

02/07/2015
C174**SCHEDULE 3 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO3**.

BOTANIC RIDGE AREA – BROWNS ROAD, CRANBOURNE SOUTH

The Botanic Ridge Area is divided into two precincts, as shown on Map 1 to this schedule. The development of Precinct 1 is intended to promote a low density residential character within the viewshed west of the electricity easement. Precinct 2, in the eastern portion of the Botanic Ridge Area, is intended to allow conventional residential development.

Development within the Bushfire Management Area requires specified bushfire protection measures to reduce the risk from bushfire to an acceptable level as set out in this Schedule.

1.0**Conditions and requirements for permits**02/07/2015
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In relation to Precinct 1 and Precinct 2 shown on Map 1 to this schedule:

Access

Before the issue of a Statement of Compliance for the subdivision of land the following requirements must be met:

- Access roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width.
- The average grade of a road must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 metres and dips must have no more than a 1 in 8 (12%) (7.1 degree) entry and exit angle.
- Constructed dead-end roads more than 60m in length from the nearest intersection must have a turning circle with a minimum radius of 8m (including roll-over kerbs when kerbs are provided)
- Constructed roads must provide a minimum trafficable width of 3.5 metres, be clear of encroachments 4 metres vertically and have no obstructions within 0.5 metres either side of the formed width of the road.

Water supply

- Operable hydrants, above or below ground must be provided.
- The maximum distance between these hydrants and the rear of all building envelopes (or in the absence of the building envelope, the rear of all lots) must be 120m and hydrants must be no more than 200m apart.
- Hydrants must be identified as specified in 'Identification of Street Hydrants for Firefighting purposes' available under publications on the Country Fire Authority web site (www.cfa.vic.gov.au).

In relation to Precinct 1 shown on Map 1 to this schedule:

Any permit for a subdivision which creates an additional lot should include a condition that requires:

- A lot size for the subdivision that appropriately reflects the low density residential character envisaged within the viewshed west of the electricity easement.
- Generally a width of about 35 metres for any lot that is adjacent to either Pearcedale Road or Browns Road in Cranbourne South or to reserves along these roads.
- The owner should enter into an agreement under section 173 of the Act to the satisfaction of the responsible authority to provide for:

- The upgrade of Browns Road to a sealed (7.0m) rural standard road, with the work to relate only to the unsealed section.
- A contribution to the cost of intersection works (e.g. Pearcedale Road / Cranbourne Frankston Road).
- Traffic management works (including land acquisition costs if required, eg. at intersection of Browns Road and Pearcedale Road) and turn lanes as required.
- Enhanced setbacks and street lighting on Pearcedale Road (east side) and Browns Road (north side) in accordance with the responsible authority's objectives for the area.
- The landscaping of all roads (including the east side of Pearcedale Road and the north side of Browns Road) to the satisfaction of the responsible authority and in accordance with the responsible authority's objectives for the area.
- The landscaping of all public open space areas in accordance with the responsible authority's objectives for the area, including the provision of playgrounds.
- A contribution on a proportional basis to a community facility.
- A contribution on a proportional basis to an ongoing environmental education program, including the employment of an environmental officer. In addition, in the short term, up to five years from the development of the first dwellings, an environmental officer be directly funded by the developer for approximately one day a week.
- The contribution for the community facility and the environmental education program to be equal to \$450 per lot.
- The owner to gain agreement from Melbourne Water for the ongoing management of wetland areas.

Any other relevant requirements.

In relation to Precinct 2 shown on Map 1 contained in this schedule:

- Before a permit is granted, the existing Section 173 Agreement (reference AC755822E registered on 23 March 2004) must be amended in relation to the land comprising Precinct 2 in accordance with the requirements set out in the *Planning and Environment Act 1987* to remove:
 - The lot cap of 950 total lots within Section B as shown on the Lot Yield Plan at Schedule 5 to the existing Section 173 Agreement; and,
 - The 1,000sqm average lot size from applying within Precinct 2 as shown on Map 1 contained in this Schedule.
- Subject to the Bushfire Management Area Provisions set out in this schedule, the landscaping of all roads and public open space areas must be to the satisfaction of the responsible authority. The Royal Botanic Gardens Cranbourne must be consulted in the preparation of the landscape plan for the public open space areas for the purpose of promoting the ecological, landscape and amenity objectives of the Royal Botanic Gardens Cranbourne, as relevant, to bushfire management issues.
- Any permit for a subdivision which creates an additional lot should include a condition that requires:
 - The landscaping of all public open space areas in accordance with the responsible authority's objectives for the area, including the provision of playgrounds.
 - The owner to enter into an agreement under Section 173 of the Act to the satisfaction of the responsible authority to provide for:
 - A payment to the City of Casey of \$900 per residential lot within Precinct 2 for community infrastructure;

- An additional payment to the City of Casey in relation to each of the approved lots within Precinct 1 that increases their contribution from \$450 to \$900 per lot for community infrastructure; and
- Payment to the City of Casey of \$14,000 (indexed against CPI from September 2013) in relation to each additional residential lot (over and above the 950 lot cap shown on the Lot Yield Plan at Schedule 5 to the existing Section 173 Agreement) created within Precinct 2 to be applied towards the cost of public development infrastructure.

Bushfire Management Area Provisions

Any subdivision creating a residential lot within the Bushfire Management Area (as shown on Map 2) must meet the following requirements:

Layout

- Incorporate an area of open space abutting the southern boundary of the Royal Botanic Gardens Cranbourne between the western edge of the Smiths Lane road reserve and the electricity easement with a minimum depth taken from the property boundary of the Gardens of 70 metres including the perimeter road to provide a buffer between the Royal Botanical Gardens Cranbourne and residential lots. The public open space must be shown on a landscape plan that is submitted to and approved by the responsible authority and the relevant fire authority prior to the issue of a Statement of Compliance. The plan must:
 - Demonstrate how the open space will be designed for the purpose of providing defensible space (and may include shared paths and occasional park furniture); and
 - How the open space will be managed and maintained for the purpose of providing defensible space; and
 - Be incorporated directly or indirectly into the Council's Municipal Fire Prevention Plan.
 - When approved, the plans will be endorsed and then form part of the permit.
- Incorporate a perimeter road along the southern edge of this open space area.

Defendable space (private land)

- The owner must enter into an agreement under section 173 of the Act to the satisfaction of the responsible authority to provide for notification to the owner of the lot on which the agreement is registered that:
 - The Royal Botanic Gardens Cranbourne is a potential bushfire hazard; and
 - Any vegetation on the lot should be managed for the purpose of providing defensible space; and
 - Guidance on defensible space can be obtained from the relevant fire authority.

This agreement must be registered on the title.

The preparation and execution of the agreement must be at no cost to the responsible authority.

Guidelines

- Trees in streets and public spaces should be species capable of being pruned and managed to achieve clean trunks and raised canopies 4m or more from the ground at maturity.
- Ground level and shrub planting that is combined with street tree planting should generally be restricted to species with mature heights not more than 1 metre unless otherwise shown on cross-sections.
- Subdivision design should be informed by:

- “CFA Guidelines for Water Supplies and Access for Subdivisions in Residential 1, 2 and Township Zones” - available under Publications on the CFA website (www.cfa.vic.gov.au),
- “Landscaping for Bushfire – Garden Design and Plant Selection”, CFA, November 2011
- “Planning for Bushfire Victoria – Guidelines for meeting Victoria’s Bushfire Planning Requirement”, CFA, November 2012
- “Municipal Council Neighbourhood Safer Places Plan” (Municipal Association of Victoria 2010).

2.0

Requirements for development plan

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- A maximum of 1450 lots within Precinct 1.
- An average lot size of between 550 and 650 square metres for all residential lots within Precinct 2.
- Any lot that is adjacent to either Pearcedale Road or Browns Road in Cranbourne South or to reserves along these roads is to generally have a width of 35 metres to the satisfaction of the responsible authority.
- Any lot that is adjacent to either Pearcedale Road or Browns Road in Cranbourne South or to reserves along these roads is to generally have a minimum setback for buildings and works of 20 metres from the lot boundary that is closest to Pearcedale Road or Browns Road to the satisfaction of the Responsible authority. The owner should enter into an agreement under section 173 of the Act to place this requirement on the title of affected lots.

Map 1 to Schedule 3 to Clause 43.04



