



# CANOPY AT AMSTEL (THE AMSTEL GOLF COURSE REDEVELOPMENT)

1000 CRANBOURNE FRANKSTON ROAD, CRANBOURNE

The former Amstel Golf Course was rezoned to a General Residential Zone in 2015 to facilitate its redevelopment for residential purposes, following the Amstel Club's decision that the land was no longer required for golf purposes. The Amstel Golf Course Development Plan was endorsed by the City of Casey on the 9th November 2017. The Development Plan sets the vision for the Redevelopment which seeks to transform the site into a thriving residential community while incorporating the very best of the site's vegetation and landscape qualities.

Brown Property Group has a well-established history of delivering quality master planned residential communities in the City of Casey. The Company is committed to creating a contemporary residential and open space environment that will be unrivalled in its local context.

Environmental considerations have been paramount in the planning and design of this future best practice development. Extensive arboricultural considerations have been carried out within the site by both Brown Property Group and Council in 2015/16 to establish the highest value vegetation for retention. The project will incorporate environmentally sustainable design principles and practices, and in 2017 Brown Property Group was awarded all six leaves of the Urban Development Institute of Australia's EnviroDevelopment certification.

The Redevelopment will open the land for the use, benefit and enjoyment of the wider community. No longer only accessible for golfers, the site will become a destination for both active and passive recreation, and social connection for residents and neighbouring communities.

The end-result is envisioned to be an effortlessly integrated residential and open space environment that respects the landscape beauty of the site bringing significant environmental and broader community benefits unlikely to have been considered, committed to and achieved by other developers.

This Q&A document is provided for information purposes only. Every effort is made to ensure the information is current and accurate.

For further information, please submit email your inquiries to [customerservice@bpg.com.au](mailto:customerservice@bpg.com.au)

## COMMUNITY FAQ'S

### RESIDENTIAL LAYOUT, SIZE & NEIGHBOURHOOD CHARACTER

The urban design vision seeks to establish a new urban community that integrates seamlessly within the intrinsic landscape qualities of the site. To connect the urban form, natural landscape, environmental features and trail networks to create a place of distinct beauty and identity.

### HOW MANY DWELLINGS WILL BE BUILT, AND WHAT IS THE PROJECTED POPULATION?

Upon completion, approximately 600 homes will be built, becoming home for up to 600 families, approximately 1,800 residents.

### WHAT WILL THE NEIGHBOURHOOD CHARACTER BE LIKE?

It will be a contemporary designed neighbourhood. Parks and open spaces are a major focus with many recreation and relaxation opportunities for future residents and neighbouring estates.

The site's undulating landform will be accentuated by retaining walls and formal terracing. While meandering streets and pathways will create interest in the streetscape and integration of existing trees. Natural materials such as timber and stone will feature throughout the project.

The landscape and built form response to existing residential interfaces will seek to achieve a positive integration.

### WILL THIS BE A TOWNHOUSE DEVELOPMENT?

The housing type within the Redevelopment will principally be standard residential houses with land allotments ranging in size from 250m<sup>2</sup> to 800m<sup>2</sup>. The houses will be both single and double storey. There will be small sections of townhouses within the development, where considered appropriate, but this will not be the dominant type of housing.

### HOW CLOSE WILL THE NEW HOUSES BE TO BOUNDARY?

A minimum rear set back of 2m is required on all lots within the redevelopment.

### WILL THERE BE DESIGN GUIDELINES?

There will be Design Guidelines to help our buyers in preparing an appropriate design response to achieve a range of high quality homes and landscaping throughout the community. The design quality of all housing product will be controlled through the Design Guidelines which will help to protect the investment of our residents.

The Design Guidelines will require contemporary design approaches, well-articulated built form, landscaping that complements the site character and the use of a limited palette of high quality materials and finishes to create visually interesting and cohesive streetscapes.

### WHAT WILL HAPPEN TO EXISTING FENCES THAT ABUT THE DEVELOPMENT?

Brown Property Group will assess the existing fences along each boundary on an individual basis. Where the existing fence is not considered appropriate (for example if it is semi-transparent), Brown Property Group will replace the fence with a standard timber paling fence in line with the standard fence type described in the Canopy Design Guidelines.

## CONSTRUCTION

### WHEN WILL CONSTRUCTION BEGIN AT THE REDEVELOPMENT?

Commencement of construction is subject to planning approvals, however the Company is keenly anticipating that this will be early 2018.

### WHAT'S THE PLANNED COMPLETION DATE FOR THE REDEVELOPMENT?

The Redevelopment will be constructed in stages and is anticipated to be a 4-5 year project from the commencement of construction.

### WHAT ARE THE WORKING HOURS FOR THE CONSTRUCTION OF THE REDEVELOPMENT?

Our construction working hours are;

- Monday to Friday, 7am to 5pm
- Saturday, 7am to 1pm

### WHAT CONTROLS WILL BE IN PLACE TO REDUCE NOISE AND DUST?

Noise will be controlled in line with the EPA Noise Control Guidelines. Dust mitigation methods will be employed in line with an approved Construction Environmental Management Plan and are likely to involve the use of water trucks to reduce the creation of dust.

## TRAFFIC, PUBLIC TRANSPORT & PEDESTRIAN MANAGEMENT

### WILL ANY ADDITIONAL TRAFFIC AFFECT NEIGHBOURING ESTATES?

There will be no road connections or vehicle access to neighbouring estates.

### HOW MANY POINTS OF ENTRY/EXIT WILL THERE BE FROM CRANBOURNE-FRANKSTON ROAD TO THE REDEVELOPMENT?

There will be two points of entry into the Redevelopment. One intersection located at the corner of Cranbourne-Frankston Rd and Willow Glen Boulevard, and the second intersection on the western edge of the site nearby Ranfurly Boulevard.

### WILL THERE BE ANY NEW SIGNALISED INTERSECTIONS ON CRANBOURNE FRANKSTON ROAD?

There will not be any new signalised intersections located on Cranbourne-Frankston Road. The existing signalised intersection at Willow Glen Boulevard, which services the **Amstel Club**, will be modified to allow for the redevelopment, and the secondary intersection located on the western edge of the site will be unsignalised.

### WILL THERE BE MORE CARS PARKED IN NEIGHBORING ESTATES?

As there are no new road connections to neighbouring estates, and there will be street parking available within the Redevelopment, it is not anticipated that the Redevelopment will lead to an increase in the number of cars being parked in neighbouring estates.

### WILL THERE BE BUS ROUTES WITHIN THE REDEVELOPMENT?

There will be no internal bus routes, however the site will be well serviced by existing external bus services along Cranbourne-Frankston Road. We refer you to the Public Transport of Victoria website for information on these bus routes [www.ptv.vic.gov.au/getting-around/local-areas/show/67](http://www.ptv.vic.gov.au/getting-around/local-areas/show/67)

### WILL THERE BE PEDESTRIAN AND BICYCLE NETWORKS?

There will be an extensive network of shared pedestrian and cycle paths.

The trail network will connect residents to areas of open space and amenities in the surrounding area while also opening the site to surrounding neighbours so they too can access the leisure and recreation amenity offered by the Redevelopment.

## RETAIL, COMMERCIAL & COMMUNITY USE

### **WILL THE REDEVELOPMENT BE A MIXED-USE PROJECT WITH RETAIL, BUSINESS, COMMUNITY HUBS, PRE-SCHOOLS, SCHOOLS?**

The Redevelopment is zoned for residential purposes only. There will be no mixed-use or commercial development.

### **WHAT WILL HAPPEN TO THE AMSTEL CLUB AND WHAT WILL THE CAR PARK BE USED FOR?**

The Amstel Club is situated on land which is presently owned by the Amstel Golf Club. This is a separate entity to Brown Property Group and does not form part of the Redevelopment. Please refer to the Amstel Club for information [www.amstel.org.au/cms/](http://www.amstel.org.au/cms/)

The existing car park will be removed and relocated to the rear of the Clubhouse. This is to facilitate the upgrade of the intersection and the construction of the main boulevard entry to the Redevelopment.

### **IS THE NEW HOUSING AND COMMERCIAL ACTIVITY LOCATED NEAR THE ENTRANCE OF THE AMSTEL CLUB ASSOCIATED WITH THE REDEVELOPMENT?**

The northern portion of the Amstel Club's original landholding has progressively been developed for medium to high density residential purposes in the north-west corner, with provision in the north-east corner for future commercial and convenience-based land uses. These areas are under the ownership of the Australian International Property Corporation, Mainline and PE Capital, and are separate to and share no relationship with the Redevelopment.

## OPEN SPACE, LANDSCAPING & EXISTING DAMS

The open space network focuses on conservation and recreation to provide the opportunity for residents and the surrounding community to engage with the natural surroundings.

### **WILL NEW OPEN SPACE AND PARKLAND WILL BE PROVIDED?**

The total amount of new open space will be approximately 10.85 hectares which is approximately 20.9% of the project. This amount of open space is in excess of the City of Casey's 5% open space planning requirement for residential developments.

Tree retention has been at the forefront of the design of the open space network. This has seen the development of connected linear green spaces, which allow vegetation to be retained whilst providing residents with a unique trail experience for walking and jogging, with fitness stations and seating areas along the way.

The redevelopment will include two new formal parks, the main park and a secondary park. It is envisaged that the main park may provide a structured play space and complementary facilities such as BBQs and picnic tables along with a perimeter path (subject to Council review and approval). The secondary space may be a quieter, reflective breakout space nestled amongst the existing trees.

### **CAN RESIDENTS FROM ADJOINING COMMUNITIES USE THE OPEN SPACE?**

Yes. The Redevelopment's open space is available for everyone to access and enjoy.

### **WHAT'S HAPPENING WITH THE WETLANDS AND THE DAM?**

The large dams on the western side of the property were constructed specifically for the purpose of providing irrigation to the Amstel Golf Course and will need to be modified to function effectively within the wider storm water management strategy.

The Development Plan requires the larger southern dam to be removed and replaced with a linear waterway, which will connect to the existing waterway within the Brookland Greens estate. The smaller northern dam will be converted into a functioning wetland and retarding basin. The waterway and wetland basin will be constructed to Melbourne Water and Council standards, including landscape treatments. These areas will be included in the open space network for passive recreation.

## FLORA AND FAUNA

### HOW MANY TREES WILL BE RETAINED WITHIN THE REDEVELOPMENT?

A number of arboricultural assessments have been undertaken for this site, the most recent carried out by Treemap Arboriculture in February 2016. The arboricultural assessment conducted a detailed assessment of every individual tree onsite, assigning each tree a 'retention value' which were categorised as; no value, low value, moderate value or high value.

A key objective of the Redevelopment is to facilitate the retention of existing trees of moderate-high and moderate retention value (and trees of low retention value where practicable). The arboricultural assessment identified no trees as having a high retention value.

There are 317 trees rated with a moderate-high to moderate retention value. Brown Property Group has sought to protect and maintain 171 of these trees within areas of open space or public land. Due to the extensive reshaping of the existing landform that will be required to prepare the site for urban development, 146 trees of moderate-high to moderate value cannot be retained.

The development plan also provides for the protection of trees with a 'low' retention value where they form part of a group of trees to be retained with a 'moderate' or higher retention value.

In addition to the retained trees an estimated 850 new trees will be planted within the redevelopment.

It is noted that aerial imagery of the site dating back from the mid 1960's indicates the site was practically devoid of vegetation. The vast majority of existing vegetation has been planted as part of the development of the golf course in the 1960's.

### HOW MANY TREES AND WHAT VARIETY WILL BE PLANTED?

Approximately 850 new trees will be planted. Tree planting will complement the existing vegetation and respond to Council's relevant street tree policies such as local native Australian gums and drought tolerant species.

### HOW QUICKLY WILL NEW TREES BE PLANTED?

Tree planting will be concurrent with staged development works.

### WHAT'S HAPPENING WITH THE LARGE PINE TREES ALONG THE SOUTHERN BOUNDARY?

The Development Plan allows for the removal of the large pine trees along the southern boundary.

### ARE THERE ANY TREE PROTECTION ZONES?

Tree Protection Zones will be established and maintained around all existing trees which are to be retained through the construction period.

'Non-standard' unique engineering design solutions will be employed to ensure the protection of trees proposed for retention and to avoid conflict with any planned infrastructure. All excavation works within tree protection zones will be undertaken in accordance with Australian standards and under the supervision of an arborist.

### WHAT FAUNA HAS BEEN IDENTIFIED AT THE REDEVELOPMENT?

Brett Lane and Associates undertook a Flora and Fauna Assessment which found that two threatened fauna species,

the Swift Parrot and the Grey-headed flying fox, as well as three *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) migratory bird species, were considered likely to occur due to the presence of suitable habitat.

Impacts to these fauna species from any proposed development was found to be negligible due to the lack of key habitat, and the ability of these species to move away from disturbance. Considering the extent of available habitat in the surrounding area, the Flora and Fauna Assessment considered it was unlikely that the proposed development would result in a significant impact on the wider regional populations of any species present.

Brett Lane and Associates found that there are no implications arising from the development under the EPBC Act and *Flora and Fauna Guarantee Act 1988*.

#### **WHAT WILL HAPPEN TO NATIVE FAUNA DURING CONSTRUCTION?**

The EnviroDevelopment certification requires Brown Property Group to create and implement a Fauna Management Plan to reduce the likelihood of any harm to native fauna during construction. This is likely to involve controls on the method of vegetation removal, fauna identification and monitoring, harm mitigation and the safe relocation of any affected individuals.

## CULTURAL HERITAGE

#### **IS THE REDEVELOPMENT A CULTURAL HERITAGE SITE AND HOW WILL THIS BE MANAGED?**

Aboriginal Affairs Victoria approved a Cultural Heritage Management Plan (CHMP) for the Redevelopment. The CHMP identified one significant cultural heritage place within the Redevelopment to be set aside for protection. This location includes an artefact scatter and will be protected within an area of open space on the eastern boundary of the site.

## SITE SERVICES, INFRASTRUCTURE & ECOLOGICALLY SUSTAINABLE DEVELOPMENT

#### **WILL EXISTING SITE SERVICES AND INFRASTRUCTURE BE AFFECTED BY THE REDEVELOPMENT?**

No. Existing infrastructure should not be impacted by the Redevelopment.

#### **WILL THE AMSTEL REDEVELOPMENT FEATURE RECYCLED WATER?**

Yes, recycled water will be operational as mandated for all new residential communities in the South East. Existing properties will not be interrupted and will continue to be serviced by South East Water.

## ACCESS TO INFORMATION & PLANS

#### **WILL BROWN PROPERTY GROUP PROVIDE ANY UPDATES REGARDING THE REDEVELOPMENT?**

Yes, updates will be made available on the Amstel Redevelopment page of the Brown Property Group website at [www.bpg.com.au/amstelredevelopment](http://www.bpg.com.au/amstelredevelopment)

#### **WHERE CAN I FIND PRICING INFORMATION**

Anyone interesting in finding out more about Canopy at Amstel can visit [www.canopyamstel.com.au](http://www.canopyamstel.com.au) or call the land sales office on 1800 397 700.