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C250card**LOCAL AREAS - HILLS REGION****Gembrook****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 1) and the Central Precincts Plan (Figure 2).

**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.

**Preferred 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. 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.
- Minimal hard surface coverage, particularly within the frontage.
- No, 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.
- 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.

## CARDINIA PLANNING SCHEME

### Economic development

- Facilitate development in Main Street in accordance with the Gembrook Framework Plan (figure 1) and the Precincts Land Use Table (table 1).
- Provide for light industrial land uses to service the township.
- Encourage the establishment of a medical practitioner in Gembrook.
- Encourage and support the establishment of a Visitor Information Centre in Gembrook.
- Encourage tourism developments to demonstrate a link with the heritage aspects of Gembrook.

### Central Precincts:

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	<ul style="list-style-type: none"> <li>▪ Continued service industry use</li> <li>▪ Offices</li> <li>▪ Educational services</li> <li>▪ Medium density residential development</li> <li>▪ Tourist accommodation</li> </ul>	<ul style="list-style-type: none"> <li>▪ Retail and commercial</li> </ul>
Central Retail Precinct	<ul style="list-style-type: none"> <li>▪ Active uses that attract daily pedestrian activity such as continued retail and commercial uses, i.e. shops and key service providers</li> <li>▪ Active uses that promote evening and weekend activity such as cafes and restaurants</li> <li>▪ Tourism activities</li> </ul>	<ul style="list-style-type: none"> <li>▪ Non-active uses</li> <li>▪ Uses that require vehicle access from the street frontage (i.e. petrol station, car wash, drive through bottle shop or car sales yard)</li> <li>▪ 'Traditional' residential development or ground floor residential development at the frontage</li> </ul>
Arts & Community Precinct	<ul style="list-style-type: none"> <li>▪ Community and cultural uses</li> <li>▪ Tourist accommodation</li> <li>▪ Medical Services</li> <li>▪ Offices</li> <li>▪ Tourism activities</li> <li>▪ Medium density residential development located behind another use preferred in the precinct</li> </ul>	<ul style="list-style-type: none"> <li>▪ Non- active uses</li> <li>▪ Uses that require vehicle access from the street frontage (i.e. petrol station, drive through bottle shop or car sales yard)</li> <li>▪ 'Traditional' residential development of ground floor residential development at the frontage</li> </ul>

### Open space

- Make Gembrook a walkable town, better connecting the town to open space and encouraging recreation and active transport opportunities

**Physical Infrastructure**

- 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.

**Further strategic work**

- Review the *Gembrook Township Strategy, June 2011*.
- 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.
- Initiate an amendment to the Cardinia Planning Scheme to introduce new planning controls which implement the town centre design guidelines.

**Incorporated documents**

*Gembrook Township Strategy, June 2011 (Cardinia Shire)*

**Reference documents**

*Cardinia Local Heritage Study Review*

*Land Capability Study of the Cardinia Shire, 1997*

*Cardinia Municipal Fire Preparedness Plan, 2005*

*Laneway Closure Scheme, 2002 (Cardinia Shire)*



Figure 2: Gembrook Central Precincts Plan



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**Cockatoo**

**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 3).

**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 permeable fences to enhance the bushland setting.
- 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)*.

**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.

**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 4), and that it has regard to the *Cockatoo Township strategy (March 2008)*.
- 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**

- Review the *Cockatoo Township Strategy, March 2008*.
- 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*.

**Incorporated documents**

*Cockatoo Township Strategy, March 2008 (Cardinia Shire)*

**Reference documents**

*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 (Cardinia Shire)*

*Cardinia Municipal Wildfire Preparedness Plan, 2005*

*Laneway Closure Scheme, 2002 (Cardinia Shire)*

Figure 3: Cockatoo Framework Plan

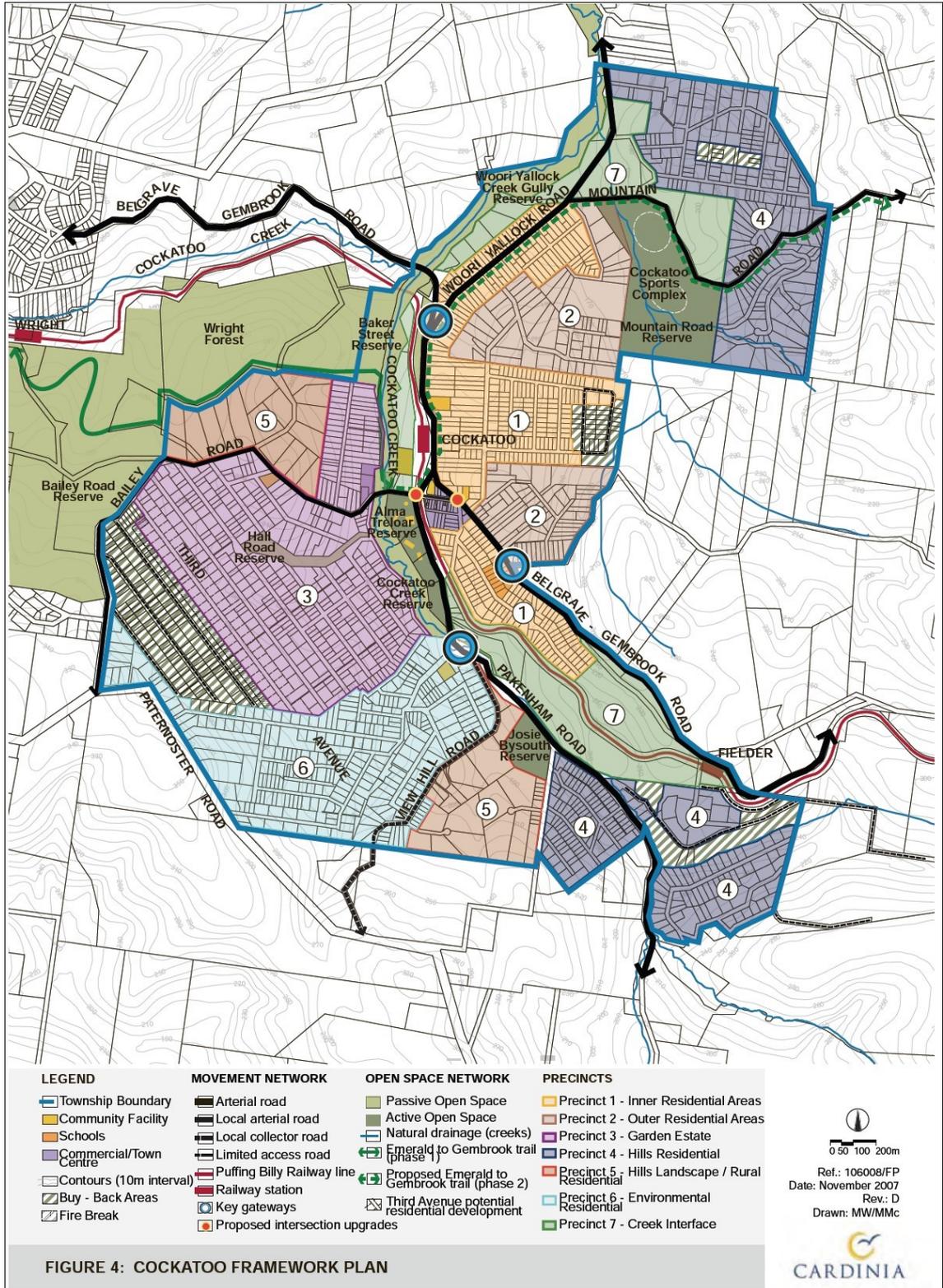
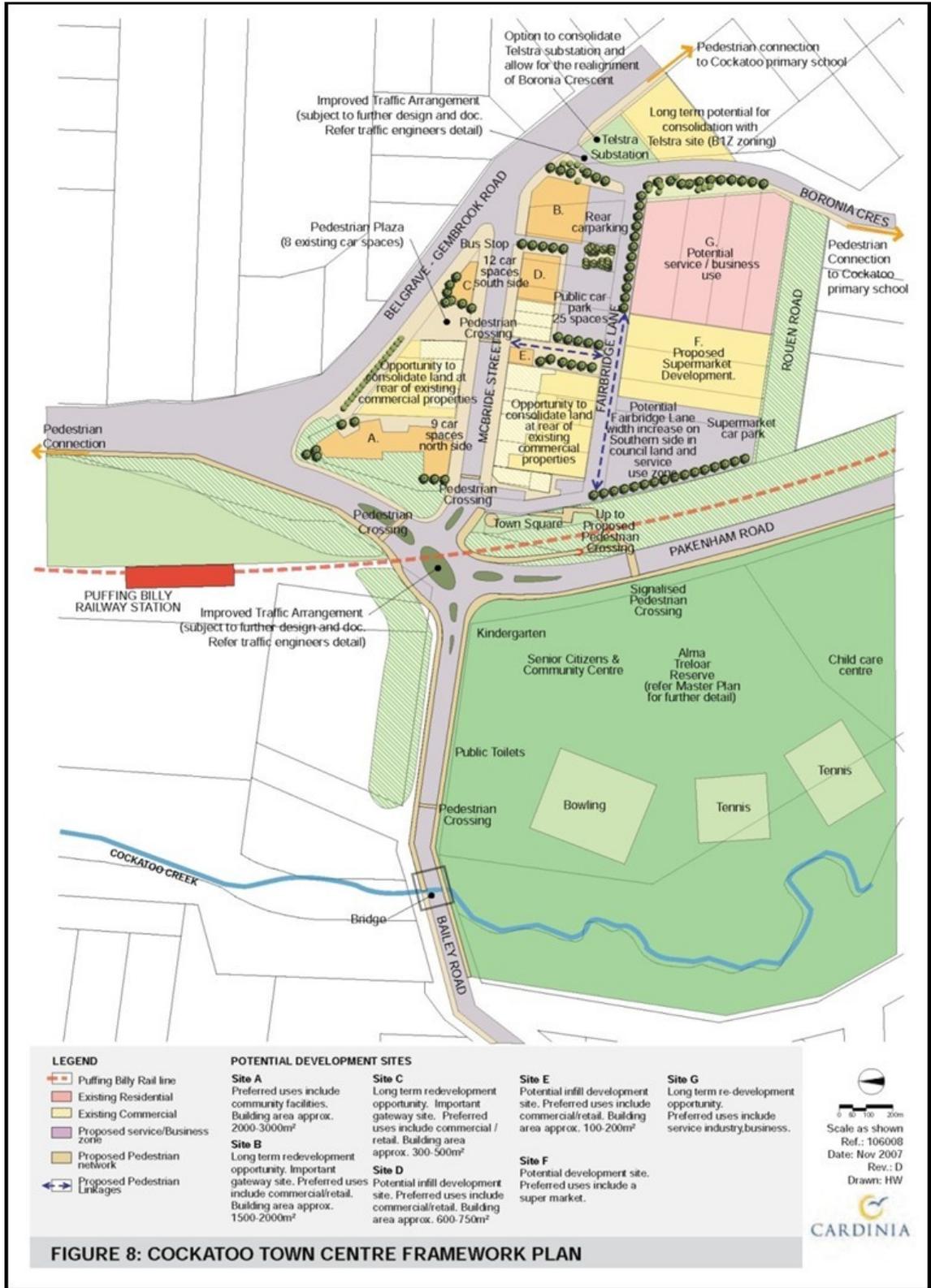


Figure 4: Cockatoo Town Centre Framework Plan



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## Emerald, Avonsleigh & Clematis

### 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 5).

### **Residential development**

- 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.
- 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 6.
- 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**

- Secure the long term use of land in Kings Road between the school oval and the Emerald Kindergarten for community purposes.

### **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 6.
- Consider as appropriate the town centre design guidelines set out in Section 12.5 of the *Emerald District Strategy (June 2009)*.
- Facilitate the redevelopment of the former nursery site on the northern side of Emerald-Beaconsfield Road and Belgrave-Gembrook Road roundabout.

### **Further strategic work**

- Review the *Emerald District Strategy, June 2009*.
- 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)*.

### **Incorporated documents**

*Emerald District Strategy, June 2009 (Cardinia Shire)*

### **Reference documents**

*Municipal Wildfire Preparedness Plan 2005*

*Land Capability Study of the Cardinia Shire, 1997*

Figure 5: Emerald Framework Plan

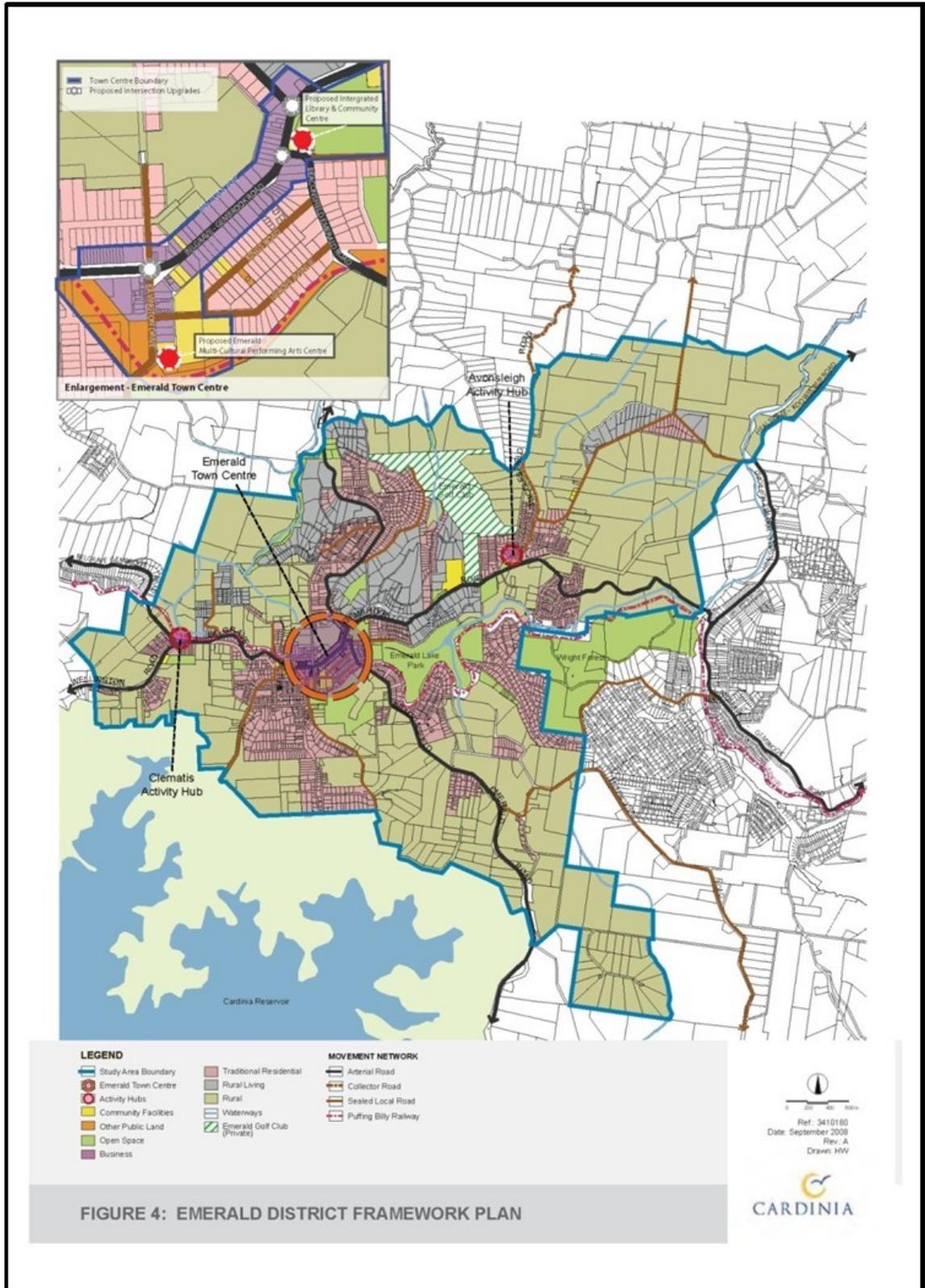
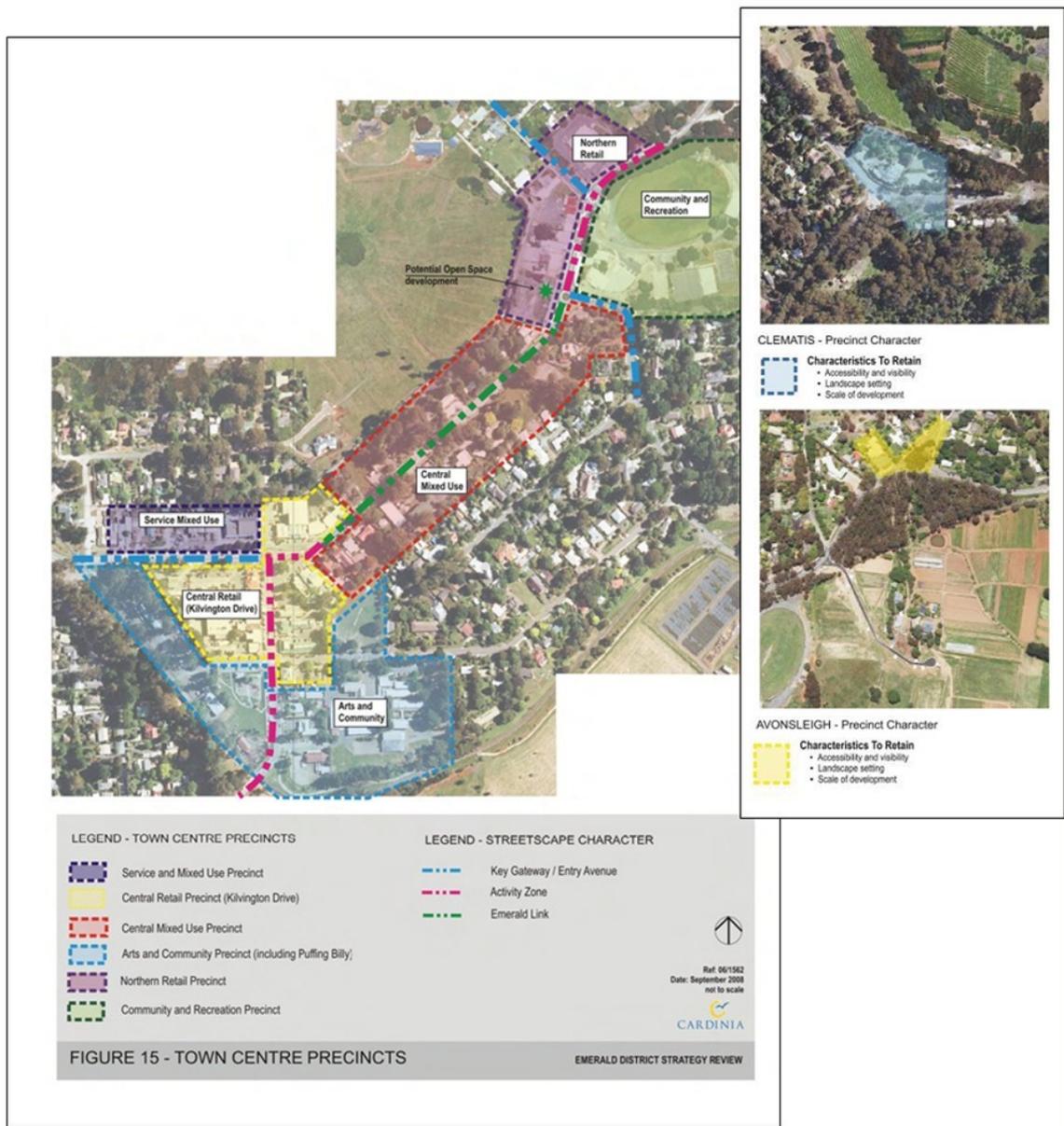


FIGURE 4: EMERALD DISTRICT FRAMEWORK PLAN

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 Rev. A  
 Drawn: HW

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Figure 6: Emerald Town Centre Precinct Plan and Clematis and Avonsleigh Activity Hubs



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## 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*, and the Upper Beaconsfield Framework Plan (Figure 7).

### 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 complement the natural environment of the area.
- Consider as appropriate the Precinct Character Guidelines set out in the *Upper Beaconsfield Township Strategy, July 2009*.
- Avoid residential development where the land has a slope greater than 20% or is designated ‘very poor’ in the *Land Capability Study for the Cardinia Shire, 1997*.

**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.

**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.

**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 8.

**Further strategic work**

- Review the *Upper Beaconsfield Township Strategy, July 2009*.
- 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.

**Incorporated documents**

*Upper Beaconsfield Township Strategy, July 2009 (Cardinia Shire)*

**Reference documents**

*Cardinia Municipal Wildfire Preparedness Plan, 2005*

*Land Capability Study for the Cardinia Shire, 1997*

Figure 7: Upper Beaconsfield Framework Plan

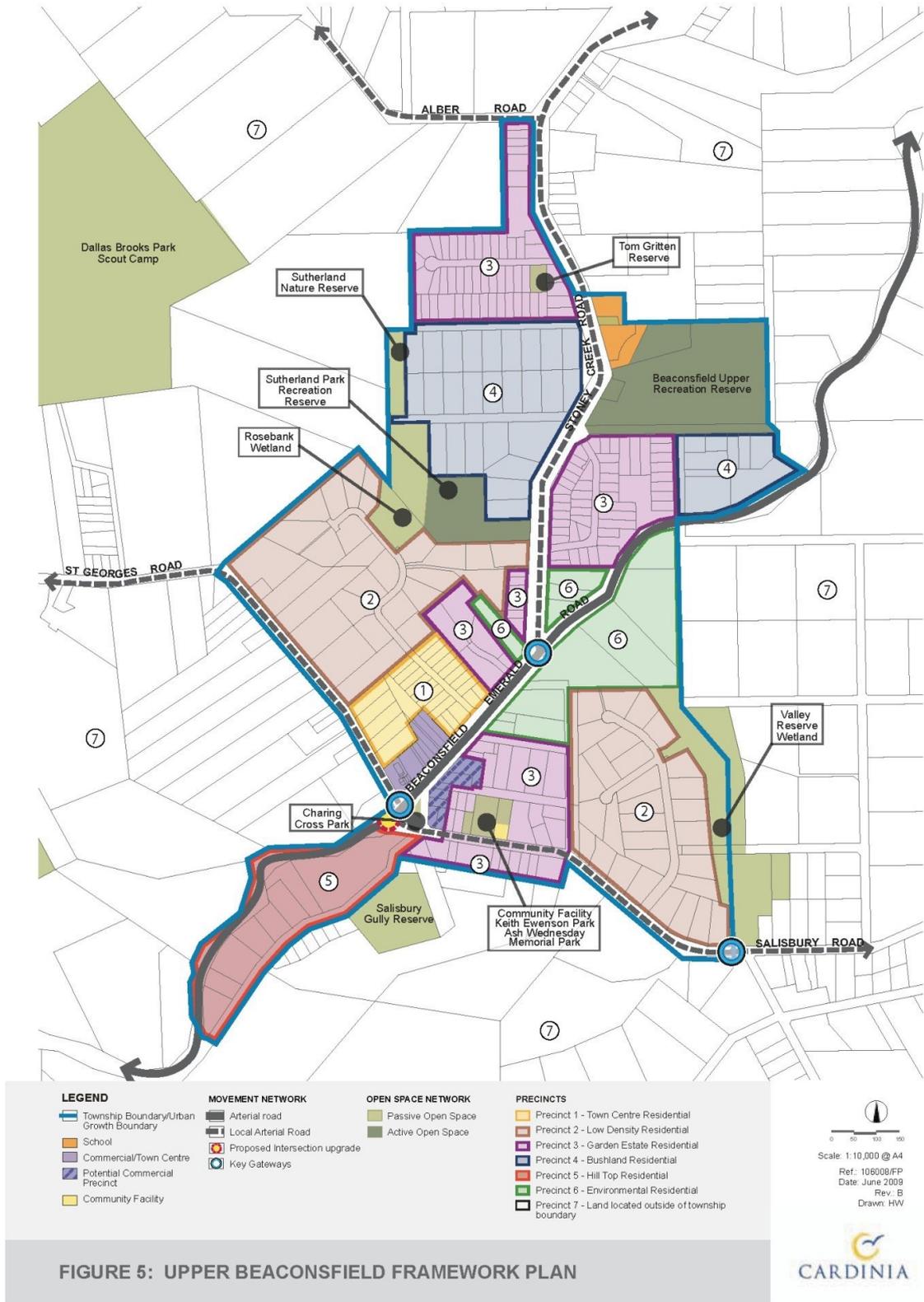
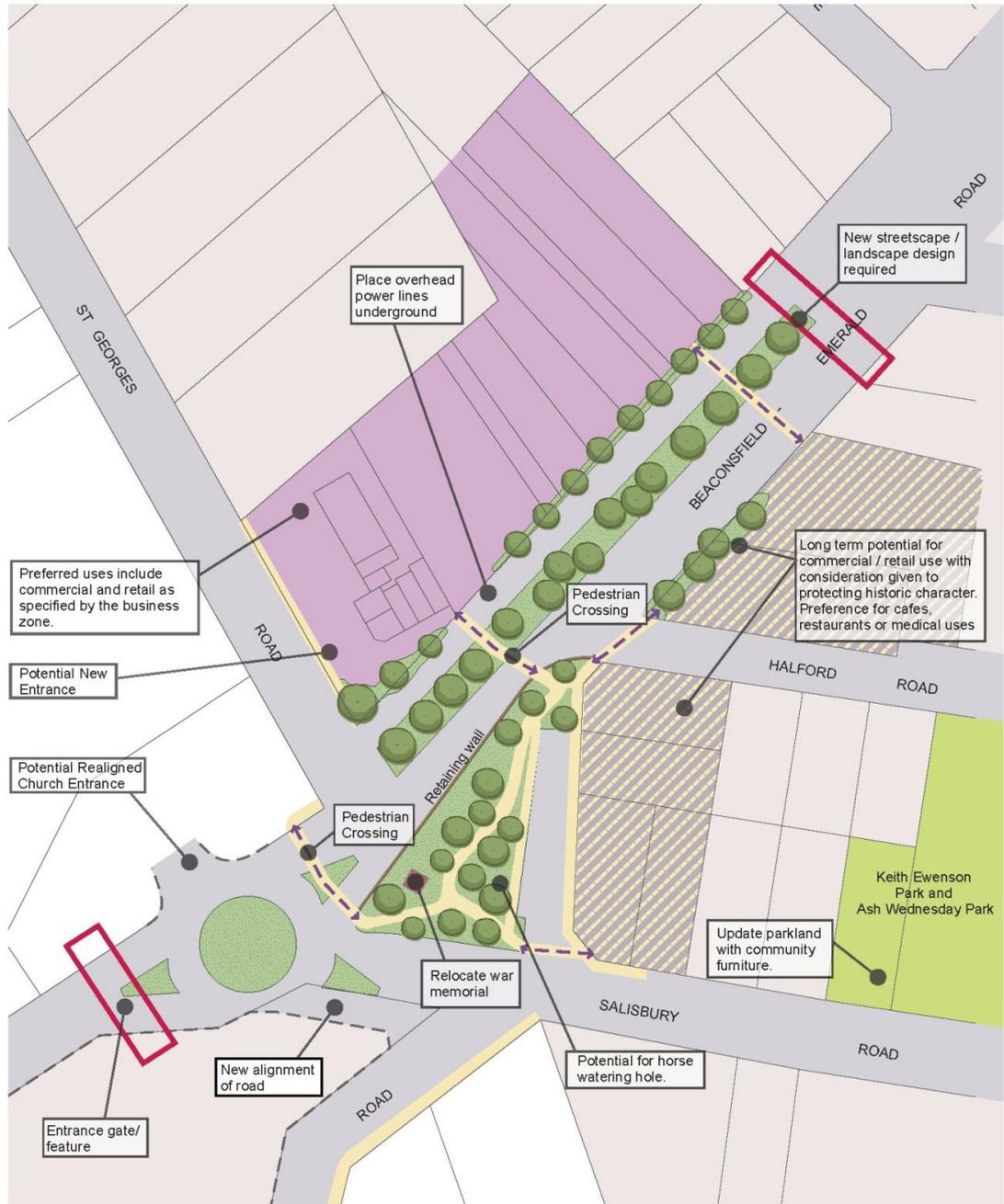


Figure 8: Town Centre Framework Plan



LEGEND	
	Road network
	Proposed pedestrian linkages
	Proposed pedestrian network
	Entrance Gateway
	Public Open Space - Passive
	Landscaping
	Residential
	Business zones/Town Centre
	Potential long-term redevelopment opportunity once the Charing Cross intersection has been completed (as specified in Section 8 Traffic and Transport)

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 Rev: B  
 Drawn: HW  
 Checked: MW



FIGURE 10: TOWN CENTRE FRAMEWORK PLAN