



GOLDEN BEACH / PARADISE BEACH URBAN DESIGN FRAMEWORK

COASTAL TOWNS DESIGN FRAMEWORK
VOLUME 3

MARCH 2007



WELLINGTON
SHIRE COUNCIL



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COASTAL TOWNS DESIGN FRAMEWORK

THE VISION FOR GOLDEN BEACH / PARADISE BEACH

“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.

The town will be further developed as an important node for the Shire.”

This final report details an Urban Design Framework for Golden Beach / Paradise Beach that will assist the realisation of this Vision over the next 15 - 20 years.

The preparation of this document was initiated jointly by the Department of Sustainability and Environment, East Gippsland Shire Council, Wellington Shire Council and the Gippsland Coastal Board.

This document is the result of the combined contributions of:

- The community of Golden Beach / Paradise Beach
- Project Steering Committee

Kate Nelson,
East Gippsland Shire

Alan Freitag,
Department of Sustainability &
Environment

Kim Phillips,
Wellington Shire

Barry Hearsey, Department of
Sustainability & Environment

Brett Millington,
Gippsland Coastal Board

Peter Boyle, Department of
Sustainability & Environment

- East Gippsland Shire Councillors & officers
- Wellington Shire Councillors & officers
- Consultant Team

David Fetterplace,
Meinhardt Infrastructure & Environment

Lidia Orsini,
Meinhardt Infrastructure & Environment

Sarah Davison,
Meinhardt Infrastructure & Environment

Dominique Miot,
Meinhardt Infrastructure & Environment

David Hudson,
Meinhardt Infrastructure & Environment

Bertha Polianlis,
Meinhardt Infrastructure & Environment

Christine Wallis,
Urban Futures Consulting

Stephen Axford,
Urban Futures Consulting

Bill Unkles,
Saturn Corporate Resources

Emma Moysey,
Ecology Australia

Geoff Carr,
Ecology Australia

Darren Quin,
Ecology Australia

Bruce Echberg,
Urban Initiatives

Leila Heggie,
Urban Initiatives

Jen Petrie,
Urban Initiatives

Sally Malone,
Urban Initiatives

Thomas Sichelkow,
Urban Initiatives

1. INTRODUCTION

Meinhardt Infrastructure & Environment Pty Ltd heads a planning consortium that was engaged by the East Gippsland and Wellington Shire Councils, in association with the Department of Sustainability and Environment and the Gippsland Coastal Board to prepare a Coastal Towns Design Framework for 19 towns within East Gippsland and Wellington Shires.

The project team comprised Meinhardt Infrastructure & Environment Pty Ltd, Urban Initiatives Pty Ltd, Urban Futures Consulting, Saturn Corporate Resources Pty Ltd and Ecology Australia Pty Ltd.

What is an Urban Design Framework (UDF)?

An Urban Design Framework provides strategic guidance for the future development of urban areas (which can range from specific sites to small townships and metropolitan suburbs). It establishes an integrated design vision that involves the generation of ideas and the preparation of realistic design concepts based on community consultation, research and analysis. The vision is realised through tools such as planning scheme changes, capital works projects and guidelines for private development.

In preparing a UDF it is critical to:

- Adopt a long term view (15-25 years);
- Identify strategic goals and actions;
- Examine social, cultural and economic opportunities as they affect physical form; and
- Examine and identify synergies with neighbouring towns and the region.

Project Objectives

The objective of the Coastal Towns Design Framework Project is:

“To provide a sustainable vision for the future form, image and function of these settlements and give greater certainty to the local communities and investors about what is possible and appropriate in terms of future development.”

Particular project objectives are:

- Assist the implementation of the Victorian Coastal Strategy and the Integrated Coastal Planning for Gippsland Coastal Action Plan.
- The preparation of objectives, strategies, policies and plans to support the vision for each town.
- The provision of detailed design guidance and planning provisions for the settlements and development pressure areas.
- The identification of priority actions and an implementation program that respond to identified needs.

2. PROJECT SCOPE AND APPROACH

The Coastal Towns Design Framework project is aimed at providing guidance on the location, type and extent of future development along the coast of the Wellington and East Gippsland Shires, with specific emphasis on nominated settlements. The project covers approximately 40% of the Victorian coastline from the NSW / Victorian border in the east and almost to Wilsons Promontory in the west (refer Figure 1 Golden Beach / Paradise Beach Location Plan). The individual towns for which a UDF is being prepared are:

Wellington Shire	East Gippsland Shire
<ul style="list-style-type: none"> • Robertsons Beach • Manns Beach • McLoughlins Beach • Woodside Beach • Seaspray • The Honeysuckles • Paradise Beach / Golden Beach • Loch Sport 	<ul style="list-style-type: none"> • Paynesville • Raymond Island • Eagle Point • Metung • Nungurner • Lakes Entrance • Lake Tyers Beach • Marlo • Bemm River • Mallacoota • Gipsy Point

The project is part of a suite of studies being undertaken in the region, including the Coastal Spaces Initiative, which aims to improve strategic planning for sustainable development in coastal Victoria. The Initiative includes the Coastal Spaces Landscape Assessment Study (September 2006), which is a key strategy document commissioned by the Department of Sustainability and Environment. The study focuses on the coastal areas of Gippsland (Bass Coast to the NSW border), the Bellarine Peninsula and the coast west of Warrnambool to the South Australian border. The project identifies and maps individual landscape characteristics within these coastal regions, identifies significant landscapes and provides an implementation framework to assist local government and other agencies in managing development impacts within coastal landscapes.

The Coastal Spaces Initiative also includes the Recreational Nodes Study, work on Coastal Acid Sulphate Soils, the Geelong Corridor Strategy and Bellarine Strategic Plan, Urban Design Frameworks for South Gippsland, as well as the Urban Design Frameworks in this project.

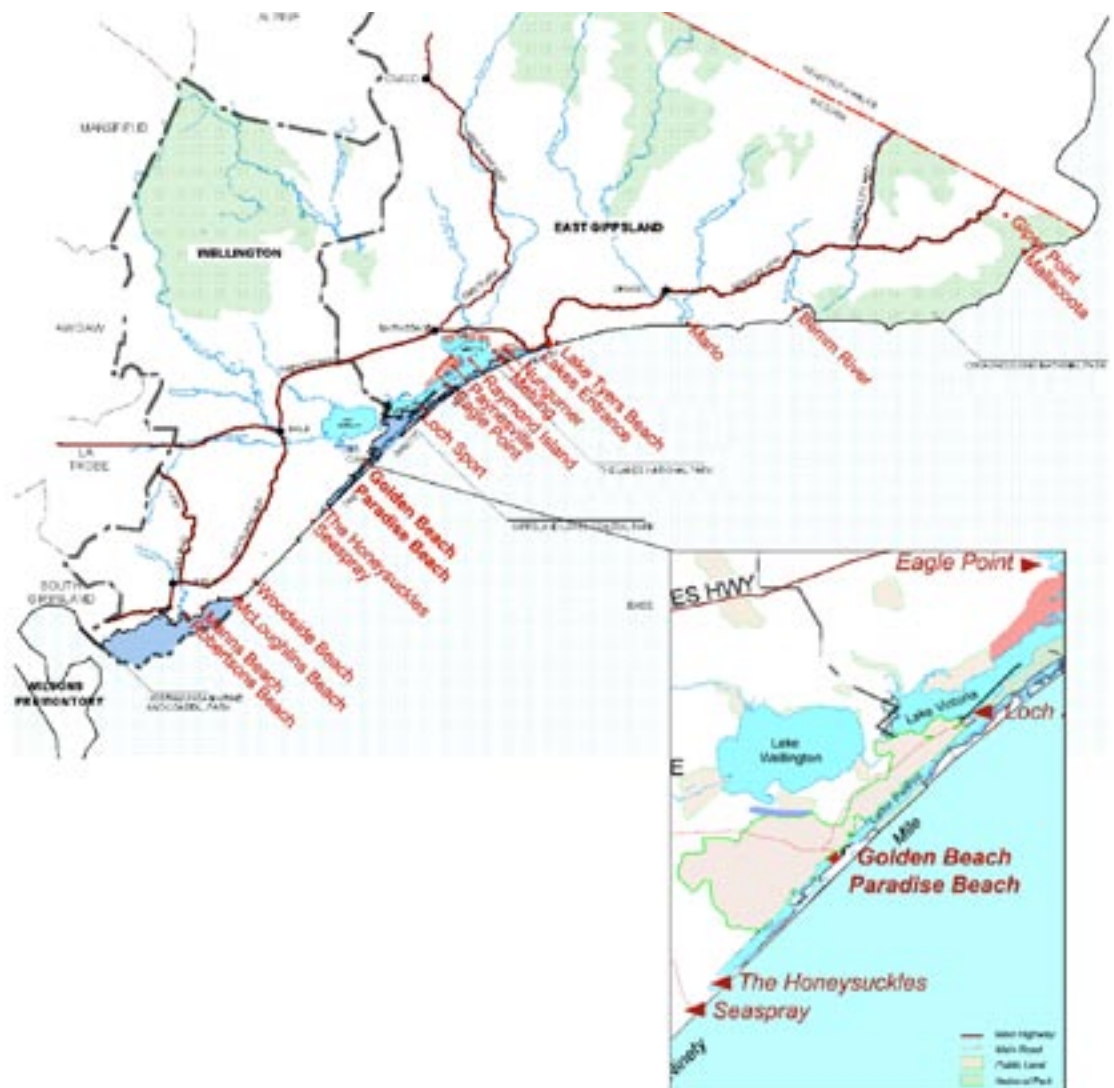
Each project will be informed by complementary work from other projects, as appropriate, including the Domestic Waste Water Management Plan in the Gippsland region, the Strategic Tourism Plan in East Gippsland Shire and the Subdivision Strategy in Wellington Shire.

There are a number of regional studies that will also inform the development of the coastal towns in this project, including the Integrated Coastal Planning for Gippsland Coastal Action Plan (CAP), Gippsland Lakes

CAP and Gippsland Estuaries CAP. The Integrated Coastal Planning for Gippsland CAP provides for an integrated approach to coastal planning policy and management in Gippsland and will help ensure that coastal development occurs in a sustainable manner. The Gippsland Lakes CAP recognises that the region faces increasing development pressures and seeks to provide for and direct development that respects environmental values. The Gippsland Estuaries CAP aims to develop a strategic framework that will support planning and management processes for estuaries across Gippsland, whilst providing for the protection and enhancement of significant features (environmental, economic, social and cultural) of Gippsland's estuaries.

The final output from the Coastal Towns Design Framework project comprises three volumes: Volume 1 contains the Strategic Regional Background Report; Volume 2 contains the Between Settlements Strategic Framework; and Volume 3 contains the 19 individual Urban Design Frameworks.

Figure 1 Golden Beach / Paradise Beach Location Plan



Report Structure

The report structure for each UDF commences from Section 3 with a review of the settlement study area, starting with the regional influences and a description of the settlement (under the headings of township profile, coastal settlement framework and role, population profile, natural resources and cultural heritage values).

The next section (Section 4) focuses on the planning and development context, commencing with a review of the state/regional planning policy and the Wellington Planning Scheme. The review of development related issues covers building approvals, land supply and infrastructure.

Community and stakeholder consultation forms a critical part of the information gathering process and Section 5 outlines the issues raised through the consultation process.

The principles that underpin the UDF are outlined in Section 6 followed by an analysis of the specific issues and opportunities of the settlement (in Section 7).

The strategic framework is presented in Section 8, which includes the vision and key objectives and strategies.

The implementation plan is outlined in Section 9 and includes the site/s chosen to be the subject of a master plan, any planning scheme provisions required to implement the UDF and the priorities and programs (including project costings).



Golden Beach Foreshore

3. SETTLEMENT STUDY AREA

3.1 REGIONAL INFLUENCES

Golden Beach and Paradise Beach are located in the narrow coastal dune area between the Ninety Mile Beach and Lake Reeve, approximately 31 km from Sale (244 km from Melbourne). These settlements are at the eastern end of an extensive linear area of subdivisions that extend from Seaspray, 28 km to the southwest along the edge of the Ninety Mile Beach.

The Strategic Regional Background Paper contained in Volume 1 provides an overview of the key regional issues and pressures that will affect the development of the Gippsland region.

Of particular relevance to the future of Golden Beach / Paradise Beach are the following points:

- The ageing of the population requires particular services and generally slows the economy. This demographic change affects the types of activities undertaken within a town and the community dynamic.
- The “Seachange” phenomenon contributes to the ageing of the population. Seachangers also often seek part-time work or small business opportunities and sometimes have a relatively high level of disposable income due to the sale of assets. As new members of a community, seachangers often seek opportunities to become involved in townlife.
- Economic Growth in Wellington Shire will be focused on Sale. Job opportunities available in Sale and surrounding areas will be an encouragement for settlement in areas within close proximity to Sale.
- Most coastal towns in Wellington Shire do not have reticulated water or sewerage. This is a significant development constraint within a sensitive environment. Golden Beach and Paradise Beach do not have the benefit of such infrastructure.
- The hinterland and the foredune of the Ninety Mile Beach coastline support high levels of biodiversity. The environmental impact of development requires careful management to avoid degradation. Parts of the northern edge of these settlements are subject to inundation and the extensive frontage of the area to the ocean foredune presents requirements for the management of access and development.

3.2 SETTLEMENT DESCRIPTION

3.2.1 Township Profile

The Longford–Golden Beach Road (Surf Edge Drive) provides the primary access to the residential estates of Golden Beach and Paradise Beach. These settlements are approximately 30 minutes driving from Sale. Surf Edge Drive intersects with Shoreline Drive, which extends parallel to the Ninety Mile Beach to the northeast (providing access to Paradise Beach) and the southwest (eventually linking through to Seaspray). Numerous

other subdivided but largely vacant residential areas exist between Golden Beach and Seaspray (Delray Beach, Glomar Beach, Flamingo Beach etc).

Lake Reeve forms the northern edge of these estates and parts of the northern edge of Paradise Beach are subject to periodic flooding. Lake Reeve is part of an extensive wetlands area and a designated Ramsar site of international significance for fauna habitats (wetland bird species).

Planning controls and development policies have required the consolidation of allotments to reduce the total development capacity and environmental impacts. Over 270 houses currently exist in the combined settlement areas. These dwellings are dispersed throughout the estates and are mostly accessed by gravelled and unmade roads.

The main roads (Longford - Golden Beach Road and Shore Line Drive) and a small number of local streets in Golden Beach are sealed but there is no formal stormwater drainage system or provision of footpaths.

Housing is generally single storey timber framed cement sheeted cottages set within a landscape of undulating sand dunes and Banksia woodland. Most properties are unfenced and road reserves contain significant remnant vegetation.

A limited range of commercial facilities exist in Golden Beach – general store, fast food, real estate agents and garden/plumbing supplies. A range of community facilities and services have been established. At the Golden Beach town centre a community hall, church, fire brigade, life saving club, tennis courts, playground and public toilets/picnic area have been developed. To the north of the Town Centre a multipurpose recreation area (the Veronica Maybury Memorial Reserve) contains a bowling club, golf course and oval.

There is no reticulated water or sewerage and limited areas are connected to electricity.

Most of the Ninety Mile Beach in this locality is popular for fishing and a number of informal camping areas are provided on the adjacent Gippsland Lakes Coastal Park.

The terrain of these estates is flat to undulating sand dunes with coast banksia woodland and extensive ti-tree throughout the area.

3.2.2 Coastal Settlement Framework and Role

The analysis of broader regional trends and prospects in the Strategic Regional Background Report has provided the basis for the formulation of a strategic approach to managing development of the 19 towns in this study. Regional demographic projections, economic growth prospects, infrastructure availability, environmental sensitivity and strategic policy directions are key determinants.

This broader analysis in combination with investigations focused on the individual settlements has enabled the development of a simple framework of settlements for this coastal project.

This framework identifies the role of each settlement in the region, and its capacity for growth and expansion. In turn the defined place in the framework has implications for the expansion of each settlement beyond existing boundaries, the protection of high value environmental resources



Modest housing throughout the Golden Beach and Paradise Beach estates



within or adjoining the settlement, the nature of local character and its protection and the capacity of infrastructure and services and future provision.

Based on this framework an overview of the role and development potential is provided in Appendix A. In this context the future for Golden Beach / Paradise Beach in relation to the other coastal towns within the study area is as a **Town not likely to experience expansion beyond the existing subdivisional area**. However, the large number of allotments created in these subdivisions provides significant potential for additional development as an important node and Golden Beach / Paradise Beach is set to remain one of the two major Wellington coastal towns (together with Loch Sport). Some of the attributes of a Town include a population between 500 and 2,000 people, a range of commercial and community services, community hall and school.

3.2.3 Population Profile

This area is part of two broader Census Collectors Districts (CCDs) comprising a population of 605 persons as of Census night 2001. A count of houses in the towns indicated there were 274 houses in the localities, compared to a total of 679 houses in the CCDs. The mean household size in the area was 2.19 persons per occupied dwelling and on Census night the number of unoccupied dwellings was a very high 59.6%. Assuming these ratios apply to the whole area, it is estimated that the resident population of Golden Beach / Paradise Beach was 437 persons or 72.2% of the persons in the CCD.

The *Wellington Population Analysis: Issues and Discussion Paper*, prepared by the National Institute of Economic and Industry Research (NIEIR) used the combined population of both CCDs as the base for their work on Golden Beach and Paradise Beach rather than the population within the specific locality. The NIEIR has forecast strong growth for this area as it has a relatively attractive landscape and they assume the required restructuring of the lots and the local planning scheme will facilitate growth in the area. By applying the growth rate forecast by NIEIR it is estimated the resident population of Golden Beach / Paradise Beach will be between 870 and 1780 persons by 2031.

If it is assumed the mean number of person per dwelling falls to 2.05 and the unoccupied housing ratio falls to 30%, the estimated number of new dwellings required to house the resident and non resident population will be between 300 and 940 houses by 2031. The NIEIR scenarios do not allow for as strong housing growth as they appear to, as they assume little or no housing for non residents, and the maintenance of the existing number of persons per dwelling.

The resident population of the Golden Beach / Paradise Beach area has a relatively high median age of 48.5 years. This is due to the high proportion of persons in the 45 to 54 and 55 to 64 year old age groups which had 39.0% of the population compared to the Shire average of only 24.4% and the regional Victorian average of only 23.8%. There is a corresponding low share of children aged 0-14 in the area (16.5%) compared to the Shire average of 22.6%. This age profile suggests the area appeals to persons of working age whose children may have grown up. The area has a slightly lower share of persons over the age of 64, which may reflect the lack of services in the area for the aged.

Despite having a high proportion of older working age persons, the workforce participation rate is only 50.5%, 8.3 percentage points below the Shire average. The unemployment rate is a very high 18.0%. Of those in the workforce, 21.8% work in Agriculture, Forestry and Fishing, and the next largest employing sectors are Retailing and the Accommodation, Cafes and Restaurants Sectors each employing 10.5% of local residents.

The area has low ratio of persons with post secondary qualifications (17.5%) compared to the Shire (24.4%), though the ratio with certificate level qualifications is 9.8%, higher than the average for the Shire (9.1%) and regional Victoria (8.9%).

Given the high unemployment rate and the low level of qualifications, it is not surprising that the estimated mean weekly household income was only \$563 compared to \$775 for the Shire. The median weekly household income for Golden Beach / Paradise Beach was in the \$400-\$499 range while the Shire median was in the \$600-\$699 range.

3.2.4 Natural Resources

General Description

The area known as Golden Beach / Paradise Beach is located approximately 30 km east of Longford. The southern shoreline of Lake Reeve runs along the north side of these towns, and the Ninety Mile Beach fringes its southern edge. Lake Coleman and the vast Lake Wellington lie to the north. To the east is Gippsland Lakes National Park.

Flora Values

Some seven Ecological Vegetation Classes (EVCs) have been mapped for the Golden Beach / Paradise Beach area (see Appendix B – Environmental Detail) but one EVC, Heathy Dry Forest, is likely to be erroneous. Within the confines of the townships and around their margins variously fragmented to substantially intact healthy Woodland Coastal Dune Scrub (mosaic), Coastal Saltmarsh, Banksia Woodland and Estuarine Wetlands are the major vegetation types. It is evident that much of the vegetation (predominantly Heathy Woodland) has been cleared, partially disturbed and fragmented, but that it is regenerating or recovering.

The boundaries of the residential subdivisions form a very defined interface with high quality indigenous vegetation. Within the existing subdivisions however, considerable remnant indigenous vegetation (mostly Heathy Woodland remnants) occurs and this is often of relatively high quality despite the fragmentation, slashing and other practices. The low-nutrient soils confer considerable resilience to weed invasion of this vegetation. Progressive loss of this vegetation, in the absence of suitable planning controls or overlays, will seriously compromise an already unsightly appearance of an overdeveloped area. All indigenous vegetation has important landscape values.

Some plant species in the indigenous vegetation are of particular note, including the abundant Saw Banksia which is a 'keystone' nectar source for fauna (honeyeaters and some mammals).

Increased density of residential development will result in the loss of

much of the remnant vegetation and indirectly threaten all vegetation via a host of degradation pressures.

From an indigenous vegetation / fauna habitat viewpoint these are major constraints to expanded development around the towns, perhaps excepting the large cleared / partially cleared area which separates Golden Beach and Paradise Beach. There are, however, important scattered trees and partially intact vegetation here which would probably be seriously compromised with further development.

Fauna Values

As mentioned above, there are several highly significant water bodies around this area. Lake Reeve is a site of international zoological significance, predominantly for its waterbird fauna. It attracts up to 12,000 migratory waders and is one of the five most important areas for waders in Victoria. The lake has supported the largest concentration of Red Knot recorded in Victoria, as well as high numbers of Sharp-tailed Sandpiper and Curlew Sandpiper.

Lake Wellington is one of the main lakes that form the Gippsland Lakes Ramsar site. The Gippsland Lakes are a group of coastal lagoons separated from the sea by a broad sandy barrier fronted on the seaward side by Ninety Mile Beach.

The following species have been recorded around this area: Little Egret, Great Knot, Masked Owl and New Holland Mouse; Australasian Shoveler, Hardhead, Grey Goshawk, Black Falcon, Hooded Plover, Great Egret, Musk Duck, White-bellied Sea-Eagle, Royal Spoonbill; Whiskered Tern, Caspian Tern, Pacific Gull, Eastern Curlew, Red Knot, Pectoral Sandpiper, Pied Cormorant.

The following species were also recorded: Australian Pelican, Blue-winged Parrot, Banded Stilt, Australian Shelduck, Wedge-tailed Eagle, Australian Hobby, Peregrine Falcon, Double-banded Plover, Red-capped Plover, Black-winged Stilt, Common Greenshank, Curlew Sandpiper, Red-necked Stint, Sharp-tailed Sandpiper, Swamp Harrier, Whistling Kite, Cattle Egret, Peaceful Dove, Darter, Barn Owl, Yellow-tailed Black-Cockatoo, Eastern Whipbird, White-fronted Chat, Lewin's Honeyeater, White-winged Chough, Long-nosed Bandicoot, Eastern Pygmy-possum, Common Wombat, White's Skink, White-lipped Snake and Haswell's Frog.

Listed in the table below are the total numbers of bird, mammal, reptile, frog and fish species, including numbers of threatened species, recorded at Golden Beach / Paradise Beach, under the Victorian Fauna Display.

The complete description of flora and fauna values is included in Attachment B – Environmental Detail.

Vegetation Quality

The vegetation quality in and around each settlement was assessed through site visits as well as through desktop research. The information collected in the field was utilised, in conjunction with colour air-photo interpretation and in some cases reference to the literature, to broadly map the vegetation of each individual study area according to various categories.

The quality of vegetation in and around Golden Beach / Paradise Beach has been classified as follows:

High Quality Areas – High Quality Vegetation Areas (high constraints)

Existing Modified Areas – Existing Modified Areas (urban, various densities – low, moderate constraints)

Low Quality Areas – Low Quality Vegetation Areas (pasture with scattered or isolated trees – low constraints)

Refer Plan 1 Golden Beach / Paradise Beach Vegetation Quality Plan.

Acid Sulfate Soils

Mapping of potential coastal acid sulfate soils by the Department of Primary Industries (2003) indicates areas of probable acid sulfate soils to the north of the Golden Beach subdivision on the edge of Lake Reeve and a small area to the north of the Paradise Beach estate. Disturbance of acid sulfate soils can release sulfuric acid into the environment through oxidation processes. These areas are outside of the proposed development area but further investigation of this potential hazard would be required before any land disturbance occurred in those areas.

Flood Level Modelling

A study for the West and East Gippsland Catchment Management Authorities (and other agencies) has been undertaken by the University of Melbourne's Centre for Environmental Applied Hydrology that established a methodology for calculating the 1 in 100 year flood (as well as the 1 in 50 year and 1 in 20 year floods) for the Gippsland Lakes. The *Gippsland Lakes Flood Level Modelling Project 2004* notes that inundation of estuary fringes is a complex problem resulting from the interaction between river flows, tidal and sea level effects and, if the estuary is large, local wind effects within the estuary itself.

These processes occur within the Gippsland Lakes system and the report establishes new design flood levels (and Annual Exceedence Probabilities – AEPs) for various parts of the Gippsland Lakes. For the Golden Beach / Paradise Beach area adjacent to Lake Reeve there is no change proposed to the flood level extent, but variation to the status of the flood area is likely to occur through an appropriate planning scheme amendment during 2007.

3.2.5 Cultural Heritage Values

All of the settlements covered by the Coastal Towns Design Framework Project are likely to contain substantial Aboriginal heritage values, due to their location in coastal and / or riverine environments, which were preferred occupation areas for Aboriginal people. Comprehensive cultural heritage survey in and around these settlements is very limited, although a number of sites of value have been identified in many of the towns.

Given the sensitivity of these areas, the very limited previous cultural heritage assessments and the high likelihood of further Aboriginal sites to exist in the relevant locations, it is strongly recommended that further investigations are undertaken prior to significant development in these settlements.

Based on information provided by Aboriginal Affairs Victoria (AAV) and drawn from the AAV register and other sources, within the Golden Beach / Paradise Beach area, there exist:

- Numerous known pre-contact Aboriginal heritage value sites;
- No Register of the National Estate listing;
- No listings with Heritage Victoria; and
- No sites covered by the Heritage Overlay in the Wellington Planning Scheme.

Under Part IIA of the Commonwealth Aboriginal and Torres Strait Islander Heritage Protection Act 1984, Golden Beach / Paradise Beach is associated with the Gippsland and East Gippsland Aboriginal Co-operative.

There is a Native Title claim under the Commonwealth Native Title Act 1993 (NTA) in the area. The NTA requires notification of development on, or uses of public land and waters to claimants, potential claimants or owners. The NTA also makes provision for Indigenous Land Use Agreements concerning the use of land where native title has been determined to exist or where it is claimed to exist. Native title needs to be considered as part of the normal approval processes for activities proposed on public land. Early consultation with the Department of Sustainability and Environment should occur on these processes and requirements.

It is important to note that the potential for further (unrecorded) Aboriginal heritage sites to occur in Golden Beach / Paradise Beach is extremely high.

4. PLANNING AND DEVELOPMENT CONTEXT

4.1 STATE / REGIONAL PLANNING POLICY

Various policies for the State and region are applicable to Golden Beach / Paradise Beach. The **Victorian Coastal Strategy** is the overarching policy and is supported by a range of documents, including:

- Integrated Coastal Planning for Gippsland - Coastal Action Plan;
- Gippsland Lakes Coastal Action Plan;
- Gippsland Boating Coastal Action Plan;
- Victoria's Tourism Industry Strategic Plan 2002-2006;
- Gippsland Regional Tourism Development Plan 2004-2007;
- Victorian Tourism Infrastructure Development Strategy;
- State Environment Protection Policy (Waters of Victoria);
- State Planning Policy Framework contained in the Wellington Planning Scheme; and
- Other local and regional policies and strategies.

The relationship between these State and regional policies and local policies is shown in the following diagram.

Figure 2 Policy Structure

	COASTAL PLANNING	OTHER RELEVANT POLICY (Strategic Planning and Tourism)
STATE	<p>Victorian Coastal Strategy (VCS)</p> <p>State Environment Protection Policy (Waters of Victoria)</p>	<p>State Planning Policy Framework (SPPF)</p> <p>Victoria's Tourism Industry Strategic Plan 2002-2006</p> <p>Victorian Tourism Infrastructure Development Strategy</p>
REGIONAL	<p>Integrated Coastal Planning for Gippsland Coastal Action Plan (Integrated CAP)</p> <p>Gippsland Lakes Coastal Action Plan</p> <p>Estuaries Coastal Action Plan</p> <p>Gippsland Boating Coastal Action Plan</p> <p>Climate Change in Eastern Victoria</p>	<p>Municipal Strategic Statements (East Gippsland and Wellington Planning Schemes)</p> <p>Gippsland Regional Tourism Development Plan (GRTDP) 2004 - 2007</p> <p>Domestic Wastewater Management Plan</p>
LOCAL	<p>Foreshore Management Plans</p>	<p>Local Planning Policy Framework (LPPF)</p>

4.1.1 Victorian Coastal Strategy

The Victorian Coastal Strategy is based on four hierarchical principles to guide decision making in relation to coastal activities. They are:

- Provide for the protection of significant environmental features.
- Ensure the sustainable use of natural coastal resources.
- Undertake integrated planning and provide direction for the future.
- With the satisfaction of these principles, facilitate suitable development on the coast within existing modified and resilient environments.

Some key policies and directions contained in the Victorian Coastal Strategy relevant to this project are:

Coastal Land

- Protect and improve biological diversity, coastal habitats and flora and fauna.
- Identify significant natural values on freehold land and conserve them through planning scheme mechanisms.
- Integrate catchment and coastal management.

People on the Coast

- Actively seek opportunities to carry out improvement works along the coast that provide safe, family friendly beaches (eg. access tracks, disabled access, car parks and amenities).
- Identify and manage on going and emerging public risks along the coast with emphasis on issues such as dangerous and unstable cliffs, changed climatic conditions and enhanced erosion and maintenance of coastal infrastructure (eg. seawalls, breakwaters).
- Crown land camping grounds – improve user amenity and ensure accessibility to sites and facilities by all prospective users.
- Tourism activities and development – provide for quality development, diversity of experience, encourage nature based tourism, give priority to tourism ventures that relate to the coastal context.

Coastal Access

- Regional boating infrastructure plans will address safety, tide and weather constraints.
- Manage vehicle access and rationalise foreshore parking.
- Encourage alternatives to car circulation around townships.
- Encourage public transport services (eg. buses) to and along the coast.
- Improve access for all levels of mobility.
- Progressively establish coastal walks to improve opportunities to enjoy the coast by foot.

Built Environment

- Protect the character of coastal settlements.
- Manage growth through defined township boundaries.
- Prevent development proliferation outside of existing settlements.
- Manage development in visually prominent and sensitive areas.
- Improve, remove or relocate infrastructure to less physically and visually sensitive inland sites as the opportunity arises.
- Maximise the use of community facilities on the foreshore.
- Encourage development of planning scheme overlays to address significant environmental issues.

Some of the key tenets contained in the supporting policies are summarised as follows:

- Coastal development proposals should be evaluated on the basis of an assessment of infrastructure capacity and environmental, cultural and landscape values.
- Tourism policy seeks to maximise the social and economic benefits of tourism development while maintaining regional community lifestyles. The development of the Gippsland Lakes as Victoria's premier boating destination is one of the top priorities for the Gippsland region.
- State planning policy encourages urban consolidation and housing diversity to accommodate population growth, promotes tourism development in regional Victoria, seeks to integrate land use and transport planning and provides for high quality urban design.
- Environmental objectives included in State planning policy provide that planning and responsible authorities should have regard to Victoria's Native Vegetation Management – A Framework for Action (Department of Natural Resources and Environment 2002). This means that if native vegetation is proposed to be removed, a Net Gain outcome needs to be achieved. This usually involves an offset action of some kind.

4.1.2 Climate Change and Sea Level Rise

The world's climate is changing and Australia's average temperatures have increased 0.8°C since 1900. It has been concluded by the Intergovernmental Panel on Climate Change (IPCC) that the activities of humans are interfering with the climate.

Carbon dioxide emissions caused by burning fossil fuels for electricity and transportation, as well as land clearing and the release of methane and nitrous oxide are the key contributors to climate change.

Climate change can affect precipitation, wind patterns and the frequency and severity of extreme weather events. Potential impacts of climate change include: reduced agricultural production due to higher temperatures and rainfall decreases affecting grazing and horticulture; rainfall and evaporation changes affecting the Mitchell, Tambo and Snowy Rivers and the water quality of the Gippsland Lakes and wetlands; and threats to marine biodiversity and estuarine ecosystems due to changes

to salinity, sea-level rise and loss of vegetation on the coastal fringe.

The issue of sea level rise is an important consideration for coastal communities. A report prepared by the CSIRO titled Urban sea level rise projections for urban planning in Australia (2003) reviews the latest estimates for both global mean and regional sea level changes. The study notes that the current estimates for global mean sea level rise range from 3-30 centimetres by 2040.

The study discusses ways in which sea level rise predictions can be dealt with by Councils/Shires, including artificial beach nourishment and establishment of sea walls.

The CSIRO has also recently prepared a series of reports identifying some of the key factors influencing climate and weather events along the Gippsland coast. This first phase of the Climate Change Study predicts that impacts to be expected include more frequent and more extreme storm events and a range of sea level rise implications.

The Gippsland Coastal Board is now seeking to use the knowledge gained during Phase 1 of the Climate Change Study to model the vulnerability (exposure) and risk (probability of change) for the Gippsland Coast, its geomorphological features and processes, and the associated built and natural assets.

The Board should continue its work in assessing climate change impacts on the coast in Gippsland together with East Gippsland and Wellington Shire Councils and other government agencies.

4.2 WELLINGTON PLANNING SCHEME

4.2.1 Municipal Strategic Statement

The Wellington Municipal Strategic Statement (MSS) identifies key influences for the municipality (21.02) and includes a range of objectives and strategies relating to: settlement (21.04); environment (21.05); and economic development (21.06).

The settlement strategies encourage consolidation within existing town boundaries, compact urban forms, buildings in keeping with the local character and the provision of adequate effluent and storm water discharge systems. Infill medium density housing close to town centre's is encouraged to provide greater choice for the ageing population. Development is to be restricted where development threatens water quality or ecosystems, is subject to flooding or subsidence.

Consolidation and infill development is expressly encouraged in coastal areas. Stormwater systems are to prevent nutrient loaded run-off and sediments entering waterways, wetlands and groundwater aquifers.

Golden Beach / Paradise Beach are priority areas for development of the subdivisions along the Ninety Mile Beach. Reticulated services are required for development. Policy also requires that development on lots with frontage to Shoreline Drive is set back at least 10 metres from the front boundary to protect the natural character of the area.

Strategies related to the environment promote the sustainable management of the Shire's natural environment and rural land, agroforestry where appropriate, retention of native vegetation and the restriction of development that threatens water quality and ecosystem

values. In particular, wetlands listed under the Ramsar Convention are to be protected and development on land liable to inundation is to be restricted.

Economic development strategies are aimed at expanding and diversifying the regional economy and increasing employment opportunities. These strategies relate to business, industry and commerce, agriculture and timber production and tourism.

4.2.2 Local Policies

Local policies relevant to the coastal towns of Wellington include: Small Rural Lots Policy (22.02), Heritage Policy (22.03) and Car Parking Policy (22.04). The Small Rural Lots Policy discourages the creation of lots for residential development in farming land outside of urban areas. This policy assists in maintaining productive agricultural land in use and in preventing the creep of urban forms of development beyond townships. The Heritage Policy provides guidance for development in heritage places and in particular seeks to ensure that the conservation of known or potential indigenous cultural heritage sites is addressed. The Car Parking Policy specifies car parking rates for a range of commercial and industrial uses appropriate to local circumstances.

Local policies contained within the planning scheme relating to the broader municipality include: Special Water Supply Catchment Areas; Airfields and Environs; Coal Resources and Coal Buffers

There are no local policies that specifically relate to the township.

4.2.3 Zoning

Golden Beach and Paradise Beach are covered by the Low Density Residential Zone (LDRZ) on the Ninety Mile Beach side and the Environmental Rural Zone (ERZ) applies to land fronting Lake Reeve including the town's recreation facilities on the Veronica Maybury Memorial Reserve. It is worth noting that the ERZ is now replaced by the Rural Conservation Zone (RCZ), although the maps have not yet been updated in the Wellington Planning Scheme.

There is an area zoned B1Z around Marine Drive in Golden Beach and the Ninety Mile Beach foreshore is public land and zoned Public Conservation and Resource Zone (PCRZ) appropriately.

Refer to Appendix C for further explanation of land use zones.

Refer Plan 2A Golden Beach / Paradise Beach Zoning Plan (DSE 2006).

4.2.4 Overlays

Design and Development Overlay (DDO7) – Ninety Mile Beach, Low Density Area

DD07 aims to manage development within the environs of the 90 Mile Beach area to ensure that development can effectively dispose of effluent and storm water on-site. The overlay applies to the LDRZ area in both Golden Beach and Paradise Beach.



Low key dwelling



General store in B1Z at Golden Beach

Environmental Significance Overlay (ESO1) – Coastal and Gippsland Lakes Environs

ESO1 applies to the use or development of land along the Ninety Mile Beach and the Gippsland Lakes hinterland and aims to minimise the impact of human activities on the ecological values of the coastal and lakes environments. A permit is required for vegetation removal/alteration, building construction (some limited exceptions are provided), works and subdivision.

Environmental Significance Overlay (ESO2) - Wetlands

ESO2 aims to enhance the values of wetlands through the control of development and the environmental impacts of proposals are duly considered. A permit is required for vegetation removal/alteration, building construction, works and subdivision.

This overlay generally applies to low lying areas adjacent to the shore of Lake Reeve and affects a limited area of private land on the northern side of these estates.

Environmental Significance Overlay (ESO6) – Consolidation Areas

ESO6 aims to ensure that lot sizes are sufficient to accommodate development and any associated effluent disposal systems. It applies to small areas of formerly commercial allotments in Paradise Beach. The overlay provides for the assessment of the capability of the land to treat and retain wastewater, sewage, sullage and drainage effluent generated within it.

Land Subject to Inundation Overlay (LSIO)

The LSIO aims to ensure that development within the floodplain is appropriate and will not impact on water bodies. This overlay applies to low lying land adjacent to the shore of Lakes Reeve and affects some private land, primarily on the northern edge of these settlements. A permit is required for building construction, works and subdivision and referral to the relevant floodplain management authority is required.

Restructure Overlay (RO)

The RO identifies old and inappropriate subdivisions which are to be restructured so as to preserve and enhance the amenity of the area and reduce the environmental impacts of dwellings and other development. Development must be in accordance with the restructure plan for the area. The restructure overlay affects land at Golden Beach to the west of Moonrise Road, limited areas adjacent to Surf Edge Drive and the western and Northern portions of the Paradise Beach area.

Refer Plan 2B Golden Beach / Paradise Beach Overlay Controls Plan (DSE 2006).

4.3 DEVELOPMENT SUMMARY

4.3.1 Building Approvals

There were 74 building permits issued for new dwellings in Golden Beach (54) and Paradise Beach (20) between 2000 and 2004. This rate of development is quite significant and comparable with the larger settlements within the study area during the same period (eg, Loch Sport,

111). The recent approval rate is indicative of an increasing level of interest in these estates for holiday homes and permanent residency.

4.3.2 Land Supply

The Golden Beach / Paradise Beach estates contain approximately 2100 allotments and the estate is less than 15% developed. Some of the lots in these estates are subject to 'tenement plans' which restrict development on the basis of contiguous allotments in the same ownership. This reduces the total development potential as tenements may vary in size from a single lot to groups of 2 or 3 lots. The equity of and rationale for this form of control is being reviewed. Other parts of these estates have been 'restructured' through the compulsory consolidation of original allotments into larger holdings reducing the ultimate level of development. The level of development related to the existing subdivision pattern that is ultimately approved will be a major determinant of future local character. Dwelling density, vegetation removal and service installation will all have a major impact in local character.

Separate investigations for Council into the future development of the Ninety Mile Beach coastal subdivisions, the Wellington Coast Subdivision Strategy, are evaluating long term development options. The ultimate level of development in these estates will be determined by the outcome of this Strategy.

4.3.3 Infrastructure

Extensions and electricity reticulation are required in some areas of these estates. Golden Beach / Paradise Beach have no reticulated water or reticulated sewerage and onsite disposal methods of waste treatment are utilised. Council is giving consideration to the sealing of local streets through a 'Special Charge' scheme and has had initial discussions with the community on this concept. There is no formal stormwater drainage system although the sandy soils provide good absorption capability in most areas.

Golden Beach / Paradise Beach has been included in the East Gippsland and Wellington Shires Domestic Wastewater Management Plan investigations, which seek to provide strategies and actions to improve the standard of wastewater disposal in unsewered areas. Recommendations from those investigations are anticipated in late 2006.



Unmade roads extend through most of the estates

5. COMMUNITY VIEWS

5.1 CONSULTATION PROGRAM

Community consultation has been a vital component of the Urban Design Framework process and public input has provided a clear direction for the improvement of each settlement.

A three stage consultation process forms part of the project approach. This has been applied across the region with some local variation according to identified issues or pre-existing background work.¹

As illustrated below the three stages are:

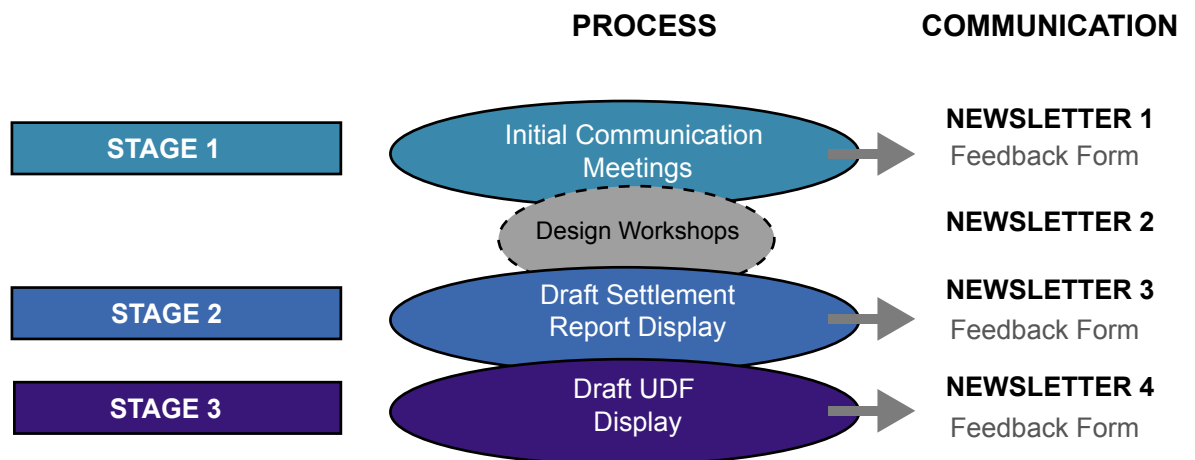
Stage 1: Initial Community Meetings and feedback

Stage 2: Draft Settlement Report display and feedback

Stage 3: Draft UDF display and feedback

Project Newsletters accompany each of these stages and Design Workshops have been conducted in Loch Sport, Metung and Mallacoota.

Figure 3 Overview of Consultation Process



Newsletter 1 (Dec 2004) provided information on the project scope and program and foreshadowed the initial round of consultation undertaken in January 2005. A public meeting was held in each settlement to collect information on community values and the key issues for each town. All community members were invited to complete feedback forms or make submissions on their town and the results of these were collated and analysed.

Approximately 1,000-1,100 people across the region attended these consultation sessions with 530 written submissions received.

¹ Lakes Entrance, Paynesville and Raymond Island have followed a modified consultation approach (as these towns were added to the project at a later date). The process adopted in these 3 towns is described in Section 5 of their respective UDF report.

This process provided the community foundation for the development of a draft Vision for each town and assisted in shaping the draft UDF objectives and strategies for the town.

Newsletter 2 (April 2005) reported on project progress, the earlier consultation outcomes and regional strategic issues relevant to the development of strategies for the towns.

The design workshops were held in June 2005 for Mallacoota, Metung and Loch Sport. They involved volunteers from these communities focusing on potential projects for their town.

Public display of draft Settlement Reports occurred in December 2005 / January 2006. The community was invited to provide feedback on the reports with Newsletter 3 and a Feedback Form provided. The information from the feedback resulted in some changes and refinement to the Vision, Objectives and Strategies. Approximately 240 submissions across the region were received in response to this display.

The draft UDF was made available for comment in October/November 2006. Newsletter 4 and a further Feedback Form accompanied the public display and were distributed widely. Over 600 further submissions were made in response to the draft UDFs across the region. The Newsletters, reports, feedback and other documents generated for the project have been available through the Wellington and East Gippsland Shire websites at the various consultation stages of the project. Direct mail out and press publicity has also occurred.

The respective Council, its officers and the consultant team have considered and evaluated the submissions. A number of amendments to the draft UDFs have resulted from the consideration of submissions.

There were many matters of detail raised in relation to the draft UDFs including the content of the Master Plans, the proposed planning scheme amendments and other items. These matters will be addressed through the future implementation processes (see Section 9).



Public meeting, January 2005

5.2 KEY MATTERS FROM COMMUNITY FEEDBACK

A summary of the information provided by the Golden Beach / Paradise Beach community in Stages 1 and 2 of the consultation process is provided in Appendix D – Community Consultation Summary.

The following table highlights the key community views expressed in the earlier stages of the consultation program.

<p>Stage 1</p> <p>Golden Beach / Paradise Beach</p> <p>Key Issues from Initial Public Consultation</p> <p>(Approximately 70-80 people attended the consultation meeting and 7 submissions were received)</p>	<p>Community Values</p> <ul style="list-style-type: none"> • Non urban character. • Wildlife. • Beaches. • Peace and quiet, small community. <p>Key Issues</p> <ul style="list-style-type: none"> • Impacts of new development. • Road safety. • Garbage collection and sewerage. • Lack of tourist accommodation and amenities. <p>Priority Improvements</p> <ul style="list-style-type: none"> • Access – traffic and pedestrian / bike circulation. • Waste management. • Commercial / retail centre; community centre.
<p>Stage 2</p> <p>Golden Beach / Paradise Beach</p> <p>Draft Settlement Report Feedback</p> <p>(8 submissions were received)</p>	<p>Major Issues</p> <ul style="list-style-type: none"> • Vision – no change. • Objectives / Strategies – concern about overdevelopment, need for suitable guidelines. <p>Other Comments</p> <ul style="list-style-type: none"> • Sealing roads and improvement to traffic conditions required. • Provision for industrial development. • Management of access across dunes.

6. URBAN DESIGN FRAMEWORK PRINCIPLES

Urban Design Frameworks provide a strategic planning tool to guide the development of urban places, ranging from metropolitan suburbs to small townships. An Urban Design Framework establishes an integrated design vision for a place in consultation with the community and assists the realisation of the vision through planning scheme changes, capital works projects and guidelines for private development.

The preparation of an Urban Design Framework for each town in the study area is based upon a process of: analysis, the formulation of a structured approach/objectives and the identification of actions to achieve desired outcomes. This process is illustrated in the following diagram.

Figure 4 Urban Design Framework Process



The existing State, regional and local policies provide the primary policy foundation for the Urban Design Framework. This is supported by local analysis, the identification of issues and broader areas of research, including regional trends and strategic approaches to similar issues elsewhere.

The analysis is based on four broad subject areas:

- local character – including landscape setting, building form and scale, key activities and public spaces;
- the environment – including natural and cultural resources;
- activities – including land use, economic development, recreation, social and community activities;
- movement and access – including traffic and pedestrian circulation, parking, safety and linkages between activities.

While these subject areas overlap, they can be seen as a group of influences that work together to form the character of the settlement.

From this foundation a set of design principles have been formulated to guide the development of the 19 coastal towns. These principles underpin the Vision and proposed improvement actions for each of the towns.

GENERAL DESIGN PRINCIPLES

ENHANCE LOCAL CHARACTER

The existing local character of each settlement should be protected and / or improved where appropriate. The land use types, style of built form, extent of development, landscape setting and public realm experience all contribute to the character of a locality and should be carefully considered within each unique context.

CONSERVE THE ENVIRONMENT

The coastal environments within which these settlements are located are important ecosystems that must be conserved for the future. The National Parks, marine and coastal parks and Ramsar wetlands are all significant natural assets and environmental impacts associated with development must be minimised. Many coastal areas contain sites and localities of indigenous cultural heritage importance and impacts on these assets must similarly be minimised.

PROMOTE ACTIVITY TO SUSTAIN COMMUNITIES

Community development is vital for any settlement and these small, regional communities require particular support with regard to the provision of services and facilities as well as economic stimulation. Vibrant public spaces that encourage social interaction can help engender a strong sense of community.

IMPROVE ACCESS

Accessibility should be inclusive of all and walkable settlements that allow safe and enjoyable pedestrian movement are desirable. A sense of arrival, effective circulation and wayfinding are also important features of a settlement.

These four principles underpin each of the Urban Design Frameworks and the settlement Vision outlined in Section 8 incorporates each principle as much as applicable for the local context.

7. ANALYSIS

Analysis of Golden Beach / Paradise Beach is underpinned by the Design Principles listed in Section 6 and a range of issues and opportunities relating to Golden Beach / Paradise Beach have been categorised appropriately. These are described below according to character, environment, activities and access and are documented in Plan 3 Golden Beach / Paradise Beach Urban Design Analysis.

The extensive analysis work has incorporated field work, environmental assessment, policy analysis and community feedback, as discussed in preceding sections of this report.

7.1 ISSUES AND OPPORTUNITIES

7.1.1 Local Character

These settlements are part of extensive residential subdivisions along this portion of the coast. The ultimate extent of development is subject to the detailed Wellington Coast Subdivision Strategy investigations by Council and the State Government, which are unresolved. There is uncertainty about the density and extent of these settlements.

Current housing is mostly single storey set within the coastal landscape. As there is only a small percentage of lots developed the remnant natural landscape remains the dominant determinant of area character. The small lot size and trend towards increasing dwelling size will put pressure on the environmental qualities of these settlements as development occurs. Sewerage is required in the longer term. The present landscape character is at risk from clearing and inappropriate planting.

Ocean views are limited in both estates to those areas where clearing on the foredune has occurred or on the higher sand dune ridgelines within the settlements.

Building design and siting guidelines are required to protect the existing landscaped character of these areas.

Approaching from the north there is a coherent form to these estates with a major dual carriageway road (Surf Edge Drive) that links to Sale, strong road reserve planting along the main road that leads to the town centre and an adjacent community recreation area at the junction with Shoreline Drive and connections along the coast. There is less sense of identity when approaching the settlements from the south west (from Seaspray) as the subdivisions, local streets and coastal vegetation are continuous and there is no definable settlement edge or sense of entry. There is little definable character difference between Golden Beach and Paradise beach although Paradise Beach has generally a greater topographic variations, some concentrated areas of development but no commercial facilities. It is also not subjected to through traffic.

7.1.2 Environment

Remnant vegetation within residential areas, both within sites and on road reserves need to be protected. These areas contains valuable EVCs, however there is also a high fire risk throughout the estates due to the dense vegetation. Access is also restricted in some localities. Means



Development uncertainty has resulted in informal use of many lots



On site provision needs to be made for services

of reconciling environmental and safety management objectives requires further assessment by the responsible authorities.

A consistent approach to street landscapes including footpaths, indigenous revegetation, fencing and property crossings needs to be developed to provide wildlife corridors and maintain character.



Community centre & playground at Golden Beach



Commercial area requires improvement



Pedestrian provision is limited and should be expanded

7.1.3 Activities

The settlements are a mixture of permanent residences and holiday homes. An increasing number of retirees can be expected in these estates. This may generate demand for some commercial facilities such as an hotel, service station and also retirement accommodation. Planning in the Golden Beach town centre should provide opportunities for such development.

The current commercial activities are clustered in Golden Beach adjacent to the Community Centre. There are substantial areas available for development in this focal point but current uses, development and design are uncoordinated. A comprehensive development concept for this area is required that would provide a clear vision for the future intensification of appropriate commercial, tourist and public facilities in the Golden Beach town centre. Commercial uses should be confined to the town centre area on the western side of Surf Edge Drive. The implementation of the Coastal Subdivision Strategy will enable normal residential densities to occur and if this does occur development options for local service areas and industrial areas should be evaluated.

There is a strong nucleus of community facilities that will serve these communities and surrounding areas at Golden Beach. They include a Community Centre, tennis courts, bowling club, sports oval, life saving club, fire brigade and golf course. These facilities should be expanded with most recreation facilities including the tennis courts provided at the Veronica Maybury Memorial Reserve.

Camping is provided in several areas along the foreshore. There are few facilities in these areas. Day visitor facilities are limited. Improved camping and caravan park facilities should be provided for at Golden Beach. Better quality day visitor facilities in proximity to the foreshore at Golden Beach should also be provided.

7.1.4 Movement and Access

The main roads are sealed with access from the north well defined. Better definition of the settlement edge on Shoreline Drive at the western approach is required to provide traffic management that will reduce vehicle speeds within the settlement.

Local roads are unsealed and generally laid out in a grid pattern in both settlements. The local road layout however, has little relationship to topography in some locations and linkages between areas are not provided. Sealing of the main access roads in the residential areas is desirable in the longer term.

There is virtually no pedestrian path system in the settlements and they are destined to be largely a car-based development. A pedestrian path system in the settlements should be developed to provide links between parts of the residential areas and linkages to main activity areas, such as the recreation reserve, the foreshore and the town centre. A

pathway behind the sand dunes would provide safe linkages between the settlements. Informal access to the beach across the dunes should be managed. Encourage local circulation by other than vehicles by the sealing of roads for bicycle use.

Car parking within the town centre and on the foreshore needs to be rationalised.



Foreshore carparking edge of town centre

8. STRATEGIC FRAMEWORK

The strategic direction for Golden Beach / Paradise Beach embodies the four General Design Principles described in Section 6 and reflects the analysis presented.

The Vision outlines the future for the settlement and the subsequent key objectives and strategies are intended to facilitate a range of projects and other actions that will contribute to the development of the township expressed in the Vision.

Objectives for the settlement support the existing policy context and reflect community issues. The strategies detailed identify key actions to achieve the objectives, and the Master Plan provides a design response to some of the strategies, while others may be addressed over time.

8.1 VISION

The way forward for Golden Beach / Paradise Beach addresses the significant issues identified and builds on the opportunities for enhancing the special qualities of the settlement.

The proposed vision for Golden Beach / Paradise Beach is stated below and key objectives and strategies designed to realise this vision are also included. Some of the proposed strategies relate to more than one objective.

This vision has been drawn from the values expressed by the community, planning policy and relevant influences.

“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.

The town will be further developed as an important node for the Shire.”

8.2 KEY OBJECTIVES AND STRATEGIES

OBJECTIVE 1:

To create a functional town centre.

STRATEGIES:

- 1.1 Establish 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.
- 1.2 The development of public spaces should provide visual and access links between this area and the waterfront.
- 1.3 Provide for commercial development in the town centre with a Business 1 zone when a reticulated sewerage system is available.

OBJECTIVE 2:

To upgrade Shoreline Drive / town entry from Seaspray.

STRATEGIES:

- 2.1 Introduce a defined settlement entry treatment and traffic calming devices along Shoreline Drive to reduce speed.
- 2.2 Introduce streetscape works along Shoreline Drive to unify the town.
- 2.3 Create beach access points with car parking.

OBJECTIVE 3:

To improve pedestrian circulation and safety.

STRATEGIES:

- 3.1 Define hierarchy of roads through residential areas.
- 3.2 Establish a dual use path along the foreshore extending the length of the township, which will provide formal access and minimise impacts on the dune systems - this path will connect to Seaspray.
- 3.3 Provide pathways through residential areas with links to the town centre, the recreation reserve and to the foreshore.

OBJECTIVE 4:

To improve town character.

STRATEGIES:

- 4.1 Extend formal street tree planting in town centre and main roads.
- 4.2 Minimise natural vegetation removal in design and siting of buildings.



Extend formal tree planting in town centre



Provide for indigenous tree retention

4.3 Provide a set of design guidelines applicable to the unique character of Golden Beach / Paradise Beach.

4.4 Ensure a mechanism in the planning scheme will allow for the use of these guidelines to assess planning permit applications.

Further documentation is provided in Plan 4 Golden Beach / Paradise Beach Strategy Plan.

8.3 KEY DEVELOPMENT SITES

The redevelopment of the following sites would assist the realisation of urban design objectives for Golden Beach / Paradise Beach.

- Land at the intersection of Surf Edge Drive and Shoreline Drive extending to Meridian Road.

9. IMPLEMENTATION

9.1 INTRODUCTION

The Urban Design Framework for Golden Beach / Paradise Beach provides the basis for a number of short and longer term implementation actions. They include the following:

- A framework for capital works expenditure on priority projects for the public realm is provided through the preparation of a Master Plan for those projects. Subject to the preparation of detailed design plans for construction these works may be carried out according to the availability of funds. The Master Plan proposal and other improvement concepts, together with associated cost estimates for Golden Beach / Paradise Beach are detailed in Section 9.2.
- Changes to the planning scheme have been considered that will assist in achieving the strategic and design outcomes sought for Golden Beach / Paradise Beach. These include changes to the Municipal Strategic Statement, local policies, zone boundary amendments, overlays and guidelines as may be required. These proposals are detailed in Section 9.3.
- The priority implementation actions for the UDF are indicated (Section 9.4) and a range of supporting actions are identified (Section 9.5), such as further investigations or design, supporting sources for capital works through applications to government and private funding bodies and the continuing involvement of the local community in the implementation process.

9.2 MASTER PLANS

The analysis and consultation processes have generated specific projects to become the subjects of Master Plans as part of the Urban Design Framework.

The criteria used to select projects for Master Plans are:

- Meets expressed community views on importance and priority.
- Relevance to our recommended UDF general design principles and the town vision statement.
- Importance to the strategic future of the town.
- Feasibility for implementation (ie, ability to be funded by Council and / or external grants).

The Master Plans aim to provide a vision for how both the public and private realm could be developed over the time horizon of the study.

Master Plans are conceptual design proposals developed over limited base plan information, typically Council's cadastral property boundary information and air photography. They are not accurate drawings that take full account of detail such as services and other existing conditions. Each Master Plan will need another phase of design refinement, consultation and documentation before they can be implemented. They are big picture ideas that show a clear and coordinated way forward that can be developed and refined over time as funds become available to

Definition of master plan:

"A document that describes, in narrative and with maps, an overall development concept. The master plan is used to coordinate the preparation of more detailed plans or may be a collection of detailed plans. The plan may be prepared by a local government to guide private and public development or by a developer on a specific project."

Source: Dictionary of Real Estate Terms. Copyright 2004 by Barrons Educational Series, Inc.

implement them.

The importance of good design and professional project management in the delivery of all master plans is emphasised. While specialists should design and coordinate the implementation of these projects, the community should be encouraged at all levels to assist with that process.

9.2.1 Master Plan and Other Projects Description

Town Centre Improvement

The existing commercial and civic centre is not attractive and suffers from an over ambitious subdivision layout that could never be successfully realised. This plan proposes an adjusted layout that has the potential to develop as an attractive cohesive heart for the local community and seasonal visitors. It can be developed progressively and builds on valued existing buildings and infrastructure. As Council controls much of the land it needs to lead this redevelopment, revenue captured through sale of sites could be reinvested in improvements to the public realm. Quality detailed design is essential.

1. Improvement of Surf Edge Drive

This road already has a strong character with a wide grass median and semi mature Norfolk Island Pines. It terminates with a large roundabout where it intersects with Shoreline Drive. This design aims to further reinforce this landscape by edging the road with kerbs and converting excess paved areas and gravel shoulders to lawn. Tree planting would be reinforced and limited parallel parking would be provided.

2. New town centre car parking area

The existing informal car park is inefficient and unattractive. We propose developing a new linear car park parallel to and setback from Surf Edge Drive. Formalised entries would be constructed opposite Fairway Avenue and Blue Water Avenue. A later stage of the car park could connect directly with Shoreline Drive and it may be also linked to a similar beach access parking area across Shoreline Drive. Linking car parks in this manner encourages shared use.

3. New pedestrian promenade

The existing town centre lacks logical safe pedestrian circulation and this needs to be rectified as the centre grows. This concept proposes a new 5 metre wide landscaped promenade connecting from the existing General Store through to the beach. This promenade is suggested to reorganise existing and future public and commercial buildings so a compact, efficient and attractive town centre can evolve with growth of the area. The promenade could accommodate outdoor eating and enable easy movement on foot and cycle between facilities and the beach. It could be developed in stages.



Upgrade town centre

4. New town park

A new compact town park is proposed as a setting for existing facilities like the church, children's playground, barbecues and Public Hall. Excluding cars from this area enables it to be developed as an attractive sheltered safe heart to the Town Centre in a cost effective manner. Existing tennis courts are proposed to be relocated to Veronica Maybury Memorial Reserve.

5. Relocated building supplies site

This site is currently used for building supplies and showers for campers. It has poor visual amenity and detracts from the appearance of the centre. We recommend that this site is relocated to a site facing Meridian Road by negotiation with the owner who has expressed in principle agreement.

6. Existing and new commercial sites

The Foodarama General store is retained as the starting point for the new promenade. The building is not of high design quality and excessive signage detracts from its public presentation. When the promenade is developed we envisage a new façade or additions and landscape improvement to enable this business to better address the promenade. We suggest additional new commercial sites are created to either side with building guidelines to ensure that when they are developed they relate properly to the promenade and town park. These buildings could be two or even three levels with commercial, residential or office uses on the upper levels. Rear service lanes could be developed if required. Real estate agents, food and café uses that have established on the opposite side of Surf Edge Drive should be encouraged to relocate into these sites where the zoning, parking and other activities are appropriate.

7. Southern commercial and public use sites

Over the coming decade or so it is anticipated that some new public and commercial developments will occur. This area can accommodate the following:

- An expansion of the Community Hall to create a new face to the promenade. This would be suited to a small community resource building that may have offices, medical rooms, Internet facilities etc. This building should be designed as a shop front to the new promenade. It could be one or two levels.
- The current surf lifesaving shed is a substandard facility for this important site with its potential water views and increasing need for facilities. In the longer term we see this site being developed with both club facilities and equipment storage. It could be an elevated two level building that included commercial or other community components that benefited from the special location and views. Restaurant, café and reception uses might help subsidise the club in the longer term. Public toilets and beach change facilities would be incorporated in this new building. The building on this site must have excellent design because of its prominent position. It could help establish new design standards for the entire community. The plan shows a substantial setback from Shoreline Drive, which could be developed to match proposals for a Hotel on the adjoining site with a large elevated front lawn open to public access.
- Other sites to the north along the promenade could have public or

commercial uses provided they offer active ground level frontage to the new promenade.

8. Shoreline Drive frontage to the Town Centre

It is proposed to extend the more formalised landscape of the last two blocks of Surf Edge Drive around into a short section of Shoreline Drive. New kerb and channel and grass verges will help contain car movement and discourage roadside parking. A new separated and well-landscaped car park is suggested to the beach side of the road. The town centre promenade would extend in a natural safe manner to the beach. Council and Parks Victoria would need to cooperate on the design and development of this important area.

9. New residential development site

As recommended in previous studies, the existing commercial lots need to be purchased by Council so that a single site can be assembled behind the reduced town centre. A preliminary feasibility assessment of the land acquisition requirements needs to be conducted as an initial step. This site should eventually be developed for some form of housing, preferably elderly persons housing. This housing should focus around the new town park and emphasise pedestrian connections to the town centre. Density should be considerably higher than surrounding housing areas with buildings of one or two levels. The existing remnant vegetation should be retained and reinforced within this development.

10. Future road connection between Surf Edge Drive and Meridian Road

This connection would be developed in the longer term if, or when, additional commercial or mixed use development was required. It would include additional 90 degree parking to support new development and it would also enable rear servicing of these sites from a lane system.

11. Future Commercial development

Provision has been made for additional commercial or mixed use floorspace opposite the town park area with frontage to the future road connection to Meridian Road. Car parking is proposed along the road frontage. This commercial expansion will meet the longer term needs of the settlements in this locality.

Refer to Plan 5A Golden Beach/ Paradise Beach Master Plan and 5B Land Ownership Plan.

Other Proposed Improvements

12. Traffic calming treatments along Shoreline Drive

The Strategy Plan shows five intersections that could have additional calming treatments. They may be new roundabouts or other engineering or landscape devices to ensure safe traffic movement.

13. Foreshore shared pathway

A continuous paved shared pathway is recommended for the length of developed foreshore to encourage bikes and walking in preference to driving for a proportion of trips.

9.2.2 Cost Estimate and Implementation Program

Indicative cost estimates for these projects have been prepared by measuring quantities from the drawings and making appropriate allowances for a range of factors that could not be measured from the drawings. Detailed design can make each project more economical or more expensive. The figures provided are a realistic guide for budgeting purposes enabling quality and durable new development. Variation of at least plus or minus 35% should be expected as projects are formulated in more detail.

The factor of cost escalation to the time of implementation should be anticipated in planning future project development. All costs quoted in this report are in 2006 dollars and future budgets will need to be adjusted to the anticipated time of construction.

An indicative priority for implementation is suggested in the following table. The implementation program will need to consider the time required to plan and seek funding for projects, the logical order of development and the need to spread projects over the time horizon of this study. Funding sources are discussed in Section 9.5.

Table 1 Master Plan & Other Projects, Indicative Costs 2006

Project summary	Anticipated cost government sector (2006)	Anticipated cost private sector (2006)	Project priority
1. Improvement of Surf Edge Drive	\$214,788		Early
2. New Town Centre car parking area	\$243,236		Early
3. New pedestrian promenade	\$77,700		Medium
4. New town park	\$287,364		Medium
Relocation of tennis courts and pathway connection	\$95,900		
5. Relocated building supplies site		\$2,288,020	Early
6. Existing and new commercial sites		\$3,434,900	Medium
7. Southern commercial and public use sites		\$8,413,244	Early
8. Shoreline Drive frontage to the Town Centre	\$230,524		Medium
9. New residential development site		\$23,800,000	Medium
10. Future road connection	\$274,939		Medium
11. Future commercial development		\$2,288,020	
12. Traffic calming treatment along Shoreline Drive	\$420,000		Medium
13. Foreshore shared pathway	\$1,009,120		Early
TOTALS	\$2,853,571	\$40,224,184	

* Note: Funding sources include grants, special rate or charge schemes, capital works allocations etc.

9.3 PLANNING SCHEME PROVISIONS

To assist the implementation of the Vision, objectives and strategies for Golden Beach / Paradise Beach a number of planning scheme modifications are proposed.

9.3.1 Municipal Strategic Statement

Amendments to the MSS are required to provide for the Coastal Settlement Framework as described in Appendix A. Appropriate notations should be shown on the Strategic Framework Land Use Plan (Clause 21.03 - 2). Clause 21.04 'Settlement' should be amended to reflect the Coastal Settlement Framework in the 'Settlement Strategies – Coastal areas' section of that Clause.

In addition, Clause 21.04 should be amended to include the following specific township provisions:

“Facilitate development in accordance with the Golden Beach / Paradise Beach Strategy Plan included in this clause.

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

(Insert Vision as per Section 8.1 of this report.)

Manage development of Golden Beach / Paradise Beach so as to implement the following objectives and strategies.

(Insert Objectives and Strategies as per Section 8.2 of this report.)

(Insert particular strategies that relate to the implementation of key development sites or Master Plan proposals.)”

9.3.2 Zones

Future zoning of this area is subject to the implementation of the Wellington Coast Subdivision Strategy. There are no interim changes proposed to the existing Low Density Residential Zone or Environmental Rural Zone boundaries. The delineation of a Business 1 Zone at Golden Beach, in accordance with the Master Plan proposals should occur as part of the future zoning implementation of the Strategy, including the provision of a reticulated sewerage system. The Veronica Maybury Memorial Reserve zoning should be amended to Public Purpose and Recreation Zone to facilitate its recreational use.

9.3.3 Overlays

Delete Design and Development Overlay Schedule 3 and replace it with an amended Design and Development Overlay Schedule – Development in Coastal Settlements (Wellington) as detailed in Appendix E.

Other Overlay provisions should be reviewed as part of the Coastal Subdivision Strategy implementation. Deletion of the Environmental Significance Overlay (Schedule 1) and the Restructure Overlay should be considered.

9.3.4 Other Planning Scheme Actions

In addition to these specific amendments to the planning scheme it is also recommended that Council adopt the draft UDF as policy and incorporate it as a reference document in the planning scheme.

9.3.5 Design Guidelines

Design Guidelines have been prepared to assist in the interpretation of the objectives and strategies in this UDF (see Appendix F). The guidelines identify the valued characteristics of the town and its surrounding context. Taking into account the vision and strategic objectives, design objectives have been developed that seek to ensure new development reinforces and contributes positively to the valued elements of the town and surrounds. Guidance is provided in relation to approaches to development that are likely to achieve the design outcomes sought.

Administration of performance based guidelines may require additional resources, public/community education and more particular information in relation to planning permit applications. These matters need to be considered in the implementation phase of this project.

9.3.6 Implementation of UDF

Implementation of the Urban Design Framework through planning scheme changes will require Council to follow the requirements of the Planning and Environment Act 1987 in relation to planning scheme amendments. This process includes a statutory notification and exhibition process as detailed in the Act. The process would be likely to include hearings before an independent Panel appointed by the Minister for Planning.

9.4 PRIORITIES

The priority actions for the implementation of this UDF are:

1. Council adoption of the UDF as planning policy for the town.
2. Implementation of the statutory components of the UDF through amendments to the planning scheme. This would entail refinement of the recommended amendments, consideration of further scheme modifications that may be required, review of current State, MSS and local policy requirements and integration with regional policies.
3. Allocation of resources in relation to:
 - Communication of the UDF vision, strategies and objectives to the community (the general public and organisations), government and statutory authorities, development interests.
 - Capital works components of the UDF (the priority projects for funding in coastal areas need to be considered in relation to the needs of the Shire as a whole).
 - The administrative requirements to implement this plan.

9.5 OTHER ACTIONS

9.5.1 Further Investigations

The research and consultation conducted for this project have identified several areas where better information should be obtained to understand some of the processes and pressures in coastal areas and hence refine the strategies to manage these issues. These matters include the issues listed below. They have been identified across the whole of the Coastal Towns Design Framework project area and their relevance may vary in some parts of this coastal region.

- Recreational boating demand, the facilities required to support boating activities - both land and water based requires better information and planning. This applies particularly to the Gippsland Lakes region and the Nooramunga Coastal Park area.
- While some flood studies have been undertaken and Land Subject to Inundation Overlays applied in a number of instances, there are some gaps in this analysis and from community feedback there are a range of issues associated with adequate local storm water drainage management, particularly where tidal movement can impact on such systems.
- The issue of sea level rise in this region is under investigation in other related coastal studies. There is noticeable and active erosion of foreshore areas in some localities. The outcomes from these studies need to be considered in detail in relation to works to be carried out within foreshore reserves.
- The project area as a whole has been identified as likely to contain many areas and sites that are of indigenous cultural heritage significance. Detailed archaeological appraisal of foreshore and other lands where development is proposed should be undertaken.

Most of these actions require cooperation with or leadership from various government departments or authorities such as DSE, Parks Victoria, Gippsland Ports, Catchment Management Authorities, Gippsland Coastal Board and others. Close liaison of Council with these organisations in the implementation of this UDF is required.

9.5.2 Funding Sources

Funds to supplement Council budgets for capital works and more detailed investigations may be sourced from the Federal and State governments and from a range of private philanthropic bodies.

Commonwealth Government

Regional Partnerships

The Commonwealth Government provides funds through the Regional Partnerships program to assist communities to develop greater self reliance through: the provision of opportunities for economic and social participation; improved access to services; planning assistance, and assistance with structural adjustment.

Australian Tourism Development Program (ATDP)

The ATDP provides support for projects that will promote tourism development in regional and rural Australia; increase tourism expenditure, visitation and yield and enhance Australia's competitiveness as a tourism destination. This program provided \$8 million for 53 projects throughout Australia in 2005.

Victorian State Government

There is a range of State government funds from which grants may be available for the works proposed in the Master Plans and other supporting projects.

Regional Infrastructure Development Fund (RIDF)

The RIDF is an umbrella State fund managed by Regional Development Victoria that has several relevant programs within the 'Moving Forward in Provincial Victoria' initiative established by the Government in November 2005. Specific programs under this initiative relevant to the Coastal Towns Design Framework project include:

- Arts, Cultural and Recreational Facilities – This program is focused on building arts facilities in key locations across the State and enhancing existing facilities. Contribution to the economic growth of an area is an important criterion for these facilities.
- Local Ports – This program is aimed at assisting the upgrade of regional ports and the replacement of existing infrastructure. In the Gippsland region ports in the Gippsland Lakes, Mallacoota and Snowy River areas are identified as likely to benefit from this program.
- Small Towns – Eligible projects under this program include pathways, heritage buildings and sites, industrial estates, civic enhancement (town entrances, streetscaping, signage, open space upgrades), community facilities and tourism infrastructure. These projects must be located on public land.
- Provincial Pathways – These funds provide for works to develop rail trails, walking tracks and pathways. Projects that assist the development of linkages, encourage tourism and facilitate bicycle use are likely to be given priority.

The funding arrangements for each program vary and grants can match or exceed local contributions, which may be capital and also in-kind for some programs.

Community Support Fund (CSF)

The CSF is administered by the Department for Victorian Communities and provides grants aimed at strengthening communities through the establishment of programs and facilities. Activities that may be eligible under this fund include community centres, sports and recreation facilities, community skill development, arts programs and facilities and tourism programs and facilities.

Council Funds

An annual capital works allocation should be made by Council to fund the implementation of the Coastal Towns Design Framework project.

Allocations should consider project elements that:

- Will attract external support funding.
- Will facilitate or encourage private sector investment.
- Will be supported by community action programs.
- Are essential to the project but may not be eligible for external funding support.
- Should be funded through special rate or charge schemes.

Consideration should also be given to the allocation of additional resources to Council's planning department to assist the initial implementation of the planning scheme changes and the on-going administration of the planning controls proposed for these areas.

Other Funding Sources

Other government funds and programs that should be considered for grant applications include: Coast Action / Coast Care, Coastal Risk Mitigation Program, Crown Land Reserves Improvement Program (Department of Sustainability and Environment); Boating Safety and Facilities Program (Marine Safety Victoria); Heritage Assistance Fund, Public Heritage Program (Heritage Victoria); Community Grants Program (Parks Victoria).

In addition to government funding sources a range of private philanthropic organisations exist to provide funding assistance for tourism, community development and cultural development, eg BHP Trust, Esso Australia Grants, Ian Potter Cultural Trust, McPherson Smith Community Alliance and others. These and similar sources provide grants and/or matched funding for a wide range of projects.

9.5.3 Community Involvement

The Coastal Towns Design Framework project has generated considerable community interest and involvement. There has been substantial community response to public discussions and all newsletters and publicity provided on the project. The process of information provision and updates on the implementation of the UDF should continue through Council's regular community updates and newsletters.

Direct community participation in the implementation process should also be considered. The consultation process has tapped into the considerable skills and knowledge that are available within each town. A local forum to discuss ideas, priorities and action projects may provide an additional valuable resource for the implementation process.

Such a forum could be established in each town (provided there is local interest in doing so) and could comprise representative(s) of existing key community organisations in the town (progress groups, foreshore committees, sports clubs, historical societies, land care etc). Tasks for such groups could include:

- Refinement of master plans.
- Local initiatives for grant applications.
- Community involvement in public realm works.

- Dissemination of information on progress and input/comment on plan reviews or updates.
- Collect data on issues or investigate them with Council staff, eg local character definition as proposed in the Design Guidelines.
- Make recommendations to Council on annual capital works programs.

In addition, these bodies could actively share skills and information and discuss issues with other towns in the region to develop more broadly based responses to regional issues. Such processes may be of particular benefit in relation to the social and economic issues facing these coastal communities.

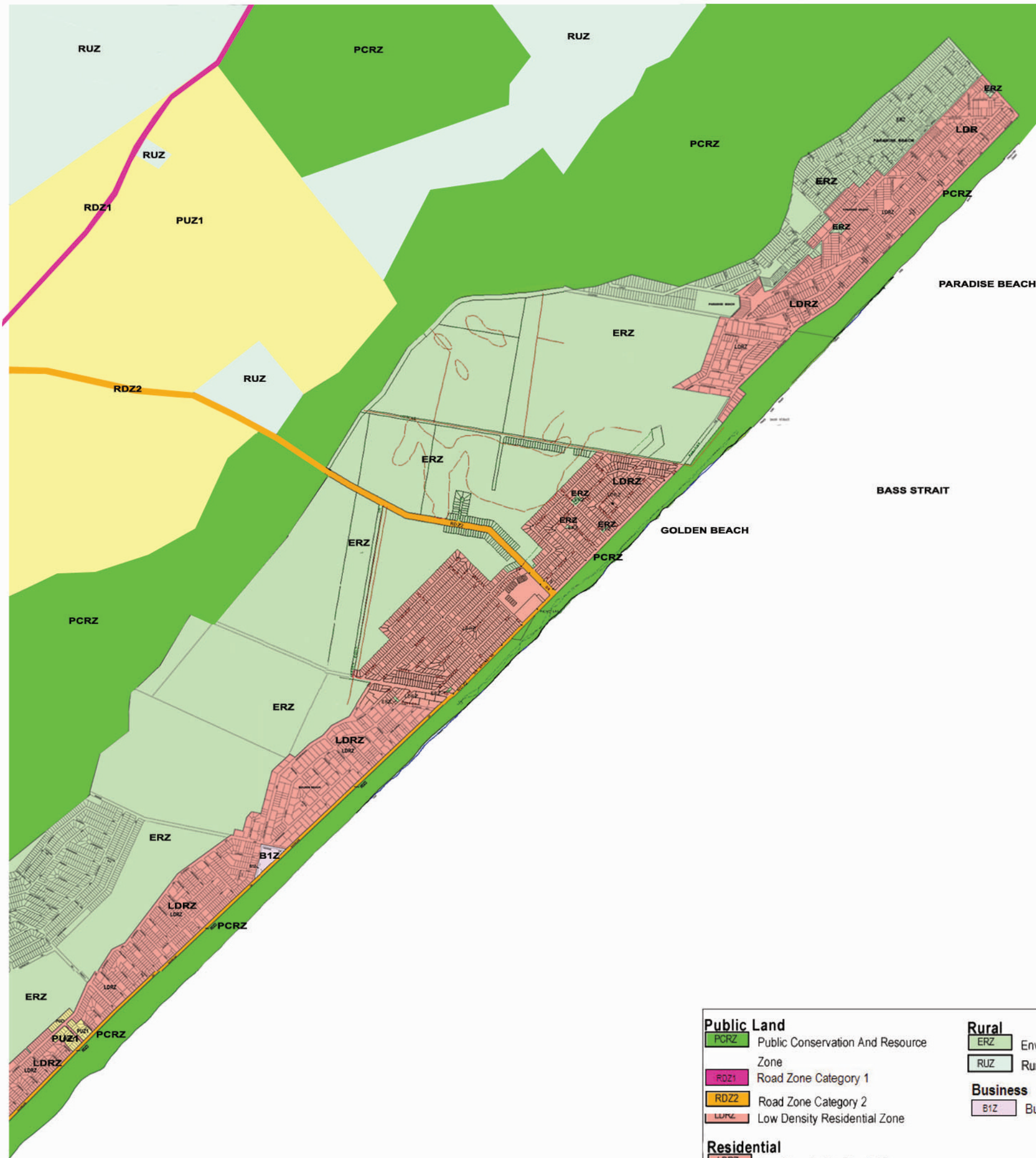
PLANS



Key:

- HIGH QUALITY AREAS**
 High Quality Vegetation Areas (High constraints)
- FRAGMENTED VEGETATION AREAS**
 High Quality Road Reserve Vegetation (where isolated from contiguous native vegetation on adjoining lands - moderate constraints)
- EXISTING MODIFIED AREAS**
 Existing Modified Areas (urban, various densities – low, moderate constraints)
- LOW QUALITY VEGETATION**
 Low Quality Vegetation Areas (pasture with scattered or isolated trees - low constraints)

WELLINGTON PLANNING SCHEME - LOCAL PROVISION

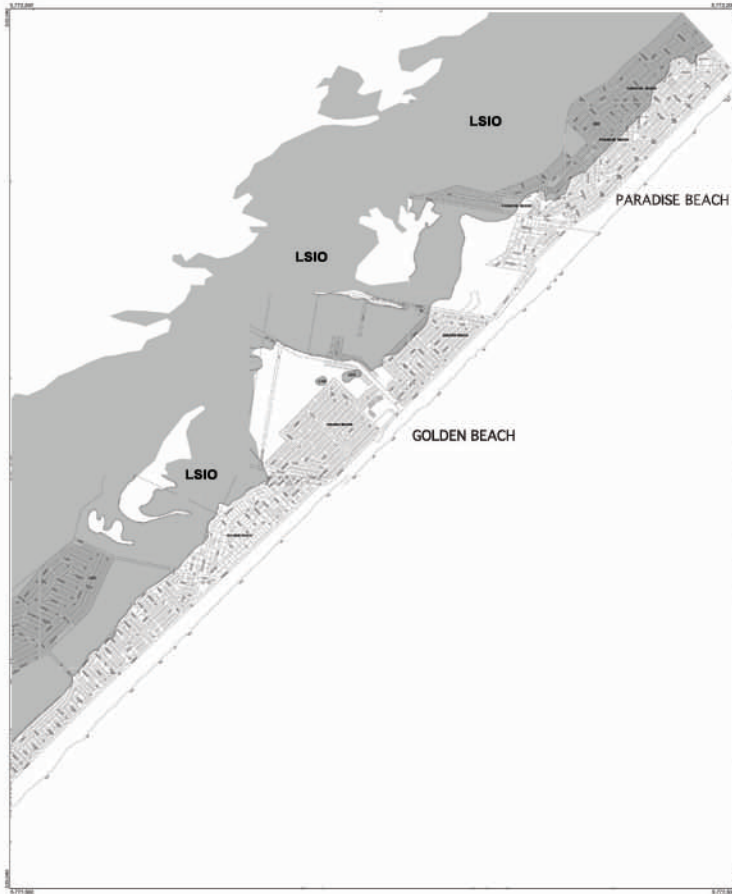


Public Land		Rural	
	PCRZ Public Conservation And Resource Zone		ERZ Environmental Rural Zone
	RUZ Rural Zone		RUZ Rural Zone
Residential		Business	
	LDRZ Low Density Residential Zone		B1Z Business 1 Zone
	RDZ1 Road Zone Category 1		
	RDZ2 Road Zone Category 2		

WELLINGTON BAY REGION
COASTAL TOWNS DESIGN FRAMEWORK
Golden Beach / Paradise Beach
ZONING PLAN
 Plan 2A

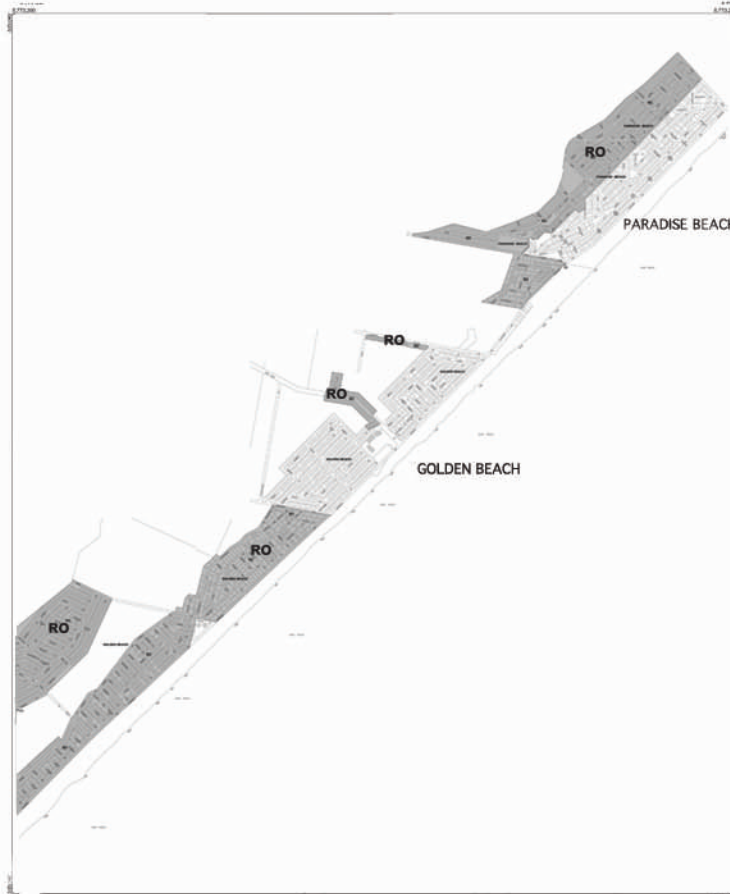
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WELLINGTON PLANNING SCHEME - LOCAL PROVISION



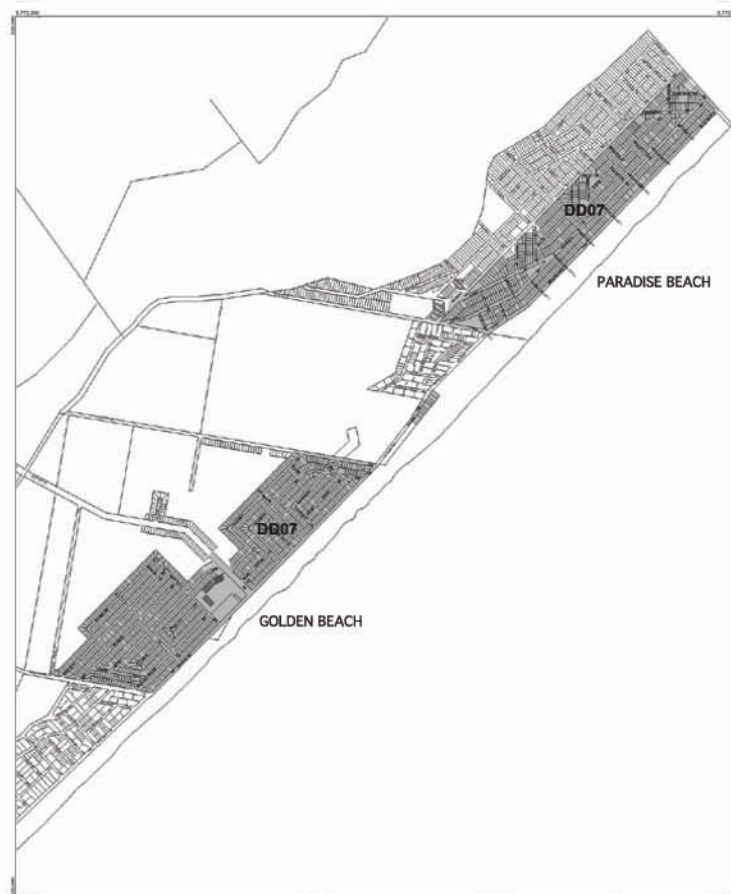
Overlays
 [LSIO] Land Subject To Inundation Overlay

LAND SUBJECT TO INUNDATION OVERLAY



Overlays
 [RO] Restructure Overlay

RESTRUCTURE OVERLAY



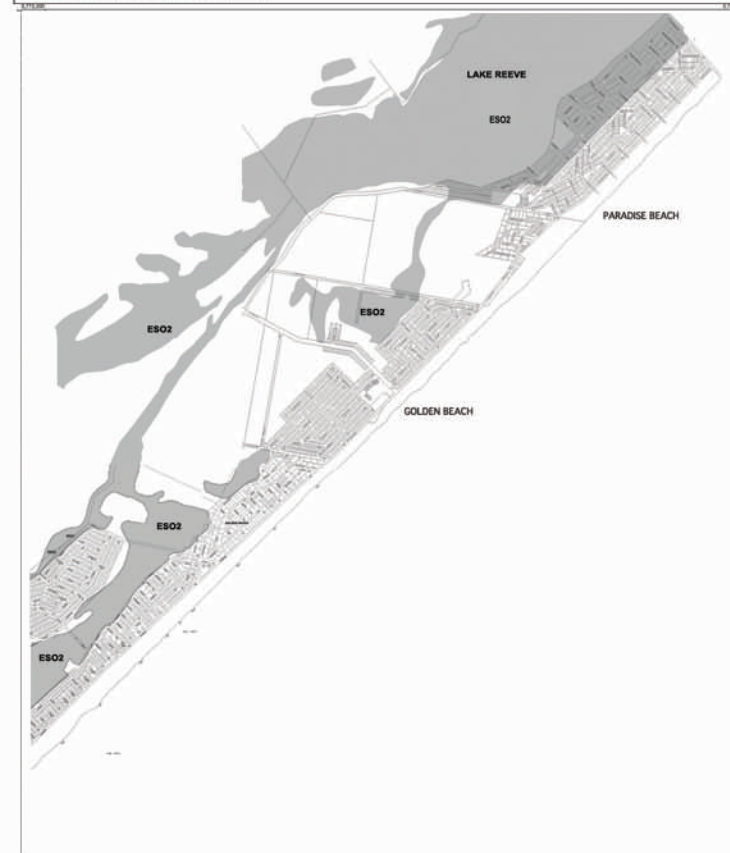
Overlays
 [DD07] Design And Development Overlay - Schedule 7

DESIGN AND DEVELOPMENT OVERLAY



Overlays
 [ES01] Environmental Significance Overlay - Schedule 1

ENVIRONMENTAL SIGNIFICANCE OVERLAY 1



Overlays
 [ES02] Environmental Significance Overlay - Schedule 2

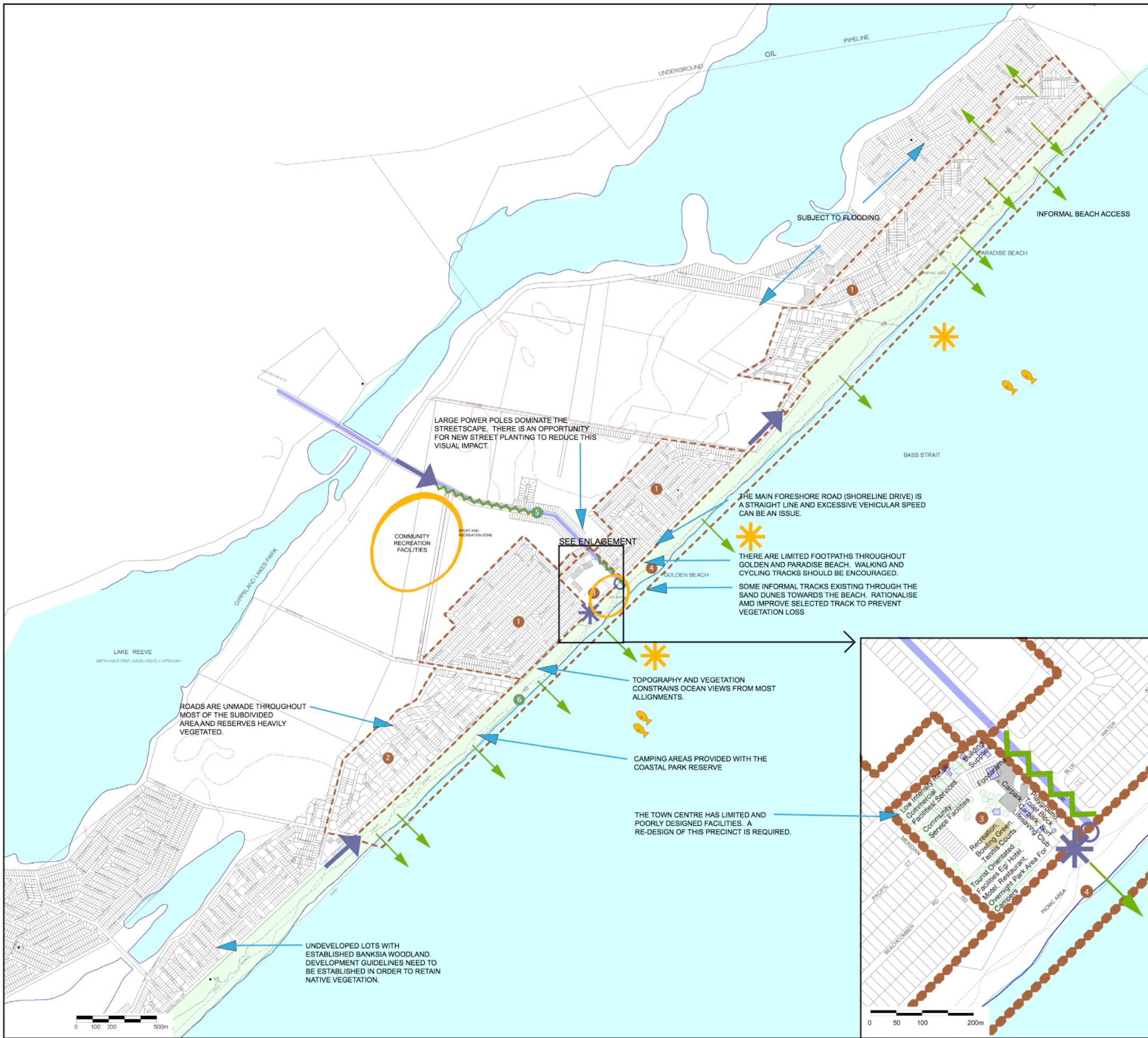
ENVIRONMENTAL SIGNIFICANCE OVERLAY 2



Overlays
 [ES06] Environmental Significance Overlay - Schedule 6

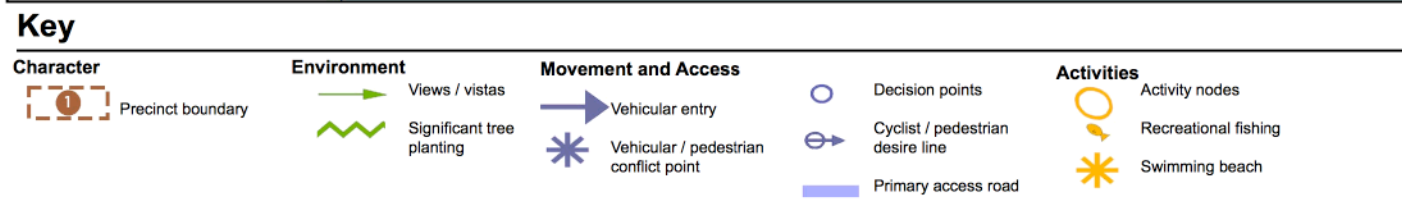
ENVIRONMENTAL SIGNIFICANCE OVERLAY 6





Character Zones

- 1 Residential precinct with small lots
- 2 Residential precinct with large lots
- 3 Village Centre precinct
- 4 Foreshore precinct
- 5 Divided median with significant tree planting
- 6 Primary dune vegetated with coastal shrubs



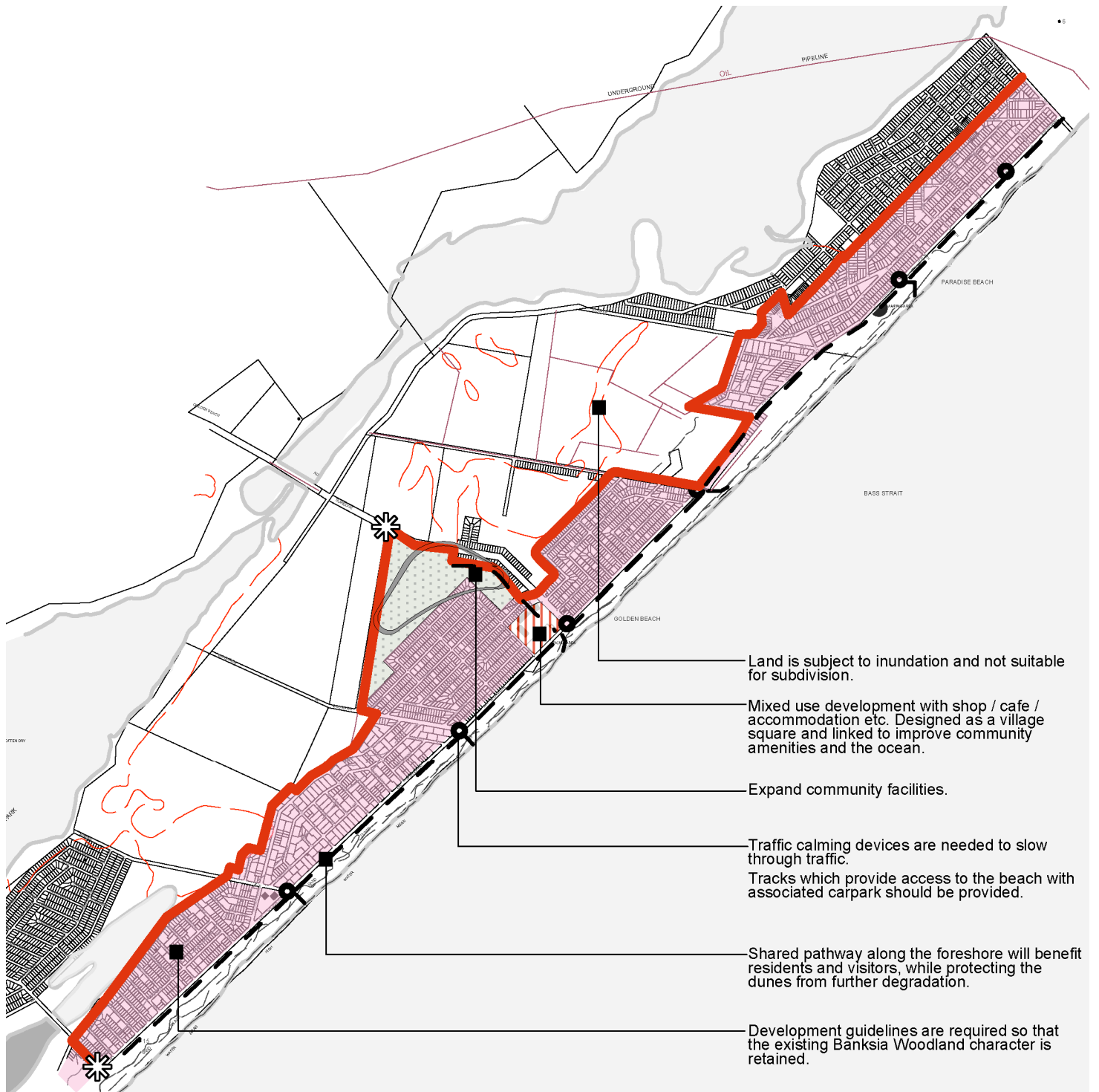
WELLINGTON EAST GIPPSLAND COASTAL TOWNS DESIGN FRAMEWORK

Golden Beach / Paradise Beach

URBAN DESIGN ANALYSIS

Plan 3

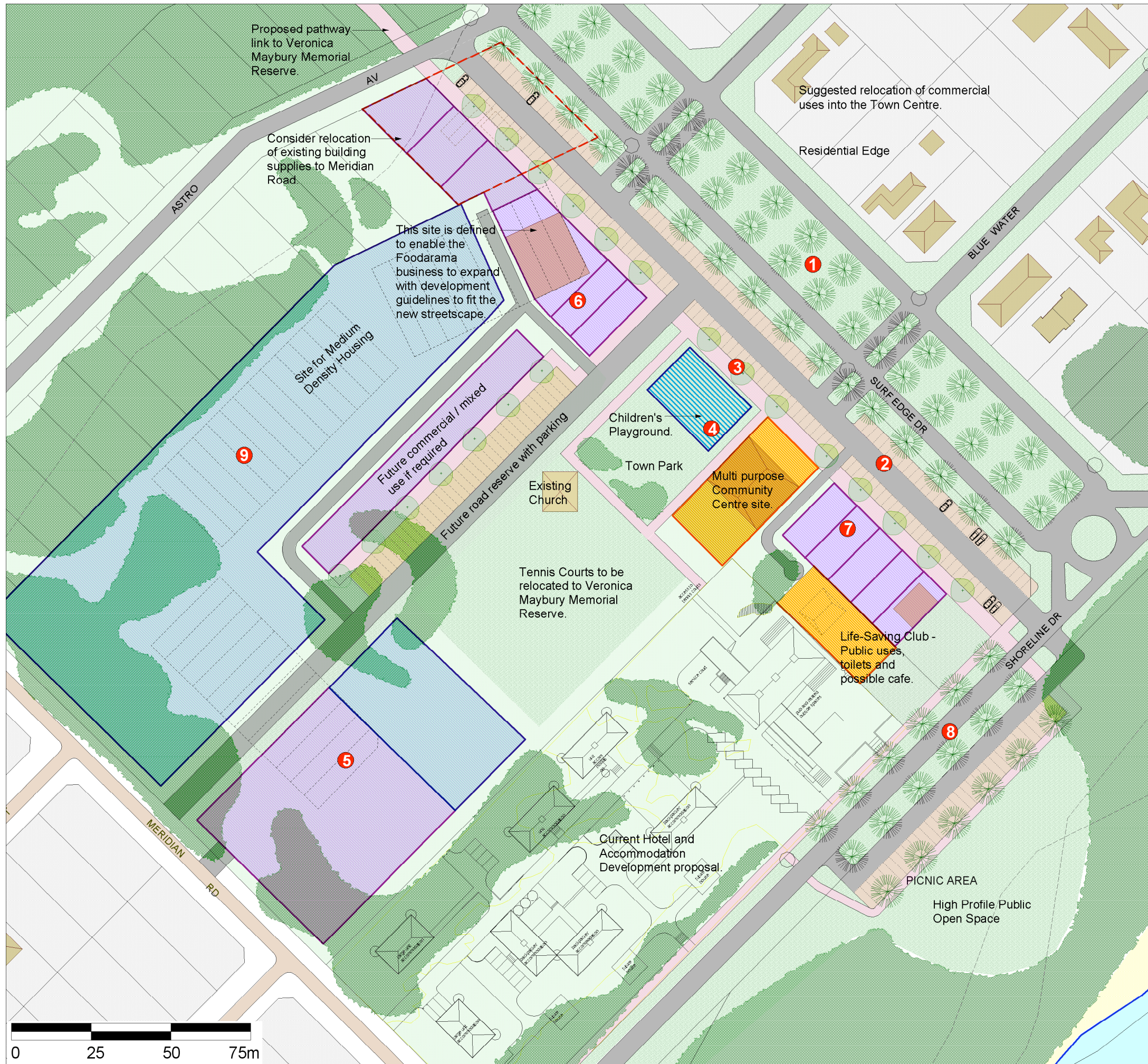
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Key:

- | | | | |
|--|--------------------------------------|--|-------------------------|
| | Town Entry Treatment | | Key areas of open space |
| | Proposed town boundary <15year | | Traffic calming device |
| | Residential development area to 2020 | | Town Centre |
| | Proposed dual use path | | Community facilities |
- 0 200 400 600m





Legend

- Proposed Residential Building
- Proposed Commercial Building
- Proposed Public Building
- New Tree Planting
- Bitumen Paving
- New Carparking
- Footpath Paving
- Grassed Area
- Children's Playground



- 1** Improvement of Surf Edge Drive
- 2** New town centre car parking area
- 3** New pedestrian promenade
- 4** New Town Park
- 5** Alternative site for building supplies
- 6** Existing and new commercial sites
- 7** Southern commercial and public use sites
- 8** Shoreline Drive frontage to the Town Centre
- 9** New residential development site





COASTAL TOWNS DESIGN FRAMEWORK

Golden Beach / Paradise Beach
MASTER PLAN
 Plan 5A



Legend

-  Private land ownership
-  WS Council land ownership

-  Existing Surf Life Saving Club
-  Existing building supplies
-  Existing public toilet facility
-  Current Hotel and Accommodation Proposal
-  Existing recreational area



WELLINGTON EAST COAST BAY OF PLETY



COASTAL TOWNS DESIGN FRAMEWORK

Golden Beach / Paradise Beach
LAND OWNERSHIP PLAN
 Plan 5B



APPENDIX A - COASTAL SETTLEMENT FRAMEWORK

COASTAL SETTLEMENT FRAMEWORK AND ROLE

The analysis of broader regional trends and prospects in the Strategic Regional Background Paper has provided the basis for the formulation of a strategic approach to managing development of the 19 towns in this study. Regional demographic projections, economic growth prospects, infrastructure availability, environmental sensitivity and strategic policy directions are key determinants.

This broader analysis in combination with investigations focused on the individual settlements has enabled the development of a simple framework of settlements for this coastal project.

This framework identifies the role of each settlement in the region, and its capacity for growth and expansion. In turn the defined place in the framework has implications for the expansion of each settlement beyond existing boundaries, the protection of high value environmental resources within or adjoining the settlement, the nature of local character and its protection and the capacity of infrastructure and services and future provision.

Settlement Framework

Settlement Type	Population ¹	Services & Facilities ²	Infrastructure ³
District Town	2,000 - 10,000	Wide range of commercial and community services, numerous accommodation stocks, Local Government sub-branches, police stations, medical facilities, secondary school.	Reticulated water, sewerage and electricity.
Town	500 - 2,000	Range of commercial and community services, community hall, school.	Reticulated water, sewerage and electricity.
Village	200 - 500	Very limited commercial and community services, community hall.	Reticulated water and electricity. No reticulated sewer.
Small Village	<200	General store or no facilities.	Reticulated water or on site water collection. On site waste disposal. Reticulated electricity.

Notes

1. Population range reflects ultimate population within the planning framework.
2. Facilities and services may vary according to geographical location in the region and the availability of services in accessible higher order settlements.
3. Assessment has included consideration of the Coastal Settlement Infrastructure Development Rating as provided in the Integrated Coastal Planning for Gippsland – Coastal Action Plan.

Based on this framework an overview of the role and development potential is provided in following figure (Overview of Settlement Futures). In this context the future for Golden Beach / Paradise Beach in relation to the other coastal towns within the study area is as a **Town not likely to experience expansion beyond the existing subdivisional area.**

Overview of Settlement Futures

	DISTRICT TOWN	TOWN	VILLAGE	SMALL VILLAGE
SIGNIFICANT EXPANSION OF EXISTING AREA	Paynesville	Lake Tyers Beach Eagle Point		
MINOR EXPANSION OF EXISTING AREA	Lakes Entrance	Mallacoota	Marlo Seaspray	Nungurner Woodside Beach
DEVELOPMENT WITHIN EXISTING AREA		Metung Loch Sport Golden Beach / Paradise Beach	Raymond Island	Gipsy Point Bemm River The Honeysuckles McLoughlins Beach Manns Beach Robertsons Beach

The future development of Paynesville and Lakes Entrance will be important for Eagle Point and Lake Tyers Beach respectively and partly allow for the expansion of these towns.

APPENDIX B - ENVIRONMENTAL DETAILS

Extract from East Gippsland Urban Design
Frameworks - Ecological Constraints
(Prepared by Ecology Australia 2005)

GOLDEN BEACH / PARADISE BEACH

Municipality – Wellington Shire

The area known as Golden/Paradise Beach is located approximately 30 km east of Longford. The southern shoreline of Lake Reeve runs along the north side of these towns, and Ninety Mile Beach fringes its southern edge. Lake Coleman and the vast Lake Wellington lie to the north. To the east is Gippsland Lakes National Park.

Flora values

Some seven Ecological Vegetation Classes have been mapped for the Golden Beach/Paradise Beach area (see below), but one EVC, Heathy Dry Forest, is likely to be erroneous. Within the confines of the townships and around their margins variously fragmented to substantially intact heathy Woodland Coastal Dune Scrub (mosaic), Coastal Saltmarsh, Banksia Woodland and Estuarine Wetlands are the major vegetation types. It is evident that much of the vegetation (predominantly Heathy Woodland) has been cleared, partially disturbed and fragmented, but that it is regenerating or recovering.

The boundaries of the residential subdivisions form a very defined interface with high quality indigenous vegetation. Within the existing subdivisions however, considerable remnant indigenous vegetation (mostly Heathy Woodland remnants) occurs and this is often of relatively high quality despite the fragmentation, slashing and other practices. The low-nutrient soils confer considerable resilience to weed invasion of this vegetation. Progressive loss of this vegetation, in the absence of suitable planning controls or overlays, will seriously compromise an already unsightly appearance of an overdeveloped area. All indigenous vegetation has important landscape values.

Some plant species in the indigenous vegetation are of particular note, including the abundant Saw Banksia (*Banksia serrata*) which is a 'keystone' nectar source for fauna (honeyeaters and some mammals).

Increased density of residential development will result in the loss of much of the remnant vegetation and indirectly threaten all vegetation via the host of degradation pressures identified in Section 1.4.

From an indigenous vegetation/fauna habitat viewpoint these are major constraints to expanded development around the towns, perhaps excepting the large cleared/partially cleared area which separates Golden Beach and Paradise Beach. There are however important scattered trees and partially intact vegetation here which would probably be seriously compromised with further development.

Listed in the tables below are the extant Ecological Vegetation Classes (EVCs) mapped in Golden/Paradise Beach, as well as rare or threatened flora species present (according to State and/or National database listings); the list is by no means exhaustive:

Ecological Vegetation Classes	
EVC	Conservation status
Coastal Dune Scrub Mosaic	LC
Damp Sands Herb-rich Woodland	LC
Coastal Saltmarsh	LC
Estuarine Wetland	E
Heathy Woodland	LC
Sand Heathland	R

Key:

EVC Conservation status (Subject to verification by DSE): End.– Endangered, Vul. – Vulnerable, R – rare, D. – Depleted LC – Least concern

Rare or Threatened Flora				
Common Name	Scientific Name	EPBC	DSE	FFG
Fairy Orchid	<i>Caladenia alata</i>		k	
Thick-lip Spider-orchid	<i>Caladenia tessellata</i>	V		
Naked Beard-orchid	<i>Calochilus imberbis</i>		r	
Maroon Leek-orchid	<i>Prasophyllum frenchii</i>	E	e	L
Metallic Sun-orchid	<i>Thelymitra epipactoides</i>	E	e	L
Shy Sun-orchid	<i>Thelymitra planicola</i>		k	
Blue Mat-rush	<i>Lomandra glauca</i> s.s.		k	
Heath Platysace	<i>Platysace ericoides</i>		r	
Variable Bossiaea	<i>Bossiaea heterophylla</i>		r	
Austral Trefoil	<i>Lotus australis</i>		k	
Coast Mistletoe	<i>Muellerina celastroides</i>		r	
Salt Lawrencia	<i>Lawrencia spicata</i>		r	
Gippsland Lakes Peppermint	<i>Eucalyptus</i> aff. <i>willisii</i> (Gippsland Lakes)		r	
Ribbed Thryptomene	<i>Thryptomene micrantha</i>		r	
Pink Zieria	<i>Zieria veronicea</i> ssp. <i>veronicea</i>		r	

Key:
Environment Protection and Biodiversity Conservation Act (EPBC) categories: E = Endangered; V = Vulnerable. DSE (2005) categories: e = Endangered; r = Rare; v = Vulnerable; k = data deficient (Ross and Walsh 2003). State significance: FFG listings: L = listed

Fauna values

As mentioned above, there are several highly significant water bodies around this area. Lake Reeve is a site of international zoological significance, predominantly for its waterbird fauna. It attracts up to 12,000 migratory waders and is one of the five most important areas for waders in Victoria. The lake has supported the largest concentration of Red Knot recorded in Victoria, as well as high numbers of Sharp-tailed Sandpiper and Curlew Sandpiper.

Lake Wellington is one of the main lakes that form the Gippsland Lakes Ramsar site. The Gippsland Lakes are a group of coastal lagoons separated from the sea by a broad sandy barrier fronted on the seaward side by Ninety Mile Beach.

The following species have been recorded around this area: Little Egret, Great Knot, Masked Owl and New Holland Mouse (all endangered DSE 2003a); Australasian Shoveler, Hardhead, Grey Goshawk, Black Falcon, Hooded Plover, Great Egret, Musk Duck, White-bellied Sea-Eagle, Royal Spoonbill (all vulnerable DSE 2003a); Whiskered Tern, Caspian Tern, Pacific Gull, Eastern Curlew, Red Knot, Pectoral Sandpiper, Pied Cormorant (all near threatened DSE 2003a). The following species were also recorded: Australian Pelican, Blue-winged Parrot, Banded Stilt, Australian Shelduck, Wedge-tailed Eagle, Australian Hobby, Peregrine Falcon, Double-banded Plover, Red-capped Plover, Black-winged Stilt, Common Greenshank, Curlew Sandpiper, Red-necked Stint, Sharp-tailed Sandpiper, Swamp Harrier, Whistling Kite, Cattle Egret, Peaceful Dove, Darter, Barn Owl, Yellow-tailed Black-Cockatoo, Eastern Whipbird, White-fronted Chat, Lewin's Honeyeater, White-winged Chough, Long-nosed Bandicoot, Eastern Pygmy-possum, Common Wombat, White's Skink, White-lipped Snake and Haswell's Frog.

Listed in the table below are the total numbers of bird, mammal, reptile, frog and fish species, including numbers of threatened species, recorded at Golden Beach / Paradise Beach, under the Victorian Fauna Display (DSE 2004b).

	Introduced	No. of threatened Fauna species#			Total
		EPBC	DSE	FFG	
Birds	7	0	19	7	125
Mammals	5	2	2	2	20
Reptiles	0	0	0	0	4
Frogs	0	1	1	0	6
Fish	0	2	2	1	13

Fauna species recorded within each study area and listed as threatened under the FFG Act, DSE (2003) or listed under the EPBC Act 1999 are outlined below.

Fauna species recorded within a 5km radius of Golden Beach / Paradise Beach

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Emu	<i>Dromaius novaehollandiae</i>					
Little Penguin	<i>Eudyptula minor</i>	M				
Peaceful Dove	<i>Geopelia placida</i>					
Common Bronzewing	<i>Phaps chalcoptera</i>					
Purple Swamphen	<i>Porphyrio porphyrio</i>	M				
Eurasian Coot	<i>Fulica atra</i>					
Hoary-headed Grebe	<i>Poliiocephalus poliocephalus</i>					
Short-tailed Shearwater	<i>Puffinus tenuirostris</i>	Mi,M				
Great Cormorant	<i>Phalacrocorax carbo</i>					
Pied Cormorant	<i>Phalacrocorax varius</i>				NT	
Little Pied Cormorant	<i>Phalacrocorax melanoleucos</i>					
Darter	<i>Anhinga melanogaster</i>					
Australasian Gannet	<i>Morus serrator</i>	M				
Australian Pelican	<i>Pelecanus conspicillatus</i>	M				
Whiskered Tern	<i>Chlidonias hybridus</i>	Mi,M			NT	
Caspian Tern	<i>Sterna caspia</i>	Mi,M		L	NT	
Crested Tern	<i>Sterna bergii</i>	Mi,M				
Silver Gull	<i>Larus novaehollandiae</i>	Mi,M				
Pacific Gull	<i>Larus pacificus pacificus</i>	Mi,M			NT	
Ruddy Turnstone	<i>Arenaria interpres</i>	Mi,M				
Pied Oystercatcher	<i>Haematopus longirostris</i>	Mi				
Masked Lapwing	<i>Vanellus miles</i>	Mi				
Hooded Plover	<i>Thinornis rubricollis</i>	Mi,M	VU	L	VU	
Double-banded Plover	<i>Charadrius bicinctus</i>	Mi,M				
Red-capped Plover	<i>Charadrius ruficapillus</i>	Mi,M				
Black-winged Stilt	<i>Himantopus himantopus leucocephalus</i>	Mi,M				
Banded Stilt	<i>Cladorhynchus leucocephalus</i>	Mi				

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Eastern Curlew	<i>Numenius madagascariensis</i>	Mi,M			NT	
Common Greenshank	<i>Tringa nebularia</i>	Mi,M				
Curlew Sandpiper	<i>Calidris ferruginea</i>	Mi,M				
Red-necked Stint	<i>Calidris ruficollis</i>	Mi,M				
Sharp-tailed Sandpiper	<i>Calidris acuminata</i>	Mi,M				
Red Knot	<i>Calidris canutus</i>	Mi,M			NT	
Great Knot	<i>Calidris tenuirostris</i>	Mi,M		L	EN	
Broad-billed Sandpiper	<i>Limicola falcinellus</i>	Mi,M				
Australian White Ibis	<i>Threskiornis molucca</i>	M				
Straw-necked Ibis	<i>Threskiornis spinicollis</i>	M				
Royal Spoonbill	<i>Platalea regia</i>				VU	
Yellow-billed Spoonbill	<i>Platalea flavipes</i>					
Little Egret	<i>Egretta garzetta</i>	M		L	EN	
Great Egret	<i>Ardea alba</i>	Mi,M		L	VU	
White-faced Heron	<i>Egretta novaehollandiae</i>					
Black Swan	<i>Cygnus atratus</i>	Mi				
Australian Shelduck	<i>Tadorna tadornoides</i>	Mi				
Pacific Black Duck	<i>Anas superciliosa</i>	Mi				
Chestnut Teal	<i>Anas castanea</i>	Mi				
Grey Teal	<i>Anas gracilis</i>	Mi				
Australasian Shoveler	<i>Anas rhynchotis</i>	Mi			VU	
Hardhead	<i>Aythya australis</i>	Mi			VU	
Musk Duck	<i>Biziura lobata</i>	Mi,M			VU	
Swamp Harrier	<i>Circus approximans</i>	Mi,M				
Grey Goshawk	<i>Accipiter novaehollandiae</i>	Mi		N	VU	
Brown Goshawk	<i>Accipiter fasciatus</i>	Mi,M				
Wedge-tailed Eagle	<i>Aquila audax</i>	Mi				
White-bellied Sea-Eagle	<i>Haliaeetus leucogaster</i>	Mi,M		L	VU	
Whistling Kite	<i>Haliastur sphenurus</i>	Mi,M				
Australian Hobby	<i>Falco longipennis</i>	Mi				
Peregrine Falcon	<i>Falco peregrinus</i>	Mi				
Black Falcon	<i>Falco subniger</i>	Mi			VU	
Brown Falcon	<i>Falco berigora</i>	Mi				
Nankeen Kestrel	<i>Falco cenchroides</i>	Mi,M				
Southern Boobook	<i>Ninox boobook</i>	M				
Barn Owl	<i>Tyto alba</i>					
Masked Owl	<i>Tyto novaehollandiae novaehollandiae</i>		NT	L	EN	
Yellow-tailed Black-Cockatoo	<i>Calyptorhynchus funereus</i>					
Sulphur-crested Cockatoo	<i>Cacatua galerita</i>					
Galah	<i>Eolophus roseicapilla</i>					
Crimson Rosella	<i>Platycercus elegans elegans</i>					
Eastern Rosella	<i>Platycercus eximius</i>					
Blue-winged Parrot	<i>Neophema chrysostoma</i>	M				
Laughing Kookaburra	<i>Dacelo novaeguineae</i>					
Welcome Swallow	<i>Hirundo neoxena</i>	M				
Fairy Martin	<i>Hirundo ariel</i>					
Grey Fantail	<i>Rhipidura albiscapa</i>					

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Willie Wagtail	<i>Rhipidura leucophrys</i>					
Restless Flycatcher	<i>Myiagra inquieta</i>					
Eastern Yellow Robin	<i>Eopsaltria australis</i>					
Golden Whistler	<i>Pachycephala pectoralis</i>					
Grey Shrike-thrush	<i>Colluricincla harmonica</i>					
Magpie-lark	<i>Grallina cyanoleuca</i>	M				
Eastern Whipbird	<i>Psophodes olivaceus</i>					
Black-faced Cuckoo-shrike	<i>Coracina novaehollandiae</i>	M				
White-fronted Chat	<i>Epthianura albifrons</i>					
Weebill	<i>Smicromnis brevirostris</i>					
Striated Thornbill	<i>Acanthiza lineata</i>					
Yellow Thornbill	<i>Acanthiza nana</i>					
Brown Thornbill	<i>Acanthiza pusilla</i>					
Buff-rumped Thornbill	<i>Acanthiza reguloides</i>					
White-browed Scrubwren	<i>Sericornis frontalis</i>					
Superb Fairy-wren	<i>Malurus cyaneus</i>					
White-throated Treecreeper	<i>Cormobates leucophaeus</i>					
Silvereye	<i>Zosterops lateralis</i>	M				
White-naped Honeyeater	<i>Melithreptus lunatus</i>					
Eastern Spinebill	<i>Acanthorhynchus tenuirostris</i>					
Lewin's Honeyeater	<i>Meliphaga lewinii</i>					
Yellow-faced Honeyeater	<i>Lichenostomus chrysops</i>					
White-eared Honeyeater	<i>Lichenostomus leucotis</i>					
Crescent Honeyeater	<i>Phylidonyris pyrrhoptera</i>					
New Holland Honeyeater	<i>Phylidonyris novaehollandiae</i>					
Noisy Miner	<i>Manorina melanocephala</i>					
Little Wattlebird	<i>Anthochaera chrysoptera</i>					
Red Wattlebird	<i>Anthochaera carunculata</i>					
Australian Pipit	<i>Anthus australis</i>	M				
Red-browed Finch	<i>Neochmia temporalis</i>					
Olive-backed Oriole	<i>Oriolus sagittatus</i>					
White-winged Chough	<i>Corcorax melanorhamphos</i>					
Pied Currawong	<i>Strepera graculina</i>					
Grey Currawong	<i>Strepera versicolor</i>					
Grey Butcherbird	<i>Cracticus torquatus</i>					
Australian Magpie	<i>Gymnorhina tibicen</i>					
Forest Raven	<i>Corvus tasmanicus</i>	M				
Australian Raven	<i>Corvus coronoides</i>					
Common Tern	<i>Sterna hirundo</i>	Mi,M				
Little Raven	<i>Corvus mellori</i>	M				
Cattle Egret	<i>Ardea ibis</i>	Mi,M				
Pectoral Sandpiper	<i>Calidris melanotos</i>	Mi,M			NT	
Kelp Gull	<i>Larus dominicanus</i>	Mi,M				
Spotted Turtle-Dove	<i>Streptopelia chinensis</i>					*
Common Blackbird	<i>Turdus merula</i>					*
Eurasian Tree Sparrow	<i>Passer montanus</i>					*
House Sparrow	<i>Passer domesticus</i>					*
European Greenfinch	<i>Carduelis chloris</i>					*

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Common Myna	<i>Acridotheres tristis</i>					*
Common Starling	<i>Sturnus vulgaris</i>					*
Short-beaked Echidna	<i>Tachyglossus aculeatus</i>					
Long-nosed Bandicoot	<i>Perameles nasuta</i>					
Common Ringtail Possum	<i>Pseudocheirus peregrinus</i>					
Eastern Pygmy-possum	<i>Cercartetus nanus</i>					
Koala	<i>Phascolarctos cinereus</i>		NT			
Common Wombat	<i>Vombatus ursinus</i>					
Swamp Wallaby	<i>Wallabia bicolor</i>					
Eastern Grey Kangaroo	<i>Macropus giganteus</i>					
Black Rat	<i>Rattus rattus</i>					*
House Mouse	<i>Mus musculus</i>					*
New Holland Mouse	<i>Pseudomys novaehollandiae</i>			L	EN	
Rabbit	<i>Oryctolagus cuniculus</i>					*
Hog Deer	<i>Axis porcinus</i>					*
Dingo/Dog (feral)	<i>Canis familiaris</i>					
Fox	<i>Vulpes vulpes</i>					*
Southern Elephant Seal	<i>Mirounga leonina</i>	VU,M	VU			
Leopard Seal	<i>Hydrurga leptonyx</i>	M				
Southern Right Whale	<i>Eubalaena australis</i>	EN	VU	L	CE	
Common Dolphin	<i>Delphinus delphis</i>					
unidentified brushtail possum	<i>Trichosurus sp.</i>					
White's Skink	<i>Egernia whitii</i>					
Pale-flecked Garden Sunskink	<i>Lampropholis guichenoti</i>					
White-lipped Snake	<i>Drysdalia coronoides</i>					
Lowland Copperhead	<i>Austrelaps superbus</i>					
Haswell's Frog	<i>Paracrinia haswelli</i>					
Common Eastern Froglet	<i>Crinia signifera</i>					
Green and Golden Bell Frog	<i>Litoria aurea</i>	VU	EN	I	NT	
Brown Tree Frog	<i>Litoria ewingii</i>					
Verreaux's Tree Frog	<i>Litoria verreauxii verreauxii</i>					
Southern Bullfrog (south-eastern)	<i>Limnodynastes dumerilii insularis</i>					

Key:

- EPBC** – Status under the Environmental Protection and Biodiversity Conservation Act 1999
 CE – Critically endangered
 End – Endangered
 Vul – Vulnerable
 CD- Conservation dependent
 Mi – Listed on Migratory schedule
 M – listed on Marine overfly schedule
NAP – Status under the National Action Plan (Garnett and Crowley 2000)
 NT – Near threatened
 PK – Poorly known
FFG - Status under the Victorian Flora and Fauna Guarantee Act 1988
 L – Listed under the Act
 T – Listed as a Threatening Process under the Act
DSE – Status under DSE Advisory List of Threatened Vertebrate Fauna in Victoria (DSE 2003).
 CEn – Critically endangered
 EN – Endangered
 VU - Vulnerable
 NT – Near Threatened
 DD – Data Deficient
Feral: * - Introduced species

APPENDIX C – SUMMARY OF LAND USE ZONES

SUMMARY OF LAND USE ZONES

Zone	Abbreviation	Intent	Permit Requirements
Residential 1 Zone	R1Z	To provide for residential development.	A permit is not required for a dwelling.
Low Density Residential Zone	LDRZ	To provide for residential development on lots of at least 0.4 hectare that may or may not have reticulated sewerage.	A permit is not required for a dwelling provided the appropriate density of development is retained.
Mixed Use Zone	MUZ	To provide for a range of residential, commercial, industrial and other uses.	A permit is not required for a dwelling on lots greater than 300m ² .
Township Zone	TZ	To provide for residential development and a range of commercial, industrial and other uses in small towns.	A permit is not required for a dwelling, provided certain requirements can be satisfied if reticulated sewerage, water and/ or electricity are not available.
Industrial 1 Zone	IN1Z	To provide for manufacturing industry, the storage and distribution of goods and associated uses.	A permit is not required for a range of industrial uses. Accommodation is prohibited. A permit is required for all buildings and works.
Industrial 3 Zone	IN3Z	To provide for industries and associated uses that have less impact on nearby sensitive uses.	A permit is required for most uses within this zone. A permit is required for all buildings and works.
Business 1 Zone	B1Z	To provide for the intensive development of business centres for retailing and other complementary commercial, entertainment and community uses.	A range of retail and commercial uses do not require a permit. A permit is required for accommodation. A permit is required for all buildings and works.
Rural Zone	RUZ	To provide for the sustainable use of land for Extensive animal husbandry and Crop raising.	Some rural uses do not require a permit. A dwelling does not require a permit.
Rural Living Zone	RLZ	To provide for residential use in a rural environment, while also allowing for agricultural land uses.	A permit is not required for a dwelling provided the lot is at least eight hectares (or as specified in the relevant schedule).
Public Use Zone	PUZ	To provide for public utility use and community services and facilities (eg, education, health and community).	Limited uses are permitted within this zone.

Public Park and Recreation Zone	PPRZ	To provide for public recreation and open space and some commercial uses.	Limited uses are permitted within this zone.
Public Conservation and Resource Zone	PCRZ	To protect and conserve the natural environment, allowing for public education and interpretation facilities and some resource based uses.	Limited uses are permitted within this zone.
Road Zone	RDZ	To provide for significant roads.	Limited uses are permitted within this zone.

APPENDIX D - COMMUNITY CONSULTATION SUMMARY

GOLDEN BEACH / PARADISE BEACH

STAGE 1 CONSULTATION OUTCOMES

Public Meeting 26 January 2005 (70-80 people)

EXISTING CHARACTER (What's valued):

- Freedom to develop
- No urban development at present
- Size is good – but uncertainty about future
- Natural vegetation & wildlife – important to protect
- Pristine beaches – but have changed – water & air quality
- Space & choice (no fences)
- Clear night sky
- Moderate climate, abundance of sunshine
- Quiet & safe community
- Open urban area
- Tranquility, solitude, isolation
- Small community

CHARACTER CHANGE (Factors causing or contributing to):

- Uncertainty on development (restructure development)
- Houses that don't fit setting (height, scale, style)
- Gas odour from ocean outfall
- Regional waste disposal impacts – affects beach / environment quality
- Rubbish impacts particularly visitors on foreshore (Central waste disposal required)
- Loss of natural environment with development
- Subdivided areas & foreshore
- Introduced plant species, encourage planting of nature species

REQUIRED IMPROVEMENTS:

- Selective road sealing – main roads, corners not safe with overgrowth
- Pedestrian walkways (safety & connections to beach)
- Fire refuge required (Paradise Beach) & beach access
- Mosquito eradication
- Medical services – multi service center part time, viability concern.
- Specific commercial & industrial zones
- Golden Beach centre – expand businesses
- Paradise Beach local shop desirable
- Paradise Beach light industrial area?
- Sewerage? Not water, concerns about cost
- Caravan park at Golden Beach – town centre area/foreshore?

- Improve mobile phone service in area
- Life Saving Club should be located on foreshore reserve
- Viewing decks on foreshore with designated access points, walkaway through dunes
- Some need for control on development – especially vegetation removal but don't over regulate.

SUMMARY OF ISSUES FROM JANUARY 2005 MEETING

Attendees at the Golden Beach / Paradise Beach public meeting in January 2005 highly valued the '**non-urban**' character of the settlements, the **native vegetation and wildlife**, the **beaches** and the **peace and quiet** of a small community.

Specific views were expressed in relation to the following issues:

Town character: uncertainty about areas subject to the restructure overlay; scale and style of new development; loss of vegetation resulting from development; some control needed but avoid over-regulation.

Environmental values: weeds / introduced plant species; impact of regional waste disposal on coast; mixed views on reticulated water and sewerage provision.

Access: pedestrian connections to the beach and viewing platforms; sealing some roads.

Overall, the community is concerned about the impacts of new development in terms of both town character and the environment and seek improvements regarding access and waste management.

FEEDBACK FORMS AND SUBMISSIONS

There were seven people with an interest in Golden Beach / Paradise Beach who completed the feedback form or made a submission on the project. Of these, 64% were working and 21% were retired. 29% of the respondents were permanent residents, while temporary residents (ie, holiday home owners) represented 50%.

The favourite aspects of Golden Beach / Paradise Beach identified by respondents included: the peace and quiet, wildlife, village atmosphere and the natural environment.

With regard to the key issues of the town, the top three are:

- 1) Road safety (43%)
- 2) Garbage collection and sewerage (43%)
- 3) Lack of tourist accommodation and amenities (29%)

The top three suggested improvements are to:

- 1) Develop a commercial / retail centre (57%)
- 2) Improve road traffic circulation (26%)
- 3) Create community centre, give priority to pedestrian / bike circulation (both 29%)

GOLDEN BEACH / PARADISE BEACH

STAGE 2 CONSULTATION OUTCOMES

Feedback On Draft Settlement Report

Number of responses: 8

Groups/Organisations responding: Nil

MAJOR ISSUES RAISED & COMMENTS

VISION:

No change

OBJECTIVES/STRATEGIES:

Concern about overdevelopment – need for suitable development guidelines.

OTHER COMMENTS

- Sealing the roads and improvement to traffic conditions required.
- Provision needs to be made for industrial development.
- Management of access across dunes required.

PROPOSED ACTIONS FROM CONSULTATION:

Nil

APPENDIX E - PROPOSED PLANNING CONTROLS

SCHEDULE ? TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO ?**

DEVELOPMENT IN COASTAL SETTLEMENTS (WELLINGTON)

1.0 Design objectives

To protect the coastal township character of these settlements.

To ensure that the height and visual bulk of new dwellings and extensions are acceptable in the neighbourhood setting.

To encourage the design of new buildings in residential areas that minimise their impact on the prevailing natural landscape from both visual and ecological perspectives. New buildings should tread lightly and reflect and extend the principles of good design in terms of sustainability.

To ensure that buildings are designed and sited to avoid being visually obtrusive, particularly in terms of creating a silhouette above a skyline or existing tree canopy line when viewed from surrounding streets, properties, lakes or coastal areas.

To recognise where substantial vegetation cover is a dominant visual and environmental feature of the local area by ensuring that site areas are large enough to accommodate development while retaining natural or established vegetation cover.

To ensure that subdivision proposals will enable new buildings to be integrated with their site and the surrounding area in terms of the relationship to existing buildings, open space areas and the coastal landscape.

2.0 Buildings and works

A permit is not required for buildings and works other than in the circumstances specified in the following table.

Settlement	Building height above natural ground level	Total area of proposed works on a site (including building construction)	Slope of land where works are to be carried out	Total building area proposed on a site	External finishes and materials of buildings and works
Loch Sport	Greater than 7.5 metres (greater than 5 metres in prominent areas)	Greater than 150 square metres	Greater than 15 per cent	Greater than 300 square metres	If the external materials, colours and finishes are not: low reflective, subdued tones and colours drawn from nature, natural timber
Golden Beach / Paradise Beach	Greater than 7.5 metres (greater than 5 metres in prominent areas)	Greater than 150 square metres	Greater than 15 per cent	Greater than 300 square metres	If the external materials, colours and finishes are not: low reflective, subdued tones and colours drawn from nature, natural timber
The Honeysuckles	Greater than 7.5 metres	Greater than 150 square metres		Greater than 300 square metres	If the external materials, colours and finishes are not: low reflective, subdued tones and colours drawn from nature, natural timber

Settlement	Building height above natural ground level	Total area of proposed works on a site (including building construction)	Slope of land where works are to be carried out	Total building area proposed on a site	External finishes and materials of buildings and works
Seaspray	Greater than 5 metres			Greater than 300 square metres	If the external materials, colours and finishes are not: low reflective, subdued tones and colours drawn from nature, natural timber
Woodside Beach	Greater than 7.5 metres	Greater than 150 square metres		Greater than 300 square metres	
McLoughlins Beach	Greater than 7.5 metres				
Manns Beach	Greater than 7.5 metres				
Robertsons Beach	Greater than 7.5 metres				

3.0 Application Requirements

An application for buildings and works must include the following information:

- The location of any proposed building clearly dimensioned on its allotment.
- Information that describes how the proposal achieves the design outcomes of the Residential Design Guidelines for the township.
- The location type and size of any trees to be removed.
- Sufficient spot heights (to AHD) to enable the slope of the site and the slope of the works area(s) to be determined.
- The location, dimensions and depth of any proposed excavations or fill.
- The colour, finishes and materials to be used on all external surfaces, including the roof.
- The location, height and form of any existing dwellings (on abutting and adjacent land, on land within 20 metres of a boundary of the site).
- Proposed new planting or site landscaping works.

4.0 Decision Guidelines

Before deciding on an application, the responsible authority must consider where relevant:

- The design objectives of this schedule.
- Any siting and design guidelines adopted by the responsible authority.
- Any siting and design guidelines prepared by the Victorian Coastal Council or Gippsland Coastal Board.
- The extent of any vegetation to be cleared and the impact of that clearance on the landscape setting of the locality.

- Whether there is a need for landscaping or vegetation screening.
- The extent of earthworks proposed and the means required to ensure site stability, prevent erosion and control storm water flows within the site.
- Whether there is a need to specify that building materials be low-reflective or of colours that do not detract from the landscape setting or from the character of nearby or adjacent buildings.
- The desirability of appropriately replacing destroyed or removed vegetation.
- The impact of any new development on adjoining public land.
- The effect of the proposed building on the availability of solar access to abutting or nearby properties.
- Whether there is a need for specific measures to be taken to ensure that the development minimises the risk of loss or damage from wildfire in accordance with the Australian Standard 'Building in Bushfire-Prone Areas – CSIRO & Standards Australia (SAA HB36-1993)'.
- The effect of the bulk, siting and design of any proposed building on the general appearance of the area, particularly when viewed from adjacent waterways, beaches, tourist routes or viewpoints.
- Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms that follow the natural slope of the land and reduce the need for site excavation and filling.

In relation to a proposed subdivision:

- The effect of any proposed subdivision or development on the environmental and landscape values of the site and of the local area, including the effect on streamlines, foreshores, wetlands, areas of remnant vegetation or areas prone to erosion.
- The need to contribute, where practicable, to the development of pedestrian walkways, to link residential areas and to provide access to community focal points, public land and activity areas such as commercial or community precincts, recreation areas or foreshore areas.
- Whether the proposed subdivision layout provides for the protection of existing natural vegetation, drainage lines, wetland areas and sites of cultural or heritage significance.
- The provision for water sensitive urban design.
- Provision in the design for the impact of coastal processes (the impacts from wind, waves, floods, storms, tides, erosion) on foreshore areas.
- Whether the allotment frontage width is consistent with the typical width of existing allotments in the locality.
- Whether the proposed subdivision layout relates sympathetically to the topography of the site and the surrounding land uses.

APPENDIX F - DESIGN GUIDELINES

Golden Beach / Paradise Beach Design Guidelines



Typical House 1



Typical House 1



Typical House 1



Vehicular decision point 3



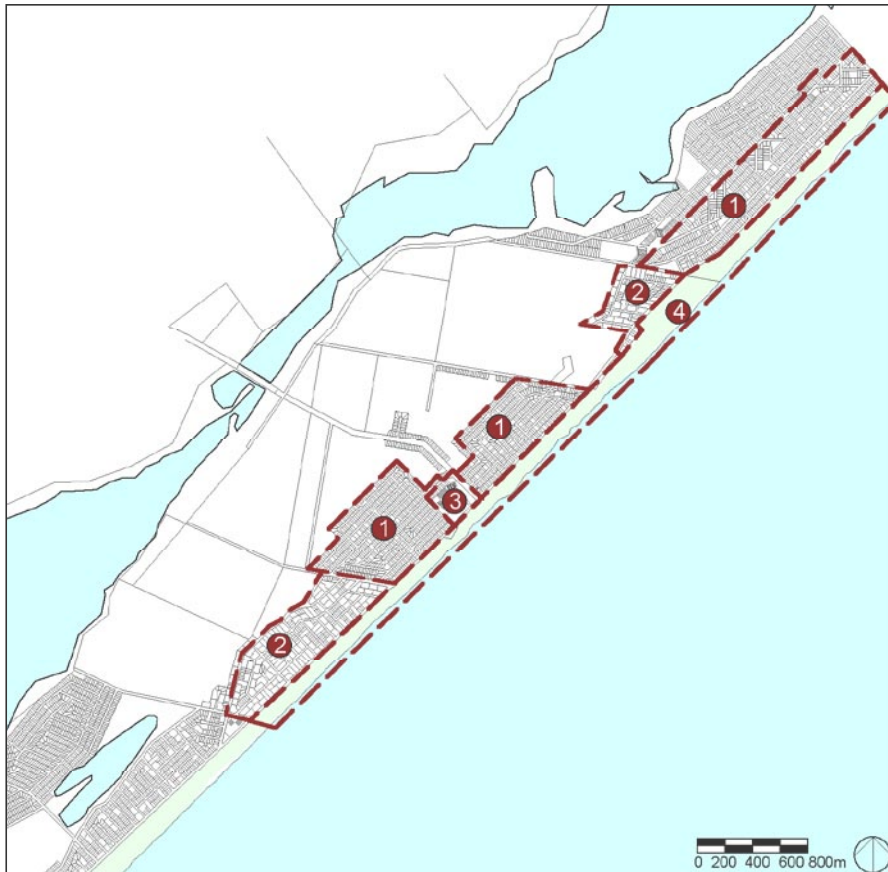
Commercial Centre 3



Foodarama 3



Divided median



Character Zones:

- 1 Residential Precinct**
Generally smaller lot residential development. Natural setting is highly modified in some areas.
- 2 Restructured Residential Precinct**
Residential development on larger lots. More extensive areas of remnant native vegetation.
- 3 Village Centre Precinct**
Commercial and civic area. Improvement required to public realm and building design.
- 4 Foreshore Precinct**
Public reserve, part of National Park.



COASTAL TOWNS DESIGN FRAMEWORK

Golden Beach / Paradise Beach Design Guidelines

INTRODUCTION

The purpose of these guidelines is to encourage better site planning, building and design outcomes in the townships of Golden Beach and Paradise Beach. These guidelines relate to general development within the town and are based upon an analysis of the existing urban character, the vision for the town and the context of the landscape setting as defined in the Coastal Spaces Landscape Assessment Study (DSE 2006).

These guidelines are to be considered in relation to planning permits required under the provisions of the Design and Development Overlay – Development in Coastal Settlements in the Wellington Planning Scheme.

EXISTING URBAN CHARACTER ASSESSMENT

Refer to Cover Sheet for map, assessment and photographs.

URBAN DESIGN FRAMEWORK VISION FOR GOLDEN BEACH / PARADISE BEACH

"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. The town will be further developed as an important node for the Shire."

COASTAL SPACES LANDSCAPE ASSESSMENT STUDY

Statement of Significance – Ninety Mile Beach Coast

Nowhere else in the country, if not the world is there such a long stretch of uninterrupted beach. This unparalleled linear landscape with its combination of sandy beaches, low dunes, peninsulas, and wetlands is set against the wild seas of Bass Strait, is visually of state significance, and potentially of national significance in that context.

Ninety Mile Beach is protected by a series of official designations - National Park, Wildlife Reserve, and Coastal Park - that recognise the remarkable ecological and scenic values of this area. The landscape is characterised by large swathes of indigenous vegetation including coastal heath, mangroves, and dune grasses, and there are vast ocean views along its entirety. Due to its iconic landscape features and extent, Ninety Mile Beach is an international visitor destination, featuring strongly in Victoria's tourism promotion.



Golden Beach / Paradise Beach Design Guidelines

Lake Reeve is a bird habitat of international importance that is recognised under the Ramsar Convention, and the area includes Rotamah Island, a bird observatory managed by the Royal Australian Ornithologists Union. The area is also important for its Aboriginal cultural heritage significance, the dunal systems still containing many remnants and evidence of indigenous settlements.

Assessment: State Significance

DESIGN GUIDELINE OBJECTIVES

- To protect those elements of the township that contribute positively to the on-going maintenance of the valued character of the township.
- To ensure that new buildings and works respect those valued character elements.
- To allow new buildings and works that enhance and improve the natural and built environment of the township.

TOWNSHIP VALUED CHARACTER ELEMENTS

Residential Areas

- The views from the surrounding landscape, both rural and views from the water.
- The spacing between buildings and the predominantly indigenous vegetation that infills between buildings.
- The low rise form of buildings with roof forms generally below the prevailing tree canopy.
- The generally small building mass of buildings in the landscape.
- The fragmented roof forms and mostly subdued colour of buildings; a result of either their paint or cladding colour or the masking effect of vegetation.
- The open nature of development with an absence of fencing enabling safe wildlife corridors through residential properties



Golden Beach / Paradise Beach Design Guidelines

Village Centre Precinct

- Formal road reserve street tree planting.
- Integration of civic, commercial and visitor facilities.
- Visual access to the ocean from civic area.

OUTCOMES SOUGHT FROM APPLICATION OF THE GUIDELINES

Protecting the valued elements of the township

- Buildings should be sited to minimise their visual intrusion through and above the surrounding tree canopy especially when they can be viewed from distant viewpoints.
- Buildings and works should be sited to minimise excavation. Site disturbance in the form of fill or cut and fill should be avoided for houses, outbuildings or landscaping.
- The felling of existing native trees and ground flora should be minimised. Where trees or ground flora are removed, new indigenous trees or ground flora should be planted so that in time they create a canopy and masking effect that returns the development site to the natural or semi natural character that is valued by the local community.
- Wildlife corridors should be maintained through residential areas equivalent to the development conditions. This involves limiting fencing and maintaining natural vegetation on all development sites.

New buildings and works to respect the valued character of the township

- The State Government has developed Siting and Design Guidelines for Structures on the Victorian Coast. Landscape Setting types have been defined for the Gippsland coast. These Guidelines express generic principles for sustainable coastal design and are to be considered in relation to all site specific design responses.
- The Coastal Spaces Landscape Assessment Study has analysed the significance of coastal landscapes in the region. Protection of the valued landscape character elements of the area is to be achieved through the application of Significant Landscape Overlays in the non-urban areas and Design and Development Overlays in the urban areas. The valued coastal landscape character elements of the applicable sub-region are to be considered in relation to proposals for development. Projects are to be implemented having regard to the Best Practice Policies.



Golden Beach / Paradise Beach Design Guidelines

- New or renovated residential and service buildings should be complementary and subservient within the designated landscape. New buildings derived from another context and poorly sited can intrude upon a coastal town's landscape in a way that is disappointing to the local community and visitors alike.
- While there is a place for new and old architecture in every context, coastal towns in Gippsland generally derive their character from the prevailing natural landscape and a built form of modest buildings with framed construction, coloured and clad to merge with the local natural landscape character. These are the attributes, expressed through contemporary architecture that the guidelines seek to encourage.
- Buildings should be sited to respect the amenity and privacy of neighbouring properties.

PARTICULAR CHARACTER ELEMENTS OF GOLDEN BEACH AND PARADISE BEACH TOWNSHIPS THAT SHOULD BE RESPECTED AND REINFORCED

Residential Precincts (Area 1)

This area is a mixture of developed and undeveloped smaller lots. The developed areas are generally in close proximity to the Golden Beach town centre and contain houses and gardens of a range of periods and styles from pre war to the current period. Remnant pre-development vegetation exists in some parts. Roads are a mix of sealed and unsealed with a minority of houses on higher land having distant views. The undeveloped areas contain remnant coastal heath land with a minority of blocks developed with small holiday cottages. Roads are unsealed. These areas are created on former dune formations.

Design Guidelines

- Minimise building footprints and site excavation.
- Avoid native vegetation removal in siting buildings and providing access to and within the site.
- Limit fencing that restricts native wildlife movement.
- Gardens should be developed with predominantly indigenous species.
- Heritage building styles and suburban project homes should be avoided with preference given to simple recessive architecture.



Golden Beach / Paradise Beach Design Guidelines

Restructured Residential Precinct (Area 2)

This area contains larger residential lots and is partially developed. Where development has occurred, housing is mostly recent and many canopy trees remain but understorey vegetation is substantially modified. Undeveloped areas contain remnant coastal heath land. Roads are unsealed.

Design Guidelines

- Minimise building footprints and site excavation.
- Avoid native vegetation removal in siting buildings and providing access to and within the site.
- Limit fencing that restricts native wildlife movement.
- Gardens should be developed with predominantly indigenous species.
- Heritage building styles and suburban project homes should be avoided with preference given to simple recessive architecture.

Village Centre Precinct (Area 3)

The canopy vegetation, both natural and introduced, (the Norfolk pines,) are the key attributes of this area that require respect and reinforcement. New buildings should have high quality contemporary design that established a new vocabulary for the precinct. Building heights of up to levels could be appropriate in this precinct to strengthen its role as an activity centre. Master Plan design studies provide design guidance in this precinct.

Foreshore Precinct (Area 4)

The foreshore is a public reserve managed by Parks Victoria. It is characterised by beach and coastal dune vegetation with limited structures, pathways and parking areas. Development should be subservient to the natural values and aimed at protecting natural systems while allowing for limited public access and recreational use. New buildings, structures, landscaping and signage should be high quality design appropriate to the setting.

