COASTAL AREAS STRATEGIC FRAMEWORK

Loch Sport

Vision

Manage the future development of Loch Sport in accordance with the following vision:

- “Loch Sport will be a major and central Gippsland Lakes settlement and key boating node, attractive to both permanent residents and visitors.”
- “The town will consolidate within its boundaries and new buildings will contribute to the streetscape and respect the coastal character and environment of Loch Sport.”
- “The town centre will become a focus for the community and will be linked through to the main access spine of the town. Excellent walking and cycling opportunities will exist throughout the settlement, which will particularly capitalise on the natural beauty of the lake foreshores.”
- “Development will be sustainable and recognise the environmental constraints of the area, particularly known bushfire risks.”
- “Enhanced boating facilities will be available, the recreation reserve will function more effectively and there will be activities and destinations for visitors throughout Loch Sport, including links to the National Parks, which will stimulate the economic and social life of the town.”

Objective 1

To create a town centre that provides a focus for the community.

Strategies

- Develop effective public spaces within the town centre to provide for passive recreation.
- Define the major access route as the central spine of the town.

Objective 2

To minimise the environmental impacts of development.

Strategies

- Ensure development is sustainable and appropriately recognises local environmental constraints, particularly fire risk.
- Avoid the removal of coast banksia.
- Ensure that any new residential lots created within the town of Loch Sport are serviced with reticulated sewerage and water.

Objective 3

To improve the design and siting of buildings.

Strategies

- Ensure a mechanism in the planning scheme will allow for the use of these guidelines to assess planning permit applications.
- Ensure the design and siting of buildings respects the unique character of Loch Sport with regard to vegetation clearance, site disturbance, building height, colours and materials and fencing.

Objective 4

To enhance the town’s role as a boating centre.
Strategies

- Support facilities that promote boating visitation to Loch Sport from other boating centres in the Gippsland Lakes network.

Objective 5

To contain urban development within defined settlement boundaries.

Strategies

- Facilitate development in accordance with the Loch Sport Coastal Settlement Boundary Plan shown in this clause and consider any relevant coastal hazard vulnerability assessment for the town.

- Encourage further business uses to locate in the Commercial 1 Zone area around Second Street subject to the provision of reticulated services.

- Encourage medium density residential development in proximity to the town centre, subject to the provision of reticulated services.

- Allow other Commercial 1 Zone areas throughout the town to retain a local neighbourhood convenience service role.
Golden Beach/Paradise Beach

Vision

Manage the future development of Golden Beach/Paradise Beach in accordance with the following vision:

- “Golden Beach/Paradise Beach will develop as a residential holiday township, set in coastal bushland.”
- “Buildings will be of high quality and reflect the coastal environment through the use of materials, colours and building styles.”
- “The settlement will have an active ‘village centre’, which will be a focal point for the community with high quality public spaces and commercial uses for local and visitor needs.”
- “Development will be sustainable and recognise the environmental constraints of the area, particularly known bushfire risks.”
“The town will be further developed as an important node for the Shire.”

**Objective 1**

To create a functional town centre.

**Strategies**

- Facilitate the establishment of a mixed use development area based around a village square (corner Surf Edge Drive and Shoreline Drive) that would include commercial, community and residential uses when a reticulated sewerage system is available.
- Provide for commercial development in the town centre with a Commercial 1 Zone when a reticulated sewerage system is available.

**Objective 2**

To improve town character.

**Strategies**

- Upgrade Shoreline Drive/town entry from Seaspray.
- Ensure the design and siting of buildings respects the unique character of Golden Beach/Paradise Beach.
- Ensure the design and siting of buildings minimises native vegetation removal.

**Objective 3**

To contain urban development within defined settlement boundaries.

**Strategies**

- Facilitate development in accordance with the Golden Beach/Paradise Beach Coastal Settlement Boundary Plan shown in this Clause and consider any relevant coastal hazard vulnerability assessment for the town.
- Ensure sustainable development and appropriate recognition of local environmental constraints, particularly bushfire risk.
Objective 1

To facilitate development in accordance with the Ninety Mile Beach Policy included in clause 22.08.

Strategies

- Ensure that urban development occurs in the urban nodes of Paradise Beach, Golden Beach, Delray Beach, and at The Honeysuckles, in locations within the settlement boundaries as defined on the Ninety Mile Beach Policy in Clause 22.08, and is provided with reticulated services to a residential standard.

- Promote low density residential development on land at Delray Beach and Paradise Beach, in locations within the settlement boundaries as defined on the Ninety Mile Beach Policy, and ensure that development is provided with reticulated services to an appropriate standard.

- Limit development in Glomar Beach to:
  - completed restructure lots, in locations as defined on the Ninety Mile Beach Policy Plan; and
  - locations that are not vulnerable to environmental impacts.
Objective 2
To protect and enhance the environment and character of the area between Golden Beach and The Honeysuckles.

Strategies
- Ensure that urban development primarily occurs in the townships of Paradise Beach, Golden Beach, and at The Honeysuckles and is provided with reticulated services.
- Strongly discourage development on the Lake Reeve islands, and other areas subject to flooding and environmental constraints.
- Ensure that development on lots with frontage to Shoreline Drive is setback at least 10 metres from the front boundary, in recognition of the natural character of the area.

The Honeysuckles

Vision
Manage the future development of The Honeysuckles in accordance with the following vision:

- “The Honeysuckles will develop as a low density residential holiday hamlet, set in banksia woodland.”
- “Buildings will be of high quality but of simple design and reflect the coastal environment through the use of materials, colours and building styles.”
- “Development will be sustainable and recognise the environmental constraints of the area, particularly known bushfire risks.”
- “Pedestrian movement throughout the settlement is safe with a shared use pathway provided to Seaspray.”

Objective 1
To protect and enhance the coastal character of the settlement.

Strategies
- Ensure development is consistent with the particular character of The Honeysuckles.
- Ensure that new development provides for the retention of coast banksia in the siting of buildings and public works construction.
- Maintain an informal road network and streetscape.
- Encourage local indigenous tree planting in association with new development.
- Reinforce the natural landscape setting in development of public areas.

Objective 2
To contain urban development within defined settlement boundaries.

Strategies
- Facilitate development in accordance with The Honeysuckles Coastal Settlement Boundary Plan as shown in this Clause and consider any relevant coastal hazard vulnerability assessment for the town.
- Ensure sustainable development and appropriate recognition of local environmental constraints, particularly fire risk.
Seaspray

Vision

Manage the future development of Seaspray in accordance with the following vision:

- “Seaspray will retain its character as a holiday and residential village tucked behind the dunes on the Ninety Mile Beach. It will have excellent parks, picnic areas and facilities for holidaymakers staying in the settlement and day visitors from Sale and surrounding areas.”

- Seaspray’s streets will be tree lined, with good walking and cycle paths. New buildings will reflect the ‘coastal village’ setting and history of the settlement and the character of older areas will be respected.”

- “The main activity area, the foreshore, will be conveniently and safely accessed on foot and will be enhanced and linked to a village focal point with a limited range of commercial facilities, open space and public amenities.”

Objective 1

To maintain and enhance the existing character of Seaspray.

Strategies

- Ensure development respects the unique character of the older parts of Seaspray.
- Develop the foreshore as an attractive and functional recreational area for residents and visitors.
- Preserve and enhance the coastal dune systems.

**Objective 2**
To contain urban development within defined settlement boundaries.

**Strategies**
- Facilitate development in accordance with the Seaspray Coastal Settlement Boundary Plan as shown in this Clause and consider any relevant coastal hazard vulnerability assessment for the town.
- Provide for limited expansion of the town to the west of Davies Street and Ellen Avenue subject to a detailed flood risk assessment of this area.
- Constrain further low density development on the edge of the settlement to the existing Low Density Residential Zone area.
- Minimise the visual impact of future development in the Low Density Residential Zone area.
Woodside Beach

Vision

Manage the future development of Woodside Beach in accordance with the following vision:

- “As Woodside Beach grows it will retain its character as a holiday hamlet at the western end of the Ninety Mile Beach. It will be a desirable destination for visitors from Woodside, Yarram and the surrounding region.”

- “The natural environmental setting will be protected, streets will be leafy and buildings will reflect the ‘coastal village’ character of the hamlet.”

- “The main activity focus of the settlement, the foreshore, will be easily accessed on foot and will be enhanced as an attractive destination with community facilities.”
Objective 1
To protect the natural setting and retain and enhance the character of the settlement.

Strategies
- Ensure the protection of indigenous vegetation in new development areas and in relation to all redevelopment/upgrade proposals.

Objective 2
To enhance the foreshore as a settlement focus whilst containing urban development within defined settlement boundaries.

Strategies
- Facilitate development in accordance with the Woodside Beach Coastal Settlement Boundary Plan shown in this Clause and consider any relevant coastal hazard vulnerability assessment for the town.
- Ensure the development of the vacant Township Zone land is based on a comprehensive outline plan, estate landscaping, provision for stormwater management and connection to a package sewerage treatment plant.
- Contain residential development to the existing zoned areas.
Coastal Settlement Boundary Plan

**McLoughlins Beach**

**Vision**

Manage the future development of McLoughlins Beach in accordance with the following vision:

- "McLoughlins Beach will develop as a seaside holiday village and a key regional boating access point for the waters of the Ninety Mile Beach and Nooramunga Marine and Coastal Park."
- Residential streets will be attractive, incorporate landscaping and provide for safe pedestrian movement.
- Development will be sustainable and recognise the environmental constraints of the area, particularly known flooding risks and coastal vulnerability.
- The importance of the area for boating and recreational fishing will be recognised with the provision of appropriate facilities."
- The foreshore will provide a focal point for the community and contain high quality facilities for residents and visitors. A pathway network will give safe access to key destinations around the village.”

**Objective 1**

To upgrade the appearance of the settlement and function of the locality to provide boating access on a regional basis.

**Strategies**

- Upgrade the settlement foreshore area and improve the landside and boating facilities and amenities.

**Objective 2**

To contain urban development within defined settlement boundaries.

**Strategies**

- Facilitate development in accordance with the McLoughlins Beach Coastal settlement Boundary Plan shown in this Clause and consider any relevant coastal hazard vulnerability assessment for the town.

- Contain the settlement within the existing area subject to a detailed assessment of those areas (generally west of Seaward Street) with potential environmental value or hazard.
Coastal Settlement Boundary Plan

Vision

- “Manns Beach will retain its character as a small, remote holiday hamlet, bordered by the Nooramunga Marine and Coastal Park and with excellent access to local islands and inlets.
- It will retain a strong recreational fishing focus for residents and the surrounding area with attractive and functional foreshore facilities.
- Buildings will improve over time, but retain the ‘coastal cottage’ character. The foreshore will be easily accessed on foot and will be enhanced as a community hub.
- Development will be sustainable and recognise the environmental constraints of the area, particularly flooding risks and coastal vulnerability.”
Objective 1
To upgrade the appearance and function of the settlement.

Strategies
- Contain urban development within defined settlement boundaries.
- Facilitate development in accordance with the Manns Beach Coastal Settlement Boundary Plan shown in this Clause and consider any relevant coastal hazard vulnerability assessment for the town.
- Contain the settlement within the existing developed area.

Coastal Settlement Boundary Plan

Key:
- Settlement Boundary
- Extent of Existing Urban Zoned Land

Robertsons Beach

Vision
Manage the future development of Robertsons Beach in accordance with the following vision:
Robertsons Beach will retain its character as a contained residential and holiday hamlet, bordered by the Nooramunga Marine and Coastal Park.

It will have facilities for small boat use, and provide attractive areas on the foreshore for residents and day visitors.

Buildings will remain low key but will improve in quality over time, while still reflecting the ‘coastal village’ character of the hamlet.

The main focus of the settlement, the foreshore, will be easily accessed on foot and pathways will provide links to the adjoining natural areas.

Development will be sustainable and recognise the environmental constraints of the area, particularly flooding risks and coastal vulnerability.”

**Objective 1**
To protect and enhance the character and environment of Robertsons Beach.

**Strategies**
- Ensure the retention of natural vegetation areas within the settlement and on the Farming Zoned land to the north.
- Identify and protect significant Aboriginal cultural heritage sites adjacent to the pathway network.
- Improve the appearance and function of the foreshore area.

**Objective 2**
To contain urban development within defined settlement boundaries

**Strategies**
- Facilitate development in accordance with the Robertsons Beach Coastal Settlement Boundary Plan shown in this Clause and consider any relevant coastal hazard vulnerability assessment for the town.
- Limit residential development to the existing Township Zone and subject to a review of suitable zoning for Illawong Lodge, retain the Farming Zone to the north.
- Limit commercial and other land uses within the settlement and adjoining land to self contained tourist accommodation facilities.
Port Albert & Palmerston

Objective
To protect and enhance the character and environment of Port Albert and provide a sustainable business environment for existing and future retail, commercial and tourism based uses.

Strategies
- Encourage modest expansion of commercial activity within the Port Albert town.
- Encourage those activities which cater for the needs of the town’s growing permanent and tourist populations.
- Encourage tourism development which responds to the town’s environmental constraints and special character.
- Ensure that urban development occurs in stages that can be appropriately serviced.
- Ensure that development is sympathetic to the heritage/character qualities of the town.
- Encourage major tourism uses or developments which are not dependent on a coastal location to develop within the main existing townships of Loch Sport and Port Albert.

### Implementation

The strategies for Loch Sport, Golden Beach / Paradise Beach, Ninety Mile Beach between Golden Beach and The Honeysuckles, The Honeysuckles, Seaspray, Woodside Beach, McLoughlins Beach, Manns Beach, Robertsons Beach, Port Albert and Palmerston will be implemented by:

#### Using zones, overlays, policy and the exercise of discretion

Applying appropriate zones and overlays.
- Applying the *Special Water Supply Catchment Areas* policy at Clause 22.01
- Applying the *Rural* policy at Clause 22.02
- Applying the *Heritage* policy at Clause 22.03
- Applying the *Car Parking* policy at Clause 22.04
- Applying the *Aerodrome and Environs* policy at Clause 22.05
- Applying the *Coal Resources* policy at Clause 22.06
- Applying the *Coal Buffers* policy at Clause 22.07
- Applying the *Ninety Mile Beach* policy at Clause 22.08

Applying the Design & Development Overlay Schedule at Clause 43.02 for the coastal town of Port Albert.

Applying the Design & Development Overlay Schedule at Clause 43.02 to the coastal towns of Loch Sport, Golden Beach/Paradise Beach, The Honeysuckles, Seaspray, Woodside Beach, McLoughlins Beach, Manns Beach, and Robertsons Beach.

Refer to the Country Fire Authority guidelines on subdivision, group accommodation and recreation accommodation when assessing whether a development proposal adequately addresses fire safety issues.

Refer to the Healthy by Design guidelines to ensure development facilitates healthy communities through well planned networks of walking and cycling routes, streets with direct, safe and convenient access to local destinations within the Shire’s towns within easy walking distance from homes, public open space, public transport, shops and services.

Require that development plans are prepared prior to subdivision of green-field sites that show the proposed layout of lots and road reservations and include infrastructure schemes that show where power, water, and sewerage will be located. These development plans will identify site advantages and constraints, main road networks and associated movement patterns, and social and community facilities.

Implement any relevant coastal action plan.

#### Other actions

Support the relevant water authority with identification and installation of appropriate effluent disposal and/or water supply systems for unsewered settlements, focusing on priority areas identified in the Municipal Domestic Wastewater Management Plan, following confirmation of the need (on environmental and health grounds).
Undertaking further strategic work

Prepare outline development plans for the future development of residential and industrial areas that have regard to potential impacts on the natural environment and include these in a development plan overlay.

Provide a set of design guidelines applicable to the unique character of Loch Sport that address in particular, vegetation clearance, site disturbance, building height, colours and materials and fencing.

Review the extent and future demand for land zoned Low Density Residential and Rural Living in particular areas, subject to there being a demonstrated need for such reviews.

Prepare an Industrial Strategy for Sale with particular emphasis on the Wurruk South Industrial area.

Investigate the appropriate extent of the Heritage Overlay (HO34) in Port Albert in conjunction with a review of the Port Albert Conservation Study, 1982.

Review the Port Albert Drainage Study, 1983 to determine the feasibility of introducing an appropriate overlay.

Review and then implement the recommendations of the draft UDF Master Plans prepared for the coastal towns of Loch Sport, Golden Beach/Paradise Beach, The Honeysuckles, Seaspray, Woodside Beach, McLoughlins Beach, Manns Beach, and Robertsons Beach.

Maintain the existing Township Zone in McLoughlins Beach and consider for inclusion land in the Farming Zone to the north of Tallamy Street and land accessed from Edwina Street and Janette Street. Proposals to rezone this land should be supported by a detailed environmental assessment and a flood risk assessment.

Review the Farming Zone area to the north west of Davies Street and Ellen Avenue in Seaspray and consider rezoning to Township Zone subject to the outcome of a detailed flood risk evaluation of this land.

Review future zoning and overlay provisions for Golden Beach/Paradise Beach and The Honeysuckles as part of the implementation of the Wellington Coast Subdivision Strategy.