21.07 LOCAL AREAS

25/02/2016
C189

This clause focuses on local area implementation of the objectives and strategies set out earlier in the Cardinia Planning Scheme. Each section relates to a particular precinct or rural township within the municipality, and should be read in conjunction with the rest of the Municipal Strategic Statement and not in isolation.

The sections are organised under the following Local Area headings:

21.07-1 Gembrook

21.07-2 Cockatoo

21.07-3 Emerald, Avonsleigh and Clematis

21.07-4 Lang Lang

21.07-5 Upper Beaconsfield

21.07-6 Bunyip

21.07-7 Koo Wee Rup

21.07-1 Gembrook

09/10/2014
C187

Gembrook is located in the north of the Cardinia Shire. It is about 55kms east of Melbourne. Gembrook is the easternmost of the Dandenong Ranges Hills towns, with a shared Hills heritage and special "Hills town" feel. Gembrook is unique amongst the Hills townships, in that it is also the southern gateway to the Central Highlands to the east, it overlooks the picturesque Yarra Valley to the north and the fertile plains of Westernport to the south. A true "crossroads" township, linked with four distinct regions, which is reflected in its many-sided character. Predominant activities undertaken in and around Gembrook include; residential and rural residential living, farming, retail business, tourism, and passive and active recreation. Gembrook's location in the wider landscape means that it is affected by a bushfire hazard, influenced by remnant patches of vegetation in and around the town and proximity to Bunyip State Park.

Vision

The desired vision for Gembrook Township over the next 10 – 15 years can be summarised as:

Gembrook is a sustainable Hills community which includes an established township boundary surrounded by farmland and native forest. Gembrook fosters a close knit, welcoming and supportive community with a sense of town pride amongst the locals. The Main Street is economically viable, presenting an interesting mix of businesses for both locals and visitors, whilst preserving a heritage character. Gembrook is a safe and pleasant place to be and is a highly desirable place to live, work and visit.

Local area implementation

- Ensure that any proposed use or development within the Gembrook township is generally consistent with the *Gembrook Township Strategy (June 2011),* including the Gembrook Framework Plan (Figure 8) and the Central Precincts Plan (Figure 9).
- Ensure that strategic and settlement planning assists with strengthening community resilience to bushfire.

Framework Plan

The Gembrook Framework Plan illustrates the proposed land use changes for the township in the life of the strategy. The land use changes include:

- Investigating the potential to rezone two small Green Wedge Zone properties at the western end of town for light industrial purposes.
- Rezoning the Rural Living Zoned properties on Blackwood Lane and Red Road to Low Density Residential Zone, with a schedule to this zone to prevent further subdivision of these lots.
- The identification of two areas as residential development investigation areas to allow for modest growth of the township.
- The identification of two sites where retirement housing would be encouraged.
- Rezoning some existing Neighbourhood Residential zoned properties to Low Density Residential Zone and some existing Low Density Residential zoned properties to Neighbourhood Residential Zone to better reflect the character of these areas.
- The identification of a town loop pedestrian trail important in linking key features of the town, and a connection to the Gembrook Sports Ground.
- The creation of three precincts with clear guidelines to encourage appropriate land uses in the commercial area of Main Street.

Residential development

The character of the residential areas in Gembrook is strongly influenced by the landscape, environment, topography and views in the area. Traditionally, the lots are well vegetated and dwellings sit below the canopy line of the trees. Dwellings in Gembrook have traditionally been characterised by single storey developments on large allotments, with block sizes becoming smaller the closer one gets to the town centre. Dwellings are nestled amongst the landscape, are of muted tones and are well setback from the boundaries. Building materials usually include either face brick or weatherboard wall cladding, with a tiled or tin roof. Dwellings have eaves and usually some form of verandah. Any differences in development features tend to correlate with the two main residential zones in the town: Low Density Residential Zone and Neighbourhood Residential Zone.

Desired future character guidelines

The rural character of Gembrook is valued by the local community. New dwellings should not replicate existing dwellings, but should seek to be respectful of existing dwelling styles while incorporating individual character and sustainable design features. Implementing bushfire protection measures required by the planning scheme will be important. The following is an outline of the desired future character.

- Detached, single or split level design which is sympathetic to the topography of the land and the surrounding landscape. Dwellings should not protrude above the tree canopy line.
- Well vegetated lots, including retention of existing established trees.
- Dwellings setback from boundaries to create a sense of openness and to allow for screen vegetation.
- Single driveway access.
- Site responsive design minimising vegetation removal, except where necessary for bushfire protection, and cut and fill.
- Minimal hard surface coverage, particularly within the frontage.

- Sustainable design features including eaves, good solar orientation, energy efficient design, water tanks and use of recycled materials.
- Non-existent, low, open (at least 80% visual permeability) or hedge style fencing.
- Well articulated facades with elements like verandahs and porches.
- External cladding of muted tones.
- Use of traditional building materials like face brick, weatherboards, and tiled or tin roofing.
- Retain a mix of lot sizes throughout Gembrook.
- Consolidate residential development within the Urban Growth Boundary.
- Establish appropriate housing opportunities for older persons and people with a disability within 400m walking distance of the town centre, whilst ensuring that the potential impact of bushfire on vulnerable people is fully considered.

Economic development

- Establish an attractive, low speed, pedestrian friendly environment throughout the town centre.
- Enhance and consolidate the town centre.
- Increase local employment opportunities.
- Improve opportunities for services, events and activities for both short and long stay visitors.
- Provide for light industrial land uses to service the township.
- Facilitate developments respectful of the existing township character and the surrounding landscape, including development that is responsive to the bushfire risk.
- Facilitate development in Main Street in accordance with the Gembrook Framework Plan and the Precincts Land Use Table.
- Encourage the establishment of a medical practitioner in Gembrook.
- Encourage and support the establishment of a Visitor Information Centre in Gembrook.

Central Precincts:

Figure 9 shows the three main precincts which make up the commercial town centre of Gembrook. In order to consolidate the town centre, future retail and commercial development should be located within the central retail precinct. The eastern end of Main Street should be the focus for community facilities to complement the community centre and would also be appropriate for medical services, a child care centre, offices, or tourist accommodation given that this precinct includes a number of existing residential dwellings and is less suited to intensive retail activity. Any future residential development in the central retail precinct and the arts and community precinct should not be traditional residential development or prominent ground floor residential development rather it should be located in secondary areas like the backs of shops. Table 1 below outlines the types of uses that are appropriate in each of the precincts.

Table 1: Precincts land use table

Precinct	Preferred land use	Inappropriate/incompatible land use
Service & Mixed Use Precinct	▪ Continued service industry use ▪ Offices ▪ Educational services ▪ Medium density residential development ▪ Tourist accommodation	▪ Retail and commercial
Central Retail Precinct	▪ Active uses that attract daily pedestrian activity such as continued retail and commercial uses, i.e. shops and key service providers ▪ Active uses that promote evening and weekend activity such as cafes and restaurants ▪ Tourism activities	▪ Non-active uses ▪ Uses that require vehicle access from the street frontage (i.e. petrol station, car wash, drive through bottle shop or car sales yard) ▪ 'Traditional' residential development or ground floor residential development at the frontage
Arts & Community Precinct	▪ Community and cultural uses ▪ Tourist accommodation ▪ Medical services ▪ Offices ▪ Tourism activities ▪ Medium density residential development located behind another use preferred in the precinct	▪ Non-active uses ▪ Uses that require vehicle access from the street frontage (i.e. petrol station, drive through bottle shop or car sales yard) ▪ 'Traditional' residential development or ground floor residential development at the frontage

Open space

- Balance the recreational, environmental and wildfire management objectives of open space reserves whilst recognising the need to prioritise human life in decision making.
- Make Gembrook a walkable town, better connecting the town to open space and encouraging recreation and active transport opportunities
- Encourage community cohesion and participation in community life.
- Provide and maintain open spaces to meet the active and passive recreational needs of the community across a wide range of user groups.

Physical Infrastructure

- Provide or upgrade utility services to improve the health and amenity of residents and to minimise environmental impacts.
- All new dwellings should be encouraged to provide at least one water tank on site to reduce the reliance on Mains water and stormwater runoff.
- Water tanks should be inconspicuous in design such as under deck tanks, or vegetative screening should be encouraged.
- Advocate for improved telecommunications services in Gembrook.

- Require water sensitive urban design principles to be considered in new developments.
- Support the connection of all occupied properties within a sewered area to connect to reticulated sewer systems as soon as practicable following the provision of this service.
- Investigate the impacts of stormwater runoff in Gembrook:
  - develop appropriate measures to manage existing issues; and
  - plan for reducing the impact of future development on the entire drainage catchment.

Heritage and township character

- Value, protect and restore the natural environment and sites of heritage significance.
- Preserve and enhance the significance of sites identified as being of heritage significance in Gembrook.
- Encourage developments to respond to the conservation guidelines in the Cardinia Local Heritage Study Review when considering development applications in Main Street.
- Maintain and enhance the heritage values of the area.
- Encourage tourism developments to demonstrate a link with the heritage aspects of Gembrook.
- Encourage developments to respond to the town centre design guidelines when considering development applications in Main Street.
- Ensure developments respond to the bushfire risk to Gembrook.
- Revitalise Main Street through a streetscape renewal scheme including replacing the street furniture throughout Main Street and in JAC Russel Park.

Further strategic work

- Further investigate the areas identified on the Gembrook Framework Plan for residential development and only proceed where compatible with the risk from bushfire.
- Investigate rezoning land around the intersection of Belgrave-Gembrook Road, Ure Road and Station Street for light industrial purposes as identified in the Gembrook Framework Plan.
- Introduce a Heritage Overlay to protect the Gembrook Commercial precinct in Main Street in the Cardinia Planning Scheme.
- Introduce a Heritage Overlay to protect “Wattle Bank” at 18 Innes Road in the Cardinia Planning Scheme.
- Introduce relevant controls into the Cardinia Planning Scheme for the Main Street heritage precinct which incorporate the conservation guidelines from the Cardinia Local Heritage Study Review.
- Introduce a Heritage Overlay which protects the trees identified as significant in the Cardinia Shire Council Significant Tree Study (May 2009).
- Initiate an amendment to the Cardinia Planning Scheme to introduce new planning controls which implement the town centre design guidelines.

Figure 8: Gembrook Framework Plan

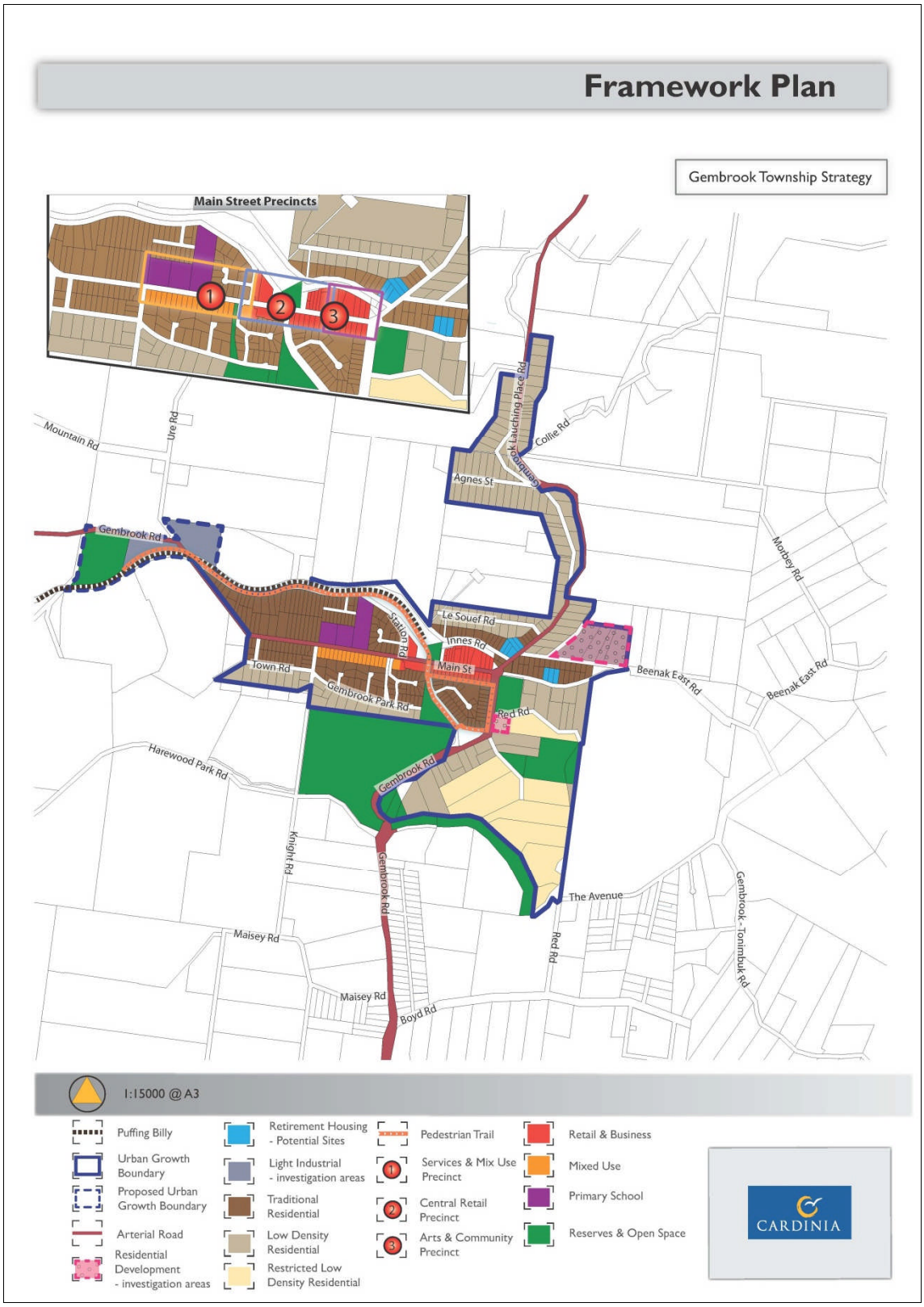


Figure 9: Gembrook Central Precincts Plan

21.07-2 Cockatoo

14/06/2012
C124

Cockatoo is located in a picturesque valley of the Cockatoo Creek, in the foothills of the Dandenong Ranges. Originally a timber town, Cockatoo became a notable resort town after the 1890s with the construction of the single-gauge railway. The population has grown significantly since the 1970s, and dominant land uses today include residential and rural residential development, open space for passive and active recreation, and areas of high environmental and landscape value. The steep slopes of the township limit the capacity for residential development due to erosion hazards and engineering difficulties. In 1983, Cockatoo was devastated by the Ash Wednesday bushfires, suffering the loss of six lives and over 300 homes.

Vision

To maintain Cockatoo as a rural country community with contained residential development in a natural landscape setting, adequate social and physical infrastructure to service the community, extensive open space and recreation opportunities and a strong sense of community.

Local area implementation

- Ensure that any proposed use or development within or around the Cockatoo township is generally consistent with the *Cockatoo Township Strategy (March 2008*), including the Cockatoo Framework Plan (Figure 10).

Residential development

- Maintain and enhance the 'rural country' character of Cockatoo through the retention of larger residential lots, the retention of existing remnant vegetation (particular canopy trees) and the use of building materials and colours which complement the natural environment.
- Consider as appropriate the Precinct Character Guidelines in the *Cockatoo Township Strategy (March 2008).*
- Maintain a diverse range of lot sizes within the township.
- Encourage dwelling location to be unobtrusive in the landscape and designed in a compact but well articulated form.
- Encourage permeable fences to enhance the bushland setting.
- Retain tall canopy trees, particularly native vegetation, while ensuring effective wildfire management.
- Avoid residential development where the land has a slope greater than 20% or is designated "very poor" in the *Land Capability Study of the Cardinia Shire (1997).*
- Locate building and driveways to avoid and minimise excessive earthwork.

Economic development

- Direct retail and commercial land use and development to the Cockatoo town centre.
- Direct uses that promote evening and weekend activity (such as restaurants and cafes) to McBride Street.
- Establish a small service industry within the Cockatoo town centre.

Community development

- Encourage the establishment of health care and service providers in Cockatoo, including a general practitioner service, in appropriate locations.

Open space

- Provide open space to meet the active and passive recreational needs of the community.
- Develop and enhance a track and path system along Cockatoo Creek with signage, seating and multi-point access.
- Improve facilities at Mountain Road reserve, including access and car parking arrangements.
- Allow limited recreational uses (such as a BMX track) at Bailey Road reserve subject to their compatibility with the environmental values of the reserve.
- Construct Stage 2 of the Emerald to Gembrook trail, between Cockatoo and Gembrook.
- Improve facilities at the Alma Treloar Reserve consistent with the *Cockatoo Community Reserve (Alma Treloar) Master Plan (2003).*
- Develop a network of linkages around the Cockatoo township by:
  - Upgrading rights-of-way consistent with the Laneway Closure Scheme 2002.
  - Creating trails along Mountain Road, Nangana Street and sections of Cockatoo Creek.
  - Creating an on-road path along a section of Belgrave-Gembrook Road.

Traffic and transport

- Continue to upgrade and extend the footpath network.
- Upgrade Fairbridge Lane to provide a sealed pavement, car parking and prioritised pedestrian movement.
- Provide a controlled pedestrian crossing on Pakenham Road, between the Alma Treloar reserve and the town centre at the school crossing location.

Environment

- Undertake revegetation and weed control works along 20 metres each side of Cockatoo Creek, particularly within Alma Treloar Reserve and Baker Street Reserve.
- Have regard to the treatments set out for the seven priority areas in Cockatoo as outlined in the Municipal Wildfire Preparedness Plan (2005) including fire management plans, for bushland reserves, fire breaks, buffer zones, water points and community fire programs.

Town centre design

- Ensure that any proposed use or development within the Cockatoo town centre is generally consistent with the Cockatoo Town Centre Framework Plan (Figure 11), and that it has regard to the *Cockatoo Town Centre Urban Design Framework (2007) and Cockatoo Township strategy (March 2008).*
- Create a memorable entry experience to Cockatoo along key roads and open space linkages.
- Ensure that any proposed development contributes to creating and maintaining an active and attractive town centre by:
  - Providing a continuous built edge, with zero setback.
  - Avoiding front setbacks for car parking
  - Addressing both street frontages on corner blocks.
  - Incorporating the use of verandahs or similar shade and weather protection devices.

- Progressively underground power lines in the Cockatoo town centre.
- Provide for one to two storey buildings as the preferred height immediate to McBride Street.
- Ensure that second storeys are not visually intrusive, and do not interrupt view lines from Belgrave-Gembrook Road or Pakenham Road.
- Ensure that any development of the vacant land on Fairbridge Lane enhances the visual amenity of McBride Street.
- Discourage the use of roller shutters on shop fronts.

Further strategic work

- Developing a Design and Development Overlay for the Cockatoo town centre which incorporates the built form and design guidelines outlined in the Cockatoo Town Centre *Urban Design Framework 2007*.
- Developing a Design and Development Overlay for the Cockatoo residential precincts which incorporates the precinct character guidelines set out in the *Cockatoo Township Strategy (March 2008)*.

Reference document

Cockatoo Town Centre Urban Design Framework (revised November 2007)

Land Capability Study of the Cardinia Shire (1997)

Cockatoo Community Reserve (Alma Treloar) Master Plan (2003)

Municipal Wildfire Preparedness Plan (2005)

Laneway Closure Scheme (2002)

Figure 10: Cockatoo Framework Plan

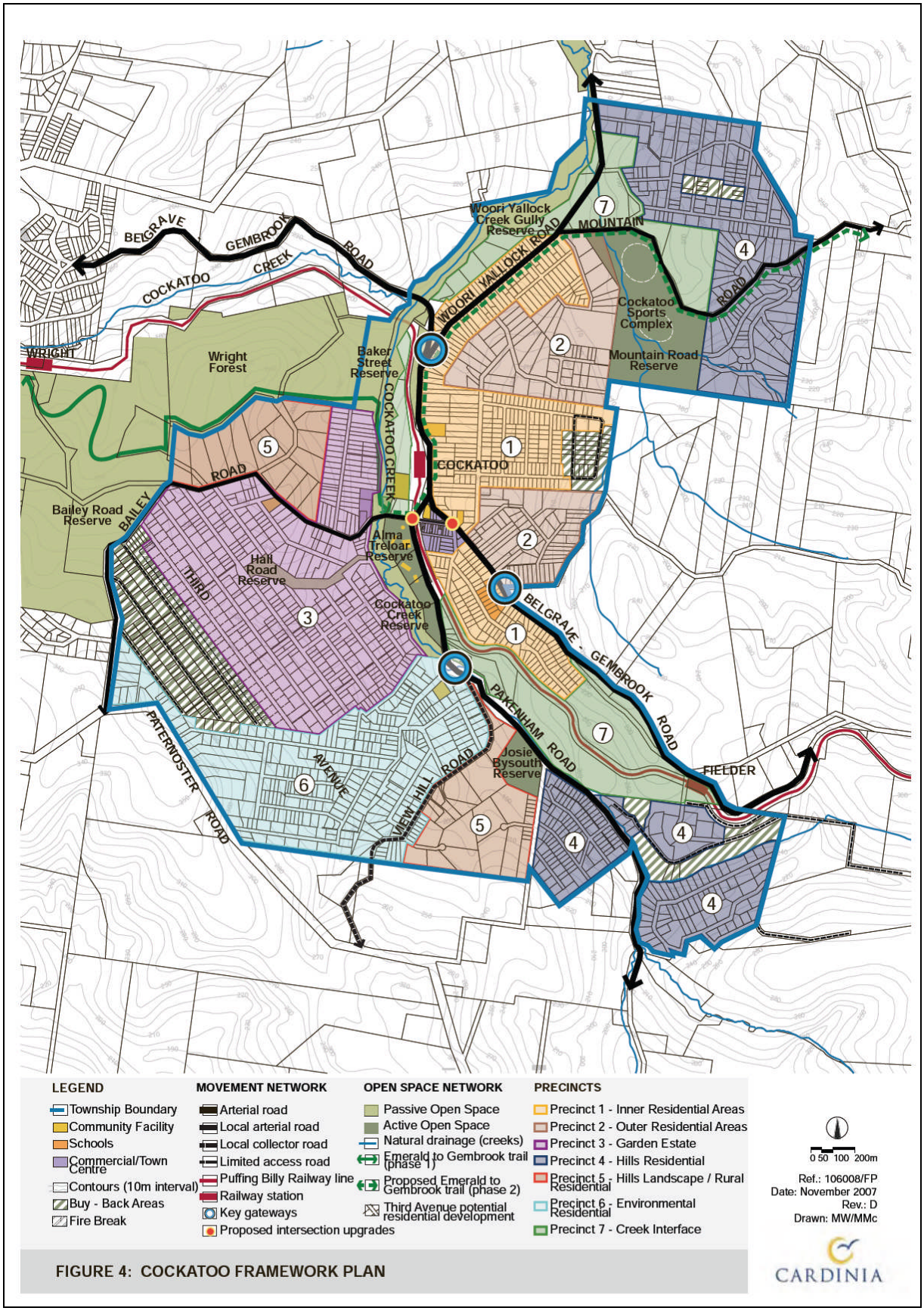
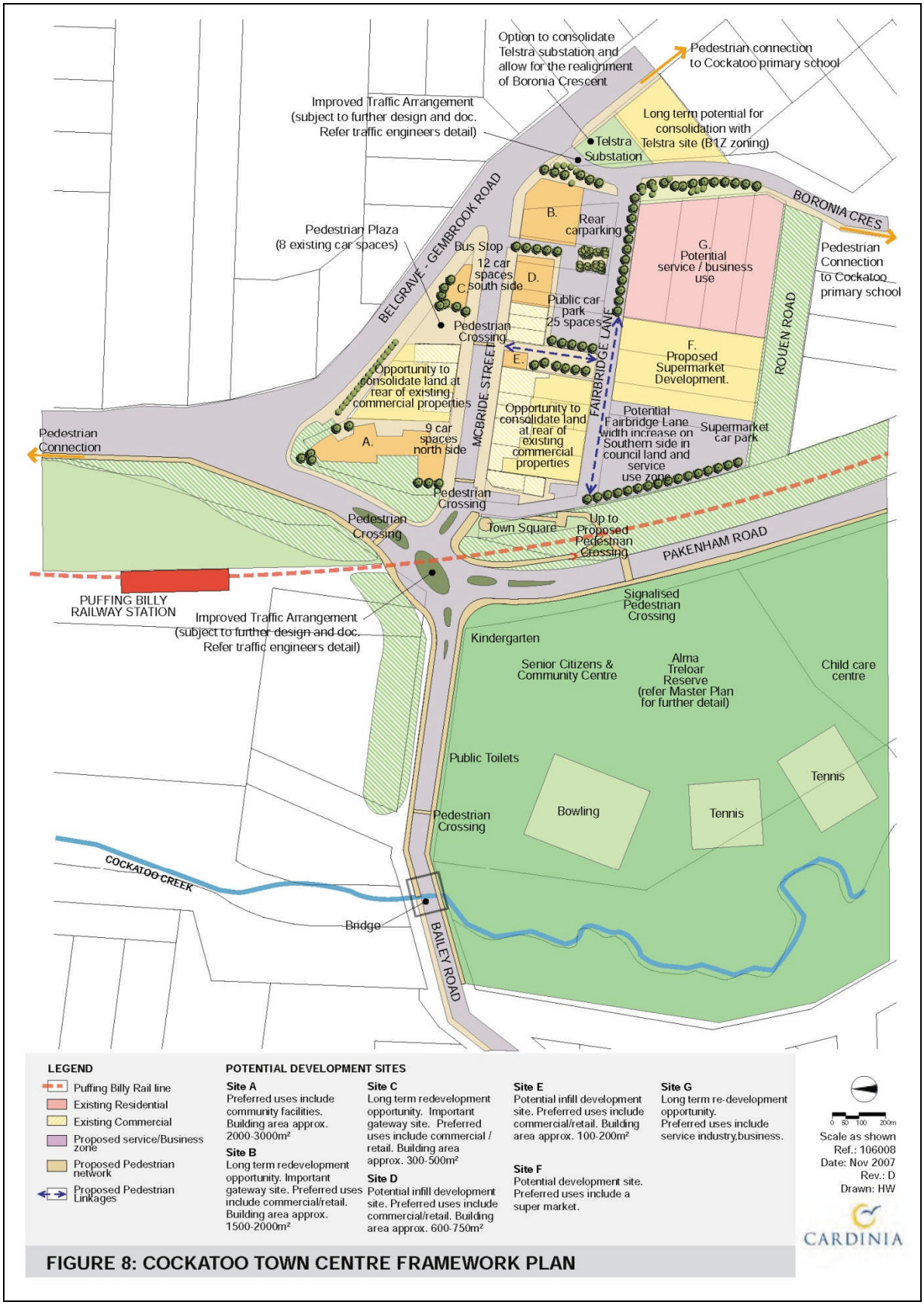


Figure 11: Cockatoo Town Centre Framework Plan



21.07-3 Emerald, Avonsleigh & Clematis

28/05/2015
C184

Emerald is located at the foothills of the Dandenong Ranges, and has a history based on gold discovery in 1858. The township grew significantly around the 1890s, and today Emerald is the largest of Cardinia's 'hills townships', and is the focus for higher order commercial and community facilities and services in the northern part of the Cardinia Shire. Dominant land use and activities within and around Emerald include residential and rural residential development, farming, open space and recreation. Avonsleigh and Clematis are located in close proximity to the Emerald township, and together they form the area covered by the *Emerald District Strategy (June 2009).*

Vision

The vision for the Emerald District is to protect and enhance the unique character of the area as a place of great natural beauty and as a sustainable and caring community where residents live and work in happiness and safety.

Local area implementation

- Ensure that any proposed use or development within or around the Emerald, Avonsleigh and Clematis townships is generally consistent with the *Emerald District Strategy (June 2009)*, including the Emerald District Framework Plan (Figure 12).

Residential development

- Contain residential development within the existing residentially zoned land.
- Consider as appropriate the Neighbourhood Context Guidelines set out in the *Emerald District Strategy (June 2009)* to residential development within the Emerald District.
- Maintain a diverse range of lot sizes within the township.
- Locate dwellings and driveways to minimise cut and fill and visual intrusion in the landscape.
- Demonstrate a strong landscape response. Maximise the retention of existing vegetation on the site and ensure space between buildings and at boundaries provides opportunities for revegetation, including canopy tree planting.
- Encourage individuality in the design of dwellings in multi unit development, avoiding repetition within the site or of past styles.

Economic development

- Facilitate appropriate infill development within the various precincts within the Emerald town centre as identified in Figure 13.
- Facilitate mixed use development along the section of Belgrave-Gembrook Road linking the Central Retail Precinct and the Northern Retail Precinct.
- Encourage the establishment of tourism activities particularly in or near the Emerald town centre and in key locations such as the Emerald Lake Park.
- Support the development of host farms, bed and breakfasts and other holiday opportunities in association with agricultural production as a mechanism to enhance the prosperity of farms.
- Encourage the establishment of tourism related accommodation within the Emerald Golf and Country Resort.

- Develop a new cultural and heritage trail link between Gemco and the Museum by developing the existing multi-purpose trail between Kilvington Drive and Nobelius Heritage Park.

Community development

- Develop an integrated library and community centre complex at the library site.
- Develop an integrated arts and culture hub at the Gemco site on Kilvington Drive.
- Support the relocation of the Emerald Fire Station from Worrell Reserve to the new site on Emerald-Monbulk Road.
- Support the upgrade of the SES building at the current location within Worrell Reserve.
- Secure the long term use of land in Kings Road between the school oval and the Emerald Kindergarten for community purposes.
- Deliver appropriate youth facilities within the Emerald District.

Open space

- Provide a legible and permeable interlinked open space network to meet the active and passive recreational needs of a wide range of user groups.
- Ensure the long term management of the environmental and conservation values of open space reserves.
- Provide footpaths along arterial roads within the town centre that are wide enough for shared bicycle/walking use, particularly along Belgrave-Gembrook Road, Emerald Beaconsfield Road and Emerald Monbulk Road where they pass the Emerald town centre.
- Develop an environmental reserve along Menzies Creek tributary extending along the back of properties on Pinnocks Road linking to the amphitheatre.
- Develop a skateboard playground in Emerald.

Traffic and transport

- Upgrade Madigan Way to provide access to the properties north of Belgrave-Gembrook Road between the two roundabouts.
- Upgrade the laneway between the school oval and the shops to provide improved traffic flow, appropriate signage and increased parking.
- Upgrade and extend the footpath network along sealed roads to link public services and facilities including bus stops/walking school bus locations, and to address gaps in pedestrian connectivity within the Emerald town centre and between the town centre and residential areas.

Environment

- Have regard to the treatments set out for the eight priority areas in Emerald as outlined in the *Municipal Wildfire Preparedness Plan 2005* including fire management plans for bushland reserves, fire breaks, buffer zones, water points and community fire programs.

Urban design

- Ensure that any proposed use or development within the Emerald, Clematis and Avonsleigh town centres is generally consistent with the Emerald Town Centre Precinct Plan and Clematis and Avonsleigh Activity Hubs as identified in Figure 13.
- Consider as appropriate the town centre design guidelines set out in Section 12.5 of the *Emerald District Strategy (June 2009).*
- Create a memorable entry experience to Emerald along key roads and open space linkages.

- Ensure that any infill development enhances the visual amenity of the town centre and considers adjoining uses, heritage, landscape values and environmental sustainability.
- Facilitate the redevelopment of the former nursery site on the northern side of Emerald-Beaconsfield Road and Belgrave-Gembrook Road roundabout.

Further strategic work

- Revise the Design and Development Overlay applying to land within and around the Emerald District to incorporate the Neighbourhood Context Guidelines set out in the *Emerald District Strategy (June 2009).*
- Develop and introduce a Design and Development Overlay for the Emerald town centre which incorporates the built form and design guidelines outlined in the *Emerald District Strategy (June 2009).*

Reference documents

Municipal Wildfire Preparedness Plan 2005

Figure 12: Emerald Framework Plan

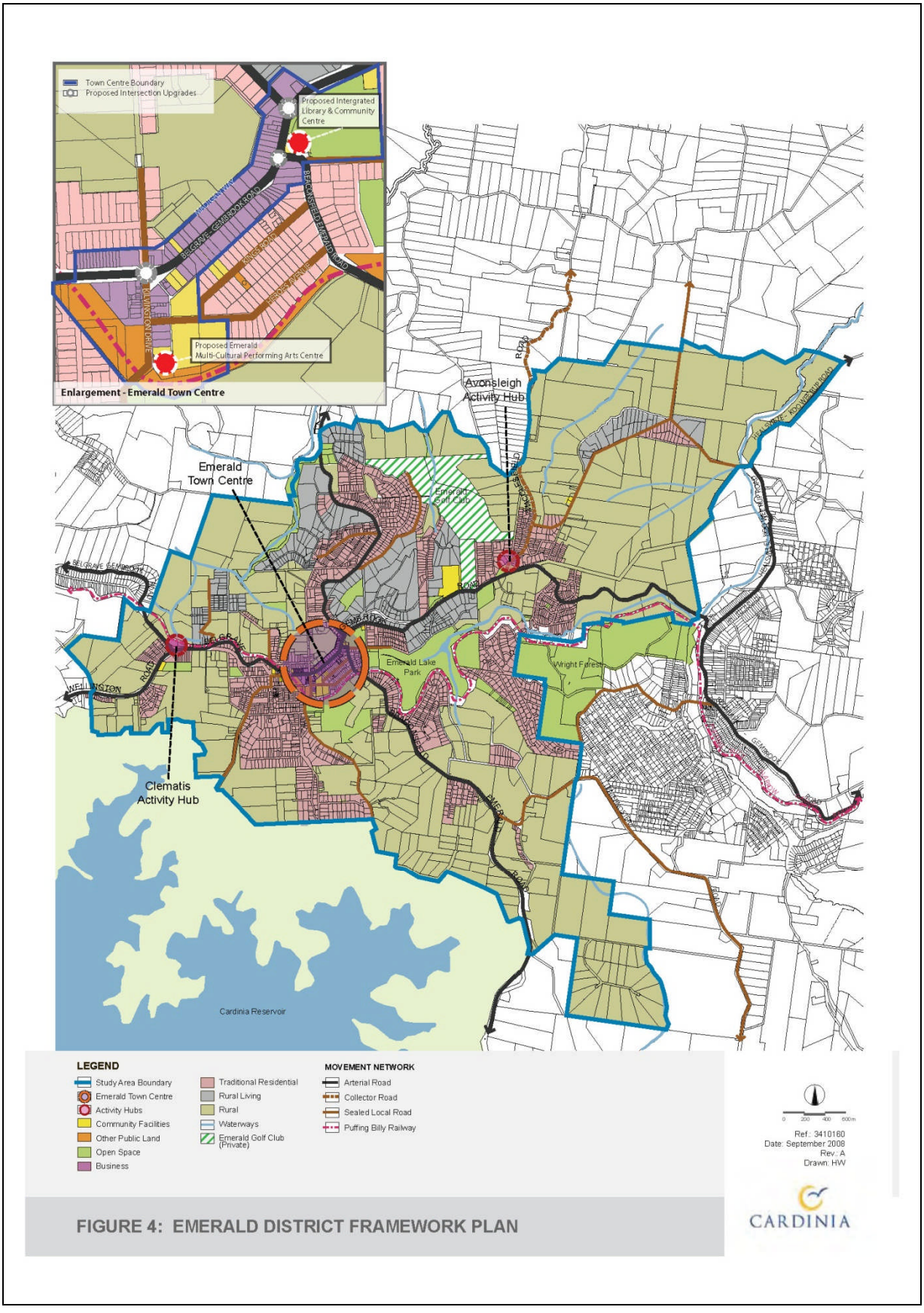
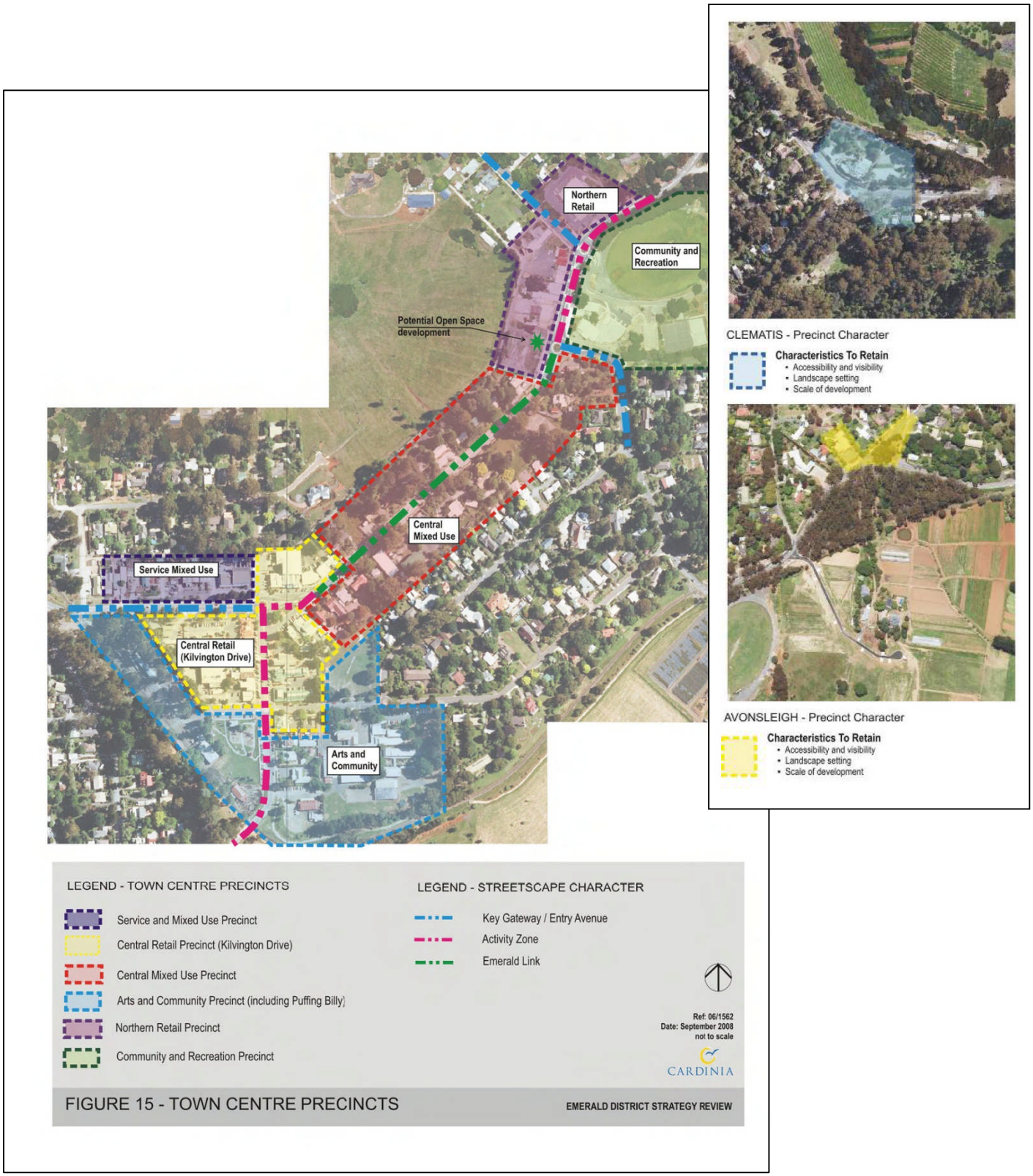


Figure 13: Emerald Town Centre Precinct Plan and Clematis and Avonsleigh Activity Hubs



21.07-4 Lang Lang

26/04/2013
C167

The Lang Lang Township is located off the South Gippsland Highway approximately 90 kilometres from Melbourne. The conversion of the Koo Wee Rup swamp to farmland started in 1891 and began the rich horticultural and agricultural tradition for the area. Today, dominant activities within and around Lang Lang include residential and rural residential development, rural industries (horticulture and agriculture), sand extraction activities, open space and recreation pursuits. The northern coastline of Western Port south of Lang Lang is an area identified for its environmental significance.

Vision

The vision for the Lang Lang Township is to be a rural township with commercial and community services to service a population of approximately 1,700 people, characterised by a country ambience, with a safe commercial area free of sand truck traffic. Lang Lang is a place where you would like your family to grow up.

Local area implementation

- Ensure that any proposed use or development within or around the Lang Lang township is generally consistent with the *Lang Lang Township Strategy (July 2009)*, including the Lang Lang Framework Plan (Figure 14).

Residential development

- Protect and enhance the 'rural character' of the Lang Lang Township.
- Encourage a diversity of development styles.
- Ensure the long term sustainability of the community by providing residential development for a range of household groups.
- Ensure infill residential development is integrated with existing developments and respects the existing character of the township.
- Locate multi unit development within vicinity of the town centre.
- Maintain a sense of spaciousness between residential allotments.
- Ensure protection and conservation of native vegetation including street trees and roadside vegetation and encourage the inclusion of native vegetation and garden in new development.
- Consider as appropriate the Precinct Character Guidelines set out in the *Lang Lang Township Strategy (July 2009)* to residential development within the Lang Lang township.
- Ensure that land within the Lang Lang urban growth boundary is released for development in a staged/controlled manner.
- Avoid cul-de-sacs in residential subdivisions, and if used, they should be connected through to another street by a wide reserve and path for safe pedestrian and bicycle access.

Economic development

- Consolidate commercial and retail uses along Westernport Road between McDonalds Track and the closed South Gippsland Railway Line, as reflected in the Lang Lang Town Centre Urban Design Framework 2008 and as set out in the *Lang Lang Township Strategy (July 2009).*

- Establish tourist accommodation facilities within and around the Lang Lang township, including bed and breakfasts, farm stays, guest houses or a caravan park.

Community development

- Encourage the establishment of health care and service providers in Lang Lang, including a general practitioner service, in appropriate locations.

Traffic and transport

- Limit direct vehicle access from private land holdings to the proposed Lang Lang sand truck bypass.
- Require improvements in the connectivity of pedestrian and vehicular networks within the township as part of new subdivisions and developments.
- Establish local road connections between properties as set out in the Lang Lang Framework Plan (Figure 14).
- Upgrade and extend the pedestrian network within Lang Lang.
- Encourage an interconnected street network with links between the town centre and surrounding areas, providing good accessibility and streetscape detailing to make walking and cycling pleasant, efficient and safe.
- Maintain generous street, footpath and easement widths in new developments.

Open space

- Provide open space to meet the active and passive recreational needs of the community.
- Secure the ongoing use of Dick Jones Park for open space.
- Progressively improve the Lang Lang Pastoral, Agricultural and Horticultural Showgrounds and Stafford Reserve as the focus for active recreation and sporting activities, including improved access and car parking.
- Progressively improve existing local reserves and open spaces, with priority given to Kester Kitchen Park, Dick Jones Park and Tresize Court Reserve.
- Maintain, upgrade and provide areas for equestrian activities (including a safe and interconnected network of equestrian trails) in and around Lang Lang.
- Support the construction of a multi-use path along the South Gippsland Railway line to create a linkage between the Lang Lang and Koo Wee Rup townships.
- Establish a rail trail along the disused section of the South Gippsland Railway Line.

Environment

- Nominate an offset area in Lang Lang for native vegetation regeneration and replanting as part of the Native Vegetation Framework.

Urban design

- Encourage urban design which creates a strong character and identity for the area, provides for a functional built environment and promotes community and personal safety.
- Encourage urban design that reinforces the character of the town, through sympathetic building design and standard design elements which are in keeping with the rural atmosphere of the town.
- Create a consolidated and active town centre through the development of existing vacant lots and residential lots in the main street between McDonald's Track and South Gippsland Railway Reserve.
- Create a memorable entry experience to the Lang Lang township through entrance and gateway statements.

- Support the rezoning of land known as 140 Westernport Road and 150 McDonalds Track, Lang Lang to Mixed Used Zone.

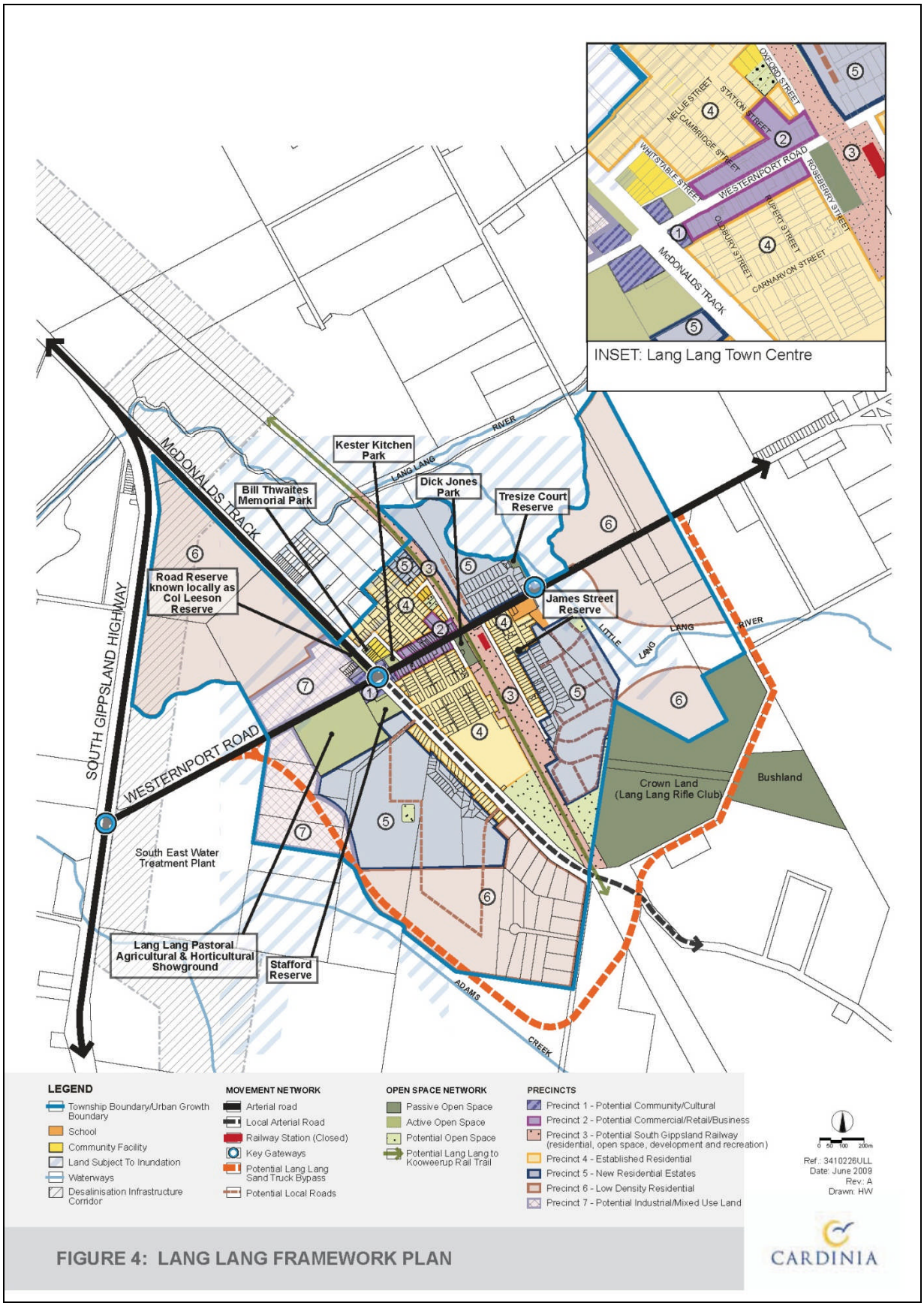
Further strategic work

- Develop a vegetation precinct plan for the Lang Lang township that includes all public and private land and road reserves.
- Review the residential zones and the Design and Development Overlay applying to land within the Lang Lang urban growth boundary to reflect the township character guidelines set out in the *Lang Lang Township Strategy (July 2009).*

Reference documents

Equestrian Strategy (2001)

Figure 14: Lang Lang Framework Plan



21.07-5 Upper Beaconsfield

26/04/2013
C167

Upper Beaconsfield is located approximately 53 kilometres south-east of Melbourne on the southern foothills of the Great Dividing Range. Upper Beaconsfield was a popular tourist destination in the early 1900's, with numerous rural retreats and guest houses. The region later progressed to become an important fruit production district, with at least 40 orchards in the area. Today, Upper Beaconsfield retains much of its rural heritage and country atmosphere with tree-lined streets, rural landscapes hill-top views and bush land. Dominant activities and uses within and around Upper Beaconsfield include residential, rural residential development, open space and recreation. Upper Beaconsfield was severely impacted by the Ash Wednesday fires, suffering the loss of 186 homes and nine lives.

Vision

Upper Beaconsfield is a unique hill-top town nestled within a rural landscape interspersed with residential housing, native bushland and open recreational spaces. Its country atmosphere and unique environment should be actively protected. Upper Beaconsfield has a strong sense of community pride that is an important part of the character and fabric of Upper Beaconsfield.

Local area implementation

- Ensure that any proposed use or development within or around the Upper Beaconsfield township is generally consistent with the *Upper Beaconsfield Township Strategy (July 2009)*, including the Upper Beaconsfield Framework Plan (Figure 15).

Residential development

- Maintain and enhance the 'hill-top bushland character' of Upper Beaconsfield through the retention of larger lots, the retention of existing remnant vegetation (particularly canopy trees and also ground covers where appropriate) and the use of building materials and colours which compliment the natural environment of the area.
- Consider as appropriate the Precinct Character Guidelines set out in the *Upper Beaconsfield Township Strategy (July 2009).*
- Ensure the long term sustainability of the community by providing residential housing for a range of household groups.
- Avoid residential development where the land has a slope greater then 20% or is designated 'very poor' in the *Land Capability Study for the Cardinia Shire (1997).*
- Ensure infill residential development is integrated with existing developments and respects the existing character of the township.
- Avoid cul-de-sacs in residential subdivisions, and if used, they should be connected through to another street by a wide reserve and path for safe pedestrian and bicycle access.

Economic development

- Encourage tourism related development in the Upper Beaconsfield township, including restaurants, cafes, galleries, art and craft shops, and tourist accommodation.
- Direct uses that promote evening and weekend activity to the town centre along Beaconsfield-Emerald Road as the preferred location.

Community development

- Encourage the establishment of health care and service providers in Upper Beaconsfield, including a general practitioner service, in appropriate locations.

Open space

- Support the creation of a regional open space network along Cardinia Creek and a multi-use trail linking the network to the Upper Beaconsfield township.
- Provide open space to meet the active and passive recreational needs of the community.
- Balance the recreational, environmental and wildfire management objectives of open space reserves.
- Facilitate co-location of community and recreation facilities and joint management of these facilities.
- Provide a legible and permeable, interlinked open space network.
- Progressively improve the Beaconsfield Upper Recreation Reserve as the focus for active recreation and sporting activities, including improved access and car parking.
- Progressively improve Salisbury Gully Reserve and Keith Ewenson Park.

Traffic and transport

- Upgrade the intersection along Beaconsfield-Emerald Road.
- Upgrade and extend the pedestrian, bicycle and equestrian network.
- Ensure all new subdivisions and developments contribute to improving the connectivity of the local road and pedestrian, bicycle and equestrian network.

Environment

- Nominate an offset area in Upper Beaconsfield for native vegetation regeneration and replanting as part of the Native Vegetation Framework.
- Have regard to the treatments set out for the 13 priority areas in Upper Beaconsfield as outlined in the *Municipal Wildfire Preparedness Plan 2005* including fire management plans for bushland reserves, fire breaks, buffer zones, water points and community fire programs.
- Develop 'water-wise' indigenous gardens in public places.

Town centre design

- Ensure that any proposed use or development within the Upper Beaconsfield town centre is generally consistent with the Upper Beaconsfield Town Centre Framework Plan as shown in Figure 16.
- Create a memorable entry experience to the Upper Beaconsfield town centre.
- Progressively upgrade power lines in the Upper Beaconsfield town centre to either be aerial bundled cables or placed underground.

Further strategic work

- Develop a Design and Development Overlay for the Upper Beaconsfield town centre which incorporates the town centre design guidelines outlined in the Upper *Beaconsfield Township Strategy (July 2009).*
- Review the residential zones and the Design and Development Overlay applying to land within the Upper Beaconsfield township to reflect the township character guidelines set out in the *Upper Beaconsfield Township Strategy (July 2009).*
- Investigate the preferred use and development of land adjacent to Charing Cross and along Salisbury Road once the Charing Cross intersection has been completed.

Reference documents

Municipal Wildfire Preparedness Plan 2005

Land Capability Study for the Cardinia Shire (1997)

Figure 15: Upper Beaconsfield Framework Plan

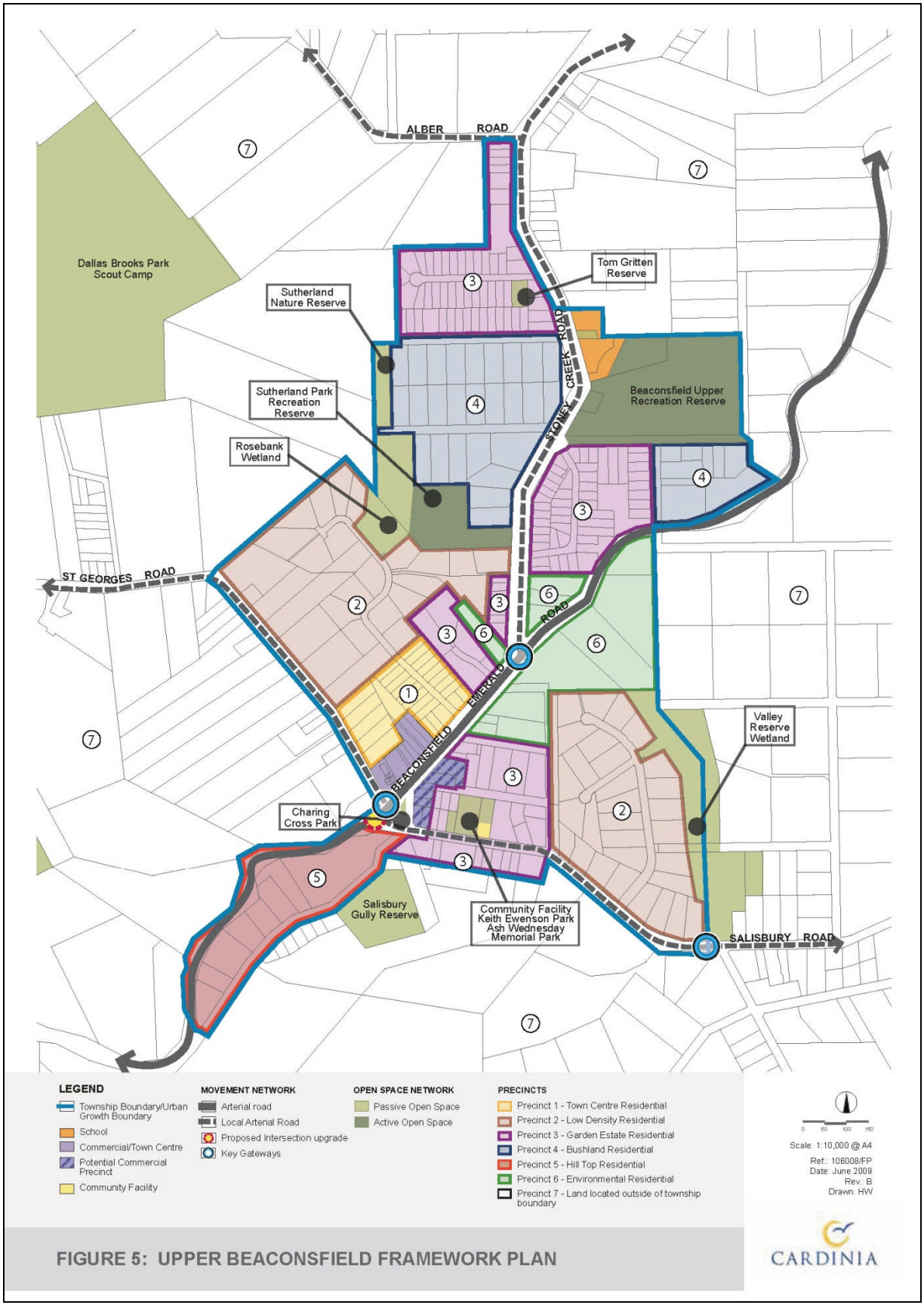


Figure 16: Upper Beaconsfield Town Centre Framework Plan

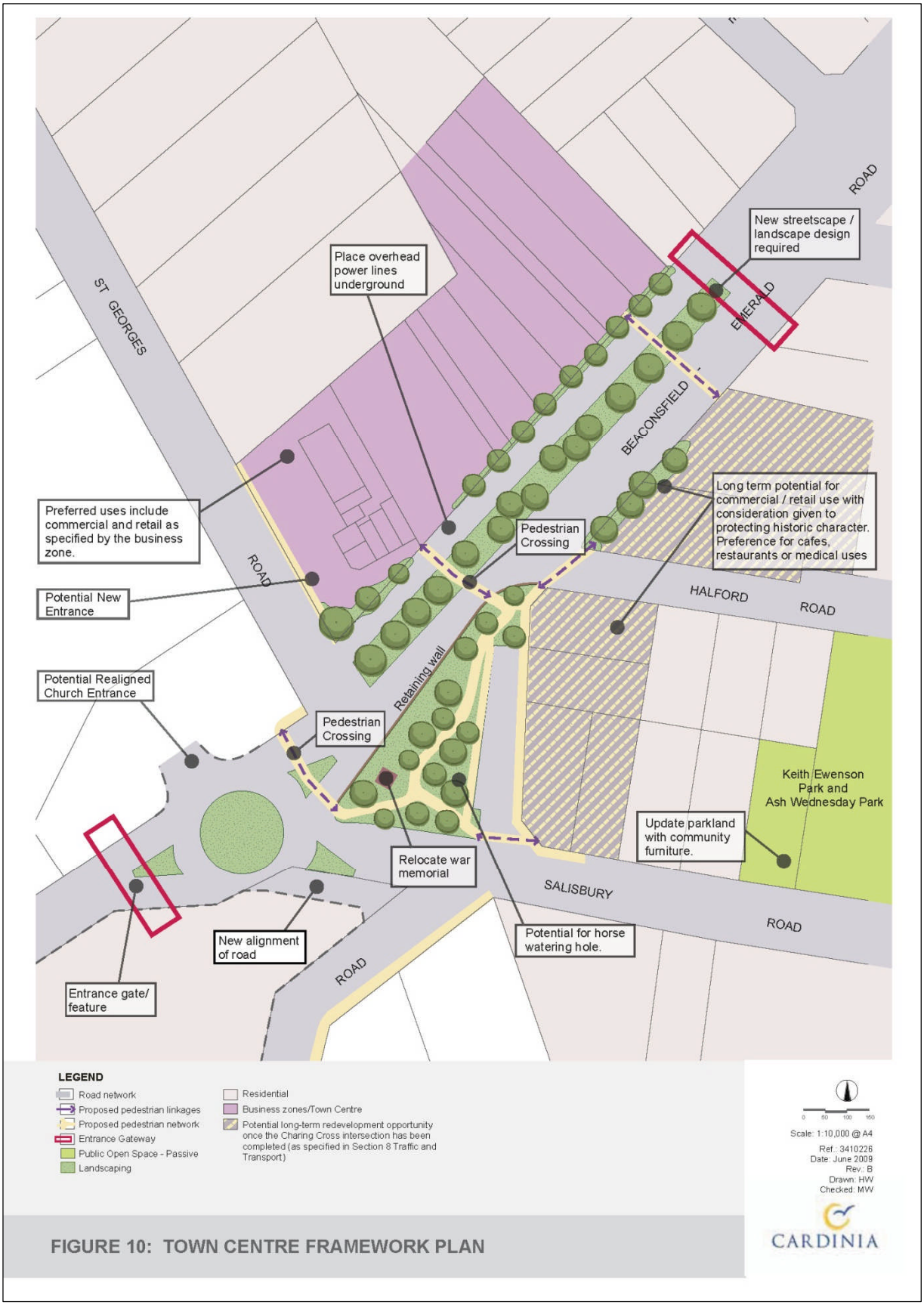


FIGURE 10: TOWN CENTRE FRAMEWORK PLAN

21.07-6 Bunyip

26/04/2013
C167

Bunyip is located approximately 80 kilometres south-east of Melbourne, on the Gippsland railway line and south of the Princes Highway. Historically, Bunyip was an important commercial and agricultural hub within the Cardinia Shire. Today, dominant activities and uses within and around Bunyip include residential and rural residential land uses, open space, rural industries (horticulture and agriculture) and recreation.

Vision

The vision for Bunyip is to be a rural township with extensive recreational opportunities, potential for substantial growth and a commercial and retail centre providing an extensive range of services to the township and nearby residents.

Bunyip will contain a range of housing types that respect the rural character of the town and the natural landscape. Open space areas will be diverse to allow access for active and passive recreation while ensuring the protection of remnant vegetation and wildlife corridors to allow the movement of species through the landscape.

Local area implementation

- Ensure that any proposed use or development within the Bunyip township is generally consistent with the *Bunyip Township Strategy (September 2009)*, including the Bunyip Framework Plan as shown in Figure 17.

Residential development

- Accommodate the growth of Bunyip within the current urban growth boundary.
- Retain wide road verges in the approach to the township.
- Maintain the existing street grid pattern within the township.
- Ensure the long-term sustainability of the community by providing residential development for a range of lifestyle opportunities.
- Ensure that infill residential development is integrated and respects the existing character of the township.
- Maintain generous street, footpath and easement widths in new developments.
- Ensure protection and conservation of native vegetation including street trees and roadside vegetation.
- Consider as appropriate the Precinct Character Guidelines set out in the *Bunyip Township Strategy (September 2009).*

Economic development

- Direct commercial and retail uses to the Main Street and the southern end of High Street.
- Promote 'infill' development in Main Street and High Street.
- Ensure further development of sites along Main Street does not compromise the future construction of the proposed car park at the rear of these lots.

Traffic and transport

- Require improvements in the connectivity of pedestrian and vehicular networks within the township as part of new subdivisions and developments.
- Avoid the inclusion of cul-de-sacs in new subdivisions.

- Construct a new path along Henry and Doran Roads to provide an off-road route to access the Bunyip Sanctuary.
- Ensure future subdivisions and developments do not compromise the future construction of a pedestrian, bicycle and equestrian path linking Garfield and Bunyip along Ti Tree Creek.

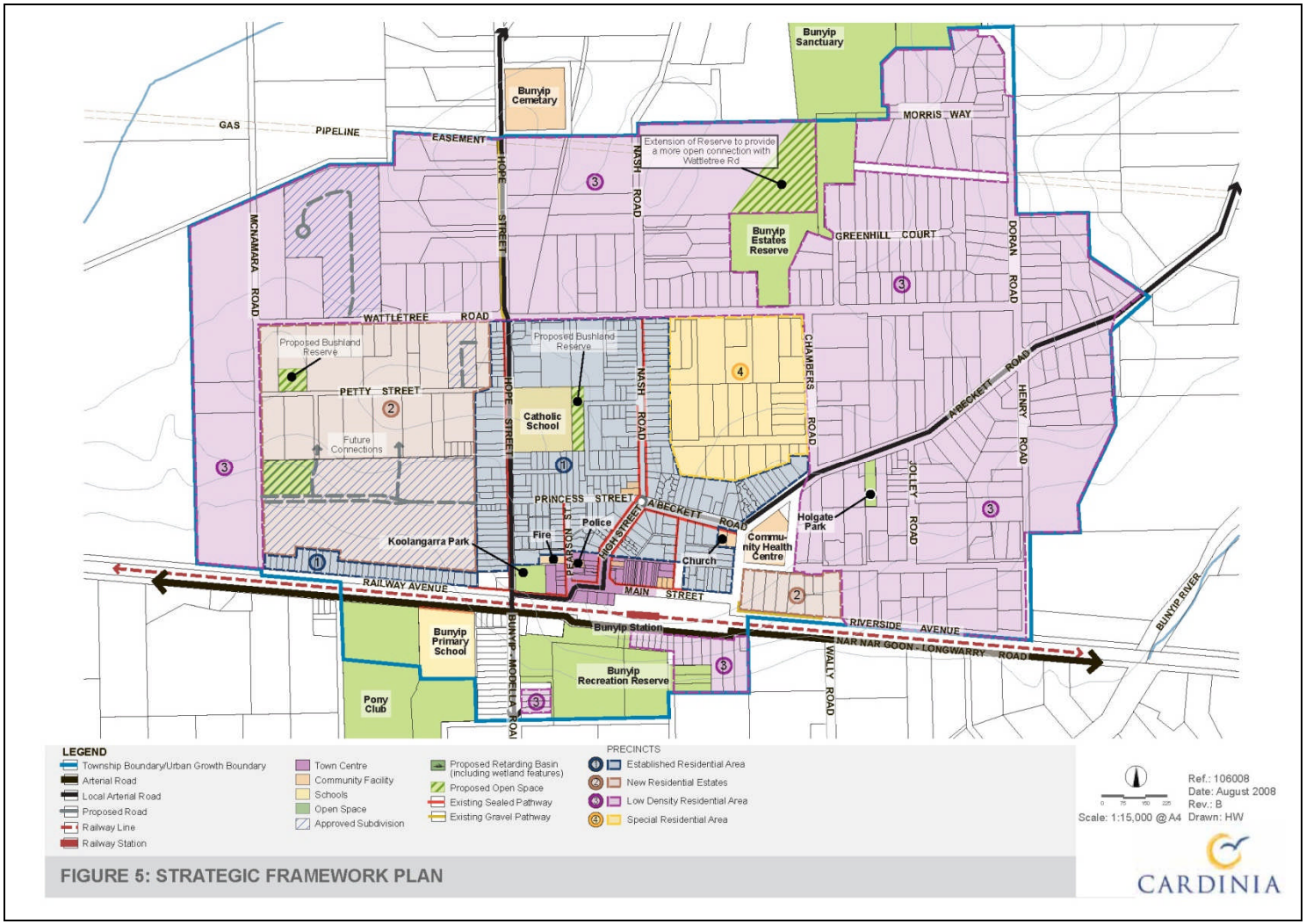
Open space

- Provide a series of linking paths for pedestrians and cyclists that will connect recreational facilities with the main residential areas and provide a series of circuits within the community.
- Ensure the protection of waterways including Ti Tree Creek.
- Consider a range of uses when designing existing and new local parks.
- Improve opportunities for passive recreation including by continuing to develop a network of trails.

Urban design (landscape and townscape)

- Create an entrance statement to the Bunyip township.
- Within the Main Street:
  - Encourage active uses at street level.
  - Promote the use of parapet walls.
  - Encourage new verandah's and the reinstatement of old verandah's.
- Where past road reserve widening has been substantial, road reserve widening should be provided as part of the further subdivision of land in order to achieve the wider rural streetscape envisaged by the original policy. If this is not possible, a landscape setback within a lot should be provided to achieve the appearance of a wider street.

Figure 17: Bunyip Framework Plan



21.07-7 Koo Wee Rup

25/02/2016
C189

The Koo Wee Rup Township is located off the South Gippsland Highway approximately 85 kilometres south east from Melbourne, 12 kilometres north of Lang Lang, 17 kilometres south of Pakenham and some 2 kilometres from Western Port. Dominant activities within the strategy area include residential, commercial developments, open space, and recreational pursuits. The function of the township is to provide services to the surrounding rural areas, including retail and commercial centre, education, community services and recreational activities. In addition to providing a destination for first home buyers the township is has a public hospital that provides acute care, residential care and a broad range of community services. These services appeal to retirees and reinforce Koo Wee Rup as a place to downsize and 'retire in place'. Koo Wee Rup also provides a rural lifestyle, which is a point of difference from the growth areas within Cardinia Shire.

Vision

The vision for the Koo Wee Rup Township for the next 10 years can be summarised as:

Koo Wee Rup is a thriving rural township with a diverse population of 4,000 residents, living in a range of housing which has been developed to respect and enhance the township character and heritage. A lively town centre provides a mix of retail and commercial opportunities for the township and surrounding areas.

Local residents participate in the wide range of community and recreational activities that are available. They have ready access to education, health, aged services, transport options and local jobs. Essential utilities such as water, sewerage and telecommunications have been augmented with the provision of reticulated natural gas. Footpaths, roads, piped drains and consistent quality street landscaping ensures that Koo Wee Rup is a sustainable rural township.

Local area implementation

- Ensure that any proposed use or development within or around the Koo Wee Rup Township is generally consistent with the *Koo Wee Rup Township Strategy* (October 2015), including the Koo Wee Rup Framework Plan (Figure 18).

Residential development

Residential development in the township generally extends to the north, north east and south of the town centre along Rossiter Road, Station Street and Sybella Avenue. The township includes housing from the early 19th century through to contemporary architectural designs, on allotments predominately containing single storey, detached brick or weatherboard houses that are set well back from the street.

- Ensure that any proposed residential development is in accordance with the *Koo Wee Rup Township Character Assessment (2006).*
- Support the release of residential land in a staged and controlled manner to accommodate the expected population growth. Protect and enhance the rural township character of Koo Wee Rup.
- Ensure the long term sustainability of the community by providing residential development for a range of household groups.
- Ensure that residential development responds to the issues of flood mitigation and environmental constraints.

Economic development

Koo Wee Rup faces similar issues to most small agricultural service centres around Victoria. These include the difficult trading role of local businesses forced to compete against the regional centre (in this instance, Pakenham and Cranbourne), the rationalisation and

withdrawal of services to regional centres, reduced self-sufficiency and increased commuter populations.

- Provide additional industrial land to the south of the township to encourage local employment opportunities.
- Advocate for the provision of adequate infrastructure (especially reticulated gas, water and sewerage) to support business expansion.
- Develop diverse local employment opportunities to meet the needs of a growing residential population.
- Strengthen the role of Koo Wee Rup town centre in order to meet the needs of the local community.
- Facilitate the development of an additional industry and service industry precinct within the Koo Wee Rup township.
- Support industry that relates to agriculture.

Community development

Koo Wee Rup has a range of community services and facilities, many of which are community based rather than provided by the State Government agencies or Cardinia Shire Council which reflects a strong sense of community which is an important part of the township character. Koo Wee Rup is a service centre for the surrounding districts; however public transport is extremely limited which restricts the ability of local residents to access the regional facilities and services located elsewhere.

- Enable residential development that supports housing needs in the area.
- Encourage opportunities to support residents to age in place, potentially through integration with the services provided by Koo Wee Rup Health Service.

Traffic and Transport

A high proportion of Koo Wee Rup residents are dependent on motor vehicles for transport due to the rural location of the township and limited public transport services presently available.

- Encourage pedestrian and bicycle usage to reduce car dependency for short trips within the township.
- Provide a safe, accesible and well-maintained network of footpaths, shared and cycling paths that provide access for all.
- Provide a reliable and regular public transport network which enables Koo Wee Rup residents to access services, education, employment and community networks.
- Provide sufficient car parking within the town centre to meet local needs by consolidating rear yards to provide combined parking courts to the rear of buildings and access via the orderly arranged laneways.

Physical infrastructure

Much of Koo Wee Rup has been developed with the usual physical infrastructure that is generally expected for residential areas, such as sealed roads, underground drainage and sewers. Through a collaborative approach with key stakeholders, reticulated sewage, water, drainage facilities, telecommunications and electricity can be extended to cater for future development in the township.

Koo Wee Rup has two overriding environmental issues – soils and drainage which present challenges for development. Koo Wee Rup's soils expand and contract which means that physical infrastructure, including roads, foothpths and pipes are prone to maintenance issues and require regular inspections, especially where newer developments abut older developments. Koo Wee Rup is built on the site of the Koo Wee Rup swamp which is a tectonically depressed basin. The area is very flat with little fall which effects drainage and

places the township at risk from flooding. The township is liable to flooding from local flood waters and overflows from the Bunyip Main Drain. Subsequently, the entire township is covered by a Land Subject to Inundation Overlay.

- Provide or upgrade utility services to improve the health, environment and amenity of residents and to minimise environmental impacts.
- Sensitive land uses, such as residential subdivision and dwellings, child care centre, pre-school centre or primary school, should not be located within 350m from the South East Water Treatment Plant unless permitted by South East Water, the Environmental Protection Authority and Cardinia Shire Council.
- Integrate stormwater treatment into the landscape, protect water quality of water entering Western Port and reduce the overall cost of drainage infrastructure.

Open space and recreation

The Koo Wee Rup community places a high priority on the provision of sufficient sport and recreation facilities. Like many rural townships, the traditional competitive sports of cricket, football, netball and bowls provide the focus for community participation.

- Provide open space to meet the active and passive recreational needs of the community.
- Provide a legible and permeable interlinked open space network.
- Support upgrades and explore opportunities at the Koo Wee Rup Recreation Reserve.

Environment

Koo Wee Rup has been substantially cleared of native vegetation due to the conversion of swampland to farmland during the 1890s until the present time. Presently only 1% of the original vegetation of the Koo Wee Rup swamp area remains intact. Many plants and animals are not locally extinct from the area but also lost from living memory to have ever existed in the region. Notwithstanding this, Koo Wee Rup does retain environmental qualities with conservation significance, including several species which are listed on the Department of Environment, Land, Water and Planning *Flora and Fauna Guarantee Act 1988* Threatened List (July 2012).

- Protect existing remnant indigenous vegetation for its biodiversity values.
- Ensure the adequate provision of land for the protection of areas with environmental significance.
- Identify and protect places of environmental signifigance.
- Ensure that the siting and design of new buildings and works avoids or minimises the removal and fragmentation of indigenous vegetation.
- Maximise opportunities for habitat corridors and open space along creeks and waterways while maintaining drainage capacity.
- Require future developments to maintain urban stormwater velocity to predevelopment levels.

Heritage

The Koo Wee Rup community has a strong connection with its post European cultural heritage. The township has a variety of sites that have shaped Koo Wee Rup into the township that it is today. There is a desire within the community to maintain and enhance the heritage values of the area.

- Ensure that sites of heritage significance are valued and protected.
- Support the restoration and / or adaptive reuse of buildings of heritage signfigance.
- Ensure that future development enhances the existing charactersitis of the township.

Urban design

The overall objective of urban design within Koo Wee Rup is to provide an attractive, functional and safe township. The township of Koo Wee Rup is flat with limited landscape variety. This determines that all the parts of Koo Wee Rup need to be connected by design elements to provide the consistent look and feel and retain the rural character which is valued by residents. The flat topography also contributes to the threat of flood inundation. The Land Subject to Inundation Overlay provisions, including the requirement to build above flood levels limit the extent of architectural creativity and variety, which also contributes to the uniformity of built form.

- Consider as appropriate the general design guidelines (Town centre) set out in Section 12.4 of the *Koo Wee Rup Township Strategy* (October 2015).
- Create a sense of identity and place for the community.
- Create a consolidated town centre which has active retail, commercial and civic uses.

Further strategic work

- Apply a Development Plan Overlay to the large blocks adjacent to Simms Land, bounded by Simms Lane, Rossiter Road, Supreme Road and the Urban Growth Boundary to guide development and address the issues of access, traffic movement, permeability, infrastructure provision, flood prevention and the protection and creation of habitat areas.
- Apply a Development Plan Overlay to 65,73 and 85 Moody Street and 120 Boundary Drain Road in order to guide development and address issues of access, permeability, infrastructure provision, flood prevention and the protection and creation of habitat areas.
- Rezone and apply a Development Plan Overlay to the property surrounding the Koo Wee Rup Regional Health Service, bounded by Rossiter Road, the Urban Growth Boundary and the Great Southern Rail Reserve from Farming Zone 1 to an appropriate residential zone and to address issues of access, permeability, traffic movement, infrastructure provision, flood prevention and the protection and creation of habitat areas.
- Rezone properties to the south of the township bounded by Sybella Avenue, the South East Water sewerage treatment plan and the Great Southern Rail Reserve from Farming Zone 1 to an appropriate industrial zone to provide land for local employment opportunities.
- Investigate the preparation of a planning scheme amendment in conjunction with South East Water to introduce an Environmental Significance Overlay (or similar tool) around the Koo Wee Rup Water Recycling Plant.

Figure 18: Koo Wee Rup Framework Plan

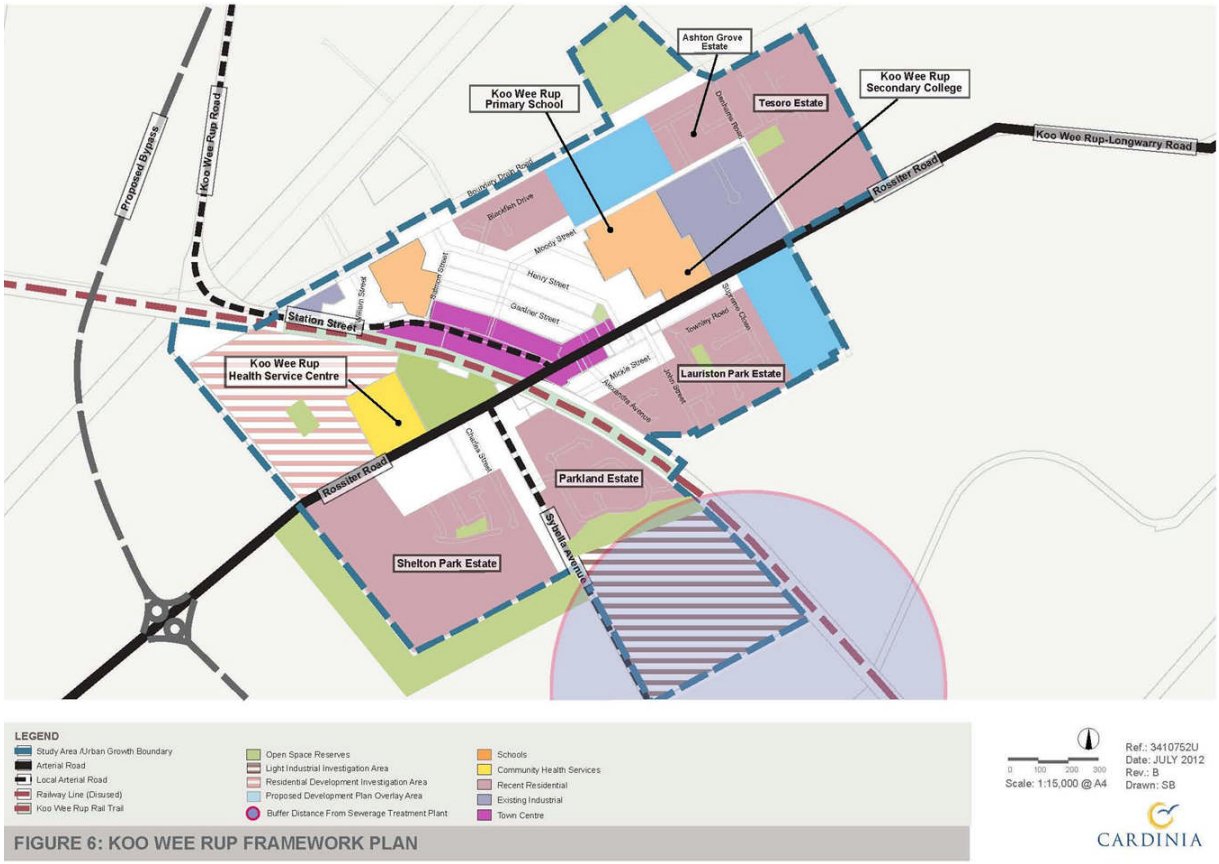


FIGURE 6: KOO WEE RUP FRAMEWORK PLAN