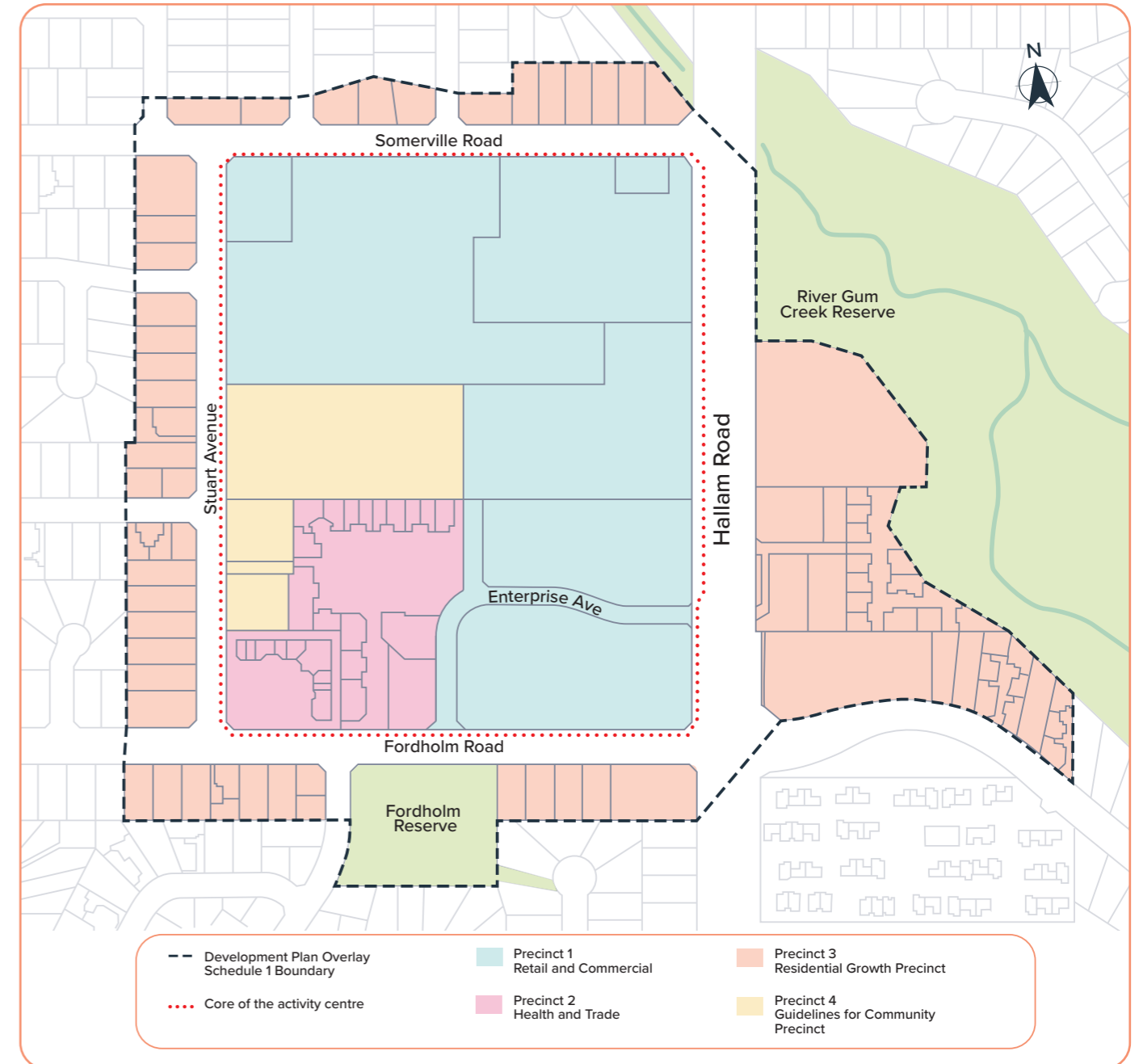
Precinct 3 – Residential Growth

This precinct is identified as capable of supporting housing growth and greater housing choice. Its walkability to the core of the activity centre, combined with access to diverse mix of uses makes it well-suited to deliver complimentary mixed-use development that contribute to a more diverse, liveable and sustainable residential environment.



Precinct 4 – Community Precinct

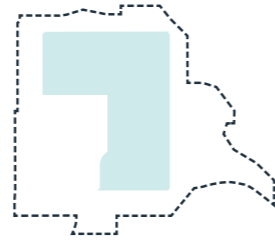
The Community Precinct is guided by the Hampton Park Central Community Precinct Master Plan (July 2024). This precinct includes Council owned land designated for future community-focused uses and renewal initiatives that respond to the needs of Hampton Park Central's growing communities.



Map 8 – Precinct Plan



Precinct 1 Retail and Commercial



The Retail and Commercial Precinct forms the vibrant core of Hampton Park Central, wrapping around the key gateway from Hallam Road.

Located within the Commercial 1 Zone (C1Z), this precinct plays an important role in shaping the Centre's identity through a diverse mix of retail and commercial activity. It includes a major supermarket to the north, complemented by small-scale tenancies that collectively contribute to the Centre's economic performance and social vibrancy.

The precinct encourages a variety of small and large scale retail, and hospitality uses that promote day and night time activity and contribute to a dynamic and engaging environment.

The Hallam Road frontage presents a strategic opportunity to establish a strong gateway presence through high-quality built form and scale, enabling a gradual transition to accommodate future growth and demand.

Future development should optimise available land while improving connectivity, legibility, and wayfinding across the Centre. All development will contribute to the progressive upgrade of the local road network and public realm, collectively transforming the Centre into a safe, inclusive, and pedestrian-friendly destination.



Objectives:

1. Encourage mixed-use development that integrates retail and commercial activities while allowing flexibility for staged delivery and market-driven outcomes.
2. Improve pedestrian connectivity across the Centre by contributing to the delivery of continuous, safe and accessible walking routes, wayfinding, and active ground-level frontages.
3. Strengthen the Hallam Road gateway as a legible, welcoming arrival through active human-scale frontages, and high-quality urban design that uplifts local identity and street presence.
4. Support incremental public realm upgrades that improve pedestrian connectivity and urban greening along Main Street and Central Street to deliver safe, well-connected and high amenity streetscape.

Infrastructure delivery guidelines:

1. Development should prioritise the early delivery of Priority Access Streets identified in Map 5, with flexibility for staged implementation that ensures commitment to achieving the ultimate road design over time, to the satisfaction of the Responsible Authority.
2. Staged infrastructure delivery should prioritise early activation of Main Street and Central Street where feasible, this includes delivering pedestrian connections, while maintaining flexibility for other landholdings to deliver high-quality development outcomes as opportunities arise.
3. Where subdivision of land and/or development requires the delivery of Main Street and Central Street, permit conditions may be applied to ensure the construction and vesting of roads to the satisfaction of the Responsible Authority.

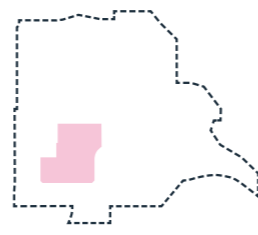
General guidelines:

1. Development should encourage a mix of daytime and nighttime uses.
2. Development along Hallam Road should establish a clear gateway presence through practical design solutions like building layout and scale to create a cohesive streetscape, with simple but well-considered forms. Feasible enhancements are encouraged to improve visual prominence and reinforce the sense of arrival.
3. Provide clear glazing at ground-level facades fronting a pedestrian connection to maximise visibility and street activation.
4. Buildings fronting multiple streets and accessways should provide internal walk-through connections where appropriate.
5. Developments with frontage to a street should locate their primary entrance to the street.
6. Commercial development fronting should consider sensitive land-use interfaces and incorporate setbacks and landscaping to improve amenity as appropriate.



Precinct 2 Health and Warehouse

The Health and Warehouse Precinct is a designated precinct that occupies the south-west corner of the Centre.



Located within the Commercial 1 Zone (C1Z), this precinct provides services and complementary allied uses alongside warehousing and logistics activities. The existing built form and site layout has established a distinct sub-precinct where health and warehouse functions operate independently while contributing to the overall performance of the Centre. The area is physically separated from the core of the Centre by blank walls and limited pedestrian connections, resulting in a sense of isolation from the primary retail and community activities.

Future development within this precinct will focus on improving built form interfaces and strengthening pedestrian permeability. Enhancements to connectivity and frontage activation will support more convenient movement and encourage multiple trip opportunities across the Centre.

Interfaces to sensitive uses will be carefully designed to minimise amenity impacts, ensure appropriate land-use transitions, and maintain visual and, where appropriate, acoustic separation to support safe and accessible connections.

Objectives:

1. Encourage integrated development that strengthens pedestrian connectivity between precincts and avoids fragmented or isolated built form outcomes.
2. Support a fine-grain pedestrian network with direct links to Main Street and Central Street, supported by accessible footpaths and cohesive wayfinding to enhance walkability and user experience.
3. Design interfaces to adjoining sensitive uses with gradual transitions in height, scale, and built form to protect amenity and maintain a harmonious urban edge.
4. Strategically locate uses to deliver active street frontages for health and small-format commercial tenancies, while positioning freight and service areas to minimise impacts on sensitive interfaces.

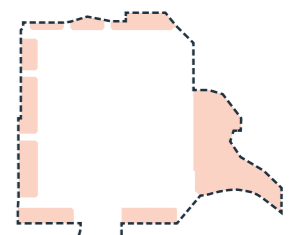
Guidelines:

1. Prevent further subdivision of lots.
2. Redevelopment should improve the link between body corporate areas to maintain and enhance pedestrian connectivity.
3. Prevent blank addresses in easements.
4. Consolidate lots to facilitate the creation of large-scale development sites where possible.
5. Consolidation of lots should encourage mid-block pedestrian access with connection to the adjoining Community Precinct where feasible.
6. Smaller-scale developments are supported that will enhance activation and walkability.
7. Encourage east-west pedestrian access to Stuart Avenue.
8. Encourage active frontages along pedestrian links.



Precinct 3 Residential Growth

The Residential Growth Precinct includes land within the Residential Growth Zone (RGZ2) and General Residential Zone (GRZ2), both supporting a diverse range of housing options.



Surrounding the core of the Centre, this precinct is strategically positioned with convenient access to active transport options, key services and daily amenities. The precinct has the potential to accommodate a range of housing typologies, including townhouses, smaller apartment buildings and medium-density residential forms. Where feasible, lot consolidation is encouraged to enable more coordinated development and to support the delivery of commercially activated ground-floor uses along key interfaces.

Interfaces with sensitive uses will be carefully designed to maintain residential amenity, incorporating appropriate setbacks, landscaping, and greening to ensure a high-quality built form that uplifts the character of adjoining areas.

Objectives:

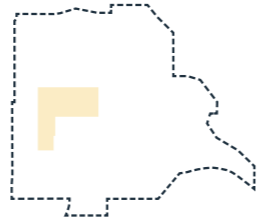
1. Strengthen housing diversity by supporting a range of housing types and sizes that reflect the needs of the growing demographic.
2. Support delivery of sustainable, adaptable housing that ensures liveability through comfort, natural light, ventilation, and high-quality amenities that positively contribute to the streetscape.
3. Incorporate mixed-use opportunities in appropriate locations to activate streets, improve access to daily needs, and reinforce the principles of walkable living.
4. Enhance pedestrian and cycling connectivity through clear, legible links and activated walkways that link the precinct to the Centre's core, local parks and reserves.

Guidelines:

1. Consolidation of small lots is encouraged to offer a diverse mix of housing choices and better built form outcomes.
2. Encourage diverse housing types with flexibility on ground-floor uses.
3. Apply landscaping requirements proportionate to lot size and viability.
4. Development adjacent to the River Gum Creek Reserve should achieve passive surveillance and activation along the reserve's interface by including semi-transparent fencing, windows and balconies to the reserve.
5. Development at 60 Hallam Road with interface to River Gum Creek Reserve should encourage pedestrian and cycling connectivity to the reserve.
6. Significant vegetation should be retained, as appropriate.



Precinct 4 Community Precinct



The Hampton Park Central Community Precinct has its own dedicated Master Plan, setting a distinct and targeted vision to revitalise Council-owned land.

The Master Plan proposes a contemporary integrated community hub and a civic Town Square anchored by the iconic River Red Gum, complemented by a new Main Street to strengthen the street network and enhance placemaking.

With a strong emphasis on creating an active and events-ready Main Street, the Master Plan will establish a welcoming, safe, and inclusive civic heart for Hampton Park Central creating a vibrant destination for community life.

Guidelines:

1. Respond to the Hampton Park Central Community Precinct Master Plan, July 2024.



Document History

Date Approved	Change Type	Version	Next Review Date
16 June 2026	Updated Development Plan	2.1 (current)	June 2030
17 March 2026	Draft Updated Development Plan	2.0	--
4 June 2019	New Development Plan	1.1	--



City of
Casey

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Customer Service Centres:

Narre Warren: Bunjil Place, 2 Patrick Northeast Drive

Cranbourne: Cranbourne Park Shopping Centre



TIS: 131450 (Translating and Interpreting Service) المتترجم الفوري 翻译 مترجم شفاهي ਦੁਭਾਸ਼ੀਆ ಐಠಠ ಪರಿವರಣೆ

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