



Department of
Sustainability
and Environment



McLOUGHLINS BEACH

URBAN DESIGN FRAMEWORK

COASTAL TOWNS DESIGN FRAMEWORK
VOLUME 3

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WELLINGTON
SHIRE COUNCIL



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THE VISION FOR McLOUGHLINS BEACH

“McLoughlins Beach will develop as a seaside holiday village and a key regional boating access point for the waters of the Ninety Mile Beach and Nooramunga Marine and Wildlife Reserve.

Residential streets will be attractive, incorporate landscaping and provide for safe pedestrian movement. Development will be sustainable and recognise the environmental constraints of the area.

The importance of the area for boating and recreational fishing will be recognised with the provision of appropriate facilities.

The foreshore will provide a focal point for the community and contain high quality facilities for residents and visitors. A pathway network will give safe access to key destinations around the village.”

This final report details an Urban Design Framework for McLoughlins 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 McLoughlins 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

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).



Causeway to the Ninety Mile Beach from the Boat Ramp

3. SETTLEMENT STUDY AREA

3.1 REGIONAL INFLUENCES

McLoughlins Beach is located approximately 20 km to the east of Yarram, 11 km off the South Gippsland Highway. It is around 232 km from Melbourne and approximately 70 km from Traralgon. The village provides access to the Ninety Mile Beach and is a 3 - 3.5 hour drive from Melbourne but highly accessible to residents of the Latrobe Valley. It is bordered by flat to gently undulating cleared farming land, which is part of the coastal plain at the foot of the Strzelecki Ranges.

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 McLoughlins 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. McLoughlins Beach does not have the benefit of such infrastructure.
- The Ninety Mile Beach coastline and the immediate hinterland and the Nooramunga Marine and Wildlife Reserve support high levels of biodiversity. The environmental impact of development requires careful management to avoid degradation
- McLoughlins Beach is relatively less accessible than other coastal settlements in Wellington Shire. 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).

3.2 SETTLEMENT DESCRIPTION

3.2.1 Township Profile

McLoughlins Beach is a small holiday and residential settlement adjoining the Nooramunga Marine and Coastal Park between Yarram and Woodside south of the South Gippsland Highway.

The settlement is adjacent to important regional boat launching and

mooring facilities on the sheltered tidal waterways of Nooramunga Marine and Coastal Park. Direct access for fishing in the ocean waters of Bass Strait and the sheltered waters of the Marine Park are conveniently gained from this area. For other forms of recreation access to the most western end of the Ninety Mile Beach is available via a pedestrian bridge across the inlet. This area offers sheltered nature walks, fishing, swimming and walking on the ocean beach.

The road to the settlement is a sealed no-through road so there is no passing traffic. The access road to the boat ramp passes through the northern half of the settlement.

McLoughlins Beach contains approximately 190 standard residential allotments on uniformly flat low lying land and is abutted by wetlands on three sides. Open farming land exists to the west of the settlement. A number of the existing subdivided allotments are within the wetland areas. Approximately 130 houses exist of varying quality and style and range from simple fishing cottages to substantial new two storey dwellings. Most buildings are lightweight framed structures with timber or fibro-cement cladding.

There are no commercial facilities within the town.

Most roads in the settlement are sealed and have open grassed swale drains. There is no street tree planting in the settlement.

The primary recreation area at McLoughlins Beach is at the southern end of the town. This area contains a children's playground, foreshore parking, toilet, shelter and a jetty that extends across the tidal wetlands to the inlet channel. A walking trail from this area connects to the boat ramp.



Regional boat launching ramp



Typical housing and dominant powerlines

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 B. In this context the future for McLoughlins Beach in relation to the other coastal towns within the study area is as a **Small Village not likely to experience any expansion**. 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



Playground

experienced by McLoughlins Beach is likely to be minor and be contained within the existing zoned area.

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. McLoughlins Beach contained 129 dwellings in 2004, 31.8% 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 18 houses is estimated at McLoughlins 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

McLoughlins Beach is situated at the eastern end of the Nooramunga Marine and Wildlife Park, and is enclosed to the south by the westernmost edge of the Ninety Mile Beach. To the southwest of McLoughlins Beach lies St Margaret Island.

Flora Values

A total of eight Ecological Vegetation Classes (EVCs) have been mapped for the broad McLoughlins Beach area (see Appendix B – Environmental Detail) and within and immediately surrounding the town, five EVCs are present: Mangrove Shrubland, Coastal Saltmarsh, Estuarine Wetland, Damp Sands herb-rich Woodland and Swamp Scrub. The latter is not mapped for the area. Coastal Saltmarsh is the most extensive of the EVCs and township is partly constructed on saltmarsh vegetation



Nooramunga Marine and Coastal Park on the foreshore



McLoughlins Beach foreshore reserve

(much of its eastern side) which was apparently drained to allow development. A substantial proportion of the existing allotments in the residential subdivision, currently without houses, support high-quality upper saltmarsh vegetation. Though the official conservation status of Coastal Saltmarsh is classed as 'Least Concern' this vegetation is more appropriately considered 'Vulnerable' in the bioregion.

Development around McLoughlins Beach is highly constrained except at its north-western corner with extensive exotic pasture north of Balloong Road, around McLoughlins Beach Road and west of Tetleys Lane. Some scattered trees (Late Black Wattle) and remnants of the former Swamp Scrub (Swamp Paperbark) occur north of Balloong Road.

Fauna Values

McLoughlins Beach is approximately 12 km north-east of Robertsons Beach and as such the general fauna values are similar to those for that area. 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 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.

There are relatively recent records of Pacific Gull, Pied Oystercatcher, Bar-tailed Godwit, Crested Tern, Eastern Curlew, Hooded Plover, Swamp Skink and Koala at McLoughlins Beach. The New Holland Mouse has been recorded recently on neighbouring offshore islands.

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 McLoughlins 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 McLoughlins Beach Vegetation Quality Plan.

Acid Sulfate Soils

Mapping of potential coastal acid sulfate soils by the Department of Primary Industries (2003) does not identify McLoughlins 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 McLoughlins Beach area. Flooding issues were raised as a matter of concern during community consultation. Anecdotally significant local flooding occurs and there is additional concern in regard to inundation in association with surge tides or modifications to the coastal barrier through erosion. These matters require further investigation but potential flooding is noted as a constraint given the existing wetland nature of most of the settlement. A Floodway Overlay or Land Subject to Inundation Overlay does not affect any areas at McLoughlins 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 McLoughlins Beach area, there exist:

- One known pre-contact Aboriginal heritage value site;
- No Register of the National Estate listings;
- One listing with Heritage Victoria (unknown buried wreck, McLoughlins Beach); 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, McLoughlins 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 McLoughlins 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 McLoughlins 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>



Ninety Mile Beach near McLoughlins Beach

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.



Public shelter at McLoughlins Beach



McLoughlins Beach Jetty

Built Environment

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

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

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

4.1.2 Climate Change and Sea Level Rise

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

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

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



Active erosion on the Ninety Mile Beach

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 McLoughlins 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 assist 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

McLoughlins Beach is covered by the Township Zone (TZ) and surrounded by land zoned for rural use (RUZ). There is also a pocket of low lying RUZ land located at the end of Janette Street that is surrounded by TZ land. A permit is not required for a dwelling in the TZ provided acceptable arrangements are made for water, waste disposal and electricity.

There are sections of reserve located along the foreshore that are zoned for public purposes (PCRZ).

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

Refer Plan 2 McLoughlins 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 the Township Zone and would affect only buildings that exceed two stories.

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 properties on Seaward Street and rural land to the east of the settlement. Some properties at the western end of McLoughlins Beach are also covered by the overlay. A permit is required for vegetation



Low key dwelling



ESO2 area on south western edge of town

removal / alteration, building construction, works and subdivision.

Refer Plan 2 McLoughlins 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 McLoughlins Beach between 2000 and 2004. This was also the case in Manns Beach, although four and eight permits were issued in Robertsons Beach and Woodside Beach respectively, during the same period.

4.3.2 Land Supply

Based on the subdivision pattern approximately 50 allotments are vacant. Many of these are in the less attractive low lying land to the east and parts of this land have a low suitability for development. Redevelopment of some parcels would however, be likely to occur. The generally low level of development demand in this part of the Wellington coast is noted. Rural land to the northwest does present the opportunity for subdivision, however expansion of the settlement is not desirable due to the future role of the town and the lack of infrastructure.

4.3.3 Infrastructure

McLoughlins Beach has no reticulated water or sewerage and onsite waste disposal methods are utilised. Storm water is managed through roadside swales. 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. Many sites require significant fill and elevated floors to comply with these levels. Overhead powerlines are visually dominant.

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

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:

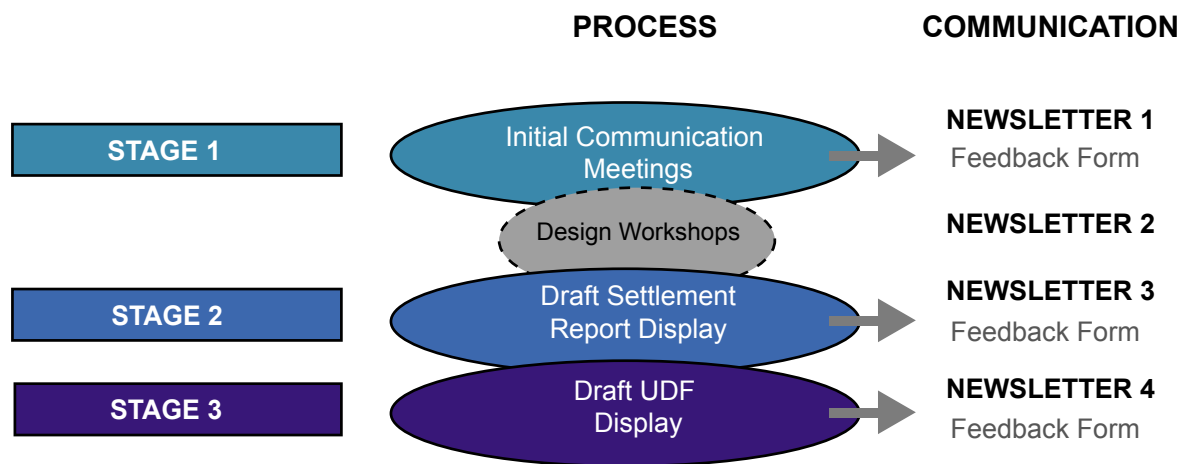
Stage 1: Initial Community Meetings and feedback

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 McLoughlins 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>McLoughlins Beach</p> <p>Key Issues from Initial Public Consultation</p> <p>(Approximately 60 people attended the consultation meeting and 39 submissions were received)</p>	<p>Community Values</p> <ul style="list-style-type: none"> • Water access and views. • Peace and quiet. • Wildlife. • Fishing. <p>Key Issues</p> <ul style="list-style-type: none"> • Increased utilisation of the boat ramp area and associated traffic. • Environmental factors. • Improvements to facilities and services, eg. garbage collection and sewerage. • Lack of land available for residential development. <p>Priority Improvements</p> <ul style="list-style-type: none"> • Improve fishing facilities and lake/beach access. • Create more shops. • Initiate regular town maintenance. • Create adequate car parking.
<p>Stage 2</p> <p>McLoughlins Beach</p> <p>Draft Settlement Report Feedback</p> <p>(7 submissions were received)</p>	<p>Major Issues</p> <ul style="list-style-type: none"> • Vision – generally supported. • Objectives – generally supported; regional role as boating destination needs more emphasis; pathway development generally supported but revision of alignment and extent of proposal required. • Strategies – Support for expansion/improvement of facilities at boat ramp; support for upgrade to foreshore facilities. <p>Other Comments</p> <ul style="list-style-type: none"> • Ensure flooding issues are addressed with improved flood protection and storm water drainage; improve maintenance of public facilities (eg jetties).



Community discussion in foreshore shelter



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

McLoughlins Beach has a distinctive setting within the waterways and mangrove wetland of the Nooramunga Marine and Coastal Park and the adjoining agricultural landscape. Vegetation is generally low profile consistent with the surrounding wetland environment.

Housing is mostly post war varying in scale from modest cottages to larger contemporary two storey houses used as both holiday houses and permanent residences. There is no distinctive architectural style, although buildings are generally lightweight framed structures with gable or flat roofs. The settlement sits prominently in the wetland landscape. Gardens are not well developed with the majority of vegetation being remnant trees and shrubs.

Planning permits are not required for dwellings unless a 7.5 m height limit is exceeded or within the wetlands overlay. There is limited control and guidance on development.

Setting firm town boundaries will ensure that future development takes place within areas currently zoned for residential use. The consolidation of McLoughlins Beach will contribute to the liveability of the town, as long as the unique coastal residential character is retained.

7.1.2 Environment

The settlement is imposed on the wetland environment of this fringe of the mainland. Land in the central part of Seaward Street is unsuited to residential development due to its low lying nature and this area should be rezoned.

Flooding issues are noted as significant by the local community and further detailed assessment is required to define the extent and nature of risk. Active beach and primary dune erosion is occurring on the Ninety Mile Beach foreshore which may ultimately affect ocean access and storm impacts in this location.

Overhead powerlines have a strong visual presence and the streetscapes would benefit from the relocation of this infrastructure underground. Street tree planting with indigenous species would also enhance the streetscape.



McLoughlins Beach Road Streetscapes



7.1.3 Activities

McLoughlins Beach is designated as a ‘regional boat ramp’ under the Victorian Coastal Strategy. This infrastructure is somewhat detached from the village, although access through the village is required. This designation recognises the good access available to water ways from this location. The intent of the designation is for this infrastructure to service a wide area. This role is expected to meet primarily day visitor needs and is not tied to a requirement for or support of urban development. The development potential assessed for McLoughlins Beach in the Integrated Coastal Planning for Gippsland – Coastal Action Plan (GCB 2002) indicates a low suitability for urban development in association with this role due to environmental and infrastructure constraints.

An additional significant day visitor attraction is the access available via the causeway across the inlet to the Ninety Mile Beach. Pleasant coastal walks and ocean fishing are available in these areas.

These facilities and attractions are considered to be more associated with the Nooramunga Marine Park than the village.

Within the village the primary focus is the foreshore at the southern end. An urban style children’s playground is adjacent to this area. The facilities and development on the foreshore and the jetty are in need of upgrading and do not provide an attractive community area or meet functional requirements.

7.1.4 Movement and Access

The settlement is approached along a sealed road with little distinction of the town entry point. Visitors naturally enter the settlement at Charleston Street, which flows, into McLoughlins Beach Road. Foreshore Road branches to the east and extends out of the town to the boat launching ramp and boardwalk access to the Ninety Mile Beach. This road is well used by day visitors. Control of traffic at the entrance to the town is required and measures to slow traffic within the settlement are desirable.

There is virtually no pedestrian path system in the settlement. A boardwalk provides a link from the foreshore car park to the boat ramp. This pathway should be extended to provide a network through the town and a circuit back from the boat ramp along McLoughlins Beach Road.



Foreshore carpark needs to be upgraded



Entry to McLoughlins Beach

8. STRATEGIC FRAMEWORK

The strategic direction for McLoughlins 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 McLoughlins Beach addresses the significant issues identified and builds on the opportunities for enhancing the special qualities of the settlement.

The proposed vision for McLoughlins 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.

“McLoughlins Beach will develop as a seaside holiday village and a key regional boating access point for the waters of the Ninety Mile Beach and Nooramunga Marine and Wildlife Reserve.

Residential streets will be attractive, incorporate landscaping and provide for safe pedestrian movement. Development will be sustainable and recognise the environmental constraints of the area.

The importance of the area for boating and recreational fishing will be recognised with the provision of appropriate facilities.

The foreshore will provide a focal point for the community and contain high quality facilities for residents and visitors. A pathway network will give safe access to key destinations around the village.”

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 area subject to a detailed assesment of those areas (generally west of Seaward Street) with potential environmental value or hazard.
- 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.

OBJECTIVE 2:

To improve pedestrian movement and safety throughout the area.

STRATEGIES:

- 2.1 Reinforce the town entry with appropriate signage and landscaping to reinforce the urban area.
- 2.2 Provide a pedestrian network that links to local destinations and enables safe circulation around the settlement.
- 2.3 Manage vehicle speed in the settlement and access to the boat ramp with suitable intersection treatment and signage.

OBJECTIVE 3:

To upgrade the appearance of the settlement and function of the locality as a regional boat ramp.

STRATEGIES:

- 3.1 Upgrade the settlement foreshore area and improve the landside and boating facilities and amenities.
- 3.2 Improve streetscapes with indigenous street planting and the underground relocation of powerlines.
- 3.3 Improve facilities for fishing within the settlement and at the regional boat ramp (particularly additional parking and improved launching facilities).

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



Flood gate on drainage system to control tidal inflow



Boardwalk to Ninety Mile Beach

9. IMPLEMENTATION

9.1 INTRODUCTION

The Urban Design Framework for McLoughlins 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 McLoughlins 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 McLoughlins 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

Design work undertaken for McLoughlins Beach aims to rationalise and enhance the public areas within the town.

1. Access road improvements

Beach Road is proposed to be sealed through to a much more compact Jetty carpark. The confusing intersection of McLoughlins Beach Road and Seaward Street will be rationalised with some pavements removed. A new roundabout is suggested at the junction of McLoughlins Beach and Foreshore Roads to help direct visitors through the town.

2. Jetty car park and open space

The existing car park will be redeveloped as an attractive public space while retaining and upgrading the toilets and picnic shelter. The car park will be sealed and edged to direct car movement to designated parallel and 90 degree parking spaces. The balance of the area will be grassed or revegetated - Norfolk Island Pines are suggested to mark this location in the landscape and improve the microclimate of the park. Provision has been made for the jetty to be upgraded.

3. Pathways

Existing pathways will be improved and linked to facilities.

4. Street tree planting

Street tree planting should be introduced in all road reserves.

Refer Plan 5 McLoughlins Beach Master Plan.

9.2.2 Cost Estimates and Implementation Program

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

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

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

Table 2 Master Plan Projects, Indicative Costs 2006

Project summary	Anticipated cost government sector (2006)*	Project priority
1. Access Road Improvements	\$334,278	Early
2. Jetty and Open space Improvements	\$226,793	Medium
3. Pathways	\$780,885	Early
4. Street tree planting	\$19,635	Early
TOTAL	\$1,361,591	

* 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 McLoughlins 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 McLoughlins Beach Strategy Plan included in this clause.

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

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

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

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

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

9.3.2 Zones

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

9.3.3 Overlays

Delete from Design and Development Overlay Schedule 3 land to be amended from Township Zone to an appropriate rural zone, eg Rural Conservation.

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:

- Refinement of master plan.
- 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.

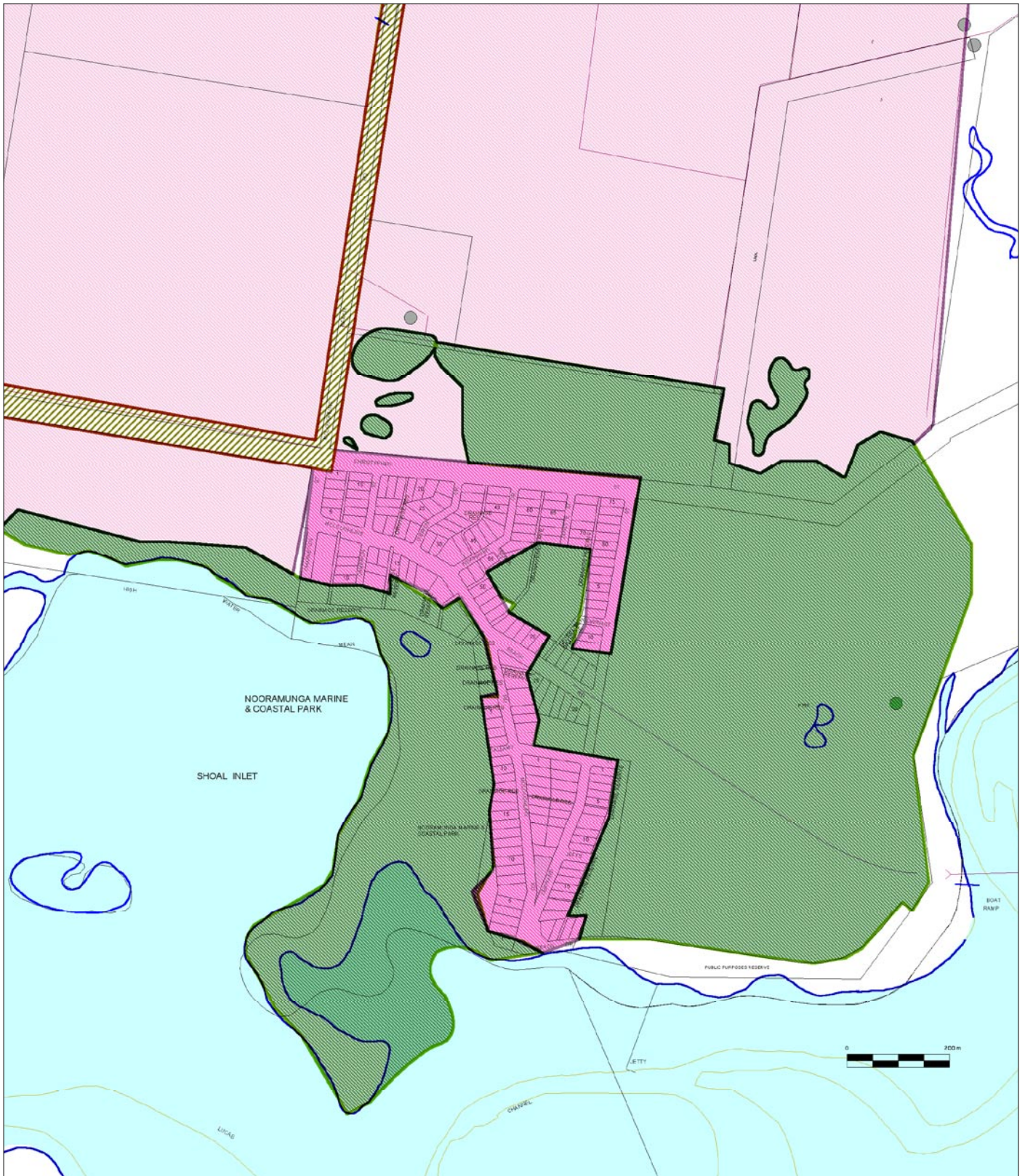
Direct community participation in the implementation process should also be considered. The consultation process has tapped into the considerable skills and knowledge that are available within each town. A local forum to discuss ideas, priorities and action projects may provide an additional valuable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

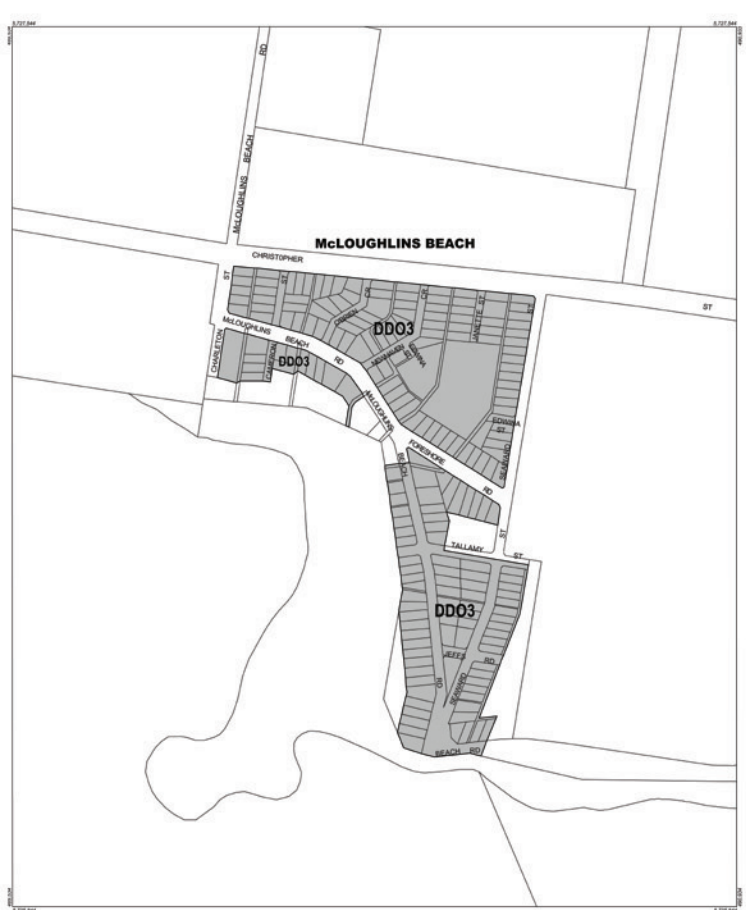
- HIGH QUALITY AREAS**
High Quality Vegetation Areas (High constraints)
- FRAGMENTED VEGETATION AREAS**
High Quality Road Reserve Vegetation (where isolated from contiguous native vegetation on adjoining lands - moderate constraints)
- EXISTING MODIFIED AREAS**
Existing Modified Areas (urban, various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



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Public Land	
	Public Conservation And Resource Zone
	Public Park And Recreation Zone
	Road Zone Category 1
Residential	
	Township Zone
Rural	
	Rural Zone

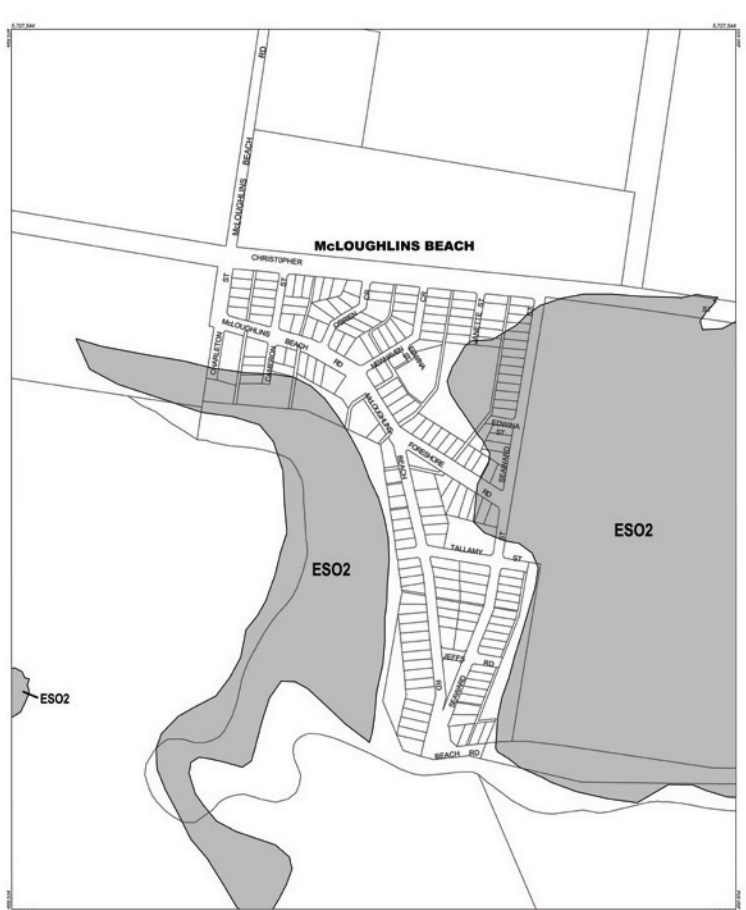
ZONES



Overlays

	Design And Development Overlay - Schedule 3
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DESIGN AND DEVELOPMENT OVERLAY



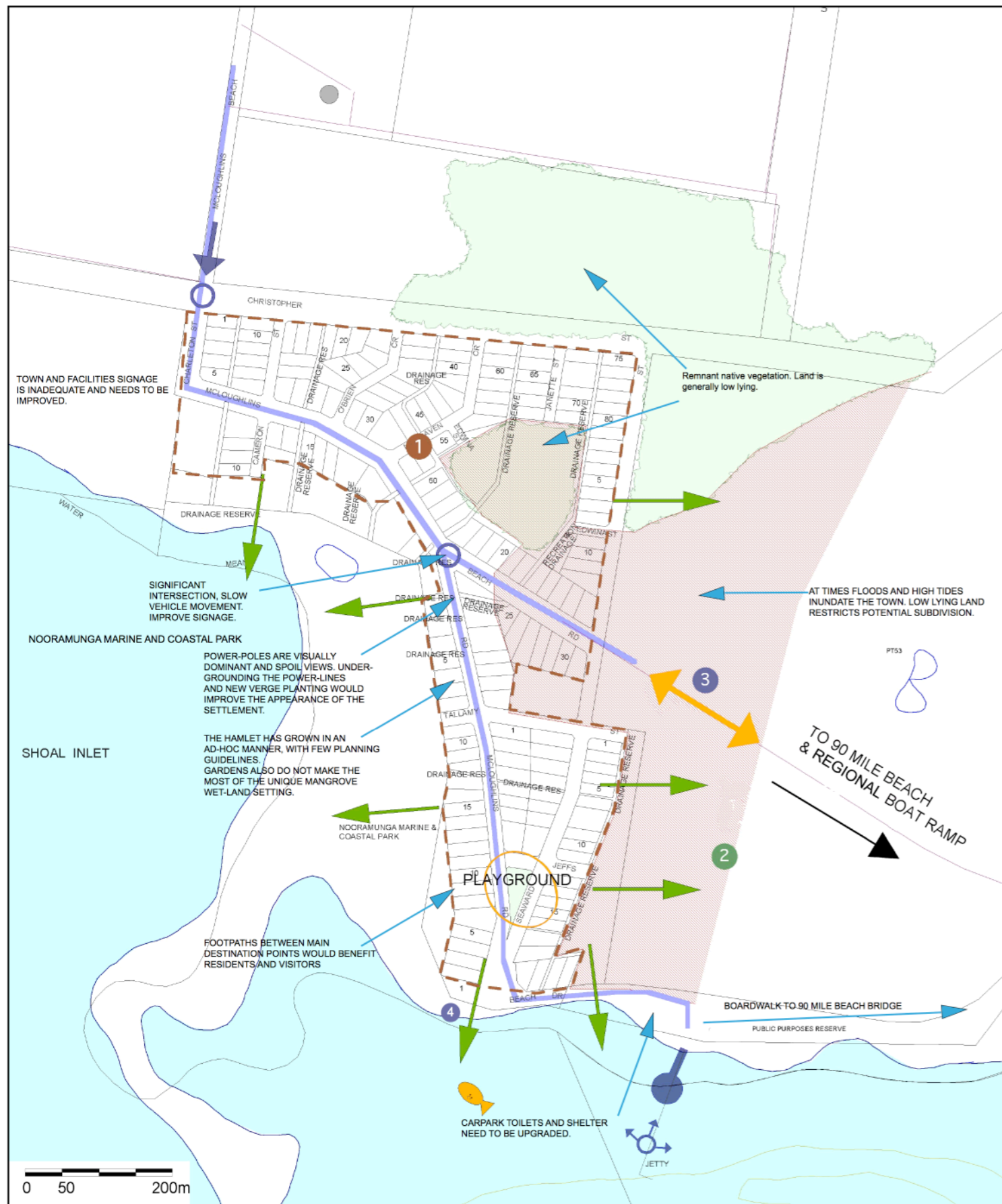
Overlays

	Environmental Significance Overlay - Schedule 2
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ENVIRONMENTAL SIGNIFICANCE OVERLAY 2

McLoughlins 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
Vegetation	Vegetation	Vehicular entry	Recreational fishing
Low lying land	Low lying land	Boat entry	Link between activity nodes
		Decision points	
		Primary access road	



Character Zones

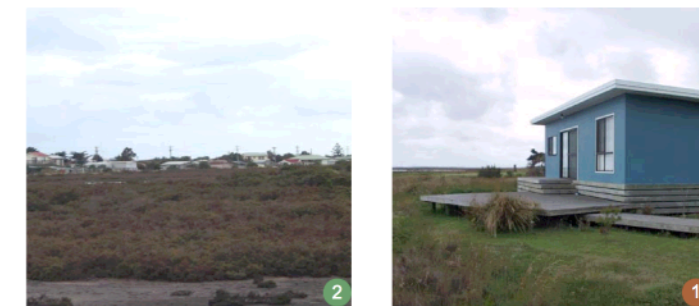
- 1 Town Precinct**
Characterised by a mixture of beach shacks and contemporary one and two storey holiday homes. Powerlines are a dominant part of low key streets. The settlement is set on a slight rise and surrounded by waterways and mud flats.

Environment

- 2** This area is characterised by low lying coastal scrubland.

Movement and Access

- 3** Access to Ninety Mile Beach and Nooramunga Marine Park is via McLoughlins Beach.
- 4** Recreation area. Includes playground which is an important community focal point and foreshore area including car park and jetty. Foreshore rationalisation and upgrade is required.








Shelter on the foreshore

WELLINGTON EAST OXFORDLAND
COASTAL TOWNS DESIGN FRAMEWORK
McLoughlins Beach
URBAN DESIGN ANALYSIS
 Plan 3



Legend

-  Refurbished existing public facilities
-  New Tree
-  Existing Tree
-  Bitumen Paving
-  Gravel Paving



McLoughlins Beach is a small settlement that has grown from a fishing spot based around the deep water jetty. A large unsealed car park, public toilets and a picnic shelter have been developed in association with the jetty over recent decades. More recently Wellington Shire Council has developed new boat launching facilities and beach access well outside the town. Facilities remaining at the jetty under council management now look tired and exaggerated in scale for present and predicted use. This plan aims to retain key elements and repair the damage done by uncontrolled vehicle access. An attractive new public space for shared use by residents and day visitors will be the result.

- 1 Access road improvements**
Beach Road is proposed to be sealed through to a much more compact Jetty carpark. The confusing intersection of McLoughlins Road / Beach Road and Seaward Street will be rationalised with some pavements removed. A new roundabout is suggested at the junction of McLoughlins Beach and Foreshore Roads to help direct visitors through the town.
- 2 Jetty carpark and open space**
The existing car park will be redeveloped as an attractive public space while retaining and upgrading the toilets and picnic shelter. The car park will be sealed and edged to direct car movement to designated parallel and 90 degree parking spaces. The balance of the area will be grassed or revegetated - Norfolk Island Pines are suggested to mark this location in the landscape and improve the microclimate of the park. An upgrade or refurbishment of the jetty is also required.
- 3 Pathways**
Existing pathways will be improved and linked to facilities.



APPENDIX A - COASTAL SETTLEMENT FRAMEWORK

COASTAL SETTLEMENT FRAMEWORK AND ROLE

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

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

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

Settlement Framework

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

Notes

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

Based on this framework an overview of the role and development potential is provided in following figure (Overview of Settlement Futures). In this context the future for McLoughlins Beach in relation to the other coastal towns within the study area is as a **Small Village not likely to experience any expansion.**

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)

McLOUGHLINS BEACH

Municipality – Wellington Shire

McLoughlins Beach is situated at the eastern end of the Nooramunga Marine and Wildlife reserve, and is enclosed to the south by the westernmost edge of the Ninety Mile Beach. To the south-west of McLoughlins beach lies St Margaret Island.

Flora values

A total of eight Ecological Vegetation Classes have been mapped for the broad McLoughlins Beach area and within and immediately surrounding the town, five EVCs are present: Mangrove Shrubland, Coastal Saltmarsh, Estuarine Wetland, Damp Sands herb-rich Woodland and Swamp Scrub. The latter is not mapped for the area. Coastal Saltmarsh is the most extensive of the EVCs and township is partly constructed on saltmarsh vegetation (much of its eastern side) which was apparently drained to allow development. A substantial proportion of the existing allotments in the residential subdivision, currently without houses, support high-quality upper saltmarsh vegetation. Though the official conservation status of Coastal Saltmarsh is classed as 'Least Concern' this vegetation is more appropriately considered 'Vulnerable' in the bioregion (Carr et al. 2000).

Development around McLoughlins Beach is highly constrained except at its north-western corner with extensive exotic pasture north of Balloong Road, around McLoughlins Beach Road and west of Tetleys Lane. Some scattered trees (Late Black Wattle, *Acacia mearnsii*, and remnants of the former Swamp Scrub (*Swamp Paperbark*, *Melaleuca ericifolia*) occur north of Balloong Road.

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

Ecological Vegetation Classes	
EVC	Conservation status
Coastal Dune Scrub Mosaic	LC
Damp Sands Herb-rich Woodland	V
Coastal Saltmarsh	LC
Estuarine Wetland	LC
Heathy Woodland	LC
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
Bassian Pomaderris	<i>Pomaderris oraria ssp. oraria</i>		r	
Shingle Fireweed	<i>Senecio diaschides</i>		r	
Tasman Pomaderris	<i>Pomaderris apetala ssp. maritima</i>		v	
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

McLoughlins Beach is approximately 12 km north-east of Robertsons Beach and as such the general fauna values are similar to those discussed for that area (see Section 4.1). The values associated with St Margaret Island (the eastern edge of this island lies off McLoughlins Beach) were discussed for Manns Beach (see section 4.2).

There are relatively recent records of Pacific Gull (near threatened -DSE 2003a), Pied Oystercatcher, Bar-tailed Godwit, Crested Tern, Eastern Curlew (near threatened - DSE 2003a), and Hooded Plover (vulnerable - DSE 2003a), Swamp Skink (vulnerable – DSE 2003a), Koala (near threatened – National Action Plan) at McLoughlins Beach. The New Holland Mouse (endangered – DSE 2003a) has been recorded recently on neighbouring offshore islands.

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

	Introduced	No. of threatened Fauna species#			Total
		EPBC	DSE	FFG	
Birds	5	0	18	9	77
Mammals	6	1	2	2	26
Reptiles	0	0	2	1	9
Frogs	0	0	0	0	2
Fish	0	0	0	0	15

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 McLoughlins Beach

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Pied Cormorant	<i>Phalacrocorax varius</i>				NT	
Australian Pelican	<i>Pelecanus conspicillatus</i>	M				
Gull-billed Tern	<i>Sterna nilotica</i>	Mi,M		L	EN	
Caspian Tern	<i>Sterna caspia</i>	Mi,M		L	NT	
Crested Tern	<i>Sterna bergii</i>	Mi,M				
Little Tern	<i>Sterna albifrons sinensis</i>	Mi,M		L	VU	
Fairy Tern	<i>Sterna nereis</i>	Mi,M		L	EN	
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				
Grey Plover	<i>Pluvialis squatarola</i>	Mi,M			NT	
Pacific Golden Plover	<i>Pluvialis fulva</i>	Mi,M			NT	
Hooded Plover	<i>Thinornis rubricollis</i>	Mi,M	VU	L	VU	
Double-banded Plover	<i>Charadrius bicinctus</i>	Mi,M				
Greater Sand Plover	<i>Charadrius leschenaultii</i>	Mi,M			VU	
Red-capped Plover	<i>Charadrius ruficapillus</i>	Mi,M				

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
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	
Great Knot	<i>Calidris tenuirostris</i>	Mi,M		L	EN	
Australian White Ibis	<i>Threskiornis molucca</i>	M				
Royal Spoonbill	<i>Platalea regia</i>				VU	
Little Egret	<i>Egretta garzetta</i>	M		L	EN	
Great Egret	<i>Ardea alba</i>	Mi,M		L	VU	
White-faced Heron	<i>Egretta novaehollandiae</i>					
Australian Wood Duck	<i>Chenonetta jubata</i>	Mi				
Black Swan	<i>Cygnus atratus</i>	Mi				
Australian Shelduck	<i>Tadorna tadornoides</i>	Mi				
Chestnut Teal	<i>Anas castanea</i>	Mi				
Swamp Harrier	<i>Circus approximans</i>	Mi,M				
White-bellied Sea-Eagle	<i>Haliaeetus leucogaster</i>	Mi,M		L	VU	
Southern Boobook	<i>Ninox boobook</i>	M				
Yellow-tailed Black-Cockatoo	<i>Calyptorhynchus funereus</i>					
Crimson Rosella	<i>Platycercus elegans elegans</i>					
Blue-winged Parrot	<i>Neophema chrysostoma</i>	M				
Laughing Kookaburra	<i>Dacelo novaeguineae</i>					
Fan-tailed Cuckoo	<i>Cacomantis flabelliformis</i>	M				
Horsfield's Bronze-Cuckoo	<i>Chrysococcyx basalis</i>	M				
Welcome Swallow	<i>Hirundo neoxena</i>	M				
Tree Martin	<i>Hirundo nigricans</i>	M				
Grey Fantail	<i>Rhipidura albiscapa</i>					
Willie Wagtail	<i>Rhipidura leucophrys</i>					
Flame Robin	<i>Petroica phoenicea</i>	M				
Eastern Yellow Robin	<i>Eopsaltria australis</i>					
Golden Whistler	<i>Pachycephala pectoralis</i>					
Grey Shrike-thrush	<i>Colluricincla harmonica</i>					
Magpie-lark	<i>Grallina cyanoleuca</i>	M				
Black-faced Cuckoo-shrike	<i>Coracina novaehollandiae</i>	M				
White-fronted Chat	<i>Epthianura albifrons</i>					
Brown Thornbill	<i>Acanthiza pusilla</i>					
White-browed Scrubwren	<i>Sericornis frontalis</i>					
Striated Fieldwren	<i>Calamanthus fuliginosus</i>					
Superb Fairy-wren	<i>Malurus cyaneus</i>					
Dusky Woodswallow	<i>Artamus cyanopterus</i>					
Spotted Pardalote	<i>Pardalotus punctatus punctatus</i>					
Silvereeye	<i>Zosterops lateralis</i>	M				
Yellow-faced Honeyeater	<i>Lichenostomus chrysops</i>					
White-eared Honeyeater	<i>Lichenostomus leucotis</i>					
Crescent Honeyeater	<i>Phylidonyris pyrrhoptera</i>					
New Holland Honeyeater	<i>Phylidonyris novaehollandiae</i>					

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Red Wattlebird	<i>Anthochaera carunculata</i>					
Australian Pipit	<i>Anthus australis</i>	M				
Grey Currawong	<i>Strepera versicolor</i>					
Grey Butcherbird	<i>Cracticus torquatus</i>					
Australian Magpie	<i>Gymnorhina tibicen</i>					
Common Tern	<i>Sterna hirundo</i>	Mi,M				
Little Raven	<i>Corvus mellori</i>	M				
Common Blackbird	<i>Turdus merula</i>					*
Skylark	<i>Alauda arvensis</i>					*
European Goldfinch	<i>Carduelis carduelis</i>					*
Common Myna	<i>Acridotheres tristis</i>					*
Common Starling	<i>Sturnus vulgaris</i>					*
Short-beaked Echidna	<i>Tachyglossus aculeatus</i>					
Common Ringtail Possum	<i>Pseudocheirus peregrinus</i>					
Eastern Pygmy-possum	<i>Cercartetus nanus</i>					
Koala	<i>Phascolarctos cinereus</i>		NT			
Common Wombat	<i>Vombatus ursinus</i>					
Swamp Wallaby	<i>Wallabia bicolor</i>					
Eastern Grey Kangaroo	<i>Macropus giganteus</i>					
Gould's Long-eared Bat	<i>Nyctophilus gouldi</i>					
Lesser Long-eared Bat	<i>Nyctophilus geoffroyi</i>					
Gould's Wattled Bat	<i>Chalinolobus gouldii</i>					
Chocolate Wattled Bat	<i>Chalinolobus morio</i>					
Southern Forest Bat	<i>Vespadelus regulus</i>					
Little Forest Bat	<i>Vespadelus vulturnus</i>					
Large Forest Bat	<i>Vespadelus darlingtoni</i>					
Bush Rat	<i>Rattus fuscipes</i>					
Swamp Rat	<i>Rattus lutreolus</i>					
Black Rat	<i>Rattus rattus</i>					*
House Mouse	<i>Mus musculus</i>					*
New Holland Mouse	<i>Pseudomys novaehollandiae</i>			L	EN	
Rabbit	<i>Oryctolagus cuniculus</i>					*
Hog Deer	<i>Axis porcinus</i>					*
Fox	<i>Vulpes vulpes</i>					*
Cat	<i>Felis catus</i>					*
Australian Fur-seal	<i>Arctocephalus pusillus doriferus</i>	M	CD			
Southern Right Whale	<i>Eubalaena australis</i>	EN	VU	L	CE	
Common Dolphin	<i>Delphinus delphis</i>					
Jacky Lizard	<i>Amphibolurus muricatus</i>					
Swamp Skink	<i>Egernia coventryi</i>		RIK	L	VU	
White's Skink	<i>Egernia whitii</i>					
Metallic Cool-skink	<i>Niveoscincus metallicum</i>					
Blotched Blue-tongued Lizard	<i>Tiliqua nigrolutea</i>					
Bold-striped Cool-skink	<i>Acritoscincus duperreyi</i>					
Swampland Cool-skink	<i>Pseudemoia rawlinsoni</i>		RIK		NT	
Lowland Copperhead	<i>Austrelaps superbus</i>					

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Eastern Banjo Frog	<i>Limnodynastes dumerilii</i>					
Common Eastern Froglet	<i>Crinia signifera</i>					
Sandy Sprat	<i>Hyperlophus vittatus</i>					
Common Jollytail	<i>Galaxias maculatus</i>					
Small-mouthed Hardyhead	<i>Atherinosoma microstoma</i>					
Estuary Perch	<i>Macquaria colonorum</i>					
Luderick	<i>Girella tricuspidata</i>					
Yelloweye Mullet	<i>Aldrichetta forsteri</i>					
Sea Mullet	<i>Mugil cephalus</i>					*
Tupong	<i>Pseudaphritis urvillii</i>					
Bridled Goby	<i>Arenigobius bifrenatus</i>					
Tamar River Goby	<i>Afurcagobius tamarensis</i>					
Swan River Goby	<i>Pseudogobius olorum</i>					
Long-snouted Flounder	<i>Ammotretis rostratus</i>					
Greenback Flounder	<i>Rhombosolea tapirina</i>					
Smooth Toadfish	<i>Tetractenos glaber</i>					
Eastern Fortescue	<i>Centropogon australis</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

McLOUGHLINS BEACH

STAGE 1 CONSULTATION OUTCOMES

Public Meeting 29 January 2005 (60 people)

EXISTING CHARACTER (What's valued):

- Good fishing – offshore, inshore
- Surf and lake access and bushland
- Views of water & surrounds
- Little through traffic
- Peace and quiet
- Good for kids, safe
- Lack of commercial development, a positive feature
- Friendly community
- Healthy lifestyle
- Abundant wildlife & birds
- Jetty, access and walkway to surf beach
- Boat ramp important to this part of coast
- Small township

CHANGES TO CHARACTER (Factors causing or contributing to):

- Bigger houses and gardens
- Improved quality of houses
- Improved waste disposal
- Sealed roads
- More visitors
- Improved? storm water drainage – yet to be tested
- More waste discharge on beach
- Expansion of boat launching area – more visitors

REQUIRED IMPROVEMENTS:

- Fully maintained – Jetty, footbridge and public areas
- Natural gas reticulation
- Economical waste disposal systems, not full sewerage
- Traffic management – reduce speed through town
- Walking track (boat ramp road)
- Improved power supply
- Additional finger jetty at ramp (floating jetty preferred)
- Finger jetty downstream of existing jetty
- Street tree planting, foreshore planting but concerns for views and sight lines

ISSUES FOR DISCUSSION

- Flood potential – main culvert capacity at north of town
- Better public information on flood impacts, subsidence and natural processes on coast, increase public understanding.
- Planning scheme should address flood issues – clarify flood level – a priority
- Limit further development areas, potential flood impacts constrain
- Ascertain future sewerage reticulation proposals status
- Improve foreshore toilets, sealing of car park (not all support), additional bins.
- Sealing of boat ramp car park
- Trees in channels due to erosion are a major hazard
- Control commercial fishing in park, depletion of resource
- Caravan park / kiosk (support and opposition)
- Mosquito issues
- Mobile library call desirable

Summary of Issues from January 2005 Meeting

Attendees at the McLoughlins Beach public meeting in January 2005 highly valued the **water access and views, peace and quiet, wildlife and fishing.**

Specific views were expressed in relation to the following issues:

The natural environment: improved waste disposal was required, although economical waste disposal systems were sought; concern was expressed regarding potential flood impacts, potential for subsidence due to underground resource use and natural processes impacting on the coastline, better public information on these issues was sought; commercial fishing in the Marine Reserve was depleting fishing stocks.

Development and economic factors: the lack of commercial development in the town was regarded as a positive feature, mixed views were expressed regarding the need for some visitor service facilities such as a caravan park or kiosk; additional visitors and growth in the use of the boat ramp was impacting on the community; an improvement to building quality was noted as a factor that is changing the settlement.

Services and facilities: improvements to the power supply system were desired; improvements/extensions to the jetties at the boat ramp and on the foreshore were desired; street tree planting should be provided but views need to be considered; improvements to the foreshore facilities desired; a mobile library call to the settlement was desired.

Accessibility: additions to the walking track network were desired, particularly along the boat ramp road; traffic management was required to reduce traffic speed through the town and improve pedestrian safety.

Overall, the community was concerned about increased utilisation of the boat ramp area and associated traffic, a range of environmental factors and improvements to facilities and services in the town.

The notes of discussion recorded at the public meeting are provided in Appendix C.

Feedback Forms and Submissions

There were 39 people from McLoughlins Beach who completed the feedback form or made a submission on the project. Of these, 44% were working and 38% were retired. 36% of the respondents were permanent residents, while temporary residents (ie, holiday home owners) represented 62%.

The favourite aspects of McLoughlins Beach identified by respondents included: the fishing, peace and quiet and the friendly community.

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

- 1) Inadequate boating facilities/water access (44%)
- 2) Lack of land available for residential development (41%)
- 3) Garbage collection and sewerage (28%)

The top three suggested improvements are to:

- a. Improve fishing facilities and lake / beach access (62%)
- b. Create more shops (28%)
- c. Initiate regular town maintenance, create adequate car parking (both 23%)

McLOUGHLINS BEACH

STAGE 2 CONSULTATION OUTCOMES

Feedback On Draft Settlement Report

Number of responses: 7

Groups/Organisations responding: Gippsland Ports; McLoughlins Beach Resident & Ratepayers Association Inc.

Proposed Actions from Consultation:

Revise Vision and Objectives to strengthen regional boating function.

Refine pathway proposals.

Major Issues Raised & Comments

VISION

Generally supported

OBJECTIVES

- Generally supported but regional role as a boating destination needs more emphasis.
- Pathway development is generally supported but revision of alignment and extent of the proposals is necessary – some parts are not required.

STRATEGIES

- Support for expansion/improvement of facilities at the boat ramp.
- Support for upgrade to foreshore facilities.

OTHER COMMENTS

- Need to ensure that potential flooding issues are addressed with improved flood protection and storm water drainage.
- Need for improved maintenance of public facilities (jetty etc).

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

McLoughlins Beach Design Guidelines



Character Zones:

1 Town Precinct

Characterised by a mixture of beach cottages and contemporary one and two storey holiday homes. Powerlines are a dominant part of low key streets. The settlement is set on a slight rise and surrounded by waterways and mud flats.



McLoughlins Beach Design Guidelines

INTRODUCTION

The purpose of these guidelines is to encourage better site planning, building and design outcomes in the township of McLoughlins 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 MCLOUGHLINS BEACH

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

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



McLoughlins 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 spacing between buildings and the predominantly indigenous vegetation that in-fills between buildings.
- The low rise form of buildings.

OUTCOMES SOUGHT FROM APPLICATION OF THE GUIDELINES

Protecting the valued elements of the township

- Buildings should be sited to minimise their visual intrusion when they can be viewed from distant viewpoints.
- The felling of existing native trees and ground flora should be minimised. Where trees or ground flora are removed, new indigenous trees or ground flora should be planted so that in time they create a canopy and masking effect that returns the development site to the natural or semi natural character that is valued by the local community.

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.



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

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

Town 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.

