

METROPOLITAN PLANNING AUTHORITY

Part A Submission

to Planning Panels Victoria for

Amendment C190 to the Casey Planning Scheme

1.	INTRODUCTION	3
1.1.	Formal response to all submissions (Panel Direction 21.d & 21.e).....	3
1.2.	Preliminary Issues (Panel Direction 21.f)	3
2.	BACKGROUND AND CHRONOLOGY OF THE AMENDMENT	3
2.1.	Inception of the project.....	3
2.2.	Consultation and exhibition	4
3.	STRATEGIC CONTEXT AND ASSESSMENT	5
3.1.	South East Growth Corridor Plan.....	6
3.2.	Growth corridor planning in the Logical Inclusion areas	6
3.3.	Strategic planning in the surrounding area.....	6
3.3.1.	Western Port Highway upgrade.....	6
3.3.2.	Ranfurlie Golf Course and the UGB	9
3.3.3.	Nearby precincts	9
3.3.4.	Brompton Lodge PSP compared to other precincts	10
3.4.	Plan Melbourne.....	11
3.5.	State Planning Policy Framework	11
4.	PRECINCT STRUCTURE PLANNING GUIDELINES AND THE URBAN GROWTH ZONE ..	11
5.	BACKGROUND DOCUMENTS.....	12
6.	LOCAL CONTEXT	13
6.1.	Freeway and arterial road network.....	14
6.2.	Rail services and bus network	14
6.3.	Open space	15
7.	THE PRECINCT STRUCTURE PLAN	15
7.1.	Role and function of the PSP	15
7.2.	Description of the future precinct	15

Appendices

1. Submission response table
2. Document changes table (changes made to Amendment between exhibition and Panel)
3. MPA responses to preliminary issues raised in Panel Directions
4. List of background documents

1. Introduction

This submission is made by the Growth Areas Authority (GAA) now known as the Metropolitan Planning Authority (MPA). The MPA is the planning authority for Amendment C190 to the Casey Planning Scheme and prepared the Amendment with the support of Casey City Council (Council), stakeholders, landowners, and government agencies.

Consistent with Panel Directions dated 16 March 2016, this submission provides a response to the information to be supplied as outlined at 21a. – 21f. of those directions.

1.1. Formal response to all submissions (Panel Direction 21.d & 21.e)

The MPA provided a written response to all submitters between January and March 2016.

A table outlining the summary of each submission, the MPA's response to those submissions and any proposed changes to the Amendment by the MPA is included at Appendix 1 to this submission.

The table of changes to the Amendment documentation is provided at Appendix 2 to this submission and sets out all changes to the Amendment documentation since formal exhibition. This table outlines in broad terms the changes to the Amendment documentation that the MPA considers appropriate to resolve issues raised in submissions.

Any subsequent communications between the MPA and stakeholders, including further changes to the Amendment documentation following circulation of this Part A submission will be addressed on Day 1 of the Panel hearing.

1.2. Preliminary issues (Panel Direction 21.f)

Attachment 1 from the Panel Directions outlines a number of issues/comments regarding specifics of the Amendment documentation that are required to be addressed in the Part A or Part B submission, where relevant.

A separate table included at Appendix 3 to this submission provides a response to the preliminary issues/comments raised in the Panel Directions, and indicates the changes to the Amendment documentation that have been undertaken where required.

2. Background and chronology of the Amendment

The MPA has consulted thoroughly with Council, relevant stakeholders, landowners and the wider community of Cranbourne South during the preparation of the Brompton Lodge Precinct Structure Plan (PSP).

2.1. Inception of the project

The following provides a timeline for the inclusion of this land within the Urban Growth Boundary (UGB), development of the PSP and Amendment C190 to the Casey Planning Scheme.

- **11 November 2011:** Logical Inclusions Advisory Committee Report No 2: South East Growth Area recommends land within Casey Area 1 (Brompton Lodge PSP) should be included in the UGB through an Amendment process under Section 20(4) of the *Planning and Environment*

Act 1987 (the Act) applying the Urban Growth Zone. It is noted both the GAA and Council are supportive of this inclusion.

- **September 2012:** Brompton Lodge precinct is included within the UGB by Amendment C140 to the Casey Planning Scheme as part of the Logical Inclusions process, at which time the land is rezoned from Green Wedge Zone (GWZ) to Urban Growth Zone (UGZ).
- **November 2013:** Council circulates the PSP for informal agency consultation.
- **12 November 2013:** Council writes to the GAA to seek confirmation that it will be delegated Planning Authority status with respect to Amendment C190 to the Casey Planning Scheme. This is subsequently not provided by the GAA.
- **January to April 2014:** GAA provides detailed agency feedback to Council's informal agency consultation process, including background reports prepared by the proponent.
- **July 2014:** The proponent advises Council that they wish to pursue an accelerated amendment process which would see them lodge a request with the Minister for Planning, requesting that he consider exempting himself from the exhibition requirements of Section 19 of the Act, which he is able to do via Section 20(4) of the Act.
- **15 July 2014:** Council resolves to write to the MPA advising that it expects that any fast-tracked process for the consideration of Amendment C190 would be based upon consultation with the community and Council.
- **August 2014:** MPA indicates to the proponent that consideration of an accelerated amendment process for the PSP is unlikely given the lack of consultation and unresolved issues for the Amendment.
- **October 2014:** MPA commences discussions with Council and landowners regarding commencement of the PSP process by the MPA through a standard amendment process.
- **June 2015:** MPA undertakes informal consultation period with relevant stakeholders and agencies.
- **12 November 2015:** MPA formally exhibits Amendment C190 to the Casey Planning Scheme.
- **24 November 2015:** Public consultation session held.
- **2 February 2016:** MPA provides all submissions (resolved and unresolved) to Planning Panels Victoria.

2.2. Consultation and exhibition

Consultation has been ongoing during the preparation of the PSP via informal consultation with Council and agencies in the early preparation of the PSP and Amendment documentation.

Following the informal consultation period with relevant stakeholders and agencies that commenced in June 2015, the MPA progressed the Amendment to formal public exhibition pursuant to Section 19 of the Act.

Amendment C190 was formally exhibited on 12 November 2015, with the closing date for submissions being Monday 14 December 2015.

Public exhibition enabled Council, the landowners, State and Federal Government agencies, prescribed Ministers, other stakeholders and the general public, including local residents in direct

proximity of the precinct to provide submissions on the Brompton Lodge PSP and Amendment documentation.

A newsletter was circulated, providing information regarding the PSP and future urban structure of the precinct, and included information about the process of lodging submissions.

The newsletter and all relevant documents to the Amendment (including the PSP, Development Contributions Plan (DCP), and Native Vegetation Precinct Plan (NVPP)) was available to the public on the MPA and DELWP website, and in hard copy in the MPA office and Council's municipal office.

A public information session was held during the consultation period at the Balla Balla Community Centre, 65 Berwick-Cranbourne Road, Cranbourne East on 24 November 2015. A number of MPA and Council representatives were present at the information session.

The purpose of the information session was to provide the public with an opportunity to gain a better understanding of the Amendment and how it may affect them before making a submission. It was also beneficial to the wider community to have the opportunity to ask any questions and discuss any concerns prior to making a submission.

Consultation with different stakeholders has been thorough, extensive and consistent throughout the PSP process (including preparation of the Amendment). This consultation has enabled the PSP to be a comprehensive amendment that seeks to balance the interests of all stakeholders.

The MPA received 22 submissions following the closing date of exhibition. Seven submissions are from State agencies and authorities, 14 submissions are from nearby residents/neighbouring properties/action groups, and one submission is from the developer of the precinct. A total of 16 submitters sought changes (generally of a minor nature) to the PSP and Amendment documentation.

The MPA endeavoured to resolve a number of these submissions prior to requesting a Panel hearing, however there are 17 submissions (the majority of which raise similar issues) that could not be resolved. Hence, it was deemed necessary to request a Panel to hear all unresolved submissions.

The MPA provided all submissions (resolved and unresolved) to Panel prior to the Directions Hearing on 2 and 4 February 2016.

The MPA has prepared a submission response table that provides a summary of all submissions received, how they have been responded to, and whether these submissions are resolved or remain unresolved. This submission response table is included as Appendix 1.

The MPA consulted extensively with Council and the developer to resolve issues in their respective submissions following exhibition, where possible, between December 2015 and March 2016.

3. Strategic context and assessment

Growth area planning is guided by a hierarchy of plans including *Plan Melbourne*, the Growth Corridor Plans (GCPs), and Commonwealth environmental approvals to provide a framework for growth area planning and development that achieves the objectives of the *State Planning Policy Framework*.

3.1. South East Growth Corridor Plan

The GCPs produced by the MPA were released by the Minister for Planning in June 2012. The GCPs provide guidance for land use and development planning in growth areas to accommodate future housing growth and employment land supply over the next 30-40 years.

The South East Growth Corridor, which includes the municipalities of Casey and Cardinia, is expected to accommodate a population of 230,000 people with a capacity to provide 86,000 jobs. The City of Casey is expected to accommodate up to 40,000 lots and 136,000 people across approximately 5,000ha of land.

During the preparation of the GCPs, a review was being undertaken of strategic sites adjoining the existing UGB to determine the suitability (or otherwise) for small areas of additional land to be included within the UGB. This process was called the Logical Inclusions process and in September 2012 (after the release of the GCPs) the UGB was expanded to include the Brompton Lodge precinct for residential development.

Amendment C170 to the Casey Planning Scheme approved in September 2012 expanded the UGB to include all the land within the precinct and rezone it from Green Wedge Zone (GWZ) to Urban Growth Zone (UGZ). No structure plan currently applies to the precinct so the UGZ regulates land use and development in a similar manner to the Farming Zone (FZ).

3.2. Growth corridor planning in the Logical Inclusion areas

The MPA has prepared revised GCPs that include all of the Logical Inclusions areas included within the UGB in 2012. The draft document has been referred to the office of the Minister for Planning.

As part of the preparation of the updated GCPs, the MPA consulted with all relevant State Government agencies and the Growth Area Councils. The support of each Council was received in writing, with final notice of the intended changes provided to all Councils in October 2013.

The intended land uses for each of the logical inclusions areas was generally identified and accepted during the Logical Inclusions Review, both in the GAA's *Preliminary Assessment Reports* that were provided to the Committee, and in the Advisory Committee's own report, dated November 2011.

Generally, the land uses and any potential constraints, such as biodiversity or flooding, are identified on the revised GCPs consistent with the findings of the Logical Inclusions Review. The process anticipated that future Precinct Structure Plans would resolve the more detailed land use planning issues and constraints.

The GCPs do not apply to land included within the UGB as part of the Logical Inclusions process. As such, the subject land is not included within the approved South East Growth Corridor Plan. Despite this, the South East Growth Corridor Plan is an important document in relation to the planning of Brompton Lodge precinct.

3.3. Strategic planning in the surrounding area

The following provides further detail of the strategic planning for areas surrounding the precinct, relevant to particular issues that are to be addressed by this Panel:

3.3.1. Western Port Highway upgrade

A recent amendment (Casey C199, Frankston C99, and Greater Dandenong C183) was gazetted on 14 January 2016 in relation to the Western Port Highway upgrade. The

amendment proposes the modification of existing road reservations and Public Acquisition Overlays to allow for the future upgrade to freeway standard of a section of Western Port Highway from the South Gippsland Freeway to approximately 1.2km south of Cranbourne-Frankston Road.



Figure 1: excerpt from the Western Port Highway North Upgrade Panel Report, page 1

The upgrade will include associated intersection upgrades and access changes and allowance for the construction of a potential future railway line to the Port of Hastings. The project proposals are the result of planning studies conducted by VicRoads over the period 2007 to 2013.

The proposed upgrade of the Western Port Highway (north) is intended to provide for the forecast increase in traffic volumes associated with the progressive development of housing in Melbourne's South-East Growth Corridor and the further development of the Dandenong South employment area and to provide for the road and rail transport needs resulting from the possible future development of the Port of Hastings as a major container port for Melbourne.

This amendment is relevant to the Brompton Lodge precinct as it includes recommendations relating to the proposed Ballarto Road and Western Port Highway intersection, which is at the north-west corner of the precinct.

The amendment was exhibited in August 2014 and following a number of submissions received in response to the exhibited amendment a Panel hearing was held in May-June 2015. The Panel Report dated 7 August 2015 makes the following comments in relation to the Ballarto Road intersection:

A large proportion of the submissions and evidence presented to the Panel related to the Ballarto Road interchange, which was clearly the most contested issue for the Panel. VicRoads have proposed no interchange ramps at Ballarto Road, with an overpass only.

Casey Council support this and submitted that to allow ramps would inappropriately elevate the status of Ballarto Road to an arterial road. Frankston Council support a full movement interchange at Ballarto Road, and submitted that this is required to provide access to the employment areas west of the freeway and enhance the arterial road network. Expert witnesses were divided in their views, but the majority supported northern ramps at Ballarto Road.

The Panel has weighed the evidence and submissions and has concluded that, on balance, northern ramps should be provided for at Ballarto Road and the Public Acquisition Overlay modified accordingly. The Panel concluded, based on expert evidence, that connecting Ballarto Road to the arterial network at this point was worthwhile and that the main disadvantages associated with the requirement to upgrade Ballarto Road east of the freeway can be reasonably managed.

The Panel was not persuaded that southern ramps are justified, based on the very low predicted traffic volumes...

VicRoads noted that further, more detailed work will be completed as part of the detailed project design.

The Panel concludes that the Amendments should be supported subject to changes to allow northern ramps at Ballarto Road and other minor changes to allow for changes to the interchange configuration at Cranbourne-Frankston Road and access changes at Hall Road.

A recommendation from the Panel supported the modification to the proposed Public Acquisition Overlay to provide northern ramps at the Ballarto Road intersection. The Panel also indicated that there should be further work done specifically in relation to the delivery of Ballarto Road east of Western Port Highway:

One issue that does, however, warrant more timely attention is the need for the future upgrade of Ballarto Road east of the freeway as a consequence of northern ramps at the Ballarto Road interchange. If the recommendation of the Panel to provide northern ramps is adopted, the future preferred cross sections and access arrangements for Ballarto Road east of the freeway should be reviewed as a matter of priority. There may be potential impacts on the Cranbourne West and Brompton Lodge Precinct Structure Plans, and these should be assessed and planned for before any further subdivision or development is committed.

Planning for the development of the Brompton Lodge precinct recognises the adopted Public Acquisition Overlay (PAO) for the Ballarto Road and Western Port Highway upgrade.

3.3.2. Ranfurlie Golf Course and the UGB

The Ranfurlie Golf Course, separated from the north of the precinct by the Ballarto Road reserve, is currently zoned Green Wedge Zone (GWZ) and is not included within the UGB.

As noted above, the Logical Inclusions Review in 2011-2012 determined possible inclusions of land within the UGB, including the Brompton Lodge precinct. A submission was also made at the time of that review to include the Ranfurlie Golf Course within the UGB.

The Panel report for the Growth Areas Logical Inclusions Review recommended the UGB be extended to also include the Ranfurlie Golf Course site and to apply the Urban Growth Zone (UGZ). However, this inclusion was not supported by the Minister or Council at the time and consequently Amendment C170 to the Casey Planning Scheme did not adopt this recommendation of the Panel and the Ranfurlie Golf Course remains outside the UGB.

Since 2012, the proponent of the Ranfurlie Golf Course has made requests to expand the UGB and rezone the land to UGZ as its intention is to develop the land in the future for residential purposes. Council since revisiting the issue has provided its written support for the UGB to be expanded to include the Ranfurlie Golf Course, and the proponent has sent a request for its inclusion to the Minister of Planning.

The UGB can only be changed via an act of Parliament and a review of the UGB is not part of the scope of this Amendment.

3.3.3. Nearby precincts

Cranbourne East PSP

The Cranbourne East PSP is located to the east of the Royal Botanic Gardens Cranbourne, approximately 4km from the north-east corner of the Brompton Lodge precinct. The Cranbourne East PSP was gazetted in May 2010.

The Cranbourne East precinct covers a total area of 578ha, of which 468ha is developable land, this equates to approximately 81% of the precinct being developable. The total residential net developable area (NDA) is 433.7ha and employment NDA is 33.96ha. A majority of this precinct has been developed and is well connected to the existing road network and surrounding community infrastructure, including schools and areas of passive and recreational open space.

Cranbourne North PSP

Cranbourne North (Stage 1) and Cranbourne North (Stage 2) were approved under separate amendments to the Casey Planning Scheme, C077 gazetted in April 2007 and C125 gazetted in August 2011 respectively.

The total area of the precincts combined is 488ha, of which the combined NDA is 370.44ha (365.76ha for residential purposes and the remaining 4.68ha of developable land for employment purposes), which equates to approximately 76% of the precinct being developable. A substantial portion of the residential component of this precinct has been developed.

Cranbourne West PSP

The Cranbourne West precinct is located to the north of the Brompton Lodge precinct and was gazetted in June 2012. This precinct is situated 2km west of the Cranbourne principal activity centre and benefits from its proximity and access to major capacity transport links in Melbourne's south-east, its proximity to nearby employment hubs including the Dandenong South Industrial area and an extensive network of major open space and recreational assets.

Cranbourne West PSP covers a total area of approximately 791ha, of which 603.84ha is developable land that includes a range of different land use components. The total NDA for residential use within the Cranbourne West precinct is 254.12ha, the majority of which is located within the southern and central-eastern portion of the precinct directly to the north of Brompton Lodge. The total NDA for employment use is 349.72ha, the majority of which is located in the northern and central-western portion of the precinct.

A significant portion of the residential component of this precinct has been developed, between the Ballarto Road reservation and Hall Road. This part of the precinct has adequate road connections to Hall Road to the north, the arterial road networks of Cranbourne-Frankston Road to the east and Western Port Highway to the west.

Land to the north of Hall Road is primarily employment land where development has not yet commenced. Council has indicated roughly 25-30% of the precinct has been developed with the Development Infrastructure Levy (DIL) collected accordingly, and that Council will soon begin prioritising the spending of collected DCP funds on projects within the Cranbourne West PSP/DCP area.

A review of the Cranbourne West PSP to reconsider the extent of employment land compared to residential land, at the request of landowners within the precinct, has been put on hold by Council. Council has also indicated a review of the Cranbourne West DCP would not be undertaken given that landowners have already paid contributions under the existing DCP rate. Any further infrastructure obligations that are not covered by the DCP would be required through a Section 173 Agreement.

3.3.4. Brompton Lodge PSP compared to other precincts

The Brompton Lodge precinct has a total area of 107ha with a total NDA of approximately 81ha, of which 78.13ha is residential land. This equates to almost 76% of the precinct being developable land.

Comparatively, the Brompton Lodge precinct is substantially smaller in size than nearby approved and partially developed precincts within the City of Casey that deliver large area of land for urban growth and development.

There are smaller precincts within the City of Casey that are due for preparation, or where an amendment has been prepared and is currently under consideration.

An example is Casey Central Town Centre, located directly adjacent to the Cranbourne North (Stage 1) Precinct. Amendment C189 for the Casey Central Town Centre Precinct has been on exhibition, and is currently being prepared to be submitted to the Minister for approval. This precinct covers an area of 60ha, of which 47.88ha will be developable for 31.21ha residential land and 16.67ha employment

land. The primary focus of this precinct is for the provision of an activity centre that will provide a commercial core of office, retail, entertainment, civic and residential uses providing a broad range of services and facilities within a walkable street network.

3.4. Plan Melbourne

Plan Melbourne, an adopted government policy released by the Victorian Government in May 2014, outlines the provision of necessary infrastructure and support for development proposed by the South East Growth Corridor Plan as part of its depiction of Melbourne's Southern subregion.

3.5. State Planning Policy Framework

The *State Planning Policy Framework* (SPPF) ensures that the objectives of Section 4 of the Act are implemented through appropriate land use development by addressing environmental, social and economic factors to achieve sustainable development.

The explanatory report accompanying the Amendment outlines in detail how the Amendment considers the State planning policies, local planning policies and Ministerial Directions relevant to the Amendment.

4. Precinct Structure Planning Guidelines and the Urban Growth Zone

On 7 October 2009, the Minister for Planning released the *Precinct Structure Planning Guidelines*. The guidelines provide a tool for designing and delivering better quality communities in growth areas. They set out the key objectives of growth area planning and include a step-by-step guide on how to achieve the identified objectives.

The overarching objectives for PSPs are set out in the guidelines. They are to:

- Establish a sense of place and community
- Create greater housing choice diversity and affordable places to live
- Create highly accessible and vibrant activity centres
- Provide local employment and business activity
- Provide better transport choices
- Respond to climate change and increase environmental sustainability
- Deliver accessible, integrated and adaptable community infrastructure.

The UGZ applies to land that has been identified for future urban development within the UGB. The UGZ sits within the suite of zones within the *Victoria Planning Provisions* (VPPs). It has been specifically designed to implement an incorporated PSP and ensure that future development accords with the approved PSP.

The UGZ includes two parts:

- Part A, which applies to land when no PSP applies
- Part B, which applies to land when a PSP applies.

The land subject to this Amendment is zoned UGZ. Since a PSP has not yet been incorporated into the Casey Planning Scheme for this precinct, Part A of the UGZ applies. The UGZ includes zone provisions that seek to provide certainty about the nature of future development, streamline the approval process and ensure that any land use and/or development within the Precinct does not prejudice its future growth.

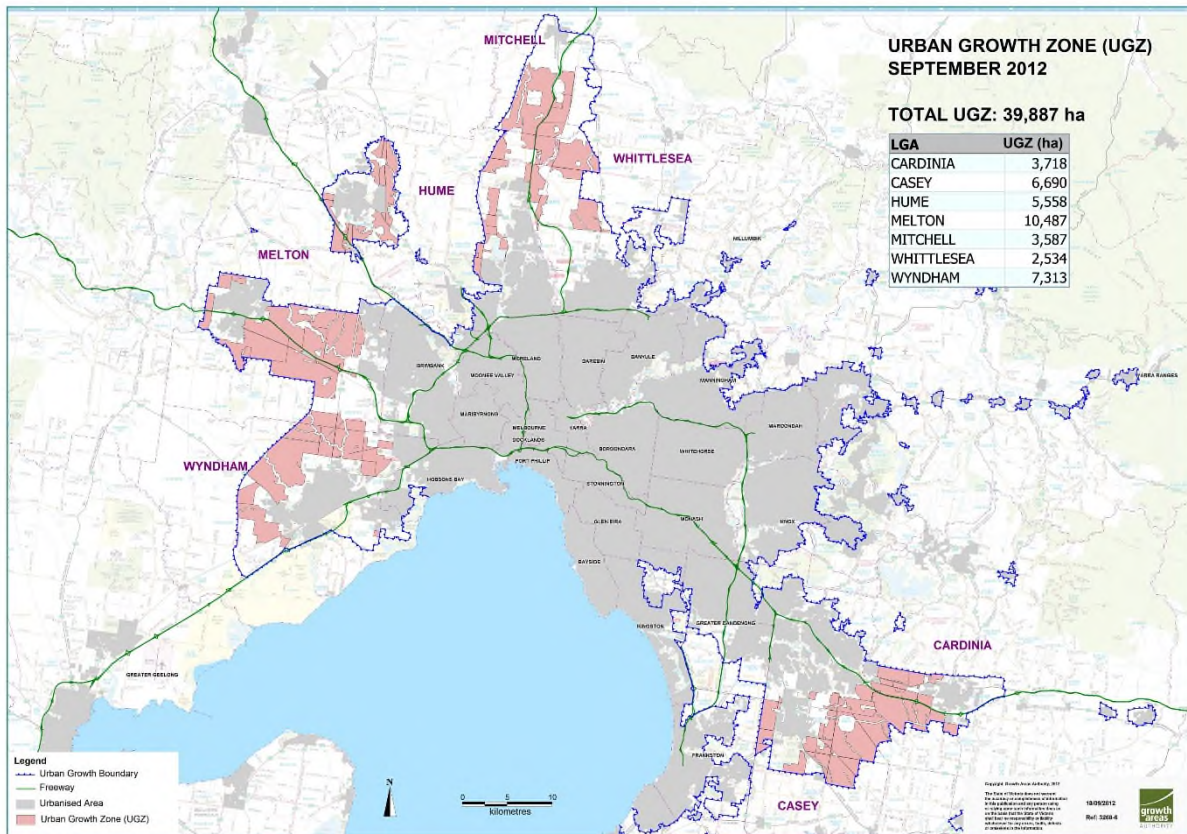


Figure 2: Urban Growth Zone Areas, MPA

A Schedule to the UGZ is drafted for each PSP area and can include requirements for land use, buildings and works, application/advertising requirements, decision guidelines and any other conditions/requirements.

The proposed UGZ Schedule 11 for this Amendment has been designed to apply a suite of VPP zones to guide future use and development of the precinct through the specification of permit triggers, application requirements, referral and/or notification requirements, and permit conditions so that land use and development within the precinct is generally in accordance with the PSP.

Schedule 11 to the UGZ is specific to the Brompton Lodge precinct as it includes certain permit triggers and requirements that respond to strategic assessment of the land as identified in the background reporting and planning for the precinct.

5. Background documents

The Amendment is supported by a number of background and environmental reports, all of which were considered in the planning of the precinct. A list of these reports is included at Appendix 4.

6. Local context

Located in Cranbourne South, approximately 45km south-east of Melbourne CBD, the Brompton Lodge precinct is approximately 107 hectares in area.

The precinct is bound by Ballarto Road reserve to the north, the Western Port Highway to the west, and Cranbourne-Frankston Road that runs diagonally along the south-east boundary.



Figure 3: Brompton Lodge precinct location

The precinct is located at the southern edge of the Cranbourne West PSP urban area and defines the southern extent of the UGB.

Land north of the Brompton Lodge precinct between Ballarto Road and Hall Road to the north is developing in accordance with the Cranbourne West PSP and is rapidly approaching the precinct edge.

Directly opposite the precinct on the northern side of the Ballarto Road reservation is the Ranfurly Golf Course, which is outside the UGB, and land that is within the Cranbourne West PSP and identified as future residential land and road widening but is currently used for the purpose of turf production.

West of the precinct on the opposite side of the Western Port Highway is Skye within the City of Frankston, that is primarily farmland.

South and south-east of the precinct on the opposite side of Cranbourne-Frankston Road is land zoned Green Wedge, not within the UGB, that accommodates large rural residential lots with a road network that includes fully constructed and partially constructed roads. Further to the south-east of the precinct is the Settler's Run and Botanic Ridge residential estates, and the Royal Botanic Gardens Cranbourne that are within the UGB.

6.1. Freeway and arterial road network

The site abuts Cranbourne-Frankston Road to the south and Western Port Highway to the west, with the latter to be upgraded to a future freeway. A road reservation exists for Ballarto Road along the northern boundary of the site, but does not contain any road infrastructure.

The PSP proposes to provide access to Cranbourne-Frankston Road through two signalised intersections. Access from Western Port Highway to the precinct will be provided via northern access ramps at Ballarto Road. Should interim access to Western Port Highway be adopted following the Panel process, a connection will be made at the existing Western Port Highway roundabout.

Major arterial road upgrades are not envisaged as part of the development of Brompton Lodge other than the construction of the first carriageway of Ballarto Road. It is anticipated that Ballarto Road will be upgraded to a 4-lane arterial road once the upgrade of Western Port Highway to a freeway occurs.

A through connector road from Cranbourne-Frankston Road aligned north-south is required to connect through the precinct to Ballarto Road, and ultimately connect into southern portion of the Cranbourne West PSP area. A connection will also be made to Cranbourne-Frankston Road from Ballarto Road.

Recent Planning Scheme Amendments (Casey C199, Frankston C99 and Greater Dandenong C183) for the Western Port Highway North Upgrade Project inserted Public Acquisition Overlays to allow for the future upgrade to freeway standard of Western Port Highway from the South Gippsland Freeway to approximately 1.2km south of Cranbourne-Frankston Road.

The adopted Planning Scheme Amendments provided for the following ramps along the study area by applying the Public Acquisition Overlay that reflect the following interchange arrangements:

- Glasscocks Road – Full diamond interchange
- Thompsons Road – Full diamond interchange
- Wedge Road – Half diamond interchange with northern ramps
- Hall Road – Full diamond interchange
- Ballarto Road – Half diamond interchange with northern ramps
- Cranbourne – Frankston Road – Full diamond interchange.

6.2. Rail services and bus network

Local bus routes into the site and through to the Cranbourne West PSP area will ultimately establish once the precinct is developed. Currently there is a bus route along Cranbourne-Frankston Road that operates as part of the PPTN.

The nearest passenger rail network is the Cranbourne-Pakenham line and the nearest railway station is Cranbourne, approximately 6km north-east of the precinct. No passenger rail expansion is expected within the area.

6.3. Open space

The Brompton Lodge PSP is providing for a contribution towards a proposed Local Sports Reserve at 1070 Cranbourne-Frankston Road to be delivered by Council. The sports reserve is anticipated to include a football/cricket oval, six tennis courts and a pavilion.

There are several options of passive and recreational open space areas in close proximity to the precinct. The Royal Botanic Gardens Cranbourne (6.5km), Cranbourne Racecourse (4km) and Casey Fields sports fields (6.5km) are located east of the Precinct. There are also private golf courses close by, including Ranfurly Golf Course directly to the north and Settlers Run Golf Course directly to the east of the precinct.

7. The Precinct Structure Plan

7.1. Role and function of the PSP

The Brompton Lodge PSP is a long-term plan for future urban development of the land. It describes how the land is expected to be developed, and how and where services are planned to support development.

It provides a guide for the delivery of an urban environment that will essentially be a logical extension of the Cranbourne West Precinct directly north of the subject land. The PSP and Amendment to facilitate the PSP enable the transition of non-urban land to urban land.

The PSP and DCP outline the projects required to ensure that future residents, visitors and workers within the precinct are provided with timely access to services and transport necessary to support the future community.

The Amendment includes the incorporation of the PSP and DCP and ensures Government agencies, Council, developers, the local communities, and investors have certainty about future development of the precinct.

7.2. Description of the future precinct

The Brompton Lodge precinct will be an urban extension to the Cranbourne West Precinct and will integrate cohesively with the urban neighbourhoods planned to the north of Ballarto Road and the surrounding low density residential and rural development.

The precinct will provide an urban form and road network that will lay the foundation for a sustainable and well-connected local community. A permeable network of pedestrian friendly streets will connect the residents to areas of attractive open spaces and the proposed Local Town Centre (LTC). This street pattern will create a walkable neighbourhood with a strong sense of urban character.

More compact housing types and a mixing of uses will occur adjacent to areas of high amenity and around the LTC. Local parks will link with the central wetlands via high quality streets, providing a central green 'spine' to the neighbourhood, showcasing and protecting the biodiversity of the area.

The LTC will provide daily services and local employment opportunities for future community of the precinct and for the surrounding local neighbourhoods. The centre will include a compact urban square activated with cafés and restaurants creating a social setting for the community.

An interconnected network of dedicated cycle lanes and pedestrian pathways will create safe and convenient connections to this centre. This pathway network provides the opportunity for residents

to access external destinations such as the recreational playing fields, schools and community facilities located within the Cranbourne West PSP area.

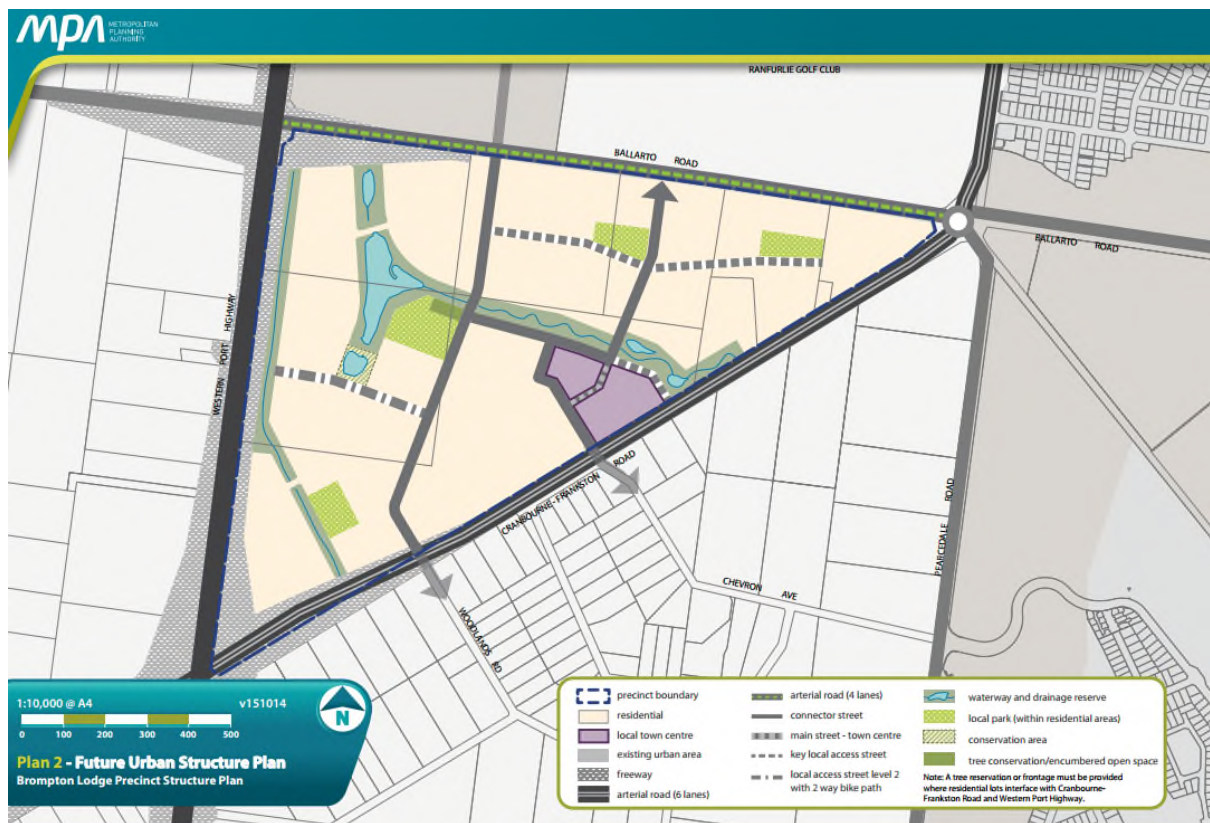


Figure 4: Brompton Lodge Future Urban Structure