

21.25 NARRE WARREN SOUTH

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 Proposed C198
21.25-1

Profile

Narre Warren South is a diverse, self-sustaining suburban community centrally located on Narre Warren-Cranbourne Road that benefits from easy transport access to Casey’s two principal activity centres as well as its own services and facilities.

21.25-2 Objectives

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- To develop Casey’s strongest, largest and most diverse major activity centre with a full range of retailing, business and community services and facilities based on a human-scale main street layout.
- To create quality and diverse housing opportunities.
- To recognise amenity constraints associated with existing industrial land uses.
- To consolidate and extend the treed character of Narre Warren South.
- To create a boulevard experience for users of Narre Warren-Cranbourne Road.
- To develop, expand and refurbish Narre Warren South’s spaces, places and programs to reflect population growth.
- To enhance the value of Ti-Tree Creek and River Gum Creek as the green spines of the community.
- To upgrade main roads/intersections and provide safer local streets, convenient bus services and a safe trail network.

21.25-3 Strategies

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- Provide for the development of the Casey Central Town Centre as a Major Activity Centre that includes:
 - A realignment of the proposed Glasscocks Road to the south to allow for the future expansion of the retail core.
 - A diverse retail core comprising multiple supermarkets, discount department stores, specialty stores and associated retail goods and services tenancies on the north-eastern corner of the intersection of Narre Warren-Cranbourne Road and the realigned Glasscocks Road.
 - A cluster of major community facilities, including a pre-school, on the north-eastern corner of the intersection of Narre Warren-Cranbourne Road and the realigned Glasscocks Road.
 - A complementary commercial/restricted retail development on the north-eastern corner of the intersection of Narre Warren-Cranbourne Road and the realigned Glasscocks Road.
 - A formal, passive ‘Casey Central Park’ of approximately four hectares on the north-western corner of the intersection of Narre Warren-Cranbourne Road and the realigned Glasscocks Road.
 - Provision for youth-friendly spaces.
- Provide for a full range of suburban housing and lifestyle opportunities throughout the residential areas, including well designed and integrated medium-density housing around activity centres and major open space.

- Discourage the establishment of sensitive uses within 500 metres of the Hallam Road Landfill.
- Maintain and enhance the residential streetscapes as a garden suburb environment, characterised by a quality and diverse built form in a landscaped setting.
- Maintain the attractive lifestyle qualities of the low-density residential areas of Narre Warren South.
- Develop an attractive ‘Casey Boulevard’ (Narre Warren-Cranbourne Road) that creates a strong, positive image of the City and includes different experiences along its length.
- Provide extensive boulevard planting along the main road network.
- 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.
- Maintain and enhance, in consultation with relevant public land managers, the Hallam Valley Floodplain (‘Casey Valley Parklands’) as an inter-suburban break between Narre Warren South and Narre Warren, and Narre Warren South and Berwick, and progressively develop it as passive parkland accessible by the public, while respecting its primary function as a floodplain.
- Develop a large, passive parkland south of Greaves Road between Narre Warren South and Berwick to form part of the future ‘Casey Valley Parklands’.
- 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’ and the Oakgrove Community Centre.
- Upgrade Glasscocks Road (with realignment), Greaves Road and Pound Road to an arterial road standard.

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Implementation

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 Narre Warren South Local Area Map.
- 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, Amberley Park Neighbourhood Activity Centre and Greaves Road Convenience Activity Centre.

Application of zones and overlays

- Applying the Commercial 1 Zone to activity centres with a primary retail function, including the Casey Central Town Centre, Amberley Park Neighbourhood Activity Centre and the Greaves Road Convenience Activity 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 areas, employment areas and activity centres, as appropriate.

- Applying the Development Contributions Overlay Plan to developing residential areas, to facilitate the timely delivery of appropriate transport, physical and community infrastructure.

Further strategic work

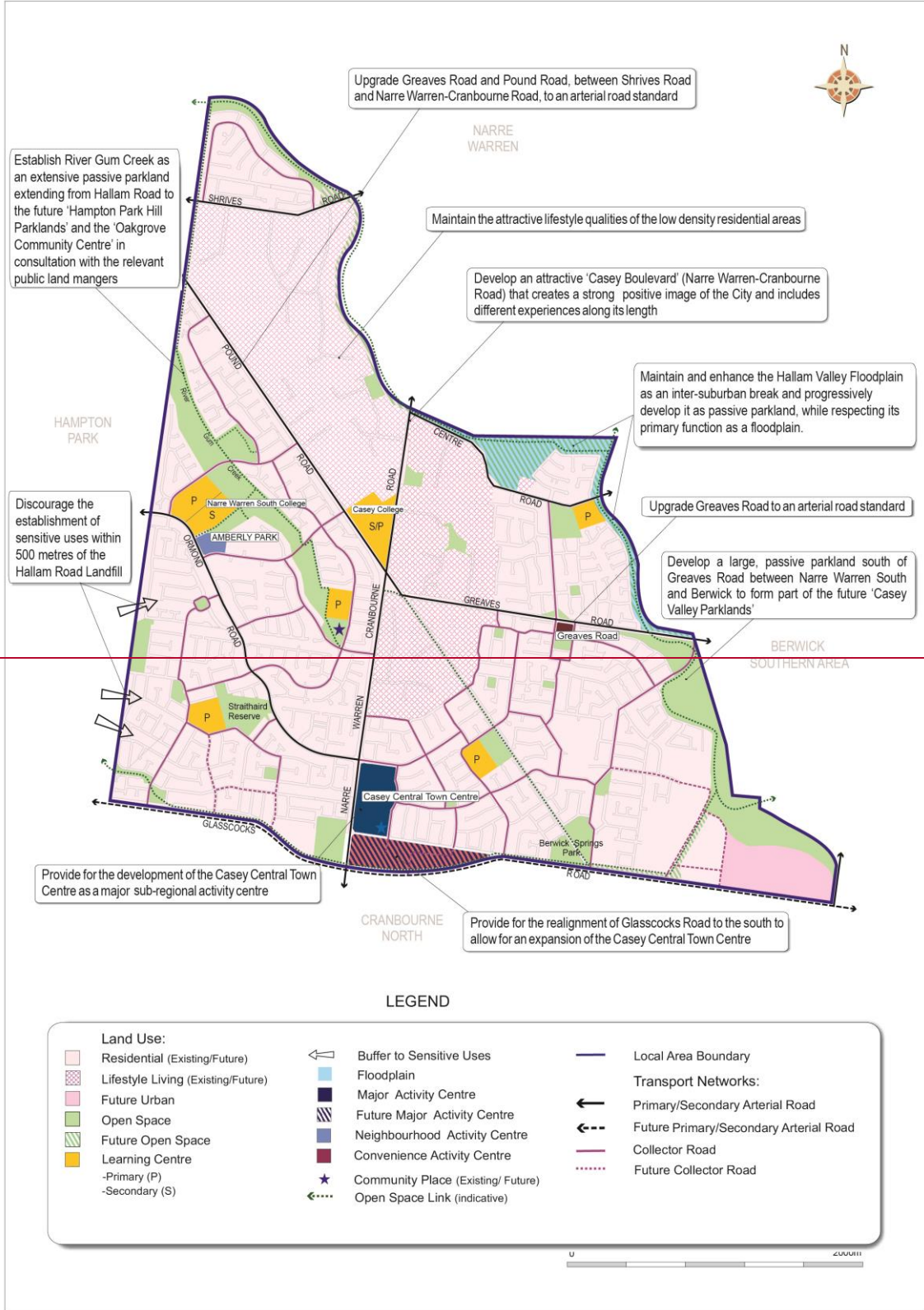
- Preparing a structure plan for the Casey Central Town Centre, including urban design guidelines for the future expansion of the centre.
- Preparing urban design guidelines to ensure new residential development adds value to the preferred future character of the area.

Other actions

- Considering the preparation of a Narre Warren South Community Plan.

21.25-5 Narre Warren South Local Area Map

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CASEY PLANNING SCHEME

