

Planning and Environment Act 1987

CARDINIA PLANNING SCHEME

AMENDMENT C211

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 land identified as the Pakenham Activity Centre. The Pakenham Activity Centre is generally bound by:

- Princes Highway to the north.
- Pakenham Creek and a pocket of open space to the north east.
- Racecourse Road to the east.
- McGregor Road to the west.
- The railway reservation to the south from McGregor Road to Bald Hill Road.
- The Bald Hill Road industrial zone boundary to the south east from Main Street and Bald Hill Road to a pocket of industrial land east of Racecourse Road.

The land affected by the amendment is shown below in Map 1.

Map 1. Pakenham Activity Centre



What the amendment does

The amendment:

- Adds the *Pakenham Activity Centre Incorporated Provisions (March 2017)* as an incorporated document in the Schedule to Clause 81.01 and adds an expiry date of December 31 2019 to the document in this list.
- Refers to the *Pakenham Activity Centre Incorporated Provisions (March 2017)* in Clause 21.03-2.
- Adds the *Pakenham Structure Plan (March 2017)* as a reference document in Clauses 21.03-2, 21.04-1, 21.04-3 and 21.04-4.
- The amendment ~~proposes to~~ Revises the Municipal Strategic Statement (MSS) to refer to the *Pakenham Structure Plan (March 2017)* where applicable.
- Corrects minor grammatical errors in the Local Planning Policy Framework (LPPF).
~~consider 'Activity Centre Structure Plans' (in general) and reference the *Pakenham Structure Plan (April 2015)* where applicable. The amendment also corrects minor grammatical errors in the *Local Planning Policy Framework (LPPF)*.~~
- The amendment ~~proposes~~ Revises to update the LPPF to make reference to 'Activity Centre Structure Plans' in the following clauses:
- Clause 21.02-3 (Biodiversity).
- Clause 21.02-5 (Open space).
- Clause 21.02-6 (Post-contact heritage).
- Clause 21.02-7 (Aboriginal cultural heritage).
- Clause 21.02-8 (Resource conservation).
- Clause 21.03-1 (Housing).
- Clause 21.03-2 (Urban Growth Area).
- Clause 21.04-1 (Employment).
- Clause 21.04-3 (Activity centres) (The amendment also updates Clause 21.04-3 to ensure its content is consistent with the activity centre hierarchy as outlined in *Plan Melbourne*).
- Clause 21.04-4 (Industry).
- Clause 21.05-1 (Infrastructure provision).
- Clause 21.05-3 (Local roads).
- Clause 21.05-4 (Public transport).
- Clause 21.05-5 (Pedestrian and bicycle network).
- Clause 21.05-6 (Community services and facilities).
- Clause 21.06-1 (Design and built form).

The amendment also ~~proposes to insert the *Pakenham Structure Plan (April 2015)* into the Schedule to Clause 81.01 as an incorporated document.~~

Strategic assessment of the Amendment

Why is the Amendment required?

The amendment ~~proposes to introduce~~introduces the *Pakenham Activity Centre Incorporated Provisions Structure Plan (April March 20172015)* into the *Cardinia Planning Scheme* as an incorporated document and the *Pakenham Structure Plan (March 2017)* as a reference document in the *Cardinia Planning Scheme* to provide certainty to developers,

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investors and the local community about future development of the Pakenham Activity Centre.

Introducing the *Pakenham Activity Centre Incorporated Provisions Structure Plan (March 2017 April 2015)* as an incorporated document ensures it will be the primary statutory tool to guide Council's decision making on planning matters and in the planning of works to improve the amenity of Pakenham Activity Centre.

The amendment ~~also proposes to~~ makes changes to the LPPF to include text in relation to Activity Centre Structure Plans to acknowledge these types of strategic plans and to clearly state Council's intentions for the Pakenham Activity Centre. This will provide guidance ~~to for~~ decision making on a day to day basis. This amendment will ~~also~~ help the community ~~to~~ understand how Council will consider a proposal for use or development in the Pakenham Activity Centre.

This amendment ~~to the Cardinia Planning Scheme~~ will assist in ensuring the Pakenham Activity Centre develops in an integrated manner and provides an overall urban structure that will ensure Pakenham will be a great place to shop, eat, relax, socialise, work and live.

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

The Amendment implements the following objectives of planning in Victoria as set out in *Section 4 (1) of the Planning and Environment Act 1987*:

- To provide for the fair, orderly, economic and sustainable use and development of land.
- To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.
- 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.
- To protect public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community.
- To facilitate development in accordance with the objectives set out in the points above.
- To balance the present and future interests of all Victorians.

The *Pakenham Structure Plan (April 2015 March 2017)* is a long term strategic plan to guide future urban development in the Pakenham Activity Centre.

The amendment implements the objectives of planning in Victoria by providing a statutory framework that facilitates the development and renewal of the Pakenham Activity Centre.

The vision for the Pakenham Activity Centre is:

- In 2035 the Pakenham Activity Centre will be a prosperous and sustainable activity centre accommodating high quality new development, providing local employment and a diverse range of retail, commercial and residential options.
- Main Street will be the heart of the activity centre with an attractive, innovative and integrated shared space where people and traffic move about in harmony.
- The streets, public realm and open space network will be interconnected, vibrant and welcoming, used by everyone at all hours of the day.
- Pakenham railway station will be a high amenity 'state-of-the-art' facility offering an efficient and reliable multi-modal service that is safe and accessible to all.
- The ambiance of the Pakenham Activity Centre will inspire a strong sense of community pride where the community and visitors can shop, eat, relax, socialise, work and live.

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

The *Pakenham Structure Plan (April 2015 March 2017)* ensures that Council aims to be mindful of the social, environmental and economic impacts of decisions and ensure future generations benefit from such decisions.

Environmental effects

It is considered that there are no significant environmental effects as a result of this amendment.

The amendment will achieve a net positive benefit to the environment in regard to increased planning controls which will encourage high quality environmentally sustainable design, urban consolidation, sustainable transport and a street network that will encourage the community to be active.

Provisions in the *Pakenham Structure Plan (April 2015 March 2017)* ensure that new development integrates appropriately with historical built form and does not detract from it. New developments are to be respectful of the existing neighbourhood character and amenity, and complement adjacent heritage buildings and potential heritage precincts.

Social and Economic effects

The amendment achieves a positive social and economic benefit for the Pakenham Activity Centre through initiatives encouraged by the *Pakenham Structure Plan (April 2015 March 2017)* including encouraging investment through upgrades to infrastructure and the public realm, increasing retail diversity, job creation, the development of an integrated open space and street network, and encouraging the integration of social and affordable housing where there are opportunities.

Does the Amendment address relevant bushfire risk?

The amendment does not create a significant bushfire risk.

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

The amendment has been prepared in accordance with the requirements of *Minister's Direction No. 11 – Strategic Assessment of Amendments*. It is intended that this amendment will meet the required time frames as outlined in *Ministerial Direction No. 15 – The Planning Scheme Amendment Process*.

The amendment has been assessed against *Minister Direction 9 – Metropolitan Strategy*.

Pakenham is identified as an activity centre in *Plan Melbourne*. *Plan Melbourne* defines an activity centre as a suburban centre that provide a focus for services, employment, housing, transport and social interaction. Activity centres aim to provide access to a wide range of goods and services in centres that are planned and managed by local government, with some serving larger subregional catchments. The *Pakenham Structure Plan (April 2015 March 2017)* is consistent with *Plan Melbourne*.

The structure plan has been prepared using the framework established by the (former) Department of Planning and Community Development (DPCD) in *Structure Planning for Activity Centres, Practice Note 58 (April 2010)*.

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

The *State Planning and Policy Framework (SPPF)* encourages urban consolidation in areas with good access to activity centres, public transport and employment. It also promotes good urban design to create environments that are safe, diverse and offer opportunities for walking and cycling. The SPPF also states that activity centres should meet the needs of local communities and provide retail, entertainment, office and commercial opportunities.

The *Pakenham Activity Centre Incorporated Provisions Structure Plan (April 2015 March 2017)*, as an incorporated document, will assist in implementing State policy.

This amendment is consistent with and had been prepared in accordance with the SPPF as follows:

Clause 11 – Settlement

11.01 Activity centres

- Provides a clear direction in relation to the location of retail, commercial, and community uses, which optimises the diversity of activities in the Pakenham Activity Centre.
- Articulates the preferred ultimate outcome of the Pakenham Activity Centre (to ensure development does not prejudice the delivery of major infrastructure projects).
- Promotes an increase in density and diversity of housing throughout the mixed use areas and on strategic sites (such as those within close proximity to the Pakenham railway station) as well as upper level residential uses in the core retail area.
- Provides a compact, attractive and vibrant street-based retail core with a clearly identifiable 'heart' located in Main Street between John and Station Street.
- Supports an extensive integrated pedestrian and cycle network that is a desirable alternative to using private vehicles.
- Provides a network for vehicles to easily circulate around the core retail area by using the orbital road as well as access to convenient and safe car parking.
- Promotes a 'state-of-the-art' multi-modal public transport interchange located at the Pakenham railway station that incorporates a frequent and convenient public transport network.
- Encourages a range of community and civic services for the region.
- Provides ongoing employment and business opportunities with the added advantage of being located within the Pakenham Activity Centre and its surrounds and having convenient access to public transport.

11.02 Urban Growth

- Reinforces the importance of the traditional street environment in Main Street (between John Street and Station Street) and encourages additional retail diversity that activates trade in the evenings and the weekend, reinforcing its core retail function.
- Promotes safe and accessible pedestrian connections from Pakenham Central Marketplace and Pakenham Place to the Main Street core retail area (predominately via the arcades) to assist in consolidating the core retail area to intensify development.
- Identifies that in the long term, the footprint of the Pakenham Activity Centre core retail area will transition away from a centre dominated by single-storey buildings with large at-grade car parking areas to a more intensified centre with multi-level buildings and multi-deck car parking with active frontages along all streets.

11.03 Open Space

- Promotes a safe and enjoyable high-quality cohesive open space network to provide opportunity for a range of uses, users and assists in creating a sense of place.
- Identifies the existing creek system and drainage reserves as an open space asset that links the network of open spaces.

Clause 12 Environmental and Landscape Values

12.01 Biodiversity

- Supports the re-engineering and landscaping of the creek network to assist in providing a well-connected, distinctive open space network.
- Encourage the incorporation of existing healthy trees and vegetation within proposed open space areas.

Clause 13 Environmental Risks

13.02 Floodplains

- Identifies that Council, Melbourne Water and other key stakeholders should explore possible options and design outcomes to reduce the negative impacts of the Land Subject to Inundation Overlay (LSIO) on the permeability and accessibility of the Pakenham Activity Centre.

13.04 Noise and Air

- Identifies that residential uses within mixed use developments include noise attenuation measures and other design solutions to ensure a high level of residential amenity without compromising the viability of non-residential uses.

Clause 15 Built Environment and Heritage

15.01 Urban Environment

The *Pakenham Town Centre Urban Design Framework (2004)* is a currently a reference document in the Cardinia Planning Scheme that guides development within the Pakenham Activity Centre.

It is envisaged that following the incorporation of the *Pakenham Activity Centre Incorporated Provisions (March 2017) Structure Plan 2015* into the planning scheme (this amendment), the *Pakenham Town Centre Urban Design Framework (2004)* will be updated and replaced with Pakenham Activity Centre Urban Design Guidelines.

The future urban design guidelines for the Pakenham Activity Centre aim to address the following areas:

- Activities and Land use (housing, core retail, mixed use, industrial as well as community and civic uses)
- Access for all (path network for pedestrians and cyclists, road network and car parking)
- Public realm (open space and creek network, streetscape as well as gateways)
- Built form and environment (character and heritage)
- Precincts (Precinct 1 – John and Main Streets, Precinct 2 – Station Street, Precinct 3 – Princes Highway (south side), Precinct 4 – Pakenham Place, Precinct 6 – Former Consolidated School as well as Precinct 8 – Entertainment Plaza)

15.01-4 Design for Safety

- Ensure retail and other uses that open onto the arcades (in the core retail area) are designed to ensure passive surveillance and support the perception of safe linking spaces.
- Encourages the dining and restaurant sector (as well as entertainment and leisure facilities) into the core retail area. Such uses generate activity after standard day-time business hours and helps improve safety and security.
- Promotes mixed use, residential and office uses above retail and commercial premises to provide for additional people living within the Pakenham Activity Centre and provide greater passive surveillance of streets.
- Ensures street design treatments are designed to give priority to safe and accessible walking and cycling movements for all levels of mobility, including access for people with disabilities.
- Introduces an orbital road in within the Pakenham Activity Centre that by-passes the core retail area of John and Main streets to allow vehicles to have an efficient and convenient connection to the arterial road network that surrounds the activity centre.
- The introduction of the orbital road enables safe pedestrian and cyclist connections to and from the core retail area.
- Advocate for the Pakenham railway station be upgraded to a high amenity 'state-of-the-art' facility offering an efficient and reliable multi-modal service that is safe and accessible to all.
- Ensures Crime Prevention Through Environmental Design (CPTED) is addressed in the design process of the future pedestrian underpasses to ensure personal safety.

15.01-5 Cultural Identity and Neighbourhood Character

- Supports the implementation of high quality urban design, heritage protection and public art to ensure a 'sense of place'.
- Promotes a number of meeting places and activities help foster a strong sense of community.

15.02 Sustainable Development

15.02-1 Energy and Resource Efficiency

The *Pakenham Structure Plan* (~~March 2017~~~~April 2015~~) envisages that the Pakenham Activity Centre will be a highly sustainable centre with new development (both private and public) as well as the public realm, incorporating environmentally sustainable design principles (ESD) to reduce waste, pollution and energy consumption as well as incorporating key principles of water sensitive urban design (WSUD).

- Ensures major developments consider the issue of sustainable transport and the use of a Green Travel Plan (GTP).
- Promotes that where possible, built form to be orientated to the north to maximise energy efficiency.
- Supports the introduction of community gardens within developments.

15.03 Heritage

- Aims to preserve precincts, places and buildings of historical and architectural significance to retain built and cultural heritage in the Pakenham Activity Centre.
- Encourages new development adjacent to heritage places and buildings is sympathetic in its design and built response.
- Ensure new developments in close proximity of heritage places and buildings have a contemporary design that reflects today's architecture and does not replicate old architectural styles.
- Encourages adaptive reuse of existing heritage buildings and places when they are no longer to be used for their original purpose, provided it does not have a negative impact on heritage values.

Clause 16 Housing

16.01 Residential development

- Encourages housing options that go beyond that of the current housing stock within the existing residential area of the Pakenham Activity Centre.
- Promotes a variety of well-designed housing options that cater to all members of community, including providing opportunities for more affordable housing and better integrated social housing options.
- Supports an increase in housing density in close proximity to the core retail area, Pakenham railway station and abutting the open space network.
- Supports community entities, housing associations and private developers that propose the provision of social housing in the Pakenham Activity Centre.

16.02 Housing Form

- Acknowledges the need for well-designed aged care developments in appropriate locations.
- Encourages a mix of dwelling sizes and types within individual developments to cater for different household sizes and types.
- Promotes the consolidation of lots to enable larger forms of residential development to occur, such as apartments.

Clause 17 Economic Development

- Reinforces the Pakenham Activity Centre's role as a regional hub promoting a diverse mix of land uses that include retail, mixed use, commercial, industrial, residential as well as civic and community services to assist in increasing the number of people living, working and visiting the Pakenham Activity Centre.
- Discourages land fragmentation which may compromise the achievement of the *Pakenham Structure Plan (March 2017-April 2015)* objectives, except where fine grain development is a desirable outcome, such as John and Main streets.
- Encourages the consolidation of land to facilitate the creation of viable integrated development sites or in order to achieve a building and space of excellent benchmark quality.
- Where appropriate and in order to achieve the best possible outcome, supports a land swap or other form of agreement between landowners.
- Ensures key significant sites are not underdeveloped, in order to maximise their economic contribution to the Pakenham Activity Centre.
- Promotes ongoing diverse employment and business opportunities.

Clause 18 Transport

'Access for all' in the *Pakenham Structure Plan (March 2017-April 2015)* addresses all modes of movement and includes pedestrians, cyclists, vehicles and public transport.

The delivery of infrastructure outlined in the structure plan will occur over a long period of time. The timeframes for delivery are short term (up to five years), medium term (5–10 years), long term (10+ years), and ultimate term (20 + years). Items identified as 'ultimate' require commitment and substantial funds from all levels of government.

- Supports safe and convenient vehicle, pedestrian and cycle movements across the railway line with an ultimate strategic vision to replace the existing level road and pedestrian crossings with grade separated crossings.
- Ensures development proposals in the vicinity of existing at-grade crossings do not prejudice any future grade separation solution.
- Identifies a network that allows an attractive, convenient and safe pedestrian and cycle movement to, from and within the Pakenham Activity Centre.
- Provides a clear, efficient and logical vehicle network as well as convenient and accessible car parking in the Pakenham Activity Centre.
- Ensures a 'main street retail and social environment' in John and Main streets which acknowledges pedestrian dominance.
- Identifies an orbital road as the preferred choice for vehicle movement in, out and circulating around the core retail area at peak usage times (keeping through traffic away from 'pedestrian focused' areas).
- Acknowledges the need for a review of the provision of car parking in the Pakenham Activity Centre and how this should best be provided for into the future.

Clause 19 Infrastructure

- Identifies that Council will liaise with relevant authorities and agencies in order to assess the impact of new development within the Pakenham Activity Centre on existing essential services such as water supply, sewerage, drainage, gas, electricity and telecommunications.
- Ensure service providers are encouraged to establish within the Pakenham Activity Centre to enable the community access to a range of health and wellbeing opportunities without having to travel outside of their local area.
- Supports community services and civic uses co-locating to encourage synergies and positive interaction between each other and the rest of the activity centre.

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 LPPF and the MSS.

The Pakenham Activity Centre is located within the growth corridor in the Pakenham Precinct.

Clause 21.01-3 identifies that the key issues facing the municipality are focused around five strategic themes; environment, settlement and housing, economic development, infrastructure and particular use and development.

The *Pakenham Structure Plan* (~~March 2017~~~~April 2015~~) promotes and encourages the following:

Clause 21.01 – Cardinia Shire Key Issues and Strategic Vision

- Ensuring the protection and enhancement of areas and places of heritage significance.
- Encouraging the reduction in greenhouse gas emissions and potable water usage.
- Promoting the sustainable development of the growth corridor.
- Supports the development of a balanced local economy and local employment opportunities for residents.
- Identifies the need to support and strengthen existing businesses.
- Encouraging an attractive, functional and sustainable built form in existing and future development.
- Supporting the integration of community safety with new and existing use and development.

Clause 21.02 – Environment

- Managing stormwater and effluent in the Pakenham Activity Centre.
- Providing open space and open space linkages to produce an attractive urban environment with a clear sense of place and identity and building a cohesive community.
- Providing off road tracks and trails for walking and cycling within and to the Pakenham Activity Centre.
- Protecting recognised sites and precincts of heritage significance with State, Regional and Local Significance.
- Defining the extent of heritage places to be included in a Heritage Overlay.
- Recognising and protecting significant trees.
- Minimising greenhouse gas emissions and developing greenhouse adaptation strategies.
- Reducing water consumption and improving water quality.
- Reducing waste generation and minimising waste going to land fill.

Clause 21.03 – Settlement and Housing

Clause 21.03-1 Housing

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

Clause 21.03-2 Urban Growth Area

- Ensuring greater housing choice, diversity and affordability.
- Attracting business investment and create diverse employment opportunities.
- Creating a vibrant well serviced activity centre.
- Providing sustainable transport networks.
- Ensuring urban areas are well serviced by utility infrastructure.
- Delivering accessible community facilities and infrastructure.
- Creating multi use, linked open space networks.
- Increasing environmental sustainability.
- Achieving urban design outcomes with a strong urban character

Clause 21.04 – Employment

- Recognising the need to diversify, improve and develop employment opportunities and a strong employment base to meet the demands of the growing population.
- Supporting the development and enhancement of economically sustainable businesses.
- Providing infrastructure to service future employment land.
- Improving access to employment areas by residents.

Clause 21.04-3 – Activity Centres

Clause 21.04-3 Identifies Pakenham as an established Activity Centre.

- Facilitating the expansion of the Pakenham Activity Centre proportionate with population growth within the municipality.
- Facilitating development of retail, commercial, community, residential and entertainment activities within the Pakenham Activity Centre, to meet the needs of the existing and future community.
- Ensuring appropriate links between the Pakenham Activity Centre and surrounding residential communities.
- Controlling the orderly expansion and management of the Pakenham Activity Centre.
- Developing and implementing urban design frameworks to facilitate high quality development within the Pakenham Activity Centre.

21.04-4 Industry

Clause 21.04-4 Describes Pakenham as being the main established industrial area within the municipality.

- 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.
- 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.

21.05 – Infrastructure

- Investigating options to assist in funding to ensure the provision of infrastructure in developing areas.

21.05-2 Freeways, Declared Arterial Roads

- Identifying issues in relation to access and associated intersection works on declared arterial roads.
- Designating and managing future declared arterial roads (McGregor Road).
- Advocating for the widening, upgrading and realigning existing roads such as Racecourse Road / Koo Wee Rup Road.

21.05-3 Local Roads

- Providing an appropriate hierarchy for local roads.
- Provides guidance to assist in prioritising local road upgrades, taking into consideration strategic importance, maintenance cost, vehicle counts, safety rating, cost to seal, truck volume and bus route.
- Managing the impacts of new development on the existing local road network.

21.05-4 Public Transport

- Advocating for the upgrade of Pakenham railway stations.

21.05-5 Pedestrian and Bicycle Network

- Ensuring connecting pedestrian and bicycle networks with key destinations to promote alternative transport options.
- Providing pedestrian and bicycle trails for recreational and sporting activities.
- Providing for the safety of pedestrian and cyclists when using paths.

21.05-6 Community Services and Facilities

- Acknowledging the diversity of age groups within the Cardinia Shire and the importance of providing services to meet the needs of particular age groups such as children, youth and the aged.

21.06 – Particular Uses and Development

- Implementing an *Activity Centre Structure Plan* and future Urban Design Guidelines for the Pakenham Activity Centre.
- Enhancing the design and built form of existing industrial areas.
- Recognising the role of design in increasing safety and the perception of safety of residents.

Clause 22.04 – Highway Development

- Ensuring a high standard of design associated with developments along Princes Highway.

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

The Amendment makes proper use of the VPPs.

This amendment is the first stage to implement the *Pakenham Structure Plan (March 2017-April 2015)*, while further strategic work is being carried as identified in the *Pakenham Structure Plan Implementation Plan (2015 – 2035)*.

The amendment makes proper use of the Victorian Planning Provisions as it is ensuring the content of the Cardinia Planning Scheme is up-to-date and relevant.

The amendment is consistent with the State and Local Planning Policy Framework of the Cardinia Planning Scheme, requiring only minor amendments to the LPPF to include text in relation to Activity Centre Structure Plans (in general) and specifically the *Pakenham Structure Plan (April 2015)* as an incorporated document.

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

The *Pakenham Structure Plan (March 2017-April 2015)* has been developed by Cardinia Shire Council in consultation with the Pakenham community, Victorian Government

departments and agencies, service providers, local business operators and other interested parties. The structure plan has also been guided by feedback and work undertaken by professional consultancies engaged by Council.

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

The purpose of the *Transport Integration Act 2010 No. 6 of 2010* is to create a new framework for the provision of an integrated and sustainable transport system in Victoria consistent with the vision statement.

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The vision statement states that Parliament recognises the aspirations of Victorians for an integrated and sustainable transport system that contributes to an inclusive, prosperous and environmentally responsible State.

Division 2 of the Act outlines the transport system objectives which are focused around the following 6 themes:

- Social and economic inclusion
- Economic prosperity
- Environmental sustainability
- Integration of transport and land use
- Efficiency, coordination and reliability
- Safety and health and wellbeing

The *Pakenham Structure Plan (March 2017-April 2015)* has been assessed against the requirements of the *Transport Integration Act 2010*. The impact of the development and densification of the Pakenham Activity Centre on the road network and public transport system will be dependent on the timing and delivery of infrastructure to cater for the increased demand.

Council must lobby and be accountable for its share of Victorian and Australian government funding. The willingness of governments to commit funds will ultimately determine the level and pace of development.

The vision, objectives, strategies and actions in the *Pakenham Structure Plan (March 2017-April 2015)* are consistent with the vision and objectives of the Act.

The structure plan identifies Council's role as an advocate to enable the delivery of the following projects:

- Traffic signals at Princes Highway/John Street.
- Henry Road extension (through the former Racecourse site) to Racecourse Road.
- The duplication of Racecourse Road between Princes Highway and Princes Freeway.
- The replacement of the level crossings with grade separated crossings.
- The duplication of McGregor Road across the level crossing which includes a new carriageway and signalised intersections at McGregor Road/ Rogers Street as well as McGregor Road/Henty Street.
- The improvement, in the short term, of the public transport frequency, multi-modal integration, comfort and amenity of the public transport in the Pakenham Activity Centre to allow it to be considered as a desirable transport alternative.
- The upgrade of the Pakenham railway station to a high quality multi-modal interchange offers a more frequent, safe, interconnected and accessible service.
- The incorporation of high-amenity taxi ranks within the Pakenham Activity Centre and into the Pakenham multi-modal station.

The *Pakenham Structure Plan (March 2017-April 2015)* introduces an orbital road to the Pakenham Activity Centre. The establishment of the orbital road will enable Main Street to become an even more successful 'main street retail and social environment' where pedestrians have an even greater dominance. An action of the *Pakenham Structure Plan (March 2017-April 2015)* is to undertake a comprehensive review of the streetscape design of the John and Main Streets Precinct and the introduction of a shared space.

The transport system identified in the *Pakenham Structure Plan (March 2017-April 2015)* supports a sustainable means of personal transport. It is considered the amendment will have an overall net benefit on the transport system by concentrating high demand generating activities such as housing and employment within the Pakenham Activity Centre. It is believed that this will result in a modal shift towards public transport and sustainable transport that will ultimately result in less road traffic and congestion compared to a more dispersed pattern of development.

Resource and administrative costs

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

The amendment will have an impact on the resource and administrative costs of the responsible authority as it will be required to undertake a number of actions outlined in the *Pakenham Structure Plan (March 2017-April 2015)*.

An implementation plan ~~will has been~~ developed outlining the steps required to achieve each of the actions in the *Pakenham Structure Plan (March 2017-April 2015)*. The implementation plan ~~will~~ also include implementation responsibilities, priorities and timing. It is envisaged that a Steering Committee will be established which would include council representatives, community members and key stakeholders to oversee and assist in the Implementation Plan.

Victorian Government departments and agencies will need to play a key role in implementing the identified actions beyond the control of Council. Council will play an advocacy role to develop long-term partnerships for the delivery of these projects.

Where you may inspect this Amendment

The ~~a~~Amendment is available for public inspection, free of charge, during office hours at the following places:

- Cardinia Shire Council, 20 Siding Avenue, Officer
- ~~Pakenham Library, corner John Street and Henry Street, Pakenham~~

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.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 5pm Tuesday 14th June.~~

~~Electronic submissions are encouraged, a submission must be sent to:~~

~~mail@cardinia.vic.gov.au or posted to:~~

~~Cardinia Shire Council, 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 commencing 15th August 2016.~~

• ~~panel hearing: Week commencing 12th September 2016~~

21.02 ENVIRONMENT

17/03/2016
~~C162~~ Proposed
 C211

This Clause provides local content to support Clause 11 (Settlement), 12 (Environmental and Landscape Values), Clause 13 (Environmental Risk), Clause 14 (Natural Resource Management) and Clause 15 (Built Environment and Heritage) of the State Planning Policy Framework.

21.02-1 Catchment and coastal management

14/06/2012
 C124

This section provides local content to support 13.01 (Climate change impacts), Clause 13.02 (Floodplains), Clause 13.03 (Soil degradation) and Clause 14.02 (Water) of the State Planning Policy Framework.

Overview

The majority of the Cardinia Shire is contained in the Western Port catchment, which is a RAMSAR wetland, with a small section in the northern part of the municipality being within the Yarra catchment. The Port Phillip and Western Port Regional Catchment Strategy (2004-2009) describes the catchment assets and how they are interrelated. It indicates what needs to be done to manage and use the assets in a sustainable and integrated way, and outlines goals and priorities for the future.

Key issues

- Recognising that a catchment is an integrated environmental system, and that development and actions undertaken in one part of the catchment have an effect on other parts of the catchment.
- Retaining and re-establishing native vegetation along waterways to minimise erosion and sediment.
- Managing stormwater and effluent in both urban and rural areas.
- Recognising that areas within the municipality have a shallow groundwater table, which increases the potential for salinity and its impacts on infrastructure and the environment.
- Controlling the amount of water entering the groundwater table in recharge areas in order to manage salinity.

Objective 1

To protect and improve the environmental health and social and economic values of water resources and ensure their efficient management.

Strategies

- Encourage the retention and, where appropriate, the re-establishment of native vegetation to minimise erosion and sediment entering waterways, reduce salinity and protect areas of landscape and biodiversity value.
- Encourage the protection of waterway environs including the fencing off of waterways and the re-establishment of riparian vegetation, especially in rural areas degraded by the impact of stock.
- Encourage the maintenance and upgrade of levee banks in the Koo Wee Rup Flood Protection District, particularly along the Bunyip Main Drain.

- Protect groundwater resources in the Western Port Basin.
- Protect Western Port and the associated significant estuarine, intertidal and immediate marine habitat of Western Port and promote sustainable outcomes.
- Minimise erosion and the entry of sediment into waterways associated with earthworks.

Objective 2

To effectively manage development to mitigate impacts on the operation and health of waterway systems.

Strategies

- Encourage the use of measures to manage and treat stormwater quality in both urban and rural areas including wetlands, litter and pollution traps, retarding basins and revegetation along waterways.
- Provide for the retention and treatment of domestic wastewater on-site in accordance with the State Environment Protection Policy (Waters of Victoria) where reticulated sewerage is not available.
- Maximise the potential to utilise recycled wastewater for agricultural, urban and other purposes.
- Require best practice water sensitive urban design and improvements in drainage in all new developments.

Objective 3

To minimise the impact of shallow groundwater conditions and salinity on the built and natural environment, including both native vegetation and agricultural land, and to ensure that development does not contribute to increasing the risk or extent of salinity.

Strategies

- Ensure any development in an identified shallow ground water or potential salinity risk area is subject to a risk assessment which identifies appropriate mitigation measures.
- Discourage development that will be at risk from salinity or that will potentially increase the risk or extent of impacts from salinity.

Objective 4

To recognise areas within the municipality that are liable to flooding and inundation and to minimise potential risk to life, property and the environment.

Strategies

- Minimise development on land liable to flooding and inundation, and where development is permitted, ensure that the siting of buildings and works takes into account the potential depth of flooding, the route of major floodways, and the impact on the operation of the waterway system.

Implementation

The strategies in relation to catchment and coastal management will be implemented through the planning scheme by:

Use of policy and exercise of discretion

- When deciding on applications for use and development that may impact on the water catchment, waterways, ground water resources or the coast, considering, as appropriate:
- The use of appropriate buffer distances, which can include revegetation and water sensitive urban design, between the use or development and adjoining waterways to minimise erosion and entry of sediment into waterways.
- Reference documents listed in the State Planning Policy Framework at clauses 13.01 (Climate change impacts), Clause 13.02 (Floodplains), Clause 13.03 (Soil degradation) and Clause 14.02 (Water)

Application of zones and overlays

- Applying the Urban Floodway Zone over land identified by Melbourne Water as being of greatest risk and frequency of flooding.
- Applying a Floodway Overlay, Land Subject to Inundation Overlay or Special Building Overlay on land identified by Melbourne Water as being flood prone.
- Applying an Environmental Significance Overlay along the Western Port coastline.
- Applying an Environmental Significance Overlay in the northern hills area to address erosion, waterway management and vegetation protection issues.
- Applying the Erosion Management Overlay to areas where erosion is a significant risk.

Further strategic work

- Investigating the need for development provisions such as the application of the Salinity Management Overlay over land identified as being prone to salinity.

Reference documents

Planning Decision Support Framework for Salinity (2005)

Domestic Wastewater Management Plan (2007)

Waste Management Strategy 2004-2009

Environment Management Strategy 2004-2007

Cardinia Shire Council Stormwater Management Plan (2002)

Land Capability Study of the Cardinia Shire (1997)

Salinity – Land Capability Study 2004

Yarra Valley Water: Water Plan 2009/10-2012/13 (2008)

South East Water: Water Plan 2009/10-2012/13 (2008)

Any listed at clauses 13.01 (Climate change impacts), Clause 13.02 (Floodplains), Clause 13.03 (Soil degradation) and Clause 14.02 (Water) of the State Planning Policy Framework.

21.02-2

14/06/2012
C124

Landscape**Overview**

The diverse landscapes within the Cardinia Shire are one of the municipality's strongest attributes. Five areas within the Cardinia Shire have been recognised as significant landscapes by the National Trust. These are the Western Port Coast, Heath Hill, Cockatoo Creek, Puffing Billy Corridor and Menzies Creek Valley.

Key issues

- Protecting significant landscapes, including the protection of the specific features of each landscape.
- Recognising that the landscape is an important element in the sustainable development of tourism in the municipality.
- Acknowledging that ridgelines are particularly vulnerable to inappropriate development.
- Recognising the pressures to develop land in locations of high scenic value.

Objective

To recognise and protect the diverse landscape and areas of significant landscape value.

Strategies

Landscape values

- Protect significant landscapes recognised by the National Trust including the Western Port Coast, Heath Hill, Cockatoo Creek and Menzies Creek Valley from development that is inconsistent with the landscape values and built form of the surrounds.
- Protect the scenic corridor of the Puffing Billy Tourist Railway from extensive native vegetation removal and development that is inconsistent with the landscape values of the existing corridor.
- Recognise the value of the landscape to the community and as a competitive strength for the sustained development of tourism in the municipality.
- Ensure that development in the urban growth area does not intrude or adversely impact on the landscape values of the area north of the Princes Highway and maintains significant vistas.
- Recognise the landscape values associated with rural land including areas south of the Princes Highway.
- Recognise the contribution of drains and bridges to the character of the rural landscape.

Design and built form

- Require the use of building materials and colours which are in context with the surrounding environment in areas of landscape significance and in rural residential and rural living areas.
- Ensure the sensitive siting of buildings and other structures having regard to the protection of prominent ridgelines, significant views and areas of remnant vegetation.
- Protect exotic vegetation if it is of heritage, cultural or economic value, or contributes to the character of an area.
- Minimise the fragmentation of land and removal of vegetation in areas of high landscape value.

Implementation

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

Use of policy and exercise of discretion

- When deciding on applications for use or development which may have a significant impact on places which are classified by the National Trust, considering as appropriate the comments of the National Trust.
- Requesting applications for development on land with a slope greater than 20% provide the following information as appropriate:
 - A slope stability report.

Application of zones and overlays

- Applying a Significant Landscape Overlay to protect significant landscapes recognised by the National Trust and progressively over other identified significant landscapes and ridgelines.
- Applying an Environmental Significance Overlay over the northern hills area and other sites of significance to protect landscape and environmental values.
- Applying a Vegetation Protection Overlay to hills areas where vegetation is a significant factor in the landscape character.

Further strategic work

- Investigating the need to identify significant landscape areas other than those recognised by the National Trust, including significant ridgeline areas.
- Developing a local policy for building, siting and design guidelines for non-urban and low density residential areas.

Reference documents

Environment Management Strategy 2004-2007

Puffing Billy Corridor Landscape Evaluation Study (1992)

21.02-3

14/06/2012
Proposed
C211C424

Biodiversity

This section provides local content to support Clause 12.01 (Biodiversity) of the State Planning Policy Framework.

Overview

Cardinia Shire contains a diverse environment with a wide range of native flora and fauna habitats. The municipality is known to contain State and Nationally significant rare and threatened species including the Southern Brown Bandicoot, Growling Grass Frog, Swamp Skink, Masked Owl, Helmeted Honeyeater, Powerful Owl, Emerald Star Bush, Matted Flax-Lily and indigenous grasslands, dwarf galaxias and Australian grayling.

The decline and fragmentation of habitats resulting in the loss of biodiversity is a key issue. Over 75% of the native vegetation in Cardinia Shire has been cleared leaving those areas of remnant vegetation of particular significance and value in terms of maintaining biodiversity within the Municipality.

Cardinia Shire forms part of the UNESCO Mornington Peninsula and Westernport Biosphere Reserve, protection of this biosphere relies on good environmental management of the catchment of which Cardinia shire is a key part.

Key issues

- Recognising that native vegetation provides habitat for key fauna species and provides for diverse flora species throughout the municipality.
- Maintaining biodiversity especially in areas of significance.
- Maintaining and re-establishing wildlife corridors.
- Recognising that soil erosion occurs on steep land where there are dispersible soils and in areas prone to landslips as a result of native vegetation removal.
- Controlling the spread and extent of pest plants and animal within the municipality.

Objective 1

To achieve a net gain in the quantity and quality of native vegetation in the municipality.

Strategies

- Encourage the retention and re-establishment of native vegetation to protect areas of habitat and landscape value, minimise erosion, reduce sediment entering waterways and Western Port, reduce the potential for flooding on the Koo Wee Rup Swamp, and to reduce the potential for salinity.
- Protect areas of significant remnant vegetation (particularly endangered and vulnerable Ecological Vegetation Classes) as shown on the mapped Ecological Vegetation Classes provided by the Department of Sustainability and Environment.
- Ensure that the siting of buildings and works avoids and minimises the removal or fragmentation of native vegetation, especially in areas of biodiversity significance, and where appropriate, building envelopes should be approved as part of subdivision plans to minimise the removal of vegetation.
- Require the replanting of indigenous vegetation where earthworks have been undertaken, particularly on steeply sloping land, on land subject to erosion, or in close proximity to a watercourse to manage and reduce sediment generation.

Objective 2

To maintain and enhance the diversity of indigenous habitats and species.

Strategies

Areas of biodiversity significance

- Avoid the fragmentation of land in areas of biodiversity significance and create new habitat corridors/biolinks.
- Encourage or, if appropriate, require landowners to undertake steps to conserve and enhance sites of biodiversity significance through a Conservation Covenant, or agreements under Section 173 of the *Planning and Environment Act 1987*.
- Protect and enhance biodiversity within natural waterways and man-made drains and dams through subdivision design, development design and appropriate management.
- Protect and enhance the environmental and landscape values of the land including habitat of botanical and zoological significance.
- Ensure the identification, protection and linking of important biodiversity areas within the growth area through Precinct Structure Plans including the provision of Native Vegetation Precinct Plans and Biodiversity Management Plans where required.

Threatened species

- Protect and enhance the habitat of threatened flora and fauna species, including the growling grass frog and southern brown bandicoot.

Objective 3

To reduce the spread and extent of pest plants and animals.

Strategies

- Encourage land management practices which control and remove noxious and environmental weeds.

Implementation

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

Use of policy and exercise of discretion

- When deciding on applications for use or development that may impact on biodiversity, considering, as appropriate:
 - ~~Relevant~~ Native Vegetation Precinct Plans
 - ~~Relevant~~ Conservation Management Plans
 - Reference documents listed in the State Planning Policy Framework at clause 12.01 (Biodiversity)
- When developing Precinct Structure Plans, Activity Centre Structure Plan and Township Strategies, ensure biodiversity values and habitat corridors are identified.

Application of zones and overlays

- Applying a Rural Conservation Zone or a Public Conservation and Resource Zone in areas of high biodiversity value.
- Applying an Environmental Significance Overlay over the northern hills area, Western Port coastline and other specific sites of biodiversity significance.
- Applying a Design and Development Overlay and Vegetation Protection Overlay in low density areas and residential areas in the hills townships to ensure that vegetation and areas of habitat significance are protected, and taken into account in the design of new development.
- Applying an Erosion Management Overlay to areas identified with a high risk of landslip.
- Providing an exemption from the requirement for a permit for the removal of vegetation if the vegetation is classified as an environmental weed.

Further strategic work

- Developing Native Vegetation Precinct Structure Plans and Biodiversity Management Plans in the urban growth area.
- Reviewing the environmental weed list found in the Environmental Significance, Design and Development, and Vegetation Protection Overlays.
- Working with State agencies to remove native vegetation controls for environmental weeds, specifically *Pittosporum undulatum*.

- Identifying and mapping areas of significant flora, fauna or biodiversity value for potential inclusion into the Environmental Significance Overlay or Vegetation Protection Overlay.

Reference documents

Weed Management Strategy 2007

Targeted Survey and Conservation Management Plan for the Growling Grass Frog *Litoria reniformis*: Pakenham Urban Growth Corridor, Ecology Partners, 2006

Southern Brown Bandicoot Strategic Management Plan for the former Koo Wee Rup Swamp Area, Ecology Australia, 2009

Any listed at clause 12.01 (Biodiversity) of the State Planning Policy Framework

21.02-4

14/06/2012
C124

Wildfire management

This section provides local content to support Clause 13.05 (Bushfire) of the State Planning Policy Framework.

Overview

Areas within the Cardinia Shire, particularly north of the Princes Highway, are prone to wildfires due to the topography and vegetation cover. During the Ash Wednesday fires of 1983, there was a significant loss of life and property in the Upper Beaconsfield and Cockatoo areas.

Wildfire risk is the product of a number of factors including fuel levels, slope, climatic conditions, population and the degree of preparation of individual property owners to cope with a fire. Other factors such as the accessibility of land to fire fighting vehicles and the availability of water will affect the risk levels for individual properties.

Key issues

- Ensuring the appropriate design of subdivisions in areas of high wildfire risk.
- Designing and siting of accommodation, including individual dwellings, on sites within areas of high wildfire risk. The key issues include the location and accessibility of the site, access to water supplies, the type and form of vegetation in the area including required vegetation management.
- Balancing the protection of native vegetation with wildfire risk management

Objective

To recognise that areas in the municipality are prone to wildfire and to minimise the potential risk to life, property and the environment.

Strategies

Subdivision

- Ensure that the siting and design of subdivisions has fully considered the impact of existing slope, aspect and vegetation in terms of risks of wildfire, particularly with regard to the location of building envelopes.

Siting and design

- Ensure that the siting and design of houses and other accommodation in high risk wildfire areas minimises the potential risk of loss of life or property from wildfire, particularly in terms of the existing slope, aspect and vegetation.
- Ensure all development has appropriately designed access for emergency vehicles.
- Ensure development provides adequate access to water.
- Encourage the use of roads as a buffer between housing and bushland.

Fuel reduction

- Encourage the use of controlled burning to reduce ground fuel levels and to help maintain healthy and diverse forests and woodlands consistent with the Ecological Vegetation Class (EVC).
- Support the implementation of the Municipal Fire Prevention Plan 2007 and Municipal Wildfire Preparedness Plan 2006.

Implementation

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

Use of policy and exercise of discretion

- When deciding on applications for use and development of land including subdivision, considering, as appropriate:
- Reference documents listed in the State Planning Policy Framework at Clause 13.05 (Bushfire)
- When developing Precinct Structure Plans and Township Strategies, considering the issue of wildfire risk.

Application of zones and overlays

- Applying the Bushfire Management Overlay to areas of wildfire risk.

Reference documents

Building in a Wildfire Management Overlay – Applicants Kit 2007 (Country Fire Authority)

Municipal Wildfire Preparedness Plan 2006

Any listed at clause 13.05 (Bushfire) of the State Planning Policy Framework

21.02-5

14/06/2012
Proposed
C211C+24

Open space

This section provides local content to support Clause 11.03 (Open space) of the State Planning Policy Framework.

Overview

Cardinia Shire has a significant amount of regional open space, including Cardinia Reservoir Park (including Aura Vale Lake Park), Gembrook Regional Park, Bunyip State Park, and Emerald Lake Park. In addition, regional parklands are proposed along the Cardinia Creek for the protection of the environmental values of the corridor and the provision of a regional passive recreation resource in recognition of the projected population growth in the Casey-Cardinia Growth Area.

There are also other significant waterways and streams throughout the Municipality that provide passive open space linkages. The Pedestrian and Bicycle Strategy identifies primary, secondary and township path and trails network providing and improving access to key community and recreation facilities.

Key issues

- Providing open space to produce an attractive urban environment with a clear sense of place and identity and building a cohesive community.
- Providing active, passive and environmental open space within the urban growth area and townships to meet the needs of current and future communities and to protect environmental values.
- Developing open space linkages.
- Providing off road tracks and trails for walking and cycling.
- Developing and maintaining appropriate infrastructure for recreational horse riding.

Objective

To ensure that land is provided and developed for a range of open space functions to meet community needs for active and passive open space (including linkages) and for the protection of the environment.

Strategies

Open space contributions

- Ensure adequate active and passive open space is provided for communities and ensure that this is not constrained by environmental, drainage or other constraints.
- A minimum public open space contribution of 8% of the land to be subdivided must be provided as part of the subdivision of land for urban residential purposes.
- An 8% public open space contribution shall comprise land unencumbered by other constraints (eg: land required by Melbourne Water for drainage purposes, land within service easements) to allow its full use for recreation purposes.
- Any encumbered public open space should be provided in addition to the 8% unencumbered public open space contribution for recreation purposes.

Location and design

- Balance the recreational, environmental and wildfire management objectives of open space reserves.
- Recognise the importance of open space in contributing to an attractive urban environment with a clear sense of place and identity.
- Co-locate community and recreational facilities and encourage joint management of these facilities.
- Discourage the fragmentation of open space within new developments and subdivisions.
- Ensure that the design of open space is functional having regard to its intended use, minimises maintenance and ensures community and personal safety.
- Support the ongoing development of recreation reserves in the rural townships in the municipality as an important focus of recreational activities for the community.

- Support the progressive development of the Cardinia Creek Regional Parklands as a regional passive recreation resource and for the protection of the creek environs as outlined in the Cardinia Creek Parklands Future Direction Plan (2002).
- Recognise open space of high environmental value (e.g. Chambers Reserve, Mt Cannibal, and creek reserves) and ensure that the management of such open space protects and enhances the environmental values of the land.
- Develop open space corridors along major waterways which can be used for passive open space to improve water quality and act as wildlife corridors.
- Develop and maintain a network of off-road pedestrian, bicycle and equestrian trails within the municipality.

Implementation

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

Use of policy and exercise of discretion

- When deciding on applications for use or development that relate to open space, considering, as appropriate:
- Reference documents listed in the State Planning Policy Framework at clause 11.03 (Open space)
- When developing Precinct Structure Plans, Activity Centre Structure Plans and Township Strategies, considering the issue of open space.

Application of zones and overlays

- Including open space of high environmental value in a Public Conservation and Resource Zone.
- Including other public open space within the Public Park and Recreation Zone.
- Including land to be acquired for the Cardinia Creek Parklands in a Public Acquisition Overlay.
- Applying the Development Contributions Plan Overlay in areas within the urban growth area to fund the acquisition and development of district open space and linear open space along major waterways.

Other actions

- Providing a requirement for a minimum 8% unencumbered public open space contribution for the subdivision of land in urban residential areas into the schedule to Clause 52.01.

Further strategic work

- Integrating open space within all Precinct Structure Plans and Activity Centre Structure Plans within the urban growth area.
- Preparing detailed Development Contribution Plans for areas within the urban growth area and integration within Precinct Structure Plans and Activity Centre Structure Plans.

Reference documents

Equestrian Strategy (2001)

Cardinia Creek Parkland Future Direction Plan, Parks Victoria, 2002

Recreation Open Space Strategy 2000

Cardinia Growth Corridor Sports Strategy (2005)

Any listed at clause 11.03 (Open space) of the State Planning Policy Framework

21.02-6 Post-contact heritage

17/03/2016
G462 Proposed
C211

This section provides local content to support Clause 15.03 (Heritage) of the State Planning Policy Framework.

Overview

The rich and diverse cultural heritage of Cardinia Shire illustrates the historic use, development and occupation of the land. This history is demonstrated by a wide range of heritage places that include buildings and structures, monuments, trees, landscapes and archaeological sites. These places give Cardinia a sense of historic continuity as well as demonstrating the economic, social and political circumstances of the time.

Key issues

- Protecting recognised sites and precincts of heritage significance with State, Regional and Local Significance.
- Defining the extent of heritage places to be included in a Heritage Overlay.
- Recognising and protecting significant trees.

Objective

To provide for the protection and appropriate management of sites of heritage significance.

Strategies

- Protect sites of State, regional and local heritage significance.
- Promote the conservation of sites of local heritage interest.
- Encourage and support the reuse of existing heritage places for appropriate land uses.
- Give consideration to the heritage context of sites which adjoin sites of heritage significance.
- Provide the opportunity for a permit to be granted for a use that might otherwise have been prohibited if that use will assist in the preservation of the heritage site.
- Recognise the significance of heritage buildings and sites in contributing to the character of townships within the municipality.
- Recognise and protect the cultural significance of war memorials and avenues of honour in the municipality.

Implementation

The strategies in relation to post-contact heritage will be implemented through the planning scheme by:

Use of policy and exercise of discretion

- When deciding on applications for use or development that may impact on sites of heritage or cultural significance, considering, as appropriate:

- The development's response to the recognised heritage sites and precincts in the heritage place and precinct citations of the relevant Cardinia Heritage Studies.
 - The relevant Conservation Management Guidelines in the Cardinia Local Heritage Study Review – Volume 3: Heritage Place & Precinct Citations (November 2008).
 - The comments of the Returned Serviceman's League (RSL) in relation to any proposal that may impact on a war memorial or avenue of honour in the municipality.
 - The comments of the National Trust on any proposal which may have a significant impact on places classified by the National Trust.
 - The objectives and strategies outlined in The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance (1999).
- When developing Precinct Structure Plans, Activity Centre Structure Plans and Township Strategies, considering the issue of post-contact heritage.

Application of zones and overlays

- Applying a Heritage Overlay to protect sites of State, regional or local heritage significance.

Further strategic work

- Implementing the recommendations of the *Cardinia Local Heritage Study Review (November 2008)*, requiring the inclusion of additional heritage places and precincts within the municipality and incorporation of documents, including the review of the current schedule to the Heritage Overlay.
- Developing a 'significant tree register' to be incorporated into the planning scheme or used for other protective purposes.
- Developing and implementing a Cultural Heritage Strategy for the municipality.
- Developing Incorporated Plans to guide the management of individual heritage sites and precincts identified in the *Cardinia Local Heritage Study Review 2007* as appropriate, in accordance with Clause 43.01-2.

Reference documents

Cardinia Shire (North) Heritage Study – Volume 1 Heritage Program (1996)

Cardinia Shire (North) Heritage Study – Volume 2 Environmental History (1996)

Cardinia Shire (North) Heritage Study – Volume 3 Heritage Places (1996)

Cardinia Shire (Emerald & Cranbourne Districts) Heritage Study – Volume 1 Environmental History (1998)

Cardinia Shire (Emerald & Cranbourne Districts) Heritage Study – Volume 2 Heritage Places (1998)

Cardinia Local Heritage Study Review – Volume 1: Executive Summary (May 2013) (Sept 2015)

Cardinia Local Heritage Study Review – Volume 2: Key Findings & Recommendations (May 2013) (Sept 2015)

Cardinia Local Heritage Study Review – Volume 3: Heritage Place and Precinct Citations (November 2013) (Sept 2015)

The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Heritage Significance (1999)

Cardinia Shire Council, Significant Tree Study, 2009

Old Emerald Bakehouse – 1 Kilvington Drive (rear), Emerald (December 2012)

Cardinia Shire Council Significant Tree Study – Volume 1 (May 2009)

21.02-7 Aboriginal cultural heritage

14/06/2012
G124Proposed C211

This section provides local content to support Clause 15.03 (Heritage) of the State Planning Policy Framework.

Overview

The Cardinia Shire Council acknowledges that the municipality contains Aboriginal heritage sites and places of cultural significance, some of which have been identified and formally recorded but many have not. All Aboriginal heritage sites, whether formally registered or not, are protected under the *Aboriginal Heritage Act 2006*. Aboriginal heritage sites and places are highly valued by traditional and contemporary Aboriginal groups and should also be valued by the broader Australian community. The Cardinia Shire Council wishes to promote best heritage practices by ensuring heritage sites and places are preserved for current and future generations.

Key issue

- Identifying and protecting sites of significant Aboriginal heritage.

Objective

To provide for the protection and management of significant Aboriginal heritage sites, material culture, and places of historical and spiritual significance to relevant contemporary Aboriginal people.

Strategies

Use and development

- Ensure Cultural Heritage Management Plans are prepared where required under State legislation.

Consultation

- Work in partnership with Registered Aboriginal Party/s and any other relevant stakeholders to manage and protect indigenous cultural heritage values
- Develop a process of consultation with Registered Aboriginal Party/s which will allow them to have input into development decisions at a strategic planning level.

Conservation sites

- Use public open space or linked corridors of public open space, within and between development areas, where possible, to conserve Aboriginal heritage sites, taking into account and balancing other community and environmental needs.

Implementation

The strategies in relation to Aboriginal cultural heritage will be implemented through the planning scheme by:

Use of policy and exercise of discretion

- When deciding on applications for use or development which may affect Aboriginal cultural heritage, considering, as appropriate:
 - The requirements of the Aboriginal Heritage Act 2006.
- When developing Precinct Structure Plans, Activity Centre Structure Plans and Township Strategies, identifying and considering the issue of Aboriginal cultural heritage.

Further strategic work

- Considering the application of a Heritage Overlay to protect sites of Aboriginal heritage significance.

Reference documents

Shire of Cardinia Urban Growth Corridor Aboriginal Heritage Study (2004)

21.02-8

14/06/2012
G124Proposed
C211

Resource conservation

This section provides local content to support Clause 14.02 (Water) and 15.02 (Sustainable Development) of the State Planning Policy Framework.

Overview

Conserving, reducing and effectively managing the resources we use are essential to achieving ecological sustainable development. The use of fossil fuels, particularly in electricity generation and transport has been the major source of greenhouse gas emissions resulting in climate change. The community needs to respond to climate change through strategies to reduce greenhouse gas emissions and the implementation of adaptation strategies to reduce vulnerability to projected future impacts of climate change. Three key areas for reducing the impact on the environment within the municipality are air, water and general waste.

Key issues

- Minimising greenhouse gas emissions and developing greenhouse adaptation strategies.
- Reducing water consumption and improving water quality.
- Reducing waste generation and minimising waste going to land fill.

Objective

To develop and promote more environmentally sustainable ways of living and working, including greenhouse gas emission reductions.

Strategies***General***

- Support the implementation of key regional activities identified through Western Port Greenhouse Alliance to reduce greenhouse gas emissions.

Reduction of greenhouse gas emissions

- Encourage developments that are based around public transport and alternative forms of transport including walking and cycling.

- Promote sustainable communities through appropriate urban design that encourages alternate forms of transport to reduce energy consumption.

Reduction in water consumption

- Ensure water sensitive urban design principles for all developments and subdivisions including the use of the third pipe recycled water systems and the use of water tanks where appropriate.
- Encourage the use of recycled or alternative water in the construction of roads in all subdivision and in other works and ongoing maintenance activities, where this water is available.

Design and construction

- Encourage the use of environmentally sustainable construction materials and techniques.
- Encourage development that incorporates sustainable building design including design that promotes the health and well being of occupants.
- Provide and preserve landscaping that enhances amenity and maintains ecosystems.

Implementation

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

Use of policy and exercise of discretion

- When deciding on applications for use and development, considering, as appropriate:
 - The development's impact in terms of its sustainability and impact on the environment through the use of appropriate design guidelines and general sustainability principles.
 - Implementation of the Cities for Climate Protection™ Program.
 - Best practice sustainable building guidelines for developers and general community as a means of improving the sustainability of the built environment.
 - The Sustainable Water Use Plan 2006 that identifies water consumption targets for Council and the community.
 - Implementation of the Sustainable Development and Greenhouse Reduction Strategy – Local Action Plan 2006.
- When developing Precinct Structure Plans, Activity Centre Structure Plans and Township Strategies, considering the issue of resource conservation.

Other actions

- Replacing globes for public lighting to be more energy efficient.
- Supporting action and education programs to encourage more sustainable agricultural practices.
- Programs to provide revegetation of appropriate areas which may be used for carbon offsets.

Further strategic work

- The development of local sustainable buildings guidelines.

Reference documents

Sustainable Development and Greenhouse Reduction Strategy – Cardinia Local Action Plan 2006

Sustainable Water Use Plan (2006)

Cardinia Shire Council Stormwater Management Plan (2002)

Any listed at clause 14.02 (Water quality) of the State Planning Policy Framework

21.03 SETTLEMENT AND HOUSING

12/05/2016
C498Proposed
C211

This clause provides local content to support Clause 11 (Settlement) and 15 (Built Environment and Heritage) and Clause 16 (Housing) of the State Planning Policy Framework.

21.03-1 Housing

09/10/2014
C487Proposed
C211

Overview

Housing within the Cardinia Shire is currently dominated by detached dwellings in both urban and rural areas. The urban growth 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. Housing needs may differ between the townships of the municipality and the urban growth area.

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.

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 residential development that is consistent with Precinct Structure Plans.
- 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 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.
- Encourage medium density housing (average of 20 dwellings per hectare) 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 with attractive streetscapes and urban character.

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.
- Encourage the establishment of social and community housing within all townships and areas within the urban growth zone with good access to public transport and services.
- Encourage the development of appropriately located and designed accommodation for the aged.
- Encourage development that supports ageing in place including adaptable housing.

Implementation

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

Use of policy and exercise of discretion

- When deciding on applications for residential subdivision and development in rural townships, considering, as appropriate:
 - Township Strategies.
 - Township Character Assessments.
- When deciding on applications for residential subdivision and development within the urban growth boundary, considering, as appropriate:
 - ~~Relevant~~ Precinct Structure Plans.
 - [Activity Centre Structure Plans](#).
- When developing Precinct Structure Plans, [Activity Centre Structure Plans](#) and Township Strategies, considering the issue of housing diversity.

Application of zones and overlays

- Applying an appropriate residential zone to residential areas.
- Applying the Urban Growth Zone to undeveloped land within the urban growth boundary.
- Applying a schedule to the Urban Growth Zone to implement Precinct Structure Plans.
- Applying the Comprehensive Development Zone to substantial development sites with a mix of uses.
- Applying the Low Density Residential Zone to existing and future land that is located within the urban growth boundary and within townships where development can be adequately serviced.

Future strategic work

- Developing a local housing strategy to identify and address local housing needs.
- Progressively preparing precinct structure plans for land within the urban growth boundary.
- 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.

Reference documents

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

21.03-2 Urban growth area

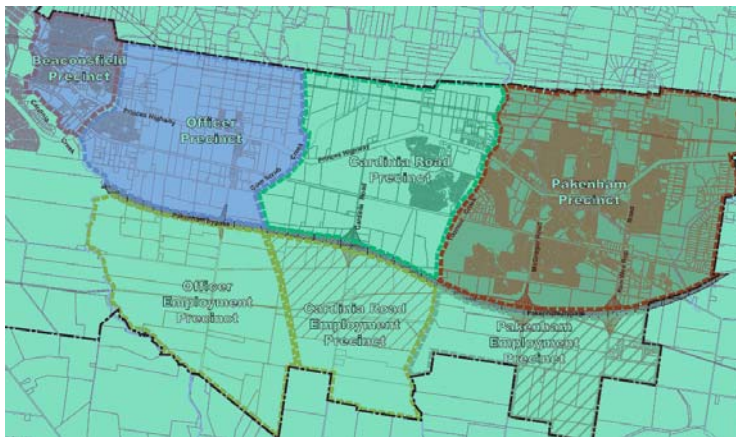
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Overview

Part of the Cardinia Shire between Beaconsfield and Pakenham 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 *Casey-Cardinia Growth Area Framework Plan* was released by the State government in 2006, and the purpose of the framework plan is to set long term strategic planning directions to guide the creation of more sustainable communities.

The Cardinia Urban Growth Area has been divided into seven precincts as shown in Figure 2 below:

Figure 2: Cardinia Urban Growth Area



The Casey-Cardinia Growth Area Framework Plan identifies that structure plans are the primary mechanism for the implementation of the framework plan, and that there are three main types of structure plans:

- Precinct structure plans for new communities
- Precinct structure plans for employment areas
- Activity centre structure plans.

Key issues

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

- An urban growth boundary generally defined by the electricity transmission line easement to the north, Deep Creek and the Pakenham waste water treatment plant to the east, and the electricity transmission line easement and Koo Wee Rup Flood Protection District to the south.
- Land for urban residential development north of the Pakenham Bypass (Princes Freeway). The population within the Cardinia growth area is expected to grow from a current population of around 35,000 people (2009) to 75,000 people by 2020, and to approximately 105,000 people in 2030.
- A major employment corridor of approximately 2,500 hectares south of the Pakenham Bypass (Princes Freeway).
- Major activity centres at Pakenham and Officer.

CARDINIA PLANNING SCHEME

- Large neighbourhood activity centres at Beaconsfield, Cardinia Road and Lakeside Boulevard.
- 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 attract business 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 create multi use, linked open space networks.
- To increase environmental sustainability.
- To achieve good urban design outcomes with a strong urban character

Objective

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

Strategies

- Provide for the staging of development in the urban growth area in accordance with the following table:

Location	Staging
Beaconsfield and Pakenham Precincts	Short term
Cardinia Road Precinct	Short to medium term
Officer Precinct	Medium to long term
Pakenham Employment Precinct (north of electricity transmission line easement and east of McGregor Road)	Short to medium term
Pakenham Employment Precinct (West of McGregor Road)	Medium to long term
Cardinia Road Employment Precinct (north of electricity transmission line easement)	Short to long term
Officer Employment Precinct	Long term
Pakenham, Cardinia Road and Officer Employment Precincts (south of electricity transmission line easement)	Review the option of potential development in this area in the long term

(Base year 2008: short term – 0 to 5 years, medium term – 5 to 15 years, long term - 15 years +)

CARDINIA PLANNING SCHEME

- Provide for development in the urban growth area in accordance with the following approved Precinct Structure Plans.
 - Cardinia Road Precinct Structure Plan (September 2008)
 - Cardinia Road Employment Precinct Structure Plan (September 2010)
- Provide for the development in the urban growth boundary area in accordance with the following approved Activity Structure Plans and Incorporated Provisions.
 - Beaconsfield Structure Plan (December 2013 expires 31 March 2019).
 - Pakenham Activity Centre Incorporated Provisions (March 2017 expires December 2019).
- Provide for development contributions 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.
- Work with state agencies to facilitate the timely provision of state infrastructure to support urban development.

Implementation

The strategies in relation to the urban growth corridor 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 growth area, considering, as appropriate:
 - Relevant Precinct Structure Plans and Activity Centre Structure Plans.

Application of zones and overlays

- Applying the Urban Growth Zone to undeveloped land within the urban growth boundary.
- Applying a schedule to the Urban Growth Zone to implement Precinct Structure Plans.
- Applying the Development Contributions Plan Overlay to areas with approved Development Contributions Plans to facilitate timely provision of infrastructure.
- Applying the Comprehensive Development Zone to substantial development sites with a mix of uses.

Future strategic work

- Progressively preparing detailed Precinct Structure Plans, Activity Centre Structure Plans and Development Contribution Plans for the various precincts within the growth area.
- Review the current planning strategy for Pakenham townships, including the Development Contributions Plan for the Pakenham township
- Introducing the Beaconsfield Structure Plan into the Planning Scheme and progressively implement the identified actions.
- Progressively implement the actions identified in the Pakenham Structure Plan.

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Reference documents

Cardinia Road Precinct Structure Plan (September 2008)
Cardinia Road Precinct Development Contributions Plan (September 2008)
Cardinia Road Employment Precinct Structure Plan (September 2010)

Housing Strategy Strategic Action Plan 2013-2018
 Beaconsfield Structure Plan (December 2013 expires 31 March 2019)
 Beaconsfield Structure Plan Background Paper (December 2013)
Pakenham Structure Plan (March 2017)

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21.03-3 Rural townships

25/02/2016
C189

Overview

The Cardinia Shire covers an area of 1,280 square kilometres with the pattern of settlement primarily focused in the urban growth area and townships ranging from large rural townships to rural localities. Areas of settlement outside the urban growth area can generally be categorised as “large rural townships” “small rural townships” and “rural localities”. The following table sets out the large and small rural townships, along with the rural localities, within the municipality:

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

Township strategies have been prepared for many of Cardinia’s rural townships. Specific implementation of these township strategies has been included in Clause 21.07 Local Areas, which provides more specific guidance about future land use and development in the Cardinia Shire’s rural townships. The general objectives and strategies outlined below should be read in conjunction with Clause 21.07 as appropriate.

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.

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.

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 elements which contribute to the overall historic character of towns like Gembrook, Bunyip and Garfield.
- 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

- Encourage opportunities for 'over 55' and aged housing within townships.
- Limit residential development, including rural residential subdivision, in the hills towns (Emerald, Gembrook, Cockatoo, Upper Beaconsfield, Clematis, Avonsleigh, Pakenham Upper 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

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

Use of policy and exercise of discretion

- When deciding on applications for use, development or subdivision of land, or planning scheme amendments within the Maryknoll Township, the responsible authority must use local planning policy Clause 22.07 Maryknoll Township Policy".
- When deciding on applications for use and development, including subdivision, in rural townships, consider, as appropriate
- Relevant Township Strategies,
 - Bunyip Township Strategy (September 2009)
 - 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)

- Relevant Township Character Assessments and character statements with a focus on the preferred future character.
- The need to upgrade infrastructure, including sewerage and access roads.

Application of zones and overlays

- Zoning land in and surrounding the hills townships to reflect the diversity of lots including the application of the Neighbourhood Residential, Low Density Residential and Rural Living Zones.
- Applying a Design and Development Overlay over land included in residential zones in the hills townships.
- Applying a Vegetation Protection Overlay over appropriate land in the hills townships to recognise the significance of vegetation in contributing to the character of the townships.
- Applying the Restructure Overlay to facilitate the restructuring of old and inappropriate subdivisions within rural townships.

Future 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.
- Progressively prepare urban design guidelines for town centres in all large townships.
- Progressively undertake township character assessments for each of the townships as part of the review of the township strategies.
- 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.
- Reviewing the Schedules to the Neighbourhood Residential Zone within townships
- Reviewing incorporated Township Strategies.

Reference documents

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

21.03-4 Rural residential and rural living development

14/06/2012
C124

This section provides local content to support Clause 16.02-1 (Rural residential development) of the State Planning Policy Framework.

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.

CARDINIA PLANNING SCHEME

- 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.
- 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

The strategies in relation to rural residential and rural living development will be implemented through the planning scheme by:

Use of policy and exercise of discretion

- When deciding on applications for rural residential and rural living development, considering, as appropriate:
 - The Land Capability Study of the Cardinia Shire (1997).
 - Any relevant urban or township strategy.

Application of zones and overlays

- Applying the Low Density Residential Zone to existing low density residential areas.
- Applying the Green Wedge A Zone to rural living land in the Green Wedge.
- Applying a Design and Development Overlay for low density residential development.

Future strategic work

- Establishing siting and design guidelines for low density residential areas.
- Rezoning Rural Living Zones within the Urban Growth Boundary to a residential zone.

Reference documents

Guidelines for Rural Residential Development (October 1997)
Land Capability Study of the Cardinia Shire (1997)

21.04 ECONOMIC DEVELOPMENT

12/05/2016
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This clause provides local content to support Clause 11 (Settlement) and Clause 14 (Natural Environment) and Clause 17 (Economic Development) of the State Planning Policy Framework.

21.04-1 Employment

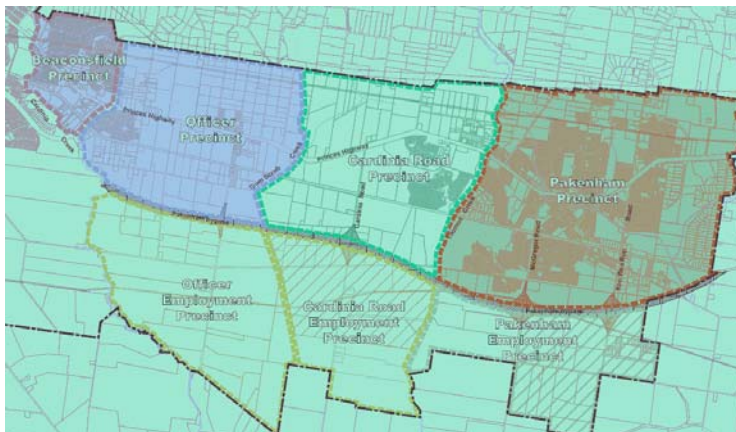
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Overview

Economic development is critical to the overall wellbeing of the municipality, both in terms of providing employment opportunities for residents and in attracting business investment. The *Casey-Cardinia Growth Area Framework Plan* identifies a large employment corridor of approximately 2,500 hectares to the south of the Pakenham Bypass in Pakenham and Officer as well as activity centres to assist in providing opportunities for local employment for the growing resident population in the area.

The seven precincts that make up the Cardinia Urban Growth Area are shown in Figure 3 below.

Figure 3: Cardinia Urban Growth Area



Key issues

- Recognising the need to diversify, improve and develop employment opportunities and a strong employment base within the municipality to meet the demands of the growing population.
- 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.
- 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.

Implementation

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

Use of policy and exercise of discretion

- When deciding on applications for use or development of land designated for employment, consider, as appropriate, the relevant Precinct Structure Plans [and Activity Centre Structure Plans](#).
- When developing Precinct Structure Plans, [Activity Centre Structure Plans](#) and Township Strategies, considering the issue of employment and any relevant employment strategies.

Application of zones and overlays

- Including land in business, mixed use and industrial zones to facilitate appropriate development that will encourage employment within the municipality.

Further strategic work

- Developing precinct structure plans for the employment precincts south of the Pakenham Bypass with the priority being Pakenham and Cardinia Road Employment precincts.
- Considering developing a local policy for guiding development and land use in mixed use precincts.

Reference documents

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

Regional Economic Strategy for Melbourne's South East (2003 – 2030), 2003

[Pakenham Structure Plan \(March 2017\)](#)

Any listed in Clause 11(Settlement) of the State Planning Policy Framework

21.04-2

14/06/2012
C124

Agriculture

This section provides local content to support Clause 14.01 (Agriculture) of the State Planning Policy Framework.

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 4.

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.
- 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.
- Provide for the restructuring of lots in agricultural areas to reduce the impact of old and inappropriate subdivisions on the agricultural viability of the area.
- 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.

Environmental risk

- Minimise the risk of flooding which impacts on agricultural activities in the Koo Wee Rup Flood Protection District.

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

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

Use of policy and exercise of discretion

- Request any application for agricultural development provide the following information as appropriate:
 - An assessment in relation to the buffer distances in the EPA publication *AQ 2/86 - Recommended Buffer Distances for Industrial Residual Air Emissions* and any relevant code of practice for the agricultural activity.

CARDINIA PLANNING SCHEME

- When deciding on applications for use and development related to agriculture, considering, as appropriate:
 - The actions set out in the *Casey and Cardinia Regional Agricultural Audit and Action Framework 2004*.
 - *The Land Capability Study for the Shire of Cardinia (1997)*.

Application of zones and overlays

- Applying a Special Use Zone to preserve the peaty clay soils of State significance in the Koo Wee Rup Swamp area for horticultural production by preventing the intrusion of urban and non soil based uses and the fragmentation of land.
- Applying the Green Wedge and Green Wedge A Zones to rural land surrounding the urban growth corridor.
- Specifying a 40 hectare minimum lot size for the Green Wedge Zone (Schedule 1) and 15 hectare minimum for Green Wedge Zone (Schedule 2) to apply to general agricultural areas based on land capability for low intensity agricultural uses such as grazing.
- Applying a Restructure Overlay to reduce the impact of old and inappropriate subdivisions on agricultural land.

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 three green wedges in conjunction with the relevant councils and government departments.

Reference documents

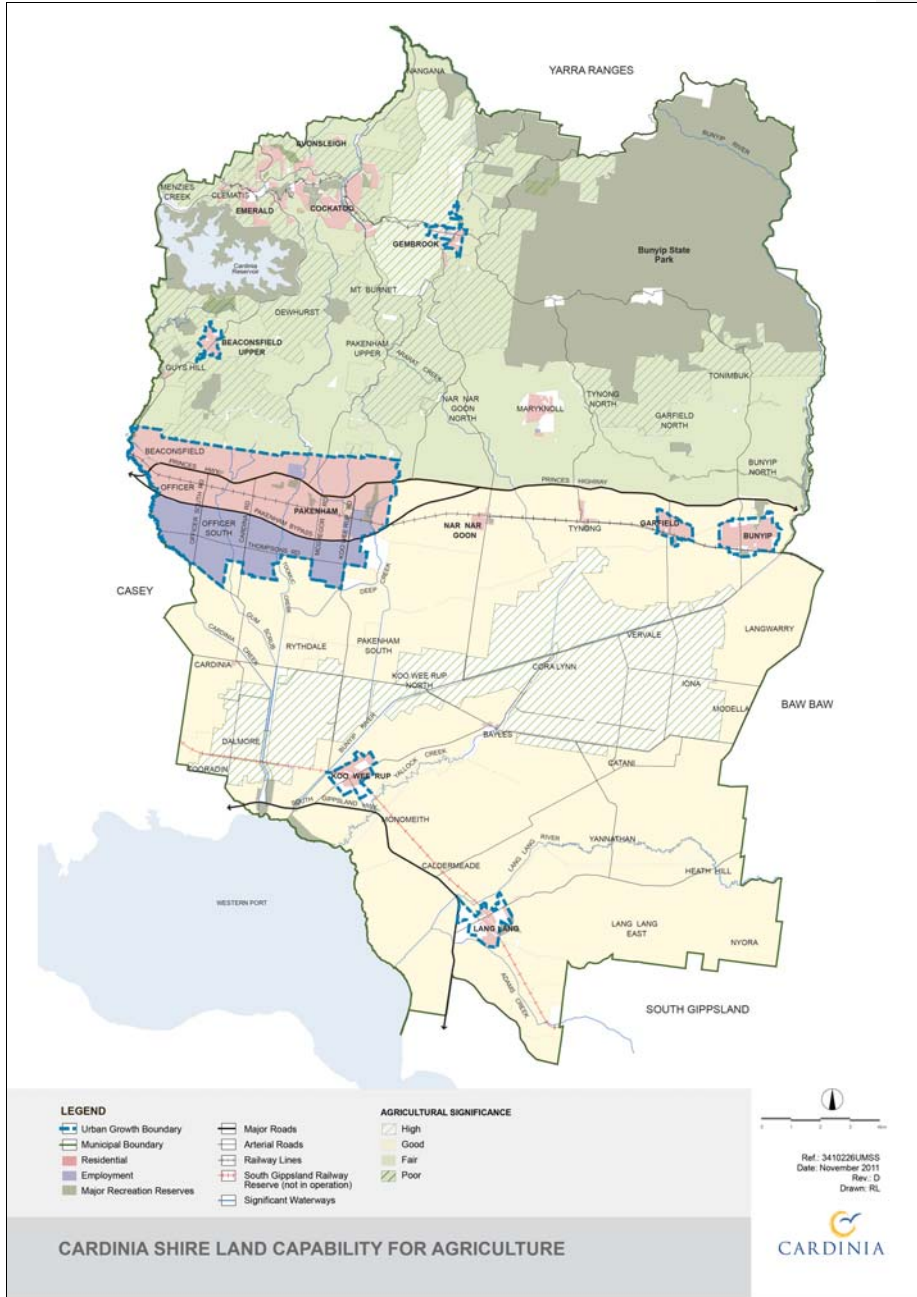
Casey and Cardinia Regional Agricultural Audit and Action Framework 2004.

Gembrook Rural Review – Action Plan 2004.

A Land Capability Study for the Shire of Cardinia 1997

Any listed in Clause 14.01 (Agriculture) of the State Planning Policy Framework

Figure 4: Land Capability for Agriculture



21.04-312/05/2016
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This section provides local content to support Clause 11.01 (Activity Centres) and Clause 11.04 (Metropolitan Melbourne) of the State Planning Policy Framework.

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.

~~The municipality has an established Major Activity Centre at Pakenham, with Officer and Beaconsfield currently the larger Neighbourhood Activity Centres within the urban growth boundary. Beaconsfield, Officer and Pakenham are designated Activity Centres within the urban growth boundary. Emerald in the north of the municipality and Koo Wee Rup in the south of the municipality provide are larger Neighbourhood Activity Centres within the townships areas with smaller centres dispersed throughout the municipality.~~

~~The Cardinia Growth Area Retail Review 2007 provides some guidance on the type of activity centres required to service this growth including the provision of new neighbourhood activity centres, bulky goods activity centres and considering upgrading Pakenham from a Major to a Principal Activity Centre. The Casey Cardinia Growth Area Framework Plan identifies Officer as a future Major Activity Centre.~~

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 growth area.
- Facilitating development of retail, commercial, community, residential and entertainment activities within activity centres, to meet the needs of the existing and future community.
- Ensuring appropriate links between activity centres and surrounding residential communities.
- Controlling the orderly expansion and management of the Pakenham ~~Town Activity~~ Centre.
- 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**

- ~~Facilitate the staged development of the activity centre network within the growth area consistent with the retail hierarchy shown in Figures 5 and 6.~~
- Develop structure plans for urban precincts and activity centres within the growth area with a focus on retail, commercial, community, entertainment and residential activities.
- Facilitate the development of medium density housing (average of 20 dwellings per hectare) within ~~Major~~ activity centres and as an interface between ~~activity centres and~~ surrounding residential areas.

- 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.
- Ensure the provision of safe and accessible pedestrian, cycle and local traffic links between the activity centres and the surrounding residential neighbourhoods.
- 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.

Neighbourhood centres

- Ensure that the development of the proposed neighbourhood centre at Cardinia Road is integrated with the establishment of a new railway station.

Implementation

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:
 - ~~Any relevant~~ Precinct Structure Plan.
 - ~~Any relevant~~ Activity Centre Structure Plan
 - ~~Any relevant~~ Urban Design Framework or urban design guideline.
 - ~~Any relevant~~ Township Strategy.
- When developing Precinct Structure Plans, Activity Centre Structure Plans and Township Strategies, considering the role and function of activity centres.

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 ~~P~~recinct ~~S~~tructure ~~P~~plans for the urban growth area and ~~A~~ctivity ~~C~~entre ~~S~~tructure ~~P~~plans or ~~U~~rban ~~D~~esign ~~F~~rameworks for existing and future activity centres.

CARDINIA PLANNING SCHEME

- 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.
- ~~Investigate the redesignation of Pakenham as a Principal Activity Centre.~~

Reference documents

Pakenham Structure Plan (April 2017)

Beaconsfield Structure Plan (December 2013 expires 31 March 2019)

Beaconsfield Structure Plan Background Paper (December 2013)

Woods Street North Urban Design Guidelines (May 2013)

Cardinia Urban Growth Area – Retail Review March 2007

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 2007

Any listed in Clause 11.01 (Activity Centres) and Clause 11.04 (Metropolitan Melbourne) of the State Planning Policy Framework.

Figure 5: Cardinia Urban Growth Area Future Retail Hierarchy

(Adapted from the Cardinia Urban Growth Area: Retail Review, March 2007)

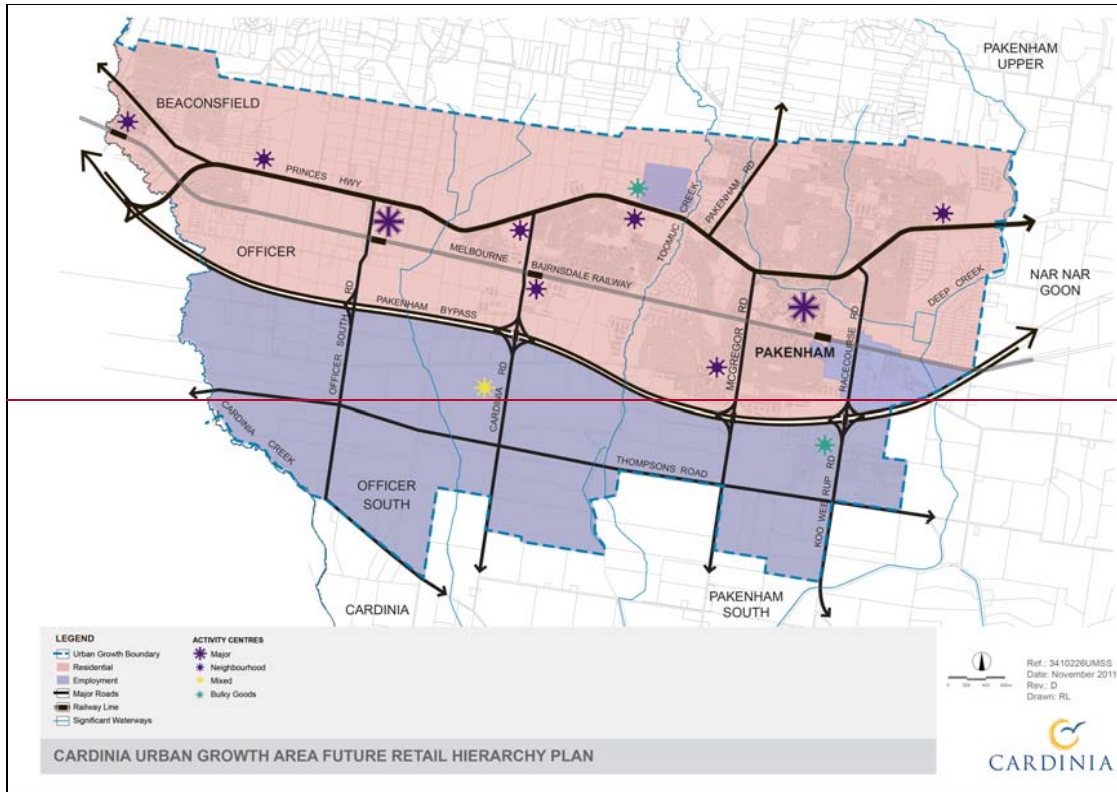
Future Retail Floorspace (square metres)	Existing		Future	
	2007	2011	2016	2021
Major Activity Centre (MAC)				
Pakenham Town Centre	26,700	35,000	50,000	60,000
Officer Town Centre	400	5,000	15,000	40,000
Neighbourhood Activity Centres (NACs)				
Lakeside Pakenham	4,000	10,000	10,000	10,000
Cardinia Lakes		4,000	7,000	7,000
Lakeside Railway		5,000	10,000	10,000
Officer			5,000	5,000
Beaconsfield	5,600	9,500	9,500	9,500
Henry Road	5,000	5,000	5,000	5,000
Princes Highway – Cardinia Road			5,000	5,000
Bulky Goods Centre				
South East Business Park		20,000	40,000	Up to 60,000
Lakeside Bulky Goods Centre		10,000	15,000	25,000
Specialised/Mixed Use Centres				

CARDINIA PLANNING SCHEME

Future Retail Floorspace (square metres)	Existing		Future	
Cardinia Road Employment Precinct			5,000	10,000

Figure 6: Cardinia Urban Growth Area Future Retail Hierarchy Map

(Source: Cardinia Urban Growth Area: Retail Review, March 2007)



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21.04-4 Industry

12/05/2016
C498Proposed
C211

This section provides local content to support Clause 17.02 (Industry) of the State Planning Policy Framework.

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.

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.

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.
- Encourage subdivision that is consistent with relevant precinct structure plans and urban design frameworks.

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.
- Encourage appropriate industrial development within both the Pakenham and Cardinia Road Employment Precincts consistent with relevant structure plans.

- Encourage development that is consistent with relevant precinct structure plans and urban design frameworks.

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

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

Use of policy and exercise of discretion

- When deciding on applications for use and development in relation to industry, considering, as appropriate:
 - Any relevant Precinct Structure Plans.
 - Any relevant [Activity Centre Structure Plans](#).
 - Any relevant Urban Design Frameworks and other urban design guidelines.
 - Best practice urban design principles where specific urban design guidelines are absent.
- When developing Precinct Structure Plans, [Activity Centre Structure Plans](#) and Township Strategies, considering the location and provision of industry.

Application of zones and overlays

- Applying the Industrial 1 Zone to land in close proximity to the proposed interchange of the Princes Freeway and Koo Wee Rup Road in Pakenham.
- Applying the Urban Growth Zone to undeveloped land identified for employment within the urban growth area.
- Specifying a minimum leasable floor area for restricted retail premises of 500 square metres in the Industrial 1 Zone.

Future strategic work

- 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.
- Preparing structure plans for both the Pakenham Employment Precinct and the Cardinia Road Employment Precinct.
- Reviewing the industrial zoned land in Officer south of the railway line.
- Considering the application of a Commercial 2 Zone along some arterial roads where there is industrial development.

Reference documents

[Pakenham Structure Plan \(March 2017\)](#)

Cardinia Employment Lands: Stage 1 Assessment Macroplan Australia Pty Ltd March (2007)

Regional Economic Strategy for Melbourne's South East, 2003-2030 (2003)

Design Guidelines for Industrial Development (2002)

The Design Guidelines for Industrial Development (2000).

Any listed in clause 17.02 (Industry) of the State Planning Policy Framework

21.04-514/06/2012
C124**Tourism**

This section provides local content to support Clause 17.03 (Tourism) of the State Planning Policy Framework.

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.
- Protecting and enhancing the scenic and environmental values of the landscape in Cardinia, including the rural outlook from key tourist routes.
- 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.

Objective

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

Strategies**Assets**

- Support the Puffing Billy Tourist Railway and associated facilities as a tourist attraction of State significance.
- Ensure that the visual corridor along the railway is protected from inappropriate development.
- 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.

Implementation

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

Use of policy and exercise of discretion

- Using the Highway Development Policy (Clause 22.04) to guide development along highways, which are key tourism corridors.

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 Significant Landscape Overlay to protect the scenic corridor of the Puffing Billy Tourist Railway.
- Applying a Vegetation Protection Overlay, Significant Landscape Overlay and Environmental Significance Overlay to protect significant landscapes and areas of landscape quality generally.

21.04-6
14/06/2012
C124

Extractive industry

This section provides local content to support Clause 14.03 (Resource exploration and extraction) of the State Planning Policy Framework.

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. The Department of Primary Industries has identified extractive industry interest areas within the Cardinia Shire (shown in Figure 7).

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.

Amenity impacts

- 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

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

Use of policy and exercise of discretion

- Using the local planning policy Clause 22.02 Sand Extraction in the Lang Lang to Grantville Region when assessing development and subdivision applications in this region.
- When deciding on applications for extractive industry or for any use or development which may impact on the future extraction of resources, considering, as appropriate:
 - The *Environment Management Strategy (2004-2007)*.
 - The *Regional Sand Extraction Strategy, Lang Lang to Grantville (1996)*.
 - The need to prepare an Environmental Effects Statement for extractive industry operations in areas of environmental significance to comprehensively assess the value of the resources, the environmental impact and the impact on the community.

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

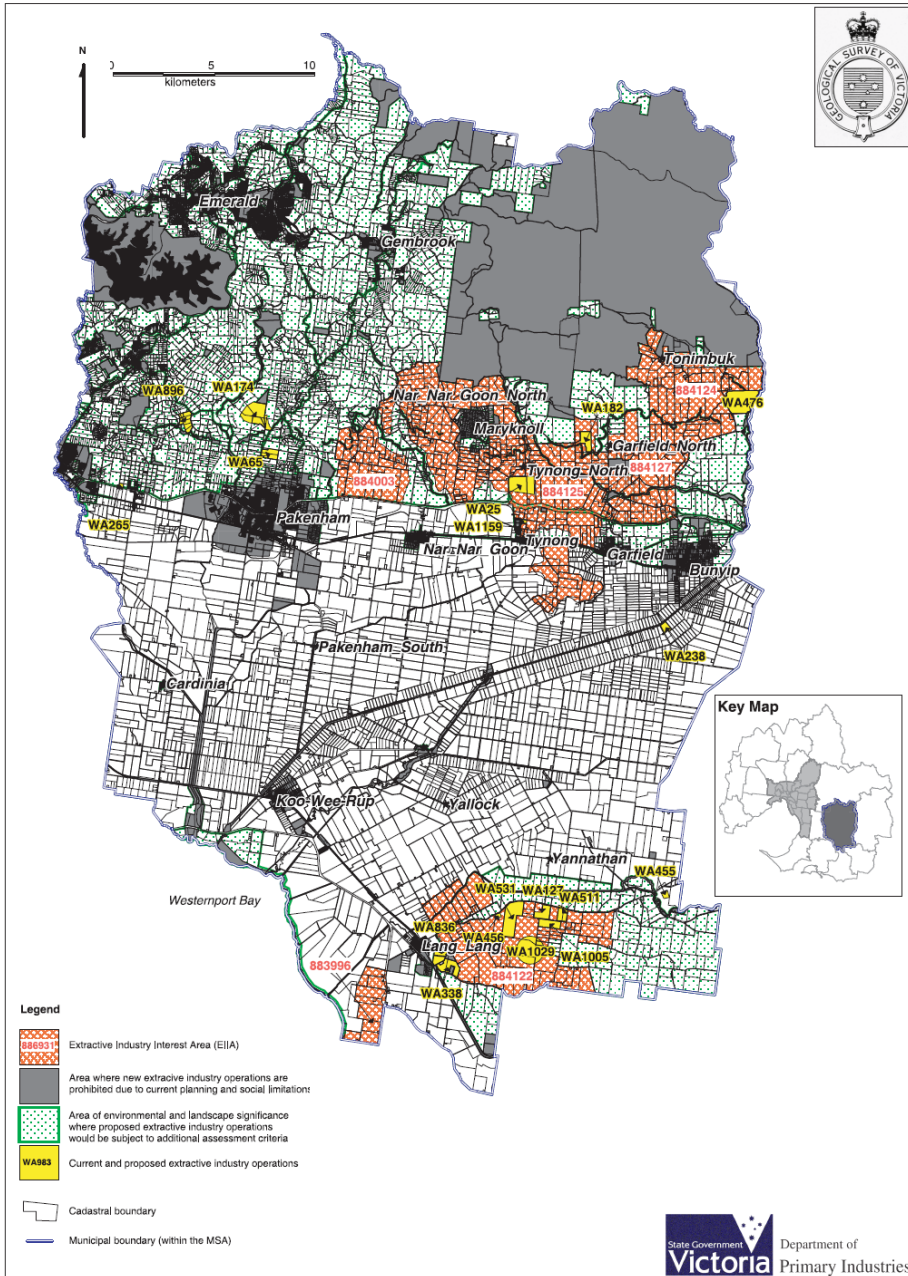
Regional Sand Extraction Strategy, Lang Lang to Grantville (1996)

Environment Management Strategy (2004-2007)

Any listed in Clause 14.03 (Resource exploration and extraction) of the State Planning Policy Framework.

Figure 7: Extractive Industry Interest Areas

(Source: Melbourne Supply Area - Extractive Industry Interest Areas Review, GSV Technical Record 2003/2, Figure 8)



21.05 INFRASTRUCTURE

14/06/2012
C424Proposed
C211

This clause provides local content to support Clause 18 (Transport) and Clause 19 (Infrastructure) of the State Planning Policy Framework.

21.05-1 Infrastructure provision

14/06/2012
C424Propose
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Overview

The provision of an adequate level of physical and social infrastructure is one of the major issues facing the Cardinia Shire over the coming decades. The timely provision of infrastructure is necessary to foster economic development, ensure the well being of the community and protect the environment.

Key issues

- Recognising the infrastructure demands of an interface Council with significant urban growth and substantial rural areas and townships.
- Providing for funding mechanisms to ensure the provision of infrastructure in developing areas.
- Coordinating infrastructure provision.

Objective

To ensure the timely provision of physical and social infrastructure in order to foster economic development, ensure the well being of the community and protect the environment.

Strategies

Funding

- Provide for the payment of development contributions to fund physical and community infrastructure associated with urban development.
- Provide for the sale of surplus Council owned land to assist in funding the provision of infrastructure.
- Work in partnership with the Federal and State Governments to identify priorities, and secure funding for capital works projects.

Provision

- Provide appropriate and timely infrastructure services including water, sewerage, drainage and roads.
- Encourage the development of both pedestrian and bicycle links throughout the municipality.
- Encourage links between different forms of public transport, activity centres and surrounding residential areas.
- Provide for the establishment of high capacity telecommunications infrastructure (eg fibre optic cables) particularly in existing and future employment lands.

Implementation

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

Use of policy and exercise of discretion

- When deciding on applications for subdivision, other development and infrastructure provision, consider, as appropriate:
 - ~~___~~ Relevant Precinct Structure Plans

· [Activity Centre Structure Plans](#)

- When developing Precinct Structure Plans, [Activity Centre Structure Plans](#) and Township Strategies, considering the issue of infrastructure provision.

Application of zones and overlays

- Applying a Development Contributions Plan Overlay to the Pakenham township area to implement the *Pakenham Township Development Contributions Plan, 1997*.
- Progressively applying Development Contributions Plan Overlay to the growth area precincts as new Development Contributions Plans are developed.
- Applying a Development Plan Overlay to require the provision of infrastructure as part of new developments or redevelopments.
- Including surplus Council owned land in an appropriate zone to facilitate its sale and development.

Other actions

- Working in conjunction with Federal and State Government Bodies for the prompt delivery of infrastructure.

Further strategic work

- Progressively planning for infrastructure provision and funding in the Cardinia Urban Growth Area as part of the Precinct Structure Planning [and Activity Centre Structure Planning](#) process.

21.05-2

14/06/2012
C124

Freeways, declared arterial roads

This section includes local content to support Clause 18.02 (Movement networks) of the State Planning Policy Framework.

Overview

Freeways and Declared Arterial Roads are managed by VicRoads under the *Road Management Act 2004*. One of Council's key objectives as part of its Corporate Plan is to ensure a quality road network. Freeways and declared arterial roads perform an important function in the movement of people and freight, including tourist traffic. It is therefore critical that through land use and transport planning, Council seeks to maximise the efficiency, safety and visual outlook of these roads.

Key issues

- Providing for access and associated intersection works to declared arterial roads.
- Providing for the upgrade and construction of future declared arterial roads, including Koo Wee Rup Road and the Koo Wee Rup and Lang Lang bypasses.
- Designating and managing future declared arterial roads (eg McGregor Road).
- Provide east-west connections within the southern parts of the urban growth area.
- Widening, upgrading and realigning existing roads.
- Concentrating commercial activities along arterial roads to within strategic nodes.

Objective

To provide for an efficient, safe and attractive arterial road network and to ensure effective integration of land use, transport and environmental outcomes.

Strategies

Road upgrades

- Provide for the upgrading of the interchange with the Princes Highway at Beaconsfield to provide access for Beaconsfield residents to the Princes Freeway.

- Provide for the future upgrading of the Koo Wee Rup Road to provide a high standard arterial road connection between Pakenham and South Gippsland Highway.
- Seek the construction of the Koo Wee Rup bypass as a priority.
- Provide for the timely future upgrading of interchanges with the Pakenham bypass to meet increasing traffic demands at Beaconsfield, Officer South Road, Cardinia Road and McGregor Road.
- Facilitate the development of the Lang Lang bypass.
- Provide for the extension at Thompsons Road from Cranbourne through to Koo Wee Rup Road.
- Provide for the extension of Grices Road from Berwick South to Cardinia Road to a standard capable of consideration as an arterial road.
- Encourage the upgrade of existing substandard declared arterial roads through pavement widening, rehabilitation and realignment.

Development

- Ensure the location and design of any access has regard to the efficient and safe movement of traffic along the road.
- Ensure the integrated planning of future declared arterial roads as shown in the *Casey-Cardinia Growth Area Framework Plan 2006 (or as amended)*.
- Avoid ribbon commercial development along arterial roads, and limit main road oriented commercial activities to strategic nodes preferably within township and urban areas.
- Ensure that access to new developments conform with Vic Roads Access Management Policy.

Signage

- Discourage the proliferation of advertising (particularly promotional) signs along roads.

Implementation

The strategies in relation to the declared main road network will be implemented through the planning scheme by:

Use of policy and exercise of discretion

- Using the local planning policy Clause 22.04 Highway Development to guide development along highways within the municipality.

Application of zones and overlays

- Applying a Road Zone (Category 1) to declared freeway or arterial roads.
- Including the land identified for the proposed Koo Wee Rup Bypass in a Public Acquisition Overlay.
- Including land required for road improvements such as widening and realignments in a Public Acquisition Overlay.

21.05-3

14/06/2012
C424Proposed
d C211

Local roads

Overview

Council is responsible for the care and maintenance of the local road network within the municipality, which includes about 1,300 km of local roads of which approximately 900 km are unsealed. Future development in the urban growth area will increase the demand for local roads infrastructure. This coupled with the existing need to provide adequate roads and streets in the townships and the upgrading of the existing local road network to support economic development and maintain environmental values results in a number of issues to be addressed by the Council.

Key issues

- Providing an appropriate hierarchy for local roads.
- Prioritising local road upgrades, taking into consideration strategic importance, maintenance cost, vehicle counts, safety rating, cost to seal, truck volume and bus route.
- Managing the impacts of new development on the existing local road network.
- Identifying bridges with a limited structural capacity, particularly timber bridges in the Koo Wee Rup swamp area.
- Completing the Lang Lang bypass to keep the heavy vehicles associated with the sand extraction industry out of the Town Centre.
- Designating and managing future arterial roads.

Objective 1

To provide an efficient, safe and attractive local road network and minimise potential adverse impacts from traffic on the amenity of adjoining residents

Strategies

- Progressively update local roads to a sealed standard.
- Facilitate the development of the Lang Lang Bypass.
- Ensure access to new development is not allowed from an unused or unconstructed road unless no other option is available for access to land via the existing road network.
- Ensure unused roads not reasonably required for existing or future access are closed and either retained as reserves or consolidated with adjoining land.

Objective 2

To manage the impact of the use, development and subdivision of land on the local road network.

Strategies

- Ensure that consideration of an application for the use, development or subdivision of land takes into account the classification of the road under the road hierarchy, the existing design, service and alignment of the road, and the likely effects it may have on future services and condition of the road.
- Ensure that development that will significantly increase the amount of traffic or heavy vehicles using the local road network be located where access is available from a declared arterial road, local arterial road or collector road.
- Ensure that the subdivision of land to create residential or rural residential lots not be allowed unless access to lots is via a sealed road.

Implementation

The strategies in relation to the local road network will be implemented through the planning scheme by:

Use of policy and exercise of discretion

- Using the approved Precinct Structure Plans, [Activity Centre Structure Plans and Township Strategies](#) for the appropriate provision of road hierarchies.

Application of zones and overlays

- Applying the Road Zone Category 2 to local arterial roads.
- Including land required for road improvements such as widening and realignments in a Public Acquisition Overlay.
- Applying a Development Contributions Plan Overlay to the Pakenham township area.

- Progressively applying Development Contributions Plan Overlay to the growth area precincts as new Development Contributions Plans are developed.

Further strategic work

- Progressively prepare detailed Precinct Structure Plans, [Activity Centre Structure Plans](#) and Development Contribution Plans for the various precincts within the growth area.

Reference documents

Cardinia Shire Council Road Safety Strategy 2007-2010

Local Road Strategy 2004

Road Management Plan 2004

Development of a Road Classification, Geometric Design and Maintenance Standards for Sealed and Unsealed Roads in Cardinia Shire ARRB Transport Research Ltd 2002

21.05-4

14/06/2012
C124Proposed C211

Public transport

Overview

The sparse nature of settlement in the municipality affects the viability of providing public transport to all residents, and there is a need to look at innovative and cost effective means to maximise public transport services in the Cardinia Shire. The limited public transport services that are currently available is an issue of concern raised consistently by the community.

Development in the growth area should be undertaken in a manner which encourages the provision and use of public transport services.

Key issues

- Providing for new railway stations and upgrades of existing railway stations.
- Establishing an appropriate bus network within the entire municipality.
- Recognising the need for a more accessible and comprehensively managed community transport system that links to the Principal Public Transport Network within the growth area.

Objective

To maximise the opportunity for public transport services to be provided in a coordinated manner to meet the needs of existing and future residents.

Strategies

Design and integration

- Provide for development in the urban growth area which encourages the effective and efficient provision of public transport services.
- Develop a best practice design that provides for development of the local road network with a coordinated approach to public and sustainable transport.
- Ensure streets are designed to accommodate bus routes for public transport and community transport vehicles, particularly in terms of road width and associated infrastructure.
- Facilitate better integration and coordination between public and community transport services.
- Encourage improved services and integration between bus and rail services within the municipality.

Railway stations

- Support the establishment of a railway station at Cardinia Road based on the principles outlined in the Cardinia Road Precinct Structure Plan.
- Support the upgrading of both the Pakenham and Officer railway stations as a key element of these major activity centres.

Bus routes

- Facilitate north-south bus route links from rural townships to Pakenham.

Implementation

The strategies in relation to public and community transport will be implemented through the planning scheme by:

Use of policy and exercise of discretion

- When making decision on the provision of integrated public transport to service new communities, consider, as appropriate:
 - Relevant Precinct Structure Plans.
 - Activity Centre Structure Plans.
- When developing Precinct Structure Plans, Activity Centre Structure Plans and Township Strategies, considering the issue of public transport.

Application of zones and overlays

- Applying the Public Use Zone to railway land.
- Applying the Public Acquisition Overlay to any land required for future public transport and associated use.

Further strategic work

- Including adequate provisions for public and community transport services and facilities when developing planning provisions and policy.
- Reviewing the provision of bus services within the municipality.
- Investigating innovative and cost effective means to maximise public and community transport services in the municipality.

21.05-5 Pedestrian and bicycle network

14/06/2012
G124Proposed
ed C211

This section includes local content to support Clause 18.02-2 (Cycling) of the State Planning Policy Framework.

Overview

Providing infrastructure to facilitate alternative transport options such as walking and cycling is important in developing environmentally, socially and economically sustainable communities. Walking and cycling are important recreational pursuits, and are also becoming increasingly popular ways of travelling to places of work, education and retail activity.

Key issues

- Connecting pedestrian and bicycle networks with key destinations to promote alternative transport options.
- Providing pedestrian and bicycle trails for recreational and sporting activities.
- Providing for the safety of pedestrian and cyclists when using paths.

Objective

To develop well-located, safe and interconnected pedestrian and bicycle networks within the municipality.

Strategies

Connectivity

- Provide for safe and efficient pedestrian and bicycle movements to connect railway stations, bus stops, activity centres and major community facilities within the urban growth area and in rural townships.
- Ensure connectivity between new and existing development including pedestrian and bicycle paths.

Design and safety

- Ensure that new development does not compromise existing and future pedestrian and bicycle networks.
- Facilitate appropriate crossing points at areas with high traffic.
- Ensure that the access and design of off street parking addresses pedestrian and bicycle movement.
- Encourage passive surveillance over pedestrian and bicycle paths through appropriate siting and design.

Implementation

The strategies in relation to pedestrian and bicycle networks will be implemented through the planning scheme by:

Use of policy and exercise of discretion

- When deciding on applications for new subdivision and other development, consider, as appropriate:
 - Pedestrian and Bicycle Strategy Actions Report 2003.
- When developing Precinct Structure Plans, [Activity Centre Structure Plans](#) and Township Strategies, considering the issue of pedestrian and bicycle networks

Further strategic work

- Reviewing and updating the *Pedestrian and Bicycle Strategy*.

Reference documents

Pedestrian and Bicycle Strategy Actions Report 2003

Safer Design Guidelines for Victoria 2005

Any listed in Clause 18.02 -2 (Cycling) in the State Planning Policy Framework

21.05-6

Community services and facilities

14/06/2012
C424Proposed C211

Overview

The population in the Cardinia Shire is primarily focused on the 19 townships, with a growing emphasis on the urban growth corridor. It is important that all residents in the Cardinia Shire have a reasonable level of access to a range of services and facilities, and that these services and facilities are provided in response to community needs. The provision of local recreational and community facilities also assists in bringing people together, and developing a cohesive community.

Key issues

- Acknowledging the diversity of age groups within the Cardinia Shire and the importance of providing services to meet the needs of particular age groups such as children, youth and the aged.
- Recognising that providing accommodation for aged people in townships is important particularly where the unavailability of such accommodation would lead to people being forced to leave a community with which they have a strong association.

- Providing adequate community services and facilities in rural townships.
- Improving access to tertiary education facilities by public transport services to the city and more locally to facilities such as Monash University and Casey TAFE at Berwick.
- Establishing higher education facilities in the growth corridor.

Objective

To provide residents with a reasonable level of access to a range of community services and facilities and to ensure that these services and facilities are provided in response to community needs.

Strategies

Infrastructure

- Ensure the provision of adequate community facilities within new development consistent with relevant precinct structure plans.
- Ensure an assessment of community facilities is included as part of the strategy plans prepared for townships in the municipality.
- Encourage the integration of public transport linkages to improve access to higher education facilities outside of the municipality.

Location

- Establish community facilities in the most accessible location for local residents having regard to their service catchment.
- Co-locate community and recreational facilities and encourage joint management of these facilities.
- Facilitate the establishment of commercial activities (eg: medical practitioners) community based organisations (eg: churches) and early years services (ie childcare) which serve the needs of the community in activity centres and in residential areas where they can be provided in a manner which minimises any impacts on the amenity of the area.
- Provide for accessible community hubs in new residential developments comprising, where appropriate, a primary school, community centre, open space and local commercial facilities (convenience shop, medical centre, etc).
- Provide the opportunity in townships for the development of accommodation for aged people including retirement villages, special accommodation houses and nursing homes.
- Support the establishment of a higher education facility within Pakenham.

Implementation

The strategies in relation to community services and facilities will be implemented through the planning scheme by:

Use of policy and exercise of discretion

- When making decision on the provision of community infrastructure to service new communities, consider, as appropriate:
 - ~~Relevant~~ Precinct Structure Plans.
 - Activity Centre Structure Plans.
 - Township Strategies
- When developing Precinct Structure Plans, Activity Centre Structure Plans and Township Strategies, considering the issue of community services and facilities.

Application of zones and overlays

- Applying the Public Use Zone to existing and proposed publicly owned community facility sites to facilitate their development.

Reference documents

Social Planning Framework for Growth Areas 2004

21.06 PARTICULAR USES AND DEVELOPMENT

12/05/2016
C498Proposed
C211

This clause provides local content to support Clause 15.01 (Built Environment and Heritage) of the State Planning Policy Framework.

21.06-1 Design and built form

12/05/2016
C498Proposed
C211

This section provides local content to support Clause 15.01 (Urban Environment) of the State Planning Policy Framework.

Overview

The long term benefits of good design are a more attractive, functional and sustainable built environment. Good design is based on the principle of being site responsive, designing to take into account the character and constraints of a site and wider area.

Key issues

- Implementing Precinct Structure Plans, Activity Centre Structure Plans and Urban Design Frameworks in current and future activity centres including Beaconsfield, Pakenham, Pakenham Homemaker Precinct, Cardinia Lakes and Cardinia Road and the future Officer Town Centre.
- Providing for advertising signs that are in context with the scale of development, the surrounding environment and with the surrounding signage patterns.
- Enhancing the design and built form of existing industrial areas.
- Recognising design issues in the rural townships including the need to protect and enhance the character and appearance of the town centres and associated sites of cultural and heritage significance.

Objective 1

To promote a high standard of design which creates a strong character and identity for the area, provides for a functional built environment, and promotes community and personal safety.

Strategies

- Ensure that all development takes into account the character and constraints of the site and wider area.
- Encourage new development to achieve best practice in design that promotes social wellbeing, economic development and environmental sustainability.
- Ensure development contributes to the character, identity and sense of place of the area, particularly in newly developing areas.
- Ensure new development is designed to address public spaces and enhance the public realm.
- Maintain and improve the appearance and function of industrial precincts by ensuring high quality urban design including site layout, streetscape, building design and landscaping.
- Ensure that landscaping areas within development are adequately maintained to enhance the appearance of the area.

Objective 2

To provide equity of access for people with disabilities to publicly accessible premises.

Strategies

- Ensure development is designed to support access for people with disabilities in accordance with Australian Standards, including AS 1428 (Parts 1-4).

Objective 3

To ensure advertising signs are consistent with the surrounds whilst ensuring that businesses have adequate opportunities to identify their business.

Strategies

- Provide for the reasonable and equitable identification of businesses and facilities through advertising signs which are in context with the scale of development and surrounding environment.
- Avoid the proliferation of signs causing visual clutter and signs which do not relate to services or facilities on the land on which they are displayed.
- Encourage signs that are integrated with architectural features and compliment the style and character of the host building, abutting buildings and the overall landscape or streetscape.
- Ensure signage has an integrated and co-ordinated sign package in terms of colour, graphic content and placement.
- Ensure that signs for individual businesses in joint occupancy buildings are of a uniform size, shape and presentation.

Implementation

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

Use of policy and exercise of discretion

- Using the local planning policy Clause 22.04 Highway Development to guide development along highways within the municipality.
- When deciding on applications for development and redevelopment of land, considering, as appropriate:
 - ~~Relevant~~ Township Strategies.
 - ~~Relevant~~ Precinct Structure Plans.
 - ~~Relevant~~ Activity Centre Structure Plans.
 - ~~Relevant~~ Urban Design Frameworks.
 - ~~Relevant~~ Uurban Design Guidelines.
- When deciding on applications for development or redevelopment within activity centres, considering, as appropriate:
 - Council Approved Precinct Structure Plans, Activity Centre Structure Plans and Township Strategies for residential and employment lands

- When developing Precinct Structure Plans, Activity Centre Structure Plans and Township Strategies, considering the issue of design and built form.
- When deciding on applications for advertising signs, considering as appropriate:
 - The sensitivity of the area in terms of the natural environment, heritage values, waterways and open space, rural landscape or residential character.
 - The cumulative impact of signs on the character of an area or route, including the need to avoid visual disorder or clutter of signs.
 - Impacts on views and vistas:
 - The proportion, scale and form of the proposed sign relative to the streetscape, setting or landscape.
 - The scale and form of the sign relative to the scale, proportion and any other significant characteristics of the host site and host building.
 - The impact of glare and illumination on the safety of pedestrians and vehicles, and amenity of nearby residents and the amenity of the area.
 - The impact on road safety.

Application of zones and overlays

- Applying the Environmental Significance Overlay for the northern hills area including criteria in relation to the character and constraints of the area.
- Applying the Significant Landscape Overlay to control specific aspects of design in sensitive areas.
- Applying the Design and Development Overlay to low density residential development and the hills townships.
- Applying the Development Plan Overlay where appropriate for newly developing areas to ensure appropriate design principles are implemented.

Further strategic work

- Introducing appropriate mechanisms to implement the urban design principles outlined in the Urban Design Frameworks, Township Strategies, Precinct Structure Plans and Activity Centre Structure Plans including appropriate zones and/or overlay, for example the Significant Landscape Overlay and Design and Development Overlay.
- Introduce mechanisms to implement principles relating to the following:
 - Advertising Signs
 - Building, Siting and Design Guidelines for Non Urban and Low Density Residential Areas
 - Disability Access Design Policy
 - Design guidelines for industrial development

Reference documents

Disability, Access and Inclusion Policy, Cardinia Shire Council (May 2007)

Advertising Signs Guidelines 2009

Pakenham Town Centre Urban Design Framework

Pakenham Homemaker Precinct Urban Design Framework

Pakenham Rail Station Urban Design Framework

Woods Street (North) Urban Design Guidelines (May 2013)

Cockatoo Town Centre Urban Design Framework

Any listed in Clause 15.01 (Urban Environment) of the State Planning Policy Framework

21.06-2 Community safety

14/06/2012
C124Proposed C211

This section provides local content to further support Clause 15.01 (Urban Environment) of the State Planning Policy Framework, which includes safety related design requirements.

Overview

Cardinia Shire Council is committed to maintaining and improving community safety within the municipality, and recognises the role that well designed and maintained urban environments play in achieving this goal. The *Safer Cardinia Shire Community Safety Plan* addresses community safety and crime prevention through a strategic, planned, whole-of-government approach, and addresses issues such as ‘young people’s issues’, a safe environment, alcohol and drugs, vulnerable groups, supporting families and community education. The plan also acknowledges the need to integrate community safety and emergency management.

Key issues

- Acknowledging the increased incidence of graffiti in the municipality.
- Recognising the role of design in increasing safety and the perception of safety of residents.
- Implementing and integrating the Community Safety Plan into all aspects of development within the municipality.
- Implementing preventative and management plans including the Municipal Fire Prevention Plan and the Municipal Emergency Management Plan.

Objective 1

To improve community safety and the perception of safety in the municipality.

Strategies

- Encourage development that is consistent with safer design principles, including:
 - Maximising visibility and surveillance of the public environment.
 - Providing safe movement through good connections and access.
 - Maximising activity in public places.
 - Clearly defining private and public space.
 - Enabling appropriate management of public space to ensure that it is attractive and well used.
- Ensure safe access routes for pedestrian and cyclists in the development of residential, commercial and industrial developments.

Objective 2

To minimise the incidence and negative impact of graffiti on the community.

Strategies

- Minimise the construction of blank walls and long fences facing onto public spaces where graffiti may occur.
- Reduce the risk of graffiti through the appropriate use of landscaping, lighting materials and graffiti resistant materials.

Implementation

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

Use of policy and exercise of discretion

- When deciding on applications for use and development of land, considering, as appropriate:
 - *Safer Cardinia Shire Community Safety Plan 1999.*
 - The advice of Victoria Police in relation to applications with the potential to impact on community safety (eg: premises requiring a liquor license).
- When developing Precinct Structure Plans, [Activity Centre Structure Plans](#), Urban Design Frameworks and Townships Strategies, ensuring the integration of community safety principles, including CPTED principles.

Further strategic work

- Review and update the *Safer Cardinia Shire Community Safety Plan 1999*

Reference documents

Safer Cardinia Shire Community Safety Plan 1999

Any listed in clause 15.01-4(Design for safety)

21.06-3

14/06/2012
C124

Subdivision restructure

Overview

Areas in the municipality were subdivided into urban size lots prior to the introduction of planning controls, and often in the late 1800s or early 1900s. These areas often had no services available, were on topography not suited to urban development and are in areas which were heavily vegetated. The development of housing on these lots at the density of the original subdivision is not sustainable economically, socially or environmentally, and in particular would lead to significant environmental degradation. Subdivision restructure has occurred in a number of areas in the municipality through the use of tenement controls and restructure schemes.

Key issues

- Acknowledging inappropriate subdivisions, particularly in urban lots in the Cockatoo and Emerald areas and the agricultural land in the Koo Wee Rup Flood Protection District, which includes areas of high agricultural quality.
- Assisting land owners to consolidate land.

Objective

To provide for the restructuring of inappropriate subdivisions.

Strategies

- Support the restructure of inappropriate subdivisions which, if fully developed at the original subdivision density, would result in significant environmental degradation and substantial infrastructure costs.
- Support the restructure of inappropriate subdivisions in agricultural areas in the Koo Wee Rup Flood Protection District.
- Provide assistance to owners to consolidate land which is required to be consolidated under provisions requiring the restructure of existing subdivisions.
- Consolidate buyback land into conservation reserves where appropriate.

Implementation

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

Use of policy and exercise of discretion

- When deciding on applications for subdivision or other development of land within or around the restructure areas, consider, as appropriate:
 - Relevant Subdivision Restructure Plans

Application of zones and overlays

- Applying a Restructure Overlay to facilitate the restructuring of old and inappropriate subdivisions in areas within the hills townships and south of the Princes Highway from Garfield to Bunyip extending south to Iona.

Further strategic work

- Removal of the Restructure Overlay where the restructuring of lots has been completed.

21.06-4

03/03/2016
C207

Gaming

Cardinia Shire Council is committed to minimising the negative impacts of gaming on the community by ensuring that gaming machines are only located within venues that are appropriately located and have appropriate venue characteristics.

Key issues

- Avoiding problem gambling and convenience gambling.
- Locating gaming machines away from communities vulnerable to problem gambling.
- Achieving social and economic benefits in the location and re-location of gaming machines.
- Avoiding establishment of gaming machines in the growth area ahead of sufficient population growth.
- Recognising the need to protect the rural townships in the municipality from the negative impacts of gaming.

Objective

To minimise the risk of problem gambling and convenience gambling through the appropriate location of gaming machines and appropriate characteristics of gaming venues.

Strategies

- Provide the community with access to gaming venues and machines but not in convenient locations.
- Ensure the location of gaming machines does not promote problem gambling or convenience gambling.
- Ensure the location of gaming machines achieves positive environmental, social and economic outcomes.
- Encourage the redistribution of electronic gaming machines from areas of high vulnerability to areas of low vulnerability.
- Encourage the location of gaming machines:
 - In locations where there is a choice of community centres, neighbourhood houses, clubs or hotels without gambling activities.
 - In venues that offer social and recreational opportunities other than gambling.
 - In venues that implement management and operational practices that promote responsible gaming.
- Discourage the location of gaming machines:
 - In convenient locations that would be attractive to persons who are tempted and susceptible to impulsive and opportunistic gambling.
 - Within vulnerable or disadvantaged areas that are more at risk of problem gambling.
 - In areas with high levels of pedestrian traffic, to minimise convenience gambling.
 - In a rural township where there is no alternative club or hotel without gaming machines.

Implementation

Use of policy and exercise of discretion

- When deciding on applications for gaming machines using local policy to ensure that gaming machines are situated in appropriate locations and premises, and to ensure the social and economic impacts of the location of gaming machines are considered (Gaming Policy at Clause 22.03), considering, as appropriate:
 - The relative vulnerability to problem gaming within a 5 kilometre radius of the proposed venue, or alternative catchment area where appropriate.
 - The net community benefit to be derived from the application.
 - Whether approval is likely to increase the social disadvantage or vulnerability of the local community.
 - Whether the location of the gaming machines or gaming premises will facilitate or discourage convenience gaming.
 - Whether the venue is accessible by a variety of transport modes.
 - Whether residents will have a choice between entertainment and recreation venues with and without gambling in the local area.

- The impact of the proposal on the amenity of the area and surrounding land uses.

Further strategic work

- Introducing additional sites into the schedules to Clause 52.28-3 and 52.28-4 to prohibit the installation and use of gaming machines in designated strip shopping centres and free-standing shopping centres.

Reference documents

Cardinia Shire Gaming Policy Review (December 2015), 10 Consulting Group Pty Ltd

19/01/2017
C217Propo
sed C211

SCHEDULE TO CLAUSE 81.01

Name of document	Introduced by:
Beaconsfield Structure Plan (December 2013) (expires 31 March 2019)	C198
Bunyip Township Strategy (September 2009)	C124
Cardinia Local Heritage Study Review, Volume 3: Heritage Places and Precinct citations (November 2013) (Sept 2015)	C161
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)	C92
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
Healesville – Koo Wee Rup Road – Stage 1A (Koo Wee Rup Bypass) – Incorporated Document (September 2012)	C150
Koo Wee Rup Township Strategy (October 2015)	C189
Lang Lang Township Strategy (July 2009)	C124
Monash Freeway Upgrade Project Incorporated Document, March 2016	GC47
Officer Development Contributions Plan, September 2011	C149
Officer Native Vegetation Precinct Plan, September 2011	C149
Officer Precinct Structure Plan, September 2011	C149
Officer Town Centre Civic Office Development Incorporated Document, June 2011	C158
<u>Pakenham Activity Centre Incorporated Provisions (March 2017) (expires 31 December 2019)</u>	<u>C211</u>
Pakenham East Train Maintenance Depot Incorporated Document, March 2016	C210
Pakenham Township Development Contributions Plan, September 1997	NPS1
Pakenham West Comprehensive Development Plan, 1 September 2005	C82
Plans Incorporated at Clause 43.01	
<ul style="list-style-type: none"> ▪ Cardinia Commercial Heritage Precincts Incorporated Plan ▪ Cardinia Residential Heritage Precincts Incorporated Plan 	C161 C161

Name of document	Introduced by:
▪ Maryknoll Township Heritage Precincts Incorporated Plan	C161
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 CA 51A, 335 McGregor Road, Pakenham October 2016	C217
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