



UPPER BEACONSFIELD

Township Strategy

Adopted by Council
20 July 2009



Sutherland
Nature Reserve

Sutherland Park
Recreation
Reserve

Rosebank
Wetland



Tom Gritton
Reserve

Beaconsfield Upper
Reserve



Keith
Evenson
Park
Ash Wednesday
Memorial Park



CARDINIA

Prepared by:

Cardinia Shire Council
Strategic Planning Unit

in association with

Upper Beaconsfield Review Steering Committee and
SMEC Urban

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Author's note:

According to Victorian place name registration, the area referred to in this strategy as Upper Beaconsfield was registered as 'Beaconsfield Upper' in 1999 and the telephone exchange was registered as such in 1966; however, Council acknowledges the community's preference for this area to be known as Upper Beaconsfield and has opted for this usage throughout this strategy.

1. INTRODUCTION

Upper Beaconsfield is located approximately 53 kilometres (33 miles) south-east of Melbourne on the southern foothills of the Great Dividing Range. Nearby towns include, Emerald (7.3 km north-east of Upper Beaconsfield) and Beaconsfield (7.23 km south-west of Upper Beaconsfield). The dominant activities and uses within the strategy area include residential, rural residential development, open space and recreation.

1.1 Purpose of the strategy

Cardinia Shire comprises 19 townships and a number of rural localities, each with a distinct identity, character and role. Both the Council Corporate Plan and the Municipal Strategic Statement (MSS) in the Cardinia Planning Scheme recognise the need for the preparation and implementation of a township strategy for each of the Shire's townships. The township strategies provide a strategic policy framework for the future development of each township. Each strategy provides clear direction in keys areas of:

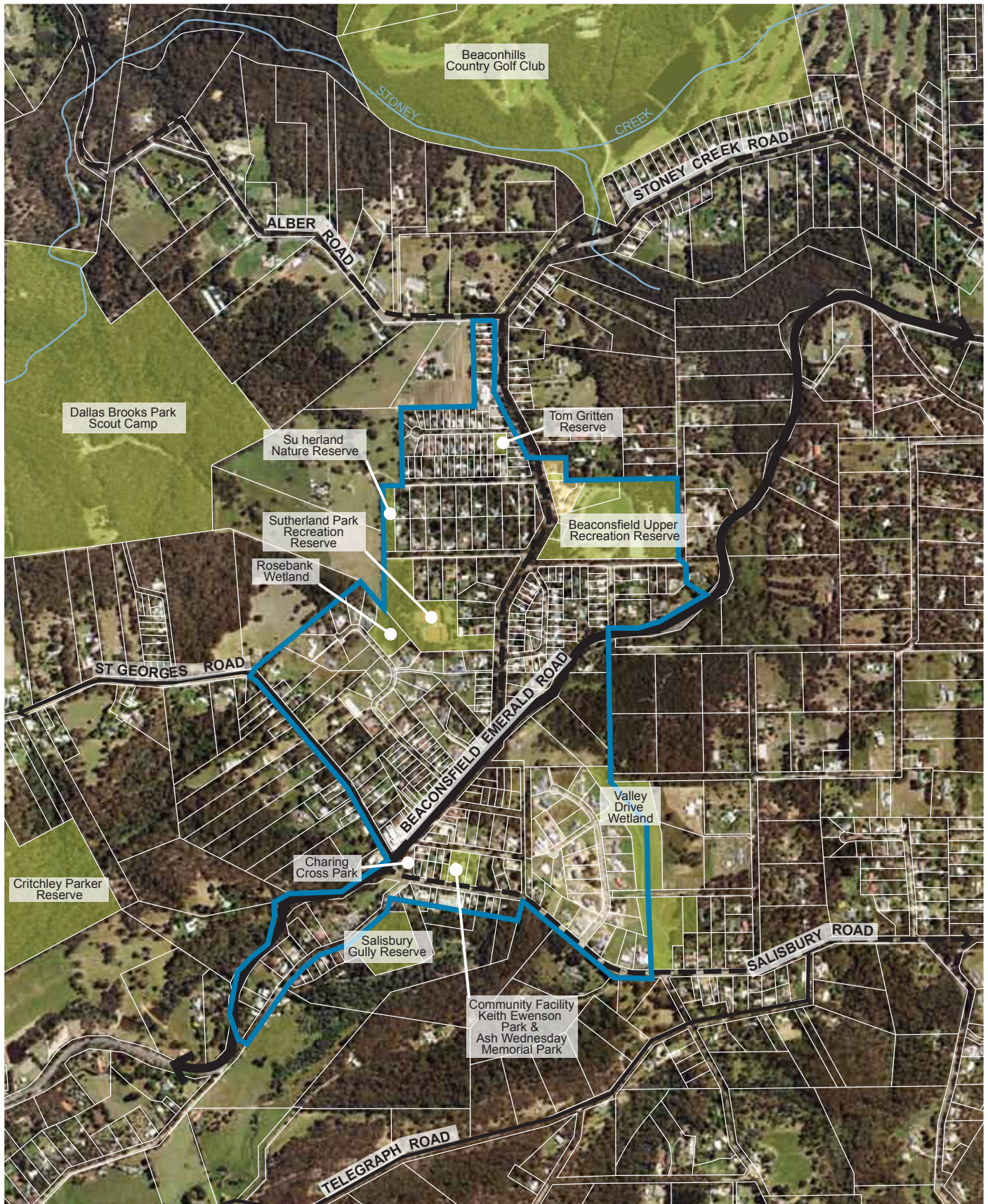
- residential development
- economic development
- community development
- open space
- traffic and transport
- physical infrastructure
- environment
- town centre design

This strategy sets out the key issues facing the Upper Beaconsfield Township and explains why they are important. The strategy then sets out objectives (what we are trying to achieve) and policies and actions (how the objectives will be achieved). Council, with the assistance of the Upper Beaconsfield Association, local community groups and other government agencies will play a critical role in implementing the actions set out in this strategy.





1.2 Strategy area

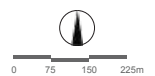
The area included in the Upper Beaconsfield Township Strategy is generally bounded to the north by Alber Road, to the east by Valley Drive, to the south by Salisbury Road and to the west by Rosebank Lane. The strategy concentrates on the township as shown in Figure 1.

Contextual information on land outside of the township is provided in Figure 2 and appendices 13.1 to 13.5. The Upper Beaconsfield area (which encompasses Dewhurst and Guys Hill) is generally bounded to the north by Cardinia Reservoir, to the east by Hamilton Reserve, to the south by Salisbury Road and to the west by St Georges Road.



LEGEND

-  Township Boundary/Urban Growth Boundary
-  Arterial Road
-  Local Arterial Road
-  Stoney Creek






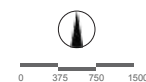
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FIGURE 1: STRATEGY AREA



LEGEND

-  Upper Beaconsfield Township Boundary/Urban Growth Boundary
-  Open Space
-  Town Centres



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FIGURE 2: Area of Upper Beaconsfield (encompassing Guys Hill and Dewhurst)

2. SNAPSHOT OF UPPER BEACONSFIELD

2.1 History

In 1846, a squatter named John Curran leased 6,400 acres of land that covered what is now known as Upper Beaconsfield from the State Government for pastoral purposes (sheep run), naming it the Mt Misery Run. The land was forfeited in 1864 and due to problems associated with access, steep terrain and poor soils it was considered to have limited appeal for farming or settlement purposes.

In 1872, HJ Valentine found gold south of Upper Beaconsfield in the Haunted Gully, now covered by the Beaconsfield Reservoir. Prospecting in the area began and it was estimated 200 miners were reported to be working in the locality. No significant gold deposit was ever found in the area. As the area was being mined, loggers were creating haulage tracks while logging the hillsides of Upper Beaconsfield.

In 1869, the government introduced Section 49 of the Land Act, a proposition to stimulate land sales and settlement in Victoria. Section 49 of the Land Act permitted any member of the public to select 20 acres (or less) of Crown land in a gold field area to be leased for two pounds per annum. If the selector improved the quality of the land and fenced the property, the land could be purchased from the Crown for one pound per acre. During the 1870s, various folks selected land from the Crown. In 1872, the first recorded house in Upper Beaconsfield was built by a Mr Snell, a draper from Collingwood, although he never owned the site. In 1876, George Britton Halford, a professor of medicine from Melbourne University, was the first person to own freehold land in the area.

1 McBride Road, Upper Beaconsfield (circa 1915)



Source: Cardinia Shire Council

Upper Beaconsfield developed into a popular weekend tourist destination, where a number of rural retreats and guest houses, complimented by a general store, cool store, tearoom, hotel, church, community hall and various recreational pursuits provided people with the opportunity to enjoy the eucalyptus forests, secluded creeks and fern gully landscapes of the area. Weekend guests arrived from Melbourne by train and travelled to Upper Beaconsfield in either horse drawn carts or by motor vehicles. Following the 1929 depression and World War 2, the number of visitors to the area declined and in 1950 only four guest houses remained in the area. Today, bed and breakfast accommodation is the preferred type of visitor accommodation.

At the same time, the region progressed as a prosperous fruit production district, with at least 40 orchards in the area. Today, there are no longer any commercial orchards in Upper Beaconsfield and the Victorian Orchardists Cool store and Fruit Packing Shed located on Halford Road is a significant reminder of Upper Beaconsfield's horticultural past.

On Wednesday 16 February 1983, an intense firestorm devastated Upper Beaconsfield. Prior to the Ash Wednesday fires, 240 houses existed in the area. The Ash Wednesday fires destroyed 186 houses and nine residents were killed. St Georges Road, Alber Road and Carpenter Road were among the worst hit areas. The Upper Beaconsfield public hall was saved and the building evolved from a drop-in centre to a community centre as a means of community support. The spirit and determination of the Upper Beaconsfield residents helped create and build the unique community it is today.

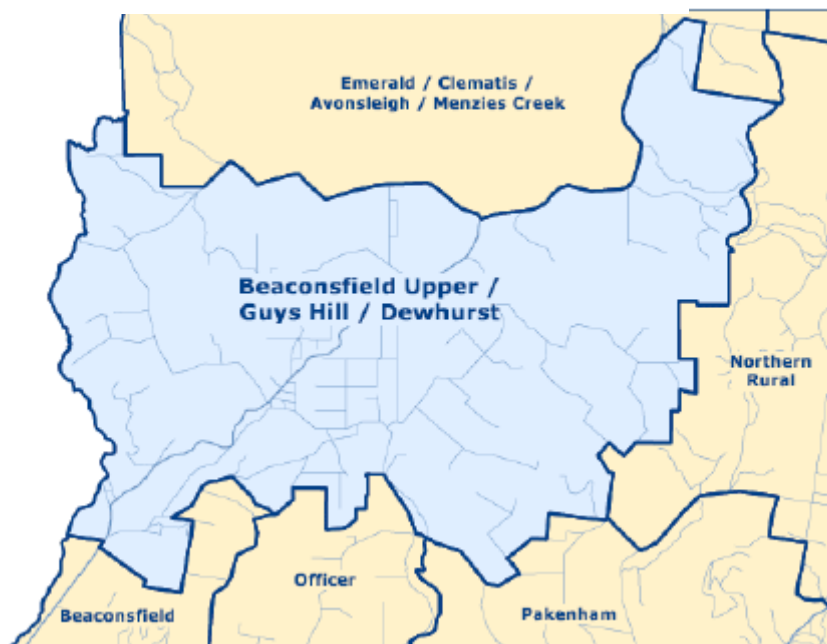
Today, Upper Beaconsfield retains much of its rural heritage and country atmosphere with tree-lined streets, rural landscapes, hill-top views and bush land interspersed with residential, rural residential and open spaces used for recreational purposes.

Upper Beaconsfield's main commercial retail strip is located along Beaconsfield–Emerald Road and Salisbury Road between St Georges Road and Paul Grove. It is interspersed with houses and vacant lots. The pattern of development in the town centre appears relatively random.

The Beaconsfield–Emerald Road is the main vehicle route to Upper Beaconsfield, Emerald and a tourist route to the Dandenong Ranges and beyond. Upper Beaconsfield features three major events each year known as the Upper Beaconsfield Community Festival, Tower Fun Run and Carols by Candle Light.

2.2 Population

Figure 3: Map of Upper Beaconsfield, Guys Hill and Dewhurst



Source: Community Profile www.id.com.au

The profile undertaken by the Australian Bureau of Statistics for Upper Beaconsfield captures data that includes the Upper Beaconsfield Township and rural land (Guys Hill and Dewhurst) as shown in Figure 3. All statistical references to Upper Beaconsfield in this section encompass land as described in Figure 3.

In 1996, Upper Beaconsfield had a population of 2,852 people, while in 2001 the population had grown to 2,924 people and in 2006 the population totalled 3,180 people. The population statistics suggest the district has experienced a moderate population growth. Between 1996 and 2006 the population (excluding overseas visitors) had increased by 11.4% (or 328 people) in Upper Beaconsfield–Guys Hill–Dewhurst.

The land area of Upper Beaconsfield is 39.73 square kilometres.

Table 1: Population and age structure 2001–06

Age structure age group (years)	Beaconsfield Upper–Guys Hill–Dewhurst						
	2006			2001			Change 2001 to 2006
	Number	Cardinia % Shire %	Number	%	Cardinia Shire %		
Enumerated data							
0 to 4	206	6.5	7.6	184	6.3	7.8	22
5 to 11	357	11.2	12.1	375	12.8	12.9	-18
12 to 17	374	11.8	10.1	328	11.2	10.0	46
18 to 24	256	8.1	8.4	249	8.5	7.8	7
25 to 34	235	7.4	12.2	263	9.0	13.6	-28
35 to 49	781	24.6	23.9	723	24.7	23.8	58
50 to 59	458	14.4	12.0	449	15.4	11.5	9
60 to 69	265	8.3	7.2	191	6.5	6.2	74
70 to 84	200	6.3	5.4	110	3.7	5.5	91
85 and over	48	1.5	1.1	51	1.8	1.0	-4
Total	3,180	100.0	100.0	2,924	100.0	100.0	256

Source: Cardinia Community Profile www.id.com.au

The age structure of a population is usually indicative of the level of demand for services and facilities (as most services and facilities are age-specific).

In 2006, almost 30 per cent (29.5%) of the population was aged between 0 and 17, while 24.6% were aged 35–49 years and 16.1% were aged 60 years and over. The largest changes in age structure in this area, between 2001 and 2006, were in the age groups 70–84 (+91 persons), 60–69 (+74 persons), and 35–49 (+58 persons).

Table 2: Employment status

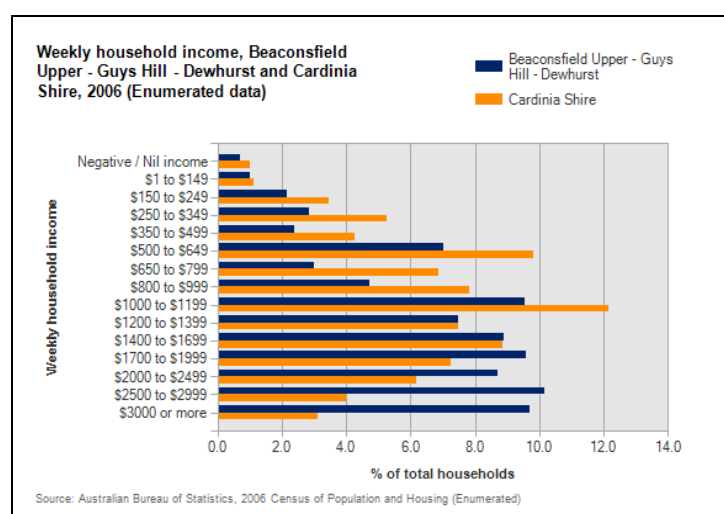
Employment status (persons aged 15 years and over)	Beaconsfield Upper–Guys Hill–Dewhurst						
	2006			2001			Change 2001 to 2006
	Number	%	Cardinia Shire %	Number	%	Cardinia Shire %	
Enumerated data							
Employed full time	971	57.3	60.6	896	58.0	60.5	75
Employed part time	608	35.9	32.4	554	35.8	31.5	54
Employed not stated	67	3.9	2.8	38	2.5	3.1	28
Total employed	1,645	97.1	95.7	1,488	96.3	95.1	157
Total unemployed	49	2.9	4.3	57	3.7	4.9	-8
Total labour force	1,694	100.0	100.0	1,545	100.0	100.0	149

Source: Cardinia Community Profile www.id.com.au

The size of Upper Beaconsfield–Guys Hill–Dewhurst's labour force in 2006 was 1,694 people, of which 971 people were employed full time (57.3%), 608 people employed part time (35.9%), 49 people were unemployed (2.9%) and 67 people's employment status was not stated (3.9%).

Between 2001 and 2006, the number of people employed in Upper Beaconsfield–Guys Hill–Dewhurst showed an increase of 157 people and the number unemployed decreased by 8 people.

Table 3: Household income



Source: Cardinia Community Profile www.id.com.au

Household income is one of the most important indicators of socio-economic status. Together with other sources, such as educational qualifications and occupation, it helps to evaluate the economic opportunities and socio-economic status of an area. The amount of income a household generates is linked to a number of factors including the number of workers in the household, the number of people unemployed and the type of employment undertaken by the household member.

There is a considerably larger percentage of households with high income levels and a smaller share of low income households in Upper Beaconsfield compared to Cardinia Shire. Overall, 38.2% of the households earned a high income, and 9.2% were low income households, compared with 20.5% and 15.2% respectively for Cardinia Shire. This is a reflection of a greater percentage of professionals and skilled workers and a greater share of people with a bachelor or diploma degree.

Table 4: Household size

Household size (number of persons usually resident)	Beaconsfield Upper - Guys Hill - Dewhurst						
	2006			2001			Change 2001 to 2006
	Number	%	Cardinia Shire %	Number	%	Cardinia Shire %	
1 Person	109	10.9	18.0	85	9.4	17.3	24
2 Persons	312	31.3	32.0	294	32.7	30.5	18
3 Persons	147	14.8	16.4	140	15.5	17.2	7
4 Persons	246	24.8	19.7	230	25.6	20.1	17
5 Persons	136	13.7	9.7	113	12.5	10.2	23
6 or more Persons	45	4.6	4.2	38	4.3	4.7	7
Total	995	100.0	100.0	899	100.0	100.0	96

Source: Cardinia Community Profile www.id.com.au

The size of a household generally follows the life-cycle of families. Households are usually small at the stage of relationship formation (early marriage), and then increases in size with the advent of children. They later reduce in size again as these children reach adulthood and leave home. However, household size can also be influenced by a lack (or abundance) of affordable housing. Further, overseas migrants and indigenous people often have a tradition of living with extended family members and/or other families.

Analysis of the number of people usually resident in a household in Upper Beaconsfield–Guys Hill–Dewhurst compared with Cardinia Shire, shows that there is a slightly smaller proportion of lone person households, and a slightly larger proportion of larger households (those with two people or more). Overall, 10.9% are lone person households and 31.3% are larger households, compared with 18.0% and 32.0% respectively for Cardinia Shire.

2.3 Anticipated change in population

Table 5: How many will live here in the future?

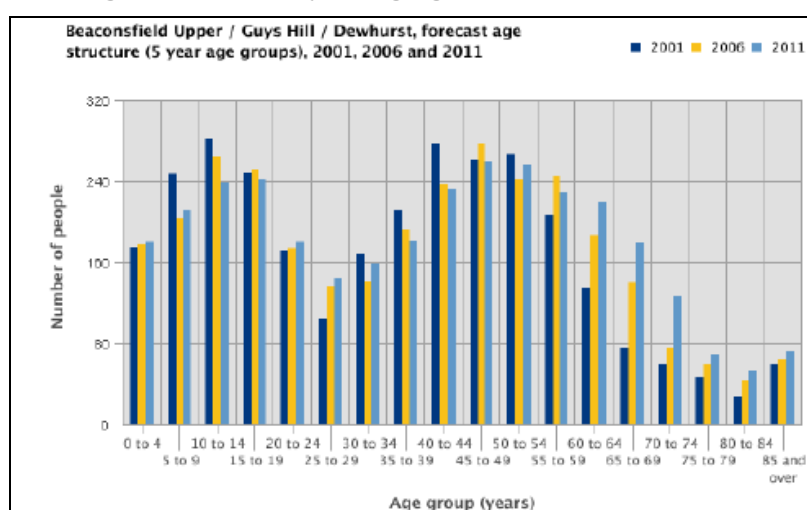
Summary data	Forecast year				
	2001	2006	2011	2016	2021
Total population	3,029	↗ 3,119	↗ 3,237	↗ 3,388	↗ 3,588
Households	955	↗ 1,034	↗ 1,107	↗ 1,180	↗ 1,254
Dwellings	977	↗ 1,057	↗ 1,132	↗ 1,207	↗ 1,282
Average household size	3.08	↘ 2.94	↘ 2.85	↘ 2.80	↘ 2.77

≈ stable* from previous year ↗ increase from previous year ↘ decrease from previous year
 * stable refers to between +/- 0.5% change

Source: Cardinia Community and Household Forecasts: www.id.com.au

Upper Beaconsfield has the potential for future growth and it is projected to increase to nearly 3,588 people by the year 2021. The population growth represents an increase of approximately 559 people in 20 years.

Table 6: Forecast age structure (5-year age groups), 2001, 2006 and 2011



Source: Cardinia Community and Household Forecasts www.id.com.au

The most significant changes in age structure expected in this area between 2006 and 2011 is the moderate gain of young and mature families (30–44 years) with children (0–14 years), the significant loss of population in the young adult age groups (18–24 years), as young home leavers seek

employment and educational opportunities in Melbourne; a loss of population in the empty nester and retiree age groups (50–64) and little change through migration is expected in ages 65+ age group.

Table 7: Forecast household types

Household types households (occupied private dwellings)	Forecast year		
	2001	2006	2011
Couple families with dependents	494	↘ 473	≈ 473
Couples without dependents	262	↗ 329	↗ 375
Lone parent families with dependents	78	↗ 82	↗ 86
Other families	15	↗ 17	↗ 18
Lone person households	88	↗ 111	↗ 130
Group households	19	↗ 22	↗ 25
Total households	955	↗ 1,034	↗ 1,107

≈ stable* from previous year ↗ increase from previous year ↘ decrease from previous year
 * stable refers to between +/- 0.5% change

Source: Cardinia Community and Household Forecasts www.id.com.au

The predominant household and family types until 2011 are couples with dependents, couples without dependants, lone person households and lone parent families with dependants. This trend is likely to continue into the future though some changes are likely as the population ages.

2.4 Policy context

Both Council's Corporate Plan and Municipal Strategic Statement (MSS) recognise the need for the preparation and implementation of a township strategy for each of the Shire's townships. The MSS acknowledges the pattern of settlement in Cardinia Shire is primarily focused in townships ranging from large rural townships to rural localities. Upper Beaconsfield has been identified as being a large rural township. Strategic directions relevant to Upper Beaconsfield to achieve the objective for townships in the MSS are:

- limit residential development, including rural residential subdivision, in the hills towns unless provided for by the strategy plan for the township or the development results in significant environmental or community benefits
- maintain and enhance the distinct character of each township
- maintain the current diverse range of lot sizes in the hills towns as an intrinsic part of the character
- provide sewerage treatment and stormwater management systems to minimise the impact of existing township development on the environment and to enable development to occur in townships in accordance with the strategy plan
- encourage the retention and development of commercial and community services.

The State Government released 'Melbourne 2030 – Planning for Sustainable Growth' in October 2002. Melbourne 2030 is a strategic plan developed to manage growth across metropolitan Melbourne and the surrounding region. In an attempt to conserve rural resources and significant natural features outside the growth areas of metropolitan Melbourne, the State Government has identified 12 green wedge regions in Victoria (Figure 4). The green wedges in metropolitan Melbourne contain elements that are of social, economic and environmental significance. Upper Beaconsfield is located within the Southern Ranges Green Wedge. The significant elements in this green wedge include:

- national parks, such as Churchill and Bunyip
- recreation and tourism facilities, such as Lysterfield Lake Park, Dandenong Police Paddocks
- areas of environmental and landscape qualities in the vicinity of the Dandenong Ranges
- metropolitan water storage such as Cardinia Reservoir
- tourism features.

Figure 4: Metropolitan green wedges



Source: Melbourne 2030

3. STRATEGIC OBJECTIVES AND FRAMEWORK PLAN

3.1 Vision

The desired vision for Upper Beaconsfield for the next 10 years can be summarised as:

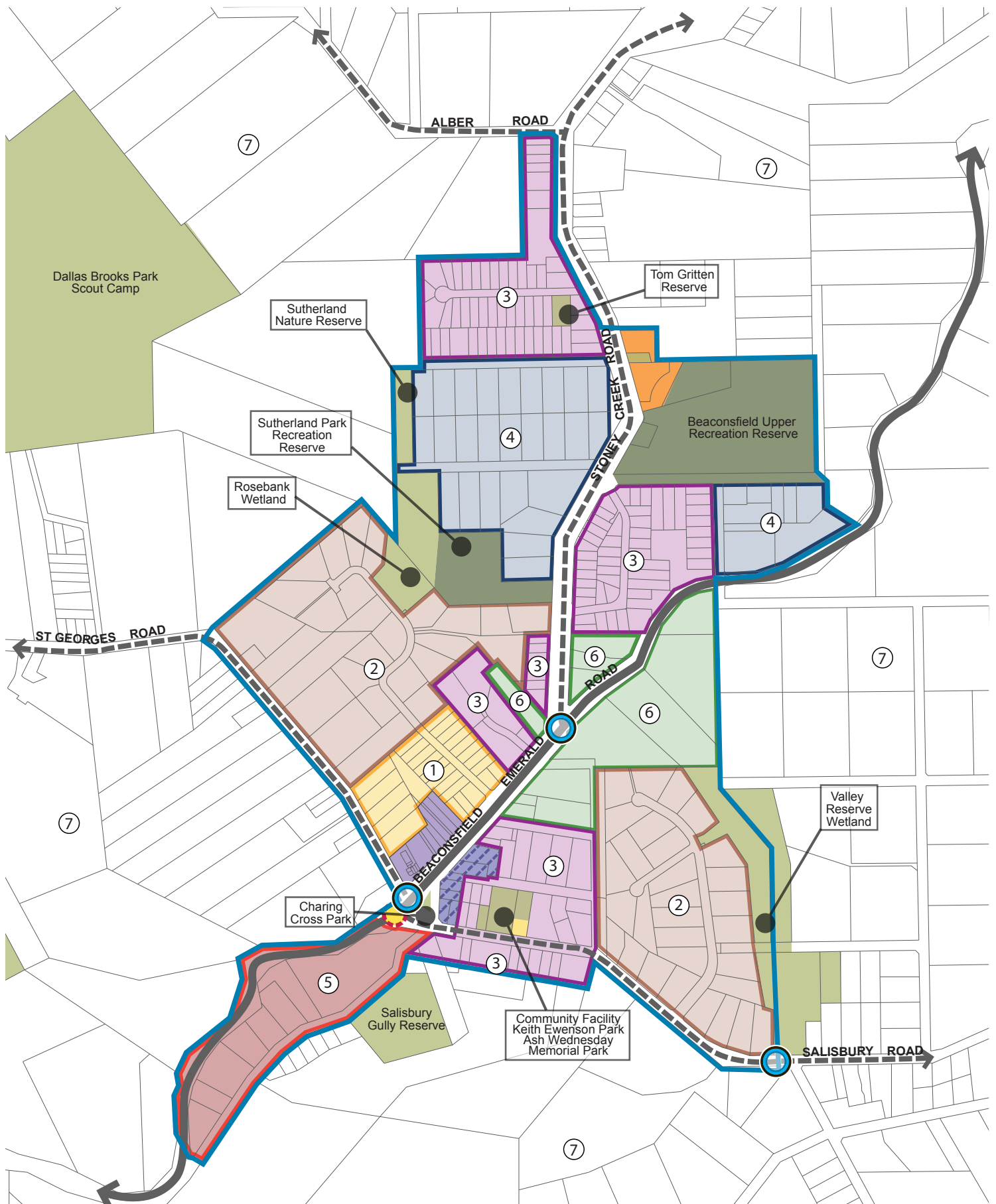
Upper Beaconsfield is a unique hill-top town nestled within a rural landscape interspersed with residential housing, native bushland and open recreational spaces. Its country atmosphere and unique environment should be actively protected. Upper Beaconsfield's has a strong sense of community pride that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

3.2 Strategic Objectives

The key objectives for Upper Beaconsfield (in no hierarchical order) to achieve the desired vision are to:

- facilitate developments respectful of the township character and rural lifestyle
- provide a range of lot sizes and types of accommodation to house different household sizes
- enhance and strengthen the existing town centre and create local employment opportunities
- maintain, improve and promote tourist events and activities
- enhance open space to meet the active and passive recreational needs of the community
- maintain and enhance existing community facilities and social services
- provide services and facilities that are accessible to young people
- provide services and facilities that are accessible to the elderly
- protect and improve the natural environment and heritage
- maintain and improve public transport services and facilities
- maintain and upgrade the pedestrian and cycling pathway network to improve safety and movement of pedestrians and cyclists
- provide a safe, functional and interconnected horse trail network
- provide or upgrade utility services to improve the health and amenity of residents and to minimise environmental impacts

The future development of Upper Beaconsfield is shown in the Upper Beaconsfield Framework Plan (Figure 5). The Framework Plan sets out the general pattern for the use and development of land in the township while land outside the township is governed by green wedge policy and existing environmental features as shown in appendices 13.1 to 13.5 and table 10. The purpose of Figure 5 is to provide a strategy for guiding redevelopment opportunities in the township, encouraging a better mix of uses, creating a sense of place and preserving the existing assets. To that end, the policy recommendations are organised under eight primary themes: residential development, economic development, community development, open space, traffic and transport, physical infrastructure, the environment and town centre design.



LEGEND

- Township Boundary/Urban Growth Boundary
- School
- Commercial/Town Centre
- Potential Commercial Precinct
- Community Facility

MOVEMENT NETWORK

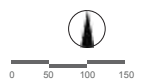
- Arterial road
- Local Arterial Road
- ★ Proposed Intersection upgrade
- Key Gateways

OPEN SPACE NETWORK

- Passive Open Space
- Active Open Space

PRECINCTS

- Precinct 1 - Town Centre Residential
- Precinct 2 - Low Density Residential
- Precinct 3 - Garden Estate Residential
- Precinct 4 - Bushland Residential
- Precinct 5 - Hill Top Residential
- Precinct 6 - Environmental Residential
- Precinct 7 - Land located outside of township boundary



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FIGURE 5: UPPER BEACONSFIELD FRAMEWORK PLAN

4. RESIDENTIAL DEVELOPMENT

4.1 Overview

Residential development in the Upper Beaconsfield Township generally extends to the north-west and south-east of the town centre, along Beaconsfield–Emerald Road. The township includes housing from the early twentieth century through to contemporary architectural designs, on allotments predominately containing single storey detached brick veneer dwellings with tile roofs, set well back from the street, on lots ranging in size from 800 square meters to 1 hectare or more. Many of these buildings were constructed post 1983 Ash Wednesday fires.

A feature of Upper Beaconsfield is the location of traditional residential lots in a core area of the township surrounded by larger rural residential and rural properties of a highly dispersed spatial pattern. Outside of the township the pattern of settlement has been significantly affected by the approval of pockets of small lot residential subdivisions as demonstrated in Appendix 13.5 and Table 8. This has resulted in a patchwork of lot sizes, remnant vegetation and clusters of semi-residential development throughout the Upper Beaconsfield area, which has significantly contributed towards the character of the township and broader area. Presently, 276 dwellings exist in the urban growth boundary of the township while approximately 900 dwellings exist in the wider district.

Table 8: Lot sizes (hectares) in Upper Beaconsfield (including Dewhurst and Guys Hill)

Lot size	Number of lots
Less than 0.12	236
0.12 to 0.34	227
0.34 to 0.99	352
0.99 to 1.99	132
1.99 to 4.99	209
4.99 to 9.99	172
Greater than 10.0	74

Source: Cardinia Shire Council

4.2 Land capability and reticulated services

The soils of the area are dominated by soils of devonian granitic, silurian metamorphic and silurian sediments with limited quantity of quaternary alluvium soils. The soils are considered to have slow permeability, found on rolling hills and hill slopes which are moderately to well drained. The land capability for residential activities is largely regarded as being poor to very poor, with risks of erosion hazards and engineering difficulties due to existing land slope and soil content, as demonstrated in Appendix 13.4.

South East Water intends to provide reticulated sewage services to the township by the year 2009–10, in those areas identified as a backlog area under the Backlog Sewerage Program. Figure 8 demonstrates an approximate boundary of the area that will be considered for connection to the proposed sewerage scheme.

4.3 Trends in residential development

There is a significant concentration of separate houses in Upper Beaconsfield, which is consistent with a greater degree of similarity in residential land uses. In 2006, there were 1,008 households who occupied a separate house in the area, while no high density flats or apartments existed. The largest change in the type of dwellings occupied by households in Upper Beaconsfield between 2001 and 2006

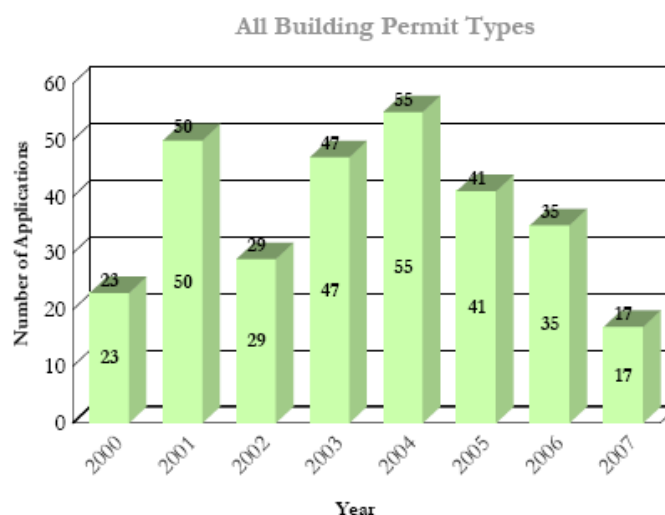
were those occupying a separate house (+89 dwellings), maintaining the dominance of this form of dwelling in the area.

The predominant housing market role of Upper Beaconsfield is providing opportunities for families, which is supported by the strong concentration of separate houses and the number of couple families with children (59.3%), one parent families (7.0%), couples without children (32.7%) and lone person households (10.4%). The greater share of separate houses means that this area is more likely to appeal to families or couples without dependants. Between 2001 and 2006, there was an increase in the number of family households (+70) and an increase in lone person households (+21).

In 2006, the housing tenure indicated 41.3% of the population owned their dwelling, 48.3% were purchasing and 6.4% were renting; compared with 28.4%, 48.3% and 17.2% respectively for Cardinia Shire overall. The largest change in housing tenure in Upper Beaconsfield–Guys Hill–Dewhurst between 2001 and 2006 were the number of houses being purchased (+124 households).

A comparison of development approvals and planning permits between 2000 and 2007 can provide an indication of the level of investment in Upper Beaconsfield. The main proposals for use and development in the area relate to houses, outbuilding works and vegetation removal. Cardinia Shire Council's building data shows that on an average, 37 building permit applications were received per annum between 2000 and 2007

Table 9: Building permits applications in Upper Beaconsfield (including Dewhurst and Guys Hill) 2000–07



Source: Cardinia Shire Council

4.4 Strategic direction

There are three (3) predominant Residential Zones within the Upper Beaconsfield Township, being Residential 1 Zone, Low Density Residential Zone and Rural Living Zone. There are approximately 180 lots within the Residential Zone, 104 lots zoned Low Density Residential and 20 lots zoned Rural Living Zone. Most remaining vacant lots are scattered in and among these existing residential areas. Outside of the township the Green Wedge Provisions apply. For a copy of the zone controls that apply in Upper Beaconsfield, please refer to the Department of Planning and Community Development website at <www.dpcd.vic.gov.au> or contact Cardinia Shire Council.

No residential area is connected to reticulated sewage in Upper Beaconsfield. There is the possibility of increased development pressure as areas of the township are connected to reticulated sewage by South East Water, as part of its backlog program. This situation, combined with the enactment of the Green

Wedge legislation, contributes to a situation where the demand for residential development will be constrained by land availability, land suitability for residential development and market forces.

4.5 Township character

Township character is essentially the combination and interaction of the public and private realms. Every property, public place or piece of infrastructure makes a contribution, whether great or small and it is the cumulative impact of all these contributions that establishes township character. It is important that any future residential development or subdivision in Upper Beaconsfield occurs in a controlled manner that takes into account the existing township character, amenity and environmental features of the area, without placing additional impact on, or altering the environment, landscape setting and character of the township.

An assessment of the township character has reinforced the 'hill-top bushland' setting with dwellings being wholly or partly screened by vegetation. Other significant characteristics of the township can be defined as a diversity of lot sizes and dwelling types, undulating topography and private landscapes. The main threats to the township character include loss of vegetation, loss of vistas, unsympathetic setbacks from boundaries, prominent built form and extensive earthworks. The assessment has identified seven distinct residential precincts with notable character elements. These residential precincts, as outlined in Figure 5 (Upper Beaconsfield Framework Plan) and Table 10 (Precinct Character Guidelines) have been delineated reflecting differences in preferred (desired) future character for the residential areas in the township, while land located outside of the township (Precinct 7) will be guided by the precinct guidelines and green wedge policy. The residential precincts are:

- Precinct 1: Town centre residential
- Precinct 2: Low density residential
- Precinct 3: Garden estate residential
- Precinct 4: Bushland residential
- Precinct 5: Hill-top residential
- Precinct 6: Environmental residential
- Precinct 7: Land located outside of township boundary.

A style guide for Upper Beaconsfield residential areas (See Appendix 13.7) provides further clarification on the key preferred character outcomes for residential areas in Upper Beaconsfield.

4.6 Key issues

The key issues can be summarised as:

- limited capacity for future residential development in the township
- possible development pressure when the township is connected to reticulated sewerage by South East Water
- protection of the hill-top bushland character of the township
- existence of various household types to accommodate the housing needs of families, couples without dependants, older people and lone person households.

4.7 Objectives

The objectives are to:

- limit further residential subdivision to appropriate locations and densities
- protect and enhance the 'hill-top bushland character' of the Upper Beaconsfield Township
- ensure the long-term sustainability of the community by providing residential housing for a range of household groups.

4.8 Policy

The policies are to:

- ensure any proposed residential development is in accordance with the Upper Beaconsfield Framework Plan as described in Figure 5 and the Precinct Character Guidelines as set out in Table 10
- ensure infill residential development is integrated with existing developments and respects the existing character of the township
- 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 groundcovers where appropriate) and the use of building materials and colours which compliment the natural environment of the area
- restrict residential development where the land has a slope greater than 20% or is designated 'very poor' in the land capability study.
- Discourage cul-de-sacs and, if used they should be connected through to another street by a wide reserve and path for safe pedestrian a bicycle access. Vehicle connections for emergency vehicles (police, ambulance, country fire authority, etc) must be considered in the street and streetscape layout.

4.9 Actions

- Investigate, and where appropriate facilitate, the opportunity for elderly people's accommodation (assisted living units, retirement village) to be located in the Upper Beaconsfield Township.
- Investigate any opportunities for implementing the precinct character guidelines through schedules to the new Residential Zones.
- Review the residential zones and Design and Development Overlay applying to land within the Upper Beaconsfield Township boundary to reflect the above policies on township character.

Table 10: Precinct character guidelines


PRECINCT DESCRIPTION	PREFERRED CHARACTER AND KEY GUIDELINES
<p>Precinct 1 – Town Centre Residential</p> <ul style="list-style-type: none"> Typically large allotments, ranging in size from 800sqm to 4000sqm interspersed with a few elongated compacted lots Generally level topography with a gentle decline to the north-east and west Limited views from private properties to surrounding areas due to built form and topography of land A mixture of small and large dwellings, predominately one-storey buildings Building materials are mainly brick dwellings of 1980s era construction or of recent construction Dwellings retain frontage to the road with consistent setbacks from the road Sense of enclosure and visual containment created by the close proximity of dwellings to side property boundaries and landscaping Framed linear views along road corridor Established gardens with a mixture of exotic and native vegetation planting; simple gardens Exotic and native canopy trees scattered throughout area Fences are of timber paling, timber picket, post and wire or brick appearance Pattern of subdivision readily apparent Sealed road with kerb and channel with open drainage channels Wide road verges, with formal and informal pedestrian footpath Limited road side vegetation, mainly lawn 	<p>Preferred character:</p> <p>The established residential area will retain a reasonable proportion of large lots, with wide frontages and considerable private gardens. There will be the opportunity for medium density development for the purposes of elderly accommodation. The strong legible grid layout and accessibility to the town centre is to be maintained and enhanced by better linkages. Residential development needs to be sensitive to the residential character defined by the existing landscape features, fencing, built form, views and vegetation coverage.</p> <p>Character guidelines:</p> <ol style="list-style-type: none"> Provide a variety of housing types to meet the needs of the population to provide the community with a variety of lifestyle opportunities, specifically for the elderly Encourage diversity of building form to avoid replication and uniform siting and design of dwellings Discourage mock heritage design and replication of older housing styles Encourage a range of building materials, including local and recycled materials. Building materials, colour and finish to complement the 'hills bushland' character Incorporate environmentally sustainable design and site planning to attain a minimum 5-star energy rating. At least 20% of the site should not be covered by impervious surfaces Provide single entry or shared driveway access and rear car parking to reduce the number of access points from streets and to limit the visual disruption of multiple front garages Maintain a sense of spaciousness in medium density developments by: <ol style="list-style-type: none"> Providing a minimum 30% site coverage of the allotment as private open space Ensure the maximum site coverage of buildings does not exceed 60% Maximise the retention of existing vegetation and provide new landscaping and trees Encourage no front fencing to allow gardens and nature strips to merge On larger blocks, orientating the driveway along one side of the property rather than down the middle and encouraging a curvilinear driveway with tree planting Street frontages and setbacks should be consistent with existing character Ensure the building height respects the existing character of the surrounding area and that significant views, particularly to the south, are maintained. Retain vegetation cover, particularly tall canopied trees and understorey, while encouraging native vegetation planting Consider Wildfire Management principles

Table 10: Precinct character guidelines (continued)


PRECINCT DESCRIPTION	PREFERRED CHARACTER AND KEY GUIDELINES
<p>Precinct 2 – Low Density Residential</p> <ul style="list-style-type: none"> • Undulating, side of ridge towards a valley • Filtered to open views across a valley. Views of surrounding ridges with a strong feature the backdrop of vegetation. • Filtered views to Valley View Wetland and Rosebank Wetland • Scattered canopy trees, primarily at road verges • Built form dominates the landscape. A mixture of larger, one or two storey dwellings of recent construction or reproductive colonial dwellings • Building materials are mainly brick or weatherboard • Dwellings are mostly setback 10 metres from the front title boundary • Dwellings do not always retain frontage to the road • Newly planted manicured gardens • Limited fencing, otherwise post and wire or picket fencing • Low density and large rural residential symmetrical blocks typical. • Pattern of subdivision readily apparent. • The road reserve is populated with a minor amount of native trees • The street lighting is reflective of historic reproductions • Road, undulating to follow topography • Sealed road with kerb and channel with in ground drainage channels • Concrete pedestrian footpath exists 	<p>Preferred character:</p> <p>Maintain the low density character of the precinct through the retention of existing indigenous trees and vegetation, the provision of very large allotments with wide road frontages and the opportunity to plant private gardens between buildings.</p> <p>Character guidelines:</p> <ol style="list-style-type: none"> 1. Maintain a minimum lot size of 4,000 m² 2. Siting and design of buildings shall: <ol style="list-style-type: none"> a) respond to topography b) capitalise on features such as view lines c) minimise soil disturbance (excavation/fill) d) maximise the retention of existing vegetation on the site and opportunities for revegetation. e) maintain unobtrusive built form 3. Encourage building materials and finishes that compliment the environment 4. Any building must be setback at least 10 metres from any road (other than a Road Zone) and 5 metres from any other boundary unless the location of the building is within an approved building envelope 5. Setbacks from street frontages and adjacent developments are required to create a sense of openness between dwellings 6. Encourage low or permeable fences that allow views to gardens and surrounding landscapes 7. Retain vegetation cover, particularly tall canopied trees and understorey, while encouraging native vegetation planting 8. Protect views to and from the site 9. Ensure clear sightlines from driveways to streets, particularly on steep slopes 10. Keep parking structures and outbuildings behind the dwelling 11. Ensure outbuildings do not dominant the wider landscape 12. Buildings to incorporate environmental sustainable design principles to attain a minimum 5-star energy rating 13. Consider Wildfire Management principles

Table 10: Precinct character guidelines (continued)


PRECINCT DESCRIPTION	PREFERRED CHARACTER AND KEY GUIDELINES
<p>Precinct 3 – Garden Estate Residential</p> <ul style="list-style-type: none"> Diverse lot sizes ranging between 700 m² to 4,000 m² and above Dwellings are mainly brick, with tile pitched roofing and eaves (80's era) A mixture of small and larger, one or two storey dwellings evident Unobtrusive built form Generally level topography. The land follows the top of a ridge plateau Sense of containment created by road and vegetation coverage on allotments Filtered views to the north and south, either to nearby paddocks or bushland. A mixture of simple and established private gardens. Scattered tall canopy trees, with dense understorey coverage Predominantly indigenous vegetation, with strong exotic character in private landscapes. Allotment frontage defined by landscape planting, retaining walls or by permeable picket front fencing Dwellings mainly retain frontage to roads with garages and carports set adjacent or behind the dwellings. Building are setback close to roads Parallel/ grid road layout. Roads are either sealed or unsealed. Internal roads narrow, with either in ground drainage channels or open drainage channels Concrete pedestrian footpath or no formal pedestrian footpath evident The road reserve contains street poles and limited street trees 	<p>Preferred character:</p> <p>The semi-treed, compact character of the settlement and the diversity of the lot sizes will be maintained. The layout and design of dwellings will maximize the retention of vegetation. The built form will be unobtrusive so as to appear as a forested hillside from the town centre. There will be gardens with primarily native vegetation. A network of paths will connect the different areas of this precinct.</p> <p>Character guidelines:</p> <ol style="list-style-type: none"> Maintain a diverse range of lot sizes with a minimum lot size of 700 m² Siting and design of buildings shall: <ol style="list-style-type: none"> respond to topography/land form respond to existing settlement pattern capitalise on features such as vegetation minimise soil disturbance (excavation/fill) maintain unobtrusive built form Maintain consistent setback and height of buildings Encourage open front gardens with low or permeable fences that allow views to gardens and surrounding landscapes Building site coverage will not exceed 40% to allow for vegetation retention and re-vegetation Encourage building materials and finishes that compliment the bushland character Retain tall canopied trees, particularly native vegetation, while ensuring effective wildfire management. Exotic vegetation will be considered in private gardens if it is not an identified weed and if it is demonstrated that the selection continues the theme of existing exotic vegetation in this precinct The location of building envelopes (if applicable) must protect the location of existing trees. Setbacks from street frontages and adjacent developments are required to create a sense of openness between dwellings. Ensure outbuildings do not dominant the wider landscape Ensure clear sightlines from driveways to streets Buildings to incorporate environmental sustainable design principles to attain a minimum 5-star energy rating Consider Wildfire Management principles

Table 10: Precinct character guidelines (continued)


PRECINCT DESCRIPTION	PREFERRED CHARACTER AND KEY GUIDELINES
<p>Precinct 4 – Bushland Residential</p> <ul style="list-style-type: none"> Gentle undulation along side of ridge Framed linear views along road corridors Filtered to open views across valley and surrounding ridges with a strong feature the backdrop of vegetation or paddocks Tall canopy trees and understorey, primarily at road verges providing a density of vegetation coverage ranging from open to covered landscapes Visual exposure of buildings limited due to vegetation and generous setbacks. A mixture of small and large, one or two storey dwellings, of recent construction or 80's era Building materials are mainly brick and tile roofing, with the occurrence of weatherboard and colourbond roofing Large symmetrical blocks typical, ranging in size from 800sqm to 4000sqm Pattern of subdivision readily apparent. Buildings with various setbacks from the front title boundary, mainly five metres or more Established gardens with a mixture of exotic and native vegetation planting Roads narrow, undulating to follow topography Unsealed road with open drainage channels Narrow road verges, no formal footpaths. Road verges retain extensive road side vegetation and its hard to distinguish the start of property boundaries Fences are timber, brick or post and wire fencing Timber powerlines above ground 	<p>Preferred character:</p> <p>The bushland character defined by the strong backdrop of vegetation along the surrounding ridgelines will be enhanced by retaining native vegetation along roadsides and low density development with obscured built form.</p> <p>Character guidelines:</p> <ol style="list-style-type: none"> Maintain a minimum lot size of 4,000 m² Siting and design of buildings shall: <ol style="list-style-type: none"> Respond to topography Capitalise on existing features such as vegetation Minimise soil disturbance (cut and fill) Maximise the retention of existing vegetation on the site and opportunities for re-vegetation. Maintain unobtrusive built form Any building must be setback at least 10 metres from any road (other than a Road Zone) and 5 metres from any other boundary unless the location of the building is within an approved building envelope. Any building or works must be set back at least 60 metres from a waterway Setbacks from street frontages and adjacent developments are required to create a sense of openness between dwellings Support low or permeable fences Retain vegetation cover, particularly understorey and tall canopied trees, while ensuring effective wildfire management Retain views to and from the site Ensure clear sightlines from driveways to streets, particularly on steep slopes. Building material and finishes will respect the bushland setting and be non-reflective Building envelopes should be sympathetic to the scale, height and location of existing vegetation and trees. Buildings to incorporate environmental sustainable design principles to attain a minimum 5-star energy rating Consider Wildfire Management principles

Table 10: Precinct character guidelines (continued)

PRECINCT DESCRIPTION	PREFERRED CHARACTER AND KEY GUIDELINES
<p>Precinct 5 – Hill-top Residential</p> <ul style="list-style-type: none"> • Diverse range of lot sizes from 800sqm to 4000sqm. Large lots typical • Undulating terrain. Allotments are positioned on the top of a ridgeline. The land slopes in parts with a sharp decline to the east, south and west • Filtered to open views across the valley to surrounding hill crests • The backdrop of vegetation along surrounding hill crests a strong feature • Scattered tall canopy trees, with patches of dense understorey vegetation evident • Sense of enclosure created by vegetation coverage along road reserve and narrow road • Buildings appear unobtrusive due to vegetation coverage, slope of land and position of buildings in relation to the slope of the land. • A mixture of small and large, one or two storey dwellings evident • Dwellings reflect a mixture of building styles from early settlement, 80's construction to contemporary designs • Building materials are mainly brick or weatherboard • The frontage of lots defined by vegetation coverage and permeable picket fencing or post and wire fencing • Dwellings predominately retain frontage to the road • Established gardens in private landscapes with strong exotic species and character • Pattern of subdivision not readily apparent • Road, undulating to follow topography • Unsealed narrow road with kerb and channel with open drainage channels • No pedestrian footpath evident 	<p>Preferred character:</p> <p>The rural character of Upper Beaconsfield's low density residential hill top area will be maintained and enhanced through the retention of existing indigenous trees and vegetation, the provision of very large allotments with wide frontages and considerable garden areas. New developments need to be designed and constructed with minimal impact on the vegetation and slope of the land.</p> <p>Character guidelines:</p> <ol style="list-style-type: none"> 1. Maintain a minimum lot size of 4,000 m² 2. Siting and design of buildings shall: <ol style="list-style-type: none"> a) respond to topography b) minimise soil disturbance (both excavation and fill) c) capitalise on features such as view to and from the site d) maximise the retention of vegetation, particularly understorey and tall canopied trees while ensuring effective wildfire management e) ensure opportunities for revegetation. 3. Developments must ensure the protection of vegetation that has a conservation status of depleted or endangered 4. Exotic vegetation will be considered in private gardens if it is not an identified weed and if it is demonstrated that the selection continues the theme of existing exotic vegetation in this precinct 5. Maintain unobtrusive built form 6. Any building must be setback at least 10 metres from any road (other than a Road Zone) and 5 metres from any other boundary unless the location of the building is within an approved building envelope. 7. Setbacks from street frontages and adjacent developments are required to create a sense of openness between dwellings. 8. Encourage open front gardens with low or permeable fences that allow views to gardens and surrounding landscapes 9. Ensure clear sightlines from driveways to streets, particularly on steep slopes. 10. Ensure outbuildings do not dominant the wider landscape 11. Buildings to incorporate environmental sustainable design principles to attain a minimum 5-star energy rating 12. Consider Wildfire Management principles

Table 10: Precinct character guidelines (continued)

PRECINCT DESCRIPTION	PREFERRED CHARACTER AND KEY GUIDELINES
<p>Precinct 6 – Environmental Residential</p> <ul style="list-style-type: none"> • Diverse range of lot sizes between 1000m² to 2 hectares in size, the lots are predominately larger lots • Undulating terrain. The topography demonstrates a gentle decline in segmented gradients to the east • The northern area of this precinct is heavily vegetated with canopy trees and dense understorey. The remaining precinct demonstrates patches of moderate vegetation with dominant understorey. • Vegetated backdrop to the east • Sense of enclosure created by vegetation coverage located along the road reserve • Pattern of subdivision not apparent • Minimal built structures in precinct • A mixture of larger, one or two storey dwellings evident • Building materials are mainly brick or weatherboard • Buildings appear unobtrusive due to vegetation coverage and generous setback from the front title • The frontage of lots defined by vegetation coverage and permeable picket fencing or post and wire fencing. • Filtered views towards to the east and south of open landscape, bushland or houses • Extensive roadside vegetation, makes it difficult to distinguish the start of some title boundaries • Formed sealed roads with open drainage channels • Wide road verges, with ad hoc pedestrian footpath or gravel footpath evident 	<p>Preferred character:</p> <p>The bushland setting of this precinct will be retained by sensitive siting of buildings and works that compliment the environmental value of the area. The built form must be unobtrusive, complementing the landscape features of the area, with minimal impact on the native vegetation and trees</p> <p>Character guidelines:</p> <ol style="list-style-type: none"> 1. Maintain a minimum lot size of 2000m². Larger lots are preferred but smaller lots will be considered if the proposal does not impact on the character and environmental values of the area and able to manage waste water on site. 2. Encourage building materials and finishes that compliment the bushland setting 3. Maintain unobtrusive built form 4. Maintain a sufficient setback from the front boundary 5. Building setbacks from street frontages and adjacent developments are required to create a sense of openness between dwellings. 6. Encourage open front gardens with low or permeable fences that allow views to gardens and surrounding landscapes 7. Maximise the retention of vegetation, particularly understorey and tall canopied trees while ensuring effective wildfire management 8. Protect views to and from the site 9. The siting and design of buildings must respond to the topography. Soil disturbance, both infill and excavation should be minimised. 10. Building envelopes (if applicable) should be sympathetic to the location of existing vegetation and trees on site 11. Ensure outbuildings do not dominant the wider landscape 12. Ensure clear sightlines from driveways to streets, 13. Provide a connecting pedestrian footpath from Valley Estate to Beaconsfield–Emerald Road 14. Buildings to incorporate environmental sustainable design principles to attain a minimum 5-star energy rating 15. Consider Wildfire Management principles

Table 10: Precinct character guidelines (continued)

PRECINCT DESCRIPTION	PREFERRED CHARACTER AND KEY GUIDELINES
<p>Precinct 7 - Land Located Outside of Township Boundary</p> <ul style="list-style-type: none"> • Please refer to Appendix 13.1-13.5 for detailed maps providing contextual information on the area • The pattern of settlement reflects a patchwork of lot sizes from residential sized lots to rural living lots to rural lots. Along the eastern side of Upper Beaconsfield lot sizes appear to be predominately 5 hectares and greater, while along the western side of the district the lot sizes reflect a greater degree of lots less than 5 hectares in size. • A mixture of small and large, one or two storey dwellings exist. Dwellings reflect a mixture of building styles from early settlement, 80's construction to contemporary designs. • Tourism activities, agriculture, horticulture, environmental pursuits and leisure activities (passive and active) occurs in the area • The land in the township and immediate area surrounding the township demonstrates a slope with a gradient less than 20%. The township is located on what appears to be a hilltop knoll. The outer area of Upper Beaconsfield reflects various ridgelines and escarpments with the slope of the land predominately between 20-25 percent, while other areas demonstrate slope greater than 25% • Upper Beaconsfield demonstrates an intrinsic patchwork of vegetation coverage. Forests, woodland, scrub, health land and grasses inhabit the landscape in various locations. Sections of Upper Beaconsfield retain limited vegetation coverage, specifically in the township, east of Mackenzie Road, west of Quamby Road and north of White Lane. • Most roads in Upper Beaconsfield are unsealed with narrow road verges and no formal footpath network. Limited open drainage channels exist along most unsealed roads. Approximately 14 sealed roads exist in Upper Beaconsfield. • The soils of the area are dominated by soils of Devonian granitic, Silurian metamorphic and Silurian sediments with limited quantity of Quaternary alluvium soils. The soils are considered to have slow permeability. The land capability for residential activities is largely regarded as being poor to very poor. • All of Upper Beaconsfield is located in a bush fire prone area • The area demonstrates a lack of physical infrastructure (reticulated services and roadside drainage) 	<p>Site planning shall:</p> <ul style="list-style-type: none"> • Take advantage of the natural topography of the site and capitalise on site features, existing vegetation and site forms • Minimise soil disturbance by limiting cut and fill • Not compromise slope stability or increase erosion potential • Ensure that view corridors are not unreasonably reduced. • Minimise visual intrusion i.e. <ul style="list-style-type: none"> ○ Building envelopes shall be located on the flatter parts of sites ○ Building heights shall not break canopy line or be silhouetted above ridgelines ○ Avoid infrastructure, driveways and roads across contours ○ Ensure storage areas, service areas are not visible from street frontages, adjoining properties or higher elevations ○ Select appropriate subdued colour schemes and non reflective materials which complement the environment <p>Landscape Response</p> <p>Site planning and design shall</p> <ul style="list-style-type: none"> • Demonstrate a strong landscape response. A landscape plan is to be provided for all new developments to illustrate the contribution to landscape character and response to the context of the streetscape and the predominant vegetation character within this neighbourhood. Indigenous vegetation is preferred. Exceptions will be considered for particular areas. • Shall maximise the retention of existing vegetation on the site. The works should minimise the removal of native vegetation (including trees, shrubs, herbs, sedges and grasses) • Ensure building envelopes are sympathetic to the scale, height and location of existing trees • Ensure space between buildings and at boundaries provides opportunities for revegetation in particular canopy tree planting • Consider Wildfire Management principles <p>Fences</p> <ul style="list-style-type: none"> • Discourage front and side fences to maintain a feeling of openness and minimise the perception of formal subdivision patterns. • If front and side fences are required for residential security they should be no more than 1.2 metre in height and at least 80% transparent such as the existing style of post and rail or post and wire fencing

Table 10: Precinct character guidelines (continued)

PRECINCT DESCRIPTION	PREFERRED CHARACTER AND KEY GUIDELINES
<p>Precinct 7 - Land Located Outside of Township Boundary</p>	<p>Access</p> <ul style="list-style-type: none"> • Design driveways to minimise cut and fill requirements • Provide single driveway access • Ensure clear sightlines from driveways to streets, particularly on steep slopes • Limit the visual intrusion of garages by setting them back from the line of the front elevation or providing rear car parking access • Garages should be incorporated (attached) into the main house design • Provide adequate car parking including visitor parking, on site <p>Built Form</p> <ul style="list-style-type: none"> • Respond to any cultural or heritage requirements associated with other overlays applicable in this area • Select colour schemes and materials appropriate to the context of the surrounding environment • Discourage mock heritage design and replication of older housing styles <p>Sustainable Design</p> <ul style="list-style-type: none"> • Incorporate environmental sustainable design and site planning to attain a minimum 5-star energy rating. This may include: <ul style="list-style-type: none"> – Minimising fossil fuel energy use – Maximising use of natural ventilation – Larger wall openings/windows on the northern side where solar access is available • Minimise glazing or provide shading devices to east and west facades to reduce heat loss and gain • Use double glazing on all windows and glazed doors to improve energy efficiency and help attenuate noise • Use of environmentally friendly insulation products • Using local and recycled materials, energy efficient and sustainable materials • Consideration of water sensitive urban design initiatives such as swale, trenches/bio retention cells • If sewerage is not available, the land must be capable of containing all generated waste water on-site

5. ECONOMIC DEVELOPMENT

5.1 Overview

The nature of Upper Beaconsfield and its hinterland means that the traditional forms of economic growth, which rely on a supply of 'green field' sites for economic development, are not possible in this area. Further, given the environmental sensitivity of the area, the types of economic activity that can be carried out are limited, both practically and legislatively. Council is obliged to ensure that all development, including that of the local economy, is ecologically sustainable. As a result of these constraints, different approaches to economic development are required in Upper Beaconsfield.

Upper Beaconsfield's town centre is the economic hub of the township and offers a limited number of retail and commercial activities which are located along Beaconsfield–Emerald Road, opposite Charing Cross Park. Various retail facilities, isolated from the hub of the township are also located along Salisbury Road. The town centre is generally used by residents for convenience purchases, with larger shopping requirements being met by facilities at Emerald, Pakenham, Beaconsfield, Narre Warren or further afield. The present shopping strip retains a random pattern of development and is dispersed with retail and commercial uses, interspersed with housing and undeveloped lots. The business community has expressed the need to:

- consolidate the existing town centre
- create linkages between the existing shopping strip along Beaconsfield-Emerald Road and services along Salisbury Road
- upgrade the streetscape and approach to the town centre
- create employment opportunities.

The core area of the shopping strip along Beaconsfield–Emerald Road is recommended to be preserved as the focus for retail and commercial activity utilising the existing Business Zone, while infill development opportunities along Salisbury Road are recommended to occur in a staged manner once the re-development of Charing Cross Park has occurred. Please refer to Section 11 (Town Centre Design Guidelines) of this report for details on the potential design of the commercial precinct.

5.2 Labour force

Upper Beaconsfield is primarily a dormitory town with most of the workforce commuting every day to workplaces in the nearby employment centres as the township has limited employment opportunities. It is anticipated that the township will continue its role as a dormitory town.

The size of Upper Beaconsfield–Guys Hill–Dewhurst's labour force in 2006 was 1,695 people, of whom 971 people were employed full time (57.3%), 608 people employed part time (35.9%) , 49 people were unemployed (2.9%) and 67 people's employment status was not stated (3.9%).

The industry structure of the work force is indicative of the skill base and (to some extent) the socio-economic status of an area. The three most popular industry sectors in Upper Beaconsfield in 2006 were:

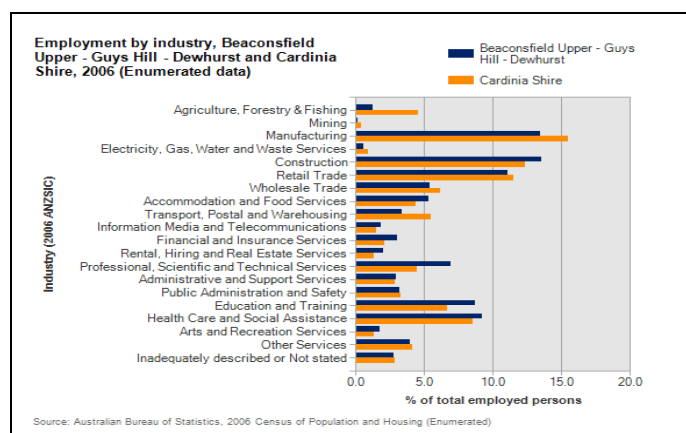
- Construction (223 persons or 13.6%)
- Manufacturing (221 persons or 13.5%)
- Retail Trade (181 persons or 11.0%).

In combination these three industries employed 625 people or 38.0% of the employed resident population. The major differences between the jobs held by the population of Upper Beaconsfield–Guys Hill–Dewhurst and Cardinia Shire were:

- a larger percentage of people employed in Professional, Scientific and Technical Services (6.9% compared to 4.4%)
- a smaller percentage of people employed in Agriculture, Forestry and Fishing (1.2% compared to 4.5%)

- a smaller percentage of people employed in Transport, Postal and Warehousing (3.4% compared to 5.4%)
- a smaller percentage of people employed in Manufacturing (13.5% compared to 15.5%).

Table 11: Employment breakdown



Source: Source: Cardinia Community Profile www.id.com.au

5.3 Occupation

The occupation structure of Upper Beaconsfield suggests the area is highly advanced in its social – economic status and opportunities, with some of the largest occupations being professionals and managers with a comparatively higher skill base and returning higher income levels. An analysis of the occupations held by the resident population in Upper Beaconsfield–Guys Hill–Dewhurst in 2006 shows the three most popular occupations were:

- Professionals (340 persons or 20.7%)
- Technicians and Trades Workers (299 persons or 18.2%)
- Managers (272 persons or 16.6%).

In combination, these three occupations accounted for 911 people in total or 55.4% of the employed resident population. The major differences between the occupations of the population of Upper Beaconsfield–Guys Hill–Dewhurst and Cardinia Shire were:

- a larger percentage of people employed as professionals (20.7% compared to 13.2%)
- a larger percentage of people employed as managers (16.6% compared to 13.7%)
- a smaller percentage of people employed as machinery operators and drivers (3.8% compared to 9.2%)
- a smaller percentage of people employed as labourers (6.9% compared to 11.8%).

5.4 Qualifications of workforce

Upper Beaconsfield has a higher proportion of people holding formal qualifications (bachelor or higher degree, advanced diploma or diploma, or vocational qualifications) and a smaller proportion of people with no formal qualifications. Overall, 49.4% of the population held educational qualifications, while 41.6% of the population had no qualifications, compared with 37.7% and 51.1% respectively for Cardinia Shire.

The largest changes in the qualifications of the population in Upper Beaconsfield–Guys Hill–Dewhurst between 2001 and 2006 were those with bachelor or higher degrees (+109 persons) and vocational qualifications (+90 persons).

5.5 Upper Beaconsfield Business Group

Upper Beaconsfield does not have a Business Group to assist the development and advancement of the Upper Beaconsfield business community. Important links between the community and business groups are missing in the promotion of small businesses and development of new business skills and in turn increasing employment levels in the area. The business community has expressed interest in the creation of a business group.

5.6 Tourism

The Upper Beaconsfield Village Festival is a newly created event held in February each year. The first festival was held in 2007 and since its conception the festival has attracted a number of people to the town each year. The festival promotes and celebrates the uniqueness of the town, its community and commemorates the Ash Wednesday fires, with stalls and various activities held predominately along Salisbury Road, Charing Cross Park and the town centre. The event is managed by a sub-committee of the Upper Beaconsfield Community Centre.

There is potential to reinvigorate the existing commercial hub through local initiatives and promotion of the various tourism attractions that incorporate the Upper Beaconsfield Village Festival, accommodation facilities, unique businesses and the environment in the area. The business community has expressed concerns that more needs to be done to encourage, support and capitalise on existing events or attractions in the area to encourage tourists to spend time and more money in the town.

5.7 Key issues

The key issues can be summarised as:

- performance and strength of the current town centre
- lack of local employment opportunities
- visual amenity and character of the town centre
- potential to capitalise on the tourist market
- lack of tourist facilities, services and accommodation
- support for the business community

5.8 Objectives

The objectives are to:

- strengthen the role of the Upper Beaconsfield town centre in meeting the needs of the local community
- encourage local employment opportunities
- support the creation of an Upper Beaconsfield Business Group to strengthen the capacity of the business community
- promote tourists events and activities in the town
- support tourism opportunities

5.9 Policy

The policies are to:

- implement the strategies outlined in the Upper Beaconsfield Town Centre Framework Plan (See Figure 10) and Table 17 with regards to land use, urban form and movement
- encourage tourist-type developments in the township (restaurants, cafes, galleries, arts and craft shops, accommodation) based on the Upper Beaconsfield Framework Plan (Figure 10)
- provide opportunities for people to work from home where the activity undertaken does not adversely impact on the amenity of the local area
- facilitate uses along Beaconsfield–Emerald Road that promote evening and weekend activities.

5.10 Actions

- Prepare an economic development and promotional plan to attract business and tourist interest in the Upper Beaconsfield Township in consultation with the local business community.
- Provide support in the management and assist in the promotion of local events and marketing of key recreational and environmental assets, through Council's training and networking programs.
- Facilitate the establishment of the Upper Beaconsfield Business Group.
- Identify sources of funding to beautify the streetscape and strengthen the town centre in collaboration with the Upper Beaconsfield Association and business community.
- Investigate land use opportunities for land located along Salisbury Road, east of Charing Cross Park as demonstrated in the Upper Beaconsfield Framework Plan (Figure 5), when the intersection at Beaconsfield–Emerald Road and Salisbury Road has been upgraded (as indicated in Section 8 Traffic and Transport). This area is encouraged to be utilised for restaurants, cafes, art galleries, local community cultural needs and related retail facilities.
- Investigate the appropriate location for a visitor tourism and community noticeboard in consultation with the local community.

6. COMMUNITY DEVELOPMENT

6.1 Overview

Upper Beaconsfield is serviced by a range of community services and facilities, many of which are community based rather than provided by state agencies or the Cardinia Shire Council. This reflects a strong sense of community which is an important part of the character and fabric of Upper Beaconsfield. Public transport, however, is extremely limited which restricts the mobility of local residents with respect to accessing regional facilities and services. The services and facilities presently available in Upper Beaconsfield are shown in Table 12.

Table 12: Community services in Upper Beaconsfield

Service type	Community services
Early Year Services	<ul style="list-style-type: none"> • Upper Beaconsfield Pre Kinder • Upper Beaconsfield Kindergarten Association • Maternal and Child Health • Crèche • Baby Sitting Club
Education	<ul style="list-style-type: none"> • Upper Beaconsfield Community Centre • Beaconsfield Upper Primary School
Health	<ul style="list-style-type: none"> • Care Group (Volunteer) • Maternal and Child Health Nurse at Upper Beaconsfield Community Centre • Pharmacy
Youth	<ul style="list-style-type: none"> • Upper Beaconsfield Community Centre
Aged	<ul style="list-style-type: none"> • Salisbury House Aged Care
General	<ul style="list-style-type: none"> • Upper Beaconsfield Association • St. John's Anglican Church • Upper Beaconsfield Community Hall • Upper Beaconsfield Community Centre • Cardinia Catchment Land care Inc. • Upper Beaconsfield Conservation Group. • Country Women's Association – 'Woorinyan branch' • Upper Beaconsfield Rural Fire Brigade • Upper Beaconsfield Fire Auxiliary • Mobile library • Community Nursery • Outlook Greenery (Vic) – located in Pakenham • Upper Beaconsfield Returned Services League. • Scouts • Public Toilets • Neighbourhood watch

Education

Beaconsfield Upper Primary School (www.bups.vic.edu.au) is a co-educational school that teaches approximately 300 students between prep and year six. The primary education facility is considered adequate, with secondary school aged children having to travel to nearby townships to access secondary education, as the existing population base is not sufficient to support a secondary education facility. There are approximately 6 high schools consisting of both public and private schools in the region, offering senior secondary education (Years 11 and 12) at:

- Berwick Secondary College
- Pakenham Secondary College
- Beaconsfields College
- Emerald Secondary College
- Haileybury College
- St Margarets school.

In the township of Upper Beaconsfield, the community centre is a registered training organisation that provides further education opportunities for the community. The nearest secondary school is Berwick Secondary College located about 9.7 kilometres to the south-west of Upper Beaconsfield. The closest technical and further education (TAFE) is at Chisholm Institute in Berwick, about 8 kilometres (15 minutes) south-west from Upper Beaconsfield. The closest regional university to Upper Beaconsfield is Monash University in Berwick, about 9 kilometres (15 minutes) south-west of Upper Beaconsfield.

Health

Health services within Upper Beaconsfield are limited; a maternal and child health nurse visits the Upper Beaconsfield Community Centre and a volunteer care group exists. However, no medical centre exists in the township to provide doctor, dental, youth or mental health services. Residents are required to travel outside of Upper Beaconsfield to seek health advice or services.

Youth

Young people in Upper Beaconsfield have access to a BMX track, various sporting reserves and activities, recreational space and social clubs. However, there is no specific facility or space for young people in Upper Beaconsfield and those wishing to access other forms of entertainment are required to travel outside of Upper Beaconsfield.

Aged

The senior age group is catered for in terms of community services and facilities at the Upper Beaconsfield Community Centre. Accommodation for the elderly is available at Salisbury House Private Nursing Home. The service offered by Salisbury House is essentially a high level nursing home that cares for dependent residents. The nursing home consists of a large single residential unit with about 45 beds. Staff expect that the number of residents residing at the nursing home will remain relatively static in the short to medium term. There will be an increased need for suitable residential accommodation for older people in Upper Beaconsfield as the population ages.

6.2 Physical accessibility

Public transport is extremely limited which restricts the mobility of local residents in accessing regional facilities and services, especially for elderly people who no longer drive, residents with a disability or residents with no private transport vehicle such as young people. Upper Beaconsfield also retains limited formalised pedestrian linkages between key service providers, the town centre and residential estates.

There is potential to better utilise existing transport services, for example community bus and school buses. Improved coordination between community bus service providers and other public and private bus operators could address some gaps in accessibility, particularly a bus service to Pakenham, Emerald or Berwick where other transport modes exist.

6.3 Upper Beaconsfield Community Centre (UBCC)

The Upper Beaconsfield Community Centre (www.ubcc.org.au) is a community driven organisation that evolved after the 1983 Ash Wednesday bushfires as a means of community support. The Country

Women's Association established a drop-in centre for anyone wanting a common place to call in for a 'cuppa', discuss mutual problems or simply watch TV. A crèche was also established to provide parents' with free time to attend to rebuilding houses burnt by the Ash Wednesday fires.

On 20 June 1983, a public meeting was held to discuss the establishment of a Community Centre and steering committee. From that time the centre has developed into a busy community centre and neighbourhood house which now offers a wide variety of activities, accredited training, a meeting place, free computer use and internet access and support groups. A toy library and a Registered Class 1 crèche are also operated by the Community Centre. The centre's philosophy is to be equally accessible to everyone and to never lose sight of its unique grass roots community origin.

The community centre is a multipurpose centre funded and sponsored by various local and State Government funding. The Community Centre is the lessee of the buildings which includes the hall, kitchen, supper room, crèche, two offices, computer room, meeting (community) room and the Arts Annexe which are part of the Upper Beaconsfield Community Centre Complex. The Upper Beaconsfield Community Complex Building and Grounds Committee manage this facility on a voluntary basis, on behalf of the Department of Sustainability and Environment, who are the proprietors of the whole complex.

The Committee of Management of the Community Centre have expressed that the working space at the Community Centre is at capacity and further expansion of the buildings and car parking facilities are required to provide appropriate services and facilities to cater for the communities future needs.

Upper Beaconsfield Community Centre



6.4 Volunteerism

The residents of Upper Beaconsfield display a strong sense of pride, commitment and involvement in their community. This is demonstrated by the dedication of many of the residents on various community committees and volunteer organisations. In particular, the Upper Beaconsfield Association (UBA) plays an important role for the community as a strong advocate representing the views of the community at various forums. The UBA acts as a conduit for information between key stakeholders, Cardinia Shire Council and the community. This strong sense of volunteerism displayed by the residents of Upper Beaconsfield needs to be supported and encouraged.

The UBA meets monthly, alternating between general and public committee meetings, which often feature a guest speaker. Meetings are held at the Upper Beaconsfield Community Centre. The Upper Beaconsfield Association also publishes the quarterly newsletter the 'Village Bell', runs the annual carols by candlelight and presents the annual 'Citizen of the Year' award.

6.5 Issues

The key issues can be summarised as:

- community involvement (volunteers) in activities and events
- limited health facilities – no general practitioner, dentist, physio, youth or mental health services available in the town
- lack of public transport services to access community services and facilities
- ageing in place and opportunities for older people's accommodation
- need for a safe and accessible footpath network linking community facilities to residential estates
- need for youth initiatives
- existing space for community services and facilities

6.6 Objectives

The objectives are to:

- support and foster a partnership approach towards achieving a strong, healthy and integrated community
- provide appropriate, accessible and quality facilities and services
- ensure efficient management of existing community services and facilities.
- improve youth accessibility to services
- develop mechanisms for government and other organisations to partner with the Upper Beaconsfield community

6.7 Policy

The policies are to:

- establish community facilities in the most accessible location having regard to their service catchments
- inform and liaise with the Upper Beaconsfield Association on important planning applications and community projects

6.8 Actions

- Provide assistance to the Upper Beaconsfield Association in maintaining and enhancing community and recreational facilities and social services.
- Continue support for the community newsletter 'Village Bell'.
- Assist volunteer committees and working groups in undertaking a broad range of initiatives.
- Facilitate coordinated programs for young people and ensure they have access to programs conducted by Council and other service providers.
- Provide a youth bus outreaching to young people in rural townships, particularly Upper Beaconsfield.
- Liaise with community transport service providers and the Department of Transport to promote the patronage of current services and link them to existing and future bus services to ensure residents better access to goods, services and community services.
- Support the establishment of a general practitioner service within the Upper Beaconsfield Township.
- Lobby for state and federal assistance to improve health services (outreach services, support groups, welfare and counselling) in the Upper Beaconsfield Township.

- Liaise with Victoria Police in regard to community safety and crime issues and facilitate a partnership approach between the community, Council and the police.
- Investigate the feasibility of expanding the Upper Beaconsfield Community Centre in consultation with the community centre's committee of management and the Department of Sustainability and Environment.
- Investigate opportunities for the provision of older people's accommodation or retirement village in the Upper Beaconsfield Township.
- Support the evaluation and implementation of Council's 'Living Well for Life' policy associated with senior citizen needs.

7. OPEN SPACE

7.1 Open space strategy

Cardinia's Open Space Strategy (4 December 2000) defines recreational open space as land set aside for people to undertake any activity in their free time for their personal enjoyment or health on land set aside for its aesthetic, recreational, sporting, cultural or environmental values. Cardinia's Open Space Strategy recommends that open space be provided at a rate of 5 hectares per 1,000 of the population. This should comprise of 2 hectares of active open space and 3 hectares of passive open space.

Local level open space is generally regarded as having a population catchment of 500 metres.

District level open space is generally regarded as having a population catchment of 2,000 metres.

The minimum recommended size for district sporting facilities in the strategy is 6–8 hectares, located within 2 kilometres of the majority of urban residences. District facilities are also meant to service rural and semi-rural areas over a greater distance. In terms of facility size, a greater area is preferred wherever possible, as this provides for greater flexibility of use over time, as well as resulting in management efficiencies. The district facility is recommended in the strategy as it is preferable to build larger, integrated facilities rather than smaller, individual facilities such as neighbourhood sporting reserves.

Cardinia's Open Space Strategy indicates in the northern part of Cardinia Shire, the Upper Beaconsfield Township provides a regional outdoor sporting facility (Beaconsills Country Golf Club), two district sporting facilities (Sutherland Park and Beaconsfield Upper Recreation Reserve) and various local outdoor recreation facilities (Dallas Brooks Park Scout Camp Site and Chritchley Parker Junior Reserve), as demonstrated in Figure 6A. (Open Space and Linkages Plan).

The Upper Beaconsfield area is adequately provided with local outdoor recreation areas (passive open space and open space for the appreciation of environmental areas), while the district sporting facilities are generally considered by the public as insufficient to meet the sporting demands of the township and wider community.

Keith Ewenson Park



7.2 Cardinia Creek Parklands future directions plan

Parks Victoria is proposing various parklands along Cardinia Creek known as the 'Cardinia Creek Parklands Future Directions Plan'. When fully developed, the regional parklands will be a series of linked parks that will stretch for approximately 10 kilometres along Cardinia Creek. It will contribute to the health and wellbeing of the community as well as the protection and enhancement of the important environmental, landscape and cultural heritage values of the area.

The Cardinia Creek Parkland was reserved for future public open space in 1994 after a comprehensive planning process, in response to significant population growth, increasing residential development and the subsequent demand for more public open space. The proposed parklands comprises of land currently managed by Parks Victoria, Department of Sustainability and Environment, Melbourne Water, local government and private landowners. The plan will be implemented by Parks Victoria, Melbourne Water and the Department of Sustainability and Environment (DSE) as the key public land managers in partnership with local government, community groups and adjoining landowners. Please refer to Appendix 13.8 demonstrating the location of the proposed parklands.

7.3 Recreation facilities

Passive and active recreational opportunities are seen by the Upper Beaconsfield community as a high priority as they provide local residents with the opportunity to participate in a variety of different recreational, sporting and cultural activities and help to create social cohesion and wellbeing. Table 13 lists the various open space reserves available in Upper Beaconsfield.

Table 13: Open space in Upper Beaconsfield 2008

Reserves/Land	Facilities available
Ash Wednesday Memorial Park	Open parkland with memorial plaque – managed by Council
Aura Vale Lake	Picnic and barbecue facilities and non-motorised boat facilities – managed by Parks Victoria
Beaconsfield Nature Conservation Reserve	Not a place of public access. Also classified as part of 3809 Officer area. Due to proximity to Upper Beaconsfield has been included.
Beaconsfield Upper Recreation Reserve	Sports ground (playing field), clubrooms, igloo, playground, car parking, bmx track and equestrian facilities (club room and ménage. The area is utilised by the cricket, equestrian, football and scouts clubs – managed by Council and recreation reserve committee of management
Cardinia Reservoir Park	Barbecues and picnic facilities, vehicle parking, toilets (baby changing facilities available). Activities available include bushwalking, open parkland for picnics, bicycle riding, canoeing, kayaking, four wheel drive tours, spotlight tours and night walks Elephant Rock Lookout – granite outcrop shaped like an elephant and strategically located in a highly visible spot on Beaconsfield–Emerald Road, the rock is regularly painted by locals with greetings, slogans and art works. The rock is located next to a car park and lookout that provides views over Cardinia Reservoir. Managed by Parks Victoria.
Charing Cross Park	Public toilet, rotunda, barbecues and picnic facilities – managed by Council
Critchley Parker Jnr Reserve, St Georges Road	Public bushland reserve – managed by Parks Victoria
Guy Hills Reserve	Bushwalking trails – managed by Parks Victoria
Hamilton Reserve	Public bushland reserve – managed by Council
Keith Ewenson Park	Playground, one tennis court, rotunda, picnic facilities – managed by Council
Salisbury Gully Reserve, McBride Road	Public bushland reserve – managed by Council
Stoney Creek Reserve	Public bushland with significant biodiversity values – managed by Council
Sutherland Nature Reserve and Rosebank wetland	Public bushland and wetland – managed by Council
Sutherland Recreation Reserve	Seven tennis courts and club rooms – managed by Council
Tom Griffen Reserve	Playground equipment – managed by Council
Valley Drive Wetland	Open parkland and constructed wetland – managed by Council

The Keith Eweson Park, Charing Cross Park, Ash Wednesday Memorial Park and Sutherland Park are the key passive open spaces in the township. The Sutherland Park, Upper Beaconsfield Recreation Reserve, Critchley Parker Junior Reserve, Salisbury Gully and Rosebank Wetland Reserve are areas of environmental significance and have high bio-diversity values. There is a need for efficient management of these assets to balance conservation needs and recreational activities.

There are three active recreational areas within the study area: the Beaconsfield Upper Recreation Reserve, Sutherland Recreation Reserve and Cardinia Reservoir Park. Sutherland Recreation Reserve is the only active recreational land owned by Council. Nonetheless diverse sporting facilities are available at each of these reserves.

The Beaconsfield Upper Recreation Reserve will continue to be a focus for sporting activities. The Beaconsfield Upper Recreation Reserve land is owned by the Department of Sustainability and Environment and managed by a committee of management. The committee of management is responsible for the ongoing maintenance and development of the reserve, including ground and building maintenance (with the exception of the maintenance of the bushland component of the reserve which is a Council responsibility). Council provides support to the committees in the form of maintenance and capital development grants, ancillary maintenance such as garbage collection and maintenance of surrounds. The committee has expressed the need for progressive updates to the existing facilities at the Beaconsfield Upper Recreation Reserve. Works will be completed in stages as funding (both internal and external) are made available.

The Beaconsfield Upper Recreation Reserve presently experiences substantial pressure in terms of competing sporting demands and Cardinia Shire Council has acquired land in Holm Park Road, Beaconsfield to help alleviate existing and future sporting demands, for both the Upper Beaconsfield and Beaconsfield communities The Holm Park Road Reserve could have a cricket and football oval, skate park and netball and tennis facilities.

Upper Beaconsfield also sustains various private enterprises that provide passive and active recreational pursuits, including:

- Berwick Montuna Golf Course
- Beaconsfields Country Golf Club
- Dallas Brooks Park Scout Camp
- Victorian Equestrian Centre.

7.4 Equestrian strategy

The Equestrian Strategy (2001) identifies equestrian activities can be broadly broken into recreational and sporting activities (pony clubs, riding clubs and commercial equestrian centres). Existing equestrian facilities in Upper Beaconsfield are shown in Table 14.

Table 14: Equestrian facilities

Location	Facilities	Used by
Upper Beaconsfield Recreation Reserve	3 dressage/jumping arenas with cross country trail	Beaconsfield Upper Pony Club and Upper Beaconsfield Riding Club
Ashford Park on Split Rock Road	Agistment, lessons and training	Commercial enterprise with paying customers
Victorian Equestrian Centre on Beaconsfield–Emerald Road	Stables, show jumping, dressage arena, agistment and lessons	Commercial enterprise with paying customers

Recreational equestrian activities involve activities associated with trail riding, endurance rides, show jumping, dressage and competitions. The equestrian community has expressed the need to provide additional land and facilities to accommodate the sport and appropriate connecting trails around the township.

7.5 Issues

The key issues can be summarised as:

- accessibility to recreational open space
- Continuity of pedestrian and multi-use linear trails and linkages
- quality of existing active and passive open space and recreational facilities
- protection of reserves with environmental and conservation values
- provision of additional youth activities

7.6 Objectives

The objectives are to:

- provide open space to meet the active and passive recreational needs of the community
- ensure the long term management of open space with environmental and conservation values
- ensure the adequate provision of land for the protection of areas with environmental significance
- ensure local parks are designed to provide greater complexity and diversity of opportunities for the various age groups of the community.

7.7 Policy

The policies are to:

- use and manage open space reserves for the purposes as set out in Table 15.
- consider a range of uses and facilities when designing new local reserves
- recognise and protect the significance of open space reserves with cultural and environmental values
- facilitate co-location of community and recreation facilities and joint management of these facilities
- balance the recreational, environmental and wildfire management objectives of open space reserves
- provide a legible and permeable interlinked open space network
- maximise opportunities for open space along creeks and waterways

Table 15: Open space reserves and their functions

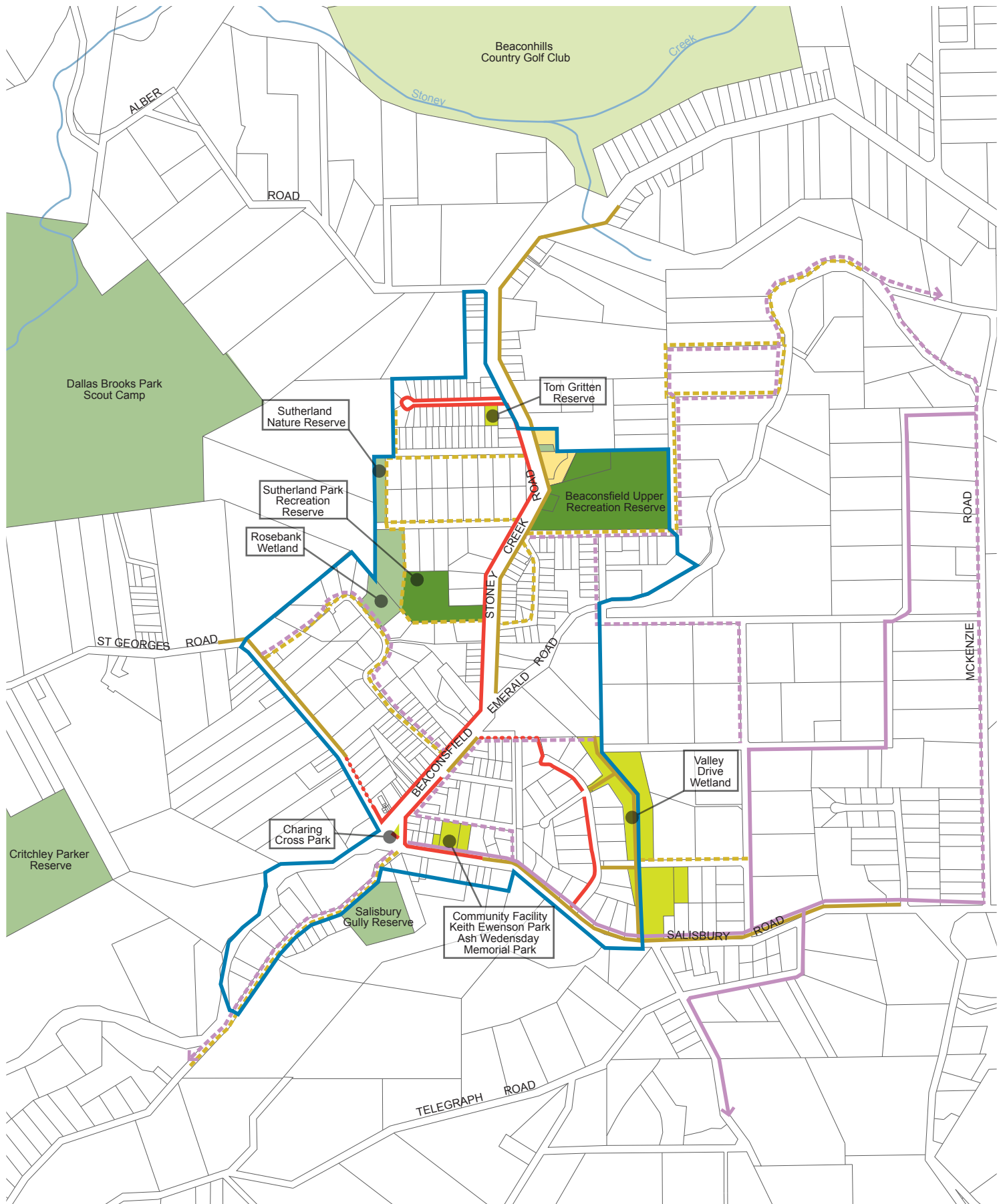
Reserves or land	Purpose or function
Critchley Parker Jnr Reserve, St Georges Rd	Local environmental reserve (passive recreation)
Hamilton Reserve	Local environmental reserve (passive recreation)
Salisbury Gully Reserve, McBride Rd	Local environmental reserve (passive recreation)
Sutherland Nature Reserve and Rosebank wetland	Local environmental reserve (passive recreation)
Sutherland Park Recreation Reserve	District sporting reserve (outdoor sports)
Stoney Creek Reserve	Local environmental reserve (not suitable for recreation pursuits until further investigated)
Charing Cross Park	Local recreation reserve (play, community facilities, passive recreation)

Tom Griffen Reserve	Local recreation reserve (play, community facilities, passive recreation)
Cardinia Reservoir Park	District recreation reserve (indoor and outdoor sports)
Guy Hills Reserve	Local environmental reserve (passive recreation)
Aura Vale Lake	Local environmental reserve (passive recreation)
Beaconsfield Upper Recreation Reserve	District sporting reserve (indoor and outdoor sports)
Keith Ewenson Park	Local recreation reserve (sport, play, community facilities, passive and active recreation)
Ash Wednesday Memorial Park	Local recreation reserve (play, community facilities, passive recreation)
Valley Drive Wetland	Local recreation reserve (passive recreation)

Source: Cardinia Shire Council

7.8 Actions

- Encourage and support the provision of a regional open space network along Cardinia Creek known as 'Cardinia Creek Parklands Future Directions Plan' to be implemented by Parks Victoria, as demonstrated in Appendix 13.8.
- Support progressive improvements to the Beaconsfield Upper Recreation Reserve as the focus for active recreational and sporting activities including improved access and car parking, as funding becomes available.
- Continue to collaborate with the Beaconsfield Upper Recreation Reserve committee of management
- Progressively undertake improvements to Salisbury Gully Reserve and Keith Ewenson Park based on the availability of funding (internal and external funding).
- Investigate the need and feasibility to provide additional open space in the form of a district sporting reserve in Upper Beaconsfield, only if the proposed Holm Park Road Reserve is not constructed.
- Investigate the need for providing additional facilities for tennis.
- Investigate the opportunity to place recreational facilities within the Valley Drive Wetland Reserve (half basketball court, seats, play ground equipment) in areas least constrained by environmental constraints.
- Encourage and support the involvement of the community in the management of open space reserves.
- Utilise publicly owned land for passive recreation, sporting facilities or environmental conservation, particularly along drainage lines and easements where appropriate.
- Maintain, upgrade and provide areas for equestrian activities in appropriate locations as specified in the Equestrian Strategy (2001).
- Investigate the feasibility and usefulness for a horse watering hole and hitching rail in the town centre in consultation with the equestrian community and business community.
- Ensure equestrian riding facilities and activities are appropriately planned and managed to protect environmental and historical values.
- Involve the equestrian riding community in the design and management of equestrian facilities.



LEGEND

- Township Boundary/Urban Growth Boundary
- Waterways

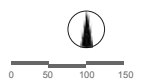
LINKAGES

- Existing Footpath
- - - Potential Footpath
- Existing Gravel Path
- - - Potential Gravel Path
- Existing Equestrian Trail Network
- - - Potential Equestrian Trail Network

OPEN SPACE NETWORK

- District Sporting Reserves
- Regional Sporting Reserves
- Local Recreation Reserves
- Local Environmental Reserves

Note: All unsealed trails are potentially multi-purpose.



Scale: 1:10,000 @ A4

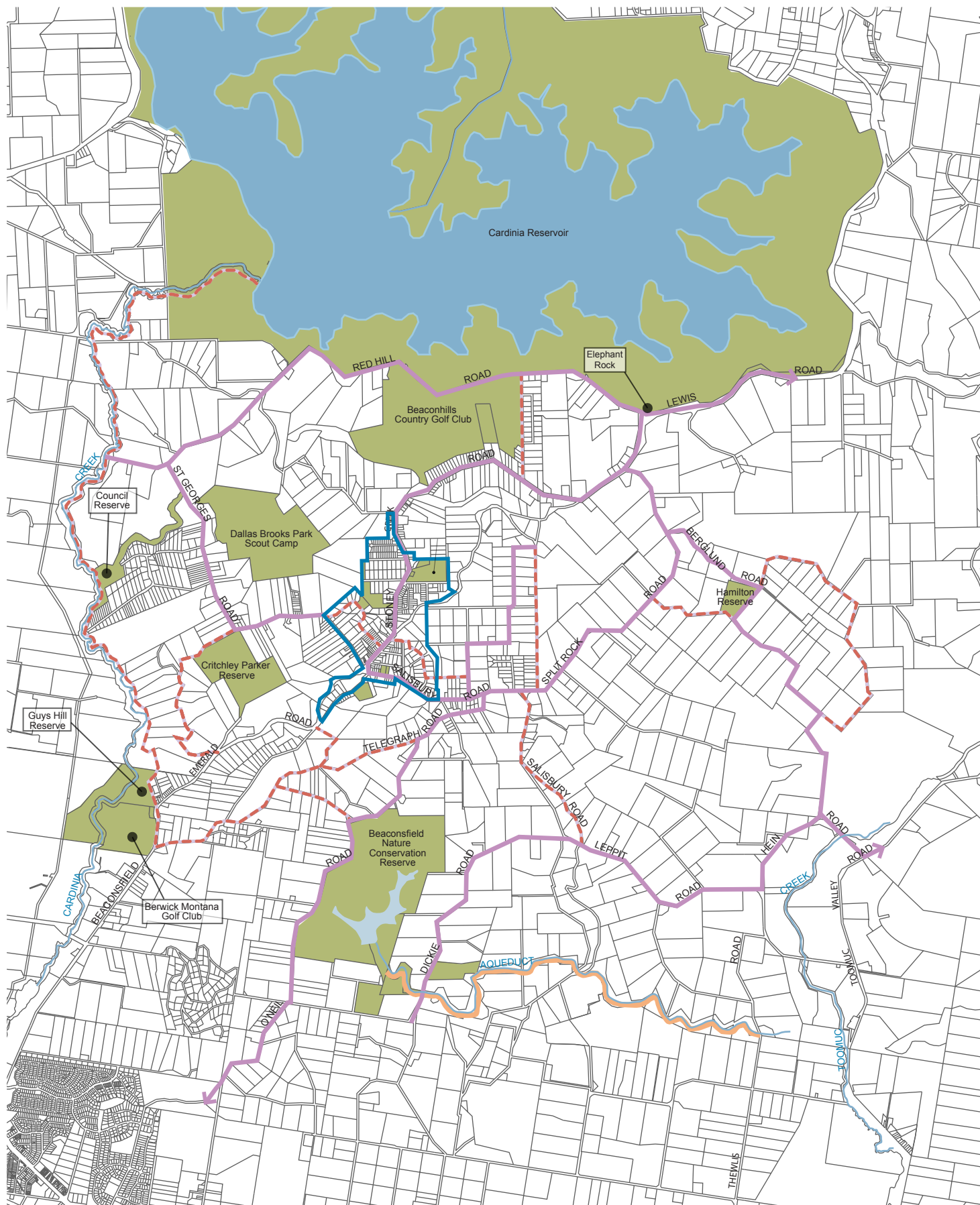
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Date: June 2009

Rev.: B

Drawn: HW

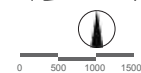
FIGURE 6A: OPEN SPACE & LINKAGES PLAN



LEGEND

- Township Boundary/Urban Growth Boundary
- Waterways
- Public Open Space
- Existing Equestrian Trail Network
- - - Potential Equestrian Trail Network
- Existing Cardinia Aqueduct Multipurpose Trail

Note: Designated Equestrian Trails are not limited to equestrian uses



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Date: June 2009

Rev.: B

Drawn: HW

FIGURE 6B: TRAIL NETWORK OUTSIDE OF TOWNSHIP

8. TRAFFIC AND TRANSPORT

8.1 Overview

A high proportion of Upper Beaconsfield residents are dependent on motor vehicles for transport due to the rural location of the township and limited public transport services presently available. In addition to identifying opportunities to address traffic and public transport issues, this strategy also identifies actions to improve the pedestrian and bicycle connectivity within the area.

8.2 Public transport

Public transport in Upper Beaconsfield is limited to one bus service. The 838 bus service runs from Emerald to Fountain Gate Shopping Centre via Upper Beaconsfield, Berwick, Berwick Station and back again. No bus service presently exists between Upper Beaconsfield and Pakenham, which is an activity centre close to the Upper Beaconsfield Township. There has been interest expressed by the community to extend a bus service to Pakenham and for more frequent bus services to and from Upper Beaconsfield to Beaconsfield.

8.3 Road network

Beaconsfield–Emerald Road, Stoney Creek Road and Salisbury Road are the three main roads for vehicle traffic to traverse through the Upper Beaconsfield Township and beyond to Pakenham, Emerald, Beaconsfield or to Melbourne:

- Beaconsfield–Emerald Road is a rural primary arterial road, connecting Upper Beaconsfield to Beaconsfield in the southwest to Emerald in the northeast. Vic Roads is responsible for the management and maintenance of Beaconsfield–Emerald Road.
- Salisbury Road is a rural secondary arterial road connecting Upper Beaconsfield to Pakenham; its name changes to Leppit Road and Toomuc Valley Road before intersecting with Princes Highway on the western outskirts of Pakenham
- Stoney Creek Road forms part of a secondary arterial road that links with Beaconsfield–Emerald Road in a horse shoe manner. Stoney Creek Road intersects Beaconsfield–Emerald Road at a channelised intersection at the north-east entrance to the township of Upper Beaconsfield.

Other significant roads within the township are Manestar Road (link to Harkaway), Split Rock Road and St Georges Road; all link the town centre with nearby residential and rural land holdings. Virtually seven roads within the urban growth boundary of the Upper Beaconsfield Township are sealed, while approximately 2 linear kilometres of road surfaces (eight roads) in the township are unsealed.

Unsealed roads present many problems to residents such as dust in summer and muddy conditions in winter and spring. The local community have expressed a desire to have a minor amount of local roads sealed to a standard in the town as part of Council's current Special Charge Scheme.

8.4 Traffic movement

Beaconsfield–Emerald Road is the primary arterial road and key entry into the main commercial core of the town. Beaconsfield–Emerald Road generates a number of local impacts, including traffic speed, a lack of safety for pedestrians and horse riders crossing Beaconsfield–Emerald Road and dissection of the town into an east–west precinct. The St Georges, Salisbury Road and Beaconsfield–Emerald Road intersection is made even more difficult as the topography of the land meets the intersection at an awkward alignment creating sightline and safety issues.

Charing Cross Lane is a short side-street that runs between Salisbury Road and Beaconsfield–Emerald Road within the township. It provides a convenient short-cut for traffic travelling from Salisbury Road to Beaconsfield–Emerald Road and vice versa. The majority, if not all, of the traffic making this movement does so using Charing Cross Lane instead of the Salisbury Road intersection with Beaconsfield–Emerald Road.

Council has conducted various community forums in the past to determine options to address and alleviate traffic safety concerns associated with the Beaconsfield–Emerald Road and Salisbury Road intersection. On 22 October 2002, Council adopted a concept plan (Figure 7) demonstrating the preferred road alignment of the Beaconsfield–Emerald Road and Salisbury Road intersection. Vic Roads have not yet agreed to the proposed road alignment and further traffic analysis, detailed design and discussion with Vic Roads and the community will be required.

8.5 Car parking

The town centre of Upper Beaconsfield is reasonably well catered with car parking for the existing shopping strip. Car parking is provided along the side street of Beaconsfield–Emerald Road and Salisbury Road with either parallel or 45-degree car parking. Car parking is also available along abutting side streets. There is also an area of approximately 196 square metres at the corner of Beaconsfield–Emerald Road and St Georges Road available for car parking. Demand for car parking in the short term is unlikely to exceed the available car parking supply; however, as the shopping strip expands or redevelops (infill development) there will be a need to increase the parking facilities to meet the increased demand that will be generated.

The Beaconsfield Upper Primary School and the various sporting activities at the Beaconsfield Upper Recreation Reserve presently experiences competing car parking pressures. The community has indicated that additional car parking and traffic management initiatives are required to increase safety.

8.6 Pedestrian and bicycle network

The Pedestrian and Bicycle Strategy (2003) identifies a series of trails for multipurpose use, bicycle routes for on-road cycling and paths for pedestrian use within each of the towns in the municipality. The definitions of the trails include:

- regional trails – trails of regional significance that provide connections and links between local government areas
- principal bicycle network routes – on-road bicycle lanes and routes
- town trails and routes – multipurpose paths than can be used by pedestrians, cyclists and other users
- town paths – pedestrian paths whereby children under 12 are permitted to ride on the paths.

Upper Beaconsfield already has 7.9 kilometres of existing paths (not including horse trails) at an average width of 1.9 metres. There is also a high number of equestrian trails in the area and are identified in the Cardinia Shire Equestrian Strategy (2001).

The community has indicated a desire to retain the rural nature of the town and concrete paths are not desirable, although it is acknowledged that concrete paths pose less of a future maintenance risk to Council. Asphalt paths have been used in some areas of the Upper Beaconsfield Township.

Regional trails

The strategy indicates Parks Victoria is proposing a regional trail along Cardinia Creek known as the ‘Cardinia Creek Parklands Future Directions Plan’. When fully developed, the regional parklands will be a series of linked parks that will stretch for approximately 10 kilometres along Cardinia Creek. The linear nature of the parklands provides an opportunity for a lengthy north-south shared pedestrian, cycle and equestrian trail within the parklands, which maximises opportunities for trail connections to the surrounding community and other regional trails. The plan will be implemented by Parks Victoria, Melbourne Water and Department of Sustainability and Environment (DSE) as the key public land managers in partnership with local government, community groups and adjoining landowners. Please refer to Appendix 13.8 demonstrating the location of the regional trail.

Principal bicycle network

Presently, no on road bicycle routes exist in Upper Beaconsfield. The type of facility provided on each road will be determined by the available space on the road. The Pedestrian and Bicycle Strategy recommends an on-road route along Beaconsfield–Emerald Road. Presently a bituminised trail exists adjacent to Beaconsfield–Emerald Road which travels towards Stoney Creek Road.

Town trails and routes

No multipurpose paths exist in Upper Beaconsfield. The Pedestrian and Bicycle Strategy recommends the continual development of town trails and paths, particularly the provision of trails for multipurpose uses connecting facilities and services and constructed to the adopted standard. The Pedestrian and Bicycle Strategy recommends a trail along Beaconsfield–Emerald Road that traverses onto Stoney Creek Road.

Town paths

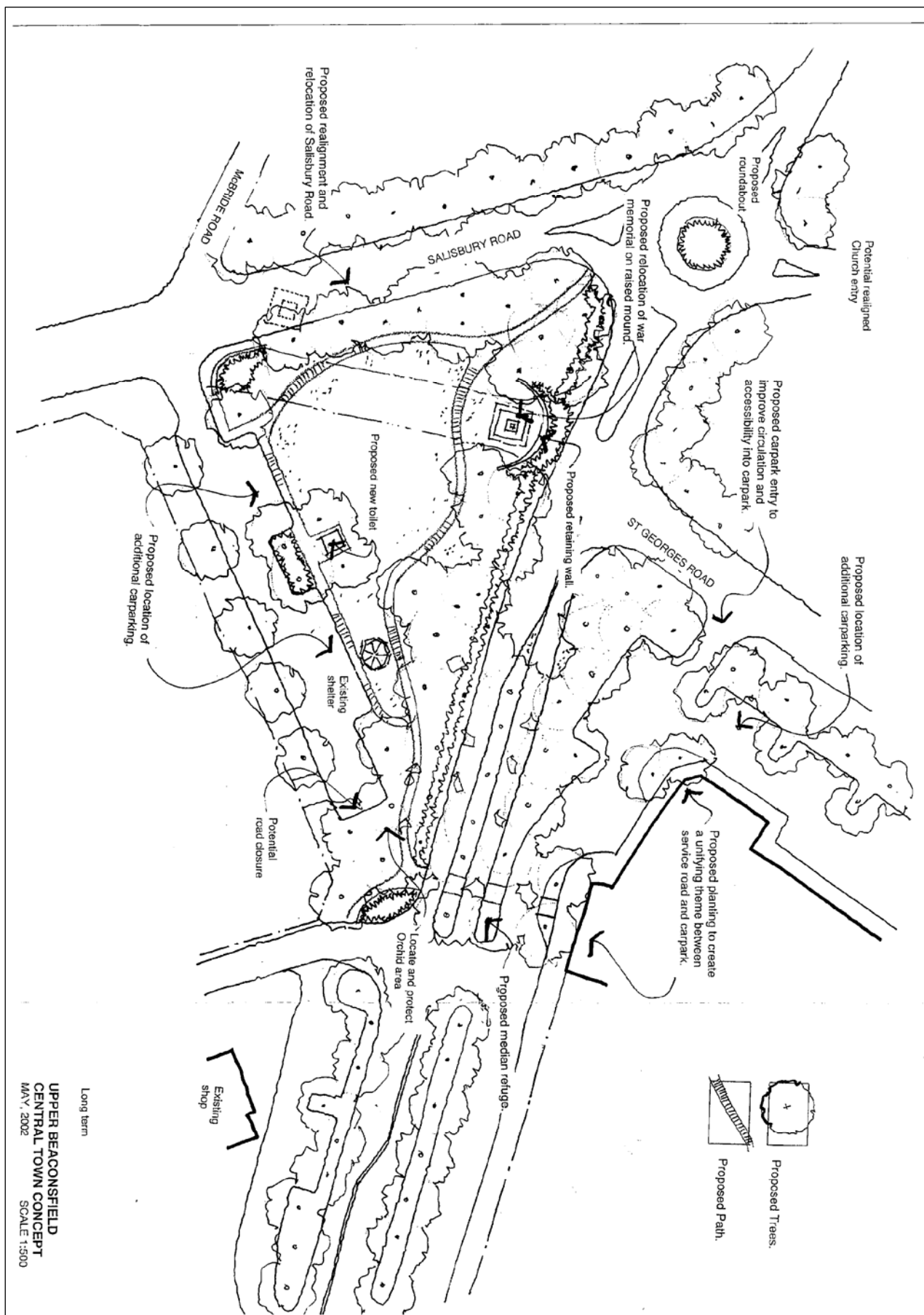
A formalised pedestrian pathway presently exists along parts of Salisbury Street, St Georges Road, parts of Stoney Creek Road and along Grant Court.

Currently there appears to be an ad hoc pedestrian and bicycle network with key links missing between the town centre, residential estates and key public facilities. The residents of Upper Beaconsfield have indicated a preferred series of proposed paths along routes used most commonly and these include:

- a pedestrian crossing across Beaconsfield–Emerald Road to create a link between the east and west side of the town
- a footpath network linking the residential areas to the town centre
- a footpath network that links with Beaconsfield Township.

Please refer to Figure 6A and 6B demonstrating the location of existing and potential footpaths. A mixture of paved and permeable paving, natural channels and non-paved surfaces are to be investigated.

Figure 7: Proposed intersection along Beaconsfield–Emerald Road



Source: Cardinia Shire Council

8.7 Equestrian network

The Equestrian Strategy (2001) identifies that equestrian activities can be broadly broken into recreational (trail riding and endurance rides) and sporting activities (pony clubs, riding clubs and commercial equestrian centres).

Recreational equestrian activities involve activities associated with trail riding and other endurance rides. Two types of equestrian trails exist within Cardinia. The predominant trail is informal road and road verge trails while the others are tracks located in existing natural bushland. These tracks mostly follow informal vehicle tracks and allow for free-riding in the natural environment.

At present there are only a few informal road and road verges that are formally recognised by Cardinia Shire Council, despite the extensive number of roads and road verges that are used by recreational equestrian riders. Various suggestions have been suggested by the horse community to link existing informal road trails and road verges to create an equestrian trail network that links places of interest.

Please refer to figures 6A and 6B which demonstrate the location of existing and potential equestrian trails.

8.8 Issues

The key issues can be summarised as:

- need for additional public transport services
- sealing of existing unsealed roads
- maintenance of unsealed roads
- fragmented network of paths for pedestrians, cyclists and horse riders
- need for safe pedestrian, cyclist and horse rider crossing(s) along Beaconsfield–Emerald Road
- improvements to existing road intersections or traffic management initiatives to increase safety
- upgrade of existing car parking in the town centre

8.9 Objectives

The objectives are to:

- progressively upgrade local roads in Upper Beaconsfield to a sealed standard as specified by the Special Charge Scheme
- improve pedestrian, bicycle and equestrian accessibility and safety in Upper Beaconsfield through the upgrading and extension of the pedestrian, bicycle and equestrian movement network, to provide a series of connecting circuits
- improve traffic circulation and provide adequate and accessible public parking in the town centre
- improve the number and frequency of public transport services to and from Upper Beaconsfield

8.10 Policy

The policies are to:

- provide a safe, functional and well-maintained local road network
- provide a safe, functional and well-maintained 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
- discourage cul-de-sacs and, if used, ensure they are connected through to another street by a wide reserve and path for safe pedestrian bicycle and equestrian access

8.11 Actions

Roads

- Advocate to Vic Roads for a safe, functional and well-maintained Beaconsfield–Emerald Road (declared arterial road) with the following traffic management initiatives to be established in the town centre:
 - improved pedestrian, cyclist and equestrian crossings
 - reduced vehicle speed limit
 - increased lighting.
- Finalise detailed design, staging, alignment and land acquisition to truncate and re-route Salisbury Road with a new intersection at Beaconsfield–Emerald Road and construction of a roundabout at the Beaconsfield–Emerald Road and Salisbury Road and St Georges Road crossroad, as demonstrated in Figure 7 in consultation with the local community and Vic Roads.
- Progressively upgrade local roads to sealed road standard through the implementation of Special Charge Schemes, with consideration to be given to Paul Grove, Lenne Street, Quamby Road and Sugarloaf Road in accordance with Council’s Special Charge Scheme Program.

Car parking

- Review car parking requirements and provisions in the Upper Beaconsfield Township to determine if additional off-street car parking in the town centre is required, specifically for disabled, elderly people and mothers and fathers with young children.
- Investigate the car parking requirements for the various sporting events held at the Beaconsfield Upper Recreation Reserve, to determine traffic management issues and if additional off-site car parking space is required. If so, investigate the location for car parking opportunities

Public transport

- Advocate to the Department of Transport and the bus industry to identify, reorganise and plan for improvements (both frequency and duration) of the existing bus service that will meet local travel needs and act as feeders to the Principal Public Transport Network between Beaconsfield, Pakenham and Upper Beaconsfield.
- Liaise with community transport service providers to promote the patronage of current services and link them to existing and future bus services

Pathways

- Construct paths and trails as shown in the Pedestrian and Bicycle Strategy (2003) as funds both internally and externally become available.
- Investigate the feasibility of upgrading and extending the pedestrian network as demonstrated in Figure 6A with priority given to:
 - Rosebank Lane, Paul Grove to the town centre and St Georges Road
 - link from Burton Road to Beaconsfield–Emerald Road
 - link from Valley Drive to Beaconsfield–Emerald Road
 - linking Sutherland Recreation Reserve with Sutherland Road and Lenne Road through Sutherland Nature Reserve.
- Investigate treatments and the feasibility to decrease the salmon colour of the concrete footpath along Salisbury Road.
- Liaise with the State Government (Parks Victoria, Melbourne Water and the Department of Sustainability and Environment) to determine the location, funding and implementation of a multi-

use trail (pedestrian, bicycle and equestrian) linking the 'Cardinia Creek Parklands Future Directions Plan' to the Upper Beaconsfield Township.

- Facilitate the opportunity to utilise publicly owned land for walking trails (passive recreation), particularly along drainage lines and easements where appropriate.
- Investigate the feasibility of developing a walking trail along sections of land adjacent to Stoney Creek in areas least constrained by environmental considerations, in consultation with Melbourne Water and Department of Sustainability and Environment.

Equestrian trails

- Develop and maintain a safe and interconnected network of equestrian trails in appropriate locations (that minimise environmental damage) as specified in the Equestrian Strategy (2001).
- Investigate the feasibility of developing equestrian linkages and multi-use trails as demonstrated in Figure 6A and 6B, with priority given to:
 - Rosebank Lane, Paul Grove to the town centre and St Georges Road
 - link from Burton Road to Beaconsfield–Emerald Road
 - link from Valley Drive to Beaconsfield–Emerald Road
 - create a trail along Mackenzie Road, Funnell Road and Tower Road
 - link Craik Road with Valley Road
 - link Salisbury Road with Halford Road.
- Involve the equestrian riding community in the design and management of equestrian trails.

9. PHYSICAL INFRASTRUCTURE

9.1 Overview

Much of Upper Beaconsfield has been developed without the usual physical infrastructure generally expected for residential areas, such as underground drainage and sewers. This lack of physical infrastructure is seen as a significant issue by both the community and Council and through a collaborative approach with key stake holders it is intended that the issue of infrastructure will be addressed.

9.2 Sewerage network

The township of Upper Beaconsfield is currently not provided with reticulated sewage and residential households are reliant on septic systems.

South East Water intends to provide reticulated sewerage services to about 380 lots by the year 2009–10 in those areas identified as a backlog area under the Backlog Sewerage Program. Figure 8 demonstrates an approximate boundary of the area within which those lots less than 0.4 hectares will be considered for connection to the proposed Backlog Sewerage Program. South East Water is currently working on detailed design plans showing which lots will have the opportunity to connect to the reticulated sewer system. The connection of households to reticulated sewerage and the provision of adequate drainage is a high priority for the Upper Beaconsfield Township and will assist in reducing the impact of the existing septic systems on the environment.

9.3 Water supply

Water supply to Upper Beaconsfield is sourced from a reticulated network system connected to the Cardinia Reservoir and the Upper Yarra Dam, of the Thompson River Scheme. The water supply is managed by South East Water.

9.4 Gas supply

The township of Upper Beaconsfield is currently not provided with reticulated natural gas and many residential households are reliant on bottled gas. The supply of natural gas to Upper Beaconsfield is based on the long-term return potential, growth rate and pricing structure for the gas supplier to provide gas to the township. The connection and supply of natural gas to Upper Beaconsfield is heavily reliant on costs associated with extending from Beaconsfield to Upper Beaconsfield.

9.5 Electricity

Electricity is provided to Upper Beaconsfield by Origin Energy Electricity and SPI Electricity and transmission is available through both overhead lines and underground cables, depending on the area, with voltage ranging from 420 kilovolts for residential and 430 kilovolts for businesses.

9.6 Telecommunications

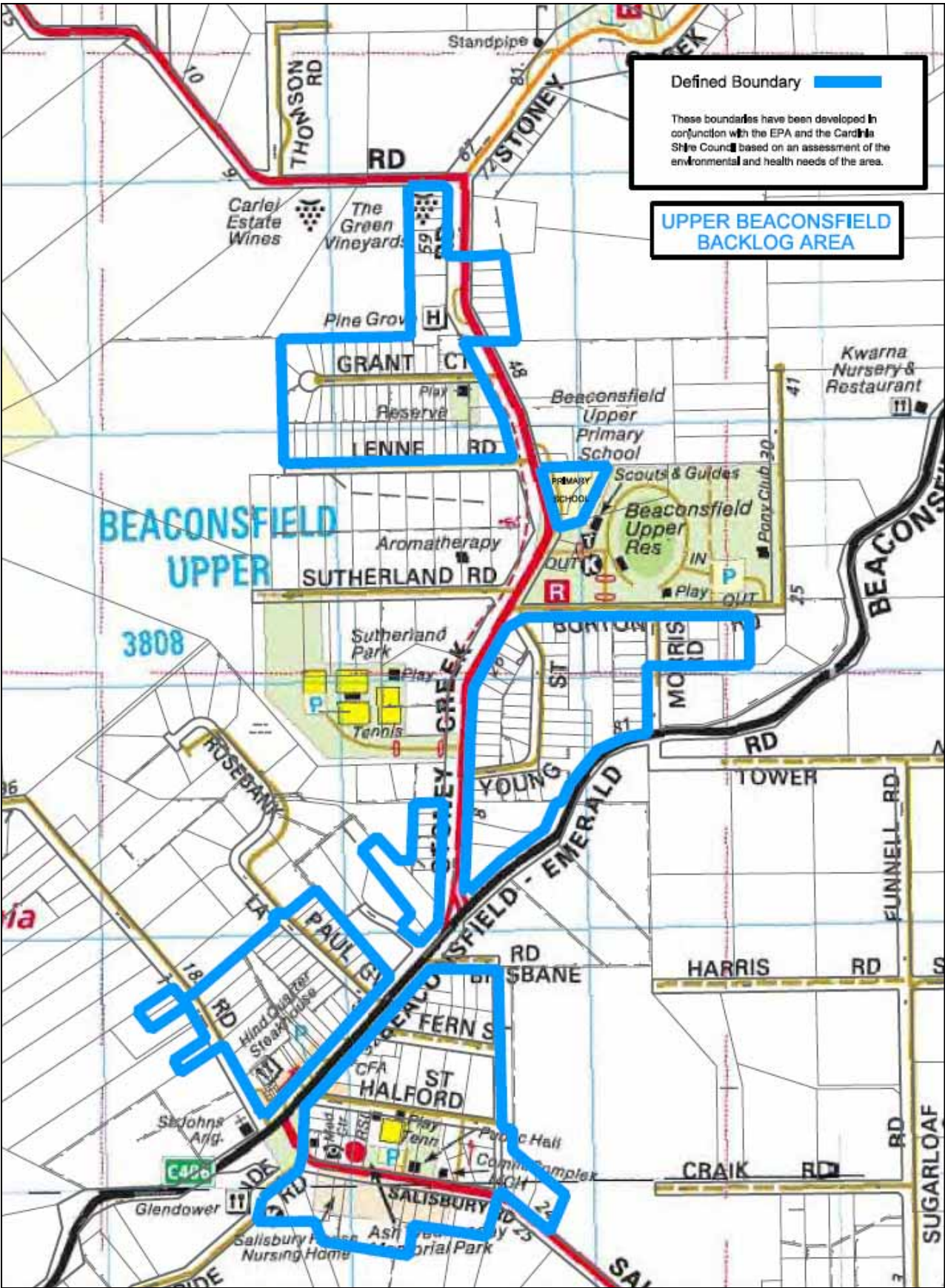
Telecommunication services are managed by Telstra and are able to be extended and augmented as necessary to meet future development requirements.

9.7 Drainage

Cardinia Shire Council is the responsible authority for drainage in the Upper Beaconsfield Township in consultation with Melbourne Water.

Formed underground stormwater drainage in the area is limited to lots within the urban growth boundary, bounded by Stoney Creek Road, Grant Court, Young Street, Rosebank Lane, Valley Drive, McBride Road and parts of Salisbury Road. Drainage has been identified as a significant issue by members of the community and provision of adequate drainage has been highlighted as a priority for areas where the catchment of water ends on private properties. The drainage issues in this area need to be addressed as a priority. Investigation needs to be carried out to find an appropriate stormwater treatment system for Upper Beaconsfield.

Figure 8: South East Water backlog services



Source: South East Water

9.8 Key issues

The key issues can be summarised as:

- provision of reticulated sewerage to the township
- provision of reticulated gas to the township
- sediment run-off from steep, unsealed roads affecting drainage
- provision of adequate drainage
- maintenance of drainage infrastructure
- efficient management of physical services

9.9 Objectives

The objectives are to:

- provide or upgrade utility services to improve the health and amenity of residents and to minimise environmental impacts.

9.10 Policy

The policies are to:

- encourage the connection of all occupied properties and new dwellings within a sewerred area to connect to the reticulated sewer systems as soon as practicable following the provision of this service and generally within five years
- progressively implement water sensitive urban design principles. Include water conservation measures (including water tanks) in all new dwellings to reduce water use and stormwater runoff

9.11 Actions

- Liaise with South East Water to ensure the timely provision of reticulated sewer services in those areas identified as a backlog area under South East Water's Backlog Sewerage Program.
- Prepare a drainage scheme strategy for the Upper Beaconsfield Township in collaboration with Melbourne Water and implement the strategy based on priority actions identified and the provision of drainage as part of the construction and sealing of local roads or developments.
- Ensure any development or works adjacent to a waterway or drainage path does not impede the passage of stormwater or floodwater to the detriment of other properties.
- Investigate drainage measures in the township and ensure sediment load and pollution is controlled from entering Westernport.
- Advocate for the supply of reticulated gas to the Upper Beaconsfield Township.
- Advocate for the overhead electrical cables in the town centre to be either aerial bundled cables or placed underground.

10. ENVIRONMENT

10.1 Overview of Upper Beaconsfield

Catchment area	39.73 square kilometres
Elevation	208 metres above sea level
Rainfall	>1,041 millimetres per year
Soil permeability:	Moderate to poor
Slope:	Gentle to moderately steep slopes (3% to >26 %)
Depth of water table:	0.5–1.5 metres

Source: Cardinia Shire Council

10.2 Flora

Upper Beaconsfield is occupied with a diverse range of landscapes and environmental qualities with considerable conservation significance and status, as depicted in Appendix 13.2. In the township, the land is part of the highlands southern fall bioregion and the conservation status of the vegetation classes (EVC) is depicted in Figure 9: Vegetation coverage and conservation status.

A bio-site is a physical area of land or water containing biological assets with particular attributes, such as the presence of rare or threatened flora, fauna or habitat required for their survival and rare or threatened vegetation communities. Knowledge of the assets and location of bio-sites are held in a Department of Sustainability and Environment database. Bio-sites are classified as having national, state or regional significance. The Upper Beaconsfield Township is part of one bio-site of regional significance.

Within the township, four areas have been identified as having important conservation significance due to the classification and quality of the existing flora:

- Sutherland Road Nature Reserve and Rosebank Wetland
- Beaconsfield Upper Recreation Reserve bushland area
- private land along Beaconsfield–Emerald Road near Brisbane Road
- roadside vegetation.

Roadsides that have intact native vegetation are of value to the community for various reasons. They act as ‘linkages’ or corridors for wildlife to travel along, they can act as a reference point for land managers to assist in appropriate indigenous native species selection for landscaping and revegetation. Roadsides also add to the rural landscape of the township.

The removal and degradation of indigenous vegetation, especially as a result of land subdivision and from private land holdings is of environmental concern to the community. The State Government’s ‘Native Vegetation Management – A Framework for Action’ (the framework) establishes the strategic direction for the protection, enhancement and revegetation of native vegetation across Victoria. Its goal is ‘a reversal, across the entire landscape, of the long term decline in the extent and quality of native vegetation, leading to a net gain’. In applying net gain, the framework sets out a three-step approach. The three steps are:

1. Avoid adverse impact, particularly through native vegetation removal
2. If impacts cannot be avoided, minimise impacts through appropriate planning and design
3. Identify appropriate offset options to obtain a gain.

When a planning permit is required to remove native vegetation, planning and responsible authorities must have regard to the 'Native Vegetation Management – A Framework' when considering proposals involving native vegetation removal.

Rosebank Wetland



Council also encourages private land holders to protect remnant native vegetation on their land using a range of incentive programs and supports schemes such as Landcare, Land for Wildlife, Trust for Nature and Eco Tender. State Government initiatives such as Bush Broker (a native vegetation credit registration and trading system) and Bush Tender (auction-based approach to improving the management of native vegetation on private land) also seek to encourage private land owners to protect native vegetation on their land.

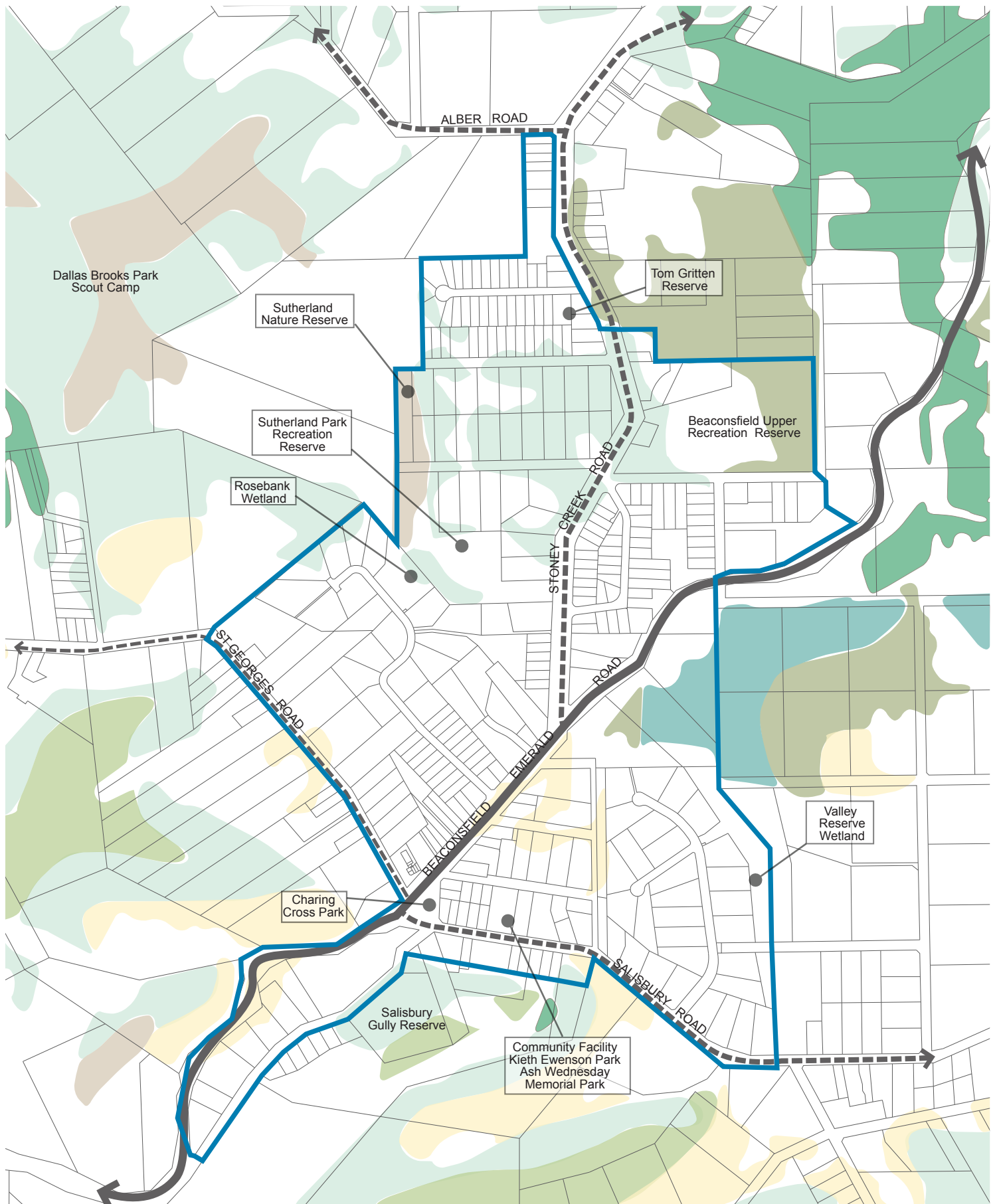
10.3 Waterways

A significant environmental feature of Upper Beaconsfield is Stoney Creek and its tributaries which are estimated to have a total length of 21 kilometres, the main channel of Stoney Creek being 10 kilometres. Stoney Creek is a tributary of Cardinia Creek which is considered to be of high significance as described in the 'Port Phillip and Westernport Regional River Health Strategy'. The key risks to the region's waterways include degradation of the streamside zone, land use change, hydrological stress, native vegetation removal, pollutants that reduce water quality, barriers (such as dams, weirs and road crossings), erosion of bed and banks, stock access, introduced species and climate change.

Most stormwater from the municipality discharges to Western Port. Cardinia Shire Council has only a minor direct role in the management of Western Port; however, 80% of the municipality's runoff drains into Western Port via waterways and man-made drains, which has a direct impact on the health of the bay. Any development needs to embrace catchment and waterway management principles to limit sediment runoff and pollution into the drainage system or stormwater system.

10.4 Soil

The soils of the area are dominated by soils of devonian granitic, silurian metamorphic and silurian sediments with limited quantity of quaternary alluvium soils. The soils are considered to have slow permeability, found on rolling hills and hill slopes which are moderately to well drained.

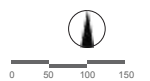


LEGEND

- Township Boundary/Urban Growth Boundary
- Arterial Road
- Local Arterial Road

VEGETATION

- | | |
|--|--|
| Locally Common | Depleted |
| Damp Forest | Damp Heathy Woodland |
| Lowland Forest | Swampy Riparian Woodland |
| Vulnerable | Wet Heathland |
| Grassy Forest | |
| Gully Woodland | |



Scale: 1:10,000 @ A4

Ref.: 3410226
Date: June 2009
Rev.: B
Drawn: HW

FIGURE 9: VEGETATION COVERAGE & CONSERVATION STATUS

10.5 Geological sites

Split Rock, located on Split Rock Road, is recognised as being of regional significance and is considered an example of unusual weathering form that is characteristic of granitic rock and is one of the most pronounced expressions of granite topography in this part of the Westernport Catchment. It is recommended that Split Rock be preserved in its current form and place, and that any roadside proposal must avoid disturbance to the site.

10.6 Weeds

At present, Cardinia Shire Council's prime focus on weed management has been guided by the existing Weed Management Strategy 2007. Council will commence a rolling program with annual reviews over a three-year period that addresses weed control and management priorities across the Shire, including Upper Beaconsfield. During the 2008–09 year, an initial pilot will target ragwort, blackberry and sweet pittosporum on roadsides in an integrated fashion with adjoining landholders, communities and public land managers. There is support for the initiation of a 'first-year' pilot program of weed control that would produce a 'lead by example' to the community and other public land managers such as Vic Roads, Parks Victoria, Melbourne Water and other agencies. This concept of a 'blitz' would be further boosted by the engagement of private landholders through education, involvement, and incentives through the weed grant scheme and regulations.

10.7 Heritage

The Cardinia Shire Heritage Study 1996 identified 16 sites of heritage significance in Upper Beaconsfield and 13 of them have been incorporated into the Cardinia Planning Scheme, consisting of:

Heritage number in planning scheme	Heritage significance
HO7	Calambeen – 71A' Beckett Road
HO8	Fassifern Garden – 50 A' Beckett Road
HO9	Rosemont – 11 A' Beckett Road
HO19	Victorian Orchardists Cool store and fruit packing shed – 24–25 Beaconsfield–Emerald Road
HO23	The Towers – 194 Berglund Road
HO27	Stone Pine at Windy Hills Farm – 30 Buchanan Road
HO71	Charing Cross Civic and Commercial Precinct – McBride Road
HO72	Highland Park – 2 McBride
HO110	Kincraik – 5–9 Salisbury Road
HO111	Upper Beaconsfield Post Office – 4 Salisbury Street
HO112	Upper Beaconsfield War Memorial – Salisbury Road
HO118	Lo-Yuan – 84 Split Rock Road
HO128	Cork and Oak Woodlands – 21 Walnut Grove

All of these sites are considered to be of regional significance.

A Cardinia Local Heritage Study Review (2007 and 2008) has been undertaken by Cardinia Shire Council to identify, assess and document places of post-contact cultural significance for the entire municipality. Some of these places have been identified and assessed by previous heritage studies and incorporated into the Cardinia Planning Scheme. Nonetheless, about 250 places identified by previous

heritage studies have not yet been considered for inclusion into the Heritage Overlay. In Upper Beaconsfield five of these places have been identified as high priority and further assessment needs to be undertaken for each of these places to determine their heritage value and whether they should be protected and included in the Heritage Overlay of the Cardinia Planning Scheme. They are:

- Staverton Garden, 201 Quamby Road
- The Steyne, former, 85 A Beckett Road
- Fruit kiosk, 425 Beaconsfield–Emerald Road
- Upper Beaconsfield Assembly Hall, former, 10 Salisbury Road
- Charing Cross Civic and Commercial Precinct (The Upper Beaconsfield Milk Bar, former Cormore Tea Rooms), McBride Road.

Upper Beaconsfield Post Office



10.8 Aboriginal heritage

Aboriginal cultural heritage appreciation and protection is a priority for Council as reflected in its role in the Inter-Council Aboriginal Consultative Committee and appointment of an Aboriginal Policy Advisor.

Cardinia Shire is located near a boundary between two dialect groups of the Kulin clans. Traditional ownership of land in the Upper Beaconsfield area has been attributed to the Wurundjeri balluk, one of several clans speaking the Woiworung dialect of the East Kulin language. The clan was considered to be divided into two patrilineal descent groups; the Wurundjeri willam, who occupied the land from the sources of the Yarra at Mt Baw Baw to the junction of the Yarra and Maribyrnong Rivers, and the Balluk willam (literally from 'buluk' meaning 'lake' or 'swamp' and 'willam' meaning 'camp'; literally 'swamp dwellers'). The Balluk willam occupied land from the swamps and ranges south of Yering (near Yarra Junction), south east to the headwaters of the La Trobe River and south to the Kooweerup Swamp, Cranbourne and Dandenong.

In the south of Cardinia Shire the Bunurong claim all of the country south of the Yarra River, the creeks and inlets of which fall into the sea from the Werribee River west to the Tarwin River, east of Cape Paterson. This would include the catchments of Cardinia Creek, Toomuc Creek and the Bunyip River.

Anecdotal local history suggests that Aboriginal people moved down from the hills during the summer months, probably along waterways such as Cardinia Creek and Toomuc Creek, finally entering the Kooweerup plain during the driest season. Evidence of past movement along the major watercourses and their tributaries, is supported by archaeological evidence. Although there has been limited archaeological surveying in the hills undertaken, to the north of the Kooweerup plain, the sites which have been recorded in the area are clustered primarily along Cardinia Creek and its tributaries. In the

Upper Beaconsfield area, 15 Aboriginal archaeological sites have been recorded on the Aboriginal Affairs Victoria (AAV) registry. The register details 12 surface scatters of stone artefacts and three scarred trees, all likely associated with past Aboriginal campsites. The distribution of sites on major watercourses and their tributaries, suggests that Aboriginal people utilised resources over a large spatial area, while moving inland during the winter months.

In the Upper Beaconsfield Township, no Aboriginal archaeological sites have been recorded. Nonetheless, the site register maintained by Aboriginal Affairs Victoria (AAV) regards the township as a potential cultural heritage sensitivity area and Aboriginal sites could be located in the township, predominately along freshwater creeks and swamps.

All proposed developments, redevelopments and subdivisions need to be mindful of the requirements specified by the Aboriginal Heritage Act (2006) and Aboriginal Heritage Regulations (2007) governing the management of pre- and post-contact Aboriginal sites.

10.9 Climate change

There is now an overwhelming view that human activities have resulted in the emission of high concentrations of greenhouse gases. These gases have been associated with global warming and other physical phenomena linked to climate change, including drought, bushfires, sea level rise, flooding, increased storms and erosion. The various physical effects of climate change will require mitigation efforts and adaption to the effects of climate change. Climate change is complex and it will create threats, challenges and opportunities for the community of Upper Beaconsfield.

10.10 Wildfire

Upper Beaconsfield is prone to wildfire due to its extensive vegetation cover and topography. Under the Building Regulations (1994), construction of dwellings must be undertaken in accordance with the Australian Standard for Houses in Bushfire Prone Areas (AS3959). Council also has in place a Municipal Wildfire Preparedness Plan (MWPP) 2005, which is actively implemented during the fire season along with plans for various reserves. The aim of the MWPP is to increase the ability of communities to withstand the impact of wildfire and to help with practical risk reduction, taking into account the frequency and severity of wildfire occurrences. The MWPP is targeted specifically at physical works designed to minimise the risk of, and damage caused by wildfire. Please refer to the Municipal Wildfire Preparedness Plan (MWPP) 2005 for further information.

The MWPPP identifies 13 priority areas for protection in Upper Beaconsfield, based on expected fire attack on vulnerable communities. Each area identified was geographically defined and ranked in order of risk as either high (8–10), medium (5–7) or low (1–4) as indicated in Table 16.

Table 16: Priority areas for bushfire protection

Priority area	Fire risk rating	Priority area	Fire risk rating
Blue Ridge Road	6	High Street	7
Alber Road	5	A'Beckett Road	6
Yackatoon Road	5	Carpenter Road	5
Salisbury Road	5	Red Hill Road	5
Harpfield Drive	5	McArthur Road	6
St Georges Road	6	Brennan Estate	8
Foott Road	5		

Source: Municipal Wildfire Preparedness Plan 2005

A Wildfire Management Overlay has been incorporated into the Cardinia Planning Scheme which will trigger the need for a planning permit in bush prone areas and is in line with the current building controls. A risk-based approach will prevent development on those parcels of land previously subdivided, that are considered as being inappropriate for development under the Wildfire Management Overlay.

Council also supports community education programs undertaken by the Country Fire Authority.

10.11 Open air burning policy

Council's Open Air Policy (2008) acknowledges that burning is an accepted practice to effectively remove fuel for a fire, particularly in fire-prone areas of the Shire. It is also acknowledged that open air burning can severely impact on the quality of life of some residents. The open air burning policy has attempted to strike a balance between these two matters by delineating three zones which provide guidelines for open air burning on private land other than during the fire danger period, total fire bans or smog alert days.

The zones consist of:

Zone 1	No open air burning without a permit from Cardinia Shire Council. (This includes all commercial and industrial properties) Properties larger than 2 hectares are exempt.
Zone 2	Open air burning for fuel reduction or fire prevention permitted on Thursday, Friday and Saturday between the hours of 8am to 8pm (excluding CFA declared Fire Restriction Period, declared Total Fire Ban days or EPA declared smog alert days.) Open air burning in this zone may only be undertaken in accordance with the general guidelines for Zone Two (see page 5 in Open Air Burning Policy)
Zone 3	Is designated as all other areas not included in Zones one or two where burning can occur, during daylight hours any day except Sundays (excluding CFA declared Fire Restriction Period, declared Total Fire ban days or EPA declared smog alert days.) Open air burning in this zone may only be undertaken in accordance with the general guidelines for Zone three (see page 6 in Open Air Policy)

In the Upper Beaconsfield Township zones 1 and 2 are relevant. Please refer to Appendix 13.9 for the open air burning zones in the area.

10.12 Volunteer environmental organisations

Upper Beaconsfield Conservation Group

The group consists of volunteers who undertake plant identification for private properties; provide advice on weed removal and review local planning applications and government plans that could have a wider impact on the Upper Beaconsfield community. The group has monthly meetings at the Upper Beaconsfield Community Centre.

Cardinia Catchment Land Care

The group consists of volunteers who work on private land to assist landowners with the protection and restoration of native vegetation including the protection and revegetation of waterways and wetlands. Plants, guards and weed mats are provided free and substantial subsidies are available for any fencing required. The group also runs the Upper Beaconsfield Nursery. Meetings are held on alternate months at the Old Shire Offices, corner of Princes Highway and Main Street, Pakenham.

Cardinia Environment Coalition (CEC)

Cardinia Environment Coalition (CEC) is an umbrella group comprising of 25 local 'friends', Land care and conservation groups (for example: Green Wedge Coalition and Trust for Nature). The CEC works across the Central Westernport and part of the Southern Yarra Ranges catchments. The organisation

provides land management advice, promotes, educates and provides comment on sustainability, planning and infrastructure issues, especially on vegetation removal or inappropriate developments.

10.13 Key issues

The key issues can be summarised as:

- vegetation removal and loss of biodiversity
- discharge of effluent from residential septic systems into existing creek systems
- weed infestation and animal invasion
- bushfire risk
- places of heritage significance
- degradation of waterways
- climate change and its effects

10.14 Objectives

The objectives are to:

- protect existing remnant indigenous vegetation given its environmental significance and its contribution to the natural landscape setting of Upper Beaconsfield
- improve the water quality of watercourses including Cardinia Creek, its tributaries and Stoney Creek
- control the spread of weeds
- minimise the risk of, and damage caused by, wildfire
- identify and protect places of heritage significance and value.
- Mitigate and adapt to climate change

10.15 Policy

The policies are to:

- 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 spaces along creeks and waterways
- prevent and minimise weed infestation
- prevent soil and waterway degradation resulting from incompatible development
- incorporate wildfire protection measures in new buildings (particularly dwellings) as set out in the Wildfire Management Overlay provisions in relation to building, siting, design, access, water supply and vegetation management
- ensure the protection of places of heritage value.
- ensure land use and development fosters sustainable principles that assist in reducing greenhouse emissions

10.16 Actions

- Investigate opportunities, in consultation with the local community, for the Upper Beaconsfield Township to reduce its ecological footprint by involvement in programs for resource recovery and greenhouse reduction (energy usage, water conservation and public place recycling).
- Advocate for federal and state legislation, policy and guidelines are changed to reflect the potential impacts of climate change.

- Support Melbourne Water, the Upper Beaconsfield Conservation Group, Cardinia Catchment Landcare and Cardinia Environment Coalition in undertaking regular maintenance of creek corridors and reserves
- Commence a rolling program with annual reviews over a three-year period that addresses weed control and management priorities targeting ragwort, blackberry and sweet pittosporum on roadsides and private properties.
- Investigate and nominate an offset area in Upper Beaconsfield for native vegetation regeneration and replanting as part of the Native Vegetation Framework Plan. The primary goal for such an area must effectively be for environmental purposes rather than recreation and open space. A revegetation plan would be required to strategically direct the indigenous species selection and diversity of such a planting area.
- Investigate the feasibility to construct an educational sign to display the various walks and environmental features of Upper Beaconsfield in the town centre in consultation with the community.
- Determine the location of highly significant road-side vegetation within the Upper Beaconsfield Township and drive the recognition and education of protecting significant roadside vegetation.
- Collaborate with local volunteer groups in undertaking management and preservation practices of Hamilton Reserve.
- Implement 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.
- The Municipal Wildfire Preparedness Plan (MWPP) 2005 be examined to determine its ongoing relevance and currency and that it be reviewed every five years and updated if deemed necessary.
- Investigate the feasibility to have a controlled burn in Salisbury Gully Reserve in consultation with the Country Fire Authority, the Department of Sustainability and Environment, local conservation groups and nearby landowners.
- Document and assess the heritage values associated with Staverton Garden (201 Quamby Road), The Steyne (85 A Beckett Road), the fruit kiosk (425 Beaconsfield–Emerald Road), Upper Beaconsfield Assembly Hall, former (10 Salisbury Road) and Charing Cross Civic and Commercial Precinct (The Upper Beaconsfield Milk Bar, former Cormore Tea Rooms), as part of implementation of Stage A, B1 and B2 of the Cardinia Local Heritage Study Review (2007 and 2008).
- Provide practical assistance and support for the adaptive re-use of heritage buildings when their use or function has become redundant.
- Encourage and support the development of ‘water-wise’ indigenous gardens in public places.
- Developments to maintain on-site water balance to pre-development level. No development to proceed if there is a possibility that assets will be threatened now or in the future.
- Encourage residential and commercial developments to utilise recycled water from grey water systems, water tanks or sustainable water sources.
- In collaboration with Melbourne Water and the Port Phillip and Westernport Catchment Management Authority, initiate an education program to decrease sediment runoff and the community’s impact on Westernport.

11. TOWN CENTRE DESIGN

11.1 Overview

The Upper Beaconsfield town centre is the economic hub of the township and offers a limited number of retail and commercial activities which are located along Beaconsfield–Emerald Road, opposite Charing Cross Park. Various retail shops, isolated from the hub of the township are also located along Salisbury Road. The present shopping strip retains a random pattern of development and is dispersed with retail and commercial uses, interspersed with housing and undeveloped lots. The presentation of the town centre is a critical factor in facilitating the creation of a liveable and amenable environment and the current town centre does not achieve this.

11.2 Upper Beaconsfield town centre

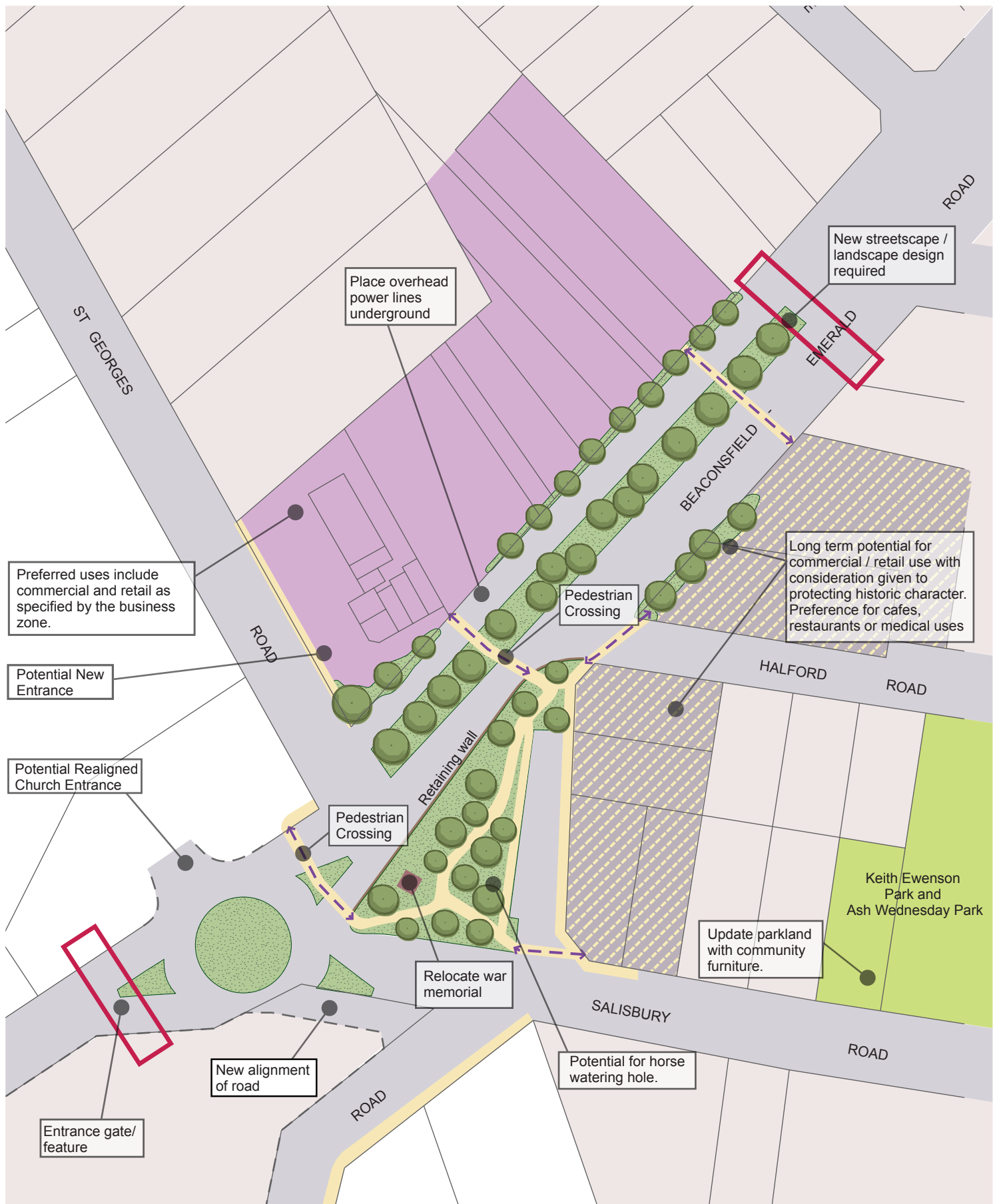
The Upper Beaconsfield Town Centre Framework (Figure 10), Built form and design principles (Table 17) and Streetscape initiatives (Table 18) were developed with the vision to achieve an active, highly amenable town centre that responds to the needs of the Upper Beaconsfield community and a town centre that retains its hillside bushland character. The Upper Beaconsfield Town Centre Framework has been developed with the objective of:

- creating a sense of identity and place for the community
- maintaining a consolidated town centre which has active uses
- increasing the attractiveness, function and safety of the town centre
- improving permeability and ‘walkability’ in the town centre
- capitalising on the existing qualities of the town centre, particularly its natural setting.

Upper Beaconsfield Commercial Area

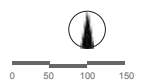


The Upper Beaconsfield Town Centre Framework Plan outlines built form and design principles to achieve the preferred form of new development in the Upper Beaconsfield Township. Development in the town centre, in general, will require consideration of the following built form and design principles:



LEGEND

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



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 Date: June 2009
 Rev.: B
 Drawn: HW
 Checked: MW

FIGURE 10: TOWN CENTRE FRAMEWORK PLAN

Table 17: Built form and design principles

Built form and design principles
Land use
<p>Preferred land use</p> <ul style="list-style-type: none"> • Retail • Commercial • Active uses • Uses that promote evening and weekend activity such as cafes, restaurants, galleries, • Consolidated commercial/retail development to the areas specified in Figure 10 <p>Inappropriate/incompatible land use</p> <ul style="list-style-type: none"> • 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, with the exception of shop-top housing or housing located to the rear of a preferred land use development that has an active frontage to the street. • Light industrial and industrial uses listed in the table to Clause 52.10 of the Cardinia Planning Scheme • Uses that do not provide or support a high level of urban design at the gateways, main street or public open spaces • Uses that do not address the gateways, main streets or public open spaces
Desired form and character
<ul style="list-style-type: none"> • Formal street landscaping and tree avenues, landscaped car parks to the rear • Reinforce the rural character and bushland atmosphere of the town • Building height to be in context with existing development patterns • ‘Human’ scale of development, responsive to form of activity and land use • Design quality built form, in context with existing forms of development • Heritage and cultural associations • Sustainable development • High pedestrian amenity and connections • High levels of activity • Mix of on street and off street car parking to the rear
Guidelines
<p>Setback, entry, address</p> <ul style="list-style-type: none"> • Front setbacks shall be consistent with the existing zero setbacks • Front setbacks for car parking shall be avoided • Require active edges on street frontages and along all pedestrian connections, avoiding blank facades • Corner and gateway sites shall address all street frontages and view corridors, with no blank facades • Generally the main entry of the development shall be orientated to front existing and/or proposed streets • Side setbacks that encourage pedestrian permeability <p>Orientation</p> <ul style="list-style-type: none"> • Orientation of new developments to be responsive to the grid layout of the town centre • Buildings are to be orientated to the north where possible to maximise daylight penetration, otherwise to the street (see Environmental Sustainable Design / Water sensitive urban design initiatives, Sustainable Design) • Promote natural surveillance and observation of streets, rear car parks, pedestrian networks and public open spaces

Built form and design principles

Built form

Scale:

- The width of Beaconsfield–Emerald Road would support two-storey developments
- Reduce visual bulk through:
 - Detailing and articulation of facades
 - Varied building types
 - Forms relative to human scale
 - Mix and contrast
 - The appearance of several smaller buildings
 - Changes of building height between existing buildings and new buildings should be graduated
 - The height of a building must ensure excessive shadowing across the street is avoided

Detailing:

- Encourage innovative design and a high standard of built form design and detailing
- Avoid tokenism and inappropriate design replication
- Minimise visual exposure through selection of appropriate colour schemes and non reflective materials. Colour scheme must be consistent with existing streetscape and landscape, with the preference for natural earthy colours

Response to context and culture:

- Encourage a continuous veranda or cover
- Contemporary design that continues to represent the evolving character and eras in the history of the town
- Encourage full size windows with substantial clear glazing. Avoid blank walls to the shopping strip
- Discourage the use of roller shutters along shop frontages

Environmental Sustainable Design / Water Sensitive Urban Design/Sustainable Design

Developments shall:

- Function well when subjected to prevailing winds, seasonal variations in temperature and rainfall
- Be designed to minimise fossil fuel energy use
- Maximise use of natural ventilation, daylight penetration and use of solar energy
- Use local and recycled materials, energy efficient, water saving and sustainable materials
- Implement Water Sensitive Urban Design initiatives

Access

Pedestrian connections shall be:

- Sealed, well lit and all weather
- Separate from roadways and free from obstructions
- Along desire lines
- Compliant with the Disability and Discrimination Act
- Maintain the absence of vehicle access points to and from Beaconsfield–Emerald Road

Car Parking

- Encourage a mix of on street and off street car parking to the rear of buildings
- Rear shared car parking should have good pedestrian linkages through to the main street
- Locate short term car parking in close proximity to high customer demand areas
- Encourage shared car parking between uses, particularly sharing between night time and day time activities
- Incorporate passive security design into layouts, ensuring overlooking, direct sightlines, clear entries and exists, and provide active measures such as lighting

Business Signs:

- Control signage and on-street retail displays

Built form and design principles
<ul style="list-style-type: none"> • Restrict to an identification sign on the veranda fascia and a drop sign from the veranda • Advertising on the glass should be kept to a minimum • Avoid signs above fascia level or erected on the roof of a building • The signs need to be consistent with the scale of the building • Be of high quality and design standard. Not form a dominant visual element

The Upper Beaconsfield Town Centre Framework also outlines streetscape initiatives to sustain and develop the township character:

Table 18 Streetscape initiatives

Streetscape initiatives
Linkages <p>Develop a good path network with linkages and permeability through the town centre. Five key pedestrian links are proposed (Figure 10):</p> <ul style="list-style-type: none"> • on the south side of Charing Cross redevelopment connecting Salisbury Road with St Georges Rd • on the north side of Charing Cross redevelopment connecting the town centre with Salisbury Road • to the east side of Charing Cross redevelopment connecting Charing Park with Salisbury Road • on Beaconsfield–Emerald Road near Paul Grove • on Beaconsfield–Emerald Road near Halford Road
Landscape and Streetscape <p>It is essential to consider the importance of vegetation within the streetscape of the town centre, as the context of Upper Beaconsfield is its natural setting. It is recommended tree planting along Beaconsfield–Emerald Road and within new developments to strengthen the landscape character in the town centre is undertaken. Council encourages indigenous vegetation to be used on nature strips.</p>
Streetscape elements <p>Furniture:</p> <p>Well designed, well located, user friendly, furniture elements, lighting, pavements and other streetscape elements are required to contribute to a distinctive character for the Upper Beaconsfield town centre. The selection of streetscape elements and materials generally needs to be based on the following principles:</p> <ul style="list-style-type: none"> • Neutral colour scheme, natural materials and simple designs. Consistency of elements to be used throughout the town centre • Robust materials to withstand high usage, reduce maintenance requirements and minimise potential for vandalism • Compliant with the Disability and Discrimination Act. <p>Underground power:</p> <p>Placing powerlines underground is a long term option to improve the amenity of the town centre</p> <p>Entries and Approaches:</p> <p>On the approach to the town, entry points should be established which will increase awareness of the arrival into the town, essentially slowing traffic and allow for driver recognition that a town environment is being entered. This may help overcome perceptions that people drive right past the town, without realising of its existence. Entry statements should be established at the following gateways (Figure 10: Beaconsfield Upper Framework Plan)</p> <ul style="list-style-type: none"> • Corner of Beaconsfield–Emerald Road, Salisbury Road and St Georges Road • Near Beaconsfield–Emerald Road and Paul Grove <p>Charing Cross Redevelopment:</p> <p>The intent of relocating the intersection of Salisbury Road, St Georges and Beaconsfield–Emerald Road and modifying the existing Charing Cross Park is to alleviate existing traffic problems, increase traffic and pedestrian safety, generate a linkage between the town centre and the community centre, as well as create a strong entry to the town centre.</p>

11.3 Key issues

The key design issues can be summarised as:

- undeveloped and under-utilised sites in the town centre
- distribution of commercial and retail development along Beaconsfield–Emerald and Salisbury roads
- design of new buildings and reinforcement of rural character of the town
- fragmented network of paths for pedestrians, cyclists and horse riders
- undefined gateways to the town centre
- car parking arrangements.

11.4 Objectives

The objectives are to:

- create an attractive and functional town centre that responds to the needs of the community
- consolidate commercial and retail activity to the two areas in the town centre, as shown in Figure 10
- form a memorable entry experience to the town along key roads and open space linkages
- facilitate developments respectful of the township character.

11.5 Policy

The policies are to:

- encourage urban design which creates a strong sense of character and identity of the area, provides for a functional built environment and promotes community and personal safety
- encourage design that reinforces the rural character of the town, through sympathetic building design and standard design elements which are in keeping with the rural atmosphere of the town.
- ensure developments consider the Upper Beaconsfield Framework Plan (Figure 10) and Built Form and Design Principles and Streetscape initiatives (tables 17 and 18).

11.6 Actions

- Introduce controls to guide built form and design in the town centre.
- Allocate funds in the budget for town centre design and landscape improvements.
- Investigate funding opportunities to carry out urban design improvements to the public realm/streetscape and car parking, including progressive implementation of underground powerlines in the town centre.
- Promote the maintenance and upkeep of commercial premises (i.e. repainting, refurbishment).
- Investigate increasing pedestrian access and safety across Beaconsfield-Emerald Road as highlighted in Figure 10 (Town Centre Framework Plan) in consultation with Vic Roads.
- Create a master streetscape and landscape plan for the town centre in consultation with the local community to reinforce the towns theme and to provide coordination and unification of the streetscape.
- Investigate the preferred use and development of land adjacent to Charing Cross and along Salisbury Road once the Charing Cross intersection has been completed (as specified in Section 8 Traffic and Transport).
- Create entrances and/or gateways to the town centre in consultation with the local community.
- Advocate for the overhead electrical cables in the town centre to be either aerial bundled cables or placed underground.

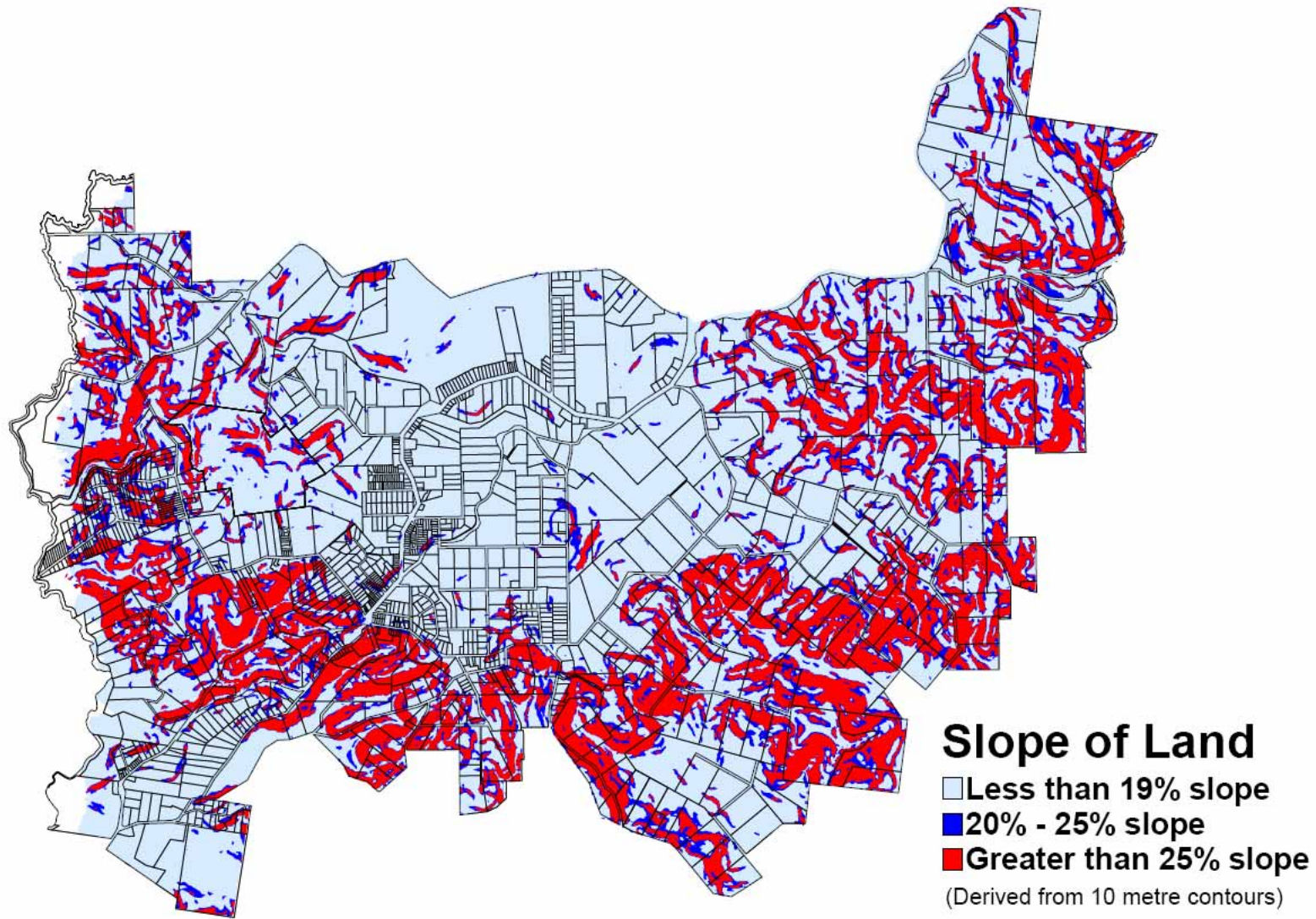
12. IMPLEMENTATION AND REVIEW

Implementation of the Upper Beaconsfield Township Strategy (2009) will be undertaken as outlined in an implementation plan. The implementation plan will identify responsibilities as well as set priorities for actions. Some of the actions are to be entirely funded and implemented by Council, others by other levels of government and some by the Upper Beaconsfield community and developers. The priority of the actions will be identified as short term (1–5 years), medium term (5–10 years) or long term (10–15 years). The implementation plan will be reviewed annually in relation to actions completed and future priorities.

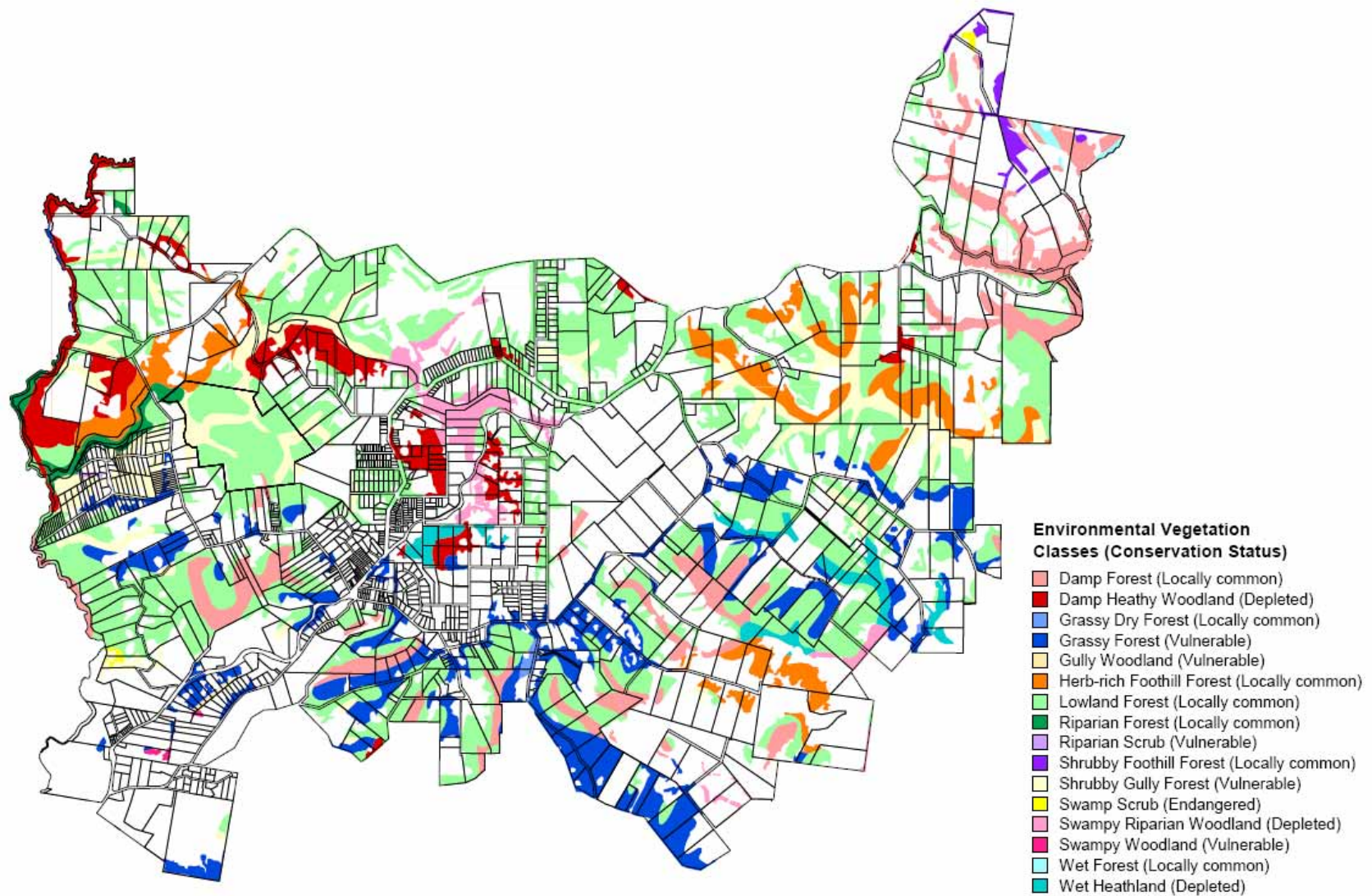
This is the first review undertaken since the preparation and adoption of the Upper Beaconsfield Township Strategy dated 5 October 1989. This review has given Council the opportunity to update the strategy in light of new and emerging issues. The key directions to address these issues have been informed by the feedback received during the community consultation process (see Appendix 13.6). To ensure that the strategy is relevant in light of any changes in the assumptions for development, it is recommended that a full review of the strategy should be undertaken in five years (2014).

13. APPENDIX

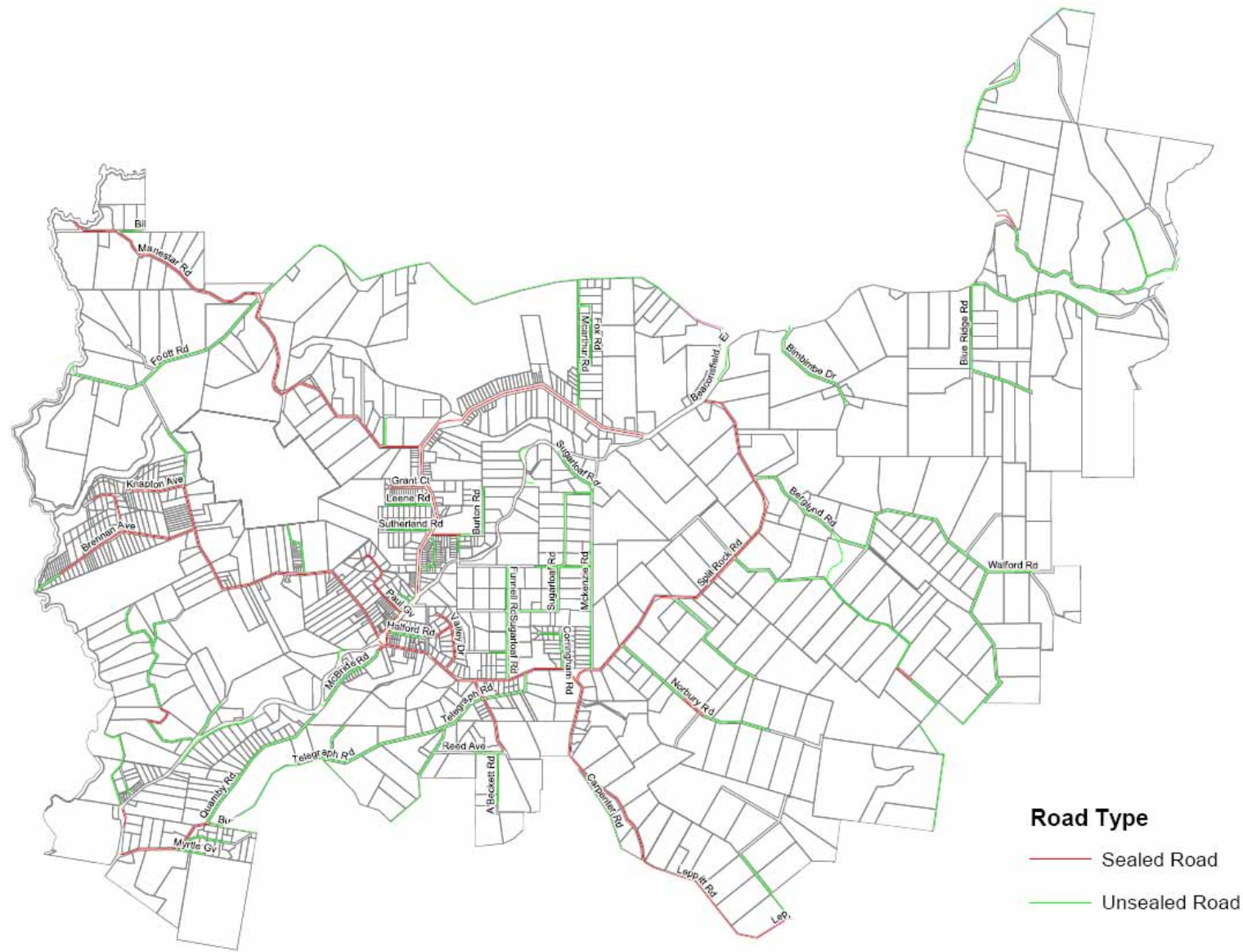
13.1 Topography of land



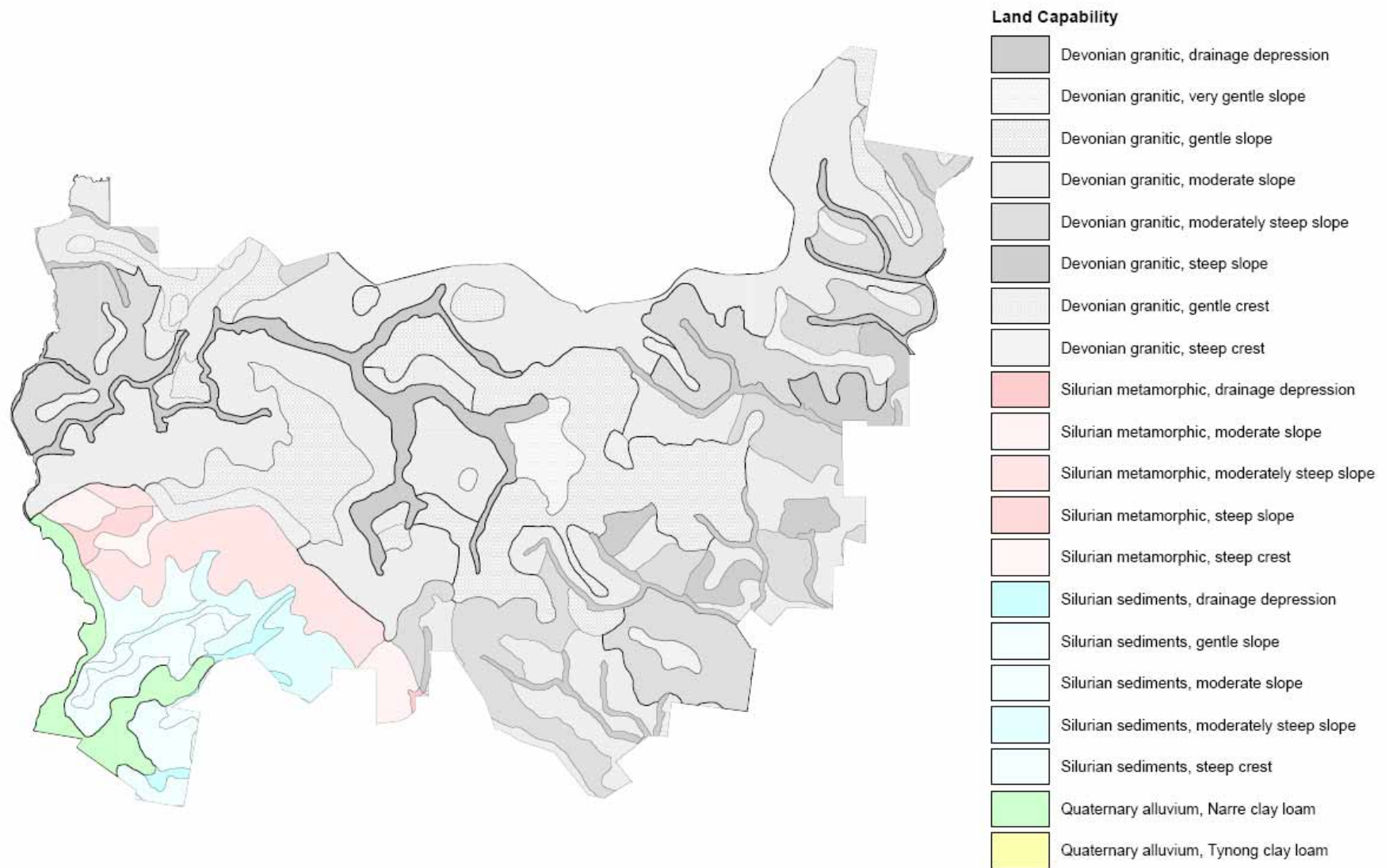
13.2 Flora (vegetation status)



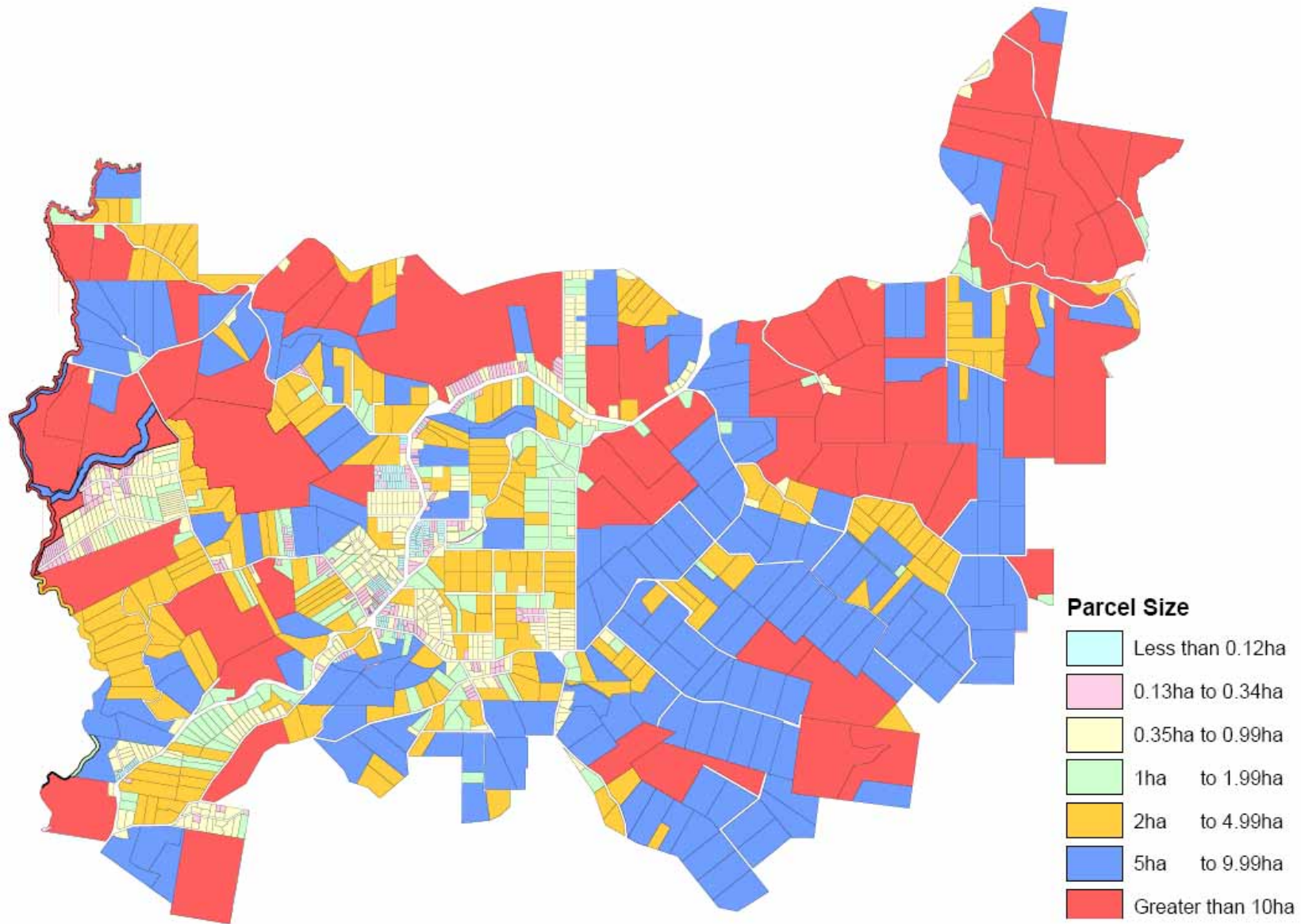
13.3 Road status (sealed or unsealed)



13.4 Land capability



13.5 Parcel area (hectares) in Upper Beaconsfield, Dewhurst and Guys Hill



13.6 Feedback from community consultation

A community 'speak-out' forum was held in Upper Beaconsfield on 17 February 2007 and other meetings were held during 2007 for individual community organisations to have input into the drafting of the strategy. The Upper Beaconsfield Association also undertook a review of the 1989 township strategy and their opinions have been incorporated into this strategy. The key objective was to identify issues that the Upper Beaconsfield community consider important now and into the future. The following table provides an outline of the issues raised:

ISSUES
RESIDENTIAL DEVELOPMENT
Maintain Upper Beaconsfield as principally a residential settlement that promotes a unique living environment
Control architecture to further the rural hills village image of the settlement
Provide a variety of lot sizes and housing alternatives, especially for the ageing population
Avoid residential development on land with a slope greater than 20%
Avoid removal of native vegetation for residential development
Limit residential development and subdivision in the area
Maximise environmental qualities of the area
When sewerage is reticulated, controls need to be in place to control residential subdivision and development
ECONOMIC DEVELOPMENT
Provide tourism attractions in the town with monthly markets, outdoor cafes, restaurants, art galleries, rodeo, ute musters, theatre
Provide a community/tourist noticeboard to highlight what is available in the area
Improve the commercial centre appearance. Many of the buildings are outdated and need an uplift. The commercial area needs to be redesigned
Establish a gateway entrance to the town to indicate the commercial hub exists
No traders group exists
Street lighting at night needs to be updated to increase safety of the community
Beaconsfield–Emerald Road splits the town and pedestrian/vehicle access across it is difficult
The commercial area has a lack of appropriate signage
Bus services to be increased to the area during peak hours
Encourage a variety of businesses to the area. Need a marketing strategy
Support infill development
COMMUNITY DEVELOPMENT
Upgrade and expand the Upper Beaconsfield Community Centre Complex
Establish a community week and street parties
Need more volunteers in various community organisations and committee of management
Need space and programs for the youth. Establish a swimming pool for the youth
Increase pedestrian access to services
Improve public transport services to the community centre

ISSUES
OPEN SPACE
Provide additional space for recreational activities like basketball, cricket, football, skate park, tennis park and equestrian activities
Continue to enhance all recreational areas, especially Beaconsfield Upper Recreation Reserve
Upgrade and maintain the horse trail network to minimise environmental damage
Maximise opportunities for multi use trails in and around the town to create circuits
Need more multi use trails (pedestrian/cyclists/equestrian) that are not necessarily concrete
Protect the environment to allow us to enjoy nature
Need more signage describing the location and destination of the walking trails
Increase open space in the town centre
Need Bike paths
TRAFFIC AND TRANSPORT
Reduce the vehicle speed along Beaconsfield–Emerald Road in the town centre
Need a pedestrian crossing over Beaconsfield–Emerald Road
Bus service that is more regular and connects with other public services (bus, trains etc)
Bus service to Pakenham
The intersection of St Georges Road, Salisbury Street and Beaconsfield–Emerald Road needs a roundabout to increase vehicle and pedestrian safety
Better maintenance of dirt roads and pathways
Seal roads with a Special Charge scheme in consultation with the community
Remove the pink concrete pathway along Salisbury road
Improve the connectivity of roads and pedestrian pathways
Rationalise street signage and concrete pedestrian pathways
Increase footpaths in the town centre
Increase equestrian trails
PHYSICAL INFRASTRUCTURE
Opportunity to connect to the gas supply
Put the powerlines into aerial bundled cables or underground in the commercial area
Promote efficient domestic water management techniques for all dwellings
Prepare a stormwater management plan for the township
Monitor septic systems
Investigate the pressure reticulated sewerage will have on residential subdivision
ENVIRONMENT
No net loss of native vegetation. Ensure maximum retention of remnant vegetation and strategic revegetation
Protect sites of botanical and zoological significance
Maximise opportunities for habitat corridors

ISSUES
All developments to maximise permeable paving
Reduce the water requirements for all lots for household and outdoor use
Ensure all new landscaping compliments the indigenous ecotypes of the area
Eradicate weeds on private land and on road reserves
Remove rubbish on road reserve
Keep Upper Beaconsfield rural
URBAN DESIGN
Car Parking – off-street and formalised car parking required
Maintenance of existing footpaths required
Encourage infill commercial development
Create linkages between the commercial area and community facilities
Need pedestrian crossing over Beaconsfield–Emerald Road
Better lighting at night
Buildings need to be upgraded to reflect a rural village (style guide required)
Need entrance statements to the town to decrease speed of traffic
Provide facilities for horse riders like a watering hole
Decrease concrete look
Better signage

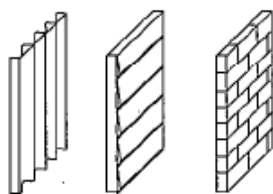
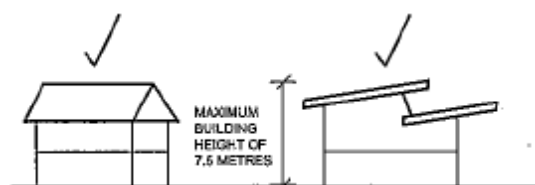
13.7 Residential Style Guide

Dwelling style

- The scale of buildings will be unobtrusive and will blend with the 'bushland' setting. Dwellings will be well articulated with elements like verandas and porches.

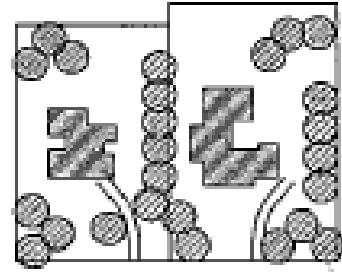
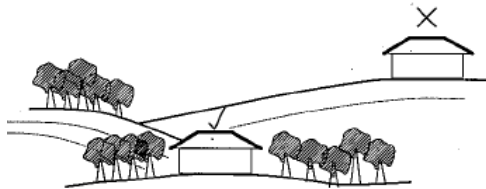


- The style of dwellings will be diverse – from simple 'cottage style' to large 'ranch style' and will respond to site conditions like topography, vegetation, etc.
- Dwellings will mostly have pitched roofs in tile, colourbond or other material. Roof colours will be subdued and non-reflective. Eaves will provide shade and articulation.
- The colours will complement the natural colours of the surrounding environment and will be in a range of 'natural and earth colours'.
- Building materials may be diverse – brick, cement sheet cladding, weatherboard, coloured light weight cladding, etc. Building materials that complement the 'natural' landscape are preferred.

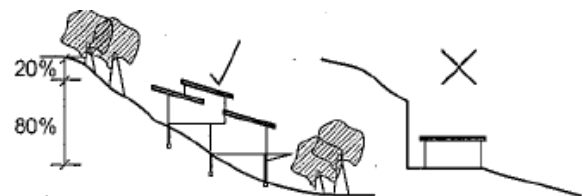


Siting

- The building must be orientated to maximise retention of remnant vegetation and large trees or established gardens. The layout will be compact and in a clustered layout.
- Dwellings will be located below ridge lines.



- In larger lots (of size 1,000 square metres and above) dwellings are recommended to be setback at least 20 metres from the front boundary, unless it's adjacent to a Road Zone which will require a larger setback and 5 metres from side boundaries to ensure that the built forms impact on the landscape character is unobtrusive
- The site coverage will not exceed 40% in smaller lots (1,000 square metres and below).
- Structures will be sited parallel to contours of the site to reduce cut and fill, retaining walls and visually intrusive built form.
- On sloping sites greater than 1:9, dwellings will be constructed on split levels to minimise visual massing, reduce erosion and minimise damage to vegetation. Decks will cantilever above the fall of the land.
- Significant views from key routes will be retained by ensuring that new development is low scale and appropriately sited.



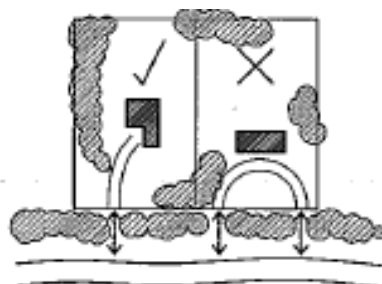
Gardens

- Smaller lots (1,000 square metres and below) in the inner residential areas will be encouraged to have gardens with a mix of indigenous and exotic plants.
- Larger lots (of size 1,000 square metres and above) will be encouraged to have gardens in a 'bushland' setting, with predominantly native vegetation. The vegetation will be maintained to ensure effective wildfire management.
- Gardens will be designed using native and local indigenous plants.
- Plants will be selected to assist with on-site storm water and drainage absorption. Environmental weeds must be avoided.
- Hard, impervious surfaces surrounding the dwelling will be kept to a minimum.
- Recycled materials will be used wherever possible for garden edges and features.
- Appropriate household waste will be composted to create garden mulch and reduce burning off.



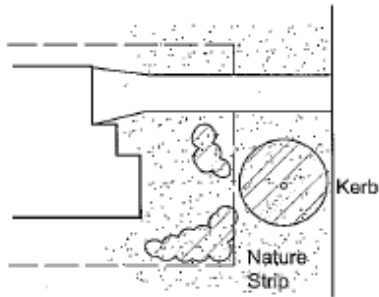
Driveways

- Access to a site will be provided by preferably a single driveway.
- Driveways will preferably be constructed of permeable/semi-permeable materials (e.g. pervious paving) while taking measures to avoid increased sediment runoff.
- Driveways will be integrated with landscape elements like groundcover.
- Driveway alignment will follow the natural contours.



Fences

- Open front garden spaces with low or permeable fences will be encouraged to allow gardens and nature strips to merge.



- Low hedges and soft planted edges wherever possible will be used in lieu of fences to maintain a sense of openness.
- High fences, where necessary, will be permeable (e.g. post and wire fence) or screening plants will be used.



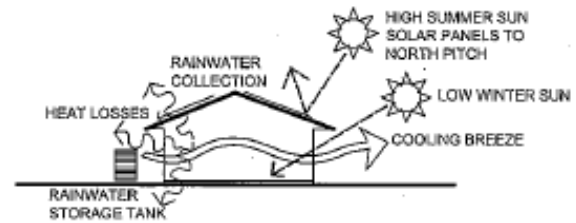
Streetscape

- Street tree planting along key entrances to the town will be retained.
- Indigenous vegetation will be retained on road reserves while retaining pedestrian and vehicle sight lines.
- Where piped drainage is not possible, drainage of streets will be achieved through stormwater management systems like vegetated swales, buffer strips, etc.



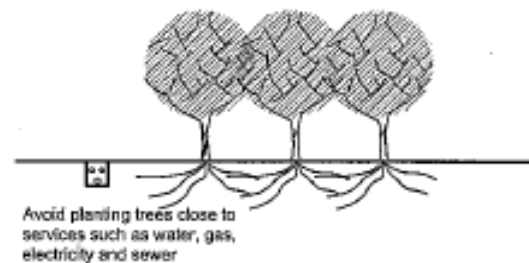
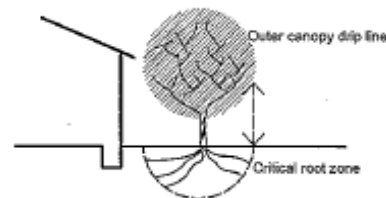
Energy efficiency

- Environmental sustainability of dwellings will be maximised through on-site stormwater/roof water collection, solar orientation and wind control ventilation.
- Main living spaces will be orientated to the north for solar access.
- Deciduous trees on northern side will provide solar access in winter and shade in summer.
- Windows to the north will be maximised with sufficient overhang to control summer sun and allow winter light penetration.

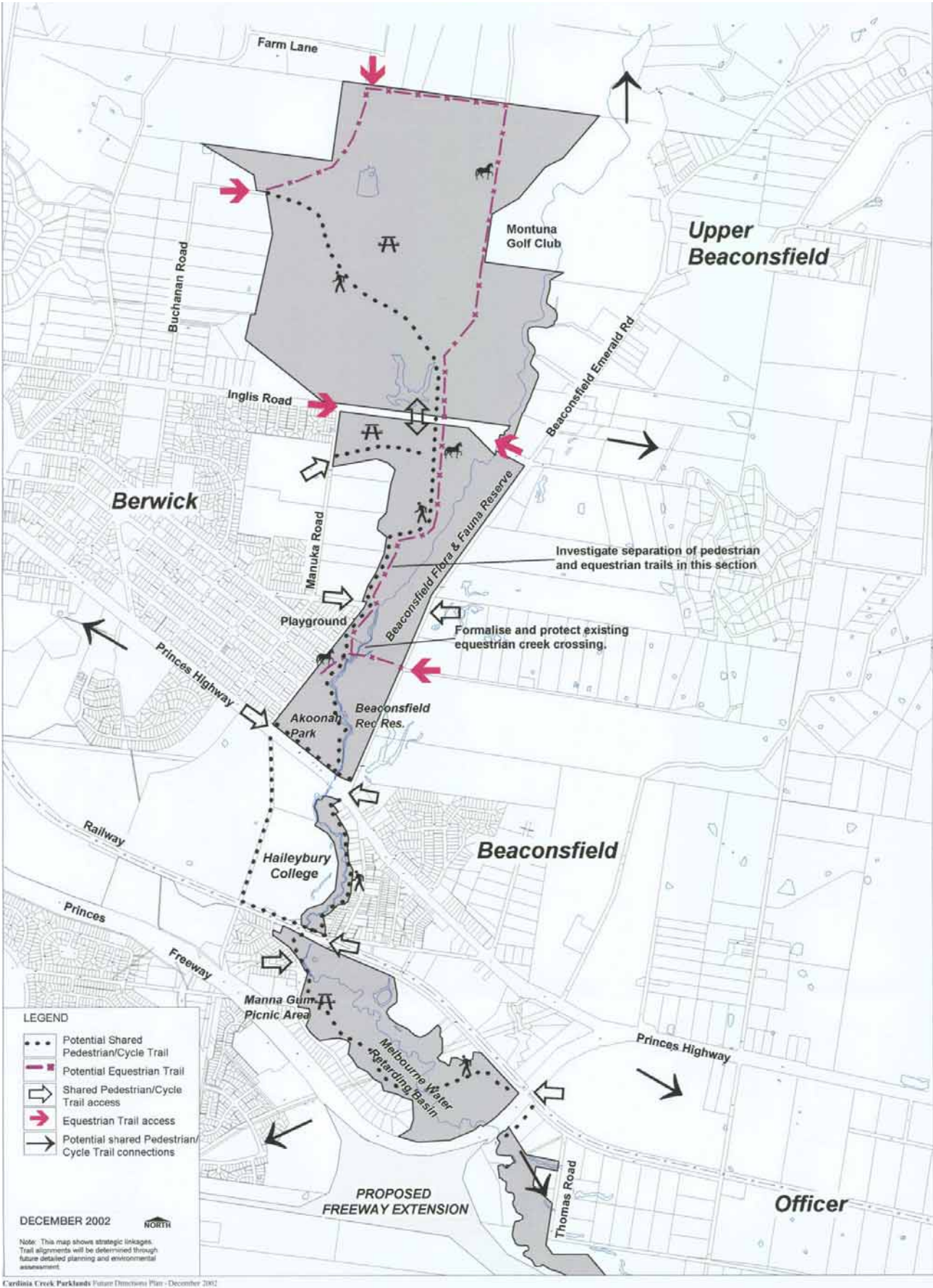


Vegetation

- On sites with significant remnant native and indigenous vegetation, stump footings or post and beam construction is preferred to a concrete slab, thereby reducing root damage and alteration to soil moisture levels.
- For sites that do not have vegetation cover, it will be encouraged to plant trees prior to commencement of earthworks and construction.
- Alignment of drains and services will minimise loss or damage to existing trees.
- Fuel reduction will be carried out in an environmentally sensitive manner.
- Vegetation must be retained on slopes greater than 20% and within the creek reserve.

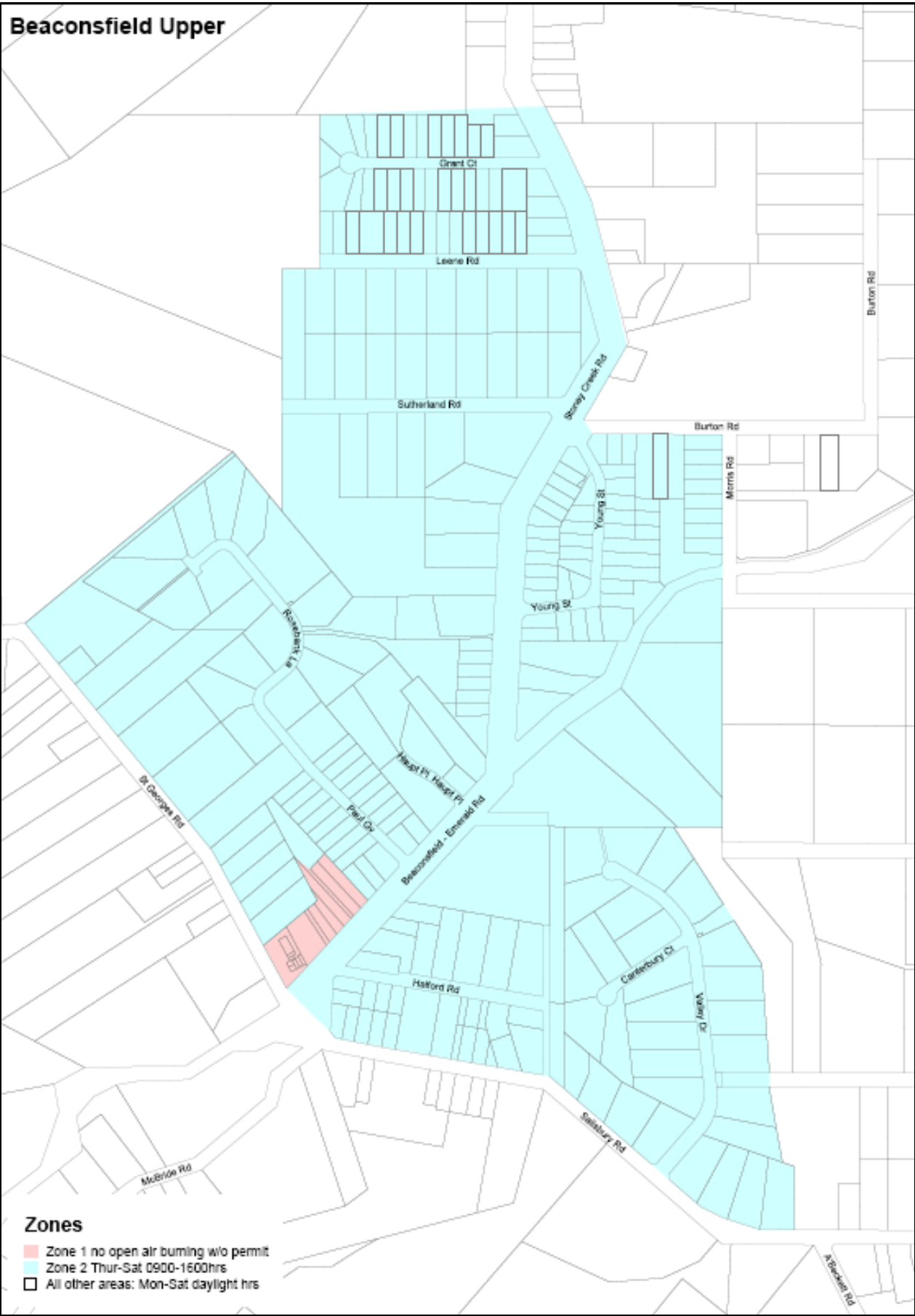


13.8 Cardinia Creek Parklands future directions plan



Source: Parks Victoria

13.9 Open air burning



Source: Cardinia Shire Council

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