NINETY MILE BEACH POLICY

This policy applies to the use, development and subdivision of land along the Ninety Mile Beach between The Honeysuckles and Paradise Beach, as shown on the following Policy Plan.

Policy basis

Coastal areas in proximity to existing population centres, and offering opportunities for development, are under increasing development pressure. The coastal subdivisions of the Ninety Mile Beach have for many years been considered inappropriate due to lack of infrastructure and impacts on the coastal and lakes environment.

This policy forms the basis for the long term land use and development intentions for the Ninety Mile Beach. Council will continue to monitor and review this policy and the provisions of the Planning Scheme to ensure they remain consistent with the implementation of the Wellington Coast Subdivision Strategy: The Honeysuckle to Paradise Beach. This policy is consistent with the Victorian Government’s Victorian Coastal Strategy 2014.

Vision

The Wellington Coast will provide for the settlement, recreation, tourism and environmental aspirations of the community. Settlement patterns and development outcomes will respond to the values and capacities of the natural environment, the cost of infrastructure, and which seek to include equitable solutions for all ratepayers and landowners in the Shire.

Objectives

To provide direction as to the most appropriate manner in which to use, develop and subdivide land along the Ninety Mile Beach.

To encourage orderly development that responds appropriately to environmental values and that minimises adverse impacts on the coastal and lakes environment.

To focus development in defined settlement boundaries comprising urban nodes and low density residential areas, and to ensure areas outside settlement boundaries remain largely undeveloped.

To provide and improve access to utilities, community services and infrastructure where appropriate.

To set aside areas that are subject to inundation, that have coastal values and that have not been substantially modified, for environmental management.

To provide for recreation, tourism and related commercial activities in designated areas.

Policy

General

- To discourage development that adversely impacts on the coastal and lakes environment.
- To discourage development that would result in unacceptable risk to people and property from wildfire.
- To maintain and enhance the conservation and recreation values of the 90 Mile Beach foreshore.
- To provide for new or improved infrastructure in defined locations, including roads, utility and community services, particularly the provision of reticulated water and sewerage.
- To ensure development is connected to reticulated sewerage or includes the provision of on-site effluent disposal which minimises impacts on groundwater.
- To facilitate development in accordance with the following Policy Plan.
Areas within Settlement Boundaries:

Urban Nodes and Low Density Residential

- To allow for residential and low density residential development within the defined settlement nodes at Golden Beach, Paradise Beach, Delray Beach, and at The Honeysuckles.
- To encourage the development of the Golden Beach Town Centre for the purposes of retailing and other complementary commercial, entertainment and community uses.
- To provide for the upgrade of the local road network in the residential areas of Golden Beach, Paradise Beach, Delray Beach and The Honeysuckles to urban standards, including upgrading of the associated stormwater management system.
- To provide for the establishment and upgrade of services including reticulated sewerage and water, to the Golden Beach, Paradise Beach, Delray and The Honeysuckles settlements.

Areas outside Settlement Boundaries:

Glomar Beach Rural Conservation

- To limit development to completed restructured lots where it does not adversely impact on the coastal and lakes environment and in locations that are not vulnerable to environmental impacts consistent with the Restructure Plans in Clause 45.05.

Rural Conservation

- To discourage urban development within areas designated as rural conservation.
- To encourage the consolidation of lots to protect the coastal landscape and environmental values of the area and consistent with the Restructure Plans in Clause 45.05.

Public Conservation

- To discourage any development in areas identified for Public Conservation, principally the coastal dunes and inappropriate subdivision areas subject to inundation and flooding.
- To encourage inappropriate subdivision areas subject to inundation and flooding, with significant coastal values, or that have not been substantially modified, to be used for public parks or areas for environmental conservation.

Decision Guidelines

A planning authority in preparing an amendment and a responsible authority in deciding an application will consider:

- Whether the proposal is consistent with the Ninety Mile Beach Development and Subdivision Controls, Golden Beach to Glomar Beach, March 2012, including the location and density of development and the provision of utility services.
- The likely impact of subdivision and/or development on coastal character, environmental values, and addresses constraints of the locality and the site, including:
  - The extent and type of vegetation cover;
  - Impacts of effluent disposal and stormwater runoff on surface and ground water quality and surrounding wetlands;
  - The degree of excavation and/or fill required; and
  - Impacts on important viewsheds.
- The impact on the road system and the adequacy of vehicular access, egress and provision of on-site parking.
The impact of wildfire on the development and the adequacy of measures taken to maximise the safety of people and property.

- Any other development guidelines adopted by Council.

Policy Reference

*Ninety Mile Beach Development and Subdivision Controls, Golden Beach to Glomar Beach, March 2012*