Opportunities & Innovations Plan

Croskell Precinct Structure Plan

1:10,000 @ A2

0 250 500 750 1000 m

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Pitching Sessions Opportunities

Information collected in Croskell PSP Vision & Purpose Workshop

Opportunities

NARRE WARREN ROAD

WILLIAM THWAITES BOULEVARD

THOMPSONS ROAD

BERWICK-CRANBOURNE ROAD

LINSELL BOULEVARD

CASEY FIELDS BOULEVARD

Cranbourne North (Stage 1)

Cranbourne North (Stage 2)

Cranbourne East

Collison Estate

Cranbourne Train Station

Future Cranbourne East Train Station

PCRZ

R1 R2 R3 R4 R5 R6 R7 R8 R9

1 2 3 4 5 6 7 8 9 10 12 13 14 15 16 17 18 19

Abattoir, batching plant and broiler farm open to ceasing operation in the medium or long term

Desire to enhance Cultural heritage values

Use overlays (eg BAO) to manage buffers

Commercial land north of Thompsons Road provides opportunity to co-locate commercial cluster south of Thompsons road

Leverage proximity to existing activty centres

Support existing surrounding activity centres with smaller LACs or other commercial usages for walkable convenience

Potential to achieve higher densities than the minimum 20 dwellings per hectare

Opportunities for increased densities, active transport connections and local parks along creek corridor

Thompsons Rd will be a six lane ultimate arterial

Likely longer-term overpass of Thompsons Road

Opportunities for high capacity bus services (SMART Bus or 15 min services) along Thompsons Road

Potential for additional intersections along Thompsons Rd

Opportunity for residential development on high ground to maximise sight lines and views.

Opportunity to deliver employment along Thompsons Rd to leverage freight corridor

Link roads within PSP to existing arterial intersection where possible.

Potential for 2 Primary Schools, 1 Secondary School and 1 Specialist School

Interface commercial/ mixed use with existing large form retail

Be a pilot PSP for the new PSP Guidelines.

Integrate BCS vegetation and utility easement into future urban development

Link waterways to biodiversity/ vegetation areas and utility easement to create an enhanced corridor

Apply innovative solutions in areas surrounding the waterway and utility easement

Precinct likely to be developed in the short term due to high demand and infill location

Opportunity to provide parking within easement to service active open space facilities

Create WSUD carparks

Review the best configuration of walking, cycling and shared paths.

Active built form facing the waterways and high quality paths and trails

Potential non-government school needed in the broader region.

Fund active transport infrastructure through the ICP.

Incorporate educational facilities and programs that assists the community's understanding of their living with nature

Incorporate land between utility easement and sporting grounds into active open space

Create east-west link using the transmission easement and recreational reserves

Urban heat mitigation through the waterways and alternative water especially when linked walking paths parks etc.

William Thwaites Blvd to connect to Casey Fields Blvd

Minimum 50% of regionally significant commercial gross developable area to be zoned for employment.

Proposal for a north south cycle link connecting to Future Cranbourne East Station.

Connect to future Cranbourne East Railway Station located 1.25km from PSP

DRAWING KEY

- Croskell Precinct Boundary
- Waterway
- EVC's assumed lost under MSA*
- 500kv Electricity Utility Easement Desal Underground Powerline)
- Regionally Significant Commercial Area
- Future Residential
- Future Active Open Space Major
- Arterial Road
- Local Arterial Road
- Existing Arterial Intersection
- Potential Local Arterial Road
- Potential Connector Road
- Potential Longer term overpass

*Ecological Vegetation Classes mapped as part of ' *Delivering Melbourne's Newest Sustainable Communities*' and assumed lost