

## 21.17 CRANBOURNE NORTH

03/05/2018

C233

[Proposed C198](#)

### 21.17-1

#### Profile

09/02/2017

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Cranbourne North is a quality treed, suburban environment with a country feel on the South Gippsland Highway that has a small town centre and strong links to Cranbourne. Its newer residential areas to the east will be a well planned and sustainable suburban community, with strong links to a new town centre on Narre Warren-Cranbourne Road.

### 21.17-2

#### Objectives

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- To extend Cranbourne's treed image into Cranbourne North and establish links in the suburban area to the surrounding countryside.
- To provide strong links to Cranbourne with a focus on the Casey Central Town Centre and the Cranbourne Town Centre for sub-regional and regional services and facilities.
- To reinforce the activity and community focus of the western area of Cranbourne North, towards the activity centre located at the intersection of Thompsons Road and the South Gippsland Highway.
- To create quality and diverse housing opportunities.
- To develop, expand and refurbish Cranbourne North's spaces, places and programs to reflect population growth.
- To develop a new positive image for Thompsons Road.
- To upgrade main roads/intersections and provide safer local streets, convenient bus services and a safe trail network.

### 21.17-3

#### Strategies

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- Create a green-treed image and strengthen the landscape character of the area by encouraging extensive tree planting within streets, parks, public spaces and on private land, and by maintaining views and links through to open space and non-urban areas.
- Provide for the development of the southern portion of the Casey Central Town Centre as part of a major activity centre, including:
  - A realignment of the future Glasscocks Road extension to the south.
  - A range of mixed uses to include convenience retail, commercial, civic, educational, recreation, and other land uses that complement the primary retail core of the Casey Central Town Centre to the north of the future Glasscocks Road realignment.
  - A street-based, compact and pedestrian-friendly town centre environment that will create a unique sense of place for local residents.
  - A centrally located Town Park, which provides a formal urban open space area and community focal point.
  - Provision of active and attractive facades facing onto public spaces and all internal and external roads.
  - Provision of youth-friendly spaces.
- Provide for the development of four new activity centres at Glasscocks Road, William Thwaites Boulevard, 'Tulliallan' and South Gippsland Highway, as identified on the Cranbourne North Local Area Map, to include:
  - A clustering of convenience retail facilities to service local community needs.
  - A village green to provide a community focal point.

- Complementary private community uses/services, such as medical centres and child care centres.
- Strengthen the Thompson Parkway Neighbourhood Activity Centre by encouraging a variety of community activities to reinforce its role as a community focal point.
- Provide for a full range of suburban housing opportunities throughout the residential areas, including well-designed medium-density housing around activity centres (in particular, Casey Central Town Centre) and major open space.
- Maintain and enhance the residential streetscapes as a garden suburb environment, characterised by a quality and diverse built form in a landscaped setting.
- Explore, in consultation with relevant public land managers, opportunities to develop the Hallam Valley Floodplain ('Casey Valley Parklands') as passive parkland accessible by the public, while respecting its primary function as a floodplain.
- Provide for an expansion of the suburban area east of Narre Warren-Cranbourne Road as an integrated and well planned community, facilitating best practice in sustainable urban development.
- Create a new environmentally significant hilltop park and extensive linear open space bio-links as part of an integrated regional open space network.
- Develop a new service business/industrial precinct with high levels of amenity on the northern side of Thompsons Road to provide local business and employment opportunities.
- Maintain buffers and manage the interface of the residential areas with the existing abattoir and industrial activities south of Thompsons Road, to protect the operation of existing uses and minimise loss of residential amenity.
- Upgrade Thompsons Road to a true boulevard, with large mature trees, wide pathways and street furniture.
- Provide extensive boulevard planting along the main road network.
- Develop a new east-west arterial road (Glasscocks Road), ultimately linking Western Port Highway with Berwick-Cranbourne/Clyde Road, and including a realignment to the south in the vicinity of Narre Warren-Cranbourne Road to facilitate a future expansion of the Casey Central Town Centre.
- Develop a new north-south collector road (William Thwaites Boulevard), ultimately linking Glasscocks Road with South Gippsland Highway.

#### 21.17-4 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 Cranbourne North Local Area Map.
- Ensuring that the future use and development of the relevant land is generally in accordance with the *Cranbourne North Stage 2 Precinct Structure Plan*.
- Using the Retail Policy at Clause 22.01 to provide for the orderly development and expansion of activity centres, including the Casey Central Town Centre, the Thompson Parkway and Avenue Village Neighbourhood Activity Centres, and the Eve, 'Tulliallan' and South Gippsland Highway Convenience Activity Centres.
- Using the Industrial Development Policy at Clause 22.03 to create attractive and well maintained industrial areas.

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

- Applying the Commercial 1 Zone to activity centres with a primary retail function outside of the Casey Central Town Centre, including the Thompson Parkway and Avenue Village Neighbourhood Activity Centres, and the Eve, 'Tulliallan' and South Gippsland Highway Convenience Activity Centres.
- Applying the Urban Growth Zone to undeveloped land designated for future urban purposes, including to manage the transition from non-urban to urban in accordance with a precinct structure plan.
- Applying the Mixed Use Zone to land with a mixed residential and commercial function to the east of the Casey Central Town Centre.
- Applying the Heritage Overlay to heritage places of national, State and local significance, as identified in Council's relevant heritage studies and strategic work.
- Applying the Development Plan Overlay to provide for the integrated and orderly planning of developing residential and employment areas, activity centres and mixed use areas.
- Applying the Development Contributions Plan Overlay to future and developing residential areas, employment areas and activity centres to facilitate the timely delivery of appropriate transport, physical and community infrastructure.

### **Further strategic work**

- Preparing a precinct structure plan for the Casey Central Town Centre.
- Preparing master plans for the Avenue Village Neighbourhood Activity Centre and the Eve, 'Tulliallan' and South Gippsland Highway Convenience Activity Centres.

### **Other Actions**

- Considering the preparation of a Cranbourne North Community Plan.

21.17-5 Cranbourne North Local Area Map

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