

Cranbourne Racing Complex and Surrounds Investment and Development Plan

Version: 1

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Responsible Department: Strategic Development

This Plan comes into effect on the date of gazettal of Amendment C166 to the Casey Planning Scheme as the approved Incorporated Document for the affected land under Clause 81 (Schedule 2) of the Casey Planning Scheme pursuant to Section 6(2) (j) of the Planning and Environment Act 1987.



Council policy documents change from time to time and it is recommended that you consult the electronic reference copy at www.casey.vic.gov.au/policiesstrategies to ensure that you have the current version. Alternatively you may contact Customer Service on 9705 5200.

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1 Introduction

Racing has occurred at the Cranbourne Racecourse since 1867, when the first thoroughbred race was held. Since this time the racecourse has expanded to include greyhound and harness racing with a number of complementary uses in and around the area.

Today, the Cranbourne Racing Complex and Surrounds is an integral part of the municipality generating major economic, recreational, entertainment and tourist activity with the ability to attract new investment and the creation of new jobs.

Challenges faced by the industry include a need to be able to change and adapt to community and market needs, in particular by affording new opportunities for commercial development to generate new local job opportunities, whilst still supporting the primary activity of racing, and the range of other uses compatible with the racecourse uses.

To assist in securing the future viability of the Cranbourne Racing Complex and Surrounds, as identified in Figure 1, the City of Casey has prepared this Investment and Development Plan.

The implementation of this plan is supported by the City of Casey Council Plan 2013-2017 and relevant Key Directions of Developing Casey's Economy and Planning for Casey's Community.

The outcomes envisaged are also strongly supported by Council's C21 – Building a Great City Strategy (City of Casey 2011) which has two relevant objectives. The first being to develop the site as Melbourne's Premier Horse Training Complex by building on the existing Cranbourne Racing Complex and the cluster of professional and recreational horse activities in the surrounding area to create opportunities for business development and new jobs for the local community.

It is also an objective of C21 to make the City of Casey the Home of Premier Sports and Leisure by building on the outstanding range of sports and leisure facilities including the Cranbourne Racing Complex and Surrounds but also the neighbouring Royal Botanic Gardens Cranbourne (RBGC), and nearby Casey Recreation and Aquatic Centre (RACE) and Casey Fields.

It is envisaged that this plan will meet these objectives by providing clear direction for government agencies and the private sector to facilitate investment opportunities, provide continued support to the racing industry and create jobs in the City of Casey.

1.1 Key Objectives

Key objectives for the Cranbourne Racing Complex and Surrounds sought by the application of this Investment and Development Plan are to:

- » Secure the long term economic viability of the racing industry in Cranbourne and job creation potential for the site by setting clear direction in relation to land use planning.
- » Enhance opportunities for recreation uses and sustainable development.
- » Reinforce linkages between the site, the Cranbourne Town Centre and the Royal Botanic Gardens Cranbourne (RBGC).

- » Ensure indigenous vegetation, biodiversity and ecological outcomes are considered as part of any development and are protected, retained, enhanced and maintained where appropriate.

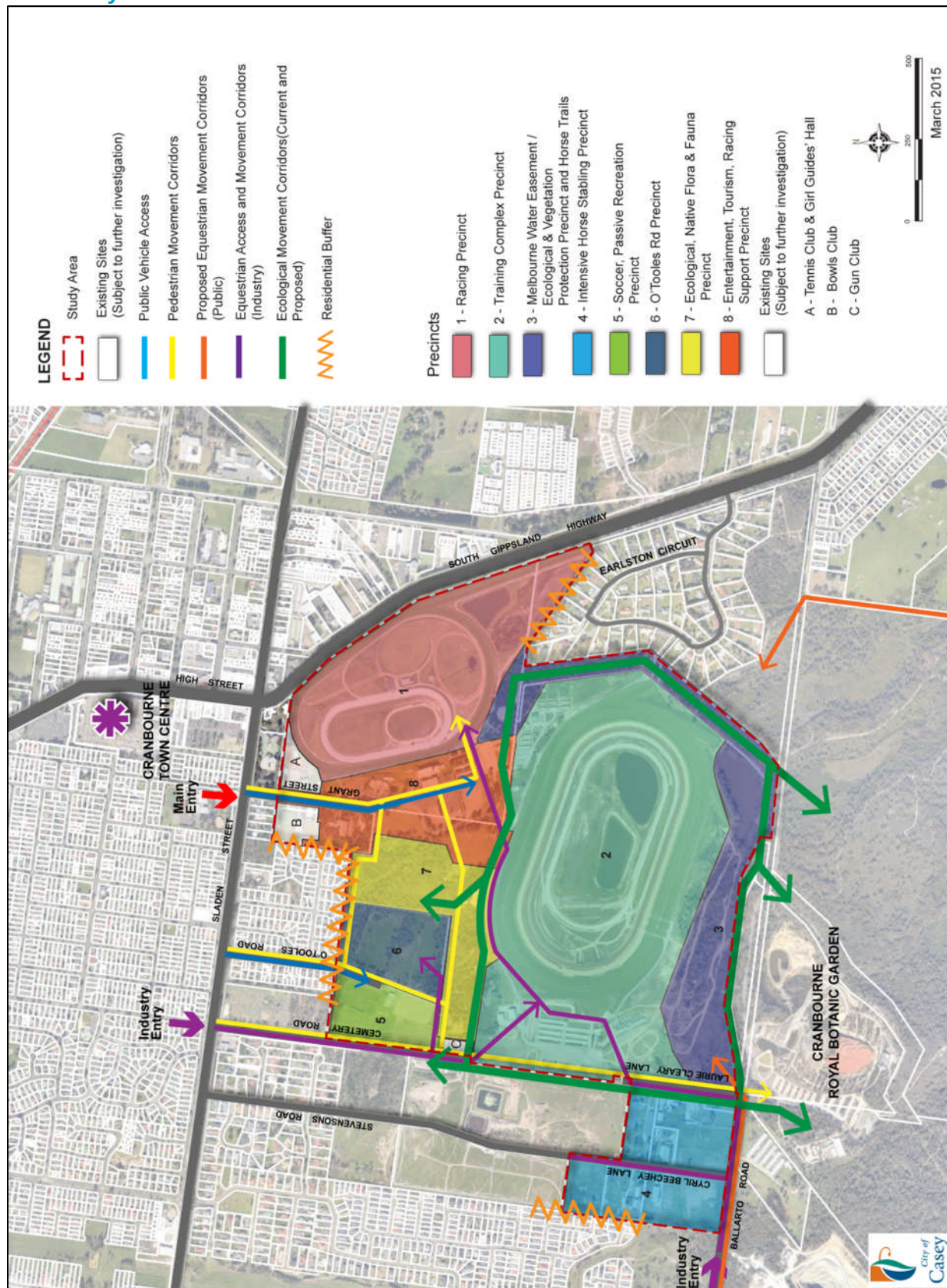
This will be achieved by providing well-articulated planning objectives for the area supported by a flexible approach to implementation to encourage innovative development responses.



Figure 1: Locality Plan

2 The Investment and Development Plan

2.1 Physical Framework Plan



2.2 Precinct Based Objectives and Guidelines

In order to achieve the key objectives the site has been divided into eight precincts as shown in the Physical Framework Plan (Figure 2) with accompanying objectives and guidelines outlined below to guide decision making in the area.

Precinct 1: Racing

Precinct 1 comprises the Thoroughbred, Harness and Greyhound Racetracks along with the EG Allen Reserve, existing pavilion/clubrooms and netball courts. The precinct also contains an on course dam used for irrigation and a vegetation reserve.

Objective

To maximise future track development opportunities for Thoroughbred, Harness and Greyhound racing.

Guidelines

- » Ensure development considers the impact on the other racing codes' ability to expand.
- » Replace current sports facilities with community or racing related uses that are more compatible with the surrounding racing industry land uses.
- » Maximise visibility of the racecourse through appropriate design and use of interim buildings and structures where needed.
- » Retain the capacity of the site to sustainably harvest, use and recycle water.
- » Respond to the residential interface to the south-east of the Precinct.
- » Maximise pedestrian and public vehicle access to the Precinct through Grant Street and Precinct 8 (Entertainment, Tourism and Racing Support).
- » Maximise industry access from the south through Precinct 2 (Training Complex).
- » Development must consider other matters listed in Clause 3 as appropriate.

Precinct 2: Training Complex

Precinct 2 contains the Cranbourne Training Complex. This facility provides training facilities for the wider racing industry.

Objective

To maximise development opportunities for training, oncourse stabling and other racing industry support facilities.

Guidelines

- » Ensure development considers the impact on the other racing codes' ability to expand.
- » Retain and enhance industry access from Laurie Cleary Lane and Ballarto Road with Cemetery Road as a longer term additional industry access point.

- » Maximise industry access to Precinct 1 (Racing). Ensure development does not limit opportunities for pedestrian and non-racing related equine access (such as public horse trails) along the Cemetery Road alignment to provide connectivity to the RBGC in the long term.
- » Ensure development provides for ecological connection opportunities between the RBGC and Precinct 7 (Ecological, Native Flora and Fauna).
- » Ensure landscaping is designed to enhance ecological values and connections to Precinct 3 (Melbourne Water Easement/Ecological and Vegetation Protection and Horse Trails).
- » Development must consider other matters listed in Clause 3 as appropriate.

Precinct 3: Melbourne Water Easement / Ecological and Vegetation Protection and Horse Trails

Precinct 3 is an existing Melbourne Water easement that contains indigenous vegetation. It provides a buffer between the Training Complex and the RBGC and functions as an ecological movement corridor between the RBGC, the study area and beyond. The precinct also contains a number of trails used in horse training activities in Precinct 2 (Training Complex).

Objective

To protect and enhance the ecological value and drainage function of this area.

Guidelines

- » Ensure the Precinct provides connectivity to Precinct 7 (Ecological, Native Flora and Fauna) and the RBGC.
- » Ensure that horse trails are maintained and enhanced.
- » Restrict lighting and access to this Precinct except for designated access points required to facilitate movement particularly between Precincts 1 and 2 (Racing and Training Complex).
- » Enhance the biodiversity outcomes for this Precinct through the preparation of an Environmental and Pest Management Plan.
- » Ensure drainage infrastructure required within this Melbourne Water easement is functional and well designed.
- » Ensure that existing vegetation is retained and enhanced.
- » Proposals involving interference with native vegetation should have regard to the possible existence of habitat for flora and fauna protected under the *Environment Protection & Biodiversity Conservation Act 1999 (Cth)* and associated management guidance.
- » Development must consider other matters listed in Clause 3 as appropriate.

Precinct 4: Intensive Horse Stabling

Precinct 4 comprises existing horse stabling. Established in the late 1980's, it provides opportunities for horse stabling facilities within close proximity of the Cranbourne Racing Complex.

Objective

To support and enhance, through subdivision and other relevant development opportunities, the existing horse stabling operations.

Guidelines

- » Ensure that the use and development of land complements the adjacent Cranbourne Racing Complex.
- » Residential development may be supported on lots to support the horse stabling function of the Precinct. Treatment and retention of all wastewater onsite is expected.
- » Any development of land should have regard to the operations of the Royal Botanic Gardens Cranbourne.
- » Development must appropriately respond to the interface with the Council conservation reserve and residential interface to the west of the Precinct.
- » Development must respond (including to restrict some uses) to previously filled land as identified by the Environment Protection Authority (EPA).
- » Internal and equine industry access to the Training Complex from this precinct will be from Cyril Beechey and Laurie Cleary Lanes and Ballarto Road.
- » A use not compatible with horse stabling is discouraged from establishing within the designated area.
- » Development must consider other matters listed in Clause 3 as appropriate.

Precinct 5: Soccer and Passive Recreation

Precinct 5 is an existing soccer and passive recreation reserve with access from O'Tooles Road.

Objective

To support the continued use of the site for soccer and other passive recreational opportunities.

Guidelines

- » Ensure opportunities to enhance soccer and recreation facilities are maximised.
- » Development should have regard to enhancing the ecological values of the area.
- » Development must respond to the residential interface to the north.

- » Explore opportunities to enhance and formalise pedestrian connectivity from this Precinct through Precinct 7 to Precinct 8 (Ecological, Native Flora and Fauna and Entertainment, Tourism and Racing Support)).
- » Development must consider other matters listed in Clause 3 as appropriate.

Precinct 6: O'Tooles Road

Precinct 6 contains the former Shire of Cranbourne Depot. There is an opportunity to align the redevelopment of this site with the key objectives contained at Clause 1.1 of this plan.

Objective

To explore redevelopment opportunities for the site to support the racing industry, including for potential horse stabling, and for other appropriate public purposes.

Guidelines

In considering any redevelopment opportunities, the design response should:

- » Ensure an appropriate landscape interface is provided to the existing residential areas to the north by having regard to the ecological values of the area.
- » Include measures for the protection and enhancement of existing indigenous vegetation and biodiversity values, particularly adjacent to Precinct 7 (Ecological, Native Flora and Fauna).
- » Consider the potential for an equestrian industry access to Cemetery Road to access the Training Complex in Precinct 2.
- » Ensure development of future buildings, fencing, landscaping is to a design standard that ensures a positive visual outcome for the racing precinct.
- » Respond to the existing landscape and ecological values in the area, particularly adjacent to Precinct 7.
- » Explore opportunities to enhance and formalise pedestrian connectivity through the adjoining Precincts 7 and 8 (Ecological, Native Flora and Fauna and Entertainment, Tourism and Racing Support).
- » Development must consider other matters listed in Clause 3 as appropriate.

Precinct 7: Ecological, Native Flora and Fauna

Precinct 7 contains the Cranbourne Racecourse Recreation Reserve and the area known locally as the “Sand Dunes”. This is an important biodiversity conservation area.

Objective

To develop a conservation reserve that protects and enhances existing ecological and biodiversity values while allowing public access, interpretation and education.

Guidelines

- » There should be a focus on habitat creation that promotes public access to the land for unstructured passive recreation opportunities.
- » Ensure that an appropriate landscape interface with the residential areas is maintained.
- » To provide for a connected pedestrian network between Precincts 5 and 8 (Soccer and Passive Recreation and Entertainment, Tourism and Racing Support).
- » Any industry access across this precinct must minimise any vegetation removal if needed and should also facilitate the provision of an ecological corridor to connect fauna to the other side of the road and to the south, such as but not limited to wildlife tunnels.
- » Include measures for the protection and enhancement of existing indigenous vegetation and biodiversity values.
- » Proposals involving interference with native vegetation should have regard to the possible existence of habitat for flora and fauna protected under the *Environment Protection & Biodiversity Conservation Act 1999 (Cth)* and associated management guidance.
- » Development must consider other matters listed in Clause 3 as appropriate.

Precinct 8: Entertainment, Tourism and Racing support

Precinct 8 is currently underutilised as part of the Racing Complex which presents a number of opportunities. The precinct also provides the link between the Racing Complex and Cranbourne Town Centre.

Objective

To provide for future development of the area as a multi-purpose destination which creates new commercial investment, job creation and in turn supports the racing industry. Provision for non-racing based entertainment, tourism, accommodation, community use, events and related infrastructure is also supported.

Guidelines

- » Proposals which are considered important to improve the racing industry's ability to meet the objectives at Clause 1.1 of this plan should be actively pursued.
- » Facilities that are available for public and private use to support tourism in the Cranbourne area are encouraged; such as but not limited to conferences, functions, festivals, markets and music events.
- » The natural extension of the retail and entertainment zone along Grant Street from the existing Cranbourne Town Centre is also encouraged.
- » Measures to strengthen links to the Cranbourne Town Centre should be incorporated in development proposals, having regard to the Cranbourne Town Centre Structure Plan, as appropriate.

- » A well designed pedestrian network that provides a good level of connectivity between Precincts 5 and 7 (Soccer and Passive Recreation and Ecological, Flora and Fauna), and provides a gateway to Precinct 1 (Racing) is required.
- » Ensure an appropriate landscape interface is provided to the existing residential properties to the west of the precinct.
- » Built form outcomes should be a minimum of two storeys in height along the western side of Grant Street to create a positive scale with the width of the streetscape and include large format development including but not limited to hotels, auditoriums and food providers.
- » Built form should engage positively with the street providing architectural interest, activation and passive surveillance for the street, including through use of zero or minimum setbacks.
- » A mix of complementary uses such as office, retail, hospitality and entertainment as well as equine industry services and sales should be considered in this precinct.
- » Some parallel or angle street parking should be considered with the majority of parking being off street parking behind buildings.
- » “Big box” type retail is not supported within this precinct.
- » New development should take advantage of views towards the Cranbourne Racecourse and the Royal Botanic Gardens Cranbourne.
- » Development must consider other matters listed in Clause 3 as appropriate.

3 Other Matters

3.1 Land within 500 metres of a Landfill

Any application for a planning permit for use and/or development of land within 500 metres from any current or closed landfill should be designed so as to comply with Best Practice Environmental Management Guideline *Siting, Design, Operation and Rehabilitation of Landfills* (EPA Publication 788.2, October 2014), or as amended, in respect to land fill gas migration.

In the development of new buildings and subdivisions, landowners should seek advice from suitably qualified environmental professionals and environmental auditors to demonstrate that compliance with relevant EPA guidance.

3.2 Existing Sites

There are also a number of existing sites within the subject area and identified in the Physical Framework Plan at Clause 2.1. These are not currently subject to the requirements of this Plan and require further investigation should any development or alternate uses be proposed.

The current and future use and development of any existing community facilities such as the Cranbourne Bowls Club, Tennis Court, Cranbourne Girl Guides Hall, the Gun Club site and the EG Allen Reserve will require careful management between the Cranbourne Racing and Recreation Reserve Committee of Management, the City of Casey and users of the site.

3.3 Staging

To further the objectives contained at Clause 1.1 of this plan, the City of Casey considers that it is a high priority to:

- » Finalise the Grant Street Precinct Streetscape Plan and associated works.
- » Consider redevelopment of the former Cranbourne Indoor Heated Pool.
- » Decide on the future of the O'Tooles Road Depot Site.
- » Commence development opportunities in Precincts 2 and 8 (Racing Complex and the Entertainment, Tourism and Racing Support.
- » Progress the rehabilitation of the ecological corridor along the southern boundary of the site.

Development of other matters within this Plan are also encouraged and will be provided with the necessary support should it be demonstrated it meets the objectives at Clause 1.1 of this Plan.

3.4 Reference List

Casey Equestrian Strategy (City of Casey, 2011)

Cranbourne Town Centre Structure Plan (City of Casey, 2011)

Casey C21 Strategy (City of Casey, 2011)

Cranbourne Community Action Plan (City of Casey, 2007)

Cranbourne Area Recreational Facility Study (City of Casey, 2009)

Casey Heritage Strategy (City of Casey, 2001)

Casey Leisure Facilities and Development Plan (City of Casey, 2009)

Cranbourne Development Plan (City of Casey, 2007)

Sub-regional Species Strategy for the Southern Brown Bandicoot: Draft for Public Consultation (DSE, 2011)

City of Casey Council Plan 2013-2017 (City of Casey, 2013)

4 Definitions

Council	means Casey City Council, being a body corporate constituted as a municipal Council under the Local Government Act 1989
Councillors	means the individuals holding the office of a member of Casey City Council
Council officer	means the Chief Executive Officer and staff of Council appointed by the Chief Executive Officer.