

21.24 NARRE WARREN

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21.24-1 Profile

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Narre Warren is a maturing community focused on the Fountain Gate-Narre Warren CBD that will continue to strengthen its mature, green-treed image over the long-term, enjoying great freeway and rail access and a full range of services inside its boundaries.

21.24-2 Objectives

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- To realise the maximum redevelopment potential of the Fountain Gate-Narre Warren CBD as a high-order and significant regional facility, providing a wide range of retail, commercial, community, civic, residential, and entertainment facilities, based on a walkable built form and character.
- To enhance the Fountain Gate-Narre Warren CBD’s role as a community hub.
- To maintain the ability to extend main road and intersection access without constraining the further growth of the Fountain Gate-Narre Warren CBD.
- To consolidate development in the Narre Warren Village Neighbourhood Activity Centre in Webb Street.
- To consolidate and extend the green-treed suburban image of Narre Warren.
- To create quality and diverse housing opportunities.
- To enhance the Troups Creek waterway and parkland attributes of the creek.
- To enhance the visual break qualities and the waterway and parkland attributes of the Hallam Valley Floodplain (‘Casey Valley Parklands’).
- To develop, expand and refurbish Narre Warren’s spaces, places and programs to reflect population growth.

21.24-3 Strategies

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- Develop the Fountain Gate-Narre Warren CBD as the primary focus of the City, characterised by an integrated, attractive and exciting CBD image and urban form.
- Facilitate the development of the Fountain Gate Shopping Centre and its associated retail and business precincts into one of the premier shopping centres in Melbourne.
- Develop Bunjil Place within the Fountain Gate-Narre Warren CBD as the centre of municipal governance for the City, including associated community facilities and services.
- Accommodate all “one-off” higher order activities, such as a Court/legal complex, in the Fountain Gate-Narre Warren CBD.
- Ensure the design and built form outcomes within the Fountain Gate-Narre Warren CBD facilitate a sense of place and deliver active street frontages, high levels of pedestrian amenity and youth-friendly spaces.
- Develop the Fountain Gate Business Park as an employment location of metropolitan significance, including the development of an Eastern Town Centre.
- Develop the Vesper Drive service industry/commercial area as a complementary precinct within the Fountain Gate-Narre Warren CBD.

- Improve the amenity and structure of the Narre Warren Village Neighbourhood Activity Centre as a high amenity community shopping/convenience retail precinct that includes a transport interchange.
- Provide for the development of a new convenience activity centre (Ernst Wanke Road) on the south-western corner of Ernst Wanke Road and Narre Warren North Road that includes:
 - A range of specialised retail goods and services.
 - Functionally and visually linked built form elements.
 - Physically separated pedestrian and vehicular circulation routes.
 - Active and articulated building facades.
- 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 a full range of suburban housing opportunities throughout the residential areas, including well designed medium-density housing.
- Maintain and enhance the residential streetscapes as a garden suburb environment, characterised by a quality and diverse built form in a landscaped setting.
- Encourage medium to high-density residential development on well located sites within proximity of the Fountain Gate-Narre Warren CBD that respects and enhances neighbourhood character, responds to the local landscape context, and minimises off-site amenity impacts.
- Provide extensive boulevard planting along the main road network.
- 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 and Narre Warren South, Narre Warren and Hampton Park, and Narre Warren and Berwick, and progressively develop it as passive parkland accessible by the public, while respecting its primary function as a floodplain.
- Create, in consultation with relevant public land managers, a suburban bushland and open space area adjacent to Troups Creek West Branch to act as an inter-suburban break between Narre Warren and Hallam.
- Develop Sweeney Reserve as an important regional-level active parkland.
- Retain the vehicular separation of the suburbs of Narre Warren and Berwick (Northern Area) between Narre Warren North Road and Ernst Wanke Road/Parkhill Drive.
- Upgrade Centre Road to a collector road standard linking Narre Warren-Cranbourne Road with Hallam South Road.
- Provide for a future collector road linking Tinks Road and the Monash Freeway with Heatherston Road, via Glenwood Road and Jacques 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 Narre Warren Local Area Map.

- Using the Retail Policy at Clause 22.01 to consolidate the role of the Fountain Gate-Narre Warren CBD as a principal activity centre and to provide for the orderly development and expansion of the Narre Warren Village Neighbourhood Activity Centre and the Ernst Wanke Road future Convenience Activity Centre.
- 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 Priority Development Zone to that part of the Fountain Gate-Narre Warren CBD west of Narre Warren North Road and north of Princes Highway (excluding Bunjil Place) to recognise the regional significance of this precinct and ensure that the use and development of land are in accordance with the Fountain Gate-Narre Warren CBD Incorporated Plan.
- Applying the Commercial 1 Zone to other activity centres with a primary retail function, including the Narre Warren Village Neighbourhood Activity Centre and the Ernst Wanke Road Convenience Activity Centre.
- Applying the Commercial 1 Zone to commercial areas with a primary office and commercial function, including the Fountain Gate Business Park.
- Applying the Commercial 2 Zone to commercial areas with a restricted retail function, including the land directly abutting the eastern side of Narre Warren North Road, between the Monash Freeway and Princes Highway.
- 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 Incorporated Plan Overlay to those parts of the Fountain Gate-Narre Warren CBD not included in the Priority Development Zone to ensure the use and development of all parts of the CBD are in accordance with the Fountain Gate-Narre Warren CBD Incorporated Plan.
- Applying the Development Contributions Plan Overlay to the Fountain Gate-Narre Warren CBD to ensure the funding and provision of an effective road network, and the timely delivery of other physical and community infrastructure.
- Applying the Development Plan Overlay to provide for the integrated and orderly planning of future and developing residential areas and activity centres, as appropriate.

Further strategic work

- Preparing and reviewing the Development Plans for the individual activity precincts within the Fountain Gate-Narre Warren CBD that are required under the Incorporated Plan Overlay, Development Plan Overlay and the Priority Development Zone.
- Preparing an Urban Design Framework for the Narre Warren Village and its environs.

Other actions

- Considering the preparation of a Narre Warren Community Plan.

21.24-5 Narre Warren Local Area Map

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