

BEACONSFIELD PROGRESS ASSOCIATION INC.

Minutes for General Meeting

Tuesday 17 April 2018 7.30pm

1. Opening and Welcome to everyone: President - Graeme Taylor

Opened the meeting at 7:30pm

2. Attendance:

Ann Taylor, Graeme Taylor, Bronwyn McCormick, Viv Williams, Brett Owen, Suzanne Brewer, CSC Lorna Lablache

Apologies:

Tania Baxter, Andrew Brewster, Colin Brewer, Rachel Boddy, Cr Leticia Wilmont

3. Guest Speakers:

- CSC Lorna Lablache – Principle strategic planner for Cardinia Shire
- *Please see attached notes*

4. Acceptance of the General Meeting Minutes:

Motion that the Minutes of the 20 March 2018 meeting be accepted

Mov. Viv Williams

Sec. Ann Taylor

5. Correspondence in:

- Various- re touch screen project
- Various re Anzac memorial service
- Heather Arnold - Casey Cardinia Heritage festival
- Kym Ockerby(CSC) re Beaconsfield Anzac Service
- Cr Brett Owen-invite to Lorna Lablache (CSC) Planning Dept to be guest
- Speaker next meeting April
- Kym Ockerby(CSC)Grants applications due 11/04/2018
- CR Brett re graffiti in Beaconsfield shops
- Cr Brett re pathway in Beaconsfield shops under gantry

Correspondence out:

- Various- re Touchscreen project
- Application for grant for Anzac Memorial service 2019
- Application for grant for Australia Day movie for Beaconsfield 2019
- Various regarding Beaconsfield Anzac Memorial service Sunday 22.4.2018
- BNC letter of support for application for Community event grant (CSC)

Mov. Viv Williams

Sec. Bronwyn McCormick

6. Business arising from minutes

7. Reports

- President –

- *Please see attached notes*

Mov. Graeme Taylor

Sec. Suzanne Brewer

- Treasurer's Report

Mov. Ann Taylor

Sec. Bronwyn McCormick

- Councillors' Report

- Brett Owen :

- Brett congratulated the BPA for a successful events day, and for receiving a grant
- Hard waste is coming from the 14th to the 18th of May in Beaconsfield
- The Councils draft budget for the next financial year is coming out, and will be online.
- There have been further improvements around Holm Park Reserve – they need to still put in female facilities eg. change rooms
- Christmas decorations – applications for a grant are now available to the maximum of \$2,000
- Kenilworth Avenue roadworks has stopped, due to a dispute with the developers and the contractors
- Ann Taylor reported that the Cardinia Embroidery Tapestry was taken down, and is currently in someone's house. The Tapestry needs to be framed and reinstated into the Shire Office.

- Beaconsfield Banner – Andrew Advertising:

- New Prices:

- \$30 for a business card in black and white
- \$50 for a business card in colour
- \$50 for a quarter of a page in black and white
- \$80 for a quarter of a page in colour
- \$100 for half a page in black and white
- \$150 for half a page in colour
- **We move a motion that we trial an option to have a black and white advertisement cost, and a colour advertisement cost.**

Mov. Graeme Taylor

Sec. Ann Taylor

- Facebook page & Noticeboard – Tania

- History Report – Ann – Touchscreen project

8. Plans for Anzac Memorial Service Sunday 22.4.2018 2pm –

- Helpers are needed
- Chairs are ordered – 60 chairs for \$200
- Trays of piklets with jam and cream – Suzanne
- Traffic management plan has been approved
- The fire brigade and Pakenham Police have been emailed
- Andrew Brewster is the go to guy
- The Probus Group are coming, with three ex servicemen
- Eric Chaplain from Upper Beaconsfield RSL is coming
- Jason Wood, Brad Battin and Mayor of Cardinia Collin Ross will be coming
- A group of Midway ladies will be coming to assist with the afternoon tea

9. Heritage Day-

- Casey Cardinia local history group- Sunday 6th May 10am at Upper Beaconsfield Hall –
- Helpers needed

10. OTHER BUSINESS –

11. Meeting closed at 9:45pm

12. Next meeting: General Meeting Tuesday the 15th of May 2018 7:30pm.

CSC Lorna Lablache Notes:

Glismann Road update

In December 2013 the Beaconsfield Structure Plan was adopted by Council. An action of the structure plan is to rezone land in the 'Glismann Road area' from the Rural Living Zone to a residential zone to allow for residential subdivision through the use of a development plan and infrastructure plan.

The amendment is required to achieve this action and proposes to rezone the land from the Rural Living Zone (RLZ) to the General Residential Zone (GRZ) and apply a Development Plan Overlay (DPO) to the Glismann Road Development Plan area

The Glismann Road Development Plan will be exhibited as part of this amendment. The development plan is a planning tool used to ensure that properties are developed in a cohesive manner. The current title boundaries of the lots do not lend themselves to be developed in isolation of each other.

The amendment will also ensure development proponents within the amendment area will be bound to an Infrastructure Contributions Plan (ICP) via a separate planning scheme amendment.

Council is requested to seek authorisation from the Minister for Planning for Council to prepare Amendment C238 to the Cardinia Planning Scheme to rezone the land to allow for residential development and implement the Glismann Road Development Plan.

The amendment:

- seeks to rezone land to all residential development
- develop land through the guidance of a development plan (DP) and the funding of infrastructure through an infrastructure contributions plan (ICP)
- provides clear direction and certainty for the fair and orderly provision of the road network, public open space and traffic management
- ensures that all major planning issues are resolved prior to the commencement of subdivision development
- safeguards natural features by carefully integrating them into the development of the land to minimise adverse impact on the amenity of the area
- balances the need for new housing against the environmental constraints and opportunities of the area.

Application seeking authorisation from the Minister to prepare an Amendment was lodged with the Minister before Easter. Minister for Planning has advised that further time is required to review the request.

Council has sent a letter to all affected residents advising of the response from the Minister. A copy of the Minister's letter has been uploaded onto Council's website.

1 CARDINIA PLANNING SCHEME AMENDMENT C238
REZONE THE LAND TO ALLOW FOR RESIDENTIAL DEVELOPMENT AND
IMPLEMENT THE GLISMANN ROAD DEVELOPMENT PLAN

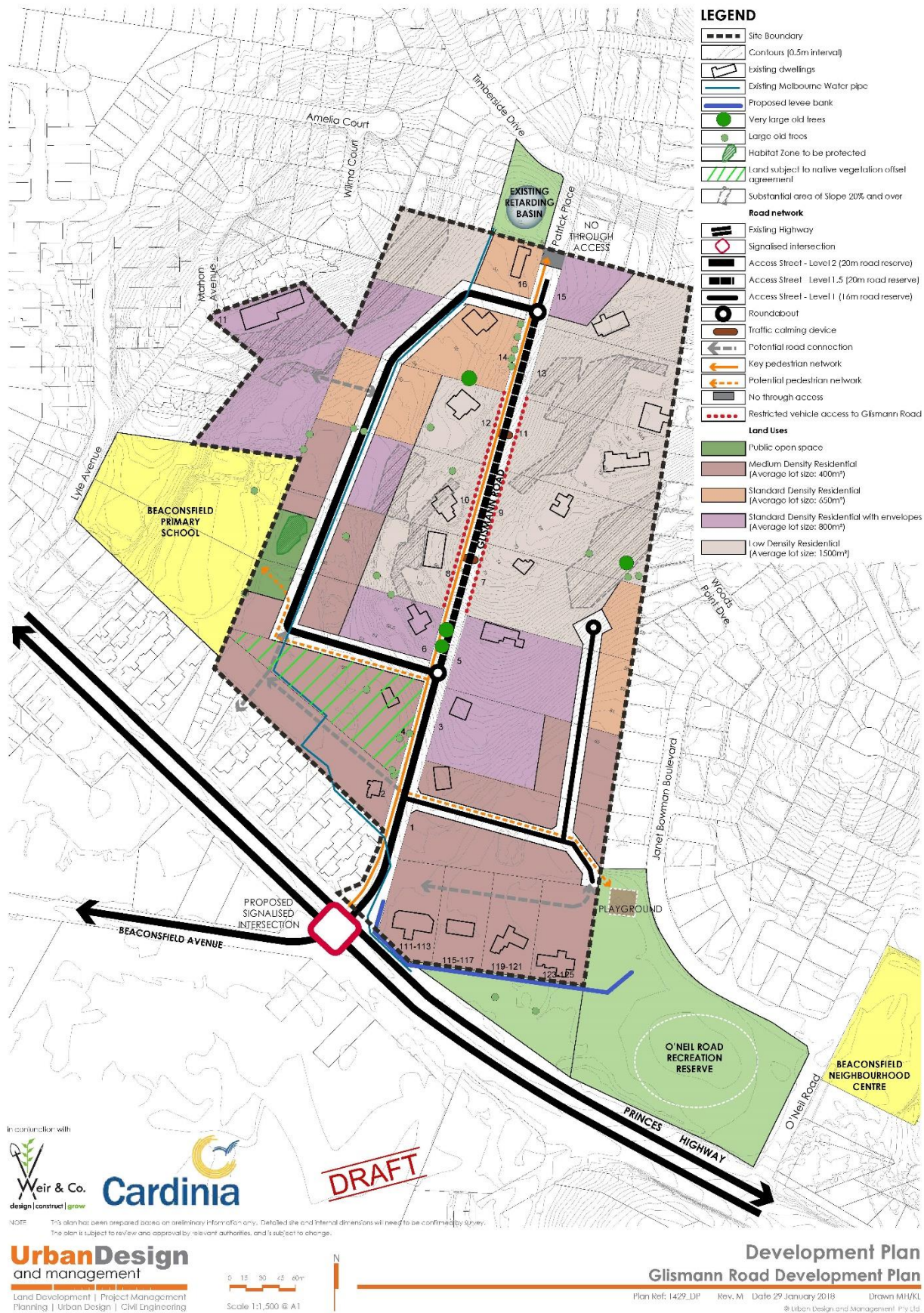
Moved Cr B Owen Seconded Cr L Wilmot

That:

1. Authorisation be sought from the Minister for Planning under Section 9(2) of the Planning and Environment Act 1987 to prepare amendment C238 to the Cardinia Planning Scheme to facilitate the following in the Glismann Road Development Plan area:
 - Rezone land from the Rural Living Zone (RLZ2) to the General Residential Zone (GRZ2)
 - Rezone 11 Mahon Avenue from General Residential Zone (GRZ1) to General Residential Zone (GRZ2)
 - Remove the amendment area from the Environmental Significance Landscape Overlay (ESO1)
 - Insert Planning Scheme Map 12EAO (Environmental Audit Overlay)
 - Amend the Schedule to Clause 43.04 (Development Plan Overlay) to include the Glismann Road Development Plan, February 2018 and include the development plan as a reference document
 - Amend Planning Scheme Maps 12, 12ESO and 12DPO
2. The Minister be advised that Council's request for authorisation is subject to the Minister's approval that:
 - an Infrastructure Contributions Plan (ICP) is applicable to the Glismann Road Development Plan area and not a Development Contributions Plan (DCP)
 - an Infrastructure Contribution Plan (ICP) for the Glismann Road Development Plan area will be implemented at a later stage via a separate amendment
 - should the future amendment for the Infrastructure Contribution Plan (ICP) for the Glismann Road Development Plan area impose only a standard levy and be in accordance with the Ministerial Direction that the Minister prepare an amendment under section 20A of the *Planning and Environment Act 1987 (the Act)*.
3. Council adopt the draft Glismann Road Development Plan (Rev. M dated 29 January 2018) (Attachment 1), as the 'plan' to form the basis of the Glismann Road Development document which is to be exhibited alongside Amendment C238 to the Cardinia Planning Scheme.
4. Officer's may make changes to the Glismann Road Development Plan (Rev. M dated 29 January 2018) (Attachment 1) that do not change the intent or direction of the plan.
5. That a Glismann Road Development Plan document be presented to Council prior to the exhibition of the Amendment seeking Council adoption of the document.

Cd.

Plan referred to in attached Council minutes



Beaconsfield Structure Plan

The *Beaconsfield Structure Plan* was adopted by Council in December 2013 and implemented as an incorporated document into the Cardinia Planning Scheme through Amendment C198 (approved May 2016).

The approval of this Amendment was received with the following two conditions:

- That the built form requirements within the Beaconsfield Point, Woodlands Grove and Princes Highway Precinct be implemented via a more appropriate planning control.
- An expiry date be placed on the structure plan to ensure that the objectives of the structure plan are achieved by implementing its requirements regarding built form through the appropriate planning tool.

In response to the above, three draft Design and Development Overlays (DDO) have been prepared based on the objectives and strategies as set out in the structure plan to guide built form outcomes for the following three precincts.

- **Proposed DDO5** - Princes Highway Gateway Precinct (*Beaconsfield Structure Plan* - Pages 33-36)
- **Proposed DDO6** - Beaconsfield Point Precinct (*Beaconsfield Structure Plan* - Pages 27-28)
- **Proposed DDO7** - Woodlands Grove Precinct (*Beaconsfield Structure Plan* - Pages 29-30)

Specifically, the DDO's will inform the following:

- Minimum and preferred maximum building height enabling better sightlines of the surrounding area.
- Preferred outcomes of building facades and street frontages; creating zero metre street setbacks.
- Establishes active and safe street frontages; minimising blank walls and ensuring welcoming development.
- Improved pedestrian amenity through the provision of adequate access and connectivity.
- Safety in the form of maximising passive surveillance to the public domain, the provision of adequate lighting and sufficient activity within the precincts.
- Integrated car parking.

Amendment C220

- Implements the proposed DDO's
- does not propose any new content, but is a direct translation of the objectives and strategies from the approved and adopted structure plan into an appropriate statutory tool.
- proposes to remove the incorporation of the structure plan; however, the *Beaconsfield Structure Plan* will remain as a reference document within the Cardinia Planning Scheme, providing guidance for future use and development applications within the town centre.

The Amendment was on public exhibition from Thursday 9th November 2017 to Monday 11th December 2017

- 6 submissions were received in response to the Amendment (5 are supportive and seek no changes to the amendment).
- 1 submission opposes the amendment and remains unresolved.

- Given this, all submissions will be referred to an independent planning panel to be appointed by the Minister for Planning.

Planning Panel held 28 March 2018.

- Once panel report has been received council must consider the report, decide what alterations should be made to the amendment and whether to adopt or abandon it.
- The panel's report must be made public 28 days after receipt by the planning authority or earlier if the planning authority has made a decision about the amendment. Council may also make the report available before this if it wishes.
- If a planning authority decides not to accept a panel's recommendation, it must give its reasons for this when it submits the adopted amendment to the Minister under section 31 of the Act.
- Aim for Council meeting – late June/early May

Extract from Council Report 22 January 2018

No.	Submitter	Submission	Council Response
3.	Beaconsfield Traders and Owners Group	<ul style="list-style-type: none"> • Strongly object to the Beaconsfield Memorial Site future outcomes as described on Pg. 24 of the Beaconsfield Structure Plan being incorporate by reference in the Planning Scheme. • The Beaconsfield Structure Plan and Amendment C198 cannot be incorporated or referred to in the Cardinia Planning Scheme as an approved document until the conditions noted in the executive summary of the panel report for Amendment C198 are completed. 	<ul style="list-style-type: none"> • The Beaconsfield Structure Plan underwent an extensive consultation process and proceeded to an independent panel to ensure all submitters concerns were heard. The Beaconsfield Structure Plan was approved and incorporated into the Cardinia Planning Scheme by the Minister for Planning on 12th May 2016. Currently, Amendments to the content of this document are not proposed as part of this amendment. • The planning panel in relation to the Beaconsfield Structure Plan (C198) provided an opportunity for all parties to be heard, the panel then submitted a report to Council making recommendations, these recommendations are not binding on Council.

		<ul style="list-style-type: none"> Support the maximum height requirements of the proposed DD05, but strongly object to the minimum requirements for new building works. 	<ul style="list-style-type: none"> Through the panel process, Council sought to have a preferred building height despite the panel's recommendation of having no building height, to ensure that the design objectives of the precinct were met. <p>Council submitted that a minimum height was still needed to ensure that heights greater than single storey could be achieved as a reduction in height would:</p> <ul style="list-style-type: none"> Undermine the potential to create a sense of arrival to Beaconsfield Decrease the possible mixed use development of this precinct Create no active frontage, surveillance or access to the Cardinia Creek landscape Increase surface car parking that would dominate the precinct and Destroy the overall objective of strengthening the Beaconsfield town centre. <p>These changes to the amendment were supported by the Minister and included in the approved amendment.</p>
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