Planning Scheme Amendment C300_-case – 39-45 and 40-46 Cyril Beechey Lane and 12P Grandeur Court, Cranbourne

Community engagement summary report

January 2025

Interpreter **TIS:** 131450 (Translating and Interpreting Service) المترجم الفوري 翻译 مترجم شفاهی ਦੁਭਾਸ਼ੀਆ භාෂණ පරිවර්තක

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2 Background

This document provides a summary of stakeholder and community feedback on the Planning Scheme Amendment C300case for 39-45 and 40-46 Cyril Beechey Lane and 12P Grandeur Court, Cranbourne.

The Planning Scheme Amendment C300case proposes to rezone land for residential purposes. If approved, it will allow for subdivision, which will support new housing in close proximity to the Cranbourne town centre. The Southern Brown Bandicoot has important habitat and breeding grounds on this site, and this amendment ensures the protection and preservation of that. This is accomplished through a dedicated conservation area.

From 27 November 2025 to 15 January 2025, a seven-week community engagement process was held to gather community feedback on the plan, including two community information sessions.

2.1 Key findings

Community feedback highlighted a strong focus on environmental safety and protection, particularly around the site's proximity to the Stevensons Road former landfill site, the potential for gas risks, and the loss of Southern Brown Bandicoot habitat. Residents also raised concerns about increased traffic and access limitations, amenity impacts such as noise and odour from nearby facilities, and the relationship between existing large lots and the proposed development.

Other submissions noted issues around bushfire risk management and the timing of the public exhibition over the holiday period. A small number of community members expressed support for the amendment.

2.2 Next steps

Council officers will consider community feedback in submissions received. If there are any unresolved concerns, Council will refer them to an independent planning panel for further review in May 2026.

A final decision on whether to adopt the amendment will be made by Council in mid-2026.

Rezoning is just the first step. No development can occur until further planning stages are complete.

3 Consultation overview

3.1 Consultation process

The tools and techniques selected for this project were informed by the project content, stakeholders and type of feedback sought.

Key tools for communicating the project

• Website news story

• Emails to key stakeholders

• Social media

Key methods for gathering feedback

• Online engagement through Casey Conversations, including opportunity to provide feedback via survey or upload a written statement

• Two (2) in-person community information sessions were held for community to attend.

• Contact email address and phone number of Council Officer provided for interested community members to ask for further information or provide feedback

• Printed information available, as required.

Details	Activity
27 November 2025 – 15 January 2026 **517 visitors** **17 contributions**	**Casey Conversations Website** Project information was available and written submission invited on the engagement platform Casey Conversations. Online submissions: 11 Email submissions: 6

4 Who we heard from

During the seven week consultation period we received 17 submissions.

- Ten (10) submissions are from community members.
- Four (4) submissions are from community organisations
- Two (2) submissions are from Government organisations
- One (1) submission is from the proponent.

5 Consultation findings

The following section summarises the key themes which arose in community feedback on C300case public exhibition. In the interest of stakeholder and community privacy, individual quotes have not been included within this public document.

Two of the 17 submissions stated support for the project.

5.1 Themes based, high level detail

Theme	Content of the submissions	Number of mentions
Proximity of development to landfill	• Potential for a gas leak. • Safety of surrounding residents. • How this risk will be addressed. • History of landfill gas at Brookland Greens Estate. • Reliance on future controls (s.173).	7
Southern Brown Bandicoot	• Environmental damage • Loss of Southern Brown Bandicoot habitat. • Further endangerment of this species.	5
Access and traffic	• Increased traffic congestion in Brookland Greens Estate. • Stevensons Road does not have a right hand turn onto Sladen Street. • Overdevelopment will cause greater traffic disruptions.	4
Amenity impacts	• Potential for future amenity conflict. • Noise impacts for future residents (Cranbourne Dandenong Pistol Club and Southside Racing and Cranbourne Training Complex). • Odour impacts from the nearby racecourse (animals/animal waste). • Neighbourhood character, including stark changes in lot sizes and potential for overlooking. This is due	3

	to existing 2,000m2 residential lots adjacent to the subject site.	
Bushfire risk	• Concern of vegetation modification as a means of addressing risk • Inappropriate vegetation setback.	1
Timing of public exhibition	• Exhibition running throughout Christmas/New Year holiday period	1
Support of the amendment		2

5.2 Categories based, detailed

Category of Submitters	Primary Concern
Government Organisations	**South East Water** • Encourages exploring recycled water servicing options. • No changes to the amendment requested. **EPA**: • satisfied with the proposed DPO provisions. • Cautions potential impacts of noise from nearby pistol club and racecourse. • Cautions potential impacts of smell from racecourse. • No changes to the amendment requested. **DEECA** • Ensure the development plan schedule requirements do not compromise bandicoot habit and connectivity. • Ensure future development considers and protects biodiversity. • Amendments to ordinance recommended.
Community Organisation	**Southern Brown Bandicoot Regional Recovery Group** • Disappointment at the time of year exhibition took place. • Highlighted that the land is habitat for bandicoots. • No changes to the amendment requested. **Casey Residents and Ratepayers Association** • Has concern of landfill gas risk and long-term safety and a reliance on s.173 for effect. • Has concern that an environmental audit will be completed after rezoning, instead of before. • Has concern of vegetation modification jeopardising bandicoot habitat. • Has concern of vegetation modification for bushfire compliance. • Has concern on built form and neighbourhood character. · Has concern that there is only one access street to new development.

	• Believes removal of DPO1 is premature. • Amendments to ordinance recommended. **Cranbourne Dandenong Pistol Club** • Concern that their existing use rights will be jeopardised by new residents complaining about noise. • Willing to negotiate an outcome. • No changes to the amendment ordinance requested. **Royal Botanic Gardens Victoria** • Concern that rezoning 12P Grandeur Court, Cranbourne to Public Conservation and Resource Zone does not adequately offset or compensate for loss and degradation of occupied habitat for Southern Brown Bandicoot. • No changes to the amendment ordinance requested.
Residents (9)	• Concern regarding neighbourhood character due to lots adjacent to the subject site being 2,000m2. • Potential for overlooking into properties on Grandeur Court due to elevation. • Increased traffic congestion on Sottile Road will cause amenity impacts due to the width of the road not having capacity for increased movements. • No consideration for the immediate improvement of Cemetery Road (east of subject site) which currently experiences frequent anti-social and illegal behaviour. • Concern regarding overdevelopment and the increase in density is going to lead to further traffic congestion, the area does not have the infrastructure to support growth. • Concerns that landfill gas is only being managed rather than eliminated with ongoing concerns for their health and safety.\No information has been included on current condition and efficiency of the gas collection system, Including an aftercare plan for the closure of Stevenson Road landfill. • Concern regarding no right hand turn onto Sladen Street from Stevensons Road for the proposed houses as part of this area. • No changes to the amendment ordinance requested.
Proponent	**KLM/Urbis** • Request to remove the requirement for an environmental audit in the proposed DPO Schedule. • Request to include an alternative mechanism in the proposed DPO Schedule that does not involve a Section173 Agreement as it does not facilitate

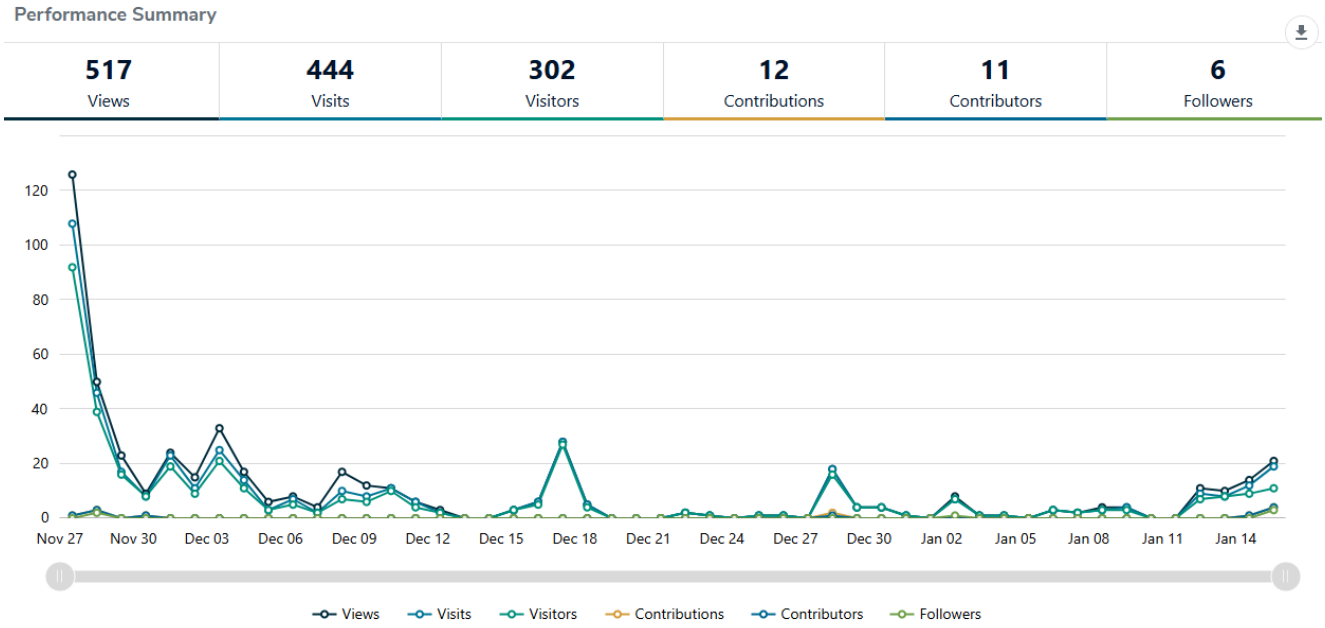
	alternative management options that may be appropriate. • Amendment to ordinance recommended.

6 Consultation evaluation

This report presents the findings from the analysis of the community feedback gathered during community engagement from 27 November 2025 to 15 January 2026.
The consultation was promoted to key stakeholders including previous Casey Conversations project subscribers and Cranbourne residents. The Casey Catch-Up e-newsletter also ensured the wider Casey community was given the opportunity to provide feedback.

The length of consultation was seven weeks. The engagement program received a total of 17 contributions, including 11 online surveys completed via Casey Conversations and six (6) written submissions sent by email.

6.1 Casey Conversations project page



Engagement targets for the Casey Conversations webpages were that:

- 20% of visits would last at least one active minute (exceeded, 36%)
- 10% of visits would have at least two actions performed, such as moving around the project page or clicking on links (exceeded, 22%)
- 5% of visits had at least one contribution made (not exceeded, 2.25%)

6.2 Satisfaction with engagement process

Survey participants (7) were generally satisfied with the consultation process and materials, with a majority of participants selecting they had the required information to participate, and it was very (71%) or mostly (28%) easy to find/understand.