

# Cardinia Planning Scheme Amendment C257 Beaconsfield Development Plan Overlay (DPO)



## Frequently Asked Questions

### How will the amendment affect me?

You have been given notice of the amendment as you may be affected by, or have an interest in, the proposed changes. You may own property or live nearby or be planning on developing property in the affected areas.

The documents provided to you are for your information and you do not have to do anything further if you do not wish to do so.

### What is the Cardinia Planning Scheme?

Each local government in Victoria is covered by a planning scheme. The *Cardinia Planning Scheme* sets out how land is protected and how it can be used and developed in Cardinia Shire.

Planning schemes require changes from time to time to achieve certain planning outcomes, support new policies, and to ensure that requirements continue to meet the needs of the local community.

### What is the amendment background?

You may recall that the Beaconsfield Structure Plan went through an extensive community consultation process in 2014 and was later implemented as an Incorporated Document in the Cardinia Planning Scheme via Amendment C198 in May 2016. Ministerial approval of this Amendment was given with two conditions:

The built form requirements for 'Beaconsfield Point', 'Princes Highway Gateway' and 'Woodland Grove Precinct' be implemented via more appropriate planning controls.

An expiry date is placed on the Structure Plan's status as an Incorporated Document to ensure that its objectives are achieved by implementing its built form requirements through the appropriate planning controls in a timely manner.

In response, Amendment C220 was prepared and another community consultation was undertaken in 2018. On 18 July 2019 Amendment C220 was given Ministerial approval and implemented two Design and Development Overlays (DDOs) into the Cardinia Planning Scheme to guide built form outcomes for two of the abovementioned precincts within the Beaconsfield Town Centre.

In order to satisfy the Ministerial conditions placed on the Structure Plan, Amendment C257 has now been prepared for the third and final precinct to implement the planning outcomes sought by the Beaconsfield Structure Plan through a more targeted statutory planning tool, being a Development Plan Overlay (DPO).

### What is a Development Plan Overlay?

The Development Plan Overlay (DPO) is a tool that requires an overall plan to be prepared to help coordinate land uses and development of a specific area. It requires the preparation of a Development Plan that sets out conditions for land uses and new built form.

This allows for an integrated approach to development within this area and will ensure that the objectives and strategies of the Beaconsfield Structure Plan are given due consideration when assessing planning applications

for subdivision and building and works, and ensure consistency in the design of development within this residential area.

### What does Amendment C257 do?

The Amendment proposes to implement the key objectives and strategies of the *Beaconsfield Structure Plan, December 2013, expires 31 December 2021* (Structure Plan), by applying a Development Plan Overlay (DPO25) to the Woodland Grove Precinct identified in the Structure Plan.

The Amendment proposes to remove the Structure Plan as an Incorporated Document list it as a Reference Document. The Amendment also intends to remove the expiration date of the Structure Plan.

### What changes does Amendment C257 make to the planning scheme?

Specific changes to the Cardinia Planning Scheme propose to:

- Insert a new Schedule 25 under Clause 43.04 Development Plan Overlay.
- Amend Clause 21.03-3 (Urban Established Area - Beaconsfield and Pakenham) and Clause 21.04-3 (Activity Centres) by removing the 31 December 2021 expiration date of the Structure Plan.
- Amend the Schedule to Clause 72.04 by deleting the *Beaconsfield Structure Plan, December 2013*,

expires 31 December 2021 as an Incorporated Document.

Amendment C257 does not propose any new policy as it is a direct translation of the objectives and strategies from the *Beaconsfield Structure Plan* to be placed in the form of a more appropriate statutory planning tool in the Cardinia Planning Scheme.

### Why is Amendment C257 required?

Amendment C257 proposes to implement the planning outcomes sought by the Structure Plan by applying a DPO to the Woodland Grove Precinct which is a more transparent and visible tool within the Cardinia Planning Scheme. The proposed Amendment will provide greater certainty about the future development and built form outcomes for this precinct, and the requirements to be considered for future planning permit applications.

### How do I make a submission to Amendment C257?

Any person who may be affected by the amendment may make a submission clearly stating the grounds on which the amendment is supported or opposed and indicating what changes (if any) the submitter wishes to make.

All submissions must be made in writing and submitted to Council by **5pm on 12 March 2021**.

Submissions can be e-mailed to Council at [mail@cardinia.vic.gov.au](mailto:mail@cardinia.vic.gov.au)

Or mailed to:

Amendment C257  
Policy, Design and Growth Area Planning  
Cardinia Shire Council  
PO Box 7  
PAKENHAM VIC 3810

### What happens if I make a submission?

All submissions received are public documents and Council must consider all submissions as part of the amendment process.

If concerns cannot be resolved by making changes to the amendment, Council may refer submissions to an independent planning panel for review.

### What is a Planning Panel?

A Planning Panel is appointed by the Minister for Planning and will hold a public hearing where all submitters can present and be heard.

### What happens next?

The Planning Panel will review each submission individually and provide a report with recommendations to Council and the Minister for Planning.

### When will the planning panel hearing occur?

Preliminary hearing dates have been pre-set as follows:

**Directions hearing:**  
Week of 24 May 2021

**Panel hearing:**  
Week of 28 June 2021

Further details about any planning panel hearings and specific dates will be provided later to all who make a submission.

### Can I come into the Council office to view documents?

The *Planning and Environment Act 1987* has been amended by the *COVID-19 Omnibus (Emergency Measures) Bill 2020* to address planning processes affected by coronavirus public health restrictions.

The planning scheme amendment documentation is now only available for online inspection.

### Can I have a face-to-face meeting in the Council office?

To reduce the risk to our community and staff Council is working closely with government agencies and following their direction regarding COVID-19 restrictions. This may impact on Council's ability to provide face-to-face meetings in office.

For the most up-to-date news regarding Cardinia Shire Council services please go to [www.cardinia.vic.gov.au/coronavirus](http://www.cardinia.vic.gov.au/coronavirus).

### Where can I find more information?

Amendment documents and more information can be found on Council's website at [www.cardinia.vic.gov.au/haveyoursay](http://www.cardinia.vic.gov.au/haveyoursay).

You can also contact Council's Strategic Planning Team on 1300 787 624 to discuss over the phone or meet with you to answer any questions.

## 1. Exhibition

- Notice of the amendment is given.
- The amendment is exhibited for one month.
- Anyone who may be affected by the amendment is invited to make a submission.

## 2. Consideration of submissions

- Submissions are considered by Council.
- The amendment may be abandoned, changed or the submissions referred to a Planning Panel.

## 3. Panel Hearing

- A public planning panel hearing is held.
- The Panel considers the submissions.
- The Panel writes a report with a recommendation about what Council should do about the amendment and provides this to Council (4-6 weeks).

## 4. Council's consideration

- Council must consider, but is not bound by, the Panel's report and recommendations when making its decision.
- Council must decide to:
  - adopt the amendment as is
  - adopt the amendment with changes,
  - or abandon the amendment.

## 5. The Minister's consideration

- Council submits the amendment documents to the Minister for Planning.
- If not approved, the amendment is abandoned.
- If approved, a notice is published in the Government Gazette