

02/07/2015
C174**SCHEDULE 5 TO THE ENVIRONMENTAL SIGNIFICANCE OVERLAY**

Shown on the planning scheme map as **ESO5**.

ROYAL BOTANIC GARDENS CRANBOURNE ENVIRONS (SETTLERS RUN AND BOTANIC RIDGE ESTATES)**1.0**02/07/2015
C174**Statement of environmental significance**

The Royal Botanic Gardens Cranbourne (RBGC) is valued by the community because of its ecological integrity and its location close to built up areas. Within an area that has been extensively modified since European settlement, it is one of the last tracts of native bushland that has remained relatively intact.

It is noted for its diverse ecosystems found in tea tree heathlands, swamps, sedgelands and wet healthlands. Many species of native plants and animals not often seen in urbanized areas find refuge in the RBGC. Parts of the RBGC are elevated as they are sited over ancient sand dunes. This facilitates higher visual exposure of the gardens from surrounding areas and vice versa.

The proximity of the RBGC to built up areas provides strong justification for a buffer zone to be established on immediately surrounding land. Without this buffer, there is potential for visual intrusion into the Gardens and for the introduction of both feral animals and pest plants. Development within this buffer zone should be carefully assessed to ensure their compatibility with the RBGC.

The sensitive development of the land to the south-west of the RBGC (Settlers Run and Botanic Ridge Estates) for urban and related purposes provides an opportunity to further enhance and reinforce the environmental attributes of the RBGC. Any development will incorporate a significant replanting program with locally indigenous vegetation to be incorporated into the residential, recreational and open space areas throughout the estate. It is expected that over time, this replanting will result in the extension and reinforcement of the significant biological values, landscapes quality and amenity of the RBGC.

2.002/07/2015
C174**Environmental objectives to be achieved**

- To protect the biological values, landscape quality and amenity of the nearby Royal Botanic Gardens Cranbourne for the purpose of scientific investigation and for the benefit and enjoyment of the public.
- To ensure that development in the vicinity of the Royal Botanic Gardens Cranbourne takes proper account of the opportunities to accommodate urban growth while at the same time ensuring that such development is compatible with the maintenance of the values referred to above.
- To visually integrate the Royal Botanic Gardens Cranbourne with the surrounding landscape and to screen and soften views of the precinct from the Royal Botanic Gardens, Cranbourne.
- To protect and further develop the indigenous woodlands, grasslands, wetlands and significant habitat areas that link with the Royal Botanic Gardens Cranbourne.
- To encourage the planting and retention of locally indigenous native vegetation wherever possible, and to ensure native vegetation corridors within the estate are retained, particularly along ridgelines and drainage lines.
- To establish and maintain a native vegetation buffer along the perimeters of the precinct.
- To encourage and protect the planting of appropriate native vegetation within private property.

3.002/07/2015
C174**Permit requirement**

A permit is not required to remove, destroy or lop any of the following vegetation:

- The removal, destruction or lopping of native vegetation which has a trunk circumference of less than 150mm, measured at a height of 1 metre above ground level.
- The removal, destruction or lopping of native vegetation which presents an immediate risk of personal injury or damage to property (including vegetation overhanging a dwelling or within 2 metres of a dwelling).
- The pruning, removal or root pruning of vegetation to prevent damage to works when in the opinion of the responsible authority, damage to a pipeline, electricity or telephone transmission line, cable or other service has occurred or is likely to occur.
- The pruning of vegetation (including street trees) to maintain or improve their health or appearance.
- The removal of vegetation recognised by the City of Casey as an environmental weed.

A permit is not required for buildings and works associated with a dwelling, provided the following requirements are met:

- No more than one dwelling is constructed on the lot.
- The total area of outbuildings on the lot does not exceed 80m².
- All external cladding of buildings and structures, including roofing is painted or finished in non-reflective muted natural tones which blend with the surrounding landscape to the satisfaction of the responsible authority.
- No building or structure (including an ancillary outbuilding, tennis court or swimming pool) is located within any Tree Planting Zone, as may be nominated on a section 173 Agreement on the title of the land.
- All buildings and works comply with any building and siting requirements of a section 173 Agreement that may be registered on the title of the land.
- If the land is within the Viewshed area defined on Map 1 to this schedule, and the buildings and works satisfy the following requirements:
 - Within Precinct 1, as shown on Map 1, any building or structure has a maximum height of 4 metres or one storey.
 - Within Precinct 2, as shown on Map 1 (being land known as 245S Smiths Lane, Botanic Ridge and described as Lot A on Plan of Subdivision No. 637134), the height of any dwelling does not exceed 8.5 metres and height of any outbuildings does not exceed 3.6 metres. Any excavation or filling results in a difference of 1 metre or less between existing and finished levels.
 - The total site coverage of all buildings and ancillary structures (including all outbuildings, tennis courts and swimming pools) does not exceed 40% of the total site area within Precinct 1 and 60% of the total site area in Precinct 2.
- If the land is outside the Viewshed area defined on Map 1 to this schedule, and the buildings and works satisfy the following requirements:
 - No building or other structure exceeds a maximum height of 7.5 metres or two storeys above natural ground level.

4.002/07/2015
C174**Decision guidelines**

Before deciding on an application for removal, destruction or lopping of vegetation, the responsible authority must consider:

- The scenic value of the native vegetation.
- The habitat value of the vegetation.

- The views of the Royal Botanic Gardens, Cranbourne where the vegetation is located within the viewshed of the Royal Botanic Gardens Cranbourne, or in the opinion of the responsible authority the removal, destruction or lopping of the vegetation may have some impact on the biological values, landscape quality or amenity of the Royal Botanic Gardens, Cranbourne.
- The views, if any, of the Department of Sustainability and Environment.
- Whether the vegetation is located along a ridgeline or drainage line.
- Whether the vegetation is located within a designated planting zone, as identified on a section 173 Agreement registered on the title of the land.
- Alternative means of using the land or locating buildings and works so that the retention and protection of native vegetation is not compromised.
- The extent of replacement planting proposed.

Before deciding on an application for any buildings or works, the responsible authority must consider:

- The effect any development may have on the biological integrity and amenity of the Royal Botanic Gardens, Cranbourne by reason of noise, smell, dust, fumes, vermin, noxious weeds, polluted waters and changes to natural drainage flows.
- The effect of any development on visitors enjoyment of the Royal Botanic Gardens, Cranbourne in terms of the extent of visual impact of the use or development and or any significant change to the natural topography of the area.
- The extent to which any building or works would be visible from within any part of the Royal Botanic Gardens, Cranbourne.
- The desirability of maintaining a rural landscape and the need to limit fringe urban activities in the environs of the Royal Botanic Gardens, Cranbourne.
- The suitability of Precinct 2, as shown on Map 1, to be developed for urban purposes in a manner which is compatible with the environmental objectives for development within the Botanic Ridge Precinct Structure Plan area.
- The need to retain natural vegetation in the environs of the Royal Botanic Gardens, Cranbourne as habitat for native fauna and as an important landscape element.
- The degree of compliance with any relevant siting and/or design guidelines, as identified on a section 173 Agreement registered on the title of the land.
- The desirability of using species of plants indigenous to the area in any landscaping works in the environs of the Royal Botanic Gardens, Cranbourne.
- The effect of any development in terms of fire hazard.
- The views of the Royal Botanic Gardens, Cranbourne and of any other agency the responsible authority considers relevant.

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References

- Port Phillip and Westernport Regional Catchment Strategy, (August 1997) Port Phillip Regional Catchment and Land Protection Board
- Westernport Bay Strategy, (1992) Westernport Regional Planning and Co-ordination Committee
- Sites of Botanical Significance in the Western Port Region, (1984) A.M. Opie et al, Department of Conservation Forests and Lands
- Sites of Zoological Significance in the Western Port Region, (1984) D.L. Andrew et al, Department of Conservation Forests and Lands
- Sites of Geological and Geomorphological Significance in the Western Port Region, (1984) N.J. Rosengren et al, Department of Conservation Forests and Lands

Map 1 to Schedule 5 to Clause 42.01

