



# Beaconsfield Structure Plan Implementation Plan

Adopted: December 2017



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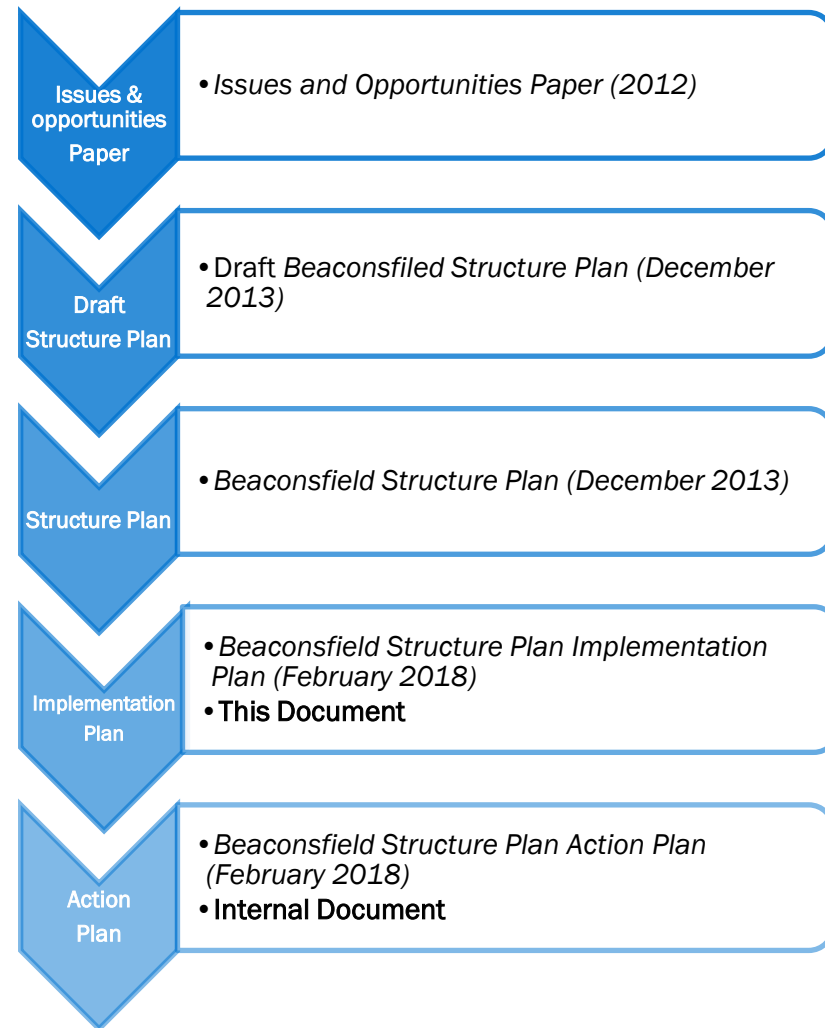
# 1 Introduction

The *Beaconsfield Structure Plan Implementation Plan (February 2018)* (the 'implementation plan') is informed by the *Beaconsfield Structure Plan (December 2013)* (the structure plan).

The structure plan was prepared by Cardinia Shire Council in consultation with the Beaconsfield community, service providers and relevant government departments and agencies. Feedback received during the evolution of the structure plan has assisted in the development of the vision, strategic objectives and actions for Beaconsfield.

The implementation plan extracts the 39 actions documented in the structure plan that Council intends to implement or advocate for over the next 15 years for Beaconsfield.

The evolution of the *Beaconsfield Structure Plan* is illustrated in Figure 1.



## 2 The Beaconsfield Structure Plan

Beaconsfield is located in the southeast of Melbourne and covers an area of approximately 376 hectares within the Urban Growth Boundary (UGB) and is defined by:

- Holm Park Road and the major electricity transmission line easement to the north
- Beaconhill Grange Residential Estate and Panorama Estate to the east
- Cardinia Creek to the south and west.



Figure 2 Beaconsfield Structure Plan area

The structure plan:

- Guides the growth and development of Beaconsfield over the next 15 years while seeking to facilitate the development of retail, commercial, community, residential and entertainment activities in order to meet the needs of the existing and future community.
- Provides the local community, developers and investors with greater certainty and confidence about future development in Beaconsfield and provides a framework for the consideration of future planning permit applications.

The vision for Beaconsfield, as outlined in the structure plan<sup>1</sup> is as follows:

*Beaconsfield is a vibrant and attractive village with a clearly defined civic and commercial heart. There is a strong sense of community which is supported by a built form that encourages opportunity for spontaneous interaction.*

*There is a continued relationship with the history of the town. New buildings, while contemporary in style, established a dialogue with the existing historical elements. The town has a legible, permeable structure which consolidates the built form and encourages movement. People feel secure and comfortable walking along the streets. All parts of the centre connect and relate well to one another. All forms of transport provide convenient and safe access to a wide range to a wide range of recreation, community and business services.*

*There is a variety of businesses and services and the community is able to meet all their everyday needs within the Beaconsfield town centre. Cardinia Creek is recognised as a great asset in the community and is well-connected to the town centre. There are diverse housing options available which will cater to the needs of all members of the community.*

To reinforce the vision for Beaconsfield, the structure plan provides key strategic objectives<sup>i</sup>.

- *Provide for sustainable growth and development within Beaconsfield which provides for the needs of the current and future community.*
- *Provide a vibrant town centre which meets the everyday shopping and service needs of the local community.*
- *Provide a range of employment options within Beaconsfield enabling more residents to work locally.*
- *Meet the diverse housing needs of the existing and future Beaconsfield community.*
- *Provide a safe and convenient movement network for all modes of transport.*
- *Make walking and cycling an attractive and convenient option for residents to move between local destinations and enjoy their town.*
- *Protect and enhance the environmental and landscape values of the area.*
- *Foster a continued relationship with the history of the town.*
- *Establish the northern ends of Woods Street as a lively commercial area with an exceptional public realm environment and a strong connection with Cardinia Creek.*

Five key focus areas have been identified, all of which have a list of objectives, strategies and actions to be implemented over the 15-year period.

*Table 1 Number of actions for each of the Key Focus Areas as listed in the Beaconsfield Structure Plan*

<b>Key Focus Area</b>	<b>Number of Actions</b>
Residential Growth	3
Economic Growth	3
Movement Network	10
Open Space and Environment	4
Heritage	2



## 3 The Implementation Plan

### 3.1 Purpose

The implementation plan (this document) is a Council-adopted document used to assist in implementing the actions of the *Beaconsfield Structure Plan (December 2013)* over a 15-year period.

The implementation plan provides:

- A framework to inform the community, major stakeholders and government agencies of projects that are to take place in the Beaconsfield town centre.
- Direction on the priority projects and resource allocation which has been developed following extensive consultation with the community, government agencies, major stakeholders and senior management within Council.
- A strategic link to:
  - The Beaconsfield Structure Plan
  - Council work plans and budget allocations
  - Council seeking external funding
  - Council's advocacy role

The implementation plan is an accountability tool that has been developed to ensure that the actions identified in the structure plan are undertaken and completed. The implementation plan will be reviewed alongside the structure plan every 5 years.

### 3.2 Actions in the implementation plan

Forty actions are listed in the structure plan. These actions are listed in Table 2 and have been summarised to indicate the following:

- The allocated timeframe
- The responsible agency (Council or the Victorian Government department/agency where Council will play an advocacy role)
- How the delivery/outcome of the task will be measured

### **Timeframe**

The timeframe for each action has been allocated in the following four categories:

1. Ongoing
2. Short term (0-5 years)
3. Medium term (5-10 years)
4. Long term (10-15 years)

An action may have been placed in the short term category for the following reasons:

- It already has allocated budget for the action to be undertaken
- Other actions are dependent on the findings of this action
- It may not need significant funding
- It can be accommodated in the current work plans and/or is already being undertaken within current work plans
- It is considered to be a 'quick win' project, whereby the work to undertake the task is minimal compared to the results/outcome of the findings.

### **Responsible agency**

Each action identifies the responsible agency that has a role in implementing the action. In cases where a Victorian Government department/agency has been identified, Council will play an advocacy role in the action identified, these actions are highlighted in light blue in Table 2.

### **Measure**

Measures have been identified for each action to ensure they can be tracked and monitored, and more importantly to identify if an action has been delivered within the identified timeframe.

## 4 Monitoring and evaluation

Successful implementation is underpinned by effective monitoring, review and evaluation processes.

Council is responsible for the monitoring and evaluation of the actions identified within this implementation plan.

Targeted communications are proposed to ensure government departments, agencies, key stakeholders and the community as a whole will remain well-informed and engaged in the process.

Examples of targeted communications include (but are not limited to):

- Major projects/tasks and milestones published via Connect (the Shire's community publication) or via a media release.
- Council's website will be updated (when considered necessary) to advise the community of the achievements and milestones for projects/tasks.

This open and transparent monitoring and evaluation process allows the community, stakeholders and government agencies access to information about the progress of the implementation plan and increases Council's credibility and accountability.

The structure plan and implementation plan will be reviewed every five years. It is expected that the documents will be reviewed in the year 2022.



## 5 Implementation Plan

Table 2. Beaconsfield Structure Plan Implementation Plan Actions

Action Number	Action Description	Timeframe	Responsible agency	Measure
<b>Urban Design</b>				
1	Prepare a planning scheme amendment to incorporate the Woods Street North Urban Design Guidelines (May 2013) into the Cardinia Planning Scheme.	Completed	Council (Strategic Planning) DELWP	Action Completed.  The Minister for Planning approved planning scheme amendment C198 on 12 May 2016.
2	Develop a streetscape plan for Woods Street and the Beaconsfield Railway Station forecourt.	Short	Council (Active Communities) PTV	Council adoption of streetscape plan.
<b>Key Focus Areas (Residential Growth)</b>				
3	Prepare a planning scheme amendment to implement the new State Government residential zones in accordance with the residential change principles outlined in the <i>Beaconsfield Structure Plan</i> .	Short	Council (Strategic Planning) DELWP	Approval of the planning scheme amendment by the Minister for Planning.
4	Require developments along the west side of Woods Street to deliver a design solution which provides passive surveillance over Cardinia Creek.  <u>Linked to Actions 33, 34 &amp; 39</u>	Short	Council (Strategic Planning) DELWP	Approval of planning scheme amendment C220 by the Minister for Planning.
5	Rezone land in the Glismann Road area for residential use with a Development (master plan) and infrastructure plan.  <u>Linked to Actions 16 &amp; 22</u>	Short	Council (Strategic Planning) DELWP	Preparation of a development plan.  Preparation of a DCP.  Approval of the planning scheme amendment by the Minister for Planning.

Action Number	Action Description	Timeframe	Responsible agency	Measure
<b>Key Focus Areas (Economic Growth)</b>				
6	Rezone the land referred to as the Commercial Triangle in the Beaconsfield Structure Plan from Industrial 1 to Mixed Use (MUZ).	Medium	Council (Strategic Planning)  DELWP	Approval of the planning scheme amendment by the Minister for Planning.
7	Investigate the potential to rezone the land at St. Francis Xavier Collage to a Special Use Zone (SUZ).	Short	Council (Strategic Planning)  DELWP	Determine whether a planning scheme amendment is required.
8	Consider rezoning the land at 8 Beaconsfield Avenue to residential if redevelopment is proposed.	Ongoing	Council (Strategic Planning)  DELWP  Landowner	Determine whether a planning scheme amendment is required.
<b>Key Focus Areas (Movement Network)</b>				
9	Continue to facilitate discussions with the landowners of the Woolworths development to provide a dedicated pedestrian route from Beaconsfield-Emerald Road into the development.	Ongoing	<u>Advocacy Responsibility</u> Council (Infrastructure Services)  <u>Ultimate Responsibility</u> Landowner/developer	Provision of connectivity solutions.

Action Number	Action Description	Timeframe	Responsible agency	Measure
10	In the short term, work with the owners of the Aldi/Woolworths car park area to improve circulation and legibility.	Ongoing	<p><u>Advocacy Responsibility</u> Council (Infrastructure Services)</p> <p><u>Ultimate Responsibility</u> Landowner/developer</p>	<p>Improvements to the Aldi/Woolworths car park.</p> <p>Provision of connectivity solutions.</p>
11	<p>Review the car parking layout of Aldi/Woolworths car park whenever redevelopment is proposed on the land.</p> <p><u>Linked to Actions 9 &amp; 10</u></p>	Ongoing	<p>Council (Infrastructure Services &amp; Statutory Planning)</p> <p>Landowner/developer</p>	<p>Provision of connectivity solutions.</p> <p><i>(Will be explored and delivered through future planning permit applications)</i></p>
12	<p>Develop a parking precinct plan for the Beaconsfield town centre (including Woods Street commercial area).</p> <p><u>Linked to Action 30</u></p>	Completed	<p>Council (Strategic Planning)</p> <p>Landowners</p>	<p>Action Completed.</p> <p>Council adoption of the Beaconsfield Parking Precinct Plan on 20 March 2017.</p>
13	Advocate for and provide appropriate bicycle infrastructure such as lane markings, bikeways and shared paths along the key movement networks identified in the <i>Beaconsfield Structure Plan</i> .	Ongoing	<p><u>Advocacy Responsibility</u> Council (Infrastructure Services)</p> <p><u>Ultimate Responsibility</u> VicRoads</p>	Implementation of active transport options.
14	Further investigate the provision of routes for active transport such as walking and cycling in Beaconsfield.	Ongoing	Council (Infrastructure Services)	Determine the required active transport routes.

Action Number	Action Description	Timeframe	Responsible agency	Measure
15	Advocate for a 60 km speed limit on the Princes Highway.	Short	<u>Advocacy Responsibility</u> Council (Infrastructure Services)  <u>Ultimate Responsibility</u> VicRoads	Reduction of speed limit to 70km.
16	Require the provision of traffic lights at Glismann Road/Princes Highway intersection to support residential development of the Glismann Road area.  <u>Linked to Actions 5 &amp; 22</u>	Short	Council (Infrastructure Services & Strategic Planning)  VicRoads	Construction of traffic lights at intersection of Glismann Road/Princes Highway.
17	Continue to advocate for improvements at Beaconsfield Railway Station.	Ongoing	<u>Advocacy Responsibility</u> Council (Infrastructure Services)  <u>Ultimate Responsibility</u> PTV	Improvements to parking and station facilities.
18	Continue to advocate for the delivery of the eastern ramps at the Princes Freeway interchange.	Ongoing	<u>Advocacy Responsibility</u> Council (Infrastructure Services)  <u>Ultimate Responsibility</u> VicRoads	Delivery of eastern ramps.



Action Number	Action Description	Timeframe	Responsible agency	Measure
<b>Key Focus Areas (Heritage)</b>				
23	Prepare appropriate protection to existing heritage properties within Beaconsfield.  <u><a href="#">Linked to Action 24</a></u>	Completed	Council (Strategic Planning & Environment)	Action Completed.  The Minister for Planning approved planning scheme amendment C161 on 21 January 2016.
24	Continue to review and assess the heritage value of properties throughout Beaconsfield and where deemed appropriate, incorporate these into a Heritage Overlay and/or implement particular design controls.  <u><a href="#">Linked to Action 23</a></u>	Completed	Council (Strategic Planning & Environment)	Action Completed.  The Minister for Planning approved planning scheme amendment C161 on 21 January 2016.
<b>Scenarios for Change (Memorial and Creek)</b>				
25	Investigate the traffic conditions at the intersection of Woods Street and Princes Highway and consider providing a shared pedestrian-priority zone to the west of the Memorial.	Completed	Council (Infrastructure Services)  VicRoads  PTV	Action Completed.  Determined the viability of a shared pedestrian-priority zone.
26	Design and deliver a solution that improves the public area adjacent to Princes Highway, North of Woods Street.	Short	Council (Infrastructure Services & Strategic Planning)	Provision of design improvements to the public area.
27	Create a design element that provides a pedestrian connection between the memorial and the Cardinia Creek corridor.	Completed	Council (Active Communities)	Action Completed.  Development of pedestrian connections between the memorial and the Cardinia Creek corridor.

Action Number	Action Description	Timeframe	Responsible agency	Measure
28	Provide a bus stop and shelter in consultation with the State Government to ensure a bus stop and shelter is located within the vicinity of the Memorial Creek Site.	Short	Council (Infrastructure Services)  PTV	Provision of a bus stop and shelter within the vicinity of the Memorial Creek site.
<b>Scenarios for Change (Jim Parkes Reserve)</b>				
29	Prepare a masterplan and deliver the revitalisation of Jim Parkes Reserve.	Short	Council (Active Communities)	Preparation and Council approval of a masterplan.  Delivery of the revitalisation of Jim Parkes Reserve.
<b>Scenarios for Change (Beaconsfield Point)</b>				
30	Review current on-street car parking and consider providing additional short-term, on-street, car parking along Woods Street, ensuring street planting and encouraging pedestrian activity and low-speed vehicular movement.  <u><a href="#">Linked to Action 12</a></u>	Completed	Council (Infrastructure Services)	Action Completed.  Reviewed through the development of the Beaconsfield Car Parking Precinct Plan (20 March 2017).
31	Investigate the potential for a pedestrian crossing point that is raised and/or paved with a material that differs from that of the carriageway on Woods Street to support safe and equitable pedestrian connections within the town centre.	Ongoing	Council (Infrastructure Services)	An understanding as to whether a pedestrian crossing point that is raised and/or paved with a material that differs from that of the carriageway on Woods Street is possible.



Action Number	Action Description	Timeframe	Responsible agency	Measure
<b>Scenarios for Change (Woodlands Grove)</b>				
32	Require the provision of pedestrian and cycling routes through new developments.	Ongoing	Council (Statutory Planning)	Provision of connectivity solutions. <i>(Will be explored and delivered through future planning permit applications)</i>
33	Require developments within the Woodland Grove precinct to deliver a design solution which provides medium density housing within a landscaped setting.  <u>Linked to Actions 4, 34 &amp; 39</u>	Short	Council (Strategic Planning)  DELWP	Approval of planning scheme amendment C220 by the Minister for Planning.
34	Require developments within the Woodlands Grove precinct to provide a landscape master plan that integrates the site with the environmental and landscape values of Cardinia.  <u>Linked to Action 4, 33 &amp; 39</u>	Short	Council (Strategic Planning & Statutory Planning)  DELWP	Approval of planning scheme amendment C220 by the Minister for Planning.  Provision of a landscape master plan that integrates the site.  <i>(Will be explored and delivered through future planning permit applications)</i>
<b>Scenarios for Change (Commercial Triangle)</b>				
35	Provide for landscaped pedestrian access through the site from Beaconsfield Avenue to Princes Highway which includes a distinctive surface treatment to identify it as a pedestrian priority zone.	Ongoing	Council (Statutory Planning)	Provision of landscaped pedestrian access.  <i>(Will be explored and delivered through future planning permit applications)</i>
36	Support distinct characters for Beaconsfield Avenue and Princes Highway interfaces. Develop a 'people-oriented' interface on Beaconsfield Avenue and a 'showcase' car oriented interface on the highway.	Ongoing	Council (Statutory Planning)	Provision of a distinct character for Beaconsfield Avenue and Princes Highway interfaces.  <i>(Will be explored and delivered through future planning permit applications)</i>

Action Number	Action Description	Timeframe	Responsible agency	Measure
37	Investigate the provision of new limited indented parking for customers and school drop-off/pick-up along both sides of Beaconsfield Avenue adjacent to the Commercial Triangle Precinct.	Completed	Council (Infrastructure Services) Council (Statutory Planning) Landowner	Action Completed. Determined the required indented parking along both sides of Beaconsfield Avenue.
<b>Scenarios for Change (Princes Highway Gateway Precinct)</b>				
38	Consider a possible land swap to accommodate a larger public space at the Memorial park in conjunction with a future redevelopment application for this site.	Ongoing	Council (Strategic Planning & Statutory Planning)	Determine if a land swap is to be undertaken. <i>(Will be explored and delivered through future planning permit applications)</i>
39	Prepare a planning scheme amendment which will facilitate the future redevelopment of the Princes Highway Gateway Precinct in accordance with the strategies outlined in the <i>Beaconsfield Structure Plan</i> .  <u>Linked to Actions 4, 33 &amp; 34</u>	Short	Council (Strategic Planning)  DELWP	Approval of planning scheme amendment C220 by the Minister for Planning.

## **6 The Beaconsfield Structure Plan – Action Plan**

The implementation plan will inform the *Beaconsfield Structure Plan Action Plan*.

The action plan is an internal Council working document prepared for each financial year.

The action plan will be closely monitored and will assist in the preparation of Council's funding submissions as well as capital works programs.

## 7 Abbreviations and Glossary

### Abbreviations

DELWP	Department of Environment, Land, Water and Planning
MUZ	Mixed Use Zone
PTV	Public Transport Victoria
SUZ	Special Use Zone
UGB	Urban Growth Boundary

### Glossary

#### Beaconsfield Car Parking Precinct Plan

The Beaconsfield Car Parking Precinct Plan analyses car parking demands, issues and opportunities for the area. It provides a strategic approach to guide future decisions with either statutory (Parking Overlay) or non-statutory mechanisms (car parking permits, signage and shared spaces) and provides the factual material and analysis needed to justify future decisions.

#### Minister for Planning

The Minister for Planning is responsible for a range of functions, and in certain circumstances has the power to intervene on matters associated with planning and heritage processes.

(Source: <http://www.planning.vic.gov.au>)

#### Planning Permit

A planning permit is a legal document that allows a certain use and / or development on land.

(Source: <http://www.planning.vic.gov.au>)

#### Planning Scheme Amendment

An amendment to the planning scheme involves changing the contents of the scheme, such as rezoning land or editing the written component

of the document. This process requires approval from the Minister for Planning at a Victorian Government level.

(Source: User Guide, Cardinia Planning Scheme)

#### Planning Scheme Amendment C198

Amendment C198 revised the Municipal Strategic Statement to incorporate the *Beaconsfield Structure Plan* into the Local Planning Policy Framework and inserted the *Beaconsfield Structure Plan December 2013* into the Cardinia Planning Scheme.

#### Planning Scheme Amendment C161

Amendment C161 implemented the findings of the Cardinia Local Heritage Study Review Volumes 1, 2 and 3 (Sept 2015).

#### Proposed Planning Scheme Amendment C220

The amendment proposes to implement the key objectives of the Beaconsfield Structure Plan December 2013, expires March 2019, by applying the Design and Development Overlay (DDO) to the following three precincts identified in the Structure Plan:

- Princes Highway Gateway Precinct (Proposed DD05)
- Beaconsfield Point Precinct (Proposed DD06)
- Woodlands Grove Precinct (Proposed DD07)

#### Planning Scheme

A statutory document which sets out objectives, policies and provisions for the use, development and protection of land in the area to which applies.

(Source: User Guide, Cardinia Planning Scheme)

#### Urban Growth Boundary

The Urban Growth Boundary (UGB) indicates the long-term limits of urban development and where non-urban values and land uses should prevail in metropolitan Melbourne.

(Source: <https://www.planning.vic.gov.au>)

#### Zone

Zones are applied to land to outline the types of use and development permitted on the land.

(Source: User Guide, Cardinia Planning Scheme)



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<sup>i</sup> Beaconsfield Structure Plan (Dec 2013) pg 5

<sup>ii</sup> Beaconsfield Structure Plan (Dec 2013) pg 6