

21.22 HAMPTON PARK

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 Proposed C198
21.22-1

Profile

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Hampton Park is a close-knit, maturing, but still growing community focused on a significantly restructured town centre.

21.22-2 Objectives

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- To strengthen and extend the green suburban image of Hampton Park.
- To improve the public amenity of the Hampton Park Town Centre.
- To ensure new housing adds value to the residential character of the area.
- To recognise amenity constraints associated with existing industrial land uses.
- To establish ‘Hampton Park Hill’ as a new large, passive parkland.
- To enhance the value of River Gum Creek as the green spine of the community.
- To develop, expand and refurbish Hampton Park’s spaces, places and programs to meet changing needs.
- To provide safer local streets, convenient bus services and a safe trail network.

21.22-3 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.
- Provide for the upgrade of the Hampton Park Town Centre to a Major Activity Centre that includes:
 - Development of a central main street as a pedestrian-friendly focus of activity.
 - A new discount department store and associated retail/commercial services.
 - A new library and upgraded community facilities.
 - Improved coordination of activities throughout the centre.
 - Improved landscaping and public amenity with a distinctive local character.
 - Provision of active and attractive facades facing onto public spaces.
 - Promotion of legible and coordinated signage that does not contribute to visual clutter.
 - Provision for youth-friendly spaces.
- Maintain and enhance the residential streetscapes as a garden suburb environment, characterised by a quality and diverse built form in a landscaped setting.
- Provide for a full range of suburban housing and lifestyle opportunities throughout the residential areas, including well designed medium-density housing around activity centres and major open space.
- Provide for the orderly transition of the Pound/Shrives Road low density residential area to conventional density, while retaining housing diversity and without impacting on the environmental, aesthetic and functional values of the Hallam Valley Floodplain.

- Discourage the establishment of sensitive uses within 500 metres of the Hallam Road Landfill and within 100 metres of the adjoining concrete batching plant.
- Establish, in consultation with relevant public land managers, River Gum Creek as extensive passive parkland extending from Hallam Road to the future ‘Hampton Park Hill Parklands’ (currently the Hallam Road Landfill) and the Oakgrove Community Centre.
- Maintain and enhance, in consultation with relevant public land managers, the Hallam Valley Floodplain (‘Casey Valley Parklands’) as an inter-suburban break between Hampton Park and Hallam and progressively develop it as passive parkland accessible by the public, while respecting its primary function as a floodplain.
- Create a suburban bushland and open space area under the major electricity transmission lines between the eastern branch of River Gum Creek and the Hallam Valley Floodplain to act as an inter-suburban break between Hampton Park and Narre Warren South.
- 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.
- Upgrade Ormond Road to a secondary arterial road linking the South Gippsland Highway with Narre Warren-Cranbourne Road via Lynbrook Boulevard.

21.22-4 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 Hampton Park Local Area Map.
- Using the Retail Policy at Clause 22.01 to provide for the orderly development and expansion of activity centres, including the Hampton Park Town Centre, the Kirkwood Crescent Neighbourhood Activity Centre and the Somerville Road Convenience Activity Centre..
- Using the Advertising Signs Policy at Clause 22.04 to promote legible and coordinated signage within the Hampton Park Town Centre that does not contribute to visual clutter.

Application of zones and overlays

- Applying the Commercial 1 Zone to activity centres with a primary retail function, including the Hampton Park Town Centre, Somerville Road Convenience Activity Centre and Kirkwood Crescent Neighbourhood Activity Centre.
- Applying the Heritage Overlay to heritage places of national, State and local significance within Hampton Park, as identified in Council’s relevant heritage studies and strategic work.
- Applying the Development Plan Overlay to future and developing residential and employment areas, activity centres and other mixed use areas to provide for the integrated and orderly development of the land.
- Applying the Development Contributions Plan Overlay to developing residential areas, employment areas and activity centres to ensure the funding and provision of an effective road network and delivery of other infrastructure and community facilities.

Further strategic work

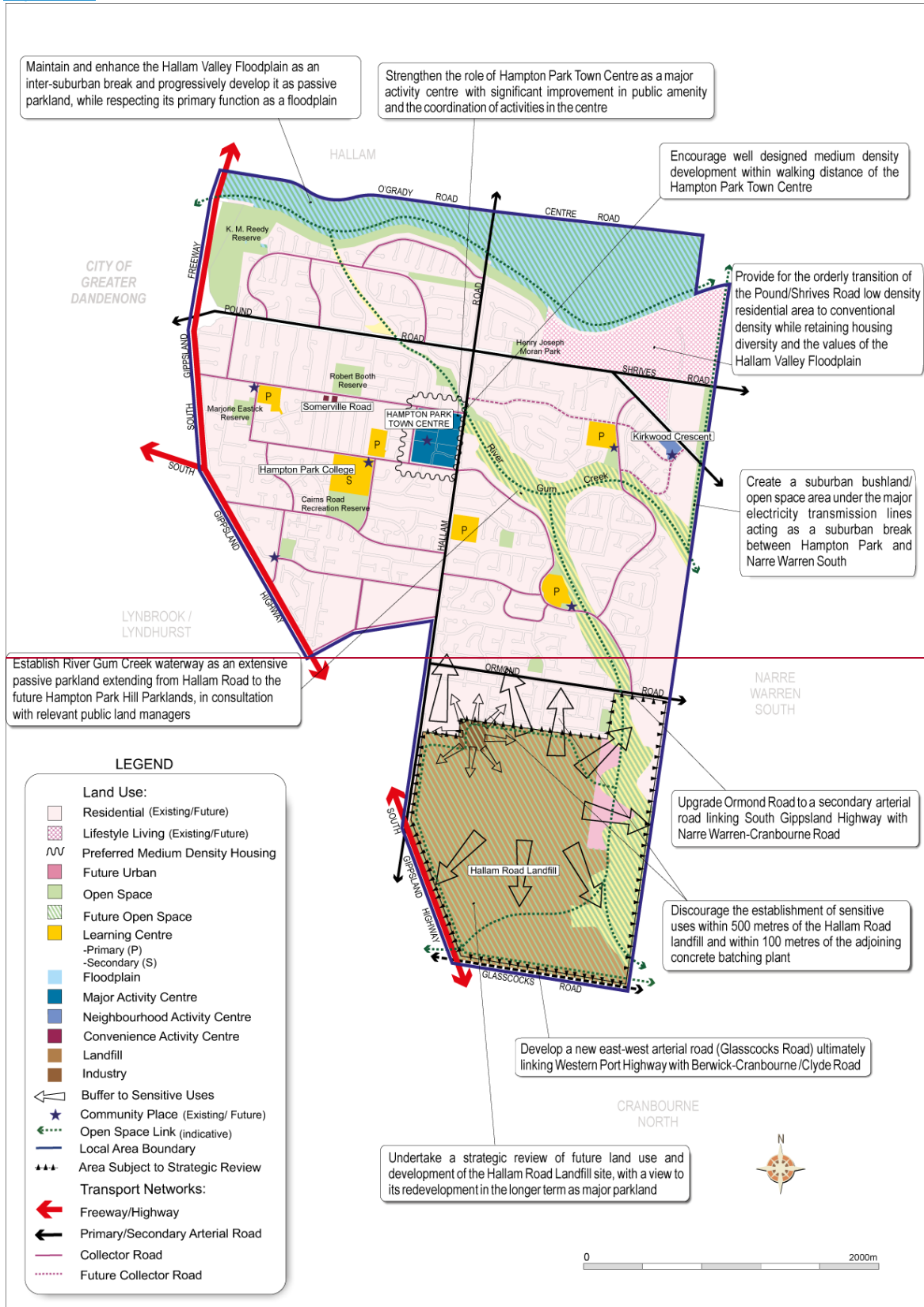
- Preparing a structure plan for the Hampton Park Town Centre.
- Undertaking a strategic review of future land use and development of the Hallam Road Landfill site, with a view to its redevelopment as major parkland in the longer term ('Hampton Park Hill Parklands'), through the preparation of a precinct structure plan.

Other actions

- Considering the preparation of a Hampton Park Community Plan.
- Undertaking, in consultation with relevant public land managers, a local re-vegetation program along the River Gum Creek.

21.22-5 Hampton Park Local Area Map

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CASEY PLANNING SCHEME

