

**21.18 CRANBOURNE WEST**09/02/2017  
C250**21.18-1 Profile**09/02/2017  
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Cranbourne West is a quality, treed suburban environment that retains a country feel with strong links to Cranbourne. It offers diverse and sustainable housing opportunities, and has easy access to a range of employment, learning, shopping and community services.

**21.18-2 Objectives**09/02/2017  
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- To extend Cranbourne's treed image into Cranbourne West and establish links in the suburban area to the surrounding countryside.
- To create quality and diverse housing opportunities.
- To provide strong links to Cranbourne with a focus on the Cranbourne Town Centre for sub-regional and regional services and facilities.
- To create a large new town centre for Cranbourne West.
- To develop a new industry and business park to improve economic development and employment opportunities within Cranbourne West and the wider Cranbourne region that is sustainable, well landscaped and has high levels of amenity and accessibility.
- To develop, expand and refurbish Cranbourne West'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.

**21.18-3 Strategies**09/02/2017  
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- Extend Cranbourne's green-treed, country feel, and character into the newer residential areas of Cranbourne West 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 a full range of suburban housing opportunities throughout the residential areas, including well designed and integrated medium-density housing around activity centres and major open space to improve diversity within the Cranbourne region.
- Maintain and enhance the residential streetscapes as a garden suburb environment, characterised by a quality and diverse built form in a landscaped setting.
- Facilitate best practice in sustainable urban development.
- Provide for the development of a new Neighbourhood Activity Centre (Cranbourne West) on the north-western corner of the intersection of Cranbourne-Frankston Road, Evans Road and Hall Road that includes:
  - A diverse range of goods and services.
  - A community place, incorporating a multi-purpose community hall and other community facilities.
  - An integrated secondary school precinct.
  - Areas of new suburban bushland planting.
  - Extensive parkland for active and passive recreation.

- Provision for youth-friendly spaces.
- An integrated medium-density housing area within 400 metres of the retail core.
- An extension of the local road network adjacent to the site.
- Use of water features along natural drainage lines and patterns, if appropriate.
- Provide for the development of the western half of the land bounded by Thompsons Road, Evans Road, Hall Road and the Western Port Highway for the ‘Cranbourne Industry Park’.
- Provide for the development of land on the south-west corner of the intersection of Thompsons Road and Evans Road, and extending south to the Central Parkway extension for a business park, to boost economic diversity and widen employment opportunities within the Cranbourne region.
- Facilitate the development of integrated office, commercial and residential mixed use precincts in areas of high amenity and accessibility, as identified on the Cranbourne West Local Area Map.
- Provide sensitive and high amenity interface areas between industrial/business precincts and residential areas, which reduce off-site amenity impacts whilst maintaining accessibility.
- Create a suburban bushland and open space area under the major electricity transmission lines between Breens 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.
- Develop a new north-south collector road within the future ‘Cranbourne Industry Park’ linking Thompsons Road with Hall Road.
- Extend Central Parkway to the west as a new east-west collector road linking Evans Road with Western Port Highway.
- Upgrade Evans Road and Hall Road to an arterial road standard.
- Upgrade Breens Road to a collector road standard linking Evans Road with Monahans Road.

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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 Cranbourne West Local Area Map.
- Using the Retail Policy at Clause 22.01 to provide for the orderly development and expansion of activity centres, including the Sandhurst Centre Neighbourhood Activity Centre and the future Cranbourne West Neighbourhood Activity Centre.
- 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 existing activity centres with a primary retail function, including the Sandhurst Centre/ Neighbourhood Activity Centre.

- Applying the Mixed Use Zone to land identified as appropriate for commercial and residential mixed use precincts.
- Applying the Green Wedge Zone to land located outside the urban growth boundary to reflect its non-urban status.
- Applying the Urban Growth Zone to undeveloped land designated for future urban purposes to manage the transition from non-urban to urban in accordance with the Cranbourne West Precinct Structure Plan.
- 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 and activity centres, as appropriate.
- Applying the Development Contributions Plan Overlay to future and developing residential and employment areas to facilitate the timely delivery of appropriate transport, development and community infrastructure.

**Further strategic work**

- Preparing design and development guidelines for the future industry and business parks to ensure high quality and environmentally sustainable development.

**Other actions**

- Considering the preparation of a Cranbourne West Community Plan.

21.18-5 Cranbourne West Local Area Map

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