



MANNS BEACH

URBAN DESIGN FRAMEWORK

COASTAL TOWNS DESIGN FRAMEWORK
VOLUME 3

MARCH 2007



WELLINGTON
SHIRE COUNCIL



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THE VISION FOR MANNS BEACH

“Manns Beach will retain its character as a small, remote holiday hamlet, bordered by the Nooramunga Marine and Wildlife Reserve and with excellent access to local islands and inlets.

It will retain a strong recreational fishing focus for residents and the surrounding area with attractive and functional foreshore facilities.

Buildings will improve over time, but retain the ‘coastal cottage’ character. The foreshore will be easily accessed on foot and will be enhanced as a community hub.”

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

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

This document is the result of the combined contributions of:

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1. INTRODUCTION

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

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

What is an Urban Design Framework (UDF)?

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

In preparing a UDF it is critical to:

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

Project Objectives

The objective of the Coastal Towns Design Framework Project is:

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

Particular project objectives are:

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

2. PROJECT SCOPE AND APPROACH

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

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

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

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

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

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

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

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

Figure 1 Manns Beach Location Plan



Report Structure

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

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

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

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

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

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



Dwelling, Manns Beach

3. SETTLEMENT STUDY AREA

3.1 REGIONAL INFLUENCES

Manns Beach is located approximately 17 km from Yarram, 10 km off the South Gippsland Highway. It is around 222 km from Melbourne and approximately 70 km from Traralgon. The village abuts the northern waters of the Nooramunga Marine and Wildlife Park opposite the southern end of St Margaret Island. Manns Beach is a 3 - 3.5 hour drive from Melbourne but highly accessible to residents of the Latrobe Valley.

The Strategic Regional Background Report 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 Manns Beach are the following points:

- The ageing of the population requires particular services and generally slows the economy. This demographic change affects the types of activities undertaken within a town and the community dynamic.
- The “Seachange” phenomenon contributes to the ageing of the population. Seachangers also often seek part-time work or small business opportunities and sometimes have a relatively high level of disposable income due to the sale of assets. As new members of a community, seachangers often seek opportunities to become involved in town life.
- Economic growth in Wellington Shire will be focused in Sale. Job opportunities in Sale and surrounding areas will be an encouragement for settlement in areas within close proximity to Sale.
- Most coastal towns in Wellington Shire do not have reticulated water or sewerage. This is a significant development constraint within the sensitive coastal environment. Manns Beach does not have the benefit of such infrastructure.
- The Nooramunga Marine and Wildlife Park supports high levels of biodiversity. The environmental impact of development requires careful management to avoid degradation.
- Petrol price increase may impact on visitor numbers from more distant locations (eg Melbourne) but have less impact on areas within closer proximity (eg Latrobe Valley).



Manns Beach streetscape

3.2 SETTLEMENT DESCRIPTION

3.2.1 Township Profile

Manns Beach is a small fishing and holiday settlement located just beyond Tarraville and about 17 km from Yarram. The settlement sits on the edge of Shoal Inlet in the Nooramunga Marine and Coastal Park.

A sealed road provides access via Tarraville, which contains a hall, sports facilities and church. Manns Beach is purely a residential enclave and residents are dependent on surrounding towns for facilities, goods and services, notably Yarram. Manns Beach is on a no-through road so there

is no passing traffic.

The housing of the settlement is a mix of generally modest cottages and dwellings. There are several older Victorian period cottages as well as more recent low cost timber framed dwellings. Front garden areas are low maintenance or generally grassed, with low fences or unfenced. A feature of the town is large metal sheds adjacent to many dwellings that are used for tractor and boat garaging. Streets are gravelled with surface drainage. These physical attributes provide Manns Beach with an interesting built form most notable in Wight Street and the eastern end of Fisher Street.

Reticulated electricity is available but there are no water or sewerage services.

The settlement sits largely on reclaimed wetlands and some allotments on the southern side of the settlement have been filled with up to 2 metres of material. Other allotments in this area retain the original wetland vegetation of the area. Parts of the settlement experience inundation in king tide and high rainfall conditions.

The land to the north east of the settlement is a continuation of the wetland fringe of the Inlet and is subject to tidal inundation. The land to the north west is partly open farming land but salt marsh areas extend into parts of this land.

3.2.2 Coastal Settlement Framework and Role

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

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

This framework identifies the role of each settlement in the region, and its capacity for growth and expansion. In turn the defined place in the framework has implications for the expansion of each settlement beyond existing boundaries, the protection of high value environmental resources 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 Manns Beach in relation to the other coastal towns within the study area is as a **Small Village likely to be developed within the existing subdivided area**. Some of the attributes of a Small Village include a population less than 200, a general store or no facilities and on-site waste disposal. As a result, any growth experienced by Manns Beach is likely to be minor and be contained within the existing town area.



Foreshore rotunda - community focal point



Typical streetscape, unsealed road



Tractors and housing on the waterfront



Residences at Manns Beach

3.2.3 Population Profile

Woodside Beach, Manns Beach, Robertsons Beach and McLoughlins Beach are all located within two adjacent Census Collector Districts (CCDs). Unfortunately as Woodside Beach sits astride the border of the CCDs it is necessary to examine these as a single unit.

The two CCDs had a population of 564 persons on Census night 2001 and a total of 469 dwellings. Based on a dwelling count from 2004 aerial photographs, the four settlements collectively accounted for 406 of these dwellings. Manns Beach contained 73 dwellings in 2004, 18.0% of the dwellings in these four localities.

The CCDs had a mean household size of 2.28 persons per occupied dwelling and a very high 50.1% of the dwellings were unoccupied on Census night. Assuming these ratios held for each settlement their populations on Census night would have been:

Woodside Beach	170
Manns Beach	83
Robertsons Beach	61
McLoughlins Beach	147
Total	461

On this basis the population in the towns represents approximately 82% of the total population in the CCDs. As such the profile of the CCDs will be largely reflective of the locality residents.

The average annual population growth rate for the Wellington Shire over the 15 years to 2001 was -0.3%, however the location of these settlements near the coast should ensure a slightly better growth performance in the absence of a major economic stimulus to the Shire. The Wellington Population Analysis: Issues and Discussion Paper, prepared by the National Institute of Economic and Industry Research suggested that the population of Woodside & District may grow at a rate of between 0.4% and 0.7% over the 25 years to 2031. If this growth could be assumed for each of these localities the expected population and dwelling numbers for each by 2031 would be as follows:

Table 1 Population and Dwelling Number Estimation

Location	Population in 2031		Change from 2001		Houses required at 2.3pph		Holiday houses		All houses
	Min	Max	Min	Max	Min	Max	Min	Max	Total (MAX)
Woodside Beach	188	203	18	33	8	14	4	7	21
Manns Beach	92	99	9	16	4	7	2	4	11
Robertsons Beach	68	73	7	12	3	5	2	3	8
McLoughlins Beach	162	175	15	28	7	12	3	6	18
TOTAL	510	550	49	89	22	38	11	20	58

This represents a total increase of between 49 to 89 persons in the four settlements. This would be likely to generate net new housing demand for some 22 to 38 houses, plus another 11 to 20 houses for holiday homes if the current ratios apply. At these growth rates an additional total housing demand of 11 houses is estimated at Manns Beach by 2031. If the household size continued to decline in the period to 2031, as is expected to occur, there would be a minor increase in the number of houses required.

Woodside & District is very popular for holiday accommodation offering low cost housing for this market. This by itself will now attract stronger interest as the landscape values are relatively low in these towns by comparison with other settlements.

The median age of residents in the combined areas is 47 years compared to only 37 for the Shire of Wellington and 35 years for Regional Victoria. While the proportion of persons aged 0-14 years (22.7%) is similar to the Shire and Regional Victorian averages, the area has only 15.4% of residents aged 15 to 34 years compared to 24.4% for the Shire. While 19.0% of residents are aged between 55 and 64 years compared to only 9.7% for the Shire, the share of persons aged 64 and over (14.2%) is similar to the Shire average.

The employment participation rate was 49.7%, and the unemployment rate for the area was 9.7%, some 1.9% above the Shire average. Agriculture Forestry and Fishing is by far the most important industry sector, accounting for 36.4% of local employment, with the next most important sector being Manufacturing at 11.9% followed by Retail Trade at 10.2%, presumably most of these persons were employed in the nearby township of Yarram.

The educational attainment of the local residents is relatively low, with only 21.9% holding post secondary qualifications, only 8.8% held qualifications at the degree level or above compared to 10.1% for the Shire and 12.8% for Regional Victoria.

The median weekly family and household incomes for the area were each in the \$300-\$399 range, approximately half the equivalent figures for the Shire.

3.2.4 Natural Resources

General Description

Manns Beach is located approximately five kilometres north-east of Robertsons Beach and it faces St Margaret Island. Manns Beach was largely constructed in saltmarsh vegetation and zoning provides for development to expand into areas north of the town, which are also saltmarsh vegetation.

Flora Values

A total of 10 Ecological Vegetation Classes (EVCs) have been mapped for the wider area around Manns Beach (see Appendix B – Environmental Detail), however within and around the immediate settlement there are four EVCs: Mangrove Shrubland, Coastal Saltmarsh, Swamp Scrub and Estuarine Wetland. Cleared pasture land to the north of Manns Beach Road formerly carried Heathy Woodland and Swamp Scrub. The



Mangrove wetlands adjacent to town

settlement of Manns Beach appears to have been built on a saltmarsh, filled for the development of the roads and residential and other buildings. In many allotments the front or back yards still retain their Coastal Saltmarsh vegetation of high quality.

Further development of the Manns Beach settlement is highly constrained by land capability, with a watertable near the soil surface and relatively high-quality saltmarsh and associated vegetation. Although the conservation status of the Coastal Saltmarsh EVC is designated officially as 'Least Concern', this is clearly not the case and it should be classed as 'Vulnerable'.

Any pedestrian walkways proposed around the town or its perimeter are likely to traverse high quality vegetation and their location and design must be closely evaluated.

Fauna Values

Manns Beach is approximately five kilometres north-east of Robertsons Beach, and as such the general fauna values are similar to that location. At the Nooramunga Marine and Wildlife Park, 32 species of migratory waders have been recorded, including the largest concentrations of Bar-tailed Godwit and Great Knot in south-eastern Australia. In summer, the ocean beaches and sand spits are used as nesting sites by shore birds which include Pied Oystercatcher, Crested Tern, Caspian Tern, and the rare Hooded Plover, Fairy Tern and Little Tern. The White-bellied Sea Eagle, Orange-bellied Parrot and the Ground Parrot have also been recorded from this area.

St Margaret Island, opposite Manns Beach, shows records of Pacific Gull, Pied Oystercatcher, Masked Lapwing, Grey Plover, Eastern Curlew, Australian White Ibis, Royal Spoonbill, Little Egret, and Great Egret. There are also recent records of the Eastern Pygmy-possum, Swamp Rat, White's Skink and Koala on this island. St Margaret Island also has many introduced species including Black Rat, House Mouse, European Rabbit, Hog Deer and Red Fox.

Construction of this township within saltmarsh, and degradation of remnant vegetation around Manns Beach has resulted in generally poor fauna habitat values for this area.

The complete description of flora and fauna values is included in Appendix 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 Manns Beach has been classified as follows:

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

Fragmented Vegetation Areas – High Quality Road Reserve Vegetation (where isolated from contiguous native vegetation on adjoining lands – moderate constraints)

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

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

Refer Plan 1 Manns Beach Vegetation Quality Plan.

Acid Sulfate Soils

Mapping of potential coastal acid sulfate soils by the Department of Primary Industries (2003) does not identify Manns Beach as an area likely to contain acid sulfate soils. Further investigations of acid sulfate soils in coastal areas are being undertaken as part of the Coastal Spaces Project under the coordination of the Department of Sustainability and Environment.

Flood Hazard

Mapping of flood prone areas in various catchments in the Shire of Wellington was undertaken by Egis Consulting on behalf of the Department of Natural Resources and Environment in 2000. There was insufficient data for the production of this mapping in the Manns Beach area. Tidal flooding issues were raised as a matter of concern during community consultation. Further investigation of this issue is required. A Floodway Overlay or Land Subject to Inundation Overlay does not affect any areas at Manns Beach.

3.2.5 Cultural Heritage Values

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

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

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

- No Register of the National Estate listing;
- No listings with Heritage Victoria; and
- No sites covered by the Heritage Overlay in the Wellington Planning Scheme.

Under Part IIA of the Commonwealth Aboriginal and Torres Strait Islander Heritage Protection Act 1984, Manns Beach is associated with the Central Gippsland Aboriginal Health and Housing 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 Mann's Beach 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 Manns Beach. The **Victorian Coastal Strategy** is the overarching policy and is supported by a range of documents, including:

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

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

Figure 2 Policy Structure

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

4.1.1 Victorian Coastal Strategy

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

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

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

Coastal Land

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

People on the Coast

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

Coastal Access

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



Manns Beach seawall and jetty



Boat launching ramp at Manns Beach

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



Foreshore composting toilet



Tidal wetlands on eastern edge



Wetlands on southern edge of town

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 the centre of a town is encouraged to provide greater choice for the ageing population. Development is to be restricted where it 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.

There are no specific MSS strategies for the smaller urban areas such as Manns Beach.

Strategies related to the environment promote the sustainable management of the Shire's natural environment and rural land, agroforestry where appropriate, retention of native vegetation and the restriction of development that threatens water quality and ecosystem values. In particular, wetlands listed under the Ramsar Convention are to be protected and development on land liable to inundation is to be restricted.

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

4.2.2 Local Policies

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

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

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

4.2.3 Zoning

The Manns Beach settlement is covered by the Township Zone (TZ). The TZ area is included also on the northern side of Manns Beach Road and extends in a strip to the north east. A permit is not required for a dwelling in the TZ provided acceptable arrangements are made for water, waste disposal and electricity. Land along the coast to the south is zoned for public use (PCRZ), while land to the north is covered by the Rural Use Zone (RUZ). There is a public reserve located to the east of the township, zoned Public Park and Recreation Zone (PPRZ).

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

Refer Plan 2 Manns Beach Zoning and Overlay Controls Plan (DSE 2006).

4.2.4 Overlays

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 Manns Beach.

Environmental Significance Overlay (ESO2) - Wetlands

ESO2 aims to enhance and protect the values of wetlands through the control of development to limit the environmental impacts of proposals. This overlay applies to low lying properties located on Fry, Fisher and David Streets. A permit is required for vegetation removal/alteration, building construction, works and subdivision.

Refer Plan 2 Manns Beach Zoning and Overlay Controls Plan (DSE 2006).

4.3 DEVELOPMENT SUMMARY

4.3.1 Building Approvals

No building permits were issued for new dwellings in Manns Beach between 2000 and 2004. This was also the case in McLoughlins Beach, although four and eight permits were issued in Robertsons Beach and Woodside Beach respectively, during the same period.

4.3.2 Land Supply

Approximately 76 lots exist in Manns Beach and most lots have been developed (73 houses in 2004). A significant area of unsubdivided land extending to the northeast of the settlement zoned for residential use, is low-lying and is not considered suitable for development. The Township Zone also applies to a parcel of land on the western side of Frys Road, near the intersection with Fisher Street that is also active wetland and unsuitable for development. Manns Beach is essentially fully developed. Redevelopment of some sites may occur in the future but there are no suitable areas for expansion of the settlement.

4.3.3 Infrastructure

Manns Beach has no reticulated water or sewerage and onsite waste disposal methods are utilised. Storm water is managed through roadside swales. Tidal inflow valves are provided on drainage outfalls. Historically established minimum floor height for buildings is 2.275 metres AHD and the minimum height for the invert of the septic tank outlet is 2.150 metres AHD. Most sites require significant fill and elevated floors to comply with these levels. Overhead powerlines are visually dominant.

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:

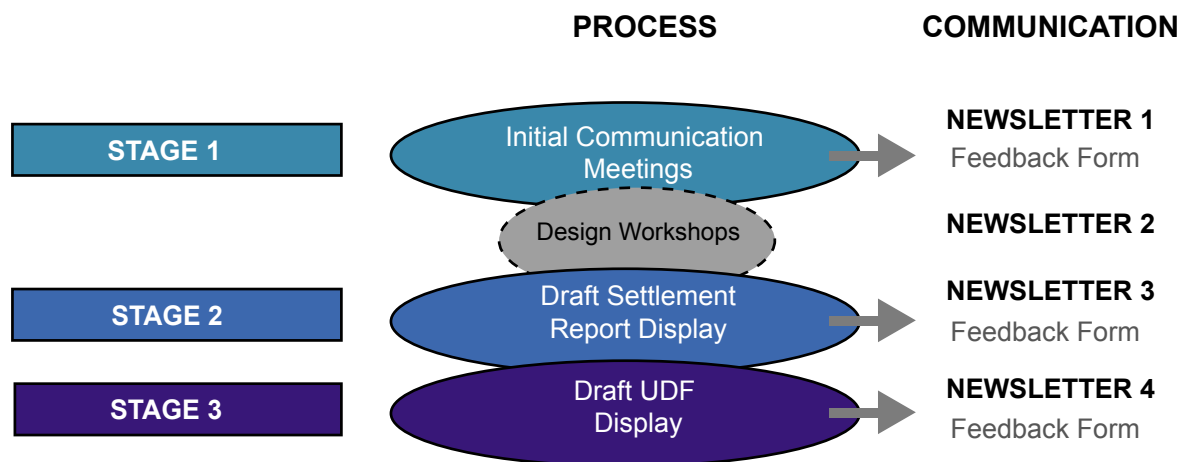
Stage 1: Initial Community Meetings and feedback

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).

5.2 KEY MATTERS FROM COMMUNITY FEEDBACK

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

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

<p>Stage 1</p> <p>Manns Beach</p> <p>Key Issues from Initial Public Consultation</p> <p>(Approximately 60 people attended the consultation meeting and 9 submissions were received)</p>	<p>Community Values</p> <ul style="list-style-type: none"> • Natural surrounds. • Peace and quiet, small scale of the fishing village. <p>Key Issues</p> <ul style="list-style-type: none"> • Retain local charm and low key character. • Improvements to infrastructure/services, eg. garbage collection and sewerage, roads and stormwater drainage. • Road safety. <p>Priority Improvements</p> <ul style="list-style-type: none"> • Road traffic circulation. • Initiate regular town maintenance. • Give priority to pedestrian/bike circulation. • Improve fishing facilities and lake/beach access.
<p>Stage 2</p> <p>Manns Beach</p> <p>Draft Settlement Report Feedback</p> <p>(2 submissions were received)</p>	<p>Major Issues</p> <ul style="list-style-type: none"> • Vision – supported. • Objectives – supported. • Strategies – supported; query need for pathway development. <p>Other Comments</p> <ul style="list-style-type: none"> • Sewerage needs to be considered. • Provision for rubbish/recycling collection required.



Public meeting, January 2005

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

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

7.1 ISSUES AND OPPORTUNITIES

7.1.1 Local Character

Manns Beach has a distinctive setting within the waterways and mangrove wetland of the Nooramunga Marine and Coastal Park and adjoining agricultural landscape.

As a fishing holiday destination the buildings have developed a local character. Streets and gardens typically lack vegetation and properties are often dominated by large metal sheds that accommodate fishing boats. Tractors (many of them vintage) used to assist boat launching are a common addition to the streetscape.

The surrounding wetlands and low lying land make the settlement visually dominant in the landscape. Although not part of the original landscape of the area the character of the town could be improved and visual impact softened with street tree planting and undergrounding of the power lines.

As most land has been developed significant change is unlikely, although some redevelopment could be expected. There is limited control and guidance on development as planning permits are not required for dwellings unless a 7.5 metre height limit is exceeded. The sheds associated with most dwellings used for housing boats and tractors are visually dominant but also part of the character of the settlement. Detailed planning control of buildings is not considered necessary. The key issues for the settlement in this regard are satisfactory waste disposal and development above tidal flood levels.

The foreshore is an active focal point for the community with the community built hall, car park and boat launching ramp regularly used. There is a pleasant outlook from this area to the east towards St Margaret's Island.

The foreshore reserve has appropriate facilities but their design and planning is quite rudimentary. The space has a special setting and should be replanned and substantially improved to better meet the needs of the community and visitors with the provision of a larger play area, rearrangement of the parking area, improvement to the parking surface and landscaping. Provision should be made for pedestrians to walk along the waters edge. Connection to walking trails through the town is suggested.



Older fishing shacks



Substantial house on filled site

7.1.2 Environment

The sensitive natural environment that surrounds the town constrains expansion. Township Zone land located to the north of Manns Beach Road at the southern end of Fry Street contains wetlands and should be rezoned to an appropriate rural zone. In addition, there is no demonstrated demand, nor regional function served by the promotion of development in this location.

Tidal surges impact on the town. Improvements to the storm water drainage network are desirable although constrained by the low lying conditions of the site.



Tidal wetlands on southern edge

7.1.3 Activities

The town will continue to serve the needs of property owners, who are mostly fishing focussed, for holiday houses and limited permanent residential use.

The existing boat ramp and launching area has access limitations, which requires tractor use to assist boat launching. High volume use of this facility is unlikely. Upgrading of this facility is not supported.

There is no requirement for commercial provision as the settlement is off touring routes and is too small to sustain any commercial tourist infrastructure unless it was a combination of accommodation, catering and water based fishing or ecotourism experiences. The surrounding mudflats make the area unsuitable for swimming.

The community has carried out works at Frys Reserve in Manns Beach Road. Further works are required but funding priority should be given to the foreshore to provide additional recreation opportunities for the community.



Foreshore car park edge

7.1.4 Movement and Access

The sealed road from Tarraville becomes gravelled just prior to the town entry. Sealing of this road to the foreshore car park is desirable.

There is no separate provision for pedestrians. While traffic levels are generally low a circuit of gravelled footpaths around the street network would provide for safer movement.



Frys Reserve

8. STRATEGIC FRAMEWORK

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

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

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

8.1 VISION

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

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

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

“Manns Beach will retain its character as a small, remote holiday hamlet, bordered by the Nooramunga Marine and Wildlife Reserve and with excellent access to local islands and inlets.

It will retain a strong recreational fishing focus for residents and the surrounding area with attractive and functional foreshore facilities.

Buildings will improve over time, but retain the ‘coastal cottage’ character. The foreshore will be easily accessed on foot and will be enhanced as a community hub.”

8.2 KEY OBJECTIVES AND STRATEGIES

OBJECTIVE 1:

To ensure that development occurs in an environmentally sustainable manner.

STRATEGIES:

- 1.1 Contain the settlement within the existing developed area and rezone to an appropriate rural zone (eg Rural Conservation), land on the north side of Manns Beach Road and land on the western side of Fry Street near the intersection of Fisher Street.
- 1.2 Investigate the potential for flooding in the settlement and ensure that the issue is addressed satisfactorily through a mechanism in the planning scheme.



Inappropriate Township Zone area to north

OBJECTIVE 2:

To improve the provision for pedestrian movement and safety throughout the area.

STRATEGIES:

- 2.1 Establish pedestrian pathways to link to the foreshore and enable safe circulation throughout the settlement.
- 2.2 Manage vehicle speed within the settlement with suitable settlement entry treatment and signage.



No provision for pedestrians

OBJECTIVE 3:

To upgrade the appearance and function of the settlement.

STRATEGIES:

- 3.1 Upgrade the foreshore area and improve facilities and amenities for visitors and residents.
- 3.2 Seal Manns Beach Road to the foreshore area.
- 3.3 Improve streetscapes with indigenous street planting to enhance residential amenity.
- 3.4 Assist the community in the upgrade of Frys Reserve.

Further documentation is provided in Plan 4 Manns Beach Strategy Plan.



Manns Beach Road at entry to town

9. IMPLEMENTATION

9.1 INTRODUCTION

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

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

9.2 MASTER PLANS

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

The criteria used to select projects for Master Plans are:

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

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

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

The emphasis at Manns Beach is to enhance the foreshore reserve so that it can provide its current functions better for residents and day visitors alike. The aim is to enhance the space from both a visual and environmental perspective through improved drainage, surfacing and landscaping. The following improvement concepts are shown in Plan 5.

1. David Street improvement

Construction of David Street as a narrow (5 metre) sealed road with kerb and channel and drive way crossings is suggested.

2. Recreation Reserve improvement

Trailer car park to be sealed and line marked subject to detailed design and community input. Pavements should be mostly sealed and stormwater should be treated before release into the waterway. Kerbs are suggested as the best way to keep cars and tractors off the recovered grass areas. A new footpath system is intended to connect to the hall, the jetty and other facilities. Further tree planting and furniture would add to the amenity and appearance of this key reserve.

3. Street tree planting

Street tree planting of appropriate indigenous species should be introduced in all road reserves, to improve the amenity of the residential streets.

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.



Improvement proposed to foreshore carpark

Table 2 Master Plan Projects, Indicative Costs 2006

Project summary	Anticipated cost government sector (2006)*	Project priority
1. David Street improvement	\$143,414	Medium
2. Recreation Reserve improvement	\$303,814	Early
3. Street tree planting	\$11,067	Early
TOTAL	\$458,295	

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

9.3 PLANNING SCHEME PROVISIONS

To assist the implementation of the Vision, objectives and strategies for Manns Beach a number of planning scheme modifications are proposed

9.3.1 Municipal Strategic Statement

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

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

"Facilitate development in accordance with the Manns Beach Strategy Plan included in this clause.

Manage the future development of Manns Beach in accordance with the following vision.

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

Manage development of Manns Beach so as to implement the following objectives and strategies.

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

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



Manns Beach Local character



9.3.2 Zones

Delete the Township Zone to the north of Manns Beach Road.

Delete from the Township Zone, the last parcel on the west side of Fry Street near the intersection with Fisher Street.

These parcels of land should be amended to an appropriate rural zone, eg Rural Conservation.

9.3.3 Overlays

Delete from Design and Development Overlay Schedule 3 the last parcel on the west side of Fry Street near the intersection with Fisher Street. Include this land as part of the Environmental Significance Overlay Schedule 2 area.

Delete from Design and Development Overlay Schedule 3 the balance of the Township Zone 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.

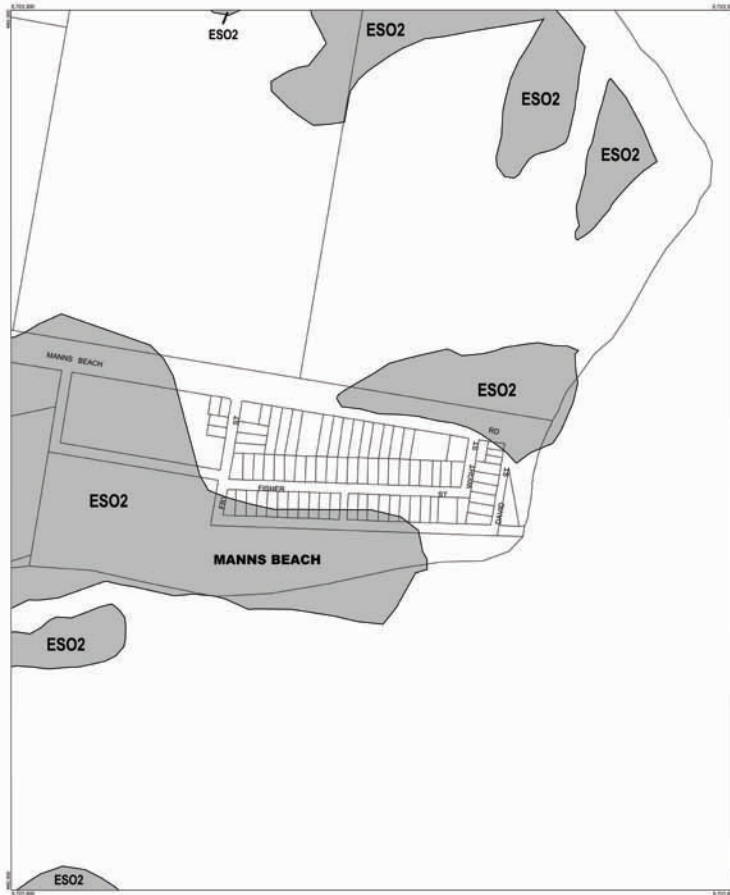
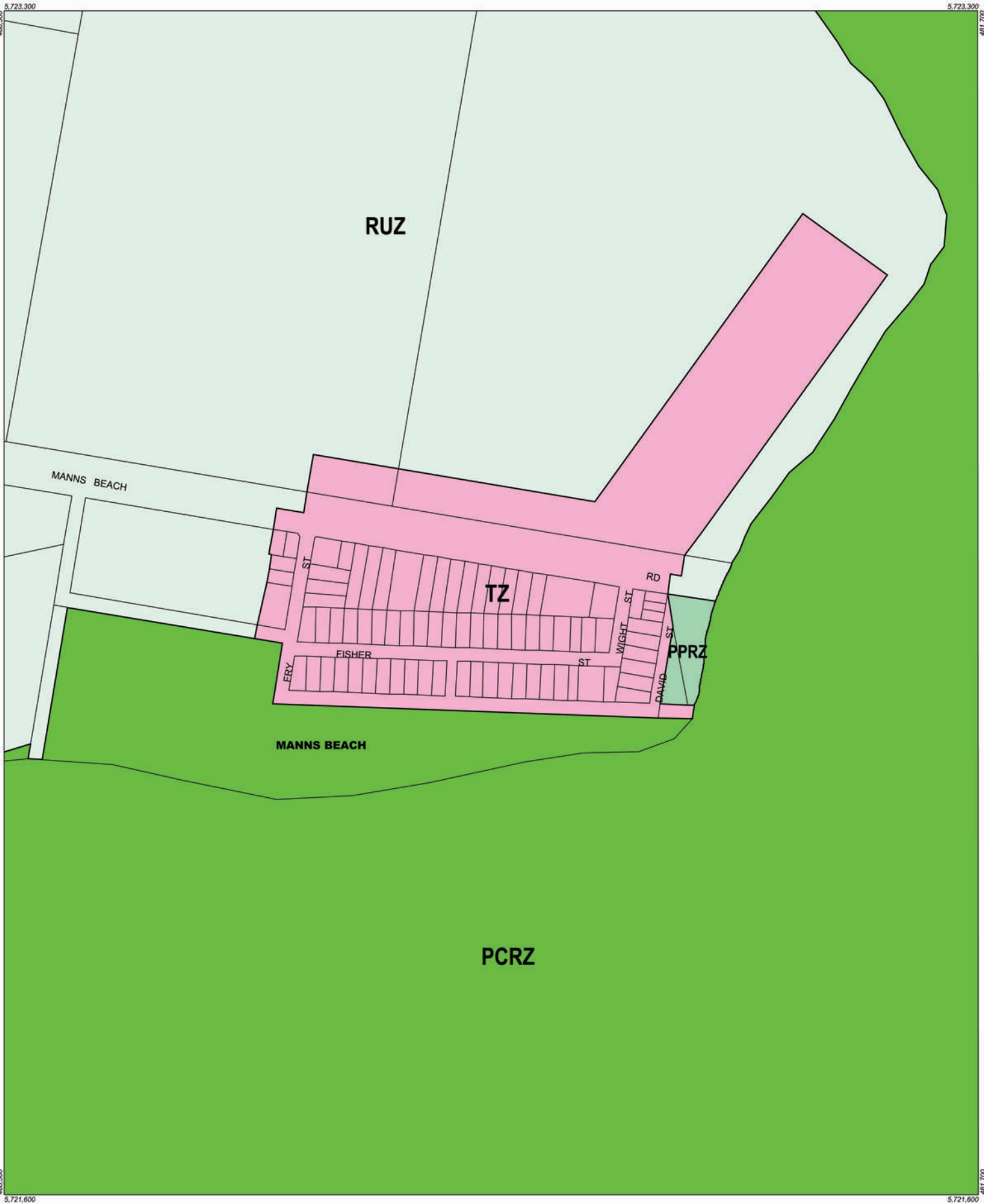
PLANS



Key:

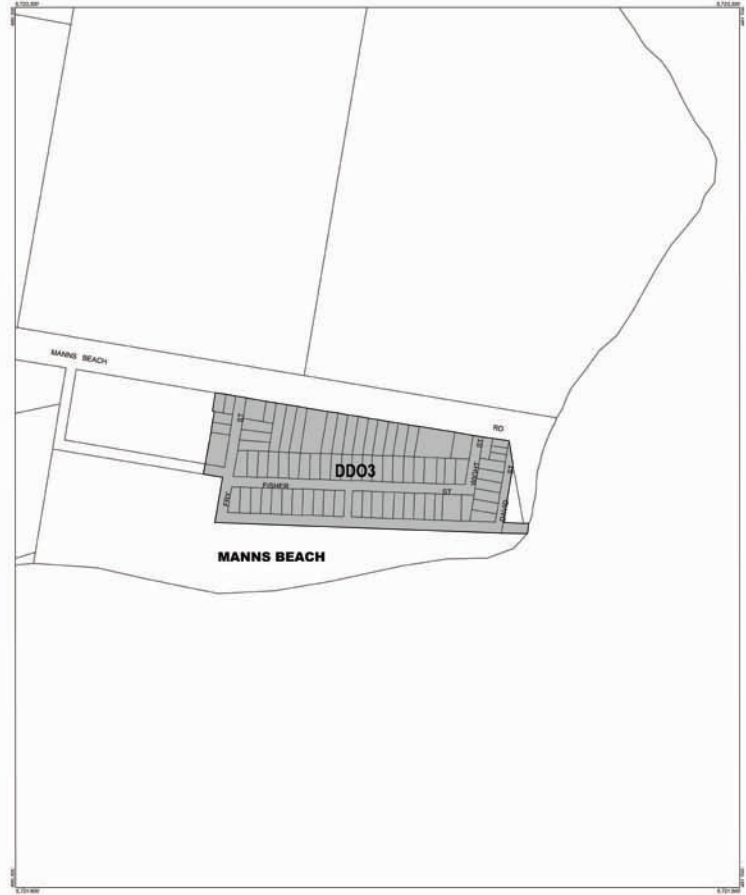
- HIGH QUALITY AREAS**
 High Quality Vegetation Areas (High constraints)
- FRAGMENTED VEGETATION AREAS**
 High Quality Road Reserve Vegetation (where isolated from contiguous native vegetation on adjoining lands - moderate constraints)
- EXISTING MODIFIED AREAS**
 Existing Modified Areas (urban, various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





Overlays
 ESO2 Environmental Significance Overlay - Schedule 2

ENVIRONMENTAL SIGNIFICANCE OVERLAY 2



Overlays
 DDO3 Design And Development Overlay - Schedule 3

DESIGN AND DEVELOPMENT OVERLAY

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Public Land	
PCRZ	Public Conservation And Resource Zone
PPRZ	Public Park And Recreation Zone
Residential	
TZ	Township Zone
Rural	
RUZ	Rural Zone

ZONES

COASTAL TOWNS DESIGN FRAMEWORK

Manns Beach
ZONING PLAN AND OVERLAY CONTROLS
 Plan 2

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



Key

Character	Environment	Movement and Access	Activities
Precinct boundary	Views / vistas	Jetty	Activity nodes
		Boat ramp	Recreational fishing
		Vehicular entry	
		Decision points	
		Primary access road	
		Boat entry	

Character Zones

- 1 Residential Precinct**
Homes in this area have a distinctive character, with older Victorian period cottages and small timber framed cottages. In some cases these are dominated by new, large, metal boatsheds.
- 2 Recreation Precinct**
This area is dominated by gravel carparking and roadway for boat launching ramp, community hall, playground and jetty on Southern road, but has an excellent outlook across the water to St Margarets Island.

Environment

- 3** The settlement is bordered by low lying land and set within the Nooramunga Marine Park.

Movement and Access

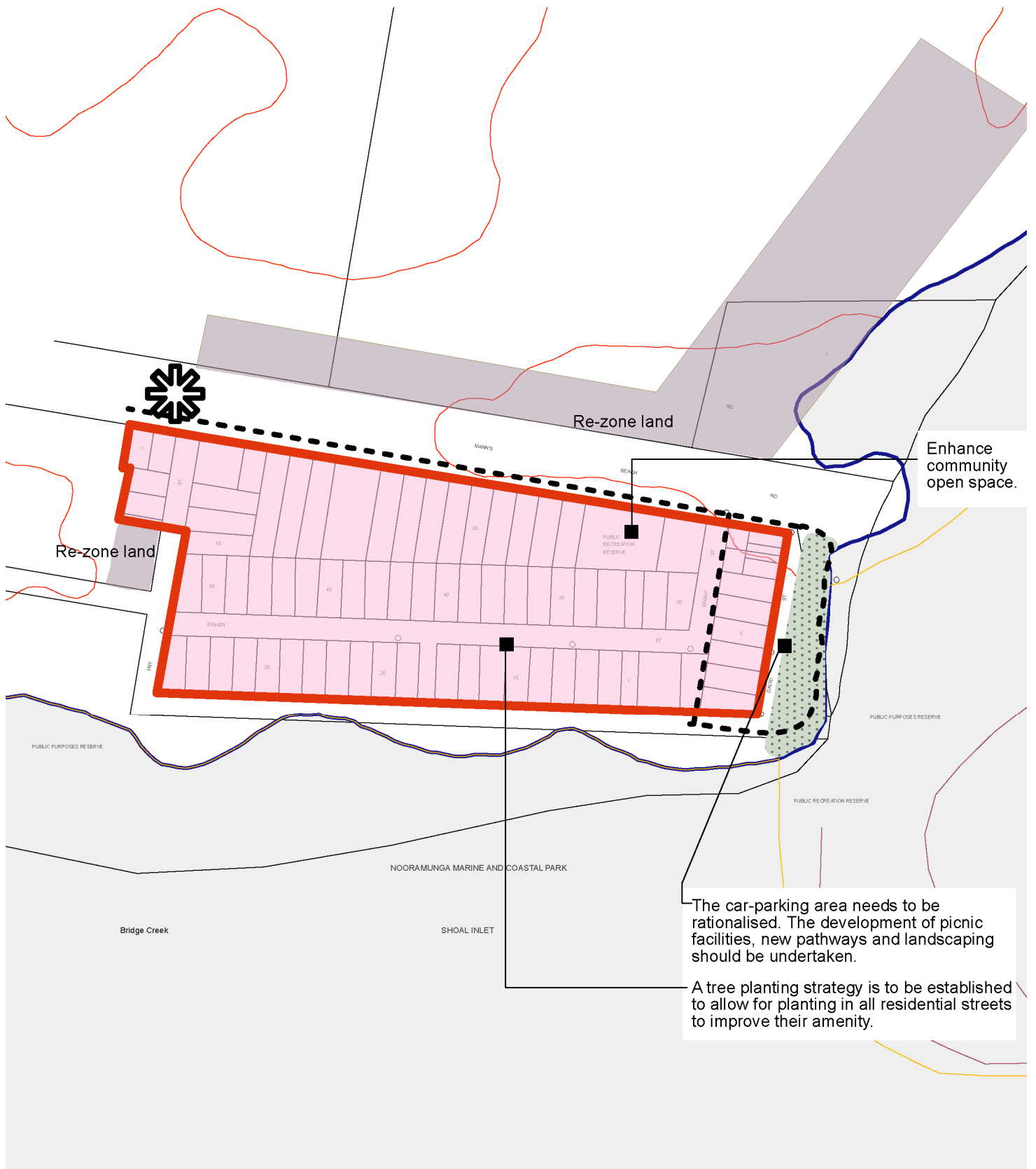
- 4** Manns Beach is on a dead end so there is no through traffic. There is no access by public transport.

WELLINGTON **EAST GIPPSLAND**







COASTAL TOWNS DESIGN FRAMEWORK

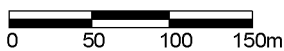
Manns Beach
URBAN DESIGN ANALYSIS
Plan 3

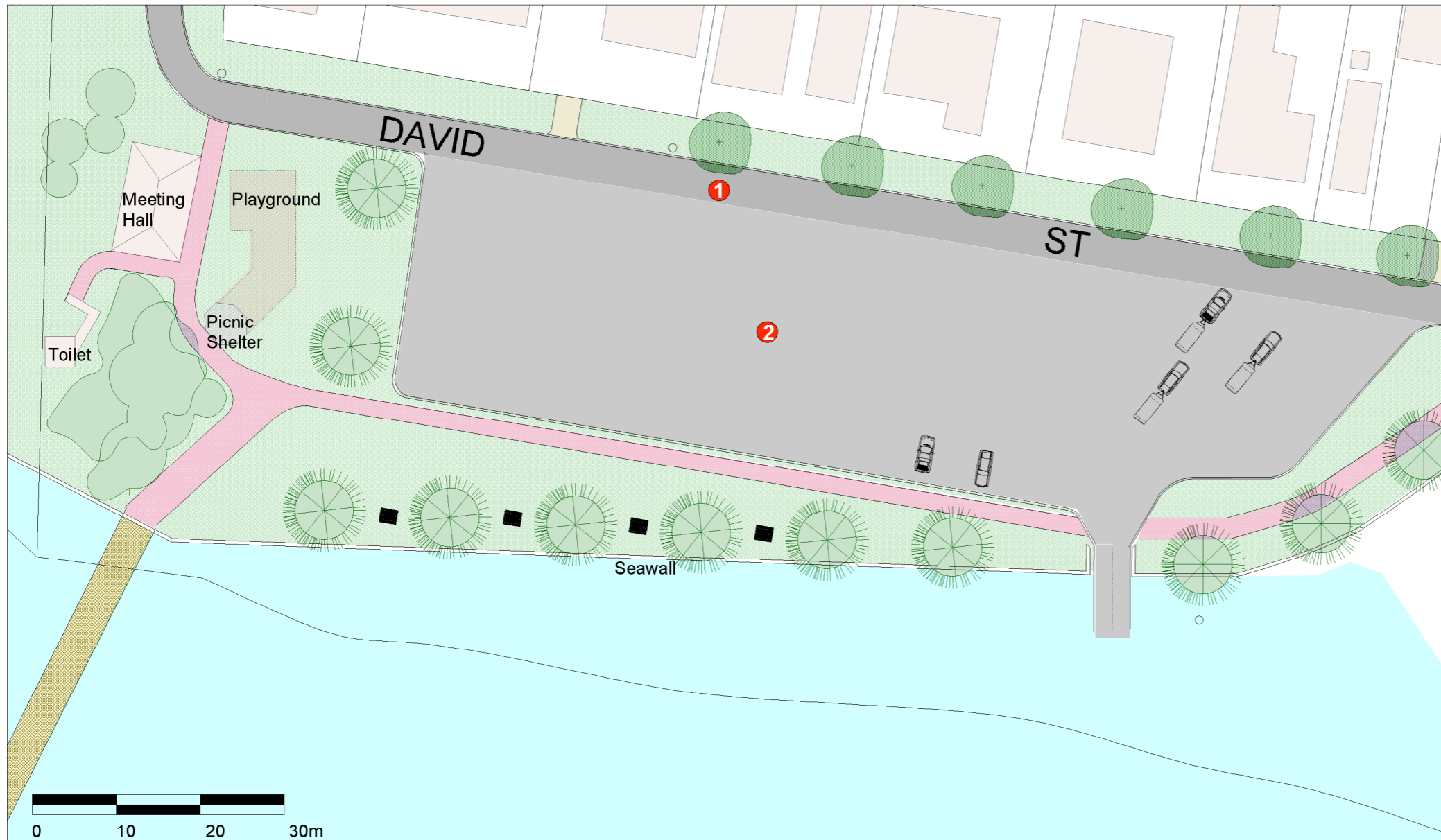
Meinhardt . Urban Initiatives . Urban Futures Consulting . Ecology Australia . Saturn Corporate Resources



Key:

-  Town Entry Treatment
-  Proposed town boundary <15year
-  Area to be re-zoned to the appropriate rural zone
-  Residential development area to 2020
-  Proposed dual use path
-  Key areas of open space











Manns Beach is a small fishing settlement that has developed as a holiday destination with limited development of the public realm or other infrastructure by Council. It is low lying and in an exceptional but exposed natural setting. The foreshore reserve has developed to service the functional needs of boating with a seawall, boat ramp and jetty. It is also the main open space focus for the local community and occasional visitor. Proposals developed aim to better manage vehicle movement and enhance the area as openspace while at the same time limiting contamination of the local marine environment by polluted town stormwater.

- 1 David Street improvement**
Construction of David Street as a narrow (5 metre) sealed road with kerb and channel and drive crossings is suggested.
- 2 Recreation Reserve improvement**
Trailer car park to be sealed and line marked subject to detailed design and community input. Pavements should be mostly sealed and stormwater should be treated before release into the waterway. Kerbs are suggested as the best way to keep cars and tractors off the recovered grass areas. A new footpath system is intended to connect to the hall, the jetty and other facilities. Further tree planting and furniture would add to the amenity and appearance of this key reserve.

Legend

-  Tree
-  Indigenous Carpark Planting
-  Bitumen Paving
-  Carpark Paving
-  Grassed Area
-  Path



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 the following figure (Overview of Settlement Futures). In this context the future for Manns Beach in relation to the other coastal towns within the study area is as a **Small Village likely to be developed within the existing subdivided area.**

Overview of Settlement Futures

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

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

APPENDIX B - ENVIRONMENTAL DETAILS

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

MANNS BEACH

Municipality – Wellington Shire

Manns Beach is located approximately five kilometres north-east of Robertsons Beach and it faces St Margaret Island. Manns Beach was largely constructed in saltmarsh vegetation and pressures exist to expand development into areas north of the town, which are also saltmarsh vegetation. Frys Reserve is located along the northern edge of the town.

Flora values

A total of 11 Ecological Vegetation Classes have been mapped for the wider area around Manns Beach (see below), however within and around the immediate settlement there are four EVCs: Mangrove Shrubland, Coastal Saltmarsh, Swamp Scrub and Estuarine Wetland. Cleared pasture land to the north of Manns Beach Road formerly carried Heathy Woodland and Swamp Scrub. The settlement of Manns Beach appears to have been built on a saltmarsh, filled for the development of the roads and residential and other buildings. In many allotments the front or back yards still retain their Coastal Saltmarsh vegetation of high quality.

Further development of the Manns Beach settlement is highly constrained by land capability, with a watertable near the soil surface and relatively high-quality saltmarsh and associated vegetation. Although the conservation status of the Coastal Saltmarsh EVC is designated officially as 'Least Concern', this is clearly not the case and it should be classed as Vulnerable (Carr et al. 2000).

Any pedestrian walkways proposed around the town or its perimeter are likely to traverse high quality vegetation and their location and design must be closely evaluated.

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

Ecological Vegetation Classes	
EVC	Conservation status
Coastal Dune Scrub Mosaic	LC
Damp Sands Herb-rich Woodland	V
Coastal Saltmarsh	LC
Estuarine Wetland	LC
Heathy Woodland	LC
Swamp Scrub	E
Plains Grassland	E
Damp Sands Herb-rich Woodland/ Swamp Scrub Complex	V
Mangrove Shrubland	LC
Coastal Tussock Grassland	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
Tiny Arrowgrass	<i>Triglochin minutissima</i>		r	
Coast Fescue	<i>Austrofestuca littoralis</i>		r	
Grey Mangrove	<i>Avicennia marina ssp. australasica</i>		r	

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

Fauna values

Manns Beach is approximately five kilometres north-east of Robertsons Beach, and as such the general fauna values are similar to those discussed in the previous section. Opposite Manns Beach is St Margaret Island where there are records of Pacific Gull (near threatened - DSE 2003a), Pied Oystercatcher, Masked Lapwing, Grey Plover (near threatened - DSE 2003a), Eastern Curlew (near threatened - DSE 2003a), Australian White Ibis, Royal Spoonbill (vulnerable - DSE 2003a), Little Egret (endangered - DSE 2003a), and Great Egret (vulnerable - DSE 2003a). There are also recent records of the Eastern Pygmy-possum, Swamp Rat, White's Skink and Koala (near threatened – National Action Plan) on this island. Saint Margaret Island also has many introduced species including Black Rat, House Mouse, European Rabbit, Hog Deer and Red Fox.

Construction of this township within saltmarsh, and degradation of remnant vegetation around Manns Beach has resulted in generally poor fauna habitat values for this area.

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).

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

	Introduced	No. of threatened Fauna species#			Total
		EPBC	DSE	FFG	
Birds	3	0	23	11	79
Mammals	4	0	0	0	14
Reptiles	0	0	0	0	6
Frogs	0	0	1	0	5
Fish	0	0	0	0	18

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

Fauna species recorded within a 5km radius of Manns Beach

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Short-tailed Shearwater	<i>Puffinus tenuirostris</i>	Mi,M				
Little Pied Cormorant	<i>Phalacrocorax melanoleucos</i>					
Australian Pelican	<i>Pelecanus conspicillatus</i>	M				
Gull-billed Tern	<i>Sterna nilotica</i>	Mi,M		L	EN	
Crested Tern	<i>Sterna bergii</i>	Mi,M				
Silver Gull	<i>Larus novaehollandiae</i>	Mi,M				
Pacific Gull	<i>Larus pacificus pacificus</i>	Mi,M			NT	
Pied Oystercatcher	<i>Haematopus longirostris</i>	Mi				
Sooty Oystercatcher	<i>Haematopus fuliginosus</i>	Mi			NT	
Masked Lapwing	<i>Vanellus miles</i>	Mi				
Double-banded Plover	<i>Charadrius bicinctus</i>	Mi,M				
Red-capped Plover	<i>Charadrius ruficapillus</i>	Mi,M				
Eastern Curlew	<i>Numenius madagascariensis</i>	Mi,M			NT	
Bar-tailed Godwit	<i>Limosa lapponica</i>	Mi,M				
Curlew Sandpiper	<i>Calidris ferruginea</i>	Mi,M				
Red-necked Stint	<i>Calidris ruficollis</i>	Mi,M				
Red Knot	<i>Calidris canutus</i>	Mi,M			NT	
Australian White Ibis	<i>Threskiornis molucca</i>	M				
Intermediate Egret	<i>Ardea intermedia</i>	M		L	CE	
White-faced Heron	<i>Egretta novaehollandiae</i>					
White-necked Heron	<i>Ardea pacifica</i>					
Black Swan	<i>Cygnus atratus</i>	Mi				
Swamp Harrier	<i>Circus approximans</i>	Mi,M				
Yellow-tailed Black-Cockatoo	<i>Calyptorhynchus funereus</i>					
Welcome Swallow	<i>Hirundo neoxena</i>	M				
Australian Magpie	<i>Gymnorhina tibicen</i>					
Australian Raven	<i>Corvus coronoides</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

MANN'S BEACH

STAGE 1 CONSULTATION OUTCOMES

Public Meeting 29 January 2005 (60 people)

EXISTING CHARACTER (What's valued):

- Quiet and safe, good for kids
- Great community spirit
- Fishing village
- Small scale
- Family tradition
- Unique natural surrounds
- Quirky vintage tractors
- Commercial area free
- Low number of day visitors
- No tourists (except fishermen)
- Interesting buildings

CHARACTER CHANGE (Factors causing or affecting change):

- Housing more permanent, improved over last 10 years, gardens improved
- Can't camp on foreshore
- No rubbish facilities for residents and closure of local tip. Public bins not emptied regularly. Increased rubbish in waterways.
- Fishing has declined
- Bird numbers dropped
- Mangrove areas growing
- Siltation in estuary (and channel), coastal processes
- Nutrients from old septic? and grey water discharge affecting waterways?

IMPROVEMENTS

- Garbage service, improved rubbish facilities for visitors
- Seal main road and two main streets to car park (or maintain existing?)
- Better maintenance of local streets and car park
- Update town drainage plan
- Address king tide impacts
- Improve reliability of power
- Development of Fry's Reserve
- Coastal boardwalks around town & beyond
- Improvements & maintenance of hall
- Dredging of channels
- Maintenance of jetty

ISSUES FOR DISCUSSION

- Limited expansion possibly to west
- Avoid sensitive areas
- Provide subsidence monitoring point at Manns Beach
- Cease commercial fishing in inlet.

Summary of Issues from January 2005 Meeting

Attendees at the Manns Beach public meeting in January 2005 highly valued the **natural surrounds, peace and quiet** and the **small scale** of the fishing village.

Specific views were expressed in relation to the following issues:

The natural environment: fish and bird numbers have declined; siltation in the estuary is occurring; dredging of the channels is required; subsidence monitoring needed.

Infrastructure and facilities: no garbage facilities collection; maintenance of streets, car park, jetty and hall is required; improve reliability of power; update town drainage plan; and seal main road.

Town character: retain interesting / eclectic building mix; standards of housing and gardens have been improving; low visitor numbers; retain absence of commercial uses; and limit expansion.

Overall, the community was keen to retain local charm and the low key character of the town. Various improvements are sought to Manns Beach infrastructure or services.

Feedback Forms and Submissions

There were nine people with an interest in Manns Beach who completed the feedback form or made a submission on the project. Of these, 56% were working and 44% were retired. 44% of the respondents were permanent residents, while temporary residents (ie, holiday home owners) represented 56%.

The favourite aspects of Manns Beach identified by respondents included: the peace and quiet and safety.

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

- 1) Garbage collection and sewerage (89%)
- 2) Road / stormwater drainage (79%)
- 3) Road safety (67%)

The top three suggested improvements are to:

- 1) Improve road traffic circulation (78%)
- 2) Initiate regular town maintenance (44%)
- 3) Give priority to pedestrian / bike circulation and Improve fishing facilities and lake / beach access (both 22%)

MANNS BEACH

STAGE 2 CONSULTATION OUTCOMES

Feedback On Draft Settlement Report

Number of responses: 2

Groups/Organisations responding: Nil

Proposed Actions from Consultation:

Refine extent of pathway development proposals.

Major Issues Raised & Comments

VISION

Supported

OBJECTIVES

Supported

STRATEGIES

Supported, but query need for pathway development.

OTHER COMMENTS

- Sewerage needs to be considered.
- Provision for rubbish/recycling collection required

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

Manns Beach Design Guidelines



Character Zones:

- 1 Residential Precinct**

Homes in this area have a distinctive character, with older Victorian period cottages and small timber framed cottages. In some cases these are dominated by new, large, metal boatsheds.
- 2 Recreation Precinct**

This area is dominated by gravel carparking and roadway for boat launching ramp, community hall, playground and jetty on southern edge, but has an excellent outlook across the water to St Margarets Island.



Manns Beach Design Guidelines

INTRODUCTION

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

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

EXISTING URBAN CHARACTER ASSESSMENT

Refer to Cover Sheet for map, assessment and photographs.

URBAN DESIGN FRAMEWORK VISION FOR MANNS BEACH

"Manns beach will retain its character as a small, remote holiday hamlet, bordered by the Nooramunga Marine and Wildlife Reserve and with excellent access to local islands and inlets. It will retain a strong recreational fishing focus for residents and the surrounding area with attractive and functional foreshore facilities. Buildings will improve over time, but retain the 'coastal cottage' character. The foreshore will be easily accessed on foot and will be enhanced as a community hub."

COASTAL SPACES LANDSCAPE ASSESSMENT STUDY

Statement of Significance – Nooramunga Coast and islands

The Nooramunga Coast and Islands landscape is of state significance for its visual qualities, including a jagged coastline of mangroves and mudflats, and a chain of sandy islands that protect the southern coast from the wild seas of Bass Strait.

The islands themselves are generally devoid of development, with campsites and walking tracks the only evidence of post contact human presence. The 'untouched' nature of the off shore landscape adds to the significance of the expansive and scenic views that are available to surrounding features, including Wilsons Promontory.

The area is identified by the Ramsar Convention as an internationally significant wetland, and is on the Register of the National Estate for its coastal barriers, spits, sandy islands and extensive mudflats, as well as rare and endangered plant species. It is also protected as a marine and wildlife reserve, and is well known for its Aboriginal significance, evidenced by numerous shell middens along the coast.

Assessment: State Significance



Manns Beach Design Guidelines

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 low rise form of buildings
- The generally small building mass of buildings in the landscape.

OUTCOMES SOUGHT FROM APPLICATION OF THE GUIDELINES

Protecting the valued elements of the township

- Buildings should be sited to minimise their visual intrusion especially when they can be viewed from distant viewpoints.

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.



Manns Beach Design Guidelines

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

PARTICULAR CHARACTER ELEMENTS OF MANNS BEACH TOWNSHIP THAT SHOULD BE RESPECTED AND REINFORCED

Residential Precinct (Area 1)

The character of this precinct is dominated by the buildings as gardens are limited by the natural landscape and terrain conditions. New buildings and renovations should be in keeping with the established holiday cottage style rather than building suburban style project homes. Framed buildings with metal or timber cladding are more appropriate than masonry buildings on concrete slabs. Planting of indigenous trees and shrubs in gardens and nature strips will help unify the area and provide shelter.

Recreation precinct (Area 2)

This area is the subject of specific Master Plan design studies.

