21.09 BUILDING NEW COMMUNITIES

21.09-1 Context

New residential communities are traditionally well represented by young families living in detached houses. Such communities can lack the richness and diversity of more established communities which accommodate different age groups, different household types and different dwelling types.

Fully serviced residential land is an important resource that should be efficiently used. It should be developed in a manner that has regard to the needs of both existing and future communities.

21.09-2 Objectives, strategies and implementation

Objectives

- To ensure residential land is used efficiently so that existing land zoned for this purpose is consumed less quickly and future residential growth is not directed to areas that are remote and less suitable for urban development.
- To ensure that residential subdivision of new areas occurs in an orderly manner.
- To develop a more rounded and balanced community structure by making new communities more appealing to a wider range of people.
- To foster a sense of belonging amongst residents by providing visible clusters of local facilities to encourage resident interaction on a regular basis.
- To build community pride through providing an attractive and functional physical environment that local communities can call their own.
- To consider the social impact of activity on residents and local communities in new residential areas.

Strategies

- An approved Development Plan must be in place to guide development prior to land being subdivided and developed for urban purposes.
- New development must conform with any approved Development Plan or Precinct Structure Plan. Any departures from approved an approved plan will only be assessed in accordance with the provisions of the Development Plan Overlay, the Urban Growth Zone and any associated schedules.
- New residential subdivision must occur in an orderly manner.
- Large subdivisions should provide a variety of lot sizes to meet the housing needs of different age groups and household structures. Small lots are to be encouraged in areas which are fully serviced and close to community facilities and public transport routes.
- Residential subdivisions to contribute an infrastructure levy, which will be used for the timely provision of physical and social infrastructure required by new communities.
- New residential communities to be planned and developed around neighbourhood centres. Such centres will:
  - comprise a cluster of local commercial, community, education and recreational facilities;
• be capable of being serviced by public transport;
• be accessible to the intended residential catchment by cycling or walking;
• provide opportunities for personal interaction; and,
• facilitate surveillance of public areas by residents.

• Encourage neighbourhood shopping centres to be established early in new residential subdivisions and discourage the banking of planning approvals for essential facilities.

• Facilitate the redevelopment of established residential areas in a manner that is sensitive to the existing urban context, the concerns of existing residents, and changing housing needs.

- **Ensure development does not compromise social interaction and community connectedness.**

• Promote the following actions in applications to subdivide land:
  - the early vesting of land set aside for public open space, particularly where the public open space forms part of a neighbourhood centre;
  - the setting aside of land containing significant vegetation for public open space;
  - the setting aside of land along watercourses and in other strategic locations identified in local structure plans; and,
  - the construction of bicycle paths and equestrian trails in locations identified for these purposes in local structure plans.

**Implementation**

These strategies will be implemented by:

**Use of policy**

• Using Residential Development Policy to guide the orderly development of residential land (Residential Development Policy, Clause 22.05).

• Using the Non-residential Uses in Residential Areas Policy to discourage inappropriate developments from establishing in residential areas (Non-residential Uses in Residential Areas Policy, Clause 22.08).

• Using Future Urban Areas Policy to earmark those areas of the municipality identified for future residential development under the Casey-Cardinia Growth Area Framework Plan (Future Urban Areas Policy, Clause 22.01).

- Using Shared Accommodation Policy to ensure that shared accommodation facilities are appropriately located, maintain the amenity and character of the neighbourhood setting, and meet the social needs of their residents (Shared Accommodation Policy, Clause 22.23).

**Application of zones and overlays**

• Applying the Residential 1 Zone to all residential areas to identify areas for residential development.

• Applying the Low Density Residential Zone to identify areas for low density residential development.
Applying the Development Contributions Overlay to developing residential areas to ensure the provision of an effective road network and delivery of other infrastructure and community facilities.

Applying the Development Plan Overlay to future residential areas to require the development of a local structure plan for the area identifying the land uses and functional linkages of an area prior to development proceeding.

Applying the open space requirements of Clause 52-01 to ensure that open space is provided for the leisure and recreational needs of the community.

Further strategic work

Developing and adopting a Residential Strategy for the municipality. The Strategy will identify the future housing needs for Casey and provide a policy framework for urban renewal and higher residential densities.

Identifying Casey’s Urban Character and developing urban design guidelines for residential areas to assist in assessing medium density housing proposals.

Finalising and adopting a Development Plan for Edrington to guide the future development and use of land in that area.

Other actions

Involving the community in the development of land use planning strategies and other planning processes through public consultation and community focus groups at appropriate stages in the planning process.