21.23 LYNBROOK/LYNDHURST

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21.23-1 Profile

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Lynbrook and Lyndhurst are attractive, green suburbs to live in with planned and integrated trails, parks, housing, and activity and learning centres, as well as community places with easy transport access to services and facilities in nearby suburbs.

21.23-2 Objectives

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- To extend the influence of the surrounding countryside into new suburban areas.
- To ensure new suburban areas have a diversity of housing opportunities.
- To recognise amenity constraints associated with existing industrial land uses.
- To provide an accessible, diverse and integrated public open space system, including the protection and enhancement of areas of environmental significance.
- To develop, expand and refurbish Lynbrook/Lyndhurst's spaces, places and programs to reflect population growth.
- To develop a new transport network that includes convenient bus services and a safe trail network.

21.23-3 Strategies

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- Create a green-treed image through the establishment of parklands within the suburban area, and strengthen the landscape character of the area through extensive tree planting in local streets, parks, public spaces and on private land, and by maintaining views and links through to open space and non-urban areas.
- Provide extensive boulevard planting along the main road network.
- 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 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 and within 1 kilometre of the Taylors Road Landfill in Dandenong South.
- Integrate parkland environments that support a range of active and passive recreation opportunities into the residential area, including the use of linear parkland to connect communities.
- Conserve and protect the Cranbourne Wetlands (Barnbam Swamp) as an ecosystem of identified regional and State ecological significance.
- Facilitate the provision of appropriate primary school facilities, together with associated active sporting facilities co-located with the school site(s).
- Provide for the development of a new Convenience Activity Centre (Thompsons Road) on the northern side of Thompsons Road that includes:
  - A community place, incorporating a multi-purpose community hall.
  - Complementary private community uses/services such as medical centres, child care centres and places of assembly.

- Open space linkages.

- Provide for the continued development of the Lyndhurst Business Park on the southern side of the intersection of South Gippsland Highway and Western Port Highway.
- Provide for the development of a mixed use precinct on the south-eastern corner of South Gippsland Highway and Evans Road, which may include non-residential uses that are permissible within a residential zone and which respect neighbouring uses, and which do not conflict with land uses within existing or proposed activity centres within the area.
- Recognise uses with adverse amenity potential south of Thompsons Road 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.
- Preserve the opportunity for a new east-west arterial road (Glasscocks Road) ultimately linking Western Port Highway with Berwick-Cranbourne/Clyde Road, including a grade-separated railway crossing.
- Facilitate the construction of Lynbrook Railway Station, together with a railway crossing at Aylmer Road.
- Preserve the opportunity for a grade separated railway crossing at Evans Road.
- Upgrade Lynbrook Boulevard to a secondary arterial road linking the South Gippsland Highway with Narre Warren-Cranbourne Road via Ormond Road.
- Provide for the development of a mixed use precinct adjacent to the Merinda Park Railway Station, in accordance with the Cranbourne West Precinct Structure Plan.

21.23-4 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 Lynbrook/Lyndhurst Local Area Map.
- Using the Retail Policy at Clause 22.01 to provide for the orderly development and expansion of activity centres, including the Lynbrook Neighbourhood Activity Centre and the Lyndhurst NeighbourhoodActivity Centre.

Application of zones and overlays

- Applying the Commercial 1 Zone to activity centres with a primary retail function, including the Lynbrook Neighbourhood Activity Centre;
- Applying the Commercial 2 Zone to land with an office, manufacturing and peripheral sales function, including land on the southern side of the intersection of South Gippsland Highway and Western Port Highway.
- Applying the Comprehensive Development Zone to mixed use areas that are subject to the preparation of a comprehensive development plan, including land in and around the future Thompsons 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.

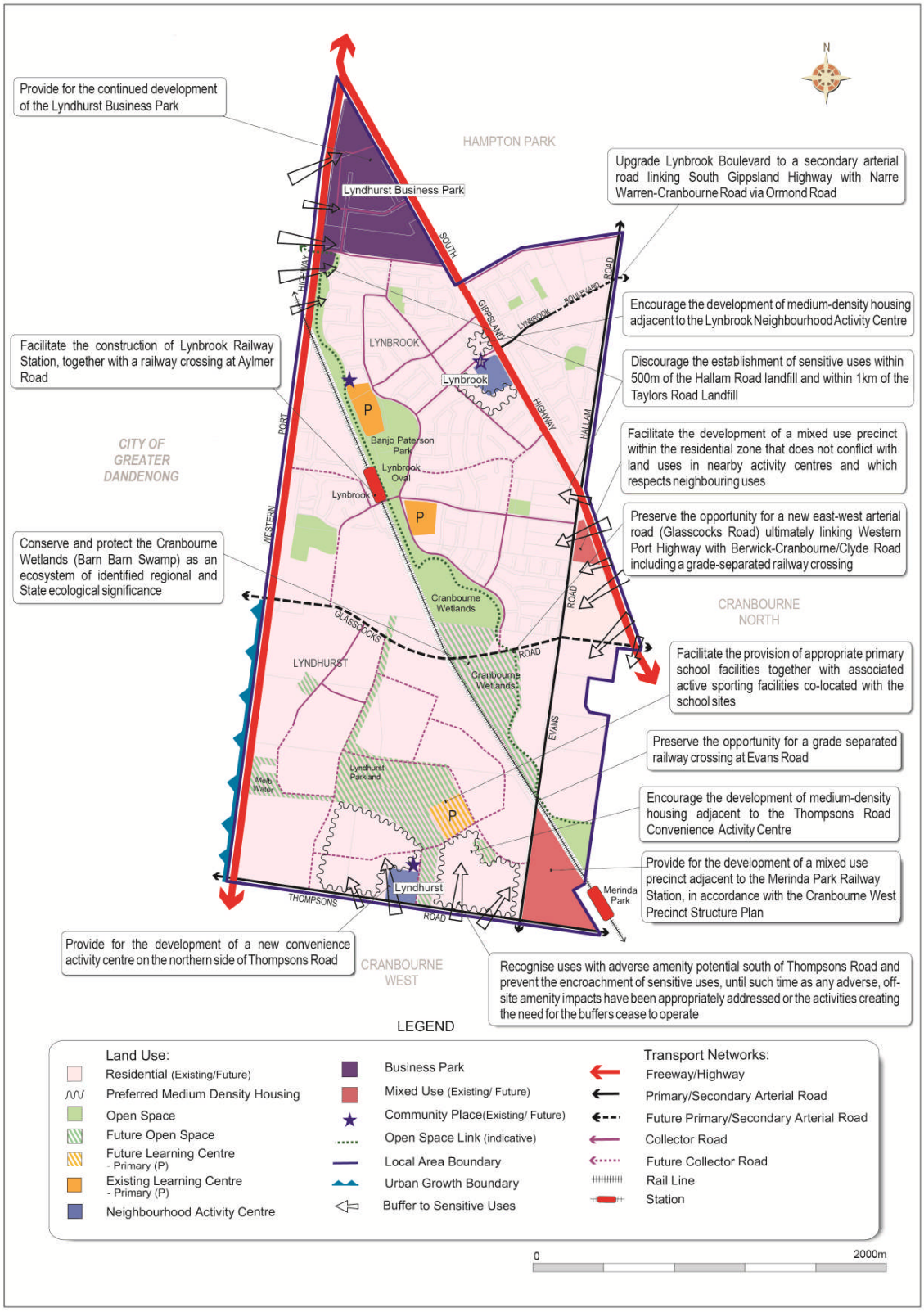
- Applying the Development Plan Overlay to provide for the integrated and orderly planning of future and developing residential areas, mixed use areas and activity centres, as appropriate.
- Applying the Development Contributions Plan Overlay to future and developing residential areas, employment areas and activity centres to facilitate the timely delivery of appropriate transport, physical and community infrastructure.

Further strategic work

- Preparing urban design guidelines to ensure new development adds value to the preferred future character of the area.

Other actions

- Considering the preparation of a Lynbrook/Lyndhurst Community Plan.

21.23-5 Lynbrook/Lyndhurst Local Area Map

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