

21.11 BOTANIC RIDGE/JUNCTION VILLAGE

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21.11-1 Profile

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Botanic Ridge/Junction Village is a new suburban area forming part of a diverse Cranbourne community that is based on an innovative model for how to create an ecological, landscaped and environmentally sustainable residential area.

21.11-2 Objectives

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- To protect and enhance the ecological integrity and significance of the Royal Botanic Gardens Cranbourne.
- To establish an ecologically viable suburb in a truly green, sustainable living environment that complements the ecology of the Royal Botanic Gardens Cranbourne.
- To develop a unique network of waterways, habitats, parkland and trails weaving throughout the area.
- To improve the quality and choice of housing opportunities available within the wider Cranbourne region.
- To develop, expand and refurbish Botanic Ridge/Junction Village's spaces, places and programs to reflect population growth.
- To strengthen physical links to Cranbourne.
- To upgrade the transport network.

21.11-3 Strategies

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- Recognise, protect and enhance the areas of biodiversity significance within the Royal Botanic Gardens Cranbourne and surrounds.
- Encourage the development of the Royal Botanic Gardens Cranbourne as a major eco-tourism destination of national significance.
- Extend the ecological influence of the Royal Botanic Gardens Cranbourne into the surrounding areas, including the Botanic Ridge housing areas.
- Protect and enhance the habitat of the Southern Brown Bandicoot, which is listed as nationally endangered under the *Environment Protection and Biodiversity Conservation Act 1999*, within and beyond the Royal Botanic Gardens Cranbourne, including providing habitat linkages with the surrounding area where practicable.
- Link the chain of disjointed remnant vegetation that starts in Frankston North and includes the Royal Botanic Gardens Cranbourne and other remnants in the area.
- Develop a quality, landscape-responsive and sustainable suburban residential precinct that complements the Royal Botanic Gardens Cranbourne and enhances the remnant vegetation and watercourses within the area.
- Minimise the visual impact of the built form throughout the new residential areas by:
 - Environmentally sensitive siting, design and landscape solutions.
 - Maintaining green ridgelines and ensuring the dominance of the landscape setting.
- Maintain the attractive lifestyle qualities of the residential areas within the Botanic Ridge/Junction Village area, and recognise the role that this area plays in improving the

quality and choice of housing opportunities available within the wider Cranbourne region.

- Encourage larger lots along the main roads to retain the semi-rural landscape outlook.
- Reinforce the identity, character, and sense of place of the existing Junction Village residential area.
- Recognise uses with adverse amenity potential and prevent the encroachment of sensitive uses until such time as any adverse off-site amenity impacts have been appropriately addressed, or the activities creating the need for the buffers cease to operate.
- Provide extensive boulevard planting along the main road network to achieve an integrated landscape outcome
- Encourage water-sensitive urban design and innovative drainage solutions for the new housing precinct to manage stormwater quality.
- Upgrade the standard of Browns Road and Pearcedale Road to that of secondary arterial roads.
- Provide for the duplication of Craig Road (north of Browns Road) to an arterial road standard, and for the deviation of Craig Road to South Gippsland Highway south of Junction Village to provide a direct vehicular link to the proposed Casey Fields Boulevard extending north from South Gippsland Highway to Glasscocks Road.
- Facilitate the establishment of a new primary school to service the Botanic Ridge and wider areas.

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Implementation

These strategies will be implemented by the following measures:

Use of policy and the exercise of discretion

- Ensuring that the future use and development of land is generally in accordance with the Botanic Ridge/Junction Village Local Area Map.
- Using the Retail Policy at Clause 22.01 to provide for the orderly development and expansion of activity centres, including The Arcade Convenience Activity Centre.

Application of zones and overlays

- Applying the Township Zone to activity centres with a primary retail function, including The Arcade Convenience Activity Centre.
- Applying the Urban Growth Zone to undeveloped land designated for future urban purposes to manage the transition from non-urban to urban in accordance with a precinct structure plan.
- Applying the Public Conservation and Resource Zone to protect and conserve the natural environment of areas under public ownership, including the Royal Botanic Gardens Cranbourne.
- Applying the Environmental Significance Overlay to protect areas of identified environmental significance within and surrounding the Royal Botanic Gardens Cranbourne.
- Applying the Heritage Overlay to heritage places of national, State and local significance, as identified in Council's relevant heritage studies and strategic work.

- Applying the Development Contributions Plan Overlay to future and developing residential areas to facilitate the timely delivery of appropriate transport, physical and community infrastructure.
- Applying the Development Plan Overlay to provide for the integrated and orderly planning of developing residential areas.

Further strategic work

- Preparing a precinct structure plan for the Botanic Ridge residential area.
- Undertaking a detailed strategic review of the triangular area of land south of Ballarto Road and west of the Royal Botanic Gardens Cranbourne to identify future land use opportunities following the expiration of the existing quarrying operation at 950 Ballarto Road, or once appropriate buffers to the quarry have been established.

Other Actions

- Considering the preparation of a Botanic Ridge/Junction Village Community Plan.
- Providing environmental education programs to residents in the vicinity of the Royal Botanic Gardens Cranbourne on the sensitive siting and design of buildings, planting of locally indigenous plant species, provision of wildlife habitat, weed removal and pet control.
- Encourage the voluntary placement of conservation covenants on private land containing significant native vegetation.

21.11-5 Botanic Ridge/Junction Village Local Area Map

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