

21.13 CASEY FARM

09/02/2017
Proposed
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21.13-1 Profile

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Casey Farm is a unique, diverse mix of quality farm land with intensive agricultural activity, large-lot rural-residential and village living, with mixed rural pursuits, as well as genuine rural activities and businesses. Much of the intensive agricultural area in the Farm has been earmarked for urban development by the State Government and this will present challenges into the future to manage the transition of this land from farms to urban uses.

21.13-2 Objectives

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- To manage Casey’s existing agricultural areas designated for future urban development so that the “right to farm” is protected in the medium term whilst the area transitions to urban land.
- To manage Casey’s remaining rural areas so that the “right to farm” is protected as the primary long-term planning objective.
- To establish an understanding within the community of rural land use and business management issues to facilitate the long-term economic, social and environmental sustainability of the Casey Farm area.
- To allow for equine- and dog-related activities to flourish in appropriate areas by providing planning certainty and protection from conflicting activities.
- To protect and enhance the qualities, and sense of place of the townships, villages and rural lifestyle communities of Pearcedale, Cranbourne South and Devon Meadows.
- To improve waterway and environmental management so as to improve the quality of water entering Western Port.
- To provide an extensive and safe trail network.

21.13-3 Strategies

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General

- Assist productive farming by ensuring non-compatible land uses (such as rural-residential housing and urban-type uses) do not establish.
- Protect existing poultry farms from the potential encroachment of incompatible uses, also preserving the amenity of nearby residential properties.
- Encourage the siting of buildings and the carrying out of works associated with intensive animal husbandry and stabling to minimise detriment to adjoining residents.
- Ensure the design and location of advertising signs are in character with the existing and likely future amenity of the rural area, and are limited to advertising property/business names and tourism-oriented businesses with limited directional signs.
- Provide extensive boulevard planting along the main road network.
- Ensure that best practice stormwater management is used to limit the damaging effects of sedimentation and polluted run-off.
- Identify and manage processes that threaten the Western Port coast.

- Improve the environmental qualities of rural areas, particularly the condition of watercourses and roadsides.
- Upgrade Pearcedale Road and North Road to that of secondary arterial roads.
- Upgrade Browns Road, Craig Road, North Road, Pearcedale Road, Soldiers Road and Thompsons Road to a secondary arterial road standards, in accordance with approved precinct structure plans.

Clyde and Clyde North (outside Urban Growth Boundary)

- Protect the long-term productive potential of the high quality market gardening land south of the Urban Growth Boundary.
- Reinforce the identity, character, and sense of place of Clyde township by defining and maintaining a clear township boundary and compact centre, and by ensuring new housing is complementary to the character of the township.
- Provide strong regulatory protection for Cardinia Creek Valley's natural places to minimise further loss of natural values.
- Create and maintain habitat links through the Cardinia Creek Valley.
- Develop Casey Fields as a regional outdoor sports and recreation facility.

Cranbourne South

- Provide for the development of the existing Cranbourne South General Store as a new convenience activity centre (Pearcedale Road), combined with the Cranbourne South Primary School to form a community place.
- Enhance the vegetated landscape character of the area's undulating woodlands.
- Recognise, protect and enhance the identified areas of biodiversity significance within Cranbourne South.

Devon Meadows

- Discourage any further rural-residential development in Devon Meadows, recognising that local infrastructure (roads and drains) cannot cope with additional development.
- Undertake improvement works to reduce flooding problems in the area, including upgrading key local drains.
- Facilitate the extension of sewer services to the residential areas of Devon Meadows.
- Encourage dog breeding and training activities to locate in the precinct identified on the Casey Farm Local Area Map, and protect this area from encroaching rural residential development.

Pearcedale

- Support the ongoing viability of the Pearcedale Neighbourhood Activity Centre.
- Enhance the vegetated landscape character of northern Pearcedale's undulating woodlands and the more open landscape qualities of southern Pearcedale.
- Encourage dog breeding and training activities to locate in the precinct identified on the Casey Farm Local Area Map, and protect this area from encroaching rural-residential development.

- Reinforce the identity, character and sense of place of Pearcedale by defining and maintaining a clear village boundary and compact centre, and by ensuring new housing is complementary to the character of the village.
- Recognise, protect and enhance the identified areas of biodiversity significance within Pearcedale.

21.13-4 Implementation

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These strategies will be implemented by the following measures:

Use of policy and the exercise of discretion

- Ensuring that the future use and development of land is generally in accordance with the Casey Farm Local Area Map.
- Ensuring the future use and development of land is generally in accordance with approved -Precinct Structure Plans.
- Using the relevant Code of Practice/Guideline document in the assessment of intensive animal husbandry proposals.
- Using the Retail Policy at Clause 22.01 to provide for the orderly development and expansion of activity centres, including the Pearcedale Neighbourhood Activity Centre and the Cranbourne South Convenience Activity Centre.
- Using the Advertising Signs Policy at Clause 22.04 to ensure advertising signs are complementary to the rural setting.
- Using the Non-Agricultural Uses in Green Wedge Areas Policy at Clause 22.08⁹ to ensure that productive agricultural land in the Green Wedge Zone or Green Wedge A Zone is not adversely affected by the establishment of inappropriate non-agricultural uses.
- Ensuring that the new subdivision of land is connected to reticulated sewerage, where available.

Application of zones and overlays

- Applying the Green Wedge Zone and Green Wedge A Zone to rural areas outside the urban growth boundary to recognise local agricultural and environmental attributes, maintain the viability of rural industry and facilitate sustainable land management practices.
- Applying the Commercial 1 Zone to activity centres with a primary retail function, including the Pearcedale Neighbourhood Activity Centre and the Cranbourne South Convenience Activity Centre.
- Applying the Urban Growth Zone to undeveloped land designated for future urban purposes to manage the transition from non-urban to urban in accordance with a precinct structure plan.
- Applying the Environmental Significance Overlay to areas of identified environmental significance in Cranbourne South and Clyde North.
- Applying the Heritage Overlay to heritage places of national, State and local significance, as identified in Council's relevant heritage studies and strategic work.

Further strategic work

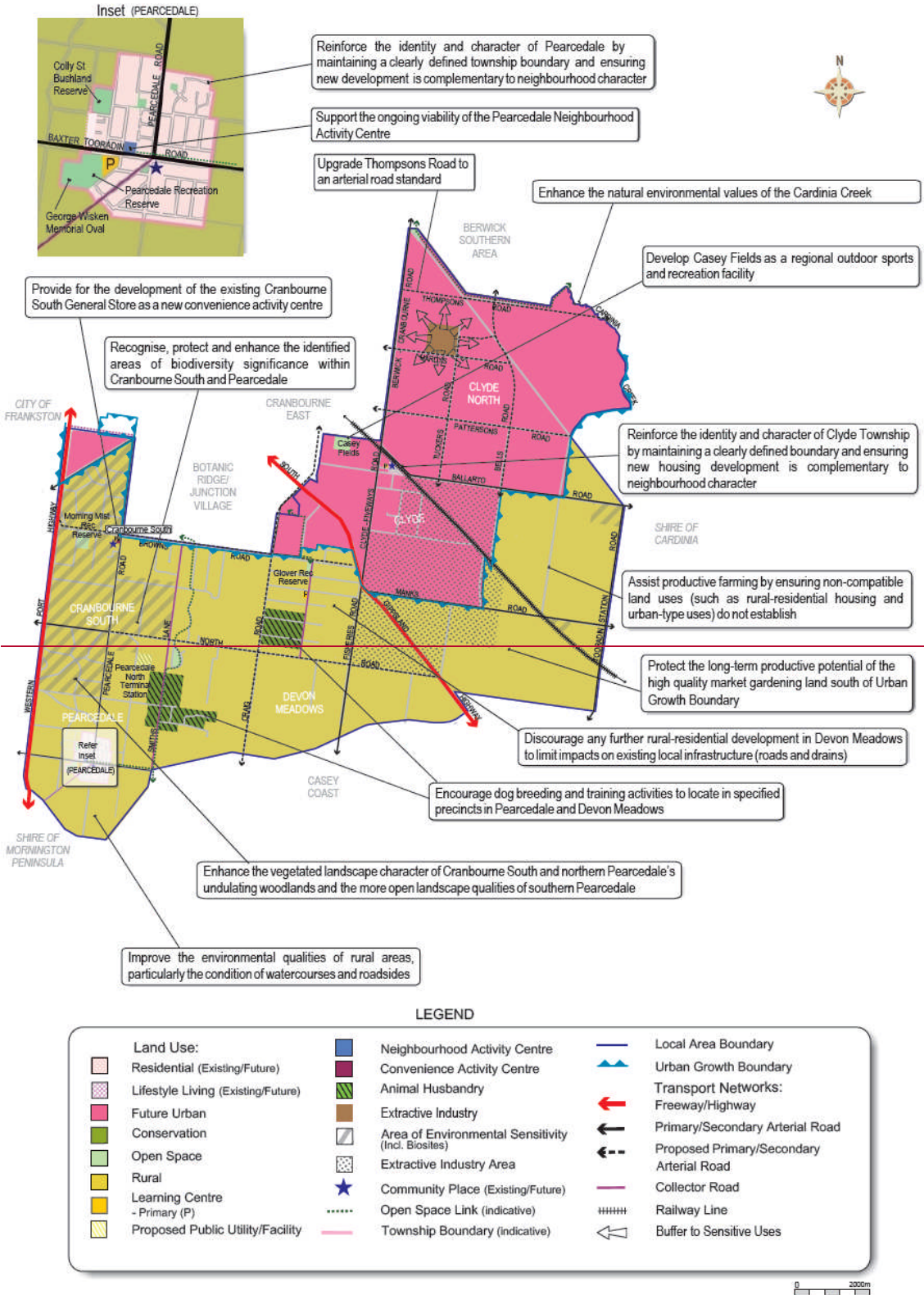
- Investigating measures to add further statutory protection to identified areas of biodiversity significance within Cranbourne South and Pearcedale.
- Preparing a Western Port Green Wedge Management Plan for all land in a Green Wedge Zone and Green Wedge A Zone.
- Preparing a township strategy for Pearcedale.
- Investigate opportunities for rural residential development in areas with identified marginal agricultural viability, or in areas with limited potential to be used for sustainable agricultural purposes.

Other actions

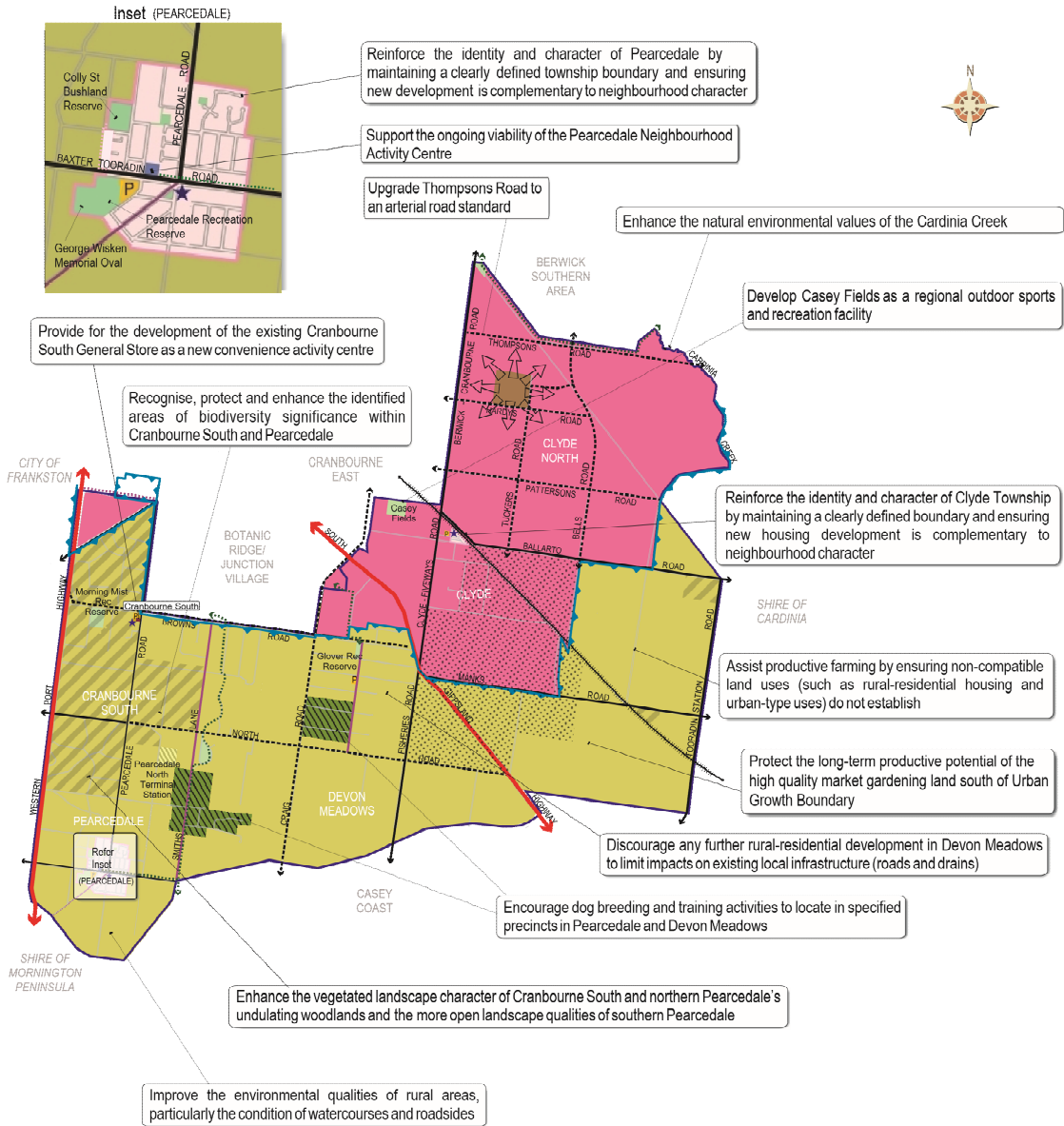
- Considering the preparation of a Clyde Community Plan.
- Implementing the Community Building Initiative in the Casey Farm communities.
- Encouraging the voluntary placement of conservation covenants on private land containing significant native vegetation.
- Encouraging revegetation and improved management of the Langwarrin Creek catchment.
- Supporting community projects consistent with the principles of revegetation and sustainable land management.

21.13-5 Casey Farm Local Area Map

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CASEY PLANNING SCHEME



LEGEND

Land Use:	Neighbourhood Activity Centre	Local Area Boundary
Residential (Existing/Future)	Convenience Activity Centre	Urban Growth Boundary
Lifestyle Living (Existing/Future)	Animal Husbandry	Transport Networks:
Future Urban	Extractive Industry	Freeway/Highway
Open Space	Area of Environmental Sensitivity (Incl. Biosites)	Primary/Secondary Arterial Road
Rural	Extractive Industry Area	Proposed Primary/Secondary Arterial Road
Learning Centre	Community Place (Existing/Future)	Collector Road
Proposed Public Utility/Facility	Open Space Link (indicative)	Railway Line
	Township Boundary (Indicative)	Buffer to Sensitive Uses

