

Amstel Golf Club Residential Area Development Plan

21 May 2013

Document Control

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Responsible Department – Strategic Development

This version includes all amendments and administrative updates to 21 May 2013

Electronic reference library version 2.1

The next review of this document is scheduled for completion by 31 December 2018.

Preamble

In accordance with a resolution of Council on 21 June 2005 to include definitions of Council, Councillors and Council officers in all Council policy documents, the following definitions are provided:

Council – means Casey City Council, being a body corporate constituted as a municipal Council under the Local Government Act 1989

Councillors – means the individuals holding the office of a member of Casey City Council

Council officers – means the Chief Executive Officer and staff of Council appointed by the Chief Executive Officer.

Administrative updates

It is recognised that, from time to time, circumstances may change leading to the need for minor administrative changes to this document. Where an update does not materially alter this document, such a change may be made administratively. Examples include a change to the name of a Council department, a change to the name of a Federal or State Government department, and a minor update to legislation which does not have a material impact. However, any change or update which materially alters this document must be by resolution of Council.

ABOUT THIS DEVELOPMENT PLAN

Watsons Pty Ltd originally prepared this Development Plan (Nov 2007) for Australian International Property Corporation Pty Ltd in accordance with the requirements of the Casey Planning Scheme. The Development Plan was amended by Taylors in May 2013 in accordance with the requirements of the Casey Planning Scheme.

The Development Plan is a key tool in guiding the detailed development of those parts of the Amstel Golf Course site that have been rezoned to Residential 1 Zone through Planning Scheme Amendment C76.

The role of the Development Plan is to show the general form of future use and development of the land before a planning permit can be issued for the use and development of the site.

This Development Plan responds directly to the specific requirements of Schedule 12 to the Development Plan Overlay in the Casey Planning Scheme. This plan provides information regarding the following key items:

- Site context and physical constraints
- Objectives and visions for the site
- Residential subdivision and design
- Road layout and traffic controls
- Public open space, paths and trails
- Landscape concepts
- Activity cluster areas
- Services infrastructure

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1. INTRODUCTION AND CONTEXT

1.1. Policy and Planning Scheme Context

The site subject to this Development Plan was rezoned from Rural Zone 6 (RUZ6) to Residential 1 Zone (R1Z) on 16 July 2006 through the gazettal of Amendment C76 to the Casey Planning Scheme.

Amendment C76 was approved by Council and the Minister for Planning because the rezoning from Rural to Residential 1 Zone was under-pinned by sound strategic planning arguments, and supported by the relevant State and Local Policies for the development of urban uses on the urban fringe.

This Development Plan has been prepared in accordance with the requirements contained in Schedule 12 to the Development Plan Overlay.

More broadly the Development Plan provides direction to ensure that the ultimate development of the subject site will achieve the objectives of the State Planning Policy Framework, the Local Planning Policy Framework, Melbourne 2030, Casey C21: A Vision for Our Future, and several other key Council policy documents.

As supported by the policy context, the development of the subject site will provide a range of medium density and higher density housing adjoining a leading golf course, extensive areas of open space and new pedestrian paths, all within close proximity to the key Cranbourne Activity Centre and the future Cranbourne West Activity Centre and the Principal Public Transport Network.

The Development Plan also includes the development of an activity cluster precinct that will service the future residents of the area plus passing trade and adjoining residential areas.

1.2. Where Does This Development Plan Apply?

This Development Plan applies to the land zoned Residential 1 Zone formerly within the boundaries of the Amstel Golf Course.

The site is described as 1000, 1020 and 1030 Cranbourne-Frankston Road, Cranbourne.

Specifically, the Development Plan area comprises the following titles:

- Lot 1 on PS540326F
- Lot 2 on PS540326F
- Lot 3 on PS540326F
- Lot 4 on PS540326F
- Lot 1 on TP336999B
- Lot 1 on TP127746Y

1.3. Site and Context Description

1.3.1. Location of Subject Site

The subject site is located on the south side of Cranbourne-Frankston Road, on land formerly part of the Amstel Golf Course. See Figure 1.

The subject site is located approx 2km west of the Cranbourne Town Centre and diagonally opposite the future Cranbourne West Activity Centre which is proposed for the north-east corner of the Hall Road and Evans Road intersection.

1.3.2. Site Description

The site is approximately 12ha in area and has a long, curvilinear frontage to Cranbourne-Frankston Road.

The site is generally flat but is at the lowest point on the broader Amstel Golf Club site. The site is vacant except for that part of the site abutting the Amstel Clubhouse building where there are areas of car parking serving the clubhouse.

1.3.3. Surrounding Land Uses

North of the site, across Cranbourne-Frankston Road and immediately east are existing residential areas typified by standard density housing comprising single dwellings on lots of approx. 600sqm, and the St Peters College secondary school.

South of the subject site is the Amstel Golf Course and west of the site is an area of land designated as 'Urban Growth Zone' which forms part of the Cranbourne West Precinct Structure Plan (January 2010).

A high voltage overhead transmission line runs north-south along the eastern boundary of the site and this separates the site from an existing residential area further to the east.

Cranbourne-Frankston Road is a declared road and therefore within the control of VicRoads. It is a key arterial road linking the Cranbourne and Frankston Principal Activity Centres.

1.3.4. Cultural Heritage Assessment

An Archaeological Survey of the site has been conducted and a surface artifact scatter was identified within the north-west corner of the development area. Consent to Disturb this scatter of artefacts has been obtained, and members of the Bunurong and Boonerwung Aboriginal community groups must be commissioned to collect and relocate the artefacts at the appropriate time during construction.

The survey also identified an area of sensitivity for artefacts and this area must be monitored by the aboriginal community groups during construction. A protocol for engaging the relevant groups to undertake this monitoring is detailed in the survey report.

A scar tree was identified and will be contained within open space and therefore retained. Measures must be put in place to ensure that the tree is appropriately protected from potential damage during construction and its ongoing viability and health assured.

1.3.5. Ecological Assessment

An Ecological Assessment of the site has been conducted. It has identified that the conservation values of the site are low because of its highly disturbed condition, plus the lack of intact patches of remnant native vegetation and the lack of suitable habitat with linkages to nearby habitat patches for fauna.

Five stands of indigenous trees and shrubs occur on the site.

Stand 1 contains 28 River Red Gums (*E. camaldulensis*). Of this stand only one tree is a Large Old Tree (Diameter at Breast Height {DBH} of 80cm or more). The other 27 trees have very small diameter at Breast Height dimensions and therefore are considered to have re-generated from the Large Old tree. It is recommended that these trees be retained if possible.

Stand 2 consists of 1 large River Red Gum with a DBH of 170cm and the retention of this tree is recommended.

Stand 3 is also a stand of seven River Red Gums which are in poor health and are not considered worthy of retention.

Stand 4 consists of one River Red Gum with a DBH of 136cm and this tree is recommended for retention if possible.

Stand 5 comprises two Blackwood, one River Red Gum and eight Black Wattles.

Other scattered individual trees were identified and assessed as part of the report. The locations of existing trees on the site are shown Annex A to the ERM Biological Features/Net Gain Assessment November 2005.

A Net Gain offset requirement report has been prepared for the development on the basis of the removal of some trees within the development. Once the final number of trees to be removed has been determined based on final development plans and service construction plans, the Net Gain offset scores will need to be re-calculated and appropriate trees secured and the requisite levels of compensatory additional plantings achieved.

1.3.6. Environmental Site Assessment

A Stage 1 Environmental Site Assessment has been prepared for the site. The Assessment identifies the need for further investigations based on the site possibly containing pesticides, herbicides, metals and hydrocarbons due to known previous land uses. Prior to lodgement of a planning permit application, an environmental audit must be undertaken by an environmental auditor under the *Environment Protection Act 1970*. Either a Certificate of Environmental Audit or a Statement of Environmental Audit must be provided to the satisfaction of the Responsible Authority confirming that the land is suitable for a residential use. Council will not accept any planning applications without seeing that the abovementioned Audit or Statements have been issued for the site.

1.3.7. Major Easements

On the Amstel Golf Course title (Lot 4), between Lots 1 and 2 on PS540362F there is a large carriageway easement in favour of Lots 1, 2 and 3 on PS 540362F. The easement is located over the existing roadway and car park that currently serves the Amstel Clubhouse.

1.4. Neighbourhood Principles

The 'Neighbourhood Principles' contained in **Direction 5 'A great place to be', Policy 5.5 of Melbourne 2030** have clear application for the Amstel Development Plan area. The applicable Neighbourhood Principles in this Direction are:

"the pursuit for excellence in urban design so that future environments are of better quality, safer and more functional, providing more urban space in areas where this is lacking and an easily recognizable sense of place and cultural identity".

New standards for the development of communities will be based on the Neighbourhood Principles. The Neighbourhood Principles set out below represent characteristics of liveable neighbourhoods:

- an urban structure where networks of neighbourhoods are clustered to support larger activity centres on the Principal Public Transport Network;
- compact neighbourhoods that are orientated around walkable distances between activities and where neighbourhood centres provide access to services and facilities to meet day to day needs;
- reduced dependence on car use because public transport is easy to use, there are safe and attractive spaces for walking and cycling, and subdivision layouts allow easy movement through and between neighbourhoods;

- a range of lot sizes of housing types to satisfy the needs and aspirations of different groups of people;
- integration of housing, workplaces, shopping, recreation and community services, to provide a mix and level of activity that attracts people, creates a safe environment, stimulates interaction and provides a lively community focus;
- a range of open spaces to meet a variety of needs, with links to open space networks and regional parks where possible;
- a strong sense of place created because neighbourhood development emphasizes existing cultural heritage values, attractive built form and landscape character;
- environmentally friendly development that includes improved energy efficiency, conservation, local management of stormwater and waste water treatment, less waste and reduced air pollution;
- protection and enhancement of native habitat and discouragement of the spread and planting of noxious weeds.

2. DEVELOPMENT PLAN VISION AND OUTCOMES

The vision for the Development Plan is summarised in the following three key statements:

- To produce high quality, integrated development that is both environmentally and socially sustainable and provides a diverse range of housing.
- To create a sense of place that provides a community identity and enables social interaction within the development and with the wider community through open space linkages, public space usage and local commercial activity.
- To establish an identity for the development that capitalises on the existing landscape features and creates an environment, that has a strong pedestrian amenity in which it is safe for the community to live and play.

Key building design outcomes sought by the plan are:

- Innovative and high quality building design with visually pleasing façade and interesting geometries. Particular attention paid to providing a positive interface to Cranbourne Frankston Road offering passive surveillance opportunities of the public realm.
- Good building articulation through recesses and projecting planes; architectural and structural elements or features; diversity in vertical and horizontal rhythms; variation in materials, colours and texture.
- Buildings that maximise energy efficiency through the orientation and siting of buildings, layout of rooms, layout of openings to achieve high levels of solar penetration at the appropriate times of the year.

3. DEVELOPMENT PLAN COMPONENTS

The role of the Development Plan is to provide details of the location of the various elements proposed for the site, to provide parameters for the form of development across the site, and form the assessment tool for the consideration of future planning permit applications for subdivision and development within the Development Plan area.

This Development Plan document is based on work by the Buchan Group and Watsons Pty Ltd and has since been updated by Taylors (2012). The Development Plan includes a Site Analysis (Figure 2), Concept Plan (Figure 3), Masterplan (Figure 4), Staging Plan (Figure 5) for the Development Plan area and specific design outcomes and development responses to achieve the objectives for the precincts identified above.

The Buchan Masterplan since updated by Taylors (2013) has been designed using six key precincts as follows:

- Precinct 1 - Western
- Precinct 2 - North-western
- Precinct 3 - North-central
- Precinct 4 - Entry (Clubhouse and Childcare)
- Precinct 5 - Neighbourhood Lifestyle (Activity Cluster and Community Places)
- Precinct 6 – Eastern

3.1. Precinct 1 – Western Precinct

The Western Precinct (Figure 6) is a medium density site of two ‘terraces’ of 3 level townhouses based around a central, landscaped courtyard. The development density is a maximum of 40 dwellings/ha.

Built form, setbacks, secluded private open space, facades, orientation, density and fencing controls are detailed at Figure 7.

3.2. Precinct 2 – North-western Precinct

The North-western precinct (Figure 8) is a high density precinct. The eastern end of the precinct abuts a significant open space area containing remnant native vegetation (see Figure 9). The development Density is a maximum of 80 dwellings/ha.

Built form, setbacks, secluded private open space, facades, orientation, density and fencing controls are detailed at Figure 10.

3.3. Precinct 3 – North-central Precinct

The North-central precinct (Figure 11) is a street based medium density area with primarily two storey uniform façade dwellings unified by a connecting pergola (see Figure 12). Maximum development density is 40 dwellings/ha.

Built form, setbacks, secluded private open space, facades, orientation, density and fencing controls are detailed at Figures 13 and 14 as these controls differ slightly between the main entry road area and the secondary roads within the precinct.

3.4. Precinct 4 – Entry Precinct, & Clubhouse

The Entry Precinct (Figure 15) is based around creating the ‘Country Club’ arrival statement to the development created by the refurbished Club house. The site entry includes an entrance feature sign to the Amstel Golf Club, while emphasis should be placed on the landscaping at the site entry, internal road and car park areas (associated with the Club house). The architecture of the Club House remains the key visual ‘arrival’ statement, with the landscape elements to be of a high standard to compliment the built form design.

3.5. Precinct 5 – Neighbourhood Lifestyle Precinct

This precinct is essentially the ‘activity cluster’ or village centre for the development (see Figure 16). It includes a north facing town square provided with passive surveillance from dwellings fronting the public open space. Figure 4 – Masterplan identifies an area as “commercial” (J). The Residential 1

Zone requires a permit for non-residential uses; such uses should be provided within this commercial area. Proposed land-uses are to be consistent with Council's Non-Residential Uses in Residential Areas Policy.

The architectural styles, parking, materials and facades are detailed at Figure 17.

3.6. Precinct 6 – Eastern Precinct

The Eastern precinct (Figure 18) is an integrated residential areas offering a diversity of housing types with development densities of up to 40 dwellings/ha, possibly in the form of a retirement village centre.

Built form, setbacks, secluded private open space, facades, orientation, density and fencing controls are detailed at Figure 19.

3.7. Pedestrian Paths

A system of shared concrete paths is to be constructed throughout the Development Plan area.

The paths will be constructed through the length of all linear open space reserves and key desire lines through the development and provide connections to the path to be constructed along Cranbourne-Frankston Road.

3.8. Community Facilities

As part of the Development Plan, some commercial and community facilities may be considered through a planning permit application process. Only uses demonstrated as consistent with Council's Non-Residential Uses in Residential Areas Policy and Activity Centres Strategy will be approved.

3.9. Residential Subdivision and Design

3.9.1. North-south Lot Orientation

The Masterplan at Figure 4 does not show detailed lot layouts but rather focuses on providing precincts where development and subdivision will occur. Future planning permit applications will include the detail of the size, shape and orientation of lots within each development precinct.

The shape and orientation of the different development precincts have been designed with the objective of maximising the number of lots that can be oriented north-south.

3.9.2. 3.9.2 Interfaces and Buffers to Sensitive Uses

The Development Plan area interfaces with the golf course and the adjoining residential area to the east which is separated from the site by a 100m wide electrical high voltage transmission line.

The transition treatment between the development in Precinct 5 and Precinct 6 and the adjoining high voltage overhead transmission lines is achieved through a road within the Development Plan abutting the electrical land and an open space linkage running north-south along the eastern boundary of the site.

The transition between the built form within the development and the golf course currently exists through the presence of lakes that will ultimately increase in size to accommodate stormwater flows. The recommendations of the *Michael Clayton Golf Design Report* with respect to changes required for the 1st and 18th Holes of the Amstel Golf Course must be implemented, or some other appropriate treatment employed to remove the risk of golf ball hazards to the development.

The transition from the proposed built form with the abutting Cranbourne- Frankston Road roadway is achieved through the development of a 12m wide landscaped tree reserve abutting the road reserve of Cranbourne-Frankston Road.

3.9.3. Visual Connectivity

The development precincts where they abut the golf course, generally employ a series of breaks that will ensure the visual connectivity from the course to the boundaries of the site, and through to landscaped 'green spaces'. They will allow some vistas through to the land beyond the Development Plan area.

To ensure a strong visual connection from the Development Plan site through to the future Cranbourne West Activity Centre, a wider gap between future built forms has been created between Precincts 2 and 3.

3.9.4. Preferred Neighbourhood Character

The preferred Neighbourhood Character for development throughout the Development Plan is as follows:

- The development of a series of individual residential precincts, unified through an architecture and landscape language, that is built upon a 'Country Club' setting for both the public and private realm.
- A high level of public amenity will be created by the use of landscape buffers between residential precincts and a sensitive, sustainable design approach to public open spaces.
- A positive pedestrian environment will be designed that emphasises the quality and safety of the streetscape and creates linkages to the wider neighbourhood.
- A consistency of landscape, façade design, roofscape and fence design that will allow a diversity of house types to have a commonality within the streetscape to produce an integrated, simple and ordered development.

3.9.5. Solar Orientation

Dwellings within the Development Plan area, must be designed and orientated to capitalise on the gains and benefits of passive solar orientation.

Value spaces, or secluded private open spaces must be located so that they receive access to reasonable amounts of solar access during the course of the day. Value spaces on the south side of buildings are discouraged.

3.9.6. Building Heights

Building heights shall not exceed the building heights specified on the Buchan Masterplan drawings. Building height is taken to exclude chimneys, roof plumbing and the like.

3.9.7. Building Articulation & Building Materials

The comprehensive Masterplan drawings outline the general principles and vision for built form across the six development precincts. The articulation details for the typical buildings within each precinct are described, so too are cross-section diagrams describing how the building massing and separation will be achieved across the different development precincts.

Building materials and detailing for buildings within the development precincts is also outlined for each built form precinct.

3.9.8. Buffers

Permit applicants are required to demonstrate, as part of their planning applications to council, that particular sensitive areas such as remnant vegetation and aboriginal cultural heritage sites are adequately protected.

The boundary interface to Cranbourne-Frankston Road takes the form of a 12m wide landscaped tree reserve. The reserve will be planted with local trees with native grasses underneath. The landscaping and the building separations between the development precincts are intended to allow glimpses between the future buildings on the site and Cranbourne-Frankston Road.

The interface between the built form and the golf course is generally created through the water storage lakes that are located south of Precincts 2 and 3.

Breaks between the development precincts should be well placed and generous. They are generally in the form of landscaped areas but in the activity centre portion of the Development Plan they are created through the car parks.

3.9.9. Entrance Features

The entrance feature to the development comprises a landscape area. This low, under-stated treatment is to ensure that the architecture of the Club House remains the key visual 'arrival' statement and sets the character of the development being within a 'Country Club'.

3.9.10. Aboriginal Cultural Heritage

The aboriginal cultural heritage material found on the site will be relocated into the wetlands area. The Minister for Aboriginal Affairs has issued a Consent to Disturb this area and on-site monitoring is required for parts of the site to ensure that further sites are appropriately dealt with. The two sites identified that are outside the Development Plan are to be fenced off prior to construction commencing to ensure that they are not damaged.

3.9.11. Native Vegetation Retention and Removal

There will be some vegetation removal as part of the development of the site in accordance with the Development Plan, but the Development Plan has been designed to avoid and minimise the removal of native vegetation. To satisfy the Native Vegetation Management Framework, an area for the sole purpose of offset planting has been created Precinct 3 (surrounded by built form) which will present as an urban forest within the development and to Cranbourne-Frankston Road.

3.9.12. Environmental Site Assessment

The Stage 1 Environmental Assessment undertaken for the Development Plan area requires additional work to be completed before the Development Plan area can be deemed as suitable for sensitive uses. Provision of a report confirming that the site is not contaminated and is therefore suitable for residential development must be provided as part of an application to develop or subdivide the land.

3.9.13. Development Staging

A Staging Plan for the Development Plan area has been prepared and is at Figure 5. It is proposed to develop the site in 5 stages. Information regarding the land use areas and total open space areas within each stage is detailed on Figure 5. Variations to the staging of development may occur with agreement from Council.

3.10. Roads and Traffic

The two access intersections from Cranbourne-Frankston Road and the Development Plan have been negotiated with and approved by VicRoads. VicRoads have been made aware of the proposal for the two entry points to the subject site. The owners of the site have paid a contribution to VicRoads for them to construct the access points in accordance with the Masterplan at Figure 4.

A *Traffic Impact and Road Safety Audit* provide an assessment of the proposed internal road layout and the proposed road reserve and carriageway widths.

The audit assesses the proposed road layout in respect to the ability of emergency services vehicles to safely traverse and exit access roads in a forwards direction. Several minor amendments to the internal road layout and further detail design recommendations are made to ensure the safe and effective movement of emergency services and garbage collection trucks.

The audit recommends some specific detailed design requirements for engineering plans once they are prepared and submitted to Council for construction approval.

Two pedestrian crossings of Cranbourne-Frankston Road have been provided as part of the signalised intersection constructed at the entrance to the Development Plan area and bus stops at minimum 400m intervals have been provided along Cranbourne-Frankston Road.

Applications for planning permits will need to demonstrate that the levels of car parking proposed accord with the requirements of the Traffic Impact Report.

All road infrastructure within the site must be provided in accordance with the *Casey Standard Drawings*.

3.11. Public Open Space, Paths and Trails

A total of 8% of the Development Plan area must be set aside and transferred to Council a Public Open Space. This equates to 9626sqm of the Development Plan area. The schedule of Public Open Space and the proposed timing and provision of Open Space areas is noted on Figure 3. A total of 11936sqm of Public Open Space is provided on the Development Plan, thereby exceeding the Planning Scheme Requirements.

The Development Plan is structured so that major pedestrian desire lines between adjoining uses such as St Peters College and the future Cranbourne West Activity Centre are accommodated and direct pedestrians through open space areas.

The internal and external shared path network serving both pedestrians and cyclists is aligned to run around the site (within the Cranbourne-Frankston Road reserve) and through it from the main entrance and then connecting back to the external path. The external path around the perimeter of the site forms part of the Casey Trail network.

3.12. Landscape Concept

The *Landscape Concept Plans & Planting Schedule* at Appendix 1 detail the proposed landscaping intended for the Development Plan area. Locations of existing vegetation to be removed and retained as part of the development of the site are identified. The Landscape Concept Plans include general landscape design principles, tree planting species consistent with Council's Arterial Roads Tree Strategy and details of how landscaping may be incorporated into lots of less than 300sqm in area. The plans also include planting envelope requirements to accommodate offsets for roads, pathways and buildings.

Appendix 1 also includes a list of preferred native species for the landscaping plans and photographs of the said trees and shrubs at maturity.

The Landscape Plan at Sheet 2 was originally completed by Mark McWha P/L, however was amended by Taylors (as part of the Development Plan Amendment 2013).

3.13. Activity Cluster

The Masterplan originally prepared by the Buchan Group, and amended by Taylors (as part of the Development Plan Amendment 2013) at Figures 4, 16 and 17 detail the layout, building controls and form intended for the activity cluster that includes non-residential development. The plan shows a common development pattern for the architecture of the centre with strong regard to the buildings activating the adjoining public areas.

The design of the activity cluster is based around a town square concept. The town square is designed to integrate with the Activity Cluster/Village Centre and surrounding residential community encouraging residents and visitors out into the square thereby activating this space by patronage and usage. The town square provides a focal point for residents, and a sense of identity and individuality for the broader cluster. The town square retains views back to the golf course and the nearby residential buildings which assist to make it a functional and defining community space within the Development Plan area.

The layout of the activity cluster has been carefully considered to create a strong relationship between public and private spaces. The design of the town square and Village Centre will encourage integration and demonstrate strong pedestrian connectivity. The shared pedestrian/cycle trail located on the north side of the town square links external and internal residential areas to the town square, making this a public space that is well connected physically and visually with the surrounding private residential areas.

The Development Plan includes the existing Amstel Clubhouse which has been redeveloped and extended.

3.14. Services Infrastructure

The existing and required infrastructure upgrades to service the Development Plan area are detailed in the *Watsons Services Report* and the *Surface Water Management Plan*.

The development plan area is to be serviced with fully reticulated and underground service connections including water, sewer, gas, telephone and stormwater.

It also must include a 'spare' conduit for future optical fibre services.

The Development Plan area will also be supplied with the 'third pipe' system to enable the provision of recycled water for toilet flushing and garden watering. Should this facility not be available, then each dwelling must be built with a rainwater harvesting tank (minimum 3000 litre) for the above domestic uses.

As part of the *Surface Water Management Plan*, the Development Plan area or the Amstel Golf Club land adjoining it will include suitable water quality treatment areas and suitably sized retarding basins for detaining peak storm flows.

4. DEVELOPMENT PLAN and M2030 NEIGHBOURHOOD PRINCIPLES

4.1. Melbourne 2030

Melbourne 2030 is the key metropolitan strategic document to direct and manage development and growth across the Melbourne metropolitan area.

Melbourne 2030 contains the following 9 key strategic directions.

1. A more compact city

2. Better management of metropolitan growth
3. Networks with the regional cities
4. A more prosperous city
5. A great place to be
6. A fairer city
7. A greener city
8. Better transport links
9. Better planning decisions, careful management.

These directions are each supported by specific policies which are integrated into the planning system, for example through Development Plan Overlay Schedules, and implemented through a range of initiatives undertaken by Local Government, State Government, Developers and the wider community.

4.2. Implementation of Neighbourhood Principles

This Development Plan aims to create a highly liveable neighbourhood that satisfies the above Neighbourhood Principles.

The Development Plan creates a new neighbourhood consisting of several linked but distinct precincts located adjacent to existing established neighbourhoods which together are clustered to support the Principal Activity Centre of Cranbourne which is located only 2kms from the subject site, and even closer to the future Neighbourhood Activity Centre for Cranbourne West.

The Development Plan area is located immediately abutting the existing Principal Public Transport Network with regular bus services 789, 790 and 791 operating along the Cranbourne-Frankston Road providing direct access to the Cranbourne Principal Activity Centre. As part of the future development and subdivision, one or more bus stops are to be provided on Cranbourne-Frankston Road abutting the Development Plan area. For residents and visitors connecting to public transport on the northern carriageway a pedestrian crossing at the primary entrance to the Development Plan area provides easy access to the pedestrian crossing and bus stop located outside the St Peter's College site opposite.

The layout of the Development Plan has been designed to minimize residents' use of private vehicle transport. Pedestrian walkways identified on the Masterplan link all precincts and provide safe and attractive walkable links between residences, open space and the community hub in the eastern precinct. Areas of public open space are well spread across the Development Plan and every development precinct is within short walking distance (ie. Less than 400m) to these spaces.

The eastern development precinct contains an "activity cluster" surrounded by residential precincts and can be safely and easily accessed by proposed pedestrian links within the site. The Activity Cluster is well-connected and close to the main entrance to the site (and hence pedestrian crossings to St Peters College and the future Cranbourne West Activity Centre).

The Development Plan creates a range of different lot sizes and housing types to provide greater diversity in housing choice. This may include medium housing density at 40 units/hectare in the western precinct, which may comprise 3 level townhouses, a high density apartment development of 80 units/hectare and low medium density housing of 40 units/hectare in the north central and eastern precincts. The eastern precinct is flexible and has the potential to be developed for a diversity of housing types or retirement and aged care living.

The future development and subdivision is to be designed and implemented to incorporate the surface water management strategies put forward in the *Surface Water Management Plan*. This report

proposed measures including diverting and collecting upstream water into stormwater wetlands and a retarding basin for a 1 in 100 year flood event, reticulating and balancing flows through the use of swale systems and rainwater tanks, treating upstream water via wetlands, utilizing collected rainwater from roofs for toilet flushing and other non-potable water uses and minimizing impervious surfaces and reducing surface runoff via swale systems incorporated into public open space and landscaped areas. The proposed surface water management strategy protects natural systems, satisfies water quality guidelines and objectives for reuse and/or discharge, minimizes impervious surfaces, reduces surface run off, and sensitively integrates these solutions into the development and the Golf Course.

The majority of the existing significant indigenous vegetation cover is to be retained and protected within areas of Public Open Space and Offset Planting Areas. The location of all significant vegetation and areas for planting is identified on landscape plans. The site contains a number of environmental weeds including seven which are listed as Regionally Controlled under the Catchments and Land Protection Act 1994, and three which are considered to be Weeds of National Significance (ERM 2005). These weeds will be controlled within the development area. The vegetation offset area will be managed for a period of ten years in accordance with the requirements of Victoria's Native Vegetation Management – A Framework for Action (DNRE 2002).

The Amstel Country Club Residential Development will be an innovative neighbourhood using best practice urban design principles and incorporating the sustainable initiatives and objectives of Melbourne 2030 to create a new living environment that incorporates mixed use and residential living in a high quality neighbourhood.

5. REFERENCE DOCUMENTS

Archaeological Survey Report, July 2006 & Monitoring Protocol, 12 October 2006 – Heritage Insight

Biological Features Assessment, November 2005 and Net Gain Offset Assessment, 2 November 2006 – ERM

Stage 1 Environmental Site Assessment, 8 August 2005 – Coffeys

Surface Water Management Plan, February 2007 – Water Technology

Traffic Impact Report, February 2007 & Road Safety Audit, 15 February 2007 – Ratio

Services Report, October 2006 – Watsons Pty Ltd

Golf Ball Hazard Report, February 2007 – Michael Clayton Golf Design

Figure 1 – Locality Plan

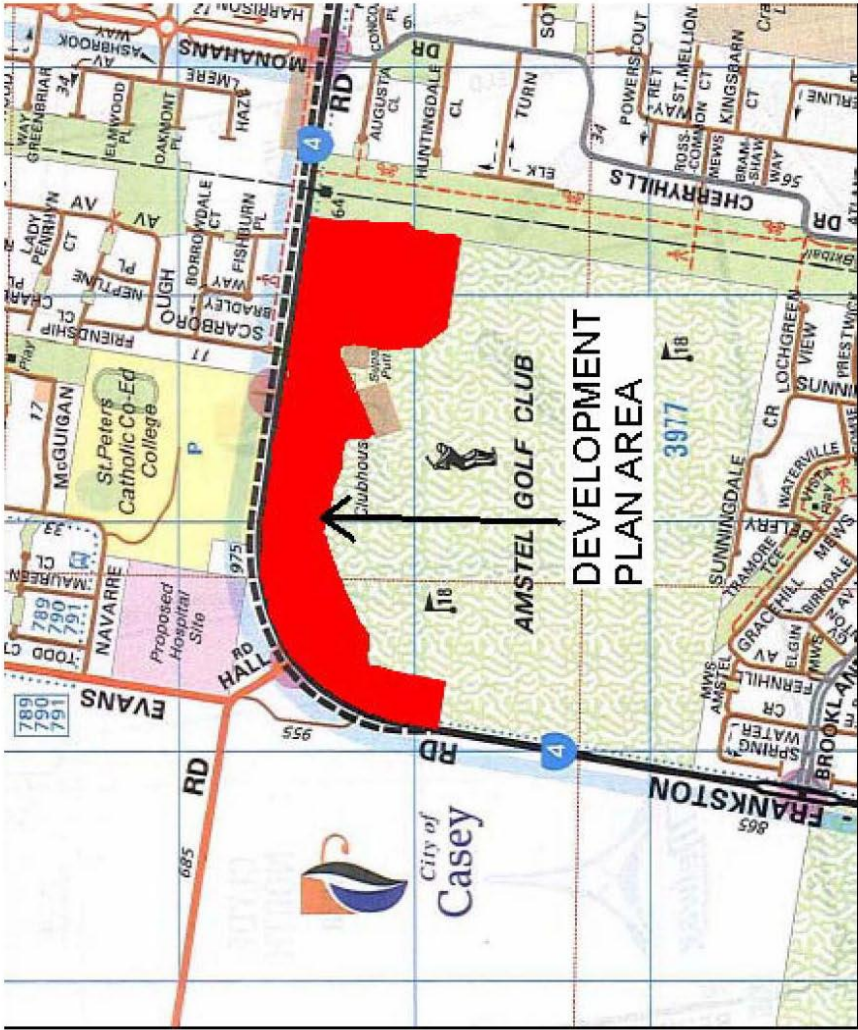


Figure 2 – Site Analysis

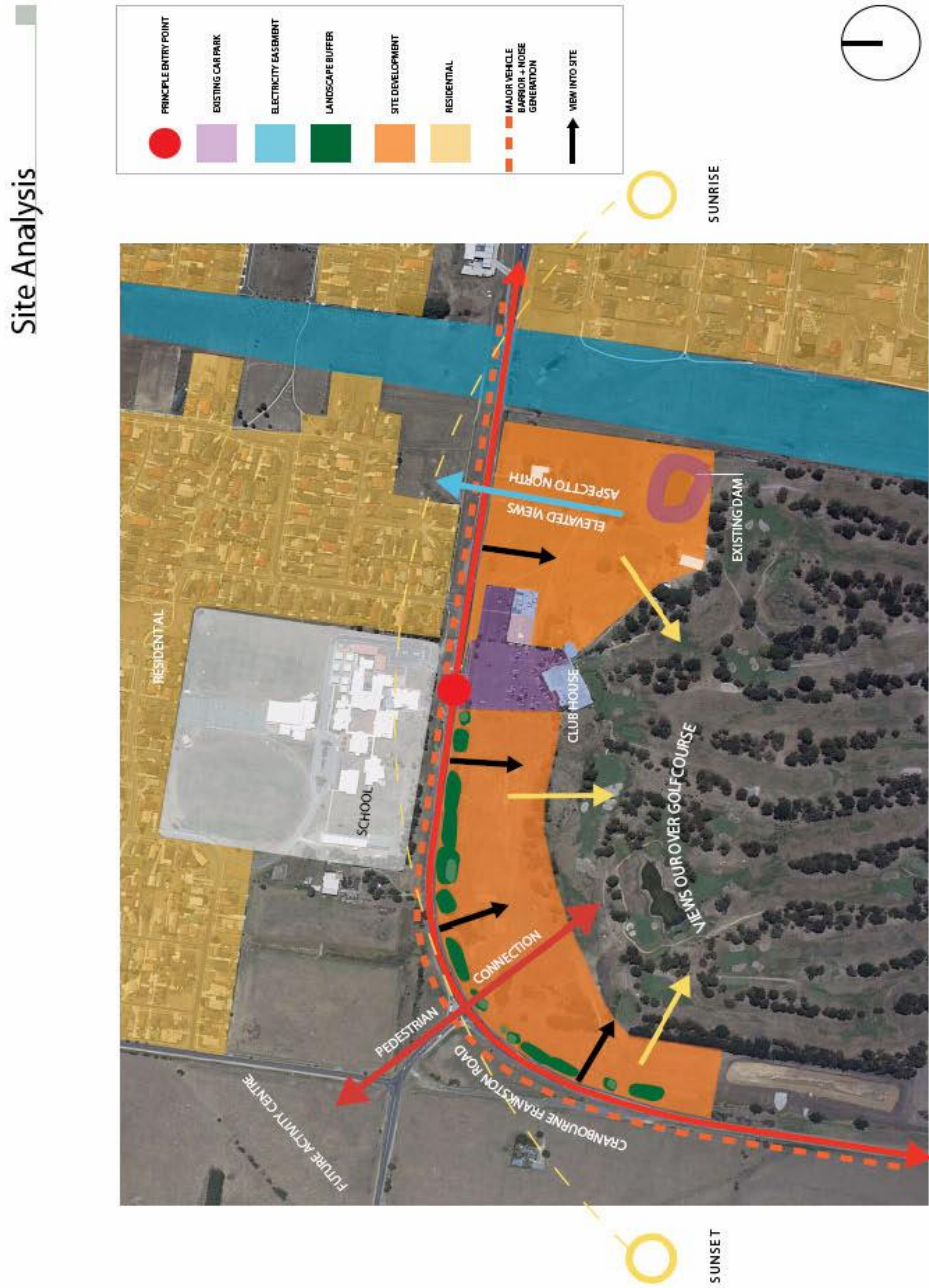


Figure 3 – Concept Plan

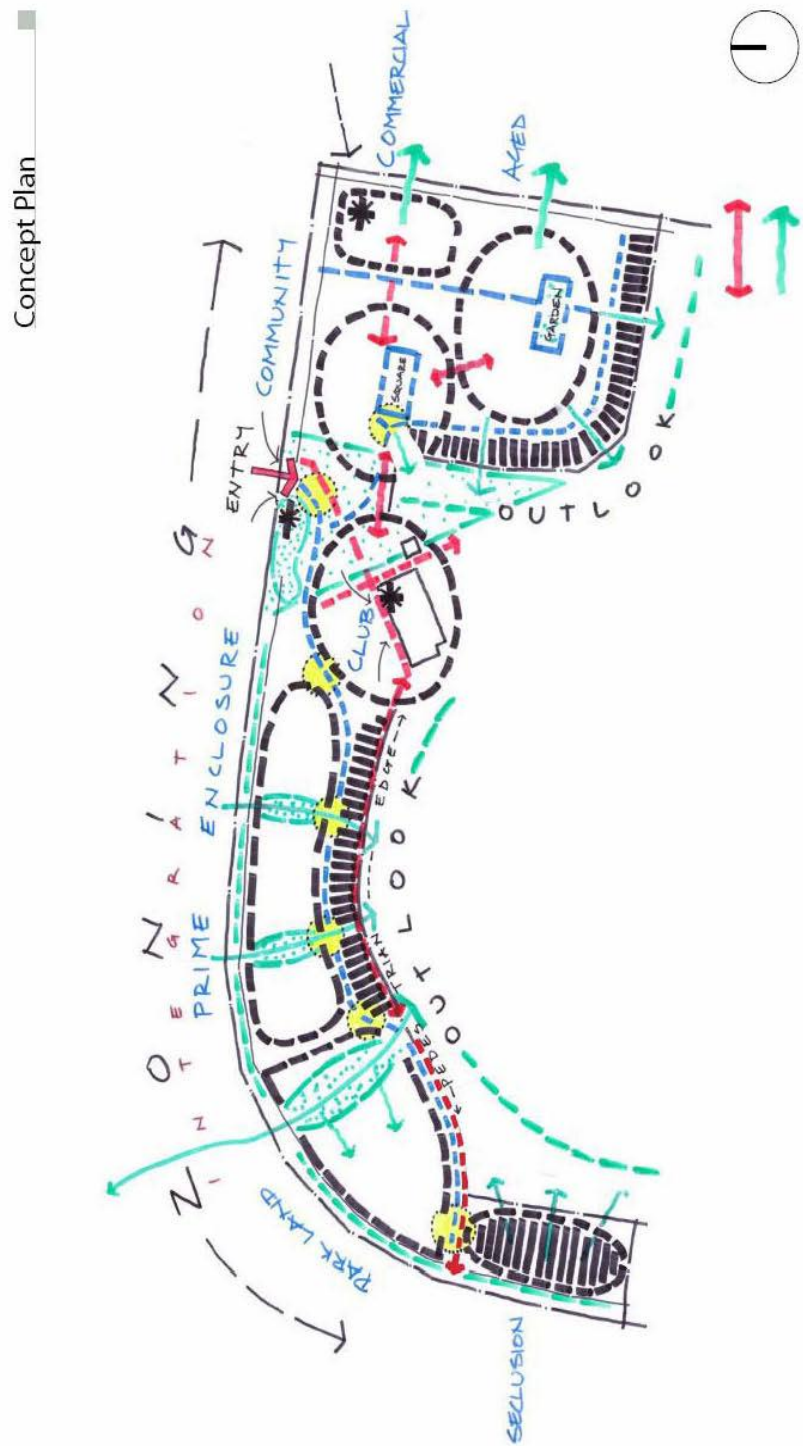


Figure 4 – Masterplan

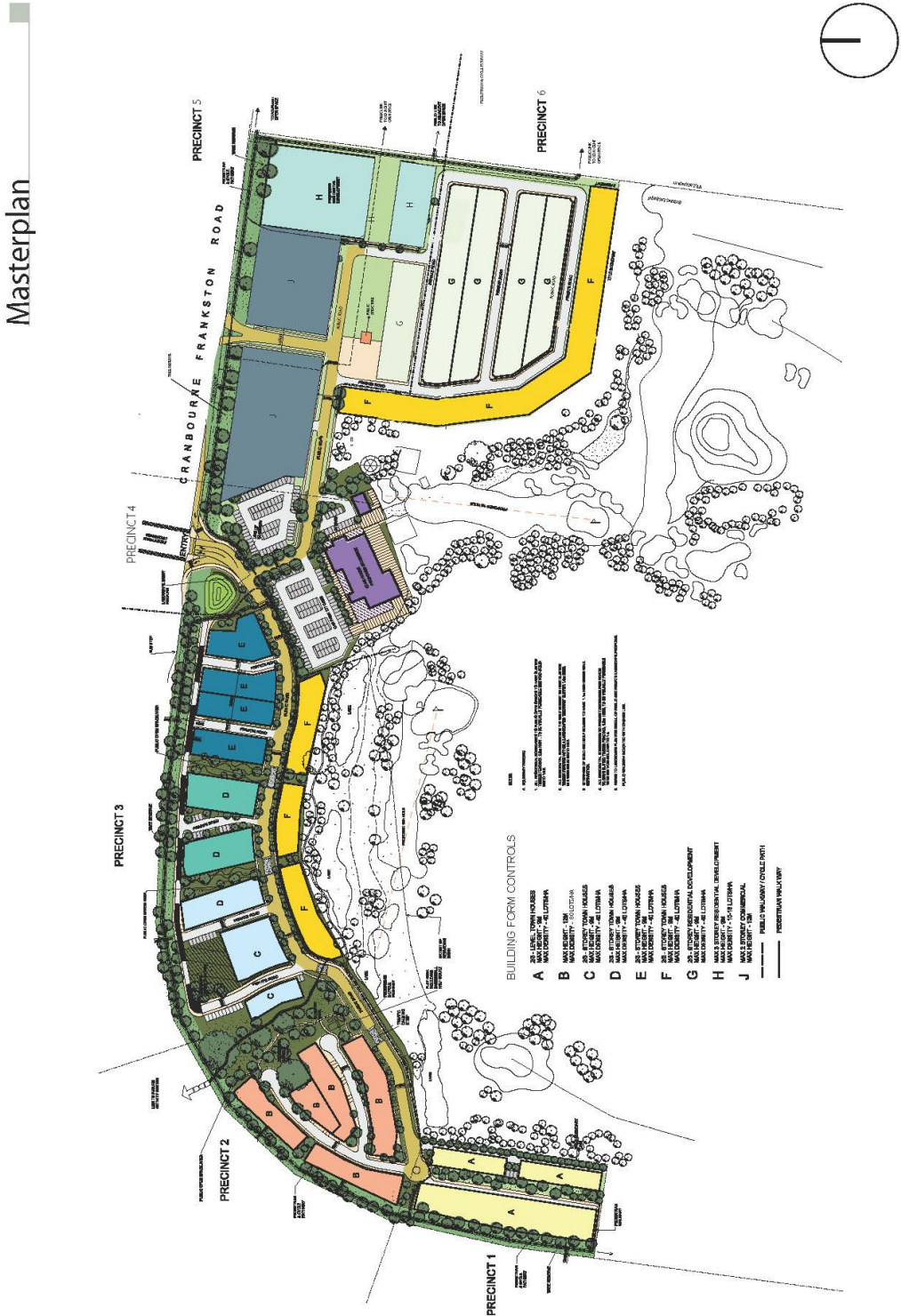


Figure 5 - Staging Plan



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Figure 6 – Western Precinct (1) Description

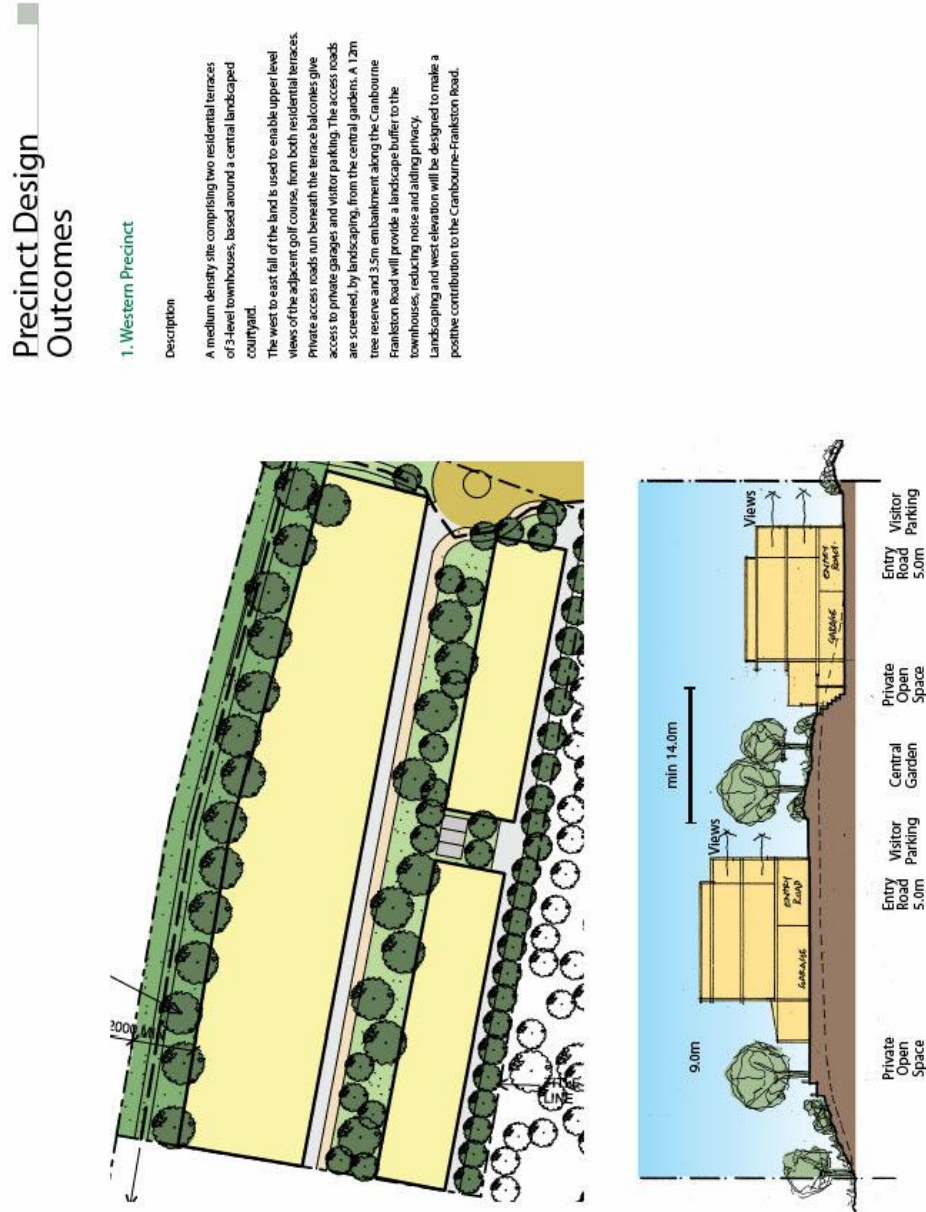


Figure 7 – Western Precinct (2) Built Form Controls

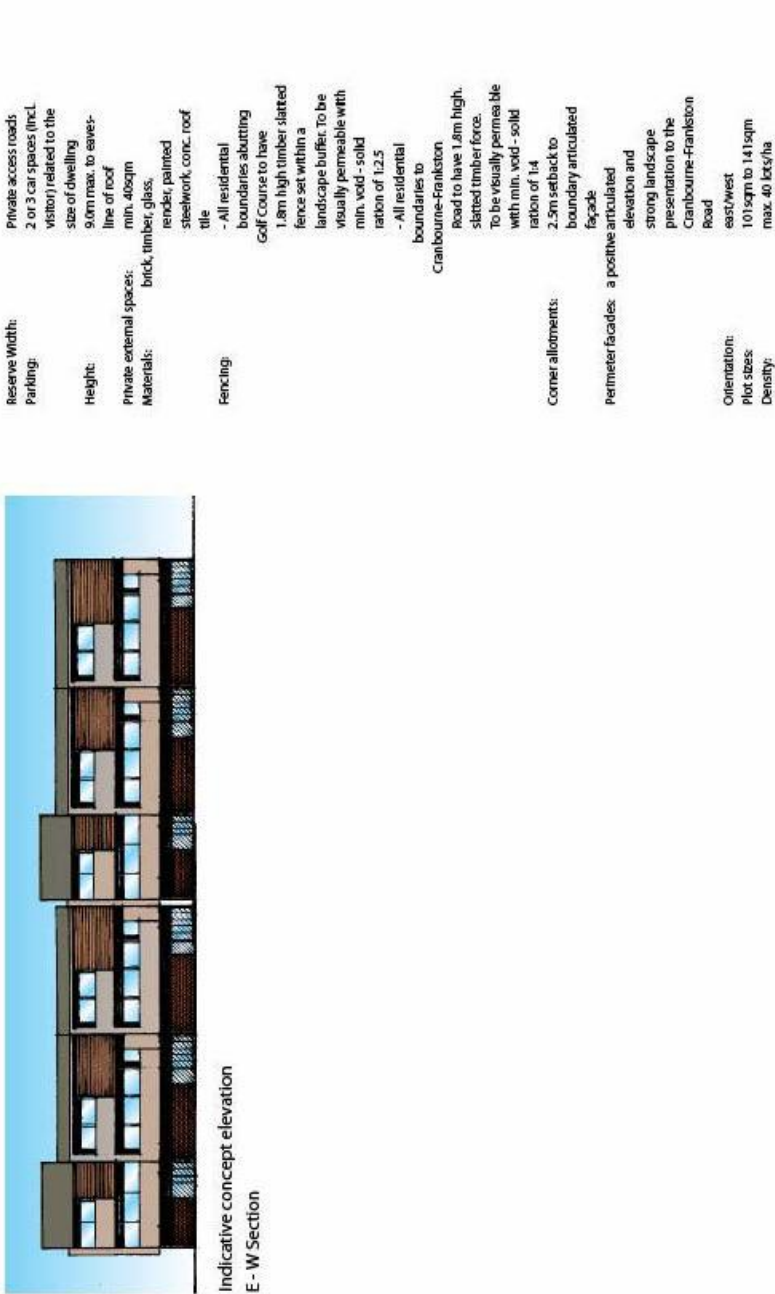


Figure 9 – Public Open Space Area Description

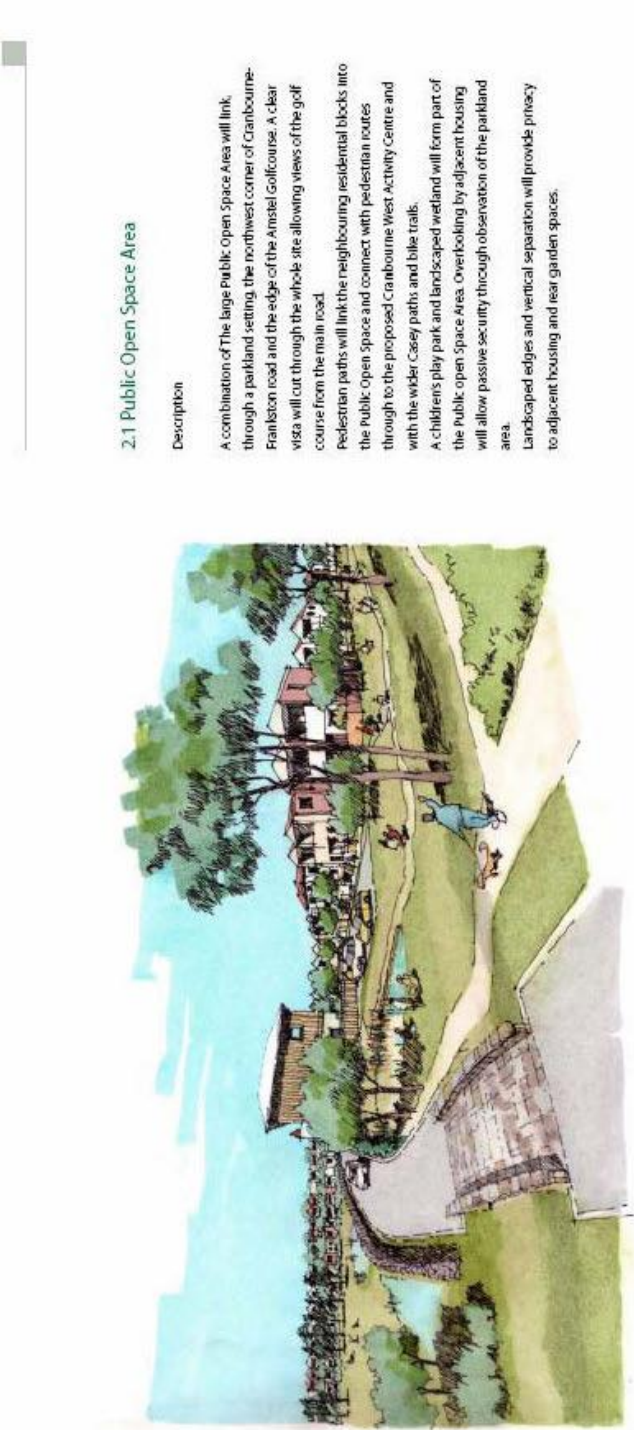


Figure 10 – North-western Precinct (2) Built Form Controls



Figure 11 – North-central Precinct (3) Description



Figure 12 – Indicative Concept Elevation of Townhouse



Figure 13 – North-central Precinct (3) Built Form Controls

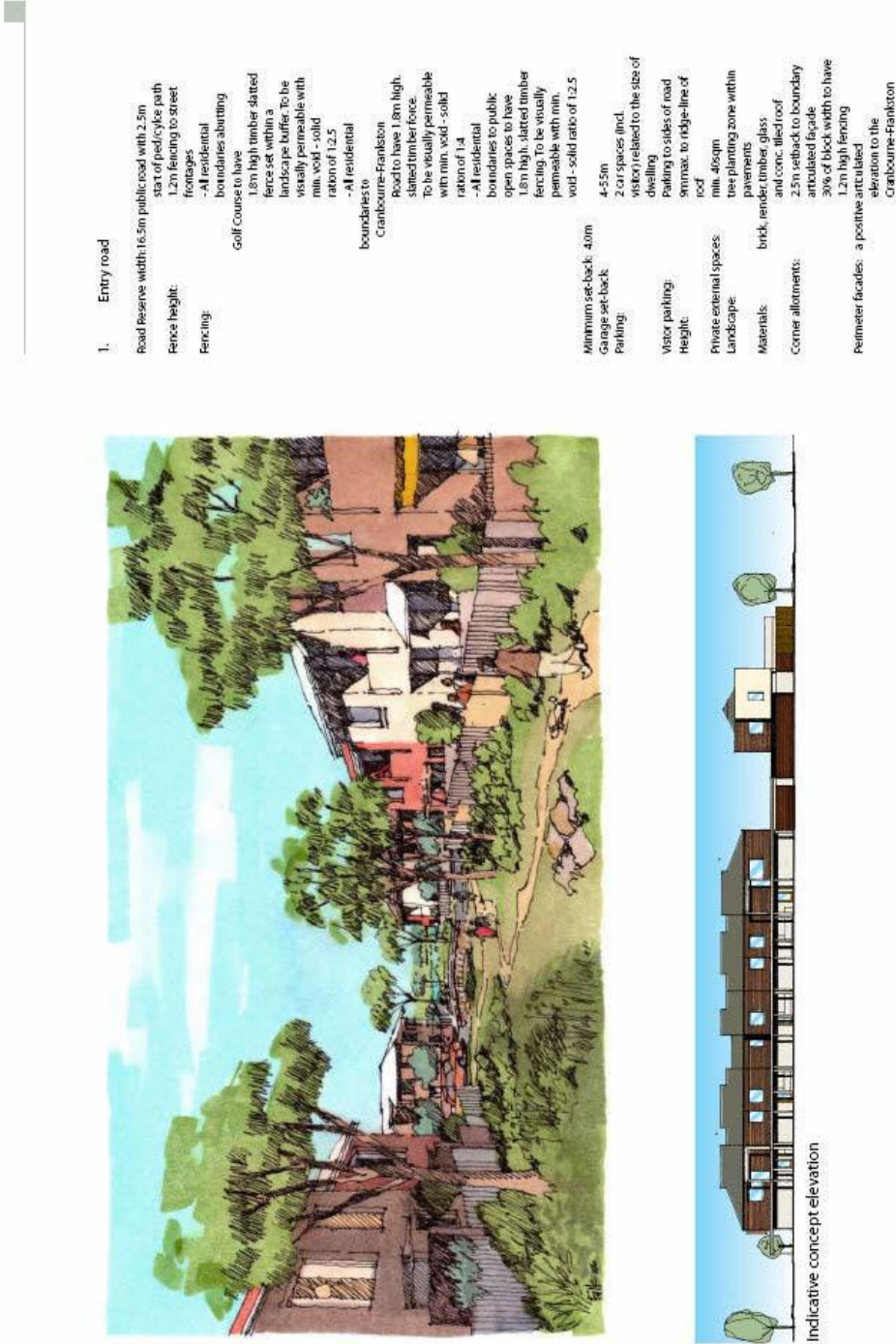


Figure 14 – North-central Precinct (3) Built Form Controls

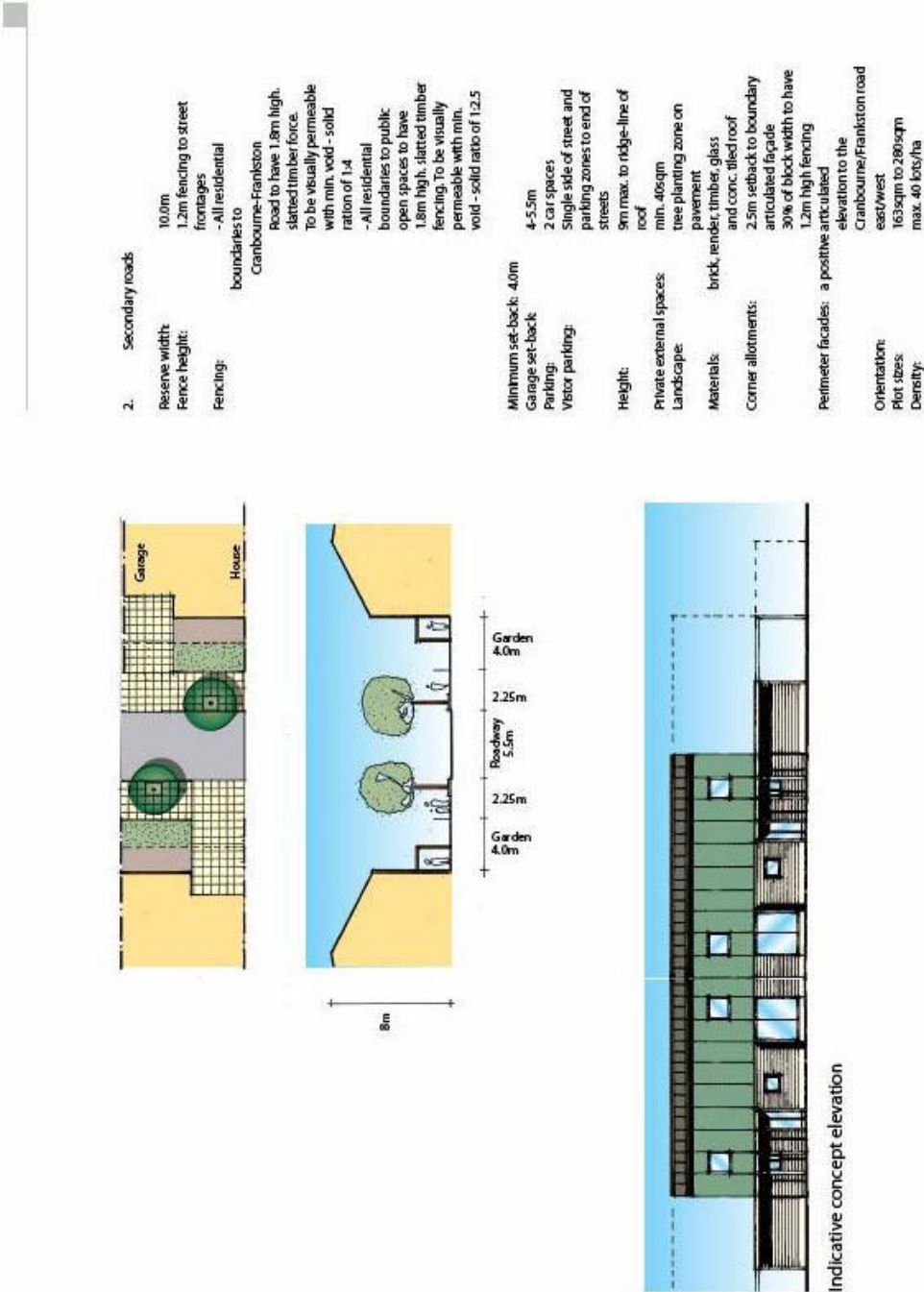


Figure 15 – Entry Precinct (4) Description

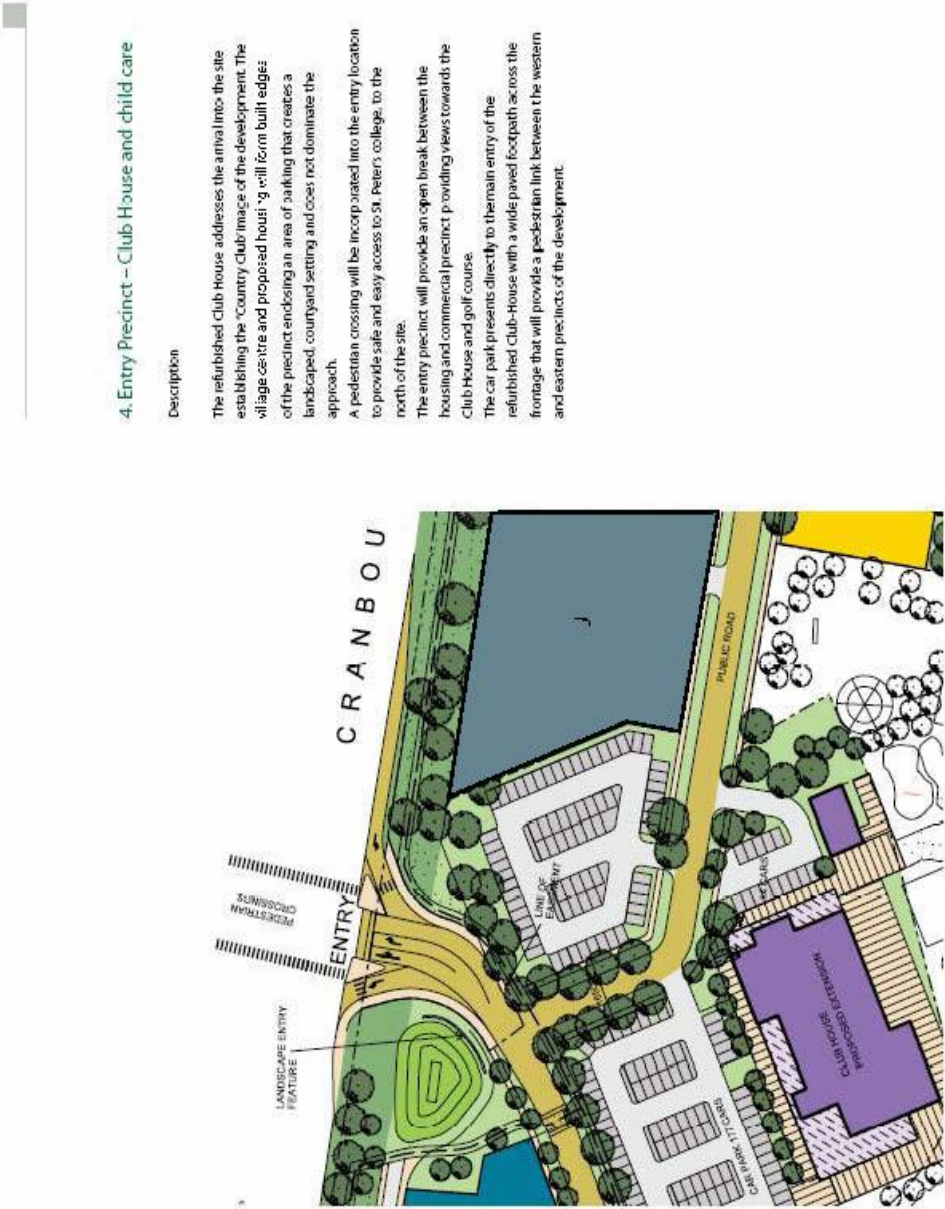


Figure 16 - Neighbourhood Lifestyle Precinct (5) Description



Figure 17 – Neighbourhood Lifestyle Precinct (5) Built Form Controls

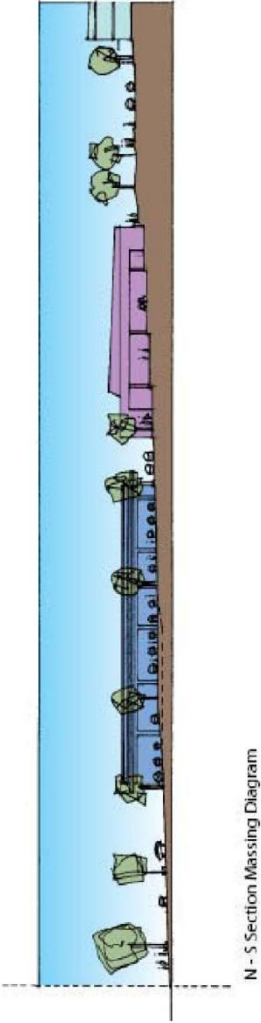


Figure 17(a) - Neighbourhood Lifestyle Precinct (5) Residential Built Form Controls

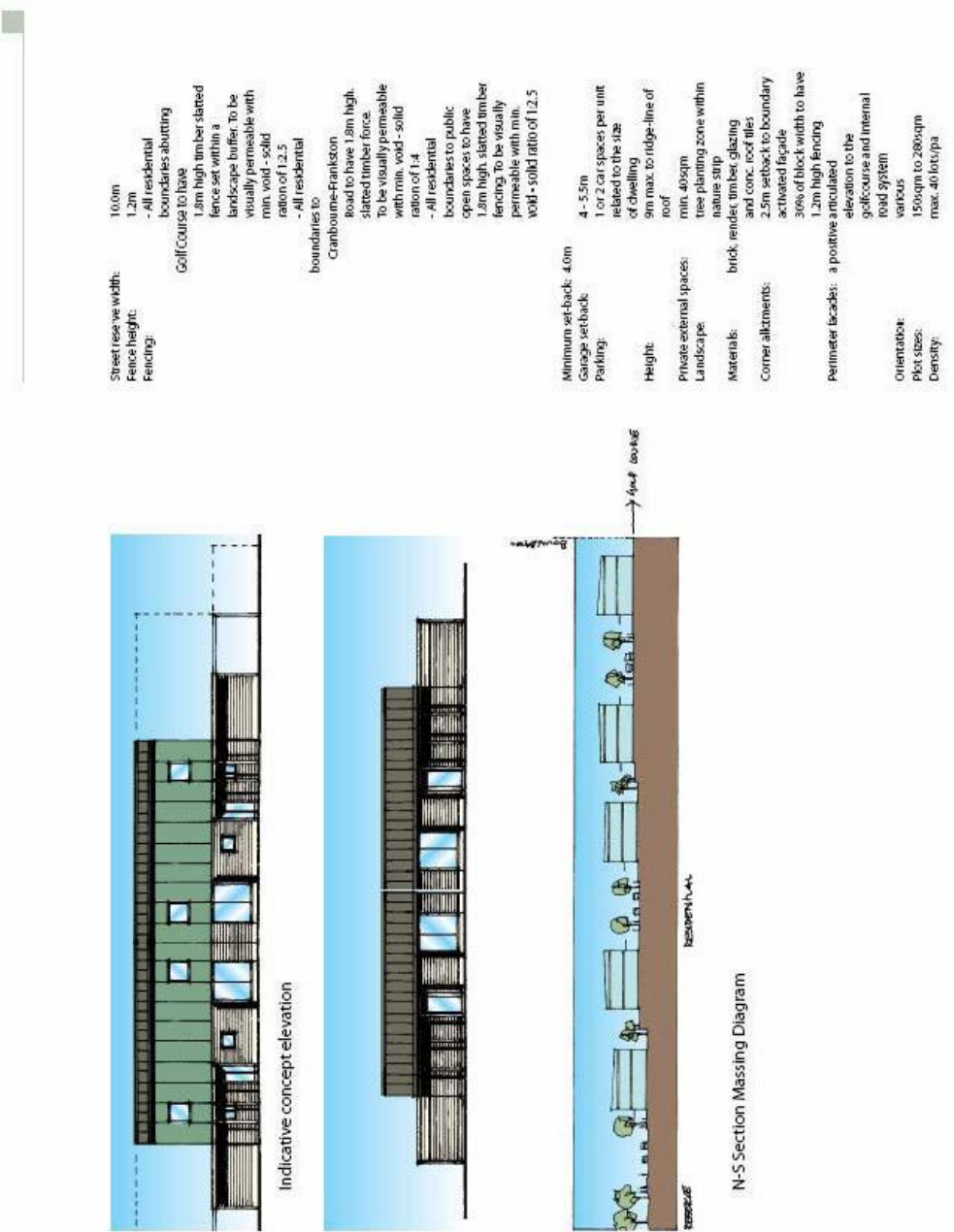
5. Neighbourhood Lifestyle Precinct	
Description	
Street reserve width: 6.0 - 8.0m	
Fence height: 0.9 - 1.2m	
Fencing: All residential 1.8 high timber slatted to common boundaries.	
Minimum set-back: 3m	
Garage set-back: 0m (rear lane access).	
Parking: 1 or 2 car spaces per unit related to the size of dwelling.	
Street: laneway	
Height: 9m max. to ridge/line of roof.	
Private External Spaces: Min. 40m²	
Materials: brick, render, timber, glazing and concrete roof tiles.	
Corner allotments: 2.5m side set-back to street boundary. Articulated facade 30% of block width to have 0.9 - 1.2m high fencing.	
Perimeter facades: Articulated positive elevation to public street.	
Orientation: N-S	
Plot sizes: 150m² to 250m².	
Density: Max. 40 Lots/ha.	



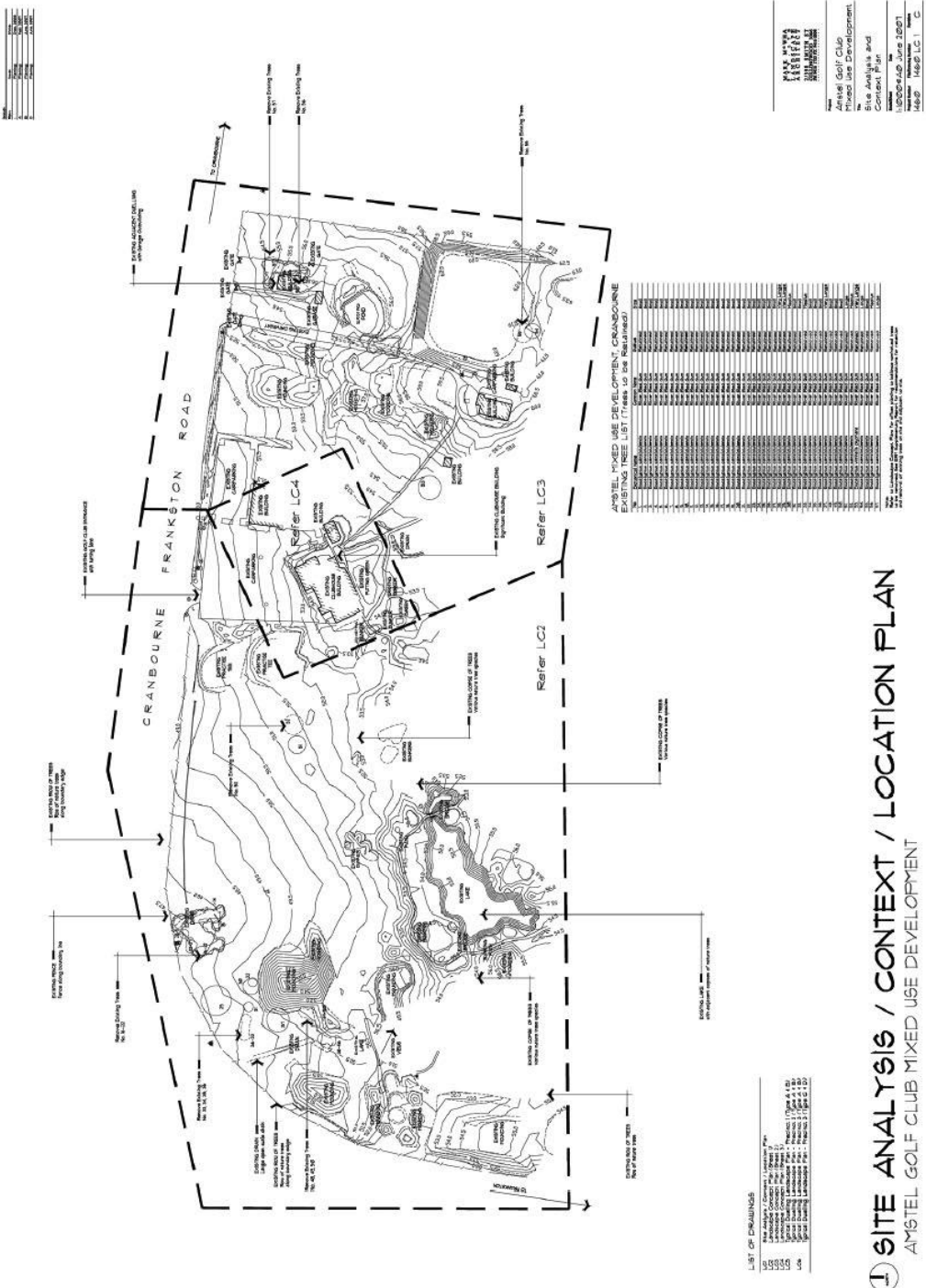
Figure 18 – Eastern Precinct (6) Description



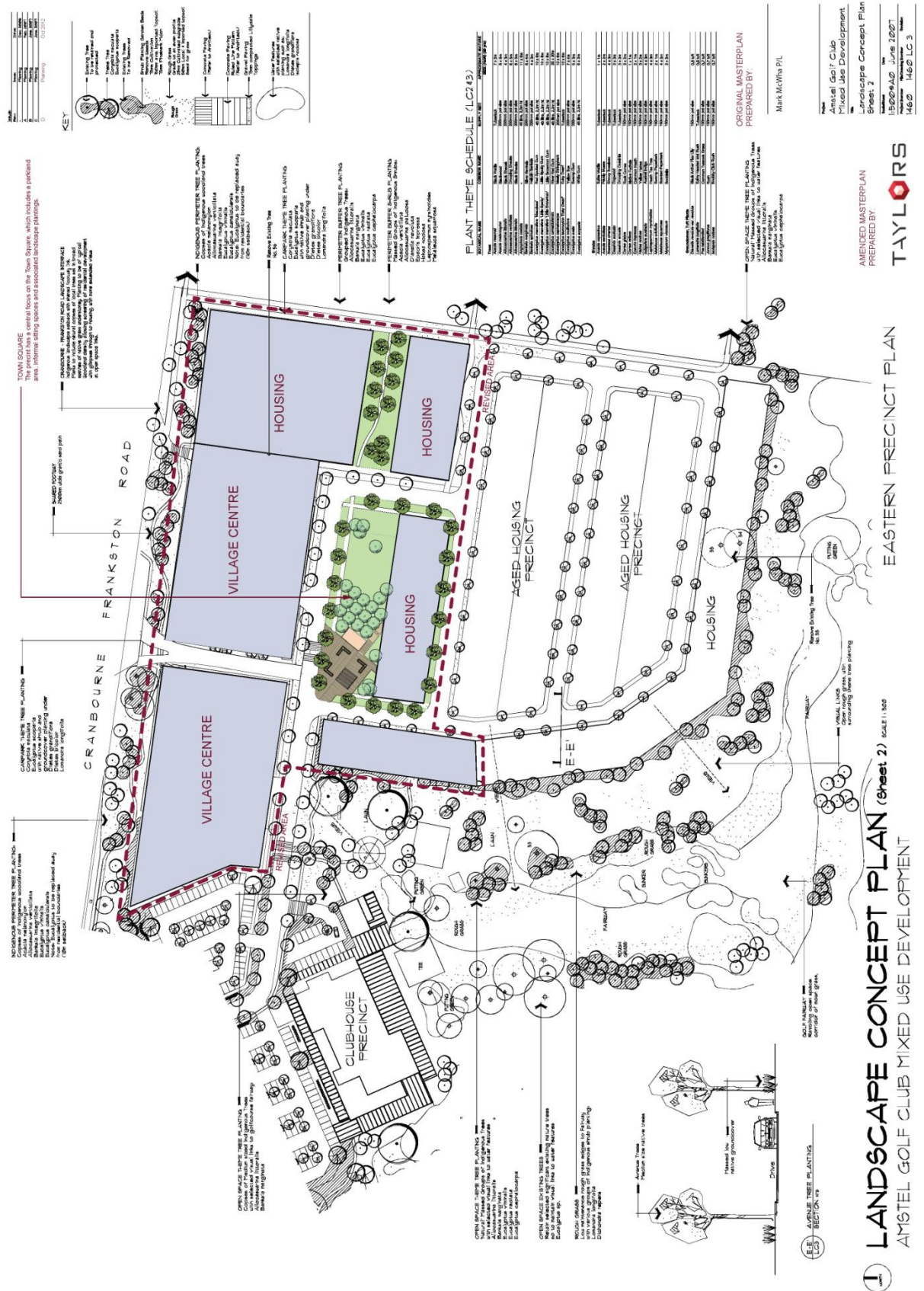
Figure 19 – Eastern Precinct (6) Built Form



Appendix – Landscape Concept Plans and Planting Schedule (Context)



1 SITE ANALYSIS / CONTEXT / LOCATION PLAN
AMSTEL GOLF CLUB MIXED USE DEVELOPMENT



Appendix – Landscape Concept Plans and Planting Schedule (Plant Schedule 1)

Amstel Mixed Use Development (1460)



Acacia melanoxylon
Blackwood



Banksia marginata
Silver Banksia



Banksia integrifolia
Coast Banksia



Melaleuca ericifolia
Swamp Paperbark



Melaleuca lanceolata
Black Tea-tree Moonah



Leptospermum lauegatum
Coastal Tea Tree



Eucalyptus camaldunensis
River Red Gum



Allocasuarina verticillata
Drooping Sheoak



Allocasuarina littoralis
Black Sheoak

INDIGENOUS TREES Amstel Mixed Use Development

Figure 1

Mark McWha Pty Ltd Landscape Architect

Appendix – Landscape Concept Plans and Planting Schedule (Plant Schedule 2)

Amstel Mixed Use Development (1460)



Angophora costata
Apple Myrtle



Hymenosporum flavum
Native Frangipani



Pyrus 'Aristocrat'
Aristocrat Pear



Eucalyptus pauciflora 'Little Snowman'
Little Snowman Snow Gum



Eucalyptus leucosylon 'Finky Dwarf'
Finky Dwarf Yellow Gum



Tristaniopsis laurina
Water Gum, Kanooka



Corymbia ficifolia
Red Flowering Gum



Eucalyptus scoparia
Wallangarra White Gum



Euc. mannifera 'Little Spotty'
Little Spotty Gum

STREET THEME TREES Amstel Mixed Use Development

Figure 2

Mark McWha Pty Ltd Landscape Architect

Appendix – Landscape Concept Plans and Planting Schedule (Plant Schedule 3)

Amstel Mixed Use Development (1460)



Correa glabra
Rock Correa



Correa alba
White Correa



Correa reflexa
Red Correa



Enostemon myoporoides
Wax Flower



Westringia fruticosa
Coast Rosemary



Banksia spinulosa Birthday Candles
Banksia Birthday Candles



Coprosma kirkii
Creeping Coprosma



Myoporum insulare
Boobialla



Caillistemon sieberi
River Bottle Brush

SHRUBS Amstel Mixed Use Development

Figure 3

Mark McWha Pty Ltd Landscape Architects

Appendix – Landscape Concept Plans and Planting Schedule (Plant Schedule 4)

Amstel Mixed Use Development (1480)



Dianella revoluta
Dianella



Diets bicolor
Wild Iris



Doryanthus excelsa
Gymea Lily



Lomandra longifolia
Spiny Headed Mat Rush



Lomandra tanika
Tanika Lomandra



Orthrosanthus multiflorus
Morning Flags



Patersonia occidentalis
Purple Flags



Phormium 'Bronze Baby'
Bronze Baby NZ Flax



Phormium 'Red Dancer'
Red Dancer NZ Flax

TUFT LEAF PLANTS Amstel Mixed Use Development

Figure 4

Mark McWha Pty Ltd Landscape Architect

G:\Projects\Amstel Mixed Use Development\Amstel Mixed Use Development Plant Schedule 4.mxd

Previous Revisions

Date	Comments
1 November 2007	Report for Adoption
21 May 2013	Report for Adoption – amendments to text (in-part), Figs 4, 5, 10, 15, 16, 17, 17(a), 18 & Landscape Concept Plan Sheet 2



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