Cardinia Road Precinct
Structure Plan
September 2008

Development is much more than just the subdivision of land.

It is about the development of new neighbourhoods and communities where people will live and interact.
Cardinia Road Precinct Structure Plan

- Draft endorsed by Council 16 July 2007
- Revision 1.1 - November 2007 (minor editorial changes - exhibited version)
- Revision 1.2 July 2008 (Response to Referral for Advice from the Minister for Planning in relation to Cardinia Road Precinct Structure Plan and Development Contributions Plan (Amendment C92), Shire of Cardinia. Advice of the Priority Development Panel Reference PDP07-29, dated June 2008 - Appendix 4)
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1.1 Role of the Precinct Structure Plan

The Cardinia Road Precinct Structure Plan (CRPSP) has been prepared by the Cardinia Shire Council in conjunction with the Growth Areas Authority (GAA), government agencies, service authorities and major stakeholders.

A precinct structure plan (PSP) is a key document that:

• enables the transition of non-urban land to urban land;
• sets out the vision for how land should be developed and the desired outcomes to be achieved;
• determines the overall layout of future land use and development;
• details the form and conditions that must be met by future land use and development;
• determines the use and development controls that will apply in the schedule to the zone; and,
• determines what permits may be granted under the zone\(^1\).

The CRPSP is a long-term strategic plan that describes how the Cardinia Road Precinct will be developed. It is designed to:

• ensure that the key strategic planning issues in a precinct are considered when planning ahead for urban development;
• identify and address any opportunities and constraints that will affect future urban development;
• ensure communities in new urban areas have good access to services, transport, jobs, shops, open space and recreation facilities;
• give developers, investors and local communities greater certainty and confidence about future development in growth areas; and,
• provide the framework, conditions and requirements for the consideration of planning permits.

The precinct structure plan sets out objectives and development principles for 11 themes in relation to:

• land use (such as residential of varying densities, industrial, core business and peripheral commercial, open space, heritage, education facilities and community infrastructure);
• transport (such as the primary arterial and local arterial road network, collector roads & public transport);
• activity centres and employment areas; and,
• open space both unencumbered (passive & active) and encumbered (waterways, biodiversity areas and environmental sensitive areas).

Further Reference Material

Detailed baseline and other technical information documenting the preparation of this Precinct Structure Plan is listed in Section 5.2 - Supporting Information.

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1 Urban Growth Zone, VPP Practice Note, June 2008, p 1
1.2 How to use this Precinct Structure Plan

The Urban Growth Zone (UGZ) requires a precinct structure plan to be incorporated in the planning scheme before urban development can start.

Once a precinct structure plan applies to the land, Clauses 37.07-9 to 37.07-16 of the Urban Growth Zone apply. They are designed to:

- provide certainty about the nature of future development;
- reduce the number of development approvals needed once a precinct structure plan applies;
- remove notice requirements and third party review rights from planning permit applications; and,
- ensure that permits granted for urban development generally conform to the plan.²

1.2.1 Document approval and revision

This precinct structure plan was approved by the Minister for Planning on (date to be inserted).

1.2.2 Monitoring and review

The Growth Areas Authority and the Cardinia Shire will jointly monitor the implementation of this precinct structure plan.

The effectiveness of the CRPSP will be evaluated regularly, at least every five years.

It is expected that this CRPSP will be revised and updated from time to time as required.

² Urban Growth Zone, VPP Practice Note, June 2008, p 6
1.3 Area to which the Precinct Structure Plan applies

The Cardinia Road Precinct comprises approximately 1051 hectares\(^3\) of land within the Urban Growth Boundary (UGB) and is defined by:

- The major electricity transmission line easement to the north.
- Toomuc Creek to the east.
- The Pakenham Bypass to the south.
- Gum Scrub Creek to the west.

The land affected by the Cardinia Road Precinct is shown in Plan 1.

The northern (north of Princes Highway) and southern (south of Princes Highway) sections of the Cardinia Road Precinct have quite distinct features and characteristics.

\(^3\) The 1051 ha excludes an existing industrial area of 39.8 ha which is located north of Princes highway adjacent to Toomuc Creek. This industrial area has also been excluded from the Total Area calculations used in the land use budget in Section 2 and the DCP calculations.
1.4 Metropolitan and Regional context

1.4.1 Growth Area Framework Plan
The Casey-Cardinia Growth Area includes land within the City of Casey and the Shire of Cardinia.
The Cardinia Road Precinct is a significant land area located central to Cardinia’s portion of the Casey-Cardinia Growth Area.
The Growth Area Framework Plan (DSE) 2006 predicts that the Casey-Cardinia growth area is expected to:
• Grow by 135,000 – 170,000 people; and,
• Provide for employment in local businesses and industries to grow to between 100,000 and 140,000 jobs4.

Regional components of the Growth Area Framework Plan of particular importance to the Cardinia Road Precinct are:
• The site falls within an area identified as a ‘strategic development area’ (which requires further examination in relation to salinity, groundwater and environmental values).

• 3 major components of the Strategic Road Network:
  - Princes Highway (Arterial Road) runs east–west through the centre of the Precinct and is a Principal Public Transport Network (PPTN) for a Bus Route.
  - Pakenham Bypass (Freeway) is the southern boundary of the Precinct.
  - Cardinia Road (Arterial Road) runs north–south through the centre of the southern section of the Precinct and is a strategically important link between the Pakenham Bypass and Princes Highway.

• Major components of the Principal Public Transport Network (PPTN) include:
  - A railway line that runs though the southern section of the precinct with a ‘committed’ station.
  - A PPTN Bus Route along Princes Highway.

• A significant Regional Open Space area is identified at Toomuc Recreation Reserve.
• Significant waterways are identified at the eastern and western boundary of the precinct (Toomuc and Gum Scrub Creeks).
• Two large Neighbourhood Activity Centres (NACs). These sites are located at Lakeside Boulevard / Toomuc Reserve, and Cardinia Road (immediately south of the railway line).

The following regional components outside of the CRPSP area can ultimately be accessed via the PPTN bus route or rail line, or along the strategic road network:
• A Principal Activity Centres (PAC) west of the precinct at Fountain Gate (within the City of Casey).
• 2 Major Activity Centres (MACs), one at Pakenham, and another proposed MAC at Officer.
• Existing employment areas at Pakenham.
• Proposed employment areas south of the proposed Freeway (Pakenham Bypass).
• A proposed Mixed Use Employment node at Berwick (within the City of Casey).

Plan 2 depicts the metropolitan and regional context of the Cardinia Road Precinct.

4 Growth Area Framework Plans, DSE, 2006, p7
1.5 Local context

Plan 3 depicts the local context of Cardinia Road Precinct.

1.5.1 Lot size and ownership pattern

The precinct is predominately made up of land currently being used for rural/farming purposes. Around 20% of the PSP area is developed as part of the Delfin Lakeside Estate (located south of the Princes Highway).

Excluding the Delfin Lakeside Estate approximately:
- 19% of the properties are less than 2 ha;
- 33% of properties are within a 2 to 8 ha lot range;
- 48% of the lots are greater than 8 ha (and of this large lot range close to 50% of the lots are greater than 20 ha); and,
- around 70% of the PSP area is within the ownership of developers such as Delfin Lend Lease, AV Jennings, Metricon, Babcock and Brown and VicUrban.

1.5.2 Surrounding land use and pattern

The northern boundary of the Cardinia Road Precinct is defined by the Urban Growth Boundary (UGB). The Cardinia Road Precinct is located along the southern fringe of the foothills to the Dandenong Ranges.

Recommendations in Melbourne 2030 Final Report: Casey-Cardinia Committee for Smart Growth, June 2005 make specific reference to recognising and protecting:
- visual amenity and view lines to the significant green ridges;
- the visual backdrop to the southern foothills of the Dandenong Ranges; and,
- the significant hilltops.

Melbourne 2030 Final Report: Casey-Cardinia Committee for Smart Growth, June 2005 designates land south of the proposed Pakenham Freeway (Pakenham Bypass) as ‘Possible Long Term Employment’.

This land has been reserved for employment land in the long term, as development in the South Dandenong area fills available space.

Land east of the Toomuc Creek predominately comprises of an established urban environment.

1.5.3 Facilities and services in and within the proximity of the precinct

Road Network

- Princes Highway is an arterial road which runs east – west through the centre of the PSP area. The Princes Highway is designated as a Principal Public Transport Network (PPTN) route.
- The Pakenham Bypass runs south of the existing Princes Highway route and provides full freeway conditions with two lanes each way between Beaconsfield and Nar Nar Goon. An interchange is located at Cardinia Road.
- Cardinia Road is an arterial road that is planned to be a key transit route which runs north-south through the centre of the Cardinia Road Precinct, linking Princes Highway to the Pakenham Bypass.
Public Transport

- Within the Cardinia Road Precinct, the Principal Public Transport Network (PPTN) includes the Princes Highway and the Gippsland Railway line / `Pakenham` railway line.
- An inter-regional bus service currently serves the Princes Highway. The PPTN is supplemented by a local bus services that provides connections to and within Delfin Lakeside Estate to Pakenham Town Centre / railway station and Fountain Gate Shopping Centre.
- The Cardinia Road Precinct is traversed by the Gippsland Railway line which provides suburban rail services and V-line services along the Pakenham railway line. Currently the nearest existing train station is located at Officer to the west of the PSP, with the Pakenham railway station located to the east of the PSP.
- A new station is proposed in the Cardinia Road Precinct immediately east of Cardinia Road. The Victorian Government’s transport blueprint Meeting Our Transport Challenges commits to the delivery of the station commencing in 2012.

Activity Centres

- A Neighbourhood Activity Centre is located within the Delfin Lakeside Estate and is already partially developed. The activity centre contains a supermarket, petrol station, restaurants and specialty shops. A major complex containing a police station, the Country Fire Authority and State Emergency Services is also located within proximity to this activity centre.
- Residents in the Cardinia Road Precinct will have access to higher order centres within Cardinia Shire, such as the Major Activity Centres at the Pakenham Town Centre (to the east of the PSP) and the future Officer Town Centre (to the west of the PSP).
- Centres located within the neighbouring municipality of the City of Casey include the Major Activity Centre in Berwick, and the Principal Activity Centres at Fountain Gate / Narre Warren.

Social and Community Infrastructure

- The following facilities/services are located within the Delfin Lakeside Estate:
  - A Community Centre which is a Council operated facility (a double unit kindergarten, maternal and child health centre, plus other community programs).
  - A private primary / secondary school (anticipated intake of a total of 1,000 students by 2011);
  - the Cardinia Cultural Centre; and,
  - a new state primary school is proposed to be opened in 2009.

Parkland and Open Space

Within the Cardinia Road Precinct, there are a number of existing areas of open space including:

- Toomuc Reserve which is a regional / district sports reserve including an indoor sports and aquatic centre, 2 ovals, an athletics track, and 2 baseball diamonds.
- Lake Reserve (Delfin Lakeside Estate) which is a 8 ha district park with a 6.5 ha lake including a short rowing course, surrounding passive recreation areas and a pathway constructed around the lake.
- Toomuc Creek which is a linear park along the creek with significant areas of revegetation undertaken through community involvement.
- A number of local parks have been established in the Delfin Lakeside Estate with open grassed areas, landscaping and playground facilities.

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Physical and service infrastructure

Water services
- South East Water is responsible for the provision of reticulated water services within the Cardinia Road Precinct.

Sewerage
- South East Water is responsible for the provision of reticulated sewerage services within the Cardinia Road Precinct.
- The Precinct will be serviced by three trunk sewers which service different catchments:
  - Toomuc Creek Branch Sewer;
  - Cardinia Road Branch Sewer; and,
  - Gum Scrub Creek Branch Sewer.

Drainage
- Melbourne Water is responsible for the provision of the main drainage network.
- Cardinia Shire Council is responsible for the provision of the local drainage network.
- Melbourne Water has prepared three drainage schemes which cover the Cardinia Road Precinct and that set out the infrastructure requirements for the main drainage network as follows:
  - Pakenham West Drainage Scheme;
  - Cardinia Road Drainage Scheme; and,
  - Officer Drainage Scheme.
- The drainage schemes set out the infrastructure required for the safe passage of stormwater to avoid damage to property from flooding and measures to manage the quantity and quality of stormwater discharged downstream in order to minimise impacts on the downstream environment.

Electricity
- SPI AusNet is responsible for the provision of the electricity supply system to service development in the Cardinia Road Precinct.
- The existing electricity supply system can be extended to accommodate the proposed development.

Gas
- Origin Energy is responsible for the provision of the gas supply network to service development in the Cardinia Road Precinct.
- The existing gas supply network can be extended to accommodate the proposed development.
- The Longford to Dandenong gas transmission pipeline passes through the northern part of the Cardinia Road Precinct in a 24 metre wide easement.
- GasNet is responsible for the operation and management of the pipeline. Restrictions exist in relation to building structures and undertaking works within the easement.

Telecommunications
- Telstra is the principal authority responsible for the provision of telecommunications services for the Cardinia Road Precinct.
- Plan 3 depicts the local context of the Cardinia Road Precinct.