

**21.15**

04/04/2019  
C204

**CRANBOURNE**

**21.15-1**

28/01/2021  
C258case

**Profile**

The older parts of residential Cranbourne have a character and quality that is clearly recognised and valued by the community. The Cranbourne Major Activity Centre manages to keep its country town atmosphere while serving as a regional hub for a diverse community that has a growing sense of pride.

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**Objectives**

- To retain Cranbourne’s clear sense of identity, self-reliance and township character.
- To maintain and strengthen the distinctive landscape character of the Cranbourne Township and the surrounding residential areas.
- To provide diversity in housing choice in the historic core of Cranbourne, which has a unique amenity of wide tree-lined streets.
- To encourage higher density housing close to the Cranbourne Major Activity Centre.
- To create quality and diverse housing and lifestyle opportunities.
- To ensure that the Cranbourne Major Activity Centre can maintain its present role and aspiration to become a Metropolitan Activity Centre whilst serving the additional significant residential growth forecast for the area.
- To use the attraction of the Cranbourne Racecourse and Training Complex and Cranbourne Gardens to create a distinctive sense of place.
- To refurbish, expand and develop Cranbourne’s spaces, places and programs to reflect population growth.
- To upgrade main roads/intersections and provide safer local streets, convenient bus services and a safe trail network.
- To provide for the diversion of regional and through traffic out of Cranbourne.
- To create strong links to Cranbourne from surrounding areas.

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**Strategies**

- Reinforce the identity, character, and sense of place of the older parts of residential Cranbourne and ensure new housing is complementary to these elements.
- Strengthen the established garden suburb environment, characterised by canopy trees, generous setbacks, a sense of openness and the dominance of the landscape setting.
- Support the designation of Cranbourne Major Activity Centre as a major activity centre and its development consistent with the *Cranbourne Major Activity Centre Structure Plan*.
- Encourage higher density residential development (i.e. 3-4 storeys) on well located sites within easy walking distance of the Cranbourne Major Activity Centre and public transport that respects the neighbourhood character, responds to the local landscape context, and minimises off-site amenity impacts.
- Provide for a full range of suburban housing opportunities throughout Cranbourne’s residential areas, including well designed medium-density housing around activity centres and major open space.
- Encourage the expansion of the Cranbourne Home Restricted Retail Precinct south to the proposed Cranbourne Bypass Road (Linsell Boulevard).
- Encourage the upgrading of the significant racing and associated tourism facilities at the Cranbourne Racecourse and Training Complex.

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- Encourage the ongoing development of the Australian Garden and the associated tourism facilities at the Cranbourne Gardens.
- Discourage the establishment of uses that are incompatible with horse stabling activities within the designated horse stabling area identified on the Cranbourne Local Area Map.
- Ensure new horse stabling facilities, including the upgrade or expansion of existing facilities, do not adversely affect adjoining residential areas
- Ensure any application relating to land that has been filled within the Horse Stabling precinct identified on the Cranbourne Local Area Map be referred to the referral authority specified in Clause 66.04 or a schedule to that clause.
- Recognise, protect and enhance any areas of biodiversity significance within the surrounds of the Cranbourne Gardens.
- Encourage the sensitive siting and design of buildings in proximity to the Cranbourne Gardens to respond to its biological values, landscape quality and amenity.
- Create a suburban bushland and open space area under the major electricity transmission lines between Cranbourne-Frankston Road and Ballarto Road to act as an inter-suburban break between Cranbourne and Cranbourne West.
- Provide extensive boulevard planting along the main road network.
- Recognise uses with adverse amenity potential and prevent the encroachment of sensitive uses, until such time as any adverse off-site amenity impacts have been appropriately addressed or the activities creating the need for the buffers cease to operate.
- Seek to extend the electrification of the Cranbourne Railway line to Clyde.
- Upgrade Cemetery Road in the long-term to a collector road linking Ballarto Road with Sladen Street.
- Upgrade the standard of Ballarto Road between Cranbourne-Frankston Road and the entrance to the Cranbourne Gardens.

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#### 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 Local Area Map.
- Using the Activity Centres Policy at Clause 22.01 to consolidate the role of the Cranbourne Major Activity Centre as a Major Activity Centre and to provide for the orderly development and expansion of the Camms Road, Cranbourne Place, Hotham Street, Lurline Street and Springhill Medium Neighbourhood Activity Centres.
- Using the Industrial Development Policy at Clause 22.03 to create an attractive and well maintained industrial area.

##### Application of zones and overlays

- Applying the Activity Centre Zone to land in the Cranbourne Major Activity Centre to implement the objectives and preferred use and development contained in the *Cranbourne Major Activity Centre Structure Plan*.
- Applying the Activity Centre Zone to existing residential land in the Cranbourne Major Activity Centre to identify areas for increased residential density and diversity of housing choice.

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- Applying the Activity Centre Zone, where appropriate, to land within the Cranbourne Major Activity Centre to provide for the use and development of the land in recognition of the centre's role as a Major Activity Centre activity centre under State Government Policy.
- Using the Activity Centre Zone in the Cranbourne Major Activity Centre to promote the development of signature and landmark buildings in strategic locations and gateways to create a positive image of the centre and the municipality.
- Applying the Commercial 1 Zone to activity centres with a primary retail function, including the Camms Road, Hotham Street and Lurline Street Local Neighbourhood Activity Centres and Springhill Medium Neighbourhood Activity Centre.
- Applying the Environmental Significance Overlay to identified buffer areas in the vicinity of the Cranbourne Gardens, to protect the ecological integrity, landscape values and amenity of the Gardens.
- Applying the Vegetation Protection Overlay to protect areas of significant remnant vegetation in the Brookland Greens estate.
- 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 future and developing residential areas, activity centres and other mixed use/commercial areas, as appropriate.
- Applying the Development Contributions Plan Overlay to future and developing residential areas to facilitate the timely delivery of appropriate transport, physical and community infrastructure.

### Further strategic work

- Preparing urban design guidelines to ensure that new development adds value to the preferred future character of the area.
- Undertaking a strategic review of future land use and development within the Cyril Beechey Lane precinct, as identified on the Cranbourne Local Area Map.

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### Background documents

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*Cranbourne Major Activity Centre Structure Plan, City of Casey, 2020.*

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## Cranbourne Local Area Map

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