

## **21.08 FORESHORE**

04/02/2016  
VC127

### **21.08-1 Overview**

19/01/2006  
VC37

The Port Phillip coastline offers a diversity of recreation, scenic and coastal experiences and attracts an estimated 30 million visitors per year.

The protection of the Kingston foreshore for future generations is perhaps one of the most significant environmental management challenges facing Council, given the potential which exists for further degradation of coastal ecosystems from the impact of tourism and visitor pressures. The historical encroachment of Kingston's residential and urbanised areas towards the foreshore reserve, coupled with more recent pressures for tourism and commercial development on the foreshore reinforce the need for a coordinated approach to coastal management.

Responsible management of the Kingston foreshore relies upon an inter-governmental approach, requiring collaboration between the City of Kingston, the community and government agencies such as the Department of Natural Resources and Environment, Parks Victoria, and the Central Coast Board. The need to protect the integrity of the coastal asset for its social, ecological and environmental values underpins our common management objectives.

### **21.08-2 Key issues**

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- Impact of existing tourism/visitor pressure on foreshore eco-systems.
- Increasing development pressures for tourism, recreation, residential and commercial uses both on and adjacent to the foreshore.
- Impact of high degree of urbanisation and encroachment of residential development on the coastal environment including beach and dune erosion, environmental weeds, visual and aesthetic degradation.
- Need to protect environmentally and visually sensitive areas from inappropriate development.
- Need to protect and where possible restore the integrity of natural ecosystems, coastal processes and the scenic landscape of the coastal environment.
- Need for sensitive management of tourism/development opportunities in recognised 'activity nodes'.

### **21.08-3 Objectives, strategies and implementation**

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#### **Objective 1**

To provide fair and equitable access to all coastal areas and to promote a wide range of social, recreational and coastal experiences which seek to optimise community enjoyment of the foreshore.

#### **Strategies**

Strategies to achieve this objective include:

- Improve accessibility to the foreshore for local residents and visitors by encouraging a range of transport/access options including boat, private motor vehicle, public transport, bicycle, walking and disabled access.

- Further develop the existing network of pedestrian and cycling trails along the coast and to inland areas such as:
  - Edithvale/Seaford wetlands
  - Braeside Park
  - Local and regional open space and recreational facilities
  - Hinterland activity centres
  - Public transport nodes
  - Community facilities like schools
  - Larger cycling networks, including the Round the Bay Trail provided their use does not threaten fragile coastal environments or fragment narrow strips of coastal vegetation.
- Encourage the diversification of existing foreshore clubs to accommodate a range of recreational/tourist related development opportunities which are compatible with the long term protection of natural ecosystems.
- Improve the amenity of existing car parks along the foreshore through selective tree planting and landscaping using species indigenous to Kingston's coastline.
- Promote Beach Road as a foreshore tourist boulevard by:
  - Enhancing the scenic and landscape qualities of the road.
  - Improving the management of urban design and landscaping adjacent to the road. Improving the management of local/regional traffic issues associated with its function as a Main Road.
  - Encouraging the diversion of freight/heavy traffic from Beach Road onto Nepean Highway.
  - Discouraging any further works to increase the traffic capacity of the road.
- Ensure that new development adjacent to Beach Road complements the character of the foreshore environment.

## **Objective 2**

To protect and where possible, restore the integrity of natural ecosystems and coastal processes, and to minimise adverse environmental impacts on the coastal and marine environments.

## **Strategies**

Strategies to achieve this objective include:

- Develop land use management plans in partnership with DNRE and Parks Victoria for the protection and maintenance of the coastal environment in line with identified environmental objectives, which encompass issues related to:
  - Protection of remnant indigenous vegetation.
  - Facilitation of natural regeneration of indigenous vegetation.
  - Cliff stabilisation.
  - Revegetation using indigenous species.
  - Establishment of paths and cycling trails in appropriate locations.
  - Control of environmental weeds.

- Refurbishment and/or removal of degraded foreshore structures.
- Beach renourishment.
- Monitoring water quality of the Bay, the Mordialloc Creek and the Patterson River.
- Catchment management.
- Establish performance standards and monitoring regimes for catchment management to minimise the risk of pollution of the coastal environment and to improve water quality from urban and rural catchment activities entering the Bay.
- Protect existing remnant vegetation on the foreshore reserve and use only indigenous species for revegetation, erosion control and other coastal plantings in the foreshore reserve.
- Encourage the protection of remnant vegetation and the use of indigenous species in landscaping and other plantings on private land in coastal areas.

### **Objective 3**

To promote opportunities for innovative recreational, tourism and commercial development in recognised 'activity nodes' on the foreshore where development is sensitive to natural coastal systems and compatible with the character and scale of the surrounding landscape.

### **Strategies**

Strategies to achieve this objective include:

- Reinforce the hierarchy of activity nodes along the foreshore recognising Mordialloc as the primary activity node and Aspendale, Edithvale, Chelsea, Bonbeach and Carrum as secondary activity nodes.
- Consolidate new recreational/tourism/commercial development opportunities within identified activity nodes along the foreshore which are compatible with the long term protection of the coastal environment. New development proposals should seek to:
  - Achieve high quality urban design outcomes compatible with the scale of the surrounding landscape.
  - Minimise the impact on natural coastal systems.
  - Maximise community enjoyment of the foreshore.
- Develop detailed siting and design guidelines for new development within activity nodes, which encompass issues relating to landscaping, built form, setbacks, building heights, urban design, architectural treatment and integration with the coastal environment. Proposals for new development should be consistent with the requirements of the 'Victorian Siting and Design Guidelines' (1996). Priority will be given to those developments which re-use existing foreshore structures, make positive contributions to the scenic and visual quality of the coastal landscape and result in a substantial net benefit to the community.
- Restrict the development of new structures on the foreshore and encourage, where appropriate, the re-use of existing foreshore structures or the relocation of existing building envelopes.
- Promote innovation in landscape and urban design for new development proposals within the Mordialloc activity node and the immediate foreshore environs, which strengthen the visual and functional relationship between the Mordialloc pier precinct, the Mordialloc foreshore reserve and the hinterland.

- Protect existing height controls along the foreshore reserve and in adjacent residential areas, except at the periphery of the Mordialloc activity node, where the scale of new development may be permitted to exceed existing height limits, subject to the achievement of high quality, site responsive urban design outcomes.
- Strengthen the physical and functional relationship between commercial centres on Nepean Highway between Mordialloc and Carrum and foreshore activities, by encouraging traders to develop an active commercial frontage oriented towards the foreshore environs.

### **Implementation**

These strategies will be implemented by:

### **Policy and exercise of discretion**

- Assessing applications to construct a building and to construct or carry out works (including radio masts, television antenna and flagpoles) against the approved *Moorabbin Airport Aviation Obstacle Referral Height Plan*. Requiring the consent of the federal Department of Transport and Regional Development for buildings and works that exceed the maximum building height in the *approved Moorabbin Airport Aviation Obstacle Referral Height Plan*.
- Using local policy to promote appropriate activities and development within the Carrum Activity Centre, sympathetic to the coastal location (*Carrum Activity Centre Policy, Clause 22.11*).
- Using local policy to promote appropriate activities and development within the Mordialloc Activity Centre, sympathetic to the coastal location (*Mordialloc Activity Centre Policy, Clause 22.14*).

### **Zones and overlays**

- Applying a Public Park and Recreation Zone to the foreshore reserve to recognise its role as a destination for tourism and public recreation, and to provides for its management by Council, Parks Victoria and DNRE.
- Applying a Design and Development overlay to land adjacent to the foreshore reserve to achieve a consistent approach to building heights, setbacks on land near the coastline and the use of indigenous species in landscaping.

### **Further strategic work**

- Finalising the Kingston Foreshore Strategy and Coast Action Plan in partnership with the community, DNRE, Parks Victoria, and the Central Coast Board to provide a coordinated policy approach to the protection and management of the Kingston foreshore.
- Completing a review the Design and Development Overlay control which affects land adjacent to the foreshore reserve with a view to providing more performance based foreshore height/setback controls.
- Undertaking commercial centre strategy plans for activity centres to the south of Mordialloc which develop functional relationships between activity centres and foreshore activities.
- Developing local policy to identify a hierarchy of activity nodes along the foreshore as a focus for new development opportunities.

- Developing Local Policy to provide direction on the desired mix of land use activity and the scale and form of new development which may be considered appropriate within identified activity nodes.

#### **Other actions**

- Developing a program of infrastructure improvement works and provision of visitor amenities on the foreshore which could be funded from new development on key sites within activity nodes.
- Undertake capital works improvements with the Carrum Activity Centre, in accordance with the Carrum Urban Design Framework.

#### **Reference documents**

Kingston Foreshore Strategy 1999

Mordialloc Foreshore and Environs Strategy Plan (Tract Consultants 1987)

Chelsea Foreshore Reserve Draft Management Plan (Edge Consultants 1992)

Victorian Coastal Strategy (Victorian Coastal Council 2014)

Siting and Design Guidelines for Structures on the Victorian Coast (Victorian Coastal Council 1998)

Moorabbin Airport Aviation Obstacle Referral Height Plan

Mordialloc Pride of the Bay: A Structure Plan for the Future of Mordialloc, 2004

City of Kingston Foreshore Framework Plan

