





## CASEY PLANNING SCHEME

- Using the Non-Residential Uses in Residential and Future Residential Areas Policy at Clause 22.02 to facilitate the provision of non-residential uses in appropriate locations where they do not detract from the amenity, character and function of existing and future residential land uses.
- Using the Non Agricultural Uses in Green Wedge Areas Policy at Clause 22.08 to protect Casey's Green Wedge farm land from ad-hoc and inappropriate development.

### **Application of zones and overlays**

- Applying the Neighbourhood Residential Zone to areas where there is identified significant neighbourhood, heritage, environmental and landscape character values.
- Applying the General Residential Zone – Schedule 1 to established residential areas, including land that is more than approximately 800 metres walking distance from activity centres and train stations and more than approximately 400 metres walking distance of a strategic bus route.
- Applying the General Residential Zone – Schedule 2 to established residential areas, including land within an approximate walking distance of 400 to 800 metres from activity centres and train stations, and within approximately 400 metres walking distance of a strategic bus route.
- Applying the Residential Growth Zone to areas identified for substantial change including land within approximately 400 metres walking distance of activity centres, train stations and strategic bus routes.
- Applying the Low Density Residential Zone – Schedule 1 to established low density residential areas that may not be fully serviced but can treat and retain all wastewater on-site, and that are affected by bushfire risk, significant landscape character values or biodiversity values.
- Applying the Low Density Residential Zone – Schedule 2 to established low density residential areas that have access to services, are, or can be, fully serviced with reticulated sewerage and that are not affected by bushfire risk, significant landscape character values or biodiversity values.
- Applying the Township Zone to the coastal and rural settlements of Blind Bight, Cannons Creek, Harkaway, Narre Warren North and Warneet to provide for a range of appropriate residential, commercial and industrial uses.
- 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 Commercial 1 Zone to activity centres with a primary retail function, or with an office and commercial function.
- Applying the Commercial 2 Zone to activity centres with an office and manufacturing function, or with a restricted retail, manufacturing and service business function.
- Applying the Mixed Use Zone to activity centres with a mixed use function, including employment centres and community activity clusters.
- Applying the Activity Centre Zone to provide for the integrated use and development of land for activity centres of metropolitan and regional significance consistent with the adopted structure plans.
- Applying the Rural Living Zone to provide for residential development and living opportunities in a rural environment that are already developed for this purpose.
- Applying the Green Wedge Zone and Green Wedge A Zone to the rural areas of Casey 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 Farming Zone to non-urban land inside the Urban Growth Boundary, to protect it from use and development that may compromise any future use of the land for urban purposes.
- Applying the Public Use Zone to identify land required for the provision of public uses, services and facilities.



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Housing framework plan

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