

6 Ordinary Business

6.1 Town Planning Reports

6.1.1 Amendment C257 - Woods Street Beaconsfield Development Plan Overlay 25

Responsible GM: Nigel Higgins
Author: Celeste Grossi

Recommendation(s)

That Council:

1. Receive and consider all submissions made to Planning Scheme Amendment C257card.
2. As per Section 23 of the *Planning and Environment Act 1987*, refer all submissions for consideration to a Planning Panel to be appointed by the Minister for Planning.

Attachments

1. Exhibited Planning Scheme Amendment C257 Documentation [6.1.1.1 - 41 pages]
2. Summary of Submissions and Officer Responses [6.1.1.2 - 7 pages]

Executive Summary

At its meeting on 21 September 2020, Council resolved to seek Minister for Planning authorisation to prepare and exhibit Planning Scheme Amendment C257card.

Amendment C257 was exhibited from Thursday, 11 February to Friday, 12 March 2021 as per the requirements of the *Planning and Environment Act 1987*. Five submission were received. The matters raised by submitters are not able to be resolved, it is therefore recommended to refer all submissions to a Ministerial planning panel.

Background

The Beaconsfield Structure Plan was adopted by Council in December 2013 and was implemented as an Incorporated Document in the Cardinia Planning Scheme via Amendment C198 in May 2016. Ministerial approval of this Amendment was given with two conditions:

1. The built form requirements for Beaconsfield Point, Princes Highway Gateway and Woodland Grove Precinct be implemented via more appropriate planning controls.
2. An expiry date is placed on the Structure Plan's status as an Incorporated Document to ensure that its objectives are achieved by implementing its built form requirements through the appropriate planning controls in a timely manner.

Amendment C257 proposes to implement the planning outcomes sought by the Beaconsfield Structure Plan for the Woodland Grove Precinct through a targeted statutory planning tool, being a Development Plan Overlay (DPO).

In summary, the Amendment proposes to:

- Insert new Schedule 25 to Clause 43.04 Development Plan Overlay
- Amend the Schedule to Clause 72.04 to remove the Beaconsfield Structure Plan (December 2013) as an Incorporated Document.

- Amend Clause 21.03-2 (Urban Established Area – Beaconsfield and Pakenham) and Clause 21.04-3 (Activity Centres) by removing the December 2021 expiration date of the Structure Plan.

This approach aligns with advice received from DELWP, will improve policy control and built form and subdivision outcomes for the Beaconsfield Town Centre.

Policy Implications

Strategic Assessment

The full strategic assessment is provided in the Explanatory Report contained in Attachment 1. A summary is provided here.

Consistency with Plan Melbourne Metropolitan Planning Strategy, 2017-2050

Plan Melbourne is the Metropolitan Planning Strategy for Melbourne. It sets out the vision and direction to guide Melbourne's growth through to 2050. The Amendment is consistent with directions relevant to residential areas by ensuring that subdivision and built-form is well-designed whilst maintaining and enhancing character and amenity.

Consistency with State Planning Policy

State Planning Policy is contained in the Planning Policy Framework (PPF) in the Planning Scheme. The Amendment supports the objectives and strategies of the PPF by:

- Supporting housing growth and diversity in residential areas, whilst recognising local circumstances.
- Providing certainty about the scale and growth in the township.
- Providing a guide for structure, functioning and character of settlements in order to promote sustainable growth and development.
- Establishing controls to create a sense of place.
- Providing a tool to create urban environments and subdivision designs that are safe, healthy, functional and enjoyable and that contribute to a sense of place.

Consistency with the Local Planning Policy Framework (LPPF)

The Municipal Strategic Statement (MSS) and Local Planning Policy Framework (LPPF) provides the vision and direction for land use planning and development within Cardinia Shire. The amendment supports the objectives and strategies of the LPPF by:

- Implementing a statutory planning tool that encourages an attractive, functional, and sustainable built form in existing and future development.
- Ensuring greater housing choice and diversity.
- Assisting in facilitating residential development within the Beaconsfield town centre to meet the needs of the existing and future community.

Relevance to Council Plan

2.1 Our Community - Our diverse community requirements met

2.1.2 Promote access to and encourage, a mix of housing types to cater for the varying needs of people in the Cardinia community.

2.1.5 Work with local communities to review and implement township strategies that contribute to meeting the needs of those communities.

3.2 Our Environment - Transport linkages connecting towns

3.2.4 Prioritise multi-use pathways, where practicable, to create networks that connect destinations.

3.5 Our Environment - Balanced needs of development, the community and the environment

3.5.3 Provide for the sustainable development of rural townships while taking into account their existing character and community needs.

Climate Emergency Consideration

The proposed Amendment encourages medium density housing to be located within the Woodland Grove Precinct which is a key site located adjacent to the Beaconsfield train station within the town centre. This process will contribute to housing consolidation within this area, reducing the amount of urban sprawl and pressure on the growth front helping to mitigate the effects of climate change.

Consultation/Communication

Notification (formal exhibition)

Amendment C257 was formally exhibited for one month from 11 February to 12 March 2021 as part of the planning scheme amendment process in accordance with the requirements of the *Planning and Environment Act 1987*.

All owners and occupiers within and adjoining the Woodland Grove precinct, community groups, relevant public authorities, and Prescribed Ministers were notified of the exhibition of the Amendment. A total of 151 letters were sent out.

In addition to the above, the Amendment was exhibited using the following methods:

- Public Notice in the Pakenham Gazette – 10 February 2021.
- Public Notice in the Government Gazette – 11 February 2021.
- Presentation to the Beaconsfield Progress Association – 16 March 2021.
- Display on Cardinia Shire Council website.
- Display on DELWP website.

Submissions

Five (5) submissions were received. Two (2) were from public authorities and three (3) were from landowners within the Woodland Grove Precinct. The late submission was from a local resident.

The matters raised by submissions can be summarised as follows:

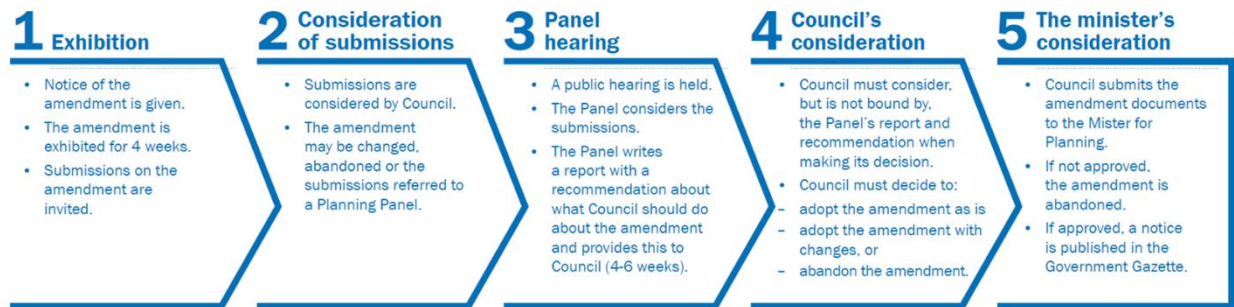
- The front door of Unit 5/87 Woods Street addresses the laneway, and the removal of the laneway would remove the only access available to the dwelling.
- Any reference to 'VicRoads' should be amended to 'Head, Transport for Victoria'.
- The proposed amendment is unlikely to represent a risk to the environment, amenity or human health.
- Inadequate strategic justification for many of the requirements listed in DPO25.
- The surrounding landscape and the Heritage buildings in Woods Street must be considered.
- 3-4 Storey buildings would be out of character for the area and future buildings should be well setback from the street.
- The Cardinia Creek Parklands project should be extended further into the site to make way for a larger park area rather than residential housing.

A full summary of the issues raised by submissions and a response to these are included in Attachment 2.

Next Steps

As it is not possible to resolve all matters raised, it is recommended that all submissions are referred to an independent ministerial panel for consideration.

Figure 1. Steps in the Planning Scheme Amendment process



We are at **Stage 3** of the Planning Scheme Amendment process as detailed in Figure 1. A Panel Hearing is pre-set to occur during the week commencing 28 June 2021. Following the hearing, the Panel will prepare a report that will be considered by Council at a future Council meeting with recommendations on how to proceed with the Amendment.

Financial and Resource Implications

There are no additional resource implications associated with undertaking the Amendment. Costs associated with this process are provided for by the current and proposed Planning Strategy budget. The application of the DPO will provide a clear policy framework to assist applicants and Council planners when preparing, assessing and deciding on applications in the Woodland Grove Precinct.

Conclusion

Amendment C257card proposes to implement the planning outcomes sought by the Beaconsfield Structure Plan through a targeted statutory planning tool, being a Development Plan Overlay (DPO25). The proposed DPO seeks to ensure that the Woodland Grove Precinct will be developed holistically and in a responsive manner to the surrounding services and built form, and the environmental features of the area, whilst ensuring a functional internal road layout is provided.

Amendment C257 was on exhibition for one month from Thursday, 11 February to Friday, 12 March 2021 and a total of four (5) submission were received.

Given that not all the matters raised by submissions can be resolved, it is recommended that Council refer all submissions to a Planning Panel, to be appointed by the Minister for Planning, for consideration.

Planning and Environment Act 1987

CARDINIA PLANNING SCHEME

AMENDMENT C257CARD

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by Cardinia Shire Council who is the planning authority for this amendment.

The amendment has been made at the request of Cardinia Shire Council.

Land affected by the amendment

The amendment applies to the land within the Woodland Grove Precinct as shown in the Beaconsfield Structure Plan.

The land parcels affected by this amendment are identified as No's. 53-56, 67-71, 73-75, 81, 83, 85 and 87 Woods Street, Beaconsfield.

The land affected by this amendment is outlined in red on Map 1 below.

Map 1: Land affected by the amendment.



What the amendment does

The amendment proposes to implement the key objectives and strategies of the *Beaconsfield Structure Plan*, December 2013, expires 31 December 2021 (Structure Plan), by applying a Development Plan Overlay (DPO25) to the Woodland Grove Precinct identified in the Structure Plan.

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The amendment proposes to remove the Structure Plan as an Incorporated Document from the Schedule to Clause 72.04 and retain it as a Background Document. The amendment also intends to remove the expiration date of the Structure Plan.

Specifically, the amendment proposes to:

- Inserts a new Schedule 25 under Clause 43.04 Development Plan Overlay and applies it to the Woodland Grove Precinct.
- Amends Clause 21.03-3 (Urban Established Area – Beaconsfield and Pakenham) and Clause 21.04-3 (Activity Centres) by removing the 31 December 2021 expiration date of the Structure Plan.
- Amends the Schedule to Clause 72.04 by deleting the *Beaconsfield Structure Plan, December 2013, expires 31 December 2021* as an Incorporated Document.

Why is the amendment required?

The Structure Plan sets out the strategic directions for Beaconsfield and provides a framework for change to guide built form, use and development outcomes for the centre for the next 10-15 years.

In May 2016, Amendment C198 incorporated the Structure Plan into the Cardinia Planning Scheme. The Department of Environment, Land, Water and Planning (DELWP) raised concerns with the incorporation of the Structure Plan into the Cardinia Planning Scheme in its entirety. Incorporating large documents with specific planning requirements amongst its content makes it difficult for those requirements to be found and are effectively located behind the Cardinia Planning Scheme. DELWP advised that implementation of Council's strategic documents should occur through statutory planning tools that are easily located and accessed within the planning scheme.

This advice is consistent with the guidance provided in Planning Practice Note 13 – Incorporated and Background Documents, which advises when incorporated documents are to be included within a planning scheme. Placing design and built form requirements within an incorporated document is not effective and makes it difficult for the controls to be found. Therefore, any development and built form requirements should be excised from the Structure Plan and implemented through an appropriate Victorian Planning Provision (VPP) tool such as a DPO or Design and Development Overlay (DDO).

In January 2019, when considering the approval of Amendment C220, DELWP advised that the appropriate VPP tool for the Woodland Grove Precinct is a DPO, not a DDO as was initially proposed by Amendment C220.

Amendment C257card proposes to implement the planning outcomes sought by the Structure Plan by applying a DPO schedule to the Woodland Grove Precinct being a more transparent and visible tool within the Cardinia Planning Scheme. Amendment C257card also proposes to change the status of the Structure Plan from an Incorporated Document to a Background Document. With the approval of Amendment C220 and the proposed addition of Schedule 25 to the DPO, the DELWP's requirements for Cardinia Shire Council to prepare appropriate planning controls for the below precincts of the Structure Plan area will be completed, and therefore the expiration date on the Structure Plan is proposed to be removed.

- Princes Highway Gateway Precinct (DDO5 – implemented through Amendment C220)
- Beaconsfield Point Precinct (DDO6 – implemented through Amendment C220)
- Woodland Grove Precinct (Proposed DPO25 – proposed implementation through Amendment C257card)

The proposed amendment will provide greater certainty about the future development and built form outcomes for this precinct, and the requirements to be considered for future planning permit applications.

How does the amendment implement the objectives of planning in Victoria?

The proposed amendment gives effect to and is consistent with the following objectives of planning in Victoria identified in section 4(1) of the *Planning and Environment Act 1987*:

(1) (a) to provide for the fair, orderly, economic and sustainable use, and development of land.

(c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.

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(d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.

(f) to facilitate development in accordance with the above objectives.

(g) to balance the present and future interests of all Victorians.

The proposed amendment will provide for the fair, orderly and sustainable use of land by providing direction in relation to the subdivision of residential land, and the future design and built-form outcomes in accordance with the Structure Plan. It will ensure that new development is successfully integrated into the existing residential areas with minimal adverse impact on amenity and built form, that new residential subdivision creates lots of appropriate sizes, and that new residential built form maintains and enhances the valued character of the Beaconsfield Town Centre, securing a pleasant, efficient and safe working, living and recreational environment.

How does the amendment address any environmental, social and economic effects?

The proposed amendment will have positive economic and social benefits by providing residents, landowners and developers with a greater degree of certainty on a general subdivision layout of vacant land and the built form outcomes that the responsible authority considers to be appropriate within the town centre. Clear guidance through the application of the DPO will strengthen the guidance provided for this area of the town centre and provide for a diverse residential outcome. It will preserve and enhance the valued character traits of the existing residential areas and will ensure that new residential development is responsive to those valued character elements.

Does the amendment address relevant bushfire risk?

The amendment does not seek to implement any new planning provisions that would allow the introduction or intensification of development that has, or will on completion have, a Bushfire Attack Level rating more than BAL-12.5.

The precinct is not affected by the Bushfire Management Overlay (BMO). A portion of the Woodland Grove Precinct is located in a Bushfire Prone Area (BPA) under the Building Regulations, which require that each proposed dwelling in the BPA must undergo a bushfire risk assessment and must be constructed to a minimum construction standard of BAL-12.5.

For the purpose of this amendment, a bushfire assessment was commissioned by Council to understand the level of bushfire hazard and risk to the precinct. It determined that the subject area is at the lower end of bushfire risk in Victoria and is a suitable location for development according to strategic and locational policies in Clause 13.02-1S Bushfire of the planning scheme. Based on the bushfire assessment the subject area is capable of meeting a site-based exposure benchmark equivalent to a radiant heat flux of less than 12.5 kilowatts/square metre. A defendable space setback equivalent to Column A in Clause 53.02 Bushfire in planning schemes can be achieved whereby the development must be setback 33 metres from the vegetation in the Cardinia Creek corridor.

A further bushfire risk assessment is a requirement of the proposed DPO25 to determine up-to-date bushfire hazard details of the subject area to be included in the future Development Plan. This provides the mechanism to confirm the defendable space setback required and it may result in a setback less than 33 metres if the vegetation type in and around the Cardinia Creek corridor varies from what is currently present. It is for this reason that the defendable space setback is expressed as an outcome rather than a distance based on a specific vegetation type.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the Planning and Environment Act 1987.

The amendment is consistent with Ministerial Direction No. 9 – Metropolitan Strategy which requires a Planning Authority to have regard to the Metropolitan Strategy, Plan Melbourne 2017-2050. It is considered the amendment assists in achieving the following directions of Plan Melbourne.

- Direction 1.3: Create development opportunities at urban renewal precincts across Melbourne.

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- Direction 2.1: Manage the supply of new housing in the right locations to meet population growth and create a sustainable city.
- Direction 2.2: Deliver more housing closer to jobs and public transport.
- Direction 2.4: Facilitate decision-making processes for housing in the right locations.
- Direction 2.5: Provide greater choice and diversity of housing.
- Direction 3.3: Improve local travel options to support 20-minute neighbourhoods.
- Direction 5.1: Create a city of 20-minute neighbourhoods.

Ministerial Direction 11 – Strategic Assessment of Amendments requires a comprehensive strategic evaluation of the amendment and its outcomes to determine whether an amendment supports or implements State and local planning policy of the relevant planning scheme. The amendment complies with the requirements of this Ministerial Direction as set out in this Explanatory Report.

Ministerial Direction 15 – The Planning Scheme Amendment Process provides directions on the planning scheme amendment process. This amendment will follow an appropriate process.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment is consistent with the objectives and strategies of the following clauses of the Planning Policy Framework (PPF):

Clause 11.01-1S Settlement discusses the need to anticipate and respond to the needs of the existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

Clause 13.02-1S Bushfire Planning discusses the need to prioritise the protection of human life by not locating settlements and communities in areas of bushfire risk. Strategic planning documents, local planning policy, or planning scheme amendments that result in an introduction or intensification of development in an area that has, or will have on completion, more than a BAL-12.5 will not be approved.

Clause 15.01-1S Urban Design seeks to ensure that land use and development responds appropriately to the identified opportunities and constraints of the land and the broader area. This clause also describes the need to ensure land use and development responds to its landscape, valued built form and cultural context.

Clause 15.01-1R Urban Design – Metropolitan Melbourne seeks to create urban environments that are distinctive and liveable with quality design and amenity.

- *Support the creation of well-designed places that are memorable, distinctive and liveable.*
- *Integrate place making practices into road space management.*
- *Create new boulevards in urban-growth areas and selected existing road corridors across Melbourne.*
- *Provide spaces and facilities that encourage and support the growth and development of Melbourne's cultural precincts and creative industries.*

Clause 15.01-2 Building Design seeks to achieve building design outcomes that contribute positively to the local context and enhance the public realm through a variety of strategies such as:

- *Ensuring development responds and contributes to the strategic and cultural context of its location.*
- *Ensure development is designed to protect and enhance valued landmarks, views and vistas.*
- *Ensure development provides safe access and egress for pedestrians, cyclists and vehicles.*

Clause 15.01-3 Subdivision Design seeks to ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

Clause 15.01-5 Neighbourhood Character seeks to recognise, support and protect neighbourhood character, cultural identity, and a sense of place. Relevant strategies include the following:

- *Ensure development responds to cultural identity and contributes to existing or preferred neighbourhood character.*
- *Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by emphasising the:*
 - *Pattern of local urban structure and subdivision.*
 - *Underlying natural landscape character and significant vegetation.*

Clause 16.01-3 Housing Diversity discusses the need to provide for housing diversity, facilitating a range of housing types in order to provide for housing choice. This clause also encourages the following:

- *A mix of housing types.*
- *Respect of the neighbourhood character.*
- *Improved housing choice.*
- *Making better use of existing infrastructure.*

Clause 16.01-2 Location of Residential Development aims to *locate new housing in designated locations that offer good access to jobs, services and transport.*

The proposed amendment supports the Planning Policy Framework (PPF) for the following reasons:

- The DPO will provide a tool to ensure well-designed subdivisions and housing in a suitable location within the Beaconsfield Town Centre.
- The DPO encourages development that responds appropriately to both the existing and preferred future character of the area.
- Supports housing growth and diversity in defined housing change areas and redevelopment sites.
- Provides a guide for structure, functioning and character of settlements in order to promote sustainable growth and development.
- Ensures a sufficient supply of land is available for residential purposes.
- Ensures the design of subdivisions achieve attractive, liveable, walkable, cyclable, diverse and sustainable neighbourhoods.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The amendment is consistent with, and has been prepared in accordance with, the Local Planning Policy Framework (LPPF) and the Municipal Strategic Statement (MSS) as outlined below:

Cardinia 21.01 Cardinia Shire Key Issues and Strategic Vision identifies the key issues facing Cardinia. The following relevant key issues for the municipality are identified at Clause 21.01-3 Key Issues:

Settlement and Housing

- *The sustainable development of the growth area and rural townships.*

Particular use and development

- *Encouraging an attractive, functional and sustainable built form in existing and future development.*

Clause 21.03 Settlement and housing is also of relevance with sub **Clause 21.03-1 Housing** identifying that housing in Cardinia Shire is currently dominated by detached dwellings in both urban and rural areas. The key issues in relation to housing relevant to this amendment are as follows:

- *Providing for a diversity of housing types and densities, including increased housing density around activity centres.*

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Objective 1 of this clause is to *encourage a diversity in housing to meet the needs of existing and future residents*. The following strategies to achieve this objective are of relevance.

- *Encourage an increase in densities provided it occurs in the context of an increase in the standard of urban design, timely provision of infrastructure and is consistent with the existing and/or preferred neighbourhood character.*
- *Ensure that future housing growth is effectively managed to maintain and enhance the qualities of the municipality.*
- *Encourage a range of lot sizes and housing types in new developments that satisfy the need and aspirations of the community.*
- *Ensure residential development and subdivisions are designed with attractive streetscapes and urban character.*

The proposed amendment supports the LPPF for the following reasons:

- Ensures greater housing choice and diversity
- Ensures the siting and design of proposed subdivisions and buildings are sympathetic to the natural environment and preferred neighbourhood character.
- Implements a tool into the planning scheme that encourages an attractive, functional, and sustainable built form in future development.

Does the amendment make proper use of the Victoria Planning Provisions?

The proposed amendment makes proper use of the VPP by implementing the objectives of the *Beaconsfield Structure Plan (December 2013)* through the application of DPO25. An objective of the DPO includes: *To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.*

How does the amendment address the views of any relevant agency?

Extensive consultation with community and external agencies were sought during the development of the *Beaconsfield Structure Plan (December 2013)* and the subsequent Planning Scheme Amendment C198 which incorporated the Structure Plan into the Cardinia Planning Scheme.

The views of relevant agencies will be sought and considered as part of the formal exhibition of this amendment under Section 23 of the *Planning and Environment Act 1987*.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The amendment is not likely to have significant impact on the transport system, as defined by Section 3 of the *Transport Integration Act 2010*.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The proposed amendment will have no significant impact on the resource and administrative costs of the responsible authority. The amendment will assist with future planning permit applications within the proposed DPO area by providing clear guidance in relation to subdivision and design outcomes.

Where you may inspect this amendment

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The amendment can be inspected free of charge at:

- the Cardinia Shire Council website at <http://creating.cardinia.vic.gov.au/AmendmentC257>
- the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by **Friday 12 March 2021**.

Electronic submissions are preferable and should be sent to mail@cardinia.vic.gov.au (please include Amendment C257 in the e-mail title)

Or mailed to:

Cardinia Shire Council
 Planning Strategy and Urban Design
 Amendment C257
 PO Box 7
 PAKENHAM VIC 3810

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: Week of 24th May 2021
- panel hearing: Week of 28th June 2021

ATTACHMENT A - Mapping reference table

| Location | Land /Area Affected | Mapping Reference |
|---------------------------------|---|-------------------------------------|
| Woodland Grove Precinct (DPO25) | Land bounded by Woods Street to the east, 47-51 Woods Street to the north, Cardinia Creek to the west and Beaconsfield Avenue to the south. | Cardinia C257DPOMap12 Authorisation |

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*Planning and Environment Act 1987***CARDINIA PLANNING SCHEME****AMENDMENT C257card****INSTRUCTION SHEET**

The planning authority for this amendment is the Cardinia Shire Council.

The Cardinia Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 1 attached map.

Overlay Maps

1. Insert new Planning Scheme Map No 12DPO in the manner shown on the 1 attached map marked "Cardinia Planning Scheme, Amendment C257".

Planning Scheme Ordinance

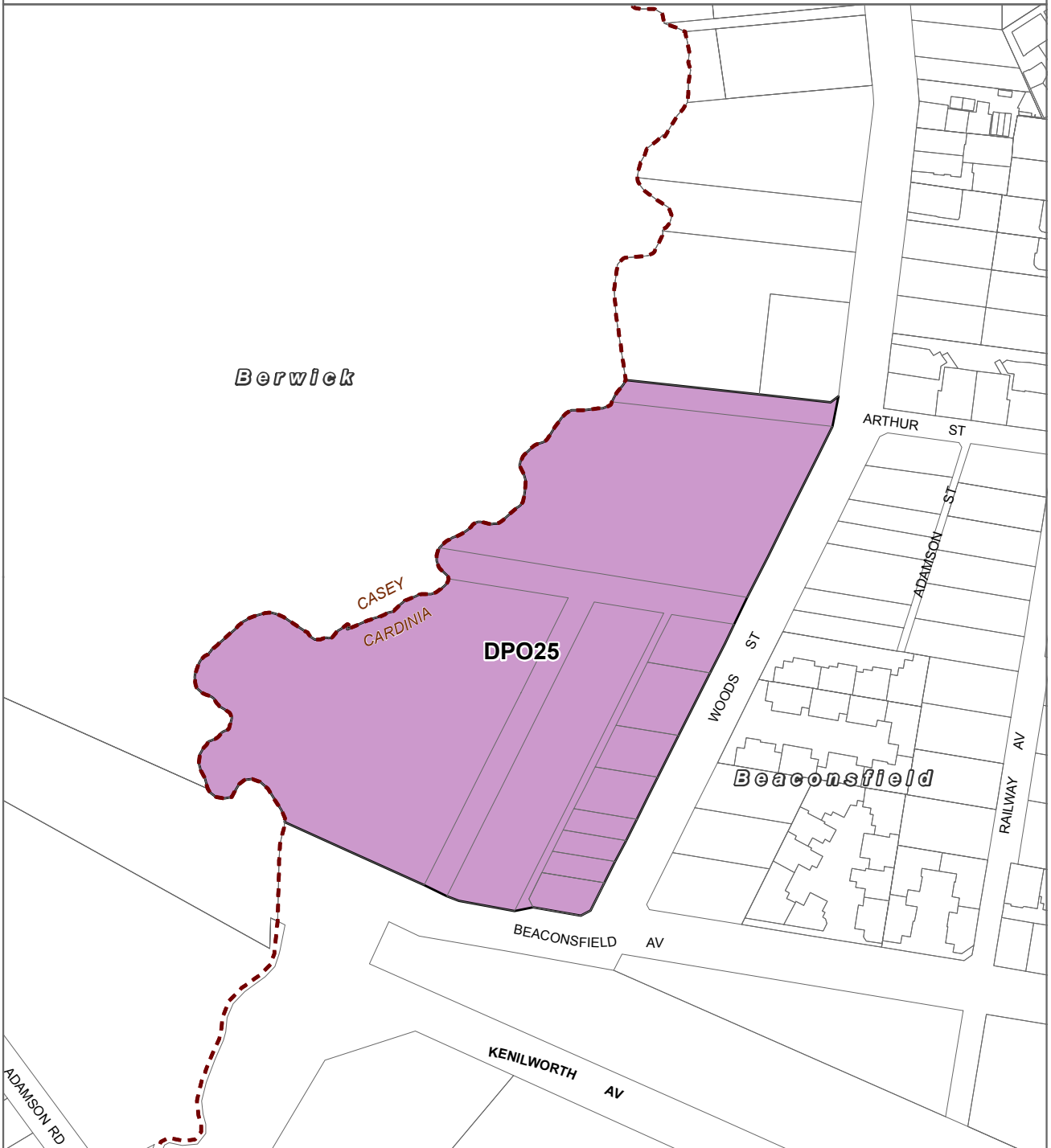
The Planning Scheme Ordinance is amended as follows:

2. In **Local Planning Policy Framework** – replace Clause 21.03 with a new Clause 21.03 in the form of the attached document.
3. In **Local Planning Policy Framework** – replace Clause 21.04 with a new Clause 21.04 in the form of the attached document.
4. In **Overlays** – insert Clause 43.04, insert new Schedule 25 in the form of the attached document.
5. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.



End of document

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CARDINIA PLANNING SCHEME - LOCAL PROVISION AMENDMENT C257



LEGEND

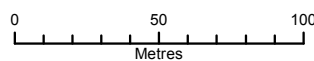
-  DPO20-29 - Development Plan Overlay - Schedules 20-29
-  Local Government Area



Part of Planning Scheme Map 12DPO

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Planning Group
 Print Date: 20/05/2019



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 Land, Water
 and Planning

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DD/MM/YYYY
Proposed
C257

SCHEDULE 25 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO25**.

BEACONSFIELD WOODLAND GROVE PRECINCT

1.0 Objectives

DD/MM/YYYY
Proposed
C257

- To enhance the choice and diversity of housing opportunities and types, that are appropriate to the setting and achieve high quality amenity and urban design.
- To encourage and guide the re-development of land into an integrated medium density residential precinct that responds to the preferred neighbourhood character and enhances the public realm.
- To create a residential precinct that protects, and is sympathetic to, the Woods Street area environmental values, including the natural environment of the Cardinia Creek.
- To provide a pedestrian and cycling path network that is well connected, sustainable and meets the needs of the local residents.
- To promote development that enhances community and personal safety through interfaces that provide opportunity for passive surveillance of Cardinia Creek parklands and suitable landscaping.

2.0 Requirement before a permit is granted

DD/MM/YYYY
Proposed
C257

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority. Proposals must be accompanied by a report demonstrating that it will not prejudice the future development of the land in an integrated manner as identified by this schedule.

3.0 Conditions and requirements for permits

DD/MM/YYYY
Proposed
C257

The following conditions and requirements apply to permits:

Conditions:

- Building envelopes must be in accordance with the building setbacks contained within this schedule including the 30 metre building setback from the top of bank of Cardinia Creek and must form either a restriction on the certified plan of subdivision or be applied through an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987 that is registered on the title to the land. The owner must pay for all reasonable costs (including legal costs) associated with preparing, reviewing, executing and registering the agreement on the certificate of title to the land (including those incurred by the responsible authority).
- Building setbacks must be in accordance with the building setbacks contained within this schedule including the 30 metre building setback from the top of bank of Cardinia Creek and must be applied to multi-dwelling developments.
- Before a statement of compliance is issued under the Subdivision Act 1988, subdivisions are required to make a contribution equivalent to 8 per cent of the value of the land for the purpose of unencumbered public open space in accordance with Clause 53.01.
- Before the development starts, a landscape plan prepared by a person suitably qualified and experienced in landscape design to the satisfaction of the Responsible Authority and Melbourne Water, must be submitted to and approved by the Responsible Authority. When approved, the plan will be endorsed and will then form part of the permit. The plan must be drawn to scale with dimensions and three copies must be provided. The landscaping plan must be generally in accordance with the landscape concept plan contained within the approved Development Plan, and must show:
 - Staging of works, if applicable.

CARDINIA PLANNING SCHEME

- That the outcomes of any flora and fauna reports have been addressed.
- A survey (including botanical names) of all existing vegetation to be retained and/or removed.
- A weed management program which includes the following information:
 - botanical name of species targeted.
 - location.
 - method of control and timing of control.
- Buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary.
- A 30 metres minimum development setback from Cardinia Creek top of bank which must be reconfirmed by Melbourne Water.
- Details of surface finishes located on recreational pathways, maintenance access or any other pathways near waterways.
- A planting schedule of all proposed trees, shrubs and ground covers which includes the following information:
 - botanical names.
 - common names.
 - pot size.
 - life-form.
 - quantities of each plant.
 - planting density (plants per square metre).
 - planting zones/locations (in plan and cross-section form in colour).
 - landscape treatments with specifications of products such as mulching and erosion control matting.

Requirements:

- Construction of the internal road network with a 7.5 metre wide road pavement between invert of kerbs, underground drainage and footpath construction to the satisfaction of the responsible authority.

4.0 Requirements for development plan

DD/MM/YYYY
Proposed
C257

A Development plan must include the following requirements to the satisfaction of the responsible authority:

Environment

- A **flora and fauna assessment** (including a habitat hectare assessment) of the precinct prepared by a suitably qualified person(s), that:
 - Provides a plan drawn to scale showing the boundaries of the precinct, existing vegetation and vegetation to be removed.
 - Provides an assessment of the flora and fauna in the precinct including Ecological Vegetation Classes.
 - Assesses suitable habitat for threatened species in the precinct.
 - Location of any hollow bearing trees.
 - Provides a flora listing of each habitat patch.
- A targeted survey of threatened species prepared by a suitably qualified person(s) where suitable habitat is found in the precinct.
- A written explanation of the steps that have been taken to:
 - Avoid the removal, destruction or lopping of native vegetation and any other significant trees.
 - Minimise impacts from the removal, destruction or lopping of vegetation that cannot be avoided.

CARDINIA PLANNING SCHEME

- An **arboricultural assessment** prepared by a suitably qualified person(s) that identifies any trees on the land and existing street trees, with descriptions that include species, extent, number, size (diameter at 1.3 metres above natural ground level), tree protection zones, assessment of tree health and retention value.

Bushfire

- A bushfire assessment, including a bushfire hazard assessment, of the precinct prepared by a suitably qualified person to the satisfaction of the fire authority and the responsible authority, which includes details of how development will respond to bushfire planning policy set-out at Clause 13.02-1S of the planning scheme and demonstrate that development will be exposed to a radiant heat flux less than 12.5 kilowatts/square metre.

Aboriginal Cultural Heritage

- An **Aboriginal cultural heritage assessment** prepared by a suitably qualified person(s), which includes recommendations for the protection of significant individual sites, where appropriate. A statement that any identified location(s) of any Aboriginal cultural heritage on the land will be required to be protected in accordance with a Cultural Heritage Management Plan (CHMP) at the planning permit stage, if required by the Aboriginal Heritage Act 2006.

Traffic and Transport

- An **Integrated Transport and Impact Assessment** to the satisfaction of VicRoads and the Responsible Authority, providing specific detail on:
 - The impact of the proposed use and development on the operation of the Princes Highway/Beaconsfield Avenue and Princes Highway/Woods Street intersections.
 - The impacts on public safety.
 - Proposed mitigation works to address any unsatisfactory impacts.
- A **Traffic Management Plan** showing arrangement for vehicle ingress and egress to the development area, including the road layout, construction standards, traffic management which includes waste and emergency vehicle access.
- The provision of a clear legible and convenient pedestrian, bicycle and road network that:
 - Connects and integrates with existing networks, including pedestrian connections to Beaconsfield Station, from Woods Street to Cardinia Creek along Trythall Street and the northern east-west road reserve, and create new opportunities for improved pedestrian and cycling permeability in the future.
 - Provides for the construction of the following local roads generally in accordance with Figure 1, or an alternate internal road layout, to the satisfaction of the Responsible Authority:
 - Precinct B:
 - The 3 metre wide north-south laneway to be transferred to the front of the following lots to create a minimum 14.35 metre wide road (Brisbane Street):
 - Lots 1 & 2 on TP94444.
 - Lots 1 & 2 on TP121027.
 - Lots 1 & 2 on TP93165.
 - Lots 25, 32 & 33 on LP2804.
 - A 10 metre wide east-west service lane along the northern side of Beaconsfield Avenue connecting to Brisbane Street from Wood Street.
 - Access from Brisbane Street to the rail corridor must not be granted without prior consent from VicTrack and the rail operator – Metro Trains Melbourne.

CARDINIA PLANNING SCHEME

- Provides internal street pavement widths of 7.5 metres between invert of kerb with underground drainage, footpaths and nature strips. Roads reserves may need to be widened.
- Provide only one vehicle crossover or access point per lot that does not exceed 40% of the frontage. An additional driveway can be considered for consolidated lots.
- Vehicle crossovers must be located from the side streets wherever possible to reduce the number of crossovers from Woods Street. Provide vehicle access to Lot 12 on LP2804 and Lots 13 and 18 on LP2805 from the east-west roads.
- Provide traffic management devices on roads with lengths over 180 metres.

Infrastructure and drainage

- The provision of utility services infrastructure required to service the development area and details of the arrangements for the provision of the infrastructure. The land must be connected to a reticulated sewerage system of a sewerage authority.
- A **Fill Plan** which identifies the depth and fill material, and staging in a manner and time designed to minimise any adverse impacts on the amenity of nearby areas, must be submitted to the satisfaction of the Responsible Authority and Melbourne Water.
- A **drainage strategy** for the development plan area to the satisfaction of Melbourne Water and the Responsible Authority showing:
 - Filling of residential lots with roads or accessways providing for overland flows and/or raised minimum floor levels for development.
 - A coordinated approach to providing drainage infrastructure which must include stormwater quality treatment to best practice guidelines.
 - A 30 metres minimum development setback from Cardinia Creek top of bank which must be reconfirmed by Melbourne Water.
 - Within Precinct B, there should be no drainage to the rail corridor

Public Open Space and landscaping

- A **landscape concept plan** to the satisfaction of Melbourne Water and the Responsible Authority showing:
 - Landscaping requirements to the satisfaction of Melbourne Water.
 - Location, preservation and protection of significant trees/vegetation, existing street trees, roadside vegetation and grassed road verges. Including maintaining the long term, sustainable health and condition of existing vegetation.
 - Location, preservation and protection of any threatened species.
 - Location of landscaped areas.
 - Details of the landscape themes.
 - Landscape design incorporating a consistent streetscape theme.
 - New plantings consistent with existing species of vegetation within connecting roads and reserves.
 - Provision of street trees (minimum pot size of 45L when planted) for shade and aesthetic quality at an early stage of development – to be planted or bonded to the satisfaction of the Responsible Authority prior to Statement of Compliance of a subdivision.

Urban Design

- Dwelling facades that address a street or the public realm should maximise passive surveillance opportunities from these dwellings to the adjoining streets or public realm.
- Front fences should be avoided, or low or transparent front fences that allow gardens and nature strips to merge should be provided.
- New road treatments and street furniture should be consistent with the existing styles of road treatments and street furniture found in Beaconsfield town centre.

Housing

- Lot sizes must support a medium density housing precinct.

CARDINIA PLANNING SCHEME

- Within Precinct A, building setbacks from Woods Street of four metres are preferred.
- Within Precinct B, building setbacks from Woods Street that graduate from three metres at the southern end to four metres at the northern end are preferred.
- Within Precinct B, a minimum 1 metre building setback from the common boundary with the rail corridor at Lots 33 and 34 on LP2804 and Lots 4 and 5 on SP28567 is required, to allow for ongoing property maintenance without a requirement for access to the rail corridor.
- Within Precinct B, trees/landscaping species are to not overhang onto railway land or have potential to disturb railway operations.
- Within Precinct B, the rail corridor is to be fenced to the rail operator's requirements.
- Within Precinct B, there should be no drainage to the rail corridor.

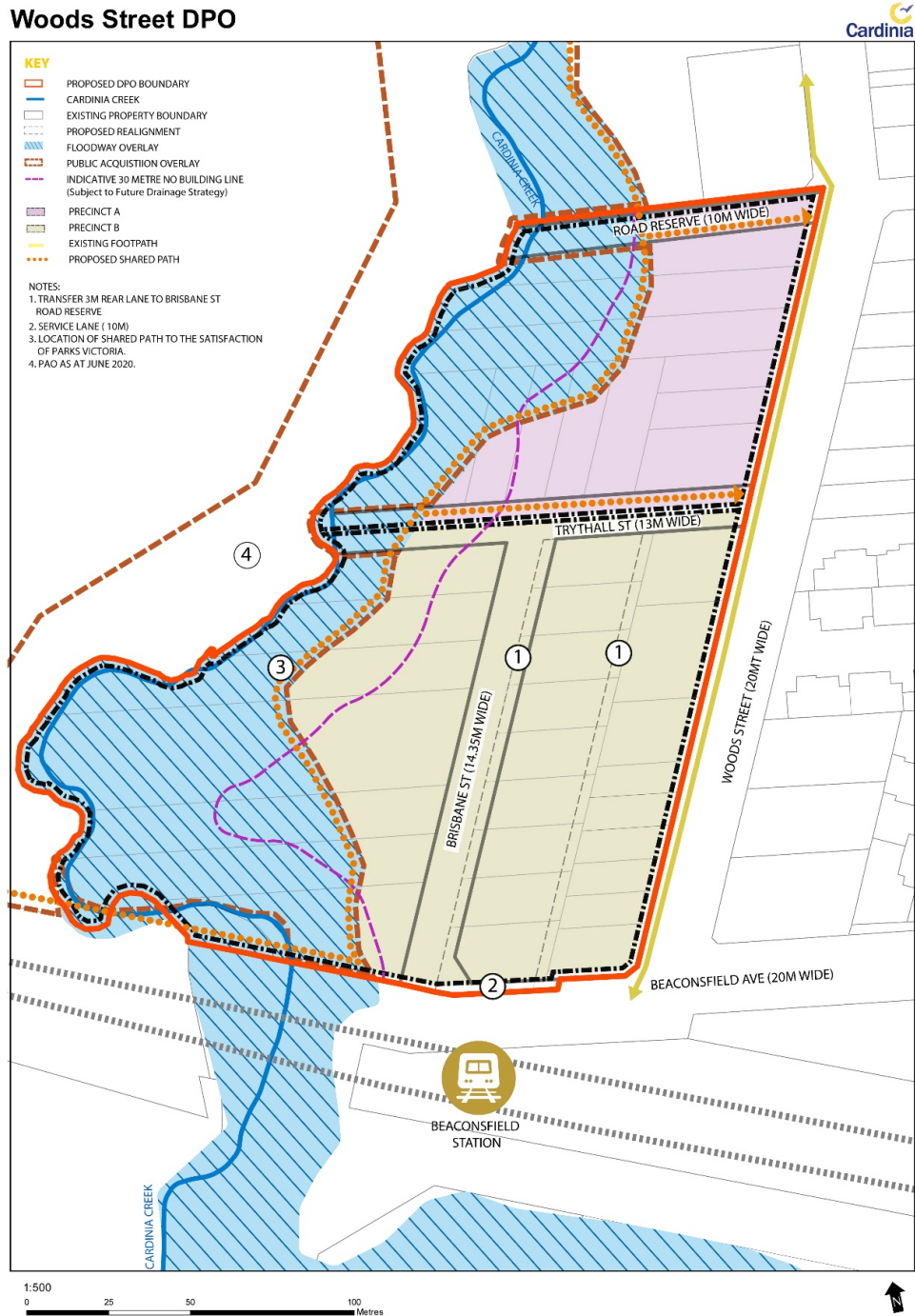
Staging

- Anticipated sequencing and timing of development of the precinct.

CARDINIA PLANNING SCHEME

6.0 Figure 1

The land parcels affected by this schedule are identified as No.s 53-56, 67-71, 73-75, 81, 83, 85, 87 Woods Street



CARDINIA PLANNING SCHEME

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C250card**21.03-1**20/11/2020
C250card**SETTLEMENT AND HOUSING****Housing****Overview**

Housing within the Cardinia Shire is currently dominated by detached dwellings in both urban and rural areas. The urban area includes the Urban Established Area and the Urban Growth Area, while the rural area comprises Townships and rural-residential development.

The urban area in the Cardinia Shire will continue to attract predominantly young families into the foreseeable future. However, as the housing market progressively matures and the needs of households change there will be increasing demand for more diverse forms of housing.

Key issues

- Providing for a diversity of housing types and densities, including increased housing density around activity centres.
- Balancing diversity of housing choices in rural townships while ensuring consistency with the character of the township.
- Recognising the need for affordability and availability of housing choice for different income levels in both the rental and purchaser markets.
- Recognising the demand for specialist design housing including housing for the aged, people with a disability or mobility issues.
- Identifying the demand for social and community housing.
- Providing opportunity for development of ‘Affordable Housing’.

Objective 1

To encourage a diversity in housing to meet the needs of existing and future residents.

Strategies

- Ensure that future housing growth is effectively managed to maintain and enhance the qualities of the municipality.
- Encourage a range of lot sizes and housing types in new developments that satisfy the needs and aspirations of the community.
- Encourage an increase in densities that has a high standard of urban design, timely provision of infrastructure and is consistent with the existing and/or preferred neighbourhood character.
- Encourage medium density housing to be located within or at the interface of activity centres and overlooking local and linear open space.
- Ensure residential development and subdivisions are designed to be responsive to existing urban character.
- Ensure that new development is located within a safe, attractive and well planned environment that allows residents to maximise opportunities to undertake physical activity.

Objective 2

To encourage the provision of housing to cater for groups within the community with specific housing requirements.

Strategies

- Encourage the development of a diverse, flexible, adaptable range of housing types and tenures.

CARDINIA PLANNING SCHEME

- Encourage the establishment of social and community housing in townships and areas within the urban growth boundary with good access to public transport and services.
- Encourage and facilitate the development of ‘Affordable Housing’ as set out in the *Planning and Environment Act 1987*, in townships and within the urban growth boundary with good access to public transport and services.
- Encourage the development of appropriately located and designed accommodation for the aged including options for ageing in place.
- Encourage development that supports adaptive housing, in appropriate locations.

Implementation

The strategies in relation to housing will be implemented through the planning scheme by:

Use of policy and exercise of discretion

- When assessing new developments and residential subdivisions use the Healthy by Design (January 2017) checklist, as appropriate.

Application of zones and overlays

- Applying the Comprehensive Development Zone to substantial development sites with a mix of uses.
- Applying the Low Density Residential Zone to land located within the urban growth boundary, and within townships where bushfire exposure is not higher than 12.5 kw/sqm and development can be adequately serviced.

Further strategic work

- Progressively rezoning land for residential purposes in accordance with township strategies.
- Reviewing the application of the Comprehensive Development Zone and rezoning to standard zones when development is complete.
- Further develop the draft Childcare Centre Policy as a local policy to also include all non-residential uses in residential areas.

Reference documents

Casey-Cardinia Growth Area Framework Plan, 2006


Southern Regional Housing Statement, Southern Regional Housing Working Group, April 2006

Housing Strategy 2013 – 2018, Strategic Action Plan, December 2013

Healthy by Design, January 2017, (Cardinia Shire)

21.03-2**Urban Established Area - Beaconsfield and Pakenham**

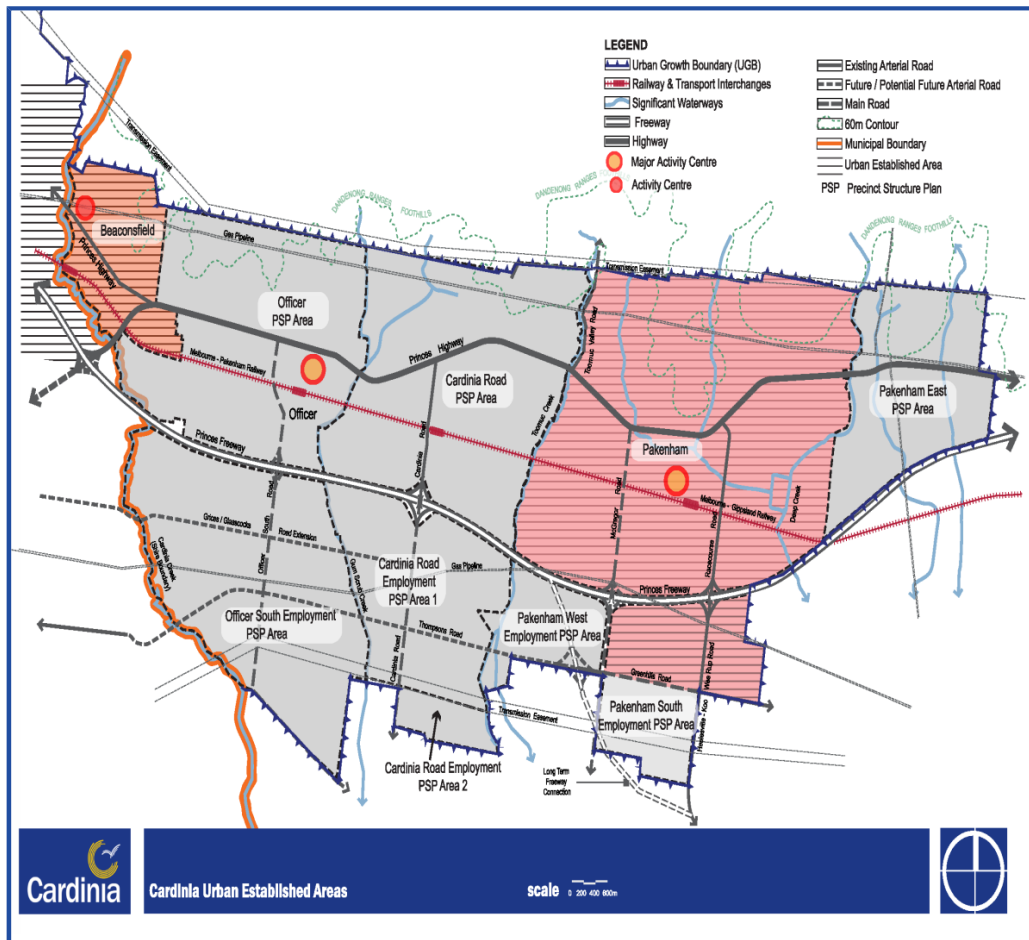
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G256card

Proposed C257card Part of the Cardinia Shire, between Beaconsfield and Pakenham East, is located within the Casey-Cardinia Growth Area for metropolitan Melbourne, and has been recognised as part of a metropolitan growth corridor since 1971. 

The Cardinia Shire urban area is divided into ten precincts. The Beaconsfield and Pakenham precincts represent the Urban Established Area of the Shire, as shown in Figure 1.

CARDINIA PLANNING SCHEME

Figure 1: Cardinia Urban Established Area



Key issues

Key elements of the Urban Established Area includes:

- Land for residential purposes in Beaconsfield, and generally north of the Princes Freeway in Pakenham.
- Land for employment purposes in Beaconsfield Activity Centre, and in Pakenham Major Activity Centre land north of Greenhills Road.
- A Major Activity Centre at Pakenham.
- A Large Neighbourhood Activity Centre at Beaconsfield.
- Open space corridors along Toomuc Creek and Deep Creek.
- An arterial road network including the Princes Freeway (Pakenham Bypass), Princes Highway, Beaconsfield-Emerald Road, McGregor Road, Greenhills Road, Healesville-Koo Wee Rup Road, and Racecourse Road.
- A principal public transport network comprising railway stations at Beaconsfield and Pakenham along the Gippsland Railway Line, and a regional bus route along the Princes Highway to the Pakenham Town Centre.

Key principles for development include:

- To coordinate the appropriate staging and development of land.
- To ensure greater diversity of housing types and size.

CARDINIA PLANNING SCHEME

- To increase 'Affordable Housing' for very low, low and moderate income households.
- To attract commercial investment and create diverse employment opportunities.
- To create vibrant well serviced activity centres.
- To provide sustainable transport networks.
- To ensure that urban areas are well serviced by utility infrastructure.
- To deliver accessible community facilities and infrastructure.
- To deliver arts and cultural facilities.
- To create multi use, linked open space networks.
- To increase environmental sustainability.
- To achieve good urban design outcomes with a strong urban character.
- To ensure the development of new infrastructure supports and encourages an active lifestyle.

Objective

To create a functional, attractive, safe and sustainable urban environment for the existing and future community of the Urban Established Area.

Strategies

- Provide for the development in the Urban Established Area in accordance with approved Development Plans, Structure Plans, Urban Design Frameworks, and Incorporated Provisions.
- Provide for Infrastructure Contributions or Development Contributions, as appropriate, to fund physical and community infrastructure associated with urban development.
- Protect areas of future urban development from inappropriate subdivision and development that limits the future orderly and efficient development of the land for urban purposes.
- Provide a distinct character and identity for urban areas through retention of existing vegetation, respect for topography, appropriate streetscaping and provision of adequate open space.

Implementation

The strategies in relation to the Urban Established Areas will be implemented through the planning scheme by:

Use of policy and exercise of discretion

- When deciding on applications for use and development within the Urban Established Areas, considering, as appropriate:
 - *Healthy by Design checklist, January 2017.*

Application of zones and overlays

- Applying the Comprehensive Development Zone to substantial redevelopment sites with a mix of uses.
- Applying the Development Contributions Plan Overlay (DCPO), as appropriate, to areas with approved Infrastructure Contributions Plans or Development Contributions Plans to facilitate timely provision of infrastructure.

Further strategic work

- Implement the actions identified in the Pakenham Structure Plan.
- Investigate a policy or development plan to appropriately manage subdivision, infrastructure provision, and development within Ryan Road area in Pakenham.

CARDINIA PLANNING SCHEME

Reference documents

- Casey-Cardinia Growth Area Framework Plan, 2006*
- Housing Strategy 2013 – 2018, Strategic Action Plan, December 2013*
- Healthy by Design, January 2017 (Cardinia Shire)*
- Beaconsfield Structure Plan (December 2013), ~~expires 31 December 2021~~*
- Pakenham Township Development Contributions Plan, September 1997 (Amended June 2017).*
- Pakenham Structure Plan, March 2017*
- Former Pakenham Racecourse Comprehensive Development Plan, February 2010*
- Arts and Cultural Facilities Feasibility Study, June 2015 (Cardinia Shire)*

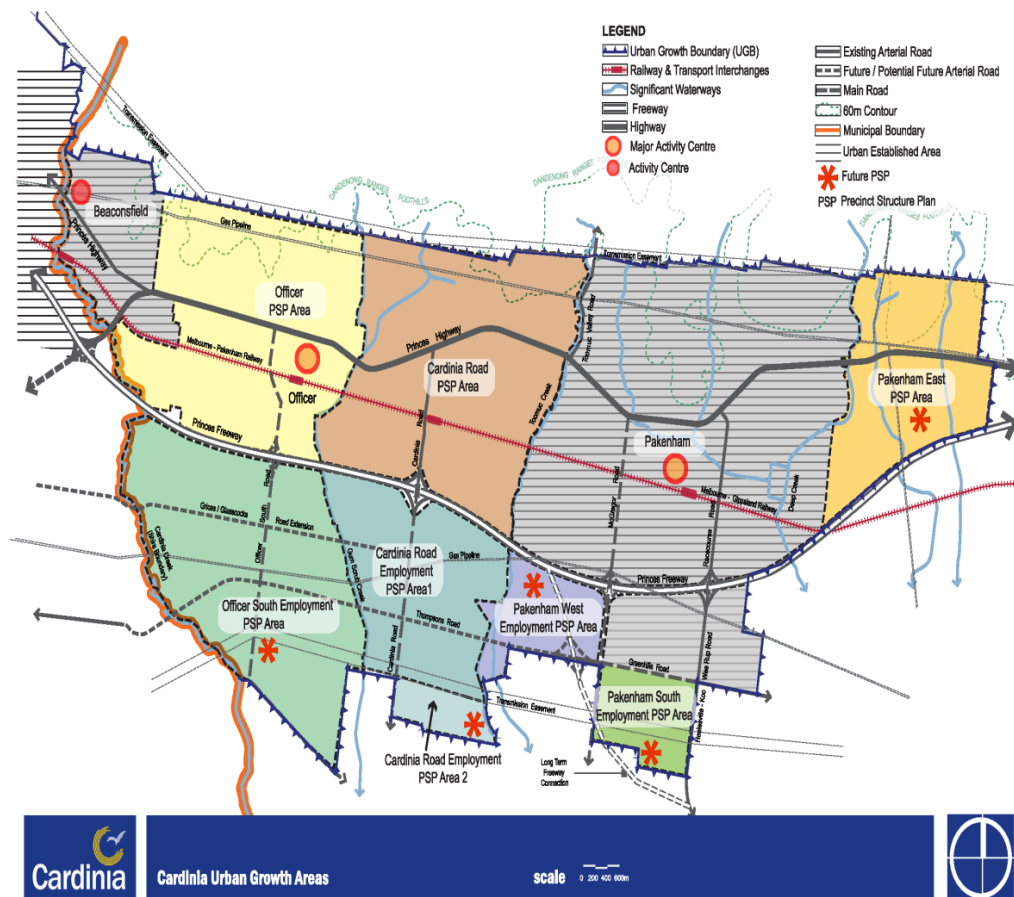
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Urban Growth Area

Overview

Within the Cardinia urban area, there are eight precincts that make up the Urban Growth Area of the Shire as shown in Figure 2.

Figure 2: Cardinia Urban Growth Area



Key issues

Key elements of the Casey-Cardinia Growth Area Framework Plan, 2006 in relation to the Cardinia Urban Growth Area include:

CARDINIA PLANNING SCHEME

- An urban growth boundary generally defined by the electricity transmission line easement to the north, Mount Ararat North Road and Mount Ararat South Road to the east, and generally the electricity transmission line easement and Koo Wee Rup Flood Protection District to the south.
- Land for urban residential purposes north of the Princes Freeway (Pakenham Bypass).
- A major employment corridor (Pakenham-Officer State-significant Industrial Precinct) of approximately 2,500 hectares south of the Princes Freeway (Pakenham Bypass).
- A Major Activity Centre at Officer.
- Large Neighbourhood Activity Centres at Lakeside Boulevard and Lakeside Square.
- Open space corridors along Cardinia Creek, Gum Scrub Creek, Toomuc Creek and Deep Creek, including regional parklands associated with Cardinia Creek.
- An arterial road network including the Pakenham Bypass (Princes Freeway), Princes Highway, Thompson Road to Greenhills Road connection, Beaconsfield Emerald Road, O'Sheas Road connection, Officer South Road, Cardinia Road, Pakenham Road, McGregor Road and Koo Wee Rup Road.
- A principal public transport network comprising railway stations at Beaconsfield, Officer, Cardinia Road and Pakenham along the Gippsland Railway Line, and a regional bus route along the Princes Highway to the Pakenham Town Centre.

Key principles for the development of precincts include:

- To coordinate the appropriate staging and development of land.
- To ensure greater housing choice, diversity and affordability.
- To increase 'Affordable Housing' for very low, low and moderate income households.
- To attract commercial investment and create diverse employment opportunities.
- To create vibrant well serviced activity centres.
- To provide sustainable transport networks.
- To ensure that urban areas are well serviced by utility infrastructure.
- To deliver accessible community facilities and infrastructure.
- To deliver arts and cultural facilities.
- To create multi use, linked open space networks.
- To increase environmental sustainability.
- To achieve good urban design outcomes with a strong urban character.
- To ensure the development of new infrastructure supports and encourages an active lifestyle.

Objectives

To create a functional, attractive, safe and sustainable urban environment for the existing and future community of the Urban Growth Area.

To provide for development of Precinct Structure Plans in accordance with the South East Growth Corridor Plan.

Strategies

- Provide for the staging of development in the Urban Growth Area in accordance with the following table:

CARDINIA PLANNING SCHEME

| Location | Staging |
|---|--|
| Cardinia Road Precinct Structure Plan | Short to medium term |
| Officer Precinct Structure Plan | Short to medium term |
| Pakenham East Precinct Structure Plan | Medium term |
| Pakenham South Employment Precinct Structure Plan | Short to medium term |
| Pakenham West Employment Precinct Structure Plan | Long term |
| Cardinia Road Employment Precinct Structure Plan Area 1 | Short to medium term |
| Officer South Employment Precinct Structure Plan | Medium to long term |
| Cardinia Road Employment Precinct Structure Plan Area 2 | Review the option of potential development in this area in the long term |

(Base year 2018: short term – 0 to 5 years, medium term – 5 to 15 years, long term - 15 years +)

- Provide for development in the Urban Growth Area in accordance with approved Precinct Structure Plans.
- Provide for infrastructure contributions or development contributions, as appropriate, to fund physical and community infrastructure associated with urban development.
- Protect areas of future urban development from inappropriate subdivision and development that limits the future orderly and efficient development of the land for urban purposes.
- Provide a distinct character and identity for urban areas through retention of existing vegetation, respect for topography, appropriate streetscaping and provision of adequate open space.

Application of zones and overlays

- Applying the Infrastructure Contributions Overlay (ICO), or Development Contributions Plan Overlay (DCPO), as appropriate, to areas with approved Infrastructure Contributions Plans or Development Contributions Plans to facilitate timely provision of infrastructure.
- Applying the Comprehensive Development Zone to substantial redevelopment sites with a mix of uses.

Further strategic work

- Progressively prepare detailed Precinct Structure Plans, Activity Centre Structure Plans and Infrastructure Contribution Plans for precincts within the Urban Growth Area.

Reference documents

Casey-Cardinia Growth Area Framework Plan, 2006

Cardinia Road Precinct Structure Plan, September 2008

Cardinia Road Precinct Development Contributions Plan, September 2008 (Revision 1.4 2017).

Cardinia Road Employment Precinct Structure Plan, September 2010

Officer Precinct Structure Plan, September 2011

Officer Development Contributions Plan, 2011 (Amended June 2017)

Pakenham West Comprehensive Development Plan, 1 September 2005

Housing Strategy 2013-2018 Strategic Action Plan December 2013

CARDINIA PLANNING SCHEME

Arts and Cultural Facilities Feasibility Study, 2015

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Rural townships

The Cardinia Shire covers an area of 1,280 square kilometres with the pattern of settlement primarily focused in the Urban Established Area, Urban Growth Area and townships ranging from large rural townships to rural localities as shown in the table below.

| Large rural townships | Small rural townships | Rural localities |
|-----------------------|-----------------------|------------------|
| Emerald | Avonsleigh | Tynong North |
| Gembrook | Clematis | Tonimbuk |
| Cockatoo | Bayles | Pakenham South |
| Upper Beaconsfield | Cardinia | Pakenham Upper |
| Garfield | Maryknoll | Iona |
| Bunyip | Tynong | Cora Lynn |
| Koo Wee Rup | | Catani |
| Lang Lang | | Heath Hill |
| Nar Nar Goon | | Caldermeade |
| | | Monomeith |
| | | Dewhurst |
| | | Modella |
| | | Yannathan |
| | | Guys Hill |
| | | Nangana |

Key issues

- Retaining and enhancing the existing rural township character.
- Setting clear limits for development for the townships.
- Acknowledging that the capacity for growth varies depending on the environmental and infrastructure capacities of each of the towns.
- Designing with regard to the surrounding unique characteristics of the townships.
- To deliver arts and cultural facilities.

Objective 1

To provide for the sustainable development of townships in the municipality having regard to environmental and servicing constraints.

Strategies

- Provide sewage treatment and stormwater management systems to minimise the impact of existing township development on the environment, and to enable development to occur in townships in accordance with strategy plans.

Objective 2

To maintain and enhance the distinct character and environmental qualities of each of the townships.

CARDINIA PLANNING SCHEME**Strategies**

- Ensure that the siting and design of new buildings and works complement the rural character of the township, and does not dominate the landscape or surrounding built form character.
- Maintain the current diverse range of lot sizes in the hills towns as an intrinsic part of their character.
- Protect the natural environment and character of the area, particularly areas of remnant vegetation in the hills townships.
- Maintain and promote the overall historic character within each township.
- Encourage new development to include works that enhance the environment including the protection of waterways and remnant vegetation, weed control and revegetation.

Objective 3

To create sustainable and functional townships that support a range of commercial, retail, community and recreational facilities and services.

Strategies

- Limit residential development, including rural residential subdivision, in the hills towns (Emerald, Gembrook, Cockatoo, Upper Beaconsfield, Clematis, Avonsleigh, and Maryknoll) unless provided for by the township strategies or the development results in significant environmental or community benefits.
- Recognise Emerald in the northern part of the municipality and Koo Wee Rup in the southern part of the municipality as a focus for higher order commercial and community facilities and services.

Implementation**Use of policy and exercise of discretion**

- When assessing new developments and residential subdivisions use the *Healthy by Design checklist, January 2017*, as appropriate.

Application of zones and overlays

- Applying the Restructure Overlay to facilitate the restructuring of old and inappropriate subdivisions within rural townships.

Further strategic work

- Preparing a Design and Development Overlay to apply to land included in a Neighbourhood Residential Zone in Koo Wee Rup, Lang Lang and other townships.
- Preparing a Design and Development Overlay to apply to land included in a General Residential Zone in Garfield and Bunyip.
- In consultation with the local community, prepare a policy statement for all small rural townships that will establish a basis for future strategic planning decisions in each township.
- Preparing Township Strategies for large rural townships where one has not yet been prepared.
- Progressively undertake reviews of each Township Strategy.
- Investigate the sustainable development of towns within the green wedge, with a priority to investigate Nar Nar Goon, Tynong, Garfield and Bunyip.

Reference documents

Cardinia Township Character Assessment – Garfield, Bunyip, Koo Wee Rup and Lang Lang, November 2006

Bunyip Township Strategy, September 2009.

CARDINIA PLANNING SCHEME

Cockatoo Township Strategy, March 2008.

Emerald District Strategy, June 2009.

Garfield Township Strategy, August 2002.

Koo Wee Rup Township Strategy, October 2015.

Lang Lang Township Strategy, July 2009.

Upper Beaconsfield Township Strategy, July 2009.

Healthy by Design, January 2017 (Cardinia Shire)

Arts and Cultural Facilities Feasibility Study. 2015 (Cardinia Shire)

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Rural residential and rural living development**Overview**

Rural residential development is defined as the development of single dwellings on lots of between 0.4 hectare and 2.0 hectares. Rural living is defined as residential development on lots between 2 hectares and 16 hectares. The *Land Capability Study of the Cardinia Shire, 1997* undertaken for the Cardinia Shire Council recognises that the indiscriminate development of land for small lot rural and rural residential purposes may result in extensive land and water degradation, loss of high quality agricultural land and unnecessarily high development and maintenance costs.

Key issues

- Integrating rural residential and rural living development with an urban area or township.
- Recognising that rural residential and rural living development impacts on the environmental characteristics and constraints of the area.
- Recognising the impact of rural residential and rural living development encroaching on agricultural land.

Objective 1

To recognise the demand for rural residential and rural living development, and to provide for this development where it is closely integrated with an existing township or urban area.

Strategies

- Ensure that rural residential and rural living development is appropriately located to minimise its impact on surrounding agricultural land.
- Encourage rural residential development within existing urban areas and townships.

Objective 2

To ensure development reflects a high quality of design and does not result in environmental degradation.

Strategies

- Ensure subdivisions and developments are designed to take into account the constraints of the area and limit detrimental impacts to the surrounding environment.
- Ensure that rural residential and rural living development on land affected by environmental hazards and constraints is undertaken in a manner which prevents environmental degradation and minimises any risk from hazards.

CARDINIA PLANNING SCHEME

- Ensure that any proposal for rural residential and rural living development is assessed in relation to its ability to contain all wastewater within the site.
- Ensure that proposed development will not increase and will adequately control pest plants and pest animals on site.

Implementation

Further work

- Rezoning Rural Living Zones within the Urban Growth Boundary to a residential zone.

Reference documents

Land Capability Study of the Cardinia Shire, 1997

PPN37 – Rural Residential Development, June 2015

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ECONOMIC DEVELOPMENT

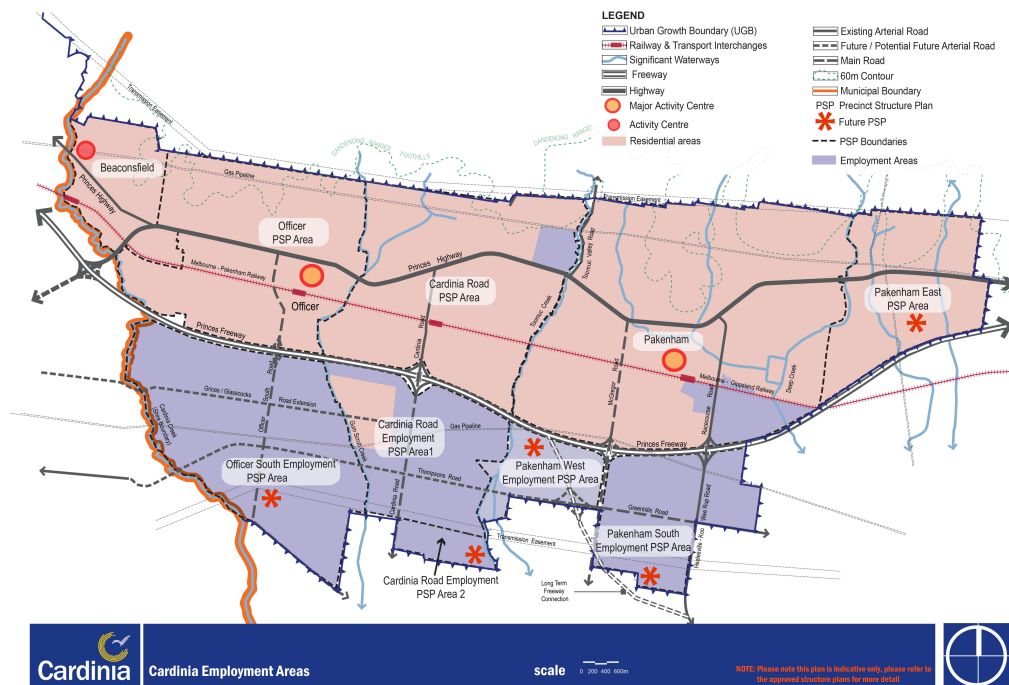
Employment

Overview

Economic development is critical to the overall well-being of the municipality, both in terms of providing employment opportunities for residents and in attracting commercial investment. The *Casey-Cardinia Growth Area Framework Plan, 2006* identifies a large employment corridor of approximately 2,500 hectares to the south of the Princes Freeway (Pakenham Bypass) in Pakenham and Officer South as well as activity centres to assist in providing opportunities for local employment for the growing resident population in the area. *Plan Melbourne 2050* further identifies the employment corridor as the ‘Officer-Pakenham State-significant Industrial Precinct’ that will be a major provider of employment and business opportunities for residents of Cardinia Shire and Melbourne’s south-east region.

Employment land within Cardinia Shire’s urban area is shown in Figure 1.

Figure 1: Cardinia Employment Areas



Key issues

- Recognising the need for innovation, diversification and resilience within the local economy to improve and develop employment opportunities and a strong employment base within the municipality to meet the demands of the growing population.
- Recognising the importance of emerging technology and new types of employment into the future.
- Supporting the development and enhancement of economically sustainable businesses within the municipality including within rural townships.
- Staging and timing of the release of land for employment and providing for high quality urban design to encourage investment.
- Providing infrastructure to service future employment land.
- Improving access to employment areas by residents.

CARDINIA PLANNING SCHEME

- Acknowledging the high level of commuting by residents for employment to areas outside the municipality.
- Improving provision and access to higher education and skills development for residents.
- Providing additional east-west linkages to connect employment precinct with Melbourne's south-east.

Objective

To develop diverse local employment opportunities to meet the needs of a growing residential population.

Strategies**Employment opportunities**

- Assist in meeting local and regional employment needs in terms of the supply, type, quality and availability of employment land by facilitating appropriate development.
- Encourage development that provides a diverse mix of employment opportunities including for 'new economy' workers and people with business, professional and management skills.
- Encourage development that provides sufficient local jobs to meet the needs of the existing and future community.
- Retain and develop businesses in rural townships to ensure access to a range of commercial services is available to local residents and to provide for local employment.
- Provide the opportunity for people to work from home where the activity undertaken does not adversely impact on the amenity of the local area.

Infrastructure

- Provide appropriate and timely infrastructure including water, sewerage, drainage, and roads to support the development of employment land.
- Ensure a timely and adequate supply of serviceable land for business and industrial activities both within urban growth area and rural townships.
- Recognise the significant industrial and employment activity areas in Dandenong, Monash and Kingston as opportunities for employment and work with government agencies to improve transport access and connections to these major employment areas.
- Improve the telecommunication capacity within the municipality through broadband and fibre optic infrastructure.

Skills and education

- Advocate for access to education and training, especially for young people.
- Support the establishment of tertiary and vocational facilities with links to the local economy.

Reference documents

Casey-Cardinia Growth Area Framework Plan, 2006

South East Growth Corridor Plan, Growth Areas Authority, 2012

Regional Economic Strategy for Melbourne's South East 2009-2030, January 2009

Cardinia Shire Council, Creating the Future, Council Plan 2018 - 2023

Cardinia Shire's Liveability Plan 2017-29, September 2017

Casey Cardinia Region Economic Development Strategy 2016-17

Cardinia Employment Lands: Stage 1 Assessment Macropplan Australia Pty Ltd, 2007

Pakenham Structure Plan, March 2017

CARDINIA PLANNING SCHEME**21.04-2**20/11/2020
C250card**Agriculture****Overview**

The annual gross value of agricultural production from the Port Phillip and Western Port Region is estimated at around \$1 billion which is 15 per cent of Victoria's annual gross value of agricultural production. The average gross value of agricultural production per hectare from the Port Phillip and Western Port Region's farms is the highest of any catchment management region in Victoria and is around four times greater than the State average. The general distribution of land capability for agriculture in Cardinia Shire is shown in Figure 2.

The Koo Wee Rup Swamp area contains a peaty clay soil which is recognised as being of high quality agricultural land of State significance. This area now produces 90% of Australia's asparagus crop and approximately 50% of this production is exported annually (Casey-Cardinia Agricultural Audit).

The Gembrook area in the northern part of the municipality has also been a significant producer of potatoes historically. This area has been affected by dieldrin contamination and the Potato Cyst Nematode (PCN) which places restrictions on cattle grazing and potato distribution. The Gembrook Rural Review addressed this issue and has identified a number of actions to maintain agriculture as a viable activity in the area.

Key issues

- Maintaining and protecting high value of agricultural land within the municipality.
- Protecting productive agricultural land from incompatible uses and inappropriate development and subdivision, including non-soil based farming on lands with high soil quality.
- Accessing sustainable water supplies for agricultural activities.
- Implementing the four key areas for action towards achieving the longer-term outcomes desired for Gembrook including; attracting new industries, companies and lifestyle investors to the area; assisting potato growers to make decisions about their future; enhancing environmental and landscape values; and building local support.
- Recognising the impact of intensive farming on surrounding uses.
- Developing Green Wedge Management Plans to fulfil statutory, strategic, environmental, economic and social requirements.

Objective

To maintain agriculture as a strong and sustainable economic activity within the municipality.

Strategies**Sustainability of agricultural land**

- Protect agricultural land, particularly areas of high quality soils, from the intrusion of urban uses, inappropriate development and fragmentation which would lead to a reduction in agricultural viability, the erosion of the right of farmers to farm land, and ultimately the loss of land from agricultural production.
- Discourage boundary realignments that create the opportunity for fragmentation of agricultural land and the creation of a concentration of residential uses outside the urban growth boundary and township boundaries.
- Discourage non-rural uses such as primary and secondary schools, and places of worship from locating on land zoned green wedge and encourage these types of uses to locate within existing townships and within the green wedge land that adjoins the UGB, subject to strategic justification.
- Recognise the importance of access to locally grown food for Cardinia Shire's residents.

CARDINIA PLANNING SCHEME

- Recognise the growing demand for food, both domestically and internationally, and capitalise on opportunities to export fresh produce and processed food products.
- Encourage the establishment of value added industries to process local agricultural produce.
- Ensure the use or development, including subdivision, of agricultural land takes into consideration land capability.
- Encourage the establishment of economically and environmentally sustainable farming practices.
- Encourage sustainable water supply to agricultural areas including the use of recycled water.

Agricultural use

- Discourage non-soil based uses (eg: poultry farms) being located on soils which are of high agricultural quality and, recognising the economic importance of such uses, encourage their location on land with a lesser soil quality.
- Encourage the establishment of alternative and innovative agricultural activities such as herb farming or small nurseries, particularly in areas where fragmented lot sizes limit opportunities for broadacre agricultural activities.

Access

- Ensure efficient transport access to agricultural areas by heavy vehicles with particular attention to road system improvements and the structural capacity of bridges.

Amenity

- Ensure that any agricultural development proposal is appropriately located in terms of buffer distances of surrounding uses.
- Provide for the establishment of intensive agricultural activities (eg: poultry farms and green houses) in a location and manner which minimises the impact on nearby residents and the environment.
- Encourage responsible land management to minimise environmental degradation by pest plants and animals.

Implementation**Further strategic work**

- Reviewing the planning framework for Gembrook to facilitate potential investment in more intensive agricultural enterprises.
- Reviewing the appropriateness of the Rural Conservation Zone within the municipality particularly land south of South Gippsland Highway.
- Preparing Green Wedge Management plans for the Northern Ranges Green Wedge and the Southern Ranges Green Wedge in conjunction with the relevant councils and government departments.
- Develop a local policy that addresses uses in the Green Wedge Zones that are required to be in conjunction with Agriculture, Natural systems, Outdoor recreation facility, Rural industry or Winery, and sets out parameters of how these uses are to be established.
- Prepare a local policy to provide guidance on boundary realignments in green wedge areas, which also includes policy to ensure new dwellings are associated with an agricultural or horticultural use and not for a rural residential property or hobby farm.

Reference documents

Cardinia Shire Council, Creating the Future, Council Plan 2018 - 2023

Cardinia Shire's Liveability Plan 2017-29, September 2017

Land Capability Study for the Shire of Cardinia, 1997

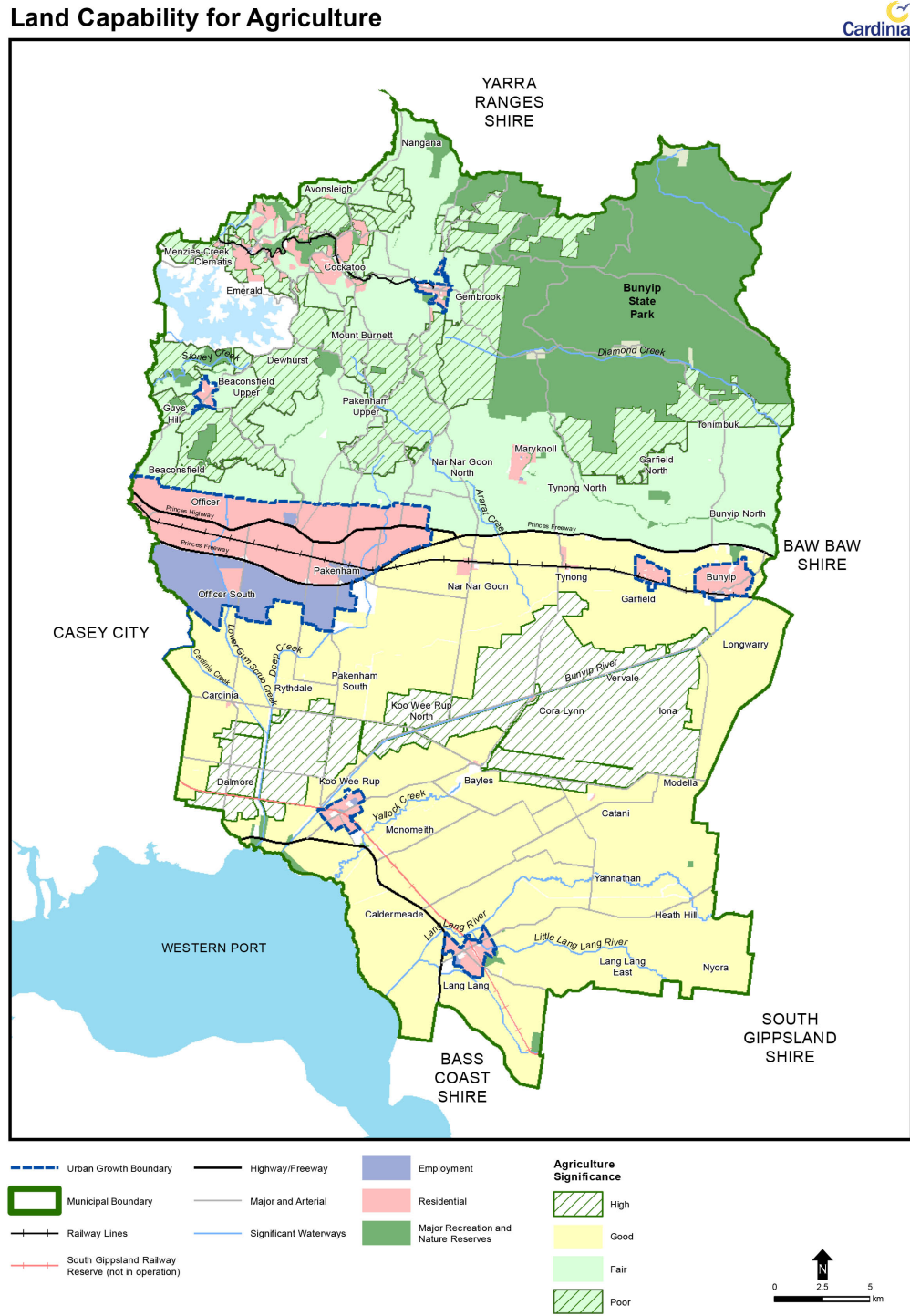
CARDINIA PLANNING SCHEME

Cardinia Western Port Green Wedge Management Plan, May 2017

Casey and Cardinia Regional Agricultural Audit and Action Framework, 2004

Gembrook Rural Review – Action Plan, 2004

Figure 2: Land Capability for Agriculture



CARDINIA PLANNING SCHEME

21.04-3 Activity centres

20/11/2020
C256card Proposed C257card

Overview

Activity centres provide a range of retail, commercial, entertainment and community services activities integrated with housing in a location which is highly accessible by road, public transport, foot and bicycle. Activity Centres are a focus for community activity and interaction in a location with a strong sense of place and urban character.

Officer and Pakenham are designated Major Activity Centres, and Beaconsfield, Lakeside Boulevard and Lakeside Square are designated as a large Neighbourhood Activity Centre within the urban growth boundary. Emerald in the north and Koo Wee Rup in the south of the municipality are larger township activity centres and there are smaller centres dispersed throughout the municipality.

Figure 3: Cardinia Activity Centres



Key issues

- Facilitating the creation and expansion of activity centres proportionate with population growth within the municipality.
- Recognising and developing the existing and future retail hierarchy of activity centres in the urban area.
- Facilitating development of retail, commercial, community, residential and entertainment activities within activity centres, to meet the needs of the existing and future community.
- Recognising the need for innovation, diversification and resilience to improve and develop employment opportunities and a strong employment base within the municipality.
- Recognising the importance of emerging technology and new types of employment into the future.
- Ensuring appropriate links between activity centres and surrounding residential communities.
- Controlling the orderly expansion and management of the Pakenham Activity Centre.

CARDINIA PLANNING SCHEME

- Managing the establishment of bulky goods retailing precincts.
- Developing and implementing urban design frameworks to facilitate high quality development within activity centres.

Objective

To establish a network of activity centres in the growth area creating opportunities for a range of activities including retail, commercial, community, residential and entertainment to meet the needs of the community.

Strategies**Activity centres**

- Develop structure plans for urban precincts and activity centres within the growth area with a focus on retail, commercial, community, entertainment and residential activities.
- Encourage higher order retail at Pakenham and Officer Major Activity Centres supported by high quality pedestrian access, public transport and urban design.

Design and location

- Encourage development that enhances and complements the identity of the activity centres and facilitates improved urban design outcomes.
- Optimise the provision of adequate, integrated, accessible and functional car parking as an integral part of activity centres.
- Encourage main street development as the standard form of retail development in activity centres.
- Encourage two story development along main streets of activity centres

Bulky goods

- Facilitate the future establishment of associated commercial activities such as bulky goods retailing within the Pakenham Homemaker Precinct and facilitate its effective integration within the Lakeside activity centre.

Implementation**Application of zones and overlays**

- Applying Development Plan Overlays to areas of development to ensure appropriate development and design principles are employed.

Further strategic work

The strategies in relation to activity centres will be implemented through the planning scheme by:

Use of policy and exercise of discretion

- When deciding on applications for use or development within activity centres, considering, as appropriate:
 - Precinct Structure Plan.
 - Activity Centre Structure Plan
 - Urban Design Framework or urban design guideline.
 - Township Strategy.
- When developing Precinct Structure Plans, Activity Centre Structure Plans and Township Strategies, considering the role and function of activity centres.

CARDINIA PLANNING SCHEME**Application of zones and overlays**

- Applying a Commercial 1 Zone to encourage the intensive development of business centres for retailing and other complementary commercial, entertainment and community uses.
- Applying a Commercial 1 Zone to encourage the development of offices and associated commercial uses.
- Applying a Commercial 2 Zone to encourage the development of a mix of bulky goods retailing and manufacturing industry and their associated business services.
- Applying a Mixed Use Zone to designate activity centres with a mixed use function and community activity clusters.
- Applying Development Plan Overlays to areas of development to ensure appropriate development and design principles are employed.

Future strategic work

- Developing car parking precinct plans and a local schedule for car parking provision in activity centres.
- Preparing Precinct Structure Plans for the urban growth area and Activity Centre Structure Plans or Urban Design Frameworks for existing and future activity centres.
- Investigating the possibility of establishing activity centres in the employment precincts to the south of Pakenham and Officer to provide employment related services and facilities.

Reference documents

Casey-Cardinia Growth Area Framework Plan, 2006
South East Growth Corridor Plan, Growth Areas Authority, 2012
Cardinia Shire Council, Creating the Future, Council Plan 2018 - 2023
Cardinia Shire's Liveability Plan 2017-29, September 2017
Beaconsfield Structure Plan (December 2013), ~~expires 31 December 2021~~
Beaconsfield Structure Plan Background Paper, December 2013
Woods Street (North) Urban Design Guidelines, May 2013
Cardinia Urban Growth Area – Retail Review, March 2007
Pakenham Structure Plan, March 2017
Pakenham Town Centre Urban Design Framework, 2004
Pakenham Homemaker Precinct Urban Design Framework, 2004
Pakenham Rail Station Urban Design Framework, 2005
Cockatoo Town Centre Urban Design Framework, 2004 (revised 2007)

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C250card

Industry**Overview**

The main industrial area within the municipality is established within Pakenham with smaller industrial precincts also located in Emerald, Maryknoll, Beaconsfield, Officer, Bunyip, Koo Wee Rup and Lang Lang. A number of existing industries add value to the process of agricultural production.

In the Casey-Cardinia Growth Area, 2,500 additional hectares have been set aside for employment uses, including industry and commerce. South East Industrial Business Park (located at the intersection of Bald Hill Road and Koo Wee Rup Road, Pakenham), will provide 167 hectares of industrial land to support more jobs to be created near Pakenham.

CARDINIA PLANNING SCHEME**Key issues**

- Enhancing the appearance and functionality of existing industrial areas and the design of future industrial development to create an attractive, functional and safe business environment.
- Providing for investment and development both for local businesses and larger industries.
- Facilitating the development of the Pakenham and Cardinia Road Employment Precincts.
- Facilitating linkages between industry and agricultural uses particularly in terms of transport networks.
- Locating future industry to ensure appropriate access from the transportation network.
- Recognising that future industry development will be increasingly linked to a range of knowledge-based services.
- Recognising the need for innovation, diversification and resilience to improve and develop employment opportunities and a strong employment base within the municipality.
- Recognising the importance of emerging technology and new types of employment into the future.

Objective

To develop manufacturing and service industries that provide services to local residents and businesses, support local employment and reflect a high standard of urban design.

Strategies**Subdivision**

- Encourage a range of lot sizes to meet the needs of different users, including the encouragement of larger lots for major developments on main or arterial roads.

Use

- Provide for limited retailing (restricted retail and trade supplies) in industrial areas along arterial roads provided the retailing activities do not conflict with nearby activity centres.
- Provide for office and research and development in association with industrial activities in appropriate locations.
- Encourage the establishment of industries which add value to local agricultural produce.
- Consider the establishment of rural industries in green wedges if they are directly related, or contribute, to agricultural production.
- Encourage the establishment of service industries in townships to meet the needs of local residents and to provide for local employment.

Design

- Encourage a high standard of building design that contributes to the overall streetscape character to create an attractive working environment.
- Ensure developments provide a functional layout in terms of access, carparking and loading.
- Ensure that development adjacent to arterial roads provides active frontages to the road network.

Infrastructure

- Ensure appropriate vehicle, bicycle and pedestrian access and parking is provided within industrial developments.
- Ensure appropriate services are provided for industrial development.

Implementation**Future strategic work**

CARDINIA PLANNING SCHEME

- Considering a local policy on Design Guidelines for Industrial Development or the application of a Design and Development Overlay to ensure appropriate development of existing and future industrial land, including the industrial land on Bald Hill Road and around Purton Road.
- Preparing structure plans for both the Pakenham West Employment Precinct and the Pakenham South Employment Precinct.
- Review the application of all industrial zones to identify land that is appropriate to rezone to the Commercial 2 Zone, Commercial 3 Zone, or Industrial 3 Zone to provide a buffer between heavy industrial areas and other areas, and allow for leisure and recreation uses to be located in these areas.
- Considering the application of a Commercial 2 Zone along some arterial roads where there is industrial development.

Reference documents

Casey-Cardinia Growth Area Framework Plan, 2006

South East Growth Corridor Plan, Growth Areas Authority, 2012

Regional Economic Strategy for Melbourne's South East, 2009-2030, January 2009

Cardinia Shire Council, Creating the Future, Council Plan 2018 - 2023

Cardinia Shire's Liveability Plan 2017-29, September 2017

Cardinia Employment Lands: Stage 1 Assessment Macropian Australia Pty Ltd, March 2007

Design Guidelines for Industrial Development, 2000

Pakenham Structure Plan, March 2017

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20/11/2020
C250card

Tourism**Overview**

Tourism is defined as a multi-faceted industry which combines diverse activities including travel, leisure, recreation, entertainment, hospitality, business and conferences, and is supported by activities in a range of sectors including visitor attractions, visitor accommodation, retailing, transport and other services. Although Cardinia is not generally considered a tourist destination, the municipality offers opportunities for visitors to experience the area's boutique farm produce, arts and crafts, cultural and historic locations, and the natural environment.

Key issues

- Acknowledging that tourism is an important economic activity in the municipality.
- Recognising that Puffing Billy Tourist Railway is an asset of cultural, historic and economic significance and is a major attractor of tourists to the municipality.
- Recognising that Pakenham Racecourse at Tynong is a major horse racing and training facility that provides significant employment and economic benefits, both directly and indirectly, as a major attractor of visitors from adjoining regions.
- Recognising that Gumbuya World is a significant recreation facility that attracts increasing numbers of tourists from the region and provides positive economic benefits, including local employment.
- Recognising that the natural environment of Cardinia Shire is an asset that attracts visitors to the municipality.
- Protecting and enhancing the scenic and environmental values of the landscape in Cardinia, including the rural outlook from key tourist routes.

CARDINIA PLANNING SCHEME

- Minimising the adverse impacts of development on the landscape and environment through appropriate scale and design.
- Linking with neighbouring tourism regions especially Yarra Ranges, South Gippsland and West Gippsland.
- Undertake a balanced approach between supporting new and growing businesses and protecting the Green Wedge environment and rural assets upon which the business is based.

Objective

To provide support for the maintenance and development of tourism related activities.

Strategies**Assets**

- Support further growth of the Puffing Billy Tourist Railway and associated facilities as a tourist attraction of State significance.
- Ensure that the visual corridor along the Puffing Billy Tourist Railway is protected from inappropriate development.
- Support further growth of Gumbuya World as a tourist attraction of regional significance.
- Support the Pakenham Racecourse and associated facilities as a tourist attraction of regional significance.
- Support and facilitate the development of Cultural Precincts for arts and cultural facilities aligned to Activity Centres and other community infrastructure in major townships and population areas.
- Promote the natural environment of Cardinia Shire while ensuring environmentally significant areas are respected and preserved.
- Protect areas of high scenic value and landscape quality, especially the rural outlook from key tourist routes.
- Support better linkages with both Dandenong Ranges and Gippsland tourism regions by establishing local tourism infrastructure and facilities to complement major regional attractions.

Activities

- Encourage the establishment of tourism activities in rural townships within the municipality through the establishment of activities including accommodation, restaurants, cafes, galleries, markets, and through undertaking streetscape improvements and upgrading public amenities.
- Develop Gembrook township as a major tourism destination based on a heritage theme and the scenic qualities of the area.
- Support the development of tourist accommodation within the municipality which does not adversely impact on the environment or affect the amenity of local residents.
- Ensure that tourism development is of a scale and design that is compatible with the locality and minimises adverse impacts on the environment.
- Recognise the importance of and opportunities for links between tourism and agriculture (eg: wineries, host farms and rural displays).
- Facilitate the development of complimentary facilities at golf courses including accommodation, conferencing and dining facilities where appropriate.
- Facilitate the development of recreational facilities and events that attract people into the municipality.

CARDINIA PLANNING SCHEME**Implementation****Application of zones and overlays**

- Including the Puffing Billy Railway land in a Public Use Zone to allow the operation of the railway as provided for under the Emerald Tourist Railway Act.
- Applying the Special Use Zone Schedule 2 (Recreation and Tourism) to areas to preserve and enhance the establishment of tourism and recreation facilities.
- Applying a Vegetation Protection Overlay, Significant Landscape Overlay and Environmental Significance Overlay to protect significant landscapes and areas of landscape quality generally.

Reference Documents

Casey Cardinia Visitation Strategy 2017-2020

Cardinia Shire Tourism Strategy, May 2013

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20/11/2020
C250card

Extractive industry**Overview**

In Cardinia Shire, there are areas identified as extractive industry interest areas, which significantly overlap with areas of high environmental and landscape values. These areas contain significant stone resources, being hard rock which is extracted primarily from the hills north of the Princes Highway, and sand resources in the Lang Lang area.

Key issues

- Protecting resources from development that may impact on the extraction of these resources.
- Acknowledging the potential amenity impacts of extractive industry operations including noise, dust, transport and blast vibration.
- Recognising that Lang Lang - Grantville area is expected to become the major source of concrete sand for the Melbourne supply area over the next 10 to 20 years as resources in the Heatherton - Dingley area are exhausted.
- Providing for the extraction of resources and rehabilitation of sites in a manner which minimises the impact on the environmental, economic and social values of the area.
- Providing for the rehabilitation of sites consistent with the expected end use/s of the site including detail of the proposed rehabilitation works.
- Appreciating the transport requirements of extractive industry operations.

Objective

To recognise and protect significant sand and stone resources in the municipality and allow the extraction of these resources if it can be demonstrated that the extraction operation will not adversely impact on the environment or community.

Strategies**Protection of resources**

- Protect sand and stone resources and existing extractive industry operations from inappropriate development which may impact on their viability.
- Support potential future extractive industry, particularly in the northern area of the Western Port Green Wedge.

Amenity impacts

CARDINIA PLANNING SCHEME

- Ensure that developments mitigate potential impacts of extractive industry on surface water, ground water, biodiversity (Flora and Fauna), visual landscape, transport infrastructure, residents amenity (i.e. noise dust, transport blast vibration) and cultural heritage (notably Aboriginal Heritage).
- Ensure the provision of appropriate buffer distances from surrounding sensitive uses to ensure minimal conflict of uses and amenity impacts.

Rehabilitation

- Ensure that rehabilitation details (including progressive requirements) are included as an integral part of the extractive industry approval.
- Ensure that the proposed end use is compatible with adjacent land-use and development.

Transport

- Designate transport routes between extractive industry sites and the arterial road network, and require contributions towards the upgrading and maintenance of transport routes from extractive industry sites.

Implementation**Further strategic work**

- Completing the planning and design of the Lang Lang Bypass for sand truck traffic.
- Preparing a strategy for the Lang Lang region to outline the preferred adaptive re-use of land once sand extraction has been completed.

Reference documents

Regional Sand Extraction Strategy, Lang Lang to Grantville, 1996

Sustainable Environment Policy 2018-2028, June 2018

CARDINIA PLANNING SCHEME

21/02/2019
C253card**SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME****1.0**18/06/2020
GC158**Incorporated documents**

| Name of document | Introduced by: |
|--|-----------------------|
| Beaconsfield Structure Plan (December 2013) expires 31 December 2021 | C263card |
| Bunyip Township Strategy (September 2009) | C124 |
| Cardinia Local Heritage Study Review, Volume 3: Heritage Places and Precinct citations – Revised September 2017 | C230 |
| Cardinia Road Employment Precinct Structure Plan (including the Cardinia Road Employment Precinct Native Vegetation Precinct Plan) September 2010 | C130 |
| Cardinia Road Precinct Development Contributions Plan (September 2008 – Revision 1.4 June 2017) | GC75 |
| Cardinia Road Precinct Structure Plan (September 2008) | C92 |
| Cardinia Shire Council - Subdivision Restructure Plans, January 2002 | C29 |
| Cardinia Shire Council Significant Tree Study – Volume 2 (May 2009) | C162 |
| Cardinia Shire Council Subdivision Restructure Plan, 36-38 Beaconsfield – Emerald Road, Upper Beaconsfield February 2016 | C188 |
| Cardinia Shire Council, Subdivision Restructure Plan - 440, 445, 447, 460, 462-464 and 466 Bayles-Cora Lynn Road, 455 and 465 Bunyip River Road and 710 Nine Mile Road, Cora Lynn (October 2011) | C146 |
| Caulfield Dandenong Rail Upgrade Project, Incorporated Document, April 2016 | GC37 |
| Cockatoo Township Strategy (March 2008) | C124 |
| Emerald District Strategy (June 2009) | C124 |
| Former Pakenham Racecourse Comprehensive Development Plan, February 2010 | C141 |
| Gembrook Township Strategy (June 2011) | C167 |
| Gippsland Line Upgrade - Corridor Works Incorporated Document, November 2019 | GC124 |
| Healesville – Koo Wee Rup Road – Stage 1A (Koo Wee Rup Bypass) – Incorporated Document (September 2012) | C150 |
| Healesville-Koo Wee Rup Road (Princes Freeway and Manks Road) Upgrade Project Incorporated Document, December 2019 | GC158 |
| Koo Wee Rup Township Strategy (October 2015) | C189 |
| Lang Lang Township Strategy (July 2009) | C124 |
| Melbourne Metro Rail Project: Upgrades to the Rail Network Incorporated Document, May 2018 | GC96 |
| Monash Freeway Upgrade Project Incorporated Document, March 2016 | GC47 |
| Monash Freeway Upgrade Project (Stage 2) Incorporated Document, August 2018 | GC103 |
| Officer Development Contributions Plan, September 2011 (Amended November 2019) | C232card |
| Officer Native Vegetation Precinct Plan, September 2011 | C149 |
| Officer Precinct Structure Plan, September 2011 (Amended November 2019) | C232card |
| Officer Town Centre Civic Office Development Incorporated Document, June 2011 | C158 |
| Pakenham Activity Centre Incorporated Provisions, 20 March 2017 (revised May 2017) (expires 30 June 2021) | C260card |

CARDINIA PLANNING SCHEME

| Name of document | Introduced by: |
|--|----------------|
| Pakenham East Train Maintenance Depot Incorporated Document, March 2016 | C210 |
| Pakenham Township Development Contributions Plan, September 1997 (Amended June 2017) | GC75 |
| Pakenham West Comprehensive Development Plan, 1 September 2005 | C82 |
| Puffing Billy Railway Discovery Centre Incorporated Document, August 2018 | C243 |
| Plans Incorporated at Clause 43.01 | |
| Cardinia Commercial Heritage Precincts Incorporated Plan | C161 |
| Cardinia Residential Heritage Precincts Incorporated Plan (Amended August 2019) | C242card |
| Maryknoll Township Heritage Precincts Incorporated Plan | C237card |
| Site Specific Control – Bessie Creek Road, Nar Nar Goon, October 2014 | C202 |
| Site Specific Control - Lot 1 PS301568Q No. 322 Brown Road, Officer. September 2014 | C197 |
| Site specific control - Lot 3 LP90591, 20 Split Rock Road, Beaconsfield Upper, October 2014 | C203 |
| Site Specific Control – Lot 9 LP65205, 22-30 Downey Road, Dewhurst, October 2011 | C165 |
| Site specific control – Lots 1-3 LP 41796, 100 Beaconsfield-Emerald Road, Beaconsfield, December 2008 | C111 |
| Site specific control - 16 Beaconsfield-Emerald Road, Emerald (Lot 1 PS 702042V) July 2015 | C206 |
| Site Specific Control CA 51A, 335 McGregor Road, Pakenham, February 2017 | C224 |
| Site specific control CA85, 8 Drake Court, Bunyip September 2013 | C72 |
| Site specific control under the Schedule to Clause 52.03 of the Cardinia Planning Scheme Lot B PS443268J Dixons Road, Cardinia February 2008 | C105(Part 2) |
| Sites of Botanical and Zoological Significance Maps, Department of Natural Resources and Environment, September 1997 | NPS1 |
| Upper Beaconsfield Township Strategy (July 2009) | C124 |
| Victorian Desalination Project Incorporated Document, June 2009 | C131 |

| Submission # | Position | Submission summary | Council officer response | Recommendation |
|---------------------------------|---|---|----------------------------|----------------|
| 1 | Change requested Confirmed via email 15.3.21 that concerns have been resolved by proposed post exhibition changes. | 1. The front door of Unit 5 addresses the laneway (“road”), and the removal of the laneway would remove the only access available to the dwelling. | 1. Agree. | Refer to Panel |
| 2 Transport for Victoria | Supportive Request for minor change | 1. Supportive of the Amendment. Content of DPO25 properly covers the Departments area of interest. 2. Request for change of name referred to in DPO25 from ‘VicRoads’ to ‘Head, Transport for Victoria’. | 1. Noted. 2. Agree. | Refer to Panel |
| 3 EPA | Supportive | 1. The proposed amendment is unlikely to represent a risk to the environment, amenity or human health as a result of pollution or waste and therefore EPA will not be providing a formal response. | 1. Noted. | Refer to Panel |
| 4 | Generally supportive of the proposed Amendment and application of DPO25. Not supportive of the content of DPO25. | <u>DPO25 Objectives</u> | | Refer to Panel |
| | | 1. Objective 2 should be amended to delete “responds to the preferred neighbourhood character and” as there is an absence of a clear expression of what the preferred neighbourhood character is. <i>To encourage and guide the re-development of land into an integrated medium density residential precinct that responds to the preferred neighbourhood character and enhances the public realm.</i> | 1. Partially agree. | Refer to Panel |
| | | <u>DPO25 Conditions and requirements for permits</u> | | |
| | | <u>Conditions</u> The below conditions should be removed: | | |

| | | | | |
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| | | <p>1. Conditions 1 and 2:</p> <p><i>Condition 1: Building envelopes must be in accordance with the building setbacks contained within this schedule including the 30 metre building setback from the top of bank of Cardinia Creek and must form either a restriction on the certified plan of subdivision or be applied through an agreement with the responsible authority under Section 173 of the Planning and Environment Act 1987 that is registered on the title to the land. The owner must pay for all reasonable costs (including legal costs) associated with preparing, reviewing, executing and registering the agreement on the certificate of title to the land (including those incurred by the responsible authority).</i></p> <p><i>Condition 2: Building setbacks must be in accordance with the building setbacks contained within this schedule including the 30 metre building setback from the top of bank of Cardinia Creek and must be applied to multi-dwelling developments.</i></p> <p>2. Condition 3:</p> <p><i>Before a statement of compliance is issued under the Subdivision Act 1988, subdivisions are required to make a contribution equivalent to 8 per cent of the value of the land for the purpose of unencumbered public open space in accordance with Clause 53.01.</i></p> <p>3. Condition 4, dot point 6:</p> <p><i>A 30 metres minimum development setback from Cardinia Creek top of bank which must be reconfirmed by Melbourne Water.</i></p> | <p>1. Disagree.</p> <p>2. Disagree.</p> <p>3. Disagree.</p> | |
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| | | <p><u>Requirements</u></p> <p>4. The below requirement should be removed:</p> <p>Requirement 1: <i>Construction of the internal road network with a 7.5 metre wide road pavement between invert of kerbs, underground drainage and footpath construction to the satisfaction of the responsible authority.</i></p> | <p>4. Disagree.</p> | |
| | | <p><u>DPO25 Requirements for Development Plan</u></p> | | |
| | | <p>Environment</p> <p>1. A habitat hectare assessment of the precinct should not be required. If this assessment is required, it should be determined by the ecologist when the development plan is prepared.</p> <p>2. Native Vegetation only should be referenced instead of capturing all vegetation.</p> <p>3. The word ‘study area’ should be referenced instead of ‘precinct’ to allow for the development plan to be prepared in stages.</p> <p>4. The below requirement should be amended to refer to the <i>AS4970-2009 Protection of Trees on Development Sites</i> methodology for tree assessment and require the trees to be measured at 1.4m above ground level rather than 1.3m</p> <p><i>An arboricultural assessment prepared by a suitably qualified person(s) in accordance with the methodology of AS4970-2009 that identifies any trees on the land and existing street trees, with descriptions that include species, extent, number, size (diameter at 1.3 4 metres above</i></p> | <p>1. Agree.</p> <p>2. Disagree.</p> <p>3. Disagree.</p> <p>4. Agree.</p> | |

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| | | <i>natural ground level), tree protection zones, assessment of tree health and retention value.</i> | | |
| | | <p>Bushfire</p> <p>1. The requirement for a bushfire assessment should be amended to delete reference to the requirement to achieve a BAL12.5.</p> | 1. Disagree. | |
| | | <p>Traffic and Transport The below requirements should be deleted:</p> <p>1. <i>Provides internal street pavement widths of 7.5 metres between invert of kerb with underground drainage, footpaths and nature strips. Roads reserves may need to be widened.</i></p> <p>2. <i>Provide only one vehicle crossover or access point per lot that does not exceed 40% of the frontage. An additional driveway can be considered for consolidated lots.</i></p> <p>3. The below requirement should be revised to remove reference to specific lots and state avoid crossovers to Woods Street where practicable: <i>Vehicle crossovers must be located from the side streets or Brisbane Street if practicable wherever possible to reduce the number of crossovers from Woods Street. Provide vehicle access to Lot 12 on LP2804 and Lots 13 and 18 on LP2805 from the east-west roads.</i></p> <p>4. The below requirement should be revised to include “where appropriate”: <i>Provide traffic management devices on roads with lengths over 180 metres, where appropriate.</i></p> | <p>1. Disagree.</p> <p>2. Disagree.</p> <p>3. Disagree.</p> <p>4. Agree.</p> | |
| | | Infrastructure and Drainage | | |

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| | | <p>1. The requirement relating to providing a drainage strategy should be amended at dot points 3 and 4 to include the following wording:</p> <p><i>A 30 metres minimum development setback from Cardinia Creek top of bank or otherwise to the satisfaction of which must be reconfirmed by Melbourne Water.</i></p> <p><i>Within Precinct B, there should be no drainage to the rail corridor without the consent of VicTrack and the rail operator – Metro Trains Melbourne.</i></p> | <p>1. Agree.</p> | |
| | | <p>Public Open Space and landscaping</p> <p>The requirements relating to providing a landscape concept plan should be removed or amended at dot points 1, 2 and 3:</p> <p>1. Landscaping requirements to the satisfaction of Melbourne Water.</p> <p>2. <i>Location, preservation and protection of significant trees/vegetation, existing street trees, roadside vegetation and grassed road verges. Including maintaining the long term, sustainable health and condition of existing vegetation.</i></p> <p>3. <i>Location, preservation and protection of any threatened species, where appropriate.</i></p> | <p>1. Agree.</p> <p>2. Disagree.</p> <p>3. Agree.</p> | |
| | | <p>Urban Design</p> <p>Dot points 1 and 2 should be amended in the following way:</p> <p>1. <i>Dwelling facades that address a street or the public realm should maximise provide passive surveillance opportunities from these dwellings to the adjoining streets or public realm.</i></p> | <p>1. Agree.</p> | |

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| | | <p>2. <i>Front fences should be avoided, or low or transparent front fences that allow views of front gardens gardens and nature strips to merge should be provided.</i></p> | <p>2. Agree.</p> | |
| | | <p>Housing Dot points 6 and 7 should be amended or deleted as per the below:</p> <p>1. Within Precinct B, the rail corridor is to be fenced to the rail operator's requirements.</p> <p>2. <i>Within Precinct B, there should be no drainage to the rail corridor without the consent of VicTrack and the rail operator – Metro Trains Melbourne.</i></p> | <p>1. Disagree.</p> <p>2. Agree.</p> | |
| | | <p><u>Figure 1</u> Figure 1 should be amended in the following ways:</p> <p>1. Delete the proposed shared path in Trythall Street</p> <p>2. Indicate that the position of Brisbane Street may be altered</p> <p>3. Indicate either road and pedestrian/cyclist access may be provided from Brisbane Street to Beaconsfield Avenue (as currently shown) or alternatively only pedestrian/cyclist access may be provided.</p> <p>4. Clarify the location of the "rail corridor".</p> | <p>1. Disagree.</p> <p>2. Disagree.</p> <p>3. Disagree.</p> <p>4. Agree.</p> | |
| 5 | <u>Object</u> | <p>1. Important to take into account the surrounding landscape of the Heritage buildings in Woods Street including the Wooden houses.</p> | <p>1. Agree.</p> | Refer to Panel |

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| | | <p>2. 3-4 storey buildings would be out of character in this area</p> <p>3. Any buildings need to be well set back from the street</p> <p>4. The area is subject to flooding</p> <p>5. Wishes Parks Victoria to purchase and extend the land along the creek to include more of this precinct so it is a park area with trees rather than residential housing.</p> <p>6. Why has this precinct been called Woodland Grove?</p> <p>7. There is an unused road in the precinct called Brisbane Street, there was a sawmill which used the station in the late 1800's. More research is needed on history of this area.</p> <p>8. Would like to see the Beaconsfield Structure plan continue to be used within the town.</p> | <p>2. Noted.</p> <p>3. Noted.</p> <p>4. Noted.</p> <p>5. Noted.</p> <p>6. Noted.</p> <p>7. Noted.</p> <p>8. Agree.</p> | |
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