



Department of
Sustainability
and Environment



LOCH SPORT

URBAN DESIGN FRAMEWORK

COASTAL TOWNS DESIGN FRAMEWORK
VOLUME 3

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WELLINGTON
SHIRE COUNCIL



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THE VISION FOR LOCH SPORT

“Loch Sport will be a major and central Gippsland Lakes settlement and key boating node, attractive to both permanent residents and visitors.

The town will consolidate within its boundaries and new buildings will contribute to the streetscape and respect the coastal character and environment of Loch Sport.

The town centre will become a focus for the community and will be linked through to the main access spine of the town. Excellent walking and cycling opportunities will exist throughout the settlement, which will particularly capitalise on the natural beauty of the lake foreshores.

Enhanced boating facilities will be available, the recreation reserve will function more effectively and there will exist activities and destinations for visitors throughout Loch Sport, including links to the National Parks, which will stimulate the economic and social life of the town.”

This final report details an Urban Design Framework for Loch Sport 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.

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1. INTRODUCTION

Meinhardt Infrastructure & Environment Pty Ltd heads a planning consortium that has been 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 Loch Sport 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 Loch Sport 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).



Jetty, Loch Sport

3. SETTLEMENT STUDY AREA

3.1 REGIONAL INFLUENCES

Loch Sport is located in Wellington Shire, approximately 56 km east of Sale and approximately 270 km east of Melbourne (3–4 hours drive). The town is at the end of the 28 km long Seacombe-Sperm Whale Head Road which branches east from the Longford Road that accesses Golden Beach and other areas of the 90 Mile Beach. The town is centrally situated on the Gippsland Lakes with frontage to both Lake Reeve and Lake Victoria.

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 Loch Sport are the following points:

- Wellington Shire population as a whole is unlikely to grow but will age significantly over the next 30 years.
- Loch Sport's population will be driven by retirement and an existing aged population profile will continue to expand.
- Within the planning horizon economic activity in the major industry sectors within Wellington Shire (agriculture, forestry, retail, health and community services) is expected to be stable, but significant new growth areas are not anticipated.
- 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 with close proximity to Sale. Sale will continue to provide most higher order services in this part of the region.
- Tourism activity in Wellington Shire is relatively underdeveloped, but Loch Sport has some potential for growth in the tourism sector, due to the town's unique position within the Gippsland Lakes.
- A lack of reticulated services exists in most of the project towns in Wellington. Loch Sport is not serviced by reticulated water nor sewerage. This significantly constrains future development prospects.
- Most of the project towns in Wellington Shire are low lying and are more susceptible to the impacts of climate change and sea level surges.
- Loch Sport has limited capacity for expansion and therefore a limited ability to attract younger residents and families.
- Access to the region from Melbourne and the Latrobe Valley is likely to improve in the future with highway duplication and freeway extensions. However, petrol price increases may impact on Loch Sport (and other regional locations) as a destination for visitors and for permanent residents due to a reliance on road access and will contribute to the rising cost of goods and services.
- Loch Sport is surrounded by natural areas (land and water) of State,

National and international environmental significance. Development must not adversely impact upon the environmental values of these areas.

- Loch Sport is centrally located within the Gippsland Lakes system and is relatively well served with boating facilities. No enhancement of its current boating role and function or significant addition to facilities is proposed under current strategic policy for this region.

3.2 SETTLEMENT DESCRIPTION

3.2.1 Township Profile

Loch Sport is a linear town (approximately 5.5 km long and 0.5 km wide) sited on a long ridgeline between Lake Victoria and Lake Reeve and contained at each end by National and Coastal Parks. The physical expansion of Loch Sport is thus prevented by public land constraints.

Loch Sport is a relatively self-contained settlement and lots have been substantially developed as holiday houses and permanent residences of varying scale. The town has been comprehensively subdivided and contains over 2,900 allotments and 1,396 dwellings (2001) dispersed throughout the whole subdivision. There is a large population influx during the holidays and the town gains access to the Ninety Mile Beach via a causeway across Lake Reeve.

Development along the northern foreshore (Lake Victoria) captures water views and some dwellings are of significant height. Otherwise, the character of the town is generally low-key and there is good natural tree and vegetation cover through most of Loch Sport.

Commercial development serves day to day convenience needs primarily and these outlets are dispersed in several locations throughout the town. A small industrial estate, mostly undeveloped exists at the western edge of the town. Some community services and facilities are available (police station, primary school, health centre, community hall) and are associated with some of the commercial areas. An extensive recreation area containing a golf course, camping ground, oval, RSL exists on the western town edge.

Boating is a major recreational activity. The Yacht Club and major public boat ramp exist at the western end of town. A commercial marina is centrally located and a smaller boat launching area is provided towards the eastern end of the town. Littoral drift along the northern shoreline causes erosion and sand deposition that requires regular attention to maintain boat access.

Roads within the town are fully sealed, but there is no provision of footpaths for pedestrians. The subdivision pattern has not been based on an hierarchical road function. There are numerous cross roads and way finding is difficult.

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,



Dwellings sited within vegetation and on the ridge line



Loch Sport Marina and significant housing adjacent

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.

Based on this framework an overview of the role and development potential is provided in Appendix A. In this context the future for Loch Sport in relation to the other coastal towns within the study area is as a **Town that will develop within its existing boundaries**. Public land adjacent to the town constrains outward expansion, but development within the existing subdivided area is dependent on the reticulation of water and sewerage to protect environmental quality. With the provision of appropriate infrastructure, Loch Sport is set to remain one of the two major Wellington coastal towns (together with Golden Beach / Paradise Beach) and develop as an important node. 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

The current population of Loch Sport is approximately 959 persons (2001 Census). Loch Sport's resident population has increased at an annual average rate of 4.2% over the 15 years to 2001 compared to Wellington Shire's average rate of decline of 0.3%. It is likely that the Loch Sport population will continue to offset population losses in the rest of the Shire over the period to 2031. If the growth rate of the previous 15 years is maintained the resident population could rise to 3,240 persons. However, land and development constraints are likely to prevent this rate of growth and the ageing population is likely to result in a high rate of persons moving to be closer to the services of a major town.

Loch Sport had some 1,396 dwellings at the time of the 2001 census and 62.6% of these were unoccupied on Census night. This underscores the importance of the area as a holiday centre and the highly seasonal population levels. The vacancy rate has declined steadily over the past 20 years with the settlement of more permanent residents (from 85% in 1981). The mean number of persons per occupied dwelling was a low 1.8 on Census night. Should this ratio be maintained in the peak holiday season and 90 per cent of dwellings were occupied the local population would rise to at least 2,260 persons (2.4 times the permanent population).

It is unlikely the population growth of Loch Sport can be maintained at the previously high level. The Wellington Population Analysis: Issues and Discussion Paper, prepared by the National Institute of Economic and Industry Research suggests an upper limit to population by 2026 of 1,475 persons, which represents an increase of 515 persons (53.4%). The town population has potential to increase due to the total number of

allotments in the town, however significant dwelling vacancy rates and low household occupancy rates would affect the permanent population levels at 'full development'.

The median age of Loch Sport residents is 52, with approximately 34.8% of the population aged over 65. This is significantly older than the median age for Wellington Shire, which is 37 years. The employment participation rate is 23%, compared to 61% for Regional Victoria. The unemployment rate at the time of the Census was a very high 26.5%. This reflects the largely retail based local economy, the age profile of the community and Loch Sport's relative isolation, which makes job access to other areas difficult.

The Retail sector is the main employing industry, representing 22.9% of all employed Loch Sport residents. The next largest sector is the Construction industry with 21.4% of employed residents; this reflects the strong growth experienced in the region over the past 5 years.

Only 2.0% of Loch Sport residents have been educated to degree level and above compared to the Regional Victoria average of around 29.3%. The median weekly family and household incomes are around 40% lower than for Regional Victoria, but individual incomes are roughly equivalent. This indicates that a high proportion of households and families have only one source of income, which is not surprising given the average age of the community and the low ratio of persons per household.

3.2.4 Natural Resources

General Description

Loch Sport, in the Gippsland Plain Bioregion, is located within a landscape characterised by a high degree of 'naturalness', a function of extensive, high-quality indigenous vegetation and coastal and wetland landscapes. It is an elongated town located between Lakes Victoria and Reeve; both lakes are part of the Gippsland Lakes Ramsar site. The Lakes National Park is located immediately to the east of Loch Sport. The park occupies 2,390 hectares of low-lying woodland, coastal heath and saltmarsh, consisting of Sperm Whale Head peninsula, Rotamah Island and Little Rotamah Island.

Flora Values

The township of Loch Sport with relatively high-density residential development is clearly differentiated from its landscape context of high-quality Land Heathland and Damp Sandy Herb-rich Woodland vegetation. No cleared agricultural land occurs near the township, a function of the universally sandy nutrient-poor soils.

Within the township considerable indigenous vegetation persists, including trees as well as ground-stratum and shrub-stratum vegetation. These indigenous vegetation remnants are very important for their intrinsic values and values as fauna habitat and landscape enhancement. Increased development, whether building on presently vacant allotments or increased density, will result in major changes and erosion of flora and fauna values and landscape amenity.

The Loch Sport Camping Ground, Caravan Park and Recreation Reserve are located within remnant Heathy Woodland which confers high visual



Ninety Mile Beach access adjacent to Loch Sport

amenity and shelter and shade for residents and visitors. This area retains considerable good-quality remnant vegetation. However, this requires protection from degradation associated with recreational activities and the incursion of some serious environmental weeds. There is little or no recruitment of indigenous species, notably trees, evident in this general area.

Fauna Values

The southern fringe of Loch Sport forms an important interface with Lake Reeve, 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.

More than 190 species of birds have been recorded in The Lakes National Park, including the threatened White Bellied Sea Eagle, and the Little Tern.

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 Loch Sport has been classified as follows:

High Quality Areas - high-quality, structural and floristically intact indigenous vegetation, predominantly Heathy Woodland, Sand Heathland and Coastal Saltmarsh. Estuarine Wetland occurs in the surrounding lakes.

Existing Modified Open Space - Caravan Park, Camping and Recreation Reserve and Golf Course. Fragmented remnant vegetation with (i) playing fields and fairways, but of relatively high quality, (ii) overstorey trees in caravan park with fauna habitat, landscape and amenity (shade, protection) significance.

Existing Modified Residential Areas - high-density residential areas, often with remnant indigenous trees (Banksia, Eucalyptus etc.) of habitat and landscape significance.

Refer Plan 1 Loch Sport Vegetation Quality Plan.



Prominent street tree planting

Acid Sulfate Soils

Mapping of potential coastal acid sulfate soils by the Department of Primary Industries (2003) indicates an extensive area of probable acid sulfate soils in the eastern part of the subdivided area of Loch Sport. The identified area covers the whole of the estate from just outside the town entry to the Marina and then extends along the Lake Reeve environs approximately to Camerons Road. Disturbance of acid sulfate soils can release sulfuric acid into the environment through oxidisation processes. Further investigation of this potential hazard would be required before any significant land disturbance occurred in these 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 Loch Sport in particular, the recommended 1 in 100 year flood level is 1.9 metres (an increase of 400mm to the level established in 1981).

These new levels were gazetted in January 2006 and they are expected to be incorporated in appropriate planning scheme amendments during 2007.

3.2.5 Constraints to Development

There is very little opportunity to expand development in Loch Sport.

The pressure for redevelopment of existing blocks will place elevated pressure on the remnant indigenous vegetation which is already under severe long-term threat from degradation pressures. The recent trend to build new or expanded houses that capture views will result in the removal of many trees and associated remnant understorey vegetation. Removal of any trees, in particular Coast Banksia, should be avoided and be subject to the Native Vegetation Framework where applicable.

3.2.6 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 Loch Sport area, there exist:

- A few known pre-contact Aboriginal heritage value sites;
- Two Register of the National Estate listings (Gippsland Lakes Coastal Park, Seacombe Loch Sport Road, Loch Sport, The Lakes National Park, Loch Sport);
- 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, Loch Sport 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 a detailed survey of cultural heritage values has not been undertaken in Loch Sport and the potential for further (unrecorded) Aboriginal heritage sites to occur is extremely high.

4. PLANNING AND DEVELOPMENT CONTEXT

4.1 STATE / REGIONAL PLANNING POLICY

Various policies for the State and region are applicable to Loch Sport. 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.



Main boat launching ramp at Loch Sport

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



Housing and boat ramp at eastern edge of town



Erosion on Lake Victoria foreshore

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.

Loch Sport is considered a priority for an effluent disposal and water supply system. All new residential allotments in Loch Sport must be serviced with reticulated water and sewerage.

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.

Surface water pollution and habitat disturbance. In particular, investigations have revealed evidence of groundwater contamination at Loch Sport.

4.2.3 Zoning

Loch Sport is flanked at both ends by areas of public land. The Lakes National Park abuts at the eastern end and the Gippsland Lakes Coastal Reserve at the western end are 'bookends' of Public Conservation and Resource Zone (PCRZ) that define the township area.

The predominant zoning in Loch Sport is Residential 1 (R1Z), while pockets of Business Zone 1 (B1Z) are dotted throughout the township. There is a large area of Public Park and Recreation Zone (PPRZ) adjacent to the western residential area, which contains a range of public facilities including a sports ground and camping area. An area of Industrial Zone 1 (IN1Z) is located on Seacombe-Sperm Whale Head Road at the western edge of the town with a large Public Use Zone (PUZ6), Local Government abutting to the north.

Within the R1Z a planning permit is not required for a dwelling on an allotment in excess of 300 sqm. The construction of two or more dwellings on an allotment does require a planning permit. As there are few multi-dwelling developments in Loch Sport, most residential development (and associated vegetation clearance) does not require a permit under the Residential 1 Zone provisions (where not subject to the provisions of DDO3 – see below).

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

Refer Plan 2 Loch Sport Zoning and Overlay Controls Plan (DSE 2006).



Two storey dwellings with views in R1Z



Dwelling, Loch Sport

4.2.4 Overlays

Design and Development Overlay (DDO1) – Industrial Areas

DDO1 aims to provide for well planned industrial estates that comprise quality development. The overlay ensures that applications for use and development meet requirements relating to infrastructure, site layout and landscaping. DDO1 only applies to the small industrial area at the western end of the town.

Design and Development Overlay (DDO3) - Coastal Towns

DDO3 aims to ensure that development does not detract from the natural and built character of coastal towns and considers the effects of building heights. A permit is required to construct or carry out works on buildings greater than 7.5 metres in height and matters of privacy, overshadowing and the impact on the streetscape, views and general character are considered. This overlay applies to the whole of Loch Sport, with the exception of the small industrial area at the western end of the town.

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 provided), works and subdivision.

This overlay only applies to public land at the western end of Loch Sport, including the recreation reserve.

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. This overlay generally applies along the shore of Lake Reeve and affects a very small amount of private land. A permit is required for vegetation removal/alteration, building construction, works and subdivision.

Environmental Significance Overlay (ESO6) - Consolidation Areas

This overlay applies to two areas of land that have been subdivided into small commercial lots and adjacent lots - located on south-west intersection of National Park Road and Goodlett Avenue and on the south side of Basin Boulevard, opposite the commercial marina.

This overlay aims to restrict development to ensure that the lot size is sufficient to accommodate effluent disposal. Restructuring of these lots is sought.

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 the shores of Lakes Reeve and Victoria and affects some private land, primarily on the southern edge of the town. A permit is required for building construction, works and subdivision and referral to the relevant floodplain management authority is required.



Groynes to control foreshore erosion

Refer Plan 2 Loch Sport Zoning and Overlay Controls Plan (DSE 2006).

The existing overlays, with the exception of DDO3, primarily affect public land on the perimeter of the town with the principal objective of protection of the natural environment. There is little management guidance provided on development within the residential area. DDO3 only applies to some two storey buildings (those in excess of 7.5 m height) and adds little to the considerations applicable in Clause 54 of the planning scheme. ESO 1 provides for a wide range of general considerations but does not apply to any residential or commercial areas. More particular design and siting guidance would assist protection of character and environmental quality decision-making. There are no vegetation protection controls applicable to most of the developable land, although the provisions of the SPPF may require Net Gain outcomes in certain circumstances.

4.3 DEVELOPMENT SUMMARY

4.3.1 Building Approvals

Between the 1991 and 2001 Census, Loch Sport averaged 20 new dwellings per annum. There were 111 building permits issued for new dwellings in Loch Sport between 2000 and 2004. This rate of development is consistent with earlier periods but relatively high when compared to other settlements within the study area.

4.3.2 Land Supply

The freehold land at Loch Sport has been comprehensively subdivided into small residential allotments. Larger land parcels for development can only be achieved through the consolidation of these smaller allotments. An estimated 1,500 vacant allotments exist within the town (52.5% of total supply). There is potential to effectively double the current number of dwellings at Loch Sport.

4.3.3 Infrastructure

Loch Sport does not have reticulated water or sewerage and very limited stormwater drainage provision. Onsite waste disposal is the current means of sewerage treatment. Soils at Loch Sport are highly porous and Council's MSS notes that testing of groundwater quality at Loch Sport has revealed contamination. Reticulated water and sewerage is required for the further development of Loch Sport. The relevant water authority for this settlement is Gippsland Water.

Loch Sport 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.

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:

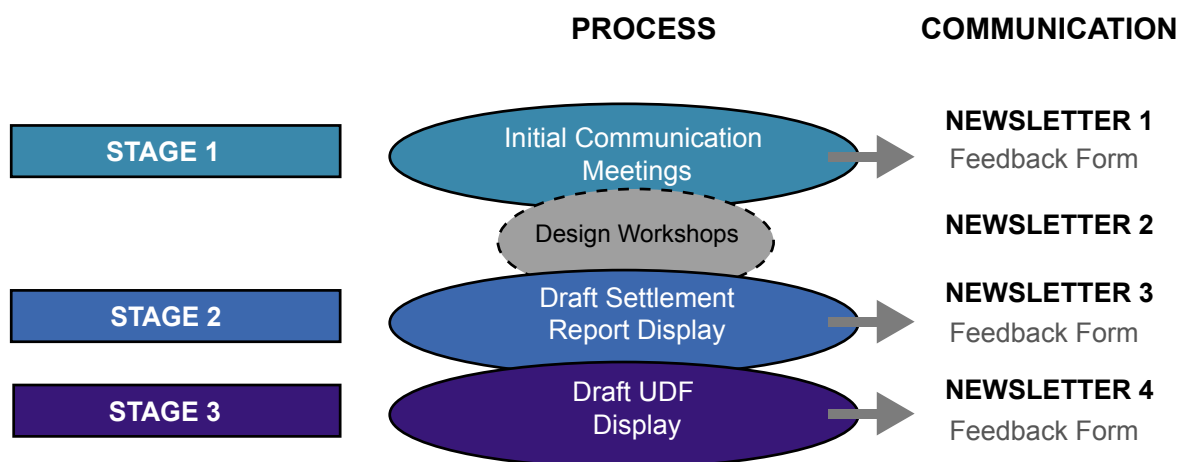
Stage 1: Initial Community Meetings and feedback

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).



The natural environment is highly valued by the community

5.2 KEY MATTERS FROM COMMUNITY FEEDBACK

A summary of the information provided by the Loch Sport community in Stages 1 and 2 of the consultation process is provided in Attachment D – Community Consultation Summary

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



High level of community interest

Stage 1

Loch Sport

Key Issues from Initial Public Consultation

(Approximately 250-300 people attended the consultation meeting and 107 submissions were received)

Community Values

- Peace and quiet.
- Unspoilt and natural environment, wildlife.
- Rural atmosphere.

Key Issues

- Road safety.
- Protection of natural environment / wildlife habitat.
- Inadequate boating facilities / water access.
- Impact of development.
- Pedestrian access.

Priority Improvements

- Pedestrian / bike circulation to be given priority.
- Fishing facilities and lake / beach access.
- Initiate regular town maintenance.

Stage 2

Loch Sport

Draft Settlement Report Feedback

(20 submissions were received)

Major Issues

- Vision – generally supported.
- Objectives – supported; some opposition to town centre concept; more emphasis required on availability of water access; strong support for improved pedestrian circulation and safety and improved building siting controls.
- Strategies – Need for improved boating facilities and maintenance of existing facilities; support for enhanced / improved town entry.

Other Comments

- Improved street lighting required.
- Better funding for public area maintenance required.
- Range of comments that generally support enhanced environmental protection and pollution prevention.
- Mosquito control a priority.

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

The natural setting of Loch Sport has determined its linear form and thus development is dispersed along a significant distance. Limited and dispersed commercial and public facilities have provided neighbourhood focal points but deprived Loch Sport as a whole of a town centre.

As further residential development occurs and the permanent population grows the reinforcement of a focal point for future commercial and community services with improved linkages will help create a unified character.

There is a recent trend to build large houses that capture water views and these dwellings often impact on the streetscape and affect the amenity of neighbouring properties. Significant vegetation removal has accompanied the development of many sites affecting streetscapes and landscape character.

A set of design guidelines could be introduced to prevent adverse impacts on built and natural landscape character and amenity while allowing dwellings to capitalise on views.

7.1.2 Environment

New residential development has often included extensive natural vegetation removal on the site. Pressure to remove remnant vegetation will increase as the remaining vacant lots are developed. Current planning provisions do not provide for vegetation protection and controls to address this are required.

The lack of reticulated sewerage has resulted in contaminated groundwater. Incremental worsening of this situation can be expected with further development and an upgrade of services (ie, provision of reticulated sewerage and water) should be a priority to address this issue.

Acid sulfate soils are likely to exist across a large area of the town. A more detailed investigation of the extent and depth is required.

There is active sand movement on the northern foreshore with areas experiencing erosion and accretion occurring elsewhere. This foreshore requires ongoing management and rehabilitation in some locations.



The Lodge commercial area



Commercial development at marina



Secondary boat launching area

7.1.3 Activities

The dispersed retail and commercial activities are not likely to satisfy longer term future commercial needs. The development of a town centre around Second Street will provide opportunities for the future development of business uses and the location will function as a community hub. Increased residential densities may also be appropriate in this area. Existing commercial facilities that are dispersed throughout the town can continue to serve neighbourhood needs.

Boating is a significant recreational activity and improvements for boat launching, visitor moorings, on-shore facilities and refuge are desirable. Boating growth on the Gippsland Lakes generally makes Loch Sport an important boating activity node that is centrally located between the eastern and western extremities of the Lakes. Further marina development particularly to provide a safety refuge has been advocated by the local boating club and the community in consultation. The need for additional facilities should be investigated in the context of boating growth in the Lakes generally. Local investigations should evaluate the suitability of a site at the western end of the town and the potential environmental impacts.

The area around the existing commercial marina also offers a location for complementary water-based recreation uses and visitor accommodation.

The recreation reserve located near the town entry accommodates a variety of activities, housing the primary school, RSL and caravan park. The functioning and appearance of this space could be improved, particularly road access, parking, signage and landscaping.

Foreshore improvements including walking trails or shared paths and nodes with seating and interpretive signage would enhance the natural assets of the town.

There is insufficient visitor information available in relation to the areas of National Parks in proximity to Loch Sport.



Walking trails are to be further developed



Improve signage and way finding at key intersections

7.1.4 Movement and Access

Sanctuary Road / National Park Road is the spine of the town, however it lacks any special definition and does not have a clear role as the main access route. Clear definition of the main access route through landscape treatment and traffic management devices will enhance the spine of the town.

Internal links are not strong and focal points within the town are not immediately apparent. Vehicle access through residential areas to the Ninety Mile Beach is poorly defined, and bicycle and pedestrian access to the ocean beach should be improved.

Pedestrian access is limited in some areas and cycling on the road can be dangerous. There is an incomplete system of pathways linking the natural areas around the town. Links from National Park Road to activity focal points and to destinations along the shores of the two lakes need to be improved. Provision of a walking trail along the foreshore of Lake Reeve and an improved shared path along the foreshore of Lake Victoria, and possibly a path along National Park Road with defined north/south links, are needed to connect the town.

As the permanent population ages many residents will be increasingly dependent on services available in Sale. A bus service to Sale commenced in May 2005 and the demands for such services are expected to grow.

8. STRATEGIC FRAMEWORK

The strategic direction for Loch Sport 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.



Retain attraction of camping ground

8.1 VISION

The way forward for Loch Sport addresses the significant issues identified and builds on the opportunities for enhancing the special qualities of the settlement.

The proposed vision for Loch Sport 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.

“Loch Sport will be a major and central Gippsland Lakes settlement and key boating node, attractive to both permanent residents and visitors.

The town will consolidate within its boundaries and new buildings will contribute to the streetscape and respect the coastal character and environment of Loch Sport.

The town centre will become a focus for the community and will be linked through to the main access spine of the town. Excellent walking and cycling opportunities will exist throughout the settlement, which will particularly capitalise on the natural beauty of the lake foreshores.

Enhanced boating facilities will be available, the recreation reserve will function more effectively and there will exist activities and destinations for visitors throughout Loch Sport, including links to the National Parks, which will stimulate the economic and social life of the town.”

8.2 KEY OBJECTIVES AND STRATEGIES

OBJECTIVE 1:

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

STRATEGIES:

- 1.1 Encourage further business uses to locate in the Business 1 Zone area around Second Street.
- 1.2 Encourage medium density residential development in proximity to the town centre.
- 1.3 Provide a suitably designed and located multi-purpose community centre as a key facility for the town centre.
- 1.4 Allow other Business 1 Zone areas throughout the town to retain a local neighbourhood convenience service role.
- 1.5 Develop effective public spaces within the town centre to provide for passive recreation.
- 1.6 Establish visual and access links to the foreshore of Lake Victoria and to National Park Road.
- 1.7 Establish pedestrian and cycling links to and from the town centre to the rest of Loch Sport.

OBJECTIVE 2:

To define the major access route as the central spine of the town.

STRATEGIES:

- 2.1 Ensure the town entry provides a sense of arrival.
- 2.2 Introduce landscaping treatments that define the road edge and express the importance of the route.
- 2.3 Introduce traffic management devices to control flow and improve pedestrian and cyclist safety, as appropriate.
- 2.4 Provide suitable signage at key intersections along National Park Road to assist wayfinding.

OBJECTIVE 3:

To improve pedestrian circulation and safety.

STRATEGIES:

- 3.1 Develop walking trails or shared paths along the foreshores of Lakes Reeve and Victoria and provide seating etc.
- 3.2 Develop a shared path along National Park Road and provide links from the central spine to destinations throughout the town.



Enhance public realm in town centre



Rationalise signage at town entry



Informal walking path on Lake Victoria foreshore



Significant remnant vegetation on many lots



Building sited to maximise views



National Park Road / Sanctuary Road
- Improve signage and provision for pedestrians

OBJECTIVE 4:

To minimise the environmental impacts of development.

STRATEGIES:

- 4.1 Pursue the introduction of reticulated sewerage and water.
- 4.2 Encourage the protection of remnant indigenous vegetation.
- 4.3 Avoid the removal of Coast Banksia.
- 4.4 Apply the Native Vegetation Framework.

OBJECTIVE 5:

To improve the design and siting of buildings.

STRATEGIES:

- 5.1 Provide a set of design guidelines applicable to the unique character of Loch Sport that address in particular, vegetation clearance, site disturbance, building height, colours and materials and fencing.
- 5.2 Ensure a mechanism in the planning scheme will allow for the use of these guidelines to assess planning permit applications.

OBJECTIVE 6:

To enhance the town's role as a boating centre.

STRATEGIES:

- 6.1 Investigate the need for a public marina and boating refuge facilities.
- 6.2 Provide facilities to promote boating visitation to Loch Sport from other boating centres in the Lakes network.

These strategies are illustrated in the Loch Sport Strategy Plan, which establishes a proposed town boundary, describes intended future land use, indicates pedestrian links and identifies the sites of proposed key projects.

Refer Plan 4 Loch Sport Strategy Plan.

9. IMPLEMENTATION

9.1 INTRODUCTION

The Urban Design Framework for Loch Sport 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 Loch Sport 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 Loch Sport. 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 implement them.

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.

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 Description

A master plan has been prepared for the Lake Street commercial area to suggest how it could be developed in the future to become the clear commercial and community focus for Loch Sport (Refer Plan 5).

Development of this site is not intended to displace other established commercial areas in Loch Sport however new development should concentrate commercial, community and tourist facilities in this location that has space and an attractive setting. In this location the maximum advantage can be taken of synergies between these uses to the benefit of both visitors and the local community. Development of this plan will require Council leadership in the reconfiguration of property boundaries and development of the public realm.

Town Centre Improvement

1. Extension of Second Street directly through to Lake Street

This is suggested to create a site and desire line from Sanctuary Road through to the town Centre and Lake Victoria foreshore. This will also enable the development of a cross-town shared pathway.

2. Loch Sport Multi Purpose Centre

This large site should be developed for public uses such as health services, library, senior citizens activity room, meeting rooms and preschool / occasional care. This building should be developed with two public frontages and feature two storeys on the north / west side. The location suits these uses because of its proximity to the shopping area and foreshore open space.

Some limited land acquisition is required to facilitate this multi-purpose centre and its Second Street extension.

3. Commercial / mixed use area

This area is reduced in size (over current zoning) but is still possibly larger than the long term needs of the community. We suggest that it is redeveloped in stages from the southern end or First Street as demand requires. We also recommend that the site is developed for mixed use with up to two levels of apartments or visitor accommodation above the ground level commercial frontage to maximise the water views. An additional line of one or two level accommodation is suggested with a 3 metre garden setback behind a new footpath in Campbell Street. Parking or garages for these units and the commercial units should be accessed from rear laneways. Consistent terrace form buildings are preferred to freestanding developments on these sites.

4. Public frontage to commercial buildings

This space is proposed to be progressively upgraded to create the feel of a low key town square. A new hard paved 5 metre wide pedestrian promenade is proposed extending from the property frontages. Parallel parking is replaced with double sided 90 degree parking to achieve the

most efficient layout and to minimise road pavements and maximise open space. Lake Street would be narrowed to 5 metres and edged with kerb and channel throughout to restrict car movement. Some parallel spaces are provided on the south side for caravans and large vehicles. A limited number of 90 degree spaces facing the water are suggested for access to the reserve away from main view lines. The existing open space is retained and further developed for gathering and casual use.

5. Possible visitors jetty

A new jetty is suggested extending from an existing groyne wall to enable touring boats to stop for food or provisions.

6. Carpark in front of multi purpose centre and improvement of public foreshore

This carpark would be developed with the centre to match the adjoining promenade and commercial area carpark. Allowance has also been made to improve facilities in the adjoining foreshore parkland.

Other Improvement Projects

7. Pedestrian connections

New pedestrian / cycle, 2.5 metre concrete or bitumen path is suggested to connect the town centre and foreshore. A water edge path circuit is proposed to be established building on existing paths.

9.2.2 Cost Estimates 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 Projects, Indicative Costs 2006

Project summary	Anticipated cost government sector(2006)	Anticipated cost private sector (2006)	Project priority
1. Extension of Second Street directly through to Lake Street	\$1,052,982		Early
2. Multi purpose Community Centre	\$3,780,000		Early
3. Commercial / mixed use area		\$8,761,669	Early
4. Public frontage to commercial buildings	\$580,489		Early
5. Possible visitors jetty	\$151,200		Medium
6. Carpark in front of multi purpose centre and improvement of public foreshore	\$127,862		Medium
7. Pedestrian Connections	\$530,740		Early
TOTALS	\$6,223,273	\$8,761,669	

* Note: Funding sources include grants, special rate or charge schemes, capital works allocations etc. Land acquisition costs for items 1 and 2 are not included.

9.3 PLANNING SCHEME PROVISIONS

To assist the implementation of the Vision, objectives and strategies for Loch Sport 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 Loch Sport Strategy Plan included in this clause.

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

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

Manage development of Loch Sport 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

There are no changes proposed to the existing Residential Zone, Industrial Zone or public land zone boundaries. Minor boundary changes to the Business 1 Zone in Lake Street may be required to implement the

Master Plan for this area. In the longer term, provision for the Business 1 Zone may extend along Second Street between Campbell Street and Sanctuary Road.

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.

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



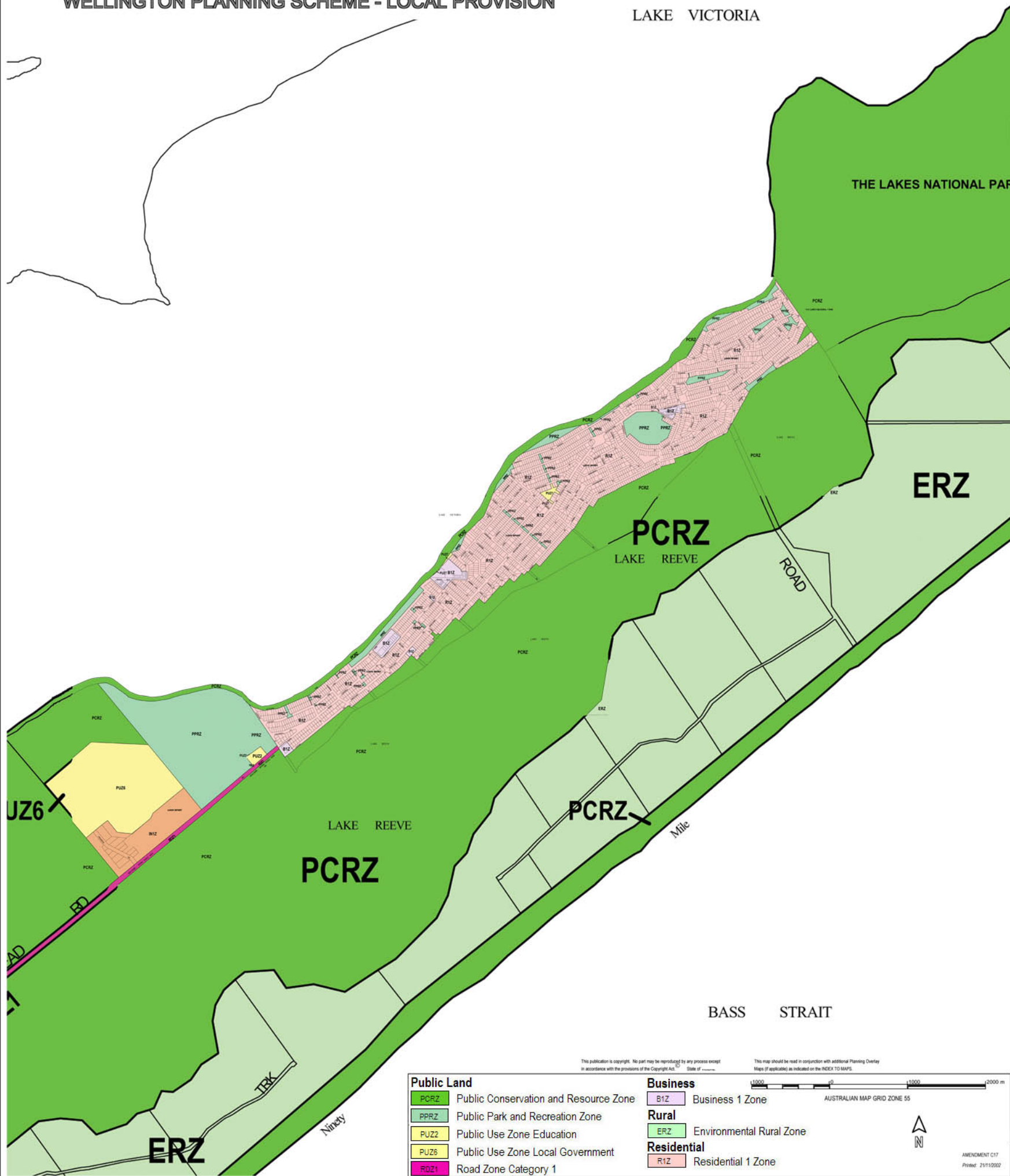
Key:

- HIGH QUALITY AREAS**
 High-quality, structural and floristically intact indigenous vegetation, predominantly Heathy Woodland, Sand Heathland and Coastal Saltmarsh. Estuarine Wetland occurs in the surrounding lakes.
- FRAGMENTED VEGETATION AREAS**
 Caravan Park, Camping and Recreation Reserve and Golf Course. Fragmented remnant vegetation with (i) playing fields and fairways, but of relatively high quality, (ii) overstorey trees in caravan park with fauna habitat, landscape and amenity (shade, protection) significance.
- EXISTING MODIFIED AREAS**
 High-density residential areas, often with remnant indigenous trees (Banksia, Eucalyptus etc.) of habitat and landscape significance.



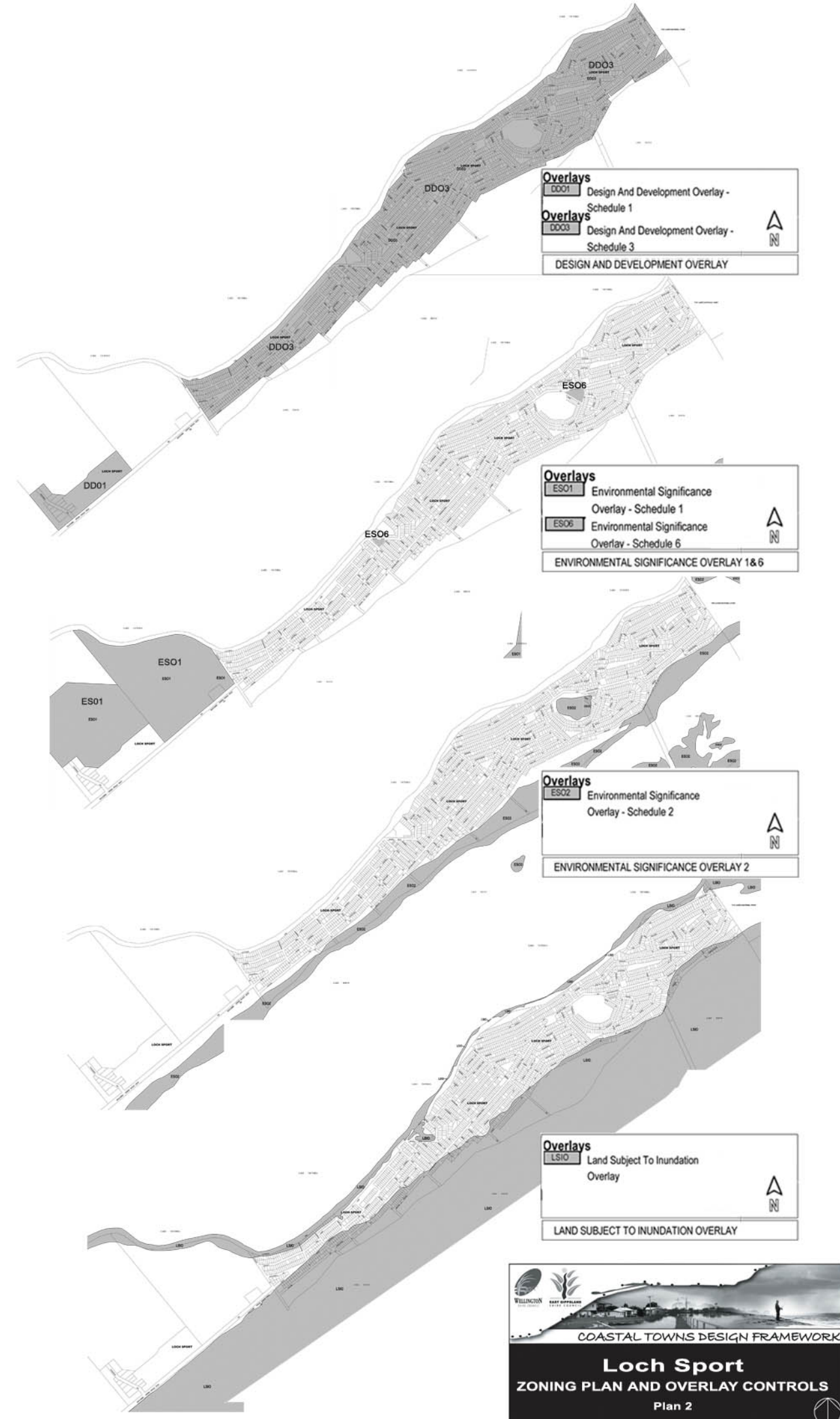
WELLINGTON PLANNING SCHEME - LOCAL PROVISION

LAKE VICTORIA



Public Land		Business	
PCRZ	Public Conservation and Resource Zone	B1Z	Business 1 Zone
PPRZ	Public Park and Recreation Zone		
PUZ2	Public Use Zone Education	Rural	
PUZ5	Public Use Zone Local Government	ERZ	Environmental Rural Zone
RDZ1	Road Zone Category 1	Residential	
		R1Z	Residential 1 Zone

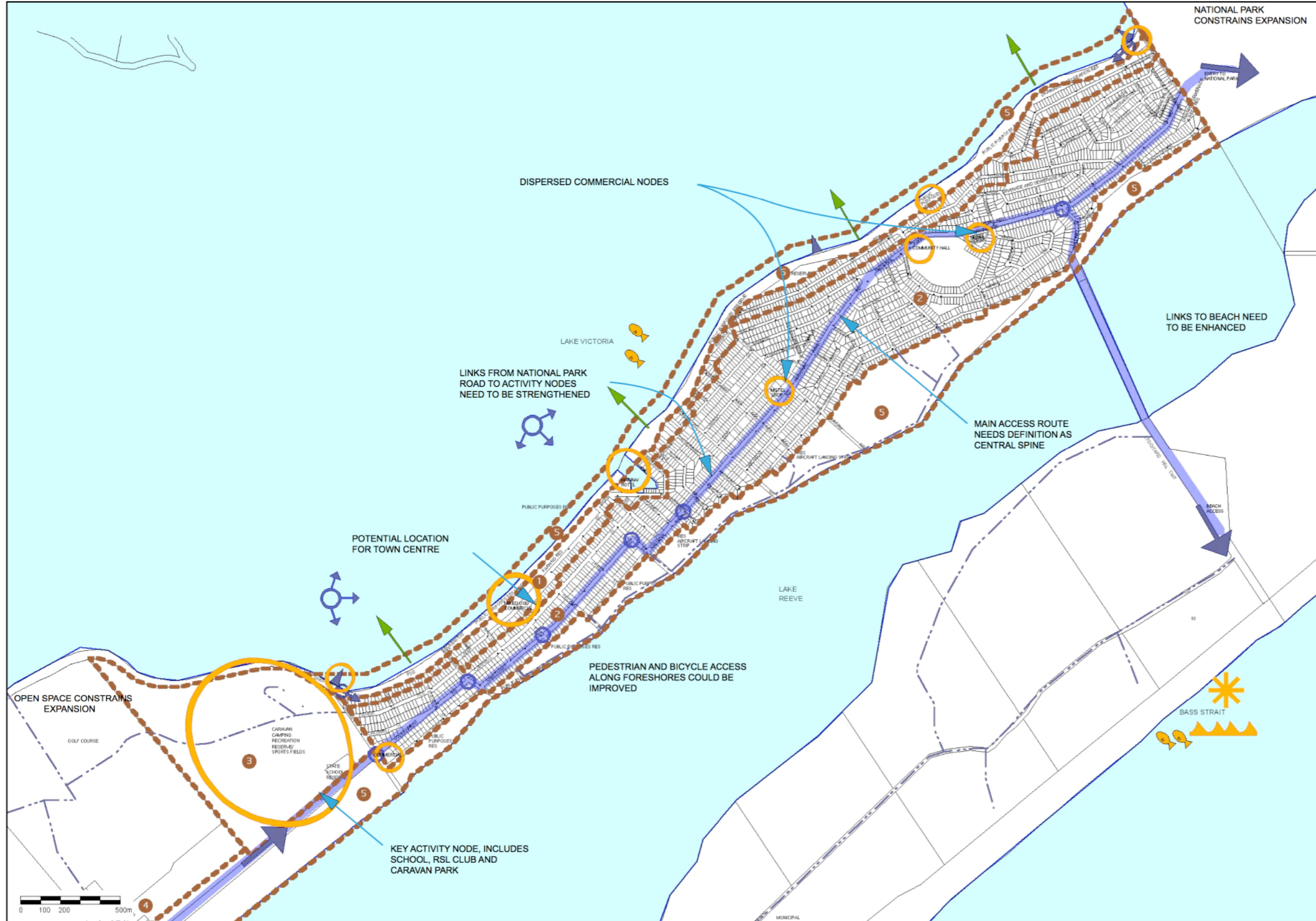
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WELLINGTON COASTAL TOWNS DESIGN FRAMEWORK

Loch Sport
ZONING PLAN AND OVERLAY CONTROLS
Plan 2

Meinhardt | Urban Initiatives | Urban Futures Consulting | Ecology Australia | Salium Corporate Resources



Character Zones

- 1 Residential precinct with lakeside views.**
This precinct extends along the entire northwest edge of the town. Views are available to open water and many lots at the northern end of the town are elevated high on the dune. Housing in this precinct varies but it includes some of the newer and larger houses designed to capture views.
- 2 Residential precinct- ocean side without views**
This precinct covers the balance of the developed residential part of the town. The south-eastern boundary is flatter with melaleuca wetland limiting views towards Lake Reeve. Housing is mixed in age and is generally quite modest in scale. This area has good vegetation that is important to its character. National Park Road is a central circulation spine for this area providing access to the beach and the National Park.
- 3 Camping and Recreation precinct**
This precinct is a large natural area to the northern side of the main road at the entry to the town. It includes the primary school, a large camping ground and recreation facilities including the RSL. This area appears to have been developed incrementally as demand for facilities has arisen.
- 4 Industrial precinct**
This precinct is at the entry to the town and it has commenced development for low-key industrial uses. It is separated from Lake Victoria by land currently zoned for conservation and recreation. Parts of this precinct are highly modified while other parts are in a semi natural state.
- 5 Foreshore Precinct**



Key

Character	Environment	Movement and Access	Activities
Precinct boundary	Views / vistas	Boat entry	Activity nodes
		Boat ramp	Recreational fishing
		Vehicular entry	Swimming beach
		Decision points	Surf beach
		Cyclist / pedestrian desire line	
		Primary access road	

WELLINGTON EAST OXFORD

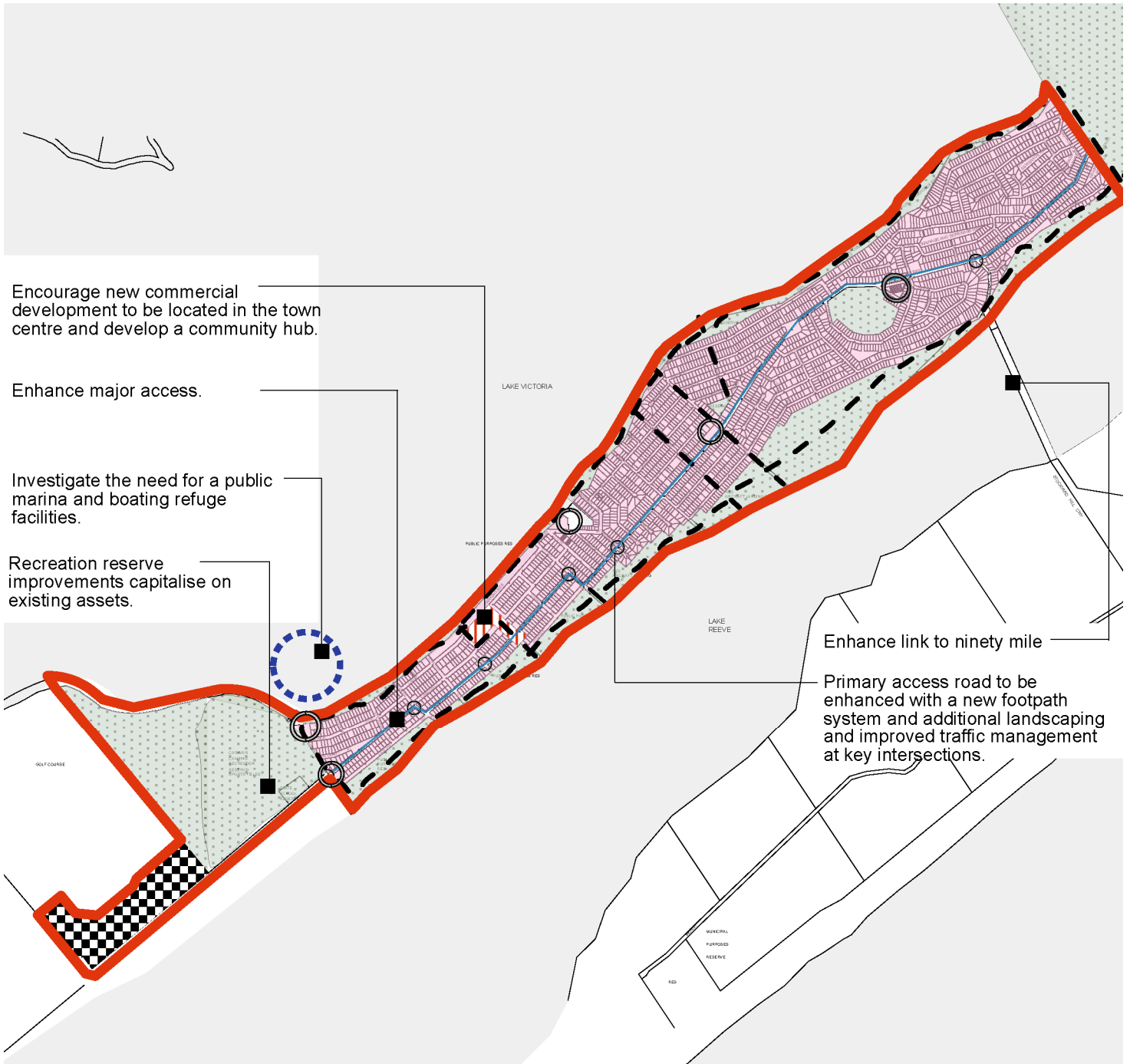
COASTAL TOWNS DESIGN FRAMEWORK

Loch Sport

URBAN DESIGN ANALYSIS

Plan 3

Meinhardt · Urban Initiatives · Urban Futures Consulting · Ecology Australia · Saturn Corporate Resources



Encourage new commercial development to be located in the town centre and develop a community hub.

Enhance major access.

Investigate the need for a public marina and boating refuge facilities.

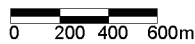
Recreation reserve improvements capitalise on existing assets.

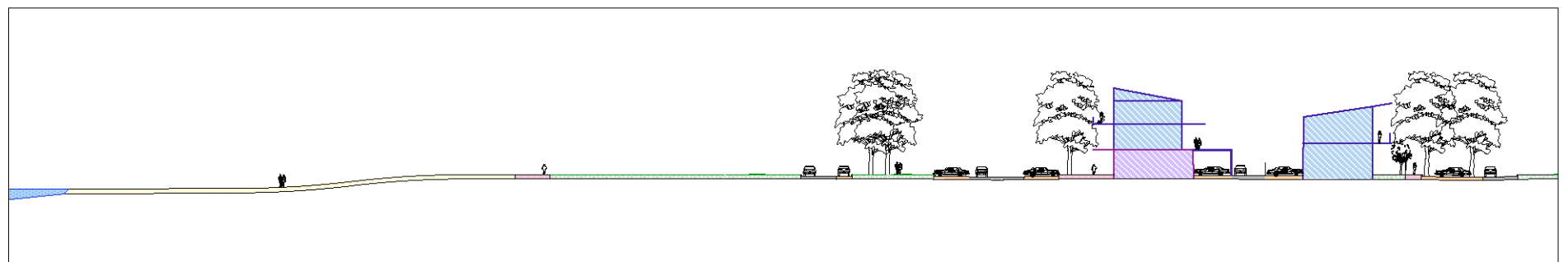
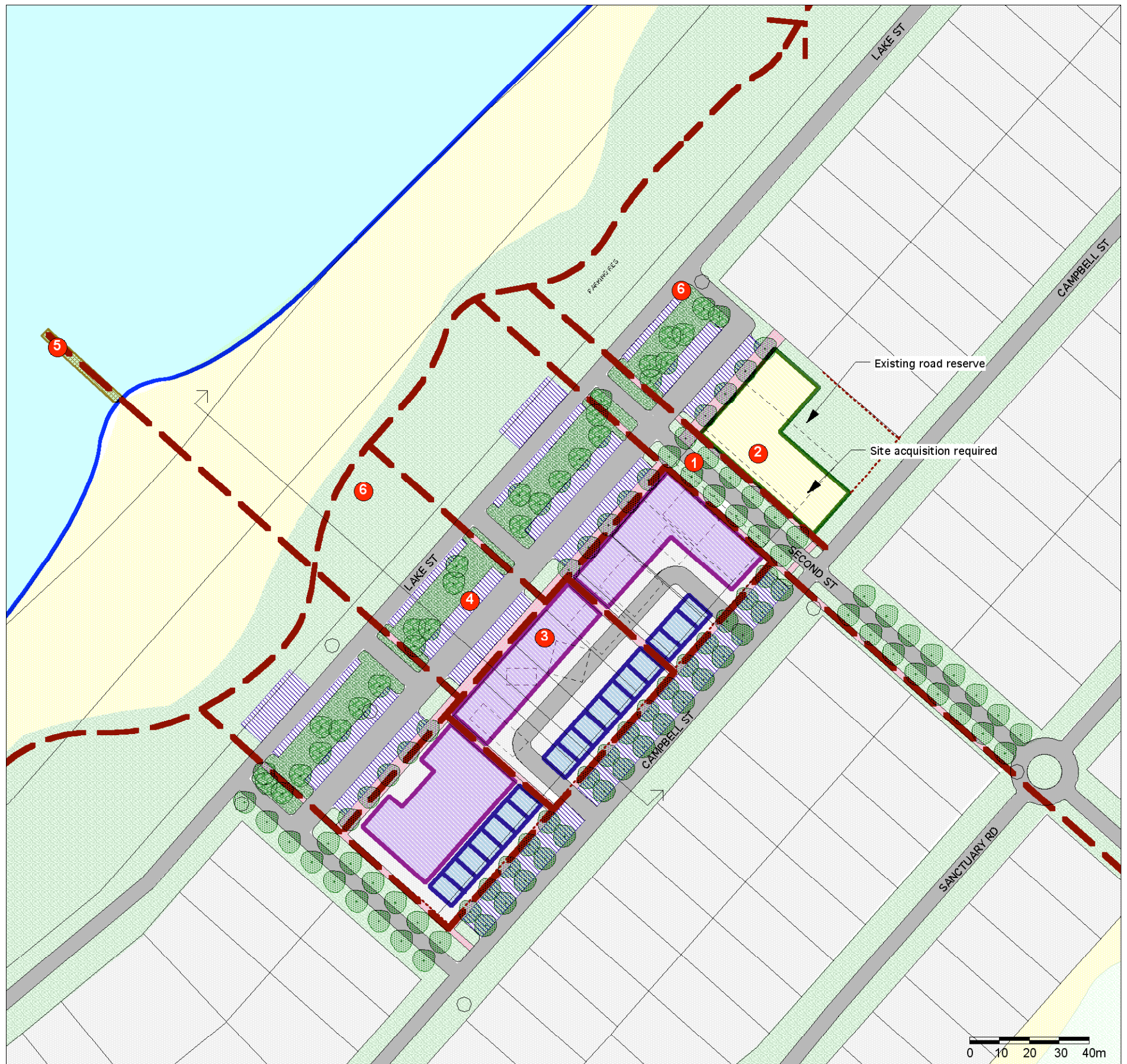
Enhance link to ninety mile

Primary access road to be enhanced with a new footpath system and additional landscaping and improved traffic management at key intersections.

Key:

- Proposed town boundary <15year
- Residential development area to 2020
- Proposed dual use path
- Key intersections
- Key areas of open space
- Minor commercial / activity centre
- Existing industrial area





Legend

Medium Density Housing	Carparking
Commercial Development	Open Space
Community Facility	New Avenue Planting
	Pedestrian Paths

This drawing shows a long term strategy for development of the Lake street commercial area as the prime town Centre and community focus for Loch Sport. Development of this area is not intended to displace other commercial areas however new development should concentrate commercial, community and tourist accommodation in this location which has space, an attractive setting and where maximum synergies between these uses can develop for the benefit of all residents and visitors.

- 1 Extension of Second Street directly through to Lake Street**
This is suggested to create a site and desire line from Sanctuary Road through to the town Centre and Lake Victoria foreshore. This will also enable the development of a cross town shared pathway.
- 2 Loch sport Multi purpose centre**
This new site is proposed to be developed with a new community building similar in use and scale to Rosedale. Uses could include a library, health services, senior citizens activity centre, community meeting rooms and a pre-school/ occasional care centre with outdoor play space. The built form proposed is a two level building facing the water with a single storey wing extending along the new section of Second Street. Primary entries will be from an extension of the pedestrian concourse facing the water. Other entries to be from Second Street. All car parking is to be provided as shared spaces to eventually form part of the shopping centre car park. Shopfront style buildings with building lines as shown are recommended. As an early public building the design of the building and landscape could set new standards and a design vocabulary for future mixed use and commercial buildings in the centre.
- 3 Commercial / mixed use area**
This area is reduced in size, (over current zoning,) but is still possibly larger than the long term needs of the community. We suggest that it is redeveloped in stages from the southern end or First Street as demand requires. We also recommend that the site is developed for mixed use with up to two levels of apartments or visitor accommodation above the ground level commercial frontage to maximise the water views. An additional line of one or two level accommodation is suggested with a 3 metre garden setback behind a new footpath in Campbell Street. Parking or garages for these units and the commercial units should be accessed from rear laneways. Consistent terrace form buildings are preferred to freestanding developments on these sites.
- 4 Public frontage to commercial buildings**
This space is proposed to be progressively upgraded to create the feel of a low key town square. A new hard paved 5 metre wide pedestrian promenade is proposed extending from the property frontages. Parallel parking is replaced with double sided 90 degree parking to achieve the most efficient layout and to minimise road pavements and maximise open space. Lake Street would be narrowed to 5 metres and edged with kerb and channel throughout to restrict car movement. Some parallel spaces are provided in the south side for caravans and large vehicles. A limited number of 90 degree spaces facing the water are suggested for access to the reserve away from main view lines. The existing open space is retained and further developed for gathering and casual use.
- 5 Possible visitors jetty**
A new jetty is suggested extending from an existing groyne wall to enable touring boats to stop for food or provisions.
- 6 Carpark in front of Multi purpose centre and improvement of public foreshore**
This is suggested to create public foreshore space with picnic facilities.



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 Loch Sport in relation to the other coastal towns within the study area is as a **Town that will develop within its existing boundaries.**

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)

LOCH SPORT

Municipality – Wellington Shire

Loch Sport, in the Gippsland Plain Bioregion, is located within a landscape characterised by a high degree of 'naturalness', a function of extensive, high-quality indigenous vegetation and coastal and wetland landscapes. It is an elongated town located between Lakes Victoria and Reeve; Lake Victoria and Lake Reeve are part of the Gippsland Lakes Ramsar site. The Lakes National Park is located immediately to the east of Loch Sport. The park occupies 2,390 hectares of low-lying woodland, coastal heath and saltmarsh, consisting of Sperm Whale Head peninsula, Rotamah Island and Little Rotamah Island.

Flora values

The township of Loch Sport with relatively high-density residential development is clearly differentiated from its landscape context of high-quality Land Heathland and Damp Sandy Herb-rich Woodland vegetation. No cleared agricultural land occurs near the township, a function of the universally sandy nutrient-poor soils.

Within the township considerable indigenous vegetation persists, including trees as well as ground-stratum and shrub-stratum vegetation. These indigenous vegetation remnants are very important for their intrinsic values and values as fauna habitat and landscape enhancement. Increased development, whether building on presently vacant allotments or increased density, will result in major changes and erosion of flora and fauna values and landscape amenity.

The Loch Sport Camping Ground, Caravan Park and Recreation Reserve is located within remnant Heathy Woodland which confers high visual amenity and shelter and shade for residents and visitors. This area retains considerable good-quality remnant vegetation. However, this requires protection from degradation associated with recreational activities and the incursion of some serious environmental weeds. There is little or no recruitment of indigenous species, notably trees, evident in this general area.

Listed in the tables below are the extant Ecological Vegetation Classes (EVCs) mapped for the Loch Sport area, 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 Saltmarshc	LC
Estuarine Wetland	LC
Wetland Formation	LC
Sand Heathland	E
Damp Sands Herb-rich Woodland	LC

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
Beardless Bog-sedge	<i>Schoenus imberbis</i>		r	
Metallic Sun-orchid	<i>Thelymitra epipactoides</i>	E	e	f
Walsh's Couch	<i>Zoysia macrantha ssp. walshii</i>		r	
Heath Platysace	<i>Platysace ericoides</i>		r	
Leafy Peppergrass	<i>Lepidium foliosum</i>		v	
Variable Bossiaea	<i>Bossiaea heterophylla</i>		r	
Gippsland Lakes Peppermint	<i>Eucalyptus aff. willisii</i>	r		
Rosy Baeckea	<i>Euryomyrtus ramosissima ssp. prostrata</i>		r	
Ribbed Thryptomene	<i>Thryptomene micrantha</i>		r	
Golden Grevillea	<i>Grevillea chrysophaea ssp. nov.</i>		r	
Pink Zieria	<i>Zieria veronicea ssp. veronicea</i>		r	
Dwarf Kerrawang	<i>Rulingia prostrata</i>	E	r	f

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 Loch Sport, under the Victorian Fauna Display (DSE 2004b).

	Introduced	No. of threatened Fauna species#			Total
		EPBC	DSE	FFG	
Birds	5	0	14	7	113
Mammals	5	2	3	2	27
Reptiles	0	0	0	0	7
Frogs	0	1	2	0	7
Fish	0	0	0	0	7

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.

Threats / Management Issues

A major threat to the Gippsland Lakes and associated waters is the intrusion of saline marine water. This leads to the destruction and degradation of indigenous vegetation, such as the Common Reed, leading to shoreline erosion and thus accelerated deposition in lakes; increased stress from wind-borne salt on vegetation near the shoreline and above the water level; wetland habitat degradation and loss through vegetation change, with a consequent loss of wetland fauna.

The increasing problem of salinity has particularly affected the low-lying land and fringing wetlands around Lake Wellington where some 10,000 ha of land are affected. The shift to saline conditions has restricted the habitat available to a number of bird species (e.g. the endangered Little Tern), and caused a loss of breeding habitat for fish (i.e. through loss of Sea Grass meadows), in turn leading to fluctuations and declines in estuarine fish populations. Other factors contributing to shoreline erosion include: destruction of vegetation by cattle grazing and trampling river banks, access by anglers, and scouring by boat wash.

Constraints to development

There is very little opportunity to expand development in Loch Sport.

The pressure for redevelopment of existing blocks will place elevated pressure on the remnant indigenous vegetation which is already under severe long-term threat from degradation pressures. The recent trend to build new or expanded houses that capture views will result in the removal of many trees and associated remnant understorey vegetation. Removal of any trees, in particular Coast Banksia, should be avoided and be subject to the Native Vegetation Framework where applicable

Fauna species recorded within a 5km radius of Loch Sport

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Emu	<i>Dromaius novaehollandiae</i>					
Brown Quail	<i>Coturnix ypsilophora</i>				NT	
Common Bronzewing	<i>Phaps chalcoptera</i>					
Purple Swamphen	<i>Porphyrio porphyrio</i>	M				
Eurasian Coot	<i>Fulica atra</i>					
Great Crested Grebe	<i>Podiceps cristatus</i>					
Australasian Grebe	<i>Tachybaptus novaehollandiae</i>					
Hoary-headed Grebe	<i>Poliiocephalus poliocephalus</i>					
Great Cormorant	<i>Phalacrocorax carbo</i>					
Little Black Cormorant	<i>Phalacrocorax sulcirostris</i>					
Pied Cormorant	<i>Phalacrocorax varius</i>				NT	
Little Pied Cormorant	<i>Phalacrocorax melanoleucos</i>					
Australian Pelican	<i>Pelecanus conspicillatus</i>	M				
White-winged Black Tern	<i>Chlidonias leucopterus</i>	Mi,M			NT	
Caspian Tern	<i>Sterna caspia</i>	Mi,M		L	NT	
Crested Tern	<i>Sterna bergii</i>	Mi,M				
Little Tern	<i>Sterna albifrons sinensis</i>	Mi,M		L	VU	
Fairy Tern	<i>Sterna nereis</i>	Mi,M		L	EN	

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Silver Gull	<i>Larus novaehollandiae</i>	Mi,M				
Pacific Gull	<i>Larus pacificus pacificus</i>	Mi,M			NT	
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				
Red-necked Avocet	<i>Recurvirostra novaehollandiae</i>	Mi				
Bar-tailed Godwit	<i>Limosa lapponica</i>	Mi,M				
Common Greenshank	<i>Tringa nebularia</i>	Mi,M				
Marsh Sandpiper	<i>Tringa stagnatilis</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				
Broad-billed Sandpiper	<i>Limicola falcinellus</i>	Mi,M				
Australian White Ibis	<i>Threskiornis molucca</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>					
White-necked Heron	<i>Ardea pacifica</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	
Musk Duck	<i>Biziura lobata</i>	Mi,M			VU	
Swamp Harrier	<i>Circus approximans</i>	Mi,M				
Brown Goshawk	<i>Accipiter fasciatus</i>	Mi,M				
Collared Sparrowhawk	<i>Accipiter cirrhocephalus</i>	Mi				
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				
Nankeen Kestrel	<i>Falco cenchroides</i>	Mi,M				
Rainbow Lorikeet	<i>Trichoglossus haematodus</i>					
Musk Lorikeet	<i>Glossopsitta concinna</i>					
Yellow-tailed Black-Cockatoo	<i>Calyptorhynchus funereus</i>					
Gang-gang Cockatoo	<i>Callocephalon fimbriatum</i>					
Sulphur-crested Cockatoo	<i>Cacatua galerita</i>					
Galah	<i>Eolophus roseicapilla</i>					
Australian King-Parrot	<i>Alisterus scapularis</i>					
Crimson Rosella	<i>Platycercus elegans elegans</i>					
Eastern Rosella	<i>Platycercus eximius</i>					
Tawny Frogmouth	<i>Podargus strigoides</i>					

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Sacred Kingfisher	<i>Todiramphus sanctus</i>	M				
White-throated Needletail	<i>Hirundapus caudacutus</i>	Mi,M				
Fan-tailed Cuckoo	<i>Cacomantis flabelliformis</i>	M				
Shining Bronze-Cuckoo	<i>Chrysococcyx lucidus</i>	M				
Welcome Swallow	<i>Hirundo neoxena</i>	M				
Grey Fantail	<i>Rhipidura albiscapa</i>					
Willie Wagtail	<i>Rhipidura leucophrys</i>					
Eastern Yellow Robin	<i>Eopsaltria australis</i>					
Rufous Whistler	<i>Pachycephala rufiventris</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>					
Striated Thornbill	<i>Acanthiza lineata</i>					
Brown Thornbill	<i>Acanthiza pusilla</i>					
White-browed Scrubwren	<i>Sericornis frontalis</i>					
Striated Fieldwren	<i>Calamanthus fuliginosus</i>					
Little Grassbird	<i>Megalurus gramineus</i>	Mi				
Superb Fairy-wren	<i>Malurus cyaneus</i>					
Dusky Woodswallow	<i>Artamus cyanopterus</i>					
White-throated Treecreeper	<i>Cormobates leucophaeus</i>					
Spotted Pardalote	<i>Pardalotus punctatus</i>					
Silvereye	<i>Zosterops lateralis</i>	M				
Eastern Spinebill	<i>Acanthorhynchus tenuirostris</i>					
Yellow-faced Honeyeater	<i>Lichenostomus chrysops</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>					
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>					
Mallard	<i>Anas platyrhynchos</i>	Mi				*
Common Tern	<i>Sterna hirundo</i>	Mi,M				
Little Raven	<i>Corvus mellori</i>	M				
Striated Pardalote	<i>Pardalotus striatus</i>					
Spotted Turtle-Dove	<i>Streptopelia chinensis</i>					*
Common Blackbird	<i>Turdus merula</i>					*
Skylark	<i>Alauda arvensis</i>					*
Common Starling	<i>Sturnus vulgaris</i>					*

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Southern Brown Bandicoot	<i>Isoodon obesulus obesulus</i>	EN	NT	I	NT	
Common Brushtail Possum	<i>Trichosurus vulpecula</i>					
Common Ringtail Possum	<i>Pseudocheirus peregrinus</i>					
Sugar Glider	<i>Petaurus breviceps</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>					
Lesser Long-eared Bat	<i>Nyctophilus geoffroyi</i>					
Gould's Wattled Bat	<i>Chalinolobus gouldii</i>					
Chocolate Wattled Bat	<i>Chalinolobus morio</i>					
Southern Forest Bat	<i>Vespadelus regulus</i>					
Little Forest Bat	<i>Vespadelus vulturnus</i>					
Bush Rat	<i>Rattus fuscipes</i>					
Swamp Rat	<i>Rattus lutreolus</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>					*
Fox	<i>Vulpes vulpes</i>					*
Southern Right Whale	<i>Eubalaena australis</i>	EN	VU	L	CE	
Bottlenose Dolphin	<i>Tursiops truncatus</i>					
Common Dolphin	<i>Delphinus delphis</i>					
unidentified flying-fox	<i>Pteropus sp.</i>					
Jacky Lizard	<i>Amphibolurus muricatus</i>					
Dark-flecked Garden Sunskink	<i>Lampropholis delicata</i>					
Eastern Blue-tongued Lizard	<i>Tiliqua scincoides</i>					
Eastern Tiger Snake	<i>Notechis scutatus</i>					
Bold-striped Cool-skink	<i>Acritoscincus duperreyi</i>					
Red-bellied Black Snake	<i>Pseudechis porphyriacus</i>					
Eastern Brown Snake	<i>Pseudonaja textilis</i>					
Eastern Banjo Frog	<i>Limnodynastes dumerilii</i>					
Spotted Grass Frog	<i>Limnodynastes tasmaniensis</i>					
Southern Toadlet	<i>Pseudophryne semimarmorata</i>				VU	
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>					
Southern Bullfrog (south-eastern)	<i>Limnodynastes dumerilii insularis</i>					
Southern Sea Garfish	<i>Hyporhamphus melanochir</i>					
Southern Sand Flathead	<i>Platycephalus bassensis</i>					
King George Whiting	<i>Sillaginodes punctata</i>					
Tailor	<i>Pomatomus saltatrix</i>					
Silver Trevally	<i>Pseudocaranx dentex</i>					
Black Bream	<i>Acanthopagrus butcheri</i>					
Yelloweye Mullet	<i>Aldrichetta forsteri</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

LOCH SPORT

STAGE 1 CONSULTATION OUTCOMES

Public Meeting 26 January 2005 (250 - 300 people)

ISSUES DISCUSSED

Environment

- Health of the Lakes (low flow in Thomson River, and sewerage to the sea are the problems); grey water recycling similar to Sydney and Melbourne should be put through; no flushing occurs in the lakes
- Mosquitoes, pools of water should be eliminated by Council
- Increase in the dog and cat population has affected the wildlife – need to protect habitat areas.
- Informal development and unmaintained tracks and paths contribute to degradation of vegetation.

Commercial Development

- Concern about survival of existing businesses if required to relocate to town centre (who would finance it?)
- Many people walk – good for dispersed kiosk type business, but Town Centre at Community Hall would be good because of central location
- A single centre is not desired as population is too dispersed to access it on foot.
- Concern about a 'town centre' include:
- More cars converging on one spot, the current location is near the children's swimming beach and cars are a safety hazard,
- Where is the land for the shops,
- Will the Community Hall go to the town centre too;
- Does the Shire intend to make the town larger;
- Does the type of new businesses enter into the study – services, panel beaters, internet could be great for businesses,
- Shops can't survive at present, poor business prospects with 6 busy weeks in 52.
- Some of the population like the shops in Sale so they can get out of town
- Rural transaction centre opened two years ago and didn't survive
- Problem is that the spending is in Sale and not supporting the local community in Loch Sport.
- Effective town centre is in Sale– health facilities etc are used there now, public transport is needed to facilitate this with more regularity than at present. Public Transport to Sale currently operates 2 days per week departing at 9am and back at 3pm, this service needs to be more frequent with smaller buses.

Residential Development

- Highrise - is it included in Loch Sport's future? Need to consider height and character of the development (design guidelines; outcomes; location, dunes, etc)
- Relocated buildings create eyesores
- Population projections prepared for Council questioned – are they too low?

Infrastructure

- Sewerage will increase rates and there is currently a lack of water quality
- Rates have increased with no compensation, no service and more dirt, insufficient funds directed to Loch Sport
- Will sewerage and water increase development? Current water supply arrangements are satisfactory.
- Gippsland Water consulted on sewerage five years ago and nothing has happened.
- What kind of sewerage system is proposed – conventional or more appropriate to local environment?

- Gas reticulation desired – must be affordable
- Jetty needed for boats to have a safehaven during storms when they can't get into the marina
- Boat ramps have water depth problems – Council need to remedy.
- Concern about condition of foreshore and erosion in some areas, eg near the Lodge
- Improvements to telephone network required – Sale is an STD call.
- Infrastructure improvements, especially roads since 1970s have been of benefit.

Circulation

- Improved walkways and cycleways in Loch Sport had overwhelming support – particularly along the foreshore (Lake Guthridge) and Lake Reeve.
- Existing walks not adequately maintained by Council
- Loch Sport DAN developed a walkway plan in 2002 - Lake Reeve boardwalks; loop around wetlands; walkways along roads
- Roads – stormwater flooding and ownership; main road to swamp
- Speed limits through the town need to be reviewed
- Fire brigade and ambulance access issues need to be considered

Project Process

- What gets built out of this, where are the funds from, how are priorities determined?
- Is the plan already prepared for council? – no draft due in May
- Concern about lack of action on previous studies
- Information provided on project program and timeframe – completion by end of 2005.

SUMMARY OF ISSUES FROM JANUARY 2005 MEETING

Attendees at the Loch Sport public meeting in January 2005 expressed views on the following issues.

- Environmental quality: concern for health of the Lakes system; the need for protection of wildlife habitat; vegetation degradation; mosquito control.
- Commercial development: some uncertainty concerning the need for a 'town centre' and the benefits of the present dispersed facilities; role of Sale in delivery of services to the Loch Sport community; difficulty in establishing economically viable businesses.
- Residential development: building scale and form; anticipated population growth.
- Infrastructure: the timing, type of systems proposed and likely high cost impacts of reticulated water and sewerage; telephone network improvements required and gas reticulation desired; improvements required to boating infrastructure.
- Circulation: need for improved walkways and cycleways; review speed limits; emergency vehicle access needs to be considered.

There was concern about further development of the town and there were mixed views on the need for reticulated sewerage and water. A difference of opinion was also indicated regarding the development of a focal point for commercial uses, versus the current dispersed arrangement. It was agreed that pedestrian access could be significantly improved and walking paths along the foreshore were cited as important.

FEEDBACK FORMS AND SUBMISSIONS

There were 107 people with an interest in Loch Sport who completed the feedback form or made a submission on the project. Of these, 32% were working and 56% were retired. 64% of the respondents were permanent residents, while temporary residents (ie, holiday home owners) represented 54%.

The favourite aspects of Loch Sport identified by respondents included: the **peace and quiet, wildlife, unspoilt and natural environment** and the **rural atmosphere**.

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

- 1) Road safety (36%).
- 2) Inadequate boating facilities/water access (34%).
- 3) Environmental conservation (29%).

The top three suggested improvements are to:

- 1) Give priority to pedestrian/bike circulation (50%).
- 2) Improve fishing facilities and lake/beach access (49%).
- 3) Initiate regular town maintenance (35%).

DESIGN WORKSHOP

The Loch Sport design workshop was held in June 2005 and attendees revised the draft vision for the township, discussed the values of the township and then worked through designs for three different projects identified within Loch Sport.

The projects workshopped were:

- 1. Loch Sport Town Centre
- 2. Spine Road
- 3. Walking Pathways

Groups within the workshop identified the values, threats and opportunities for each project and then developed proposals (including design principles and strategies) to address threats or utilise opportunities.

The ideas generated in the workshop have contributed to the settlement analysis and were used to inform the Master Plan proposals for Loch Sport.

LOCH SPORT

STAGE 2 CONSULTATION OUTCOMES

Feedback On Draft Settlement Report

Number of responses: 20

Groups/Organisations responding: Gippsland Ports.

MAJOR ISSUES RAISED & COMMENTS

VISION

Generally supported

Need for emphasis on lake/ocean access and protection of the natural environment.

OBJECTIVES

Supported

- Some opposition to the town centre concept and desire for vibrancy.
- More emphasis required on availability of water access.
- Strong support for improved pedestrian circulation and safety.
- Support for improved building siting controls.

STRATEGIES

- Mixed response to town centre strategy.
- Need for improved boating facilities and maintenance of existing facilities.
- Main access road improvements need to include enhanced safety for pedestrians and cyclists with reduced vehicle speeds.
- Support for enhanced/improved town entry.

OTHER COMMENTS

- Improved street lighting required.
- Better funding for public area maintenance is required.
- Range of comments provided that generally support enhanced environmental protection and pollution prevention.
- Mosquito control a priority.

PROPOSED ACTIONS FROM CONSULTATION:

- Amend Vision and Objectives in relation to water access opportunities.
- Refine detail of objectives and strategies.

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

Loch Sport Design Guidelines



Character Zones:

- 1 Residential Lakeside Precinct**
 This precinct extends along the entire northwest edge of the town. Views are available to open water and many lots at the northern end of the town are elevated high on the dune. Housing in this precinct varies but it includes some of the newer and larger houses designed to capture views.
- 2 Residential Precinct**
 This precinct covers the balance of the developed residential part of the town. The southeastern boundary is flatter with melaleuca wetland limiting views towards Lake Reeve. Housing is mixed in age and is generally quite modest in scale. This area has good vegetation that is important to its character. National Park Road is a central circulation spine for this area providing access to the beach and the National Park.
- 3 Camping and Recreation Precinct**
 This precinct is a large natural area to the northern side of the main road at the entry to the town. It includes the primary school, a large camping ground and recreation facilities including the RSL. This area appears to have been developed incrementally as demand for facilities has arisen.
- 4 Industrial Precinct**
 This precinct is at the entry to the town and it has commenced development for low-key industrial uses. It is separated from Lake Wellington by land currently zoned for conservation and recreation. Parts of this precinct are highly modified while other parts are in a semi natural state.
- 5 Foreshore Precinct**
 Public land with a range of facilities and substantial areas of retained foreshore vegetation.
- 6 Town Centre**
 The precinct provides a focus for future commercial development and new community facilities.



Loch Sport Design Guidelines

INTRODUCTION

The purpose of these guidelines is to encourage better site planning, building and design outcomes in the township of Loch Sport. 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 LOCH SPORT

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

COASTAL SPACES LANDSCAPE ASSESSMENT STUDY

Statement of Significance – Gippsland Lakes

The Gippsland Lakes are of state significance as a unique estuarine environment with a network of lakes fringed by Ninety Mile Beach and extensive coastal dune systems. Lakes Victoria and Wellington are the most prominent water features in this landscape but there is also a collection of islands and small peninsulas that contribute to its visual significance. It is the interplay of these features and their vegetated and undeveloped backcloth that make this landscape a valued scenic resource and Victorian icon.



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As well as its visual qualities, also recognised by the National Trust, this landscape contains some of the most significant and well known environmental and recreational areas in the state. The Ramsar Convention notes this landscape as a wetland system of international significance, and there is a diverse array of flora and fauna, including many endangered species. There are some 60 sites of scientific interest in the area, including sites of geological and geomorphologic significance associated with the sand barriers that have led to the formation of the Gippsland Lakes. There are 88 recorded Aboriginal cultural heritage sites in the area.

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 in-fills 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.



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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.
- New or renovated residential and service buildings should be complimentary 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.



Loch Sport Design Guidelines

PARTICULAR CHARACTER ELEMENTS OF LOCH SPORT TOWNSHIP THAT SHOULD BE RESPECTED AND REINFORCED.

Residential Precinct (Area 1)

This precinct varies from flat land at the south end of the town to steep slope excavation and disturbance of natural vegetation in the north. Access for cars on steep slopes should be minimised. Any development on steep slopes should be accompanied by an indigenous plant revegetation plan to ensure batters are stabilised. Tall buildings that extend more than one level above the ridge line are discouraged. All buildings on sloping and flat land should have a maximum height of 2 levels or 7.5 metres above the natural surface at any point and sit within the general tree canopy line.

Residential Precinct (Area 2)

Development in this precinct needs to have minimum building footprint, minimal tree and vegetation removal and minimum areas of fenced garden. The aim is to preserve the established tree canopy and enable movement of wildlife between houses. Maximum building height two levels or 7.5 metres.

Camping and Recreation Precinct (Area 3)

Development in this precinct is under Council management. The area has been developed in an adhoc manner with damage to natural systems. New development should be the subject of a careful masterplan that looks at minimising vehicle access retaining existing native vegetation and revegetating disturbed parts of the area.

Industrial Precinct (Area 4)

Development in this precinct needs to incorporate screening of work areas with buffer planting of indigenous species. Minimise crossings and hard paved areas in the street frontage. Minimise signage that can be seen from the highway. Buildings to have recessive colours.

Foreshore Precinct (Area 5)

Development in this precinct is under Council management. This precinct is important for public access and recreation and is also important for its natural vegetation that requires protection and careful management. Removal of vegetation to open views for private residences should be discouraged. Quality design of parking areas, furniture, pathways and other public facilities is important.



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Town Centre (Area 6)

Development in this precinct should generally follow the building envelopes, uses and layout in the Master plan. The aim is to develop an active mixed use area that includes medium density housing, shops, cafés, offices and community facilities. A new pedestrian concourse should be developed in stages to link all these uses and create a social centre for Loch Sport. Parking areas are to be shared and well landscaped. Visits to the centre by boat, on foot and by bikes are to be encouraged and provided for. New buildings should be high quality contemporary architecture designed to take advantage of water views and use of the promenade. Verandahs or extended canvas awnings could be provided from the façade to provide shade and shelter to outdoor seating areas along the promenade.

