



THE HONEYSUCKLES

URBAN DESIGN FRAMEWORK

COASTAL TOWNS DESIGN FRAMEWORK
VOLUME 3

MARCH 2007



WELLINGTON
SHIRE COUNCIL



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CONTENTS

1.	INTRODUCTION	1
2.	PROJECT SCOPE AND APPROACH.....	2
3.	SETTLEMENT STUDY AREA	5
3.1	REGIONAL INFLUENCES	5
3.2	SETTLEMENT DESCRIPTION	5
4.	PLANNING AND DEVELOPMENT CONTEXT	11
4.1	STATE / REGIONAL PLANNING POLICY	11
4.2	WELLINGTON PLANNING SCHEME	14
4.3	DEVELOPMENT SUMMARY	17
5.	COMMUNITY VIEWS.....	18
5.1	CONSULTATION PROGRAM.....	18
5.2	KEY MATTERS FROM COMMUNITY FEEDBACK	20
6.	URBAN DESIGN FRAMEWORK PRINCIPLES.....	21
7.	ANALYSIS.....	23
7.1	ISSUES AND OPPORTUNITIES.....	23
8.	STRATEGIC FRAMEWORK.....	25
8.1	VISION	25
8.2	KEY OBJECTIVES AND STRATEGIES	26
9.	IMPLEMENTATION.....	27
9.1	INTRODUCTION	27
9.2	MASTER PLANS.....	27
9.3	PLANNING SCHEME PROVISIONS	29
9.4	PRIORITIES	30
9.5	OTHER ACTIONS	30

PLANS

PLAN 1	THE HONEYSUCKLES VEGETATION QUALITY PLAN
PLAN 2	THE HONEYSUCKLES ZONING PLAN AND OVERLAY CONTROLS
PLAN 3	THE HONEYSUCKLES URBAN DESIGN ANALYSIS
PLAN 4	THE HONEYSUCKLES STRATEGY PLAN
PLAN 5	THE HONEYSUCKLES MASTER PLAN

APPENDICES

Appendix A

COASTAL SETTLEMENT FRAMEWORK

Appendix B

ENVIRONMENTAL DETAIL

Appendix C

SUMMARY OF LAND USE ZONES

Appendix D

COMMUNITY CONSULTATION SUMMARY

Appendix E

PROPOSED PLANNING CONTROLS

Appendix F

DESIGN GUIDELINES

COASTAL TOWNS DESIGN FRAMEWORK

THE VISION FOR THE HONEYSUCKLES

“The Honeysuckles will develop as a low density residential holiday hamlet, set in banksia woodland.

Buildings will be of high quality but of simple design and reflect the coastal environment through the use of materials, colours and building styles.

Pedestrian movement throughout the settlement is safe with a shared use pathway provided to Seaspray.”

This final report details an Urban Design Framework for The Honeysuckles 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 The Honeysuckles Location Plan). The individual towns for which a UDF is being prepared are:

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

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

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

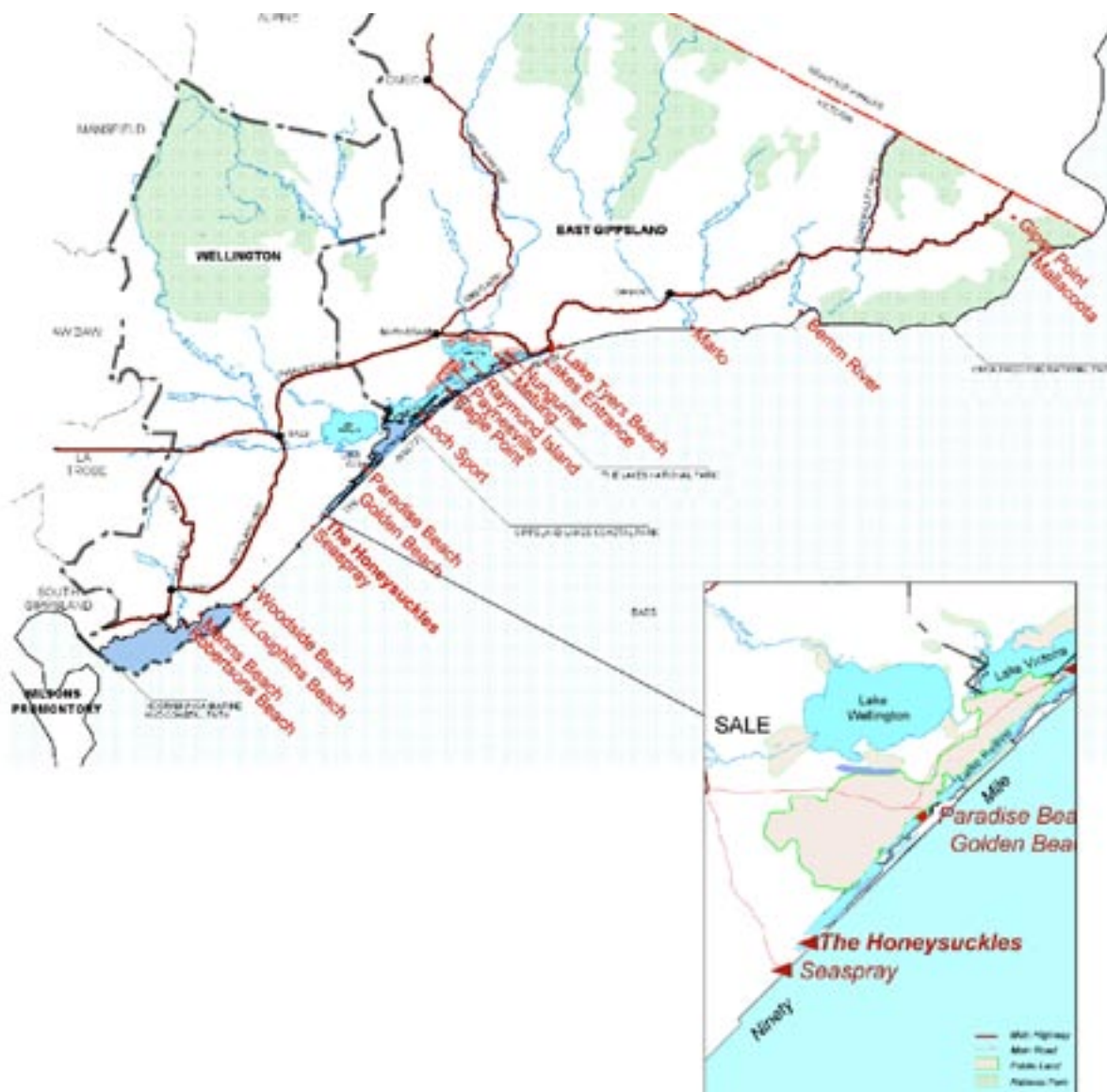
Each project will be informed by complementary work from other projects, as appropriate, including the Domestic Waste Water Management Plan in the Gippsland region, the Strategic Tourism Plan in East Gippsland Shire and the Subdivision Strategy in Wellington Shire.

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

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

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

Figure 1 The Honeysuckles Location Plan



Report Structure

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

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

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

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

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

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



Housing in coast banksia woodland

3. SETTLEMENT STUDY AREA

3.1 REGIONAL INFLUENCES

The Honeysuckles is a small residential hamlet located in Wellington Shire, adjacent to the 90 Mile Beach. It is approximately 3 km north east of Seaspray, 36 km south of Sale and 249 km from Melbourne. The Honeysuckles is at the western end and part of an extensive area of small lot subdivision created on and adjacent to the 90 Mile Beach foredune that extends north easterly for 28km to Golden Beach and Paradise Beach.

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

Of particular relevance to the future of The Honeysuckles are the following points:

- The ageing of the population requires particular services and generally slows the economy. This demographic change affects the types of activities undertaken within a town and the community dynamic.
- The “Seachange” phenomenon contributes to the ageing of the population. Seachangers also often seek part-time work or small business opportunities and sometimes have a relatively high level of disposable income due to the sale of assets. As new members of a community, seachangers often seek opportunities to become involved in townlife. The Honeysuckles accessibility to the services available in Sale and relatively close proximity to Melbourne (~3 hrs) may provide attraction.
- Economic Growth in Wellington Shire will be focussed on Sale. Job opportunities available in Sale and surrounding areas will be an encouragement for settlement in areas with close proximity to Sale.
- Most coastal towns in Wellington Shire (including The Honeysuckles) do not have reticulated water or sewerage. Opportunities for these services exist as nearby Seaspray has a reticulated water supply and a sewerage scheme is currently under investigation.
- The hinterland of the 90 Mile Beach coastline supports high levels of biodiversity. Environmental impact of development requires careful management to avoid degradation. The Honeysuckles is at this eastern end of Lake Reeve which is part of the Gippsland Lakes Ramsar site.
- The Honeysuckles is protected by a fragile and narrow coastal foreshore and parts are low lying area wetland areas. A rise in lake and sea levels due to climate change or major coastal storm surge events may impact on this area.

3.2 SETTLEMENT DESCRIPTION

3.2.1 Township Profile

The Honeysuckles is a pod of purely residential subdivision (about 400 lots) behind the primary dune of the Ninety Mile Beach just 2.6km north east of Seaspray and contained on the inland side by the flood plain of

Lake Reeve. Shoreline Drive runs through the subdivision being a sealed road between Golden Beach and Seaspray providing access to the 90 Mile Beach. It is separated from other areas of small lot subdivision by approximately 2.5km to the south west and 2.2km to the north east.

Allotments exist on both sides of Shoreline Drive although the majority are on the ocean side.

The area has been subdivided into small lots (average 650 sqm) within attractive natural Banksia woodland setting. There are limited views from a few lots towards Lake Reeve but no ocean views are available.

Some of the allotments have been restructured into larger parcels though consolidation processes (usually 2 to 4 original lots have been combined) although most are as originally subdivided.

With the exception of Shoreline Drive all local streets are formed gravel. Some provision has been made for street lighting although it is now not functional. Approximately 120 houses have been built. Most are single storey of weatherboard or hardiplank construction and used as holiday homes. Some of the more recently constructed dwellings are substantial two storey buildings and permanently occupied. The estate does not contain any other form of development and no provision for commercial or other uses was made in the original subdivision.

The estate topography is flat and slightly lower on the northern edge, adjacent to Lake Reeve where some areas are susceptible to inundation.

While this subdivision is slightly separated from Seaspray and it may have a slightly different social structure, it seems logical that it should be treated as a suburb of Seaspray with all community and commercial facilities focussed at Seaspray.



Local street in the Honeysuckles

3.2.2 Coastal Settlement Framework and Role

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

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

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

Based on this framework an overview of the role and development potential is provided in Appendix A. In this context the future for The Honeysuckles in relation to the other coastal towns within the study area is as a **Small Village likely to be developed within the existing area.** Some of the attributes of a Small Village include a population less than 200 people, a general store or no facilities and on site waste disposal.

3.2.3 Population Profile

The Honeysuckles is part of Seaspray Census Collector District (CCD). Based on the 2001 Census this area had a combined population of 225 persons. Over the 15 years to 2001 a population decline of -1.1% per annum was recorded for this area. The National Economics Population Report prepared for Wellington Shire forecasts little or no growth for this area.

The 2001 Census recorded 276 houses in the combined Seaspray / Honeysuckles area. Based on dwelling approvals since that time there were approximately 80 dwellings in the Honeysuckles in 2001. Some 63.4% of all dwellings in the CCD were unoccupied on the Census night. This proportion is likely to be higher for the Honeysuckles. The average number of persons per occupied dwelling was 2.07.

The median age of Seaspray / Honeysuckle residents on Census night was 40, with only 18.7% of the local population being in the 15 to 35 year old age group, compared to 24.4% of the Shire and a similar share for Regional Victoria. Employment is a major issue for the town, with a very high unemployment rate of 23.3% and a low workforce participation rate of only 37.7%, some 21.1 percentage points lower than the Shire average.

Only 22.2% of the population had post secondary qualifications, while only 7.8% had qualifications to Bachelor's degree or above compared to 10.1% for the Shire. Only 42 of the towns 225 residents were employed and of these 14.3% were in each of Retail trade, Property and Business Services, Health and Community Services or Personal and Other Services sectors. The median weekly household income of Seaspray and Honeysuckle residents was only \$300-\$399, some \$300 below the Shire median.

3.2.4 Natural Resources

General Description

The Honeysuckles (the name refers to the locally abundant Coast Banksia) is located approximately 3 km north-east of Seaspray, between the southern shores of Lake Reeve and Ninety Mile Beach. There are many small lots located amongst Banksia Woodland dominated by Coast Banksia. The northern fringe is sometimes inundated from Lake Reeve. No further development is planned for The Honeysuckles because of the major physical constraints imposed by its location between the high dunes of the coast and Lake Reeve.

Flora Values

A total of eight Ecological Vegetation Classes (EVCs) have been mapped for The Honeysuckles area (see Appendix B – Environmental Detail) however only one EVC (which has not been mapped) occurs within the settlement: the vulnerable coast Banksia Woodland which is dominated by *Banksia integrifolia*, forming an unusually large stand of this species. Despite the modifications to vegetation – partial clearing for residential development and vegetation slashing, lopping, etc – the quality of the vegetation is moderate to high, with a suite of typically coastal species occurring beneath or in association with the Banksia.

Coast Banksia is not listed as rare or threatened under the Flora and Fauna Guarantee Act 1988, however the species, essentially confined to coastal eastern Victoria, is very important as a 'keystone' winter nectar source for fauna (honeyeaters and mammals) and it provides high landscape values with its distinctive form, foliage characteristics and flowers. Throughout its range Coast Banksia is under serious threat, probably by a mysterious pathogen which has not been identified and elevated insect pests as well as pollution. These agents are causing widespread dieback of Coast Banksia in Victoria and the species is in severe decline.

Coast Banksia is also threatened by residential subdivision, as at The Honeysuckles, with incremental clearing and by introduced pathogens, particularly Cinnamon Root-rot Fungus which is common in gardens and horticulture generally. Banksia is highly sensitive to this lethal pathogen.

During fieldwork for this project the state significant Coast Mistletoe was recorded for the first time at The Honeysuckles, constituting a new record and the western-most limit of the species distribution in Australia. Its host is Coast Banksia.

Increased density of residential development at The Honeysuckles would result in the loss of more Coast Banksia and Coast Mistletoe and the vulnerable EVC Coast Banksia Woodland and indirectly further jeopardise these species.

Fauna Values

The Honeysuckles is in close proximity to Seaspray, and therefore has similar values for fauna. It adjoins Lake Reeve, the southern shoreline of Lake Reeve forming the northern interface with the township. Many of the same fauna records appear in the data review area for both The Honeysuckles and Seaspray. Of note for this area are the recent records of the three species considered vulnerable in Victoria, the Royal Spoonbill, Great Egret and Musk Duck.

The rare Coast Mistletoe on its host Coast Banksia at The Honeysuckles. The mistletoe is at its known western limit of distribution at this location.

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

Vegetation Quality

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

The quality of vegetation in and around The Honeysuckles has been classified as follows:

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

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

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

Refer Plan 1 The Honeysuckles Vegetation Quality Plan.

Acid Sulfate Soils

Mapping of potential coastal acid sulfate soils by the Department of Primary Industries (2003) indicates an extensive area of probable acid sulfate soils around Seaspray and extending to the western edge of The Honeysuckles. Disturbance of acid sulfate soils can release sulfuric acid into the environment through oxidisation processes. Although this area is not within the subdivision at The Honeysuckles further investigation of this potential hazard would be required before any land disturbance occurred in these areas.

Flood Level Modelling

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

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

3.2.5 Cultural Heritage Values

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

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

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

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

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

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

It is important to note that a detailed survey of cultural heritage values has not been undertaken in The Honeysuckles and the potential for further (unrecorded) Aboriginal heritage sites to occur in The Honeysuckles is extremely high.

4. PLANNING AND DEVELOPMENT CONTEXT

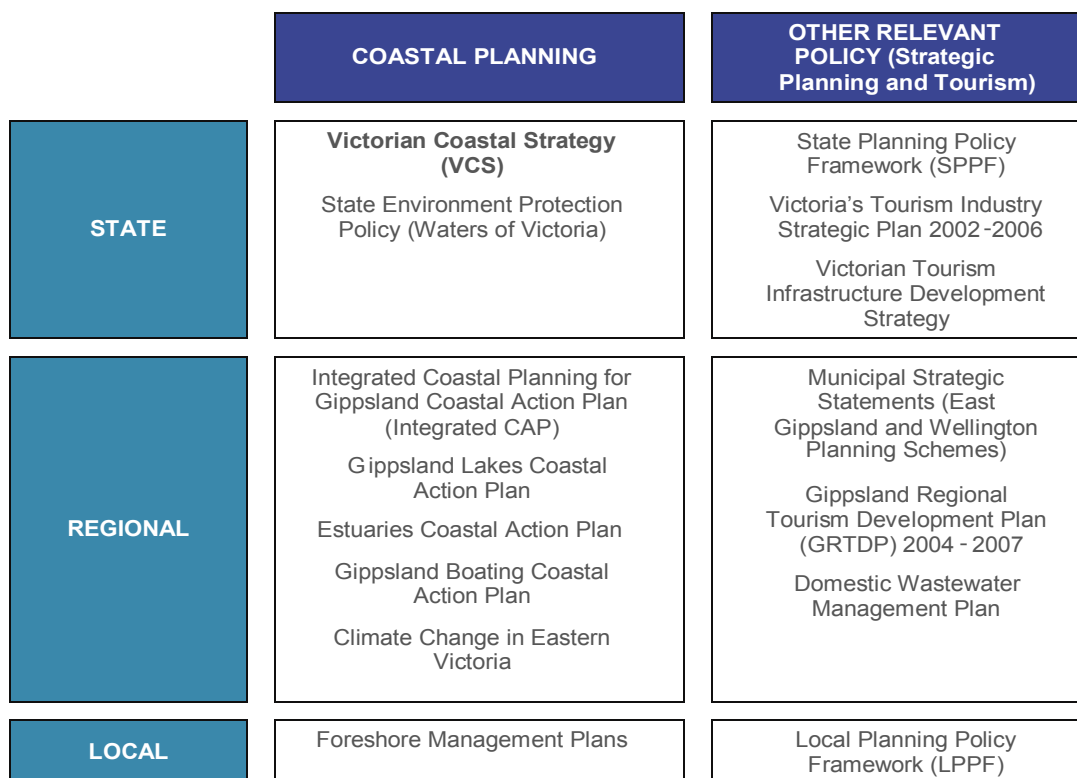
4.1 STATE / REGIONAL PLANNING POLICY

Various policies for the State and region are applicable to The Honeysuckles. 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



4.1.1 Victorian Coastal Strategy

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

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

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

Coastal Land

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

People on the Coast

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

Coastal Access

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

Built Environment

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

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

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

4.1.2 Climate Change and Sea Level Rise

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

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

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

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

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

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

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

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

4.2 WELLINGTON PLANNING SCHEME

4.2.1 Municipal Strategic Statement

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

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

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

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

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

to be protected and development on land liable to inundation is to be restricted.

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

4.2.2 Local Policies

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

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

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

4.2.3 Zoning

The Honeysuckles is primarily zoned Low Density Residential (LDRZ). A small area on the north eastern side of Shoreline Drive is within the Environmental Rural Zone (ERZ). This latter area does not contain any development. Lake Reeve to the north and the coastal dune barrier to the south east is zoned Public Conservation and Resource (PCRZ). Shoreline Drive is included in a road zone Category 2.

Within the LDRZ a permit is not required for a dwelling provided satisfactory on-site waste disposal, water supply and electricity generation is provided. A permit for a dwelling is required within the ERZ and satisfactory waste disposal and other utilities must be provided. A range of environmental and design and siting considerations apply to permit applications in this zone.

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

Refer Plan 2 The Honeysuckles Zoning and Overlay Controls Plan (DSE 2006).

4.2.4 Overlays

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

DDO7 applies to the land on the coastal side of Shoreline Drive and aims to ensure that residential development is sensitive to the coastal environment and satisfactory provision is made for waste disposal. A permit is required for a dwelling which must be a tenement as provided in the overlay schedule. Consideration needs to be given to the extent

of vegetation to be cleared and the desirability of replacing destroyed or removed vegetation.

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

ESO1 applies to the use or development of land along the Ninety Mile Beach and the Gippsland Lakes hinterland and aims to minimise the impact of human activities on the ecological values of the coastal and lakes environments. A permit is required for vegetation removal / alteration, building construction (some limited exceptions are provided), works and subdivision. Decision guidelines include the provision of stormwater and wastewater systems, minimisation of ground disturbance, visual impact and whether the development complements existing character, the need to retain vegetation and fauna habitat and the dynamic natural processes in the coastal environs.

ESO1 applies to the whole of the Honeysuckles area and while the scope of the Overlay is broad there is little guidance as to what is desired or preferred in this particular residential area.

Environmental Significance Overlay (ESO2) – Wetlands (Mandalay Drive area)

The northern fringe and the north eastern portion of The Honeysuckles are affected by the overlay, which aims to enhance the values of wetlands through the control of development. A permit is required for vegetation removal / alteration, building construction, works and subdivision. The integrity and long term functioning of the wetland as an ecological system is a key consideration.

Land Subject to Inundation Overlay (LSIO)

The LSIO applies to the fringes of Lake Reeve being land to the north of Shoreline Drive and Mandalay Drive. The overlay aims to ensure that development within the floodplain is appropriate and will not impact on water bodies. A permit is required for building construction works and subdivision and referral to the relevant floodplain management authority is required.

Restructure Overlay (RO)

The Restructure Overlay affects the allotments on the north side of Shoreline Drive and north of Mandalay Drive. These areas are to be restructured in accordance with a specified plan that requires the consolidation of original allotments into larger parcels so as to reduce the environmental impacts of development. A permit is required for buildings including dwellings and the lot must be in accordance with the restructure plan.

Refer Plan 2 The Honeysuckles Zoning and Overlay Controls Plan DSE 2006).

The primary development control mechanism for this area is ESO1 as its scope includes vegetation, building design and landscape. Some refinement of the Overlay to identify local character attributes that are to be protected or enhanced, in combination with DDO7 may provide better development outcomes in relation to siting and design, fencing and vegetation protection.

4.3 DEVELOPMENT SUMMARY

4.3.1 Building Approvals

There were 38 building permits issued for new dwellings in The Honeysuckles between 2000 and 2004. This rate of development is significant in relation to the scale of the total estate and contrasts with the modest new development in nearby Seaspray of only 7 approvals on the same period.

4.3.2 Land Supply

There are approximately 400 Lots in the Honeysuckles. Existing dwelling development is about 30% of that total potential. Individual allotments in the original subdivision average approximately 650 sqm in area. In a limited number of instances 2-4 allotments have been consolidated into larger parcels. Application of the tenement controls applied under DD07 reduces the total development potential of the area by approximately 20%.

4.3.3 Infrastructure

The Honeysuckles only reticulated services are electricity, provided via an extension from Seaspray and telephone services. All roads with exception of Shoreline Drive are formed and gravelled. Past provision was made for street lighting which is now not operable. Water is collected on-site and waste disposal is through on-site systems. There is no formal stormwater drainage system but there is generally good absorption into the local sandy soils. The Honeysuckles is being considered for water and reticulated sewerage as extensions from Seaspray.

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.

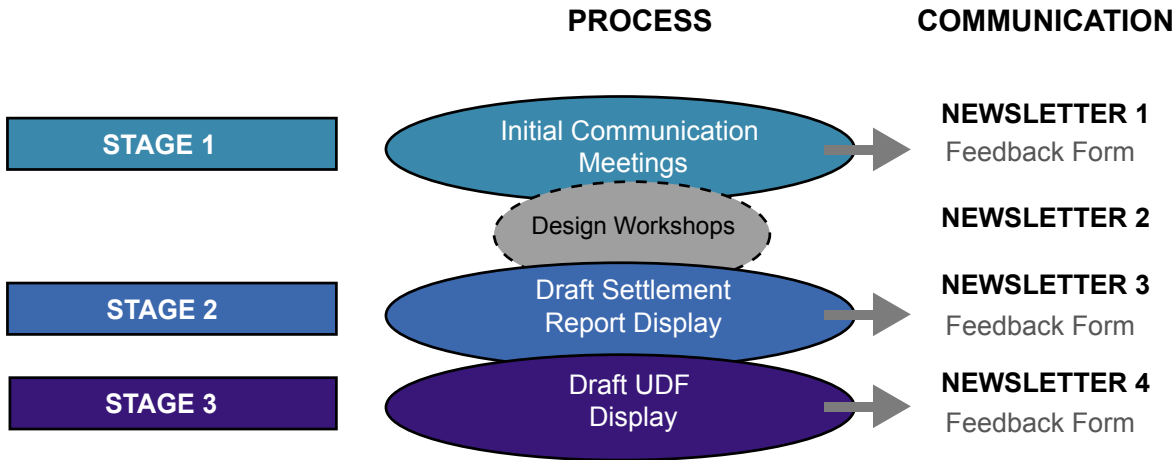
A three stage consultation process forms part of the project approach. This has been applied across the region with some local variation according to identified issues or pre-existing background work.¹

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 The Honeysuckles community in Stages 1 and 2 of the consultation process is provided in Attachment D – Community Consultation Summary.

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

<p>Stage 1</p> <p>The Honeysuckles Key Issues from Initial Public Consultation (Approximately 100 people attended the consultation meeting and 9 submissions were received)</p> <p>Note: The consultation meeting was held jointly with Seaspray.</p>	<p>Community Values</p> <ul style="list-style-type: none"> • Peace and quiet. • Woodland setting. • Low key development. <p>Key Issues</p> <ul style="list-style-type: none"> • Retention of existing character. • Road safety. • Garbage collection. <p>Priority Improvements</p> <ul style="list-style-type: none"> • Pedestrian / bike circulation to be given priority. • Road traffic circulation. • Enforcement of building restrictions / guidelines. • Children’s park / play area.
<p>Stage 2</p> <p>The Honeysuckles Draft Settlement Report Feedback (12 submissions were received)</p>	<p>Major Issues</p> <ul style="list-style-type: none"> • General view that roads should not be upgraded and footpaths not constructed. • General support for environmental protection, but restrictions on beach access not required.



Public meeting at Seaspray, January 2005

6. URBAN DESIGN FRAMEWORK PRINCIPLES

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

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

Figure 4 Urban Design Framework Process



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

The analysis is based on four broad subject areas:

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

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

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

GENERAL DESIGN PRINCIPLES

ENHANCE LOCAL CHARACTER

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

CONSERVE THE ENVIRONMENT

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

PROMOTE ACTIVITY TO SUSTAIN COMMUNITIES

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

IMPROVE ACCESS

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

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

7. ANALYSIS

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



Older established dwelling

7.1 ISSUES AND OPPORTUNITIES

7.1.1 Local Character

Houses are typically one and two storey with newer houses being much larger and more visually dominant. Informal streets and coast banksias are integral components of current character.

Guidelines are desirable to ensure that new houses and extensions preserve area character.

7.1.2 Environment

The present landscape character is at risk from clearing and inappropriate planting and fencing. Effective tree protection requirements are essential and indigenous planting policies should be considered. Indigenous tree planting should be encouraged – particularly south of Crooke Street and at the northern end of the estate.

The small lot size and increasing house size will put pressure on the environment as the estate is developed. This subdivision should be seweraged together with Seaspray.

7.1.3 Activities

While the permanent population of the Honeysuckles is low, in the longer term full development of the 400 lots will be likely to generate considerable numbers in peak holiday periods. Given the close proximity to Seaspray commercial development is unlikely to be viable. A community focal point, local park and / or playground at McLachlan Street / Grenfell Place intersection could be beneficial in the longer term, particularly as the settlement is relatively compact.

7.1.4 Movement and Access

Shoreline Drive is a paved road with a curvilinear alignment through the centre of the subdivision. Residential streets are informal gravel roads that seem to be appropriate on this free draining soil type.

There is an absence of walking paths but numerous pathways have been formed leading from the estate over the sand dunes to the beach. An informal pathway along McLachlan Street and extension to the east behind lots already exists. The local pathway system should be extended to Seaspray which would provide a short bicycle or walkway connection to the town's facilities.



Recent development requires landscaping



Further development of the estate may require access to the beach to be controlled and rationalised to protect dune stability. The requirement for access management should be monitored by Parks Victoria.

Vehicle movement through the estate is uncontrolled. There is no treatment identity or entry point to inform through traffic of this residential estate. Vehicle speeds needs to be reduced and entry points identified. Entry identity treatment with signage should occur north of Mandalay Drive and south of McLachlan Street intersection.

8. STRATEGIC FRAMEWORK

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

The proposed vision for The Honeysuckles 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.

“The Honeysuckles will develop as a low density residential holiday hamlet, set in banksia woodland.

Buildings will be of high quality but of simple design and reflect the coastal environment through the use of materials, colours and building styles.

Pedestrian movement throughout the settlement is safe with a shared use pathway provided to Seaspray.”

8.2 KEY OBJECTIVES AND STRATEGIES

OBJECTIVE 1:

To protect and enhance the coastal character of the settlement.

STRATEGIES:

- 1.1 Provide design and siting guidelines applicable to the particular character of The Honeysuckles.
- 1.2 Ensure that new development provides for the retention of coast banksia in the siting of buildings and public works construction
- 1.3 Maintain an informal road network and streetscape.
- 1.4 Encourage local indigenous tree planting in association with new development.
- 1.5 Reinforce the natural landscape setting in development of public areas.



Maintain informal road network

OBJECTIVE 2:

To improve pedestrian circulation and road safety throughout the settlement.

STRATEGIES:

- 2.1 Identify the entry points to the settlement along Shoreline Drive and introduce a mechanism to manage traffic speed within the settlement.
- 2.2 Investigate a pathway alignment to Seaspray for pedestrians and cyclists.

Further documentation is provided in Plan 4 The Honeysuckles Strategy Plan.

9. IMPLEMENTATION

9.1 INTRODUCTION

The Urban Design Framework for The Honeysuckles 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 The Honeysuckles 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 The Honeysuckles. 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

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.

them.

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

9.2.1 Master Plan Description

1. Town entry roundabouts

Two roundabouts and a small day visitor carpark on the south west entry are suggested to slow traffic and ensure that visitors are aware that they are entering a residential area with reduced speed limit. The roundabouts could be made large and used as gardens to display local flora.

2. Shared path connection to Seaspray

Development of a 2.5 metre-wide path, which connects to Seaspray, constructed from a combination of gravel or bitumen or concrete. A feasibility and demand assessment of this project is required, which should include further community input.

Refer Plan 5 The Honeysuckles 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 1 Master Plan Projects, Indicative Costs 2006

Project summary	Anticipated cost government sector (2006)	Project priority
1. Town entry treatment	\$182,373	Early
TOTAL	\$182,373	

* 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 The Honeysuckles 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 Honeysuckles Strategy Plan included in this clause.

Manage the future development of The Honeysuckles in accordance with the following vision.

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

Manage development of The Honeysuckles so as to implement the following objectives and strategies.

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

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

9.3.2 Zones

Future zoning of this area is subject to the implementation of the Wellington Coast Subdivision Strategy. There are no interim changes proposed to the existing Low Density Residential Zone or Environmental Rural Zone boundaries.

9.3.3 Overlays

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

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

9.3.4 Other Planning Scheme Actions

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

9.3.5 Design Guidelines

Design Guidelines have been prepared to assist in the interpretation of the

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

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

9.3.6 Implementation of UDF

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

9.4 PRIORITIES

The priority actions for the implementation of this UDF are:

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

9.5 OTHER ACTIONS

9.5.1 Further Investigations

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

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

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

9.5.2 Funding Sources

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

Commonwealth Government

Regional Partnerships

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

Australian Tourism Development Program (ATDP)

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

Victorian State Government

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

Regional Infrastructure Development Fund (RIDF)

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

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

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

Community Support Fund (CSF)

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

Council Funds

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

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

- Should be funded through special rate or charge schemes.

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

Other Funding Sources

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

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

9.5.3 Community Involvement

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

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

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

- Refinement of master plans.
- Local initiatives for grant applications.
- Community involvement in public realm works.
- Dissemination of information on progress and input/comment on plan reviews or updates.
- Collect data on issues or investigate them with Council staff, eg local character definition as proposed in the Design Guidelines.
- Make recommendations to Council on annual capital works programs.

In addition, these bodies could actively share skills and information and

discuss issues with other towns in the region to develop more broadly based responses to regional issues. Such processes may be of particular benefit in relation to the social and economic issues facing these coastal communities.



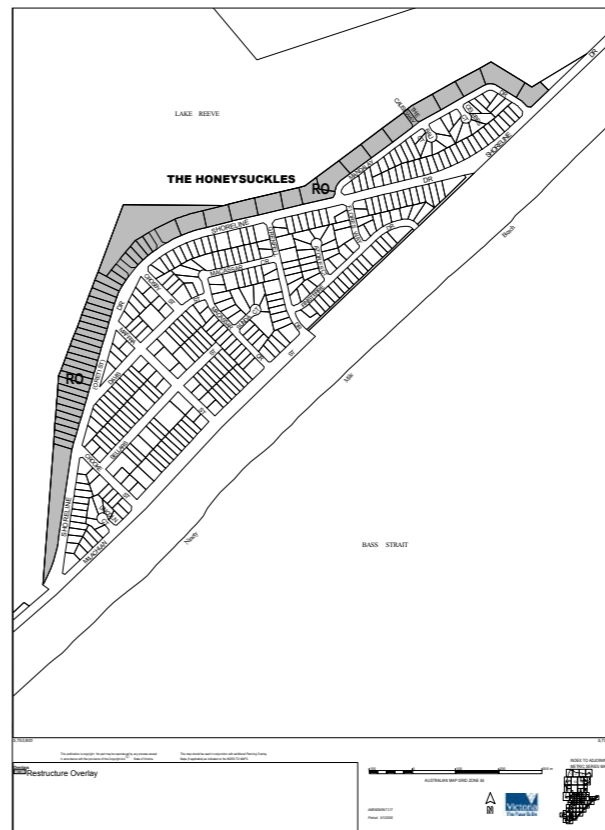
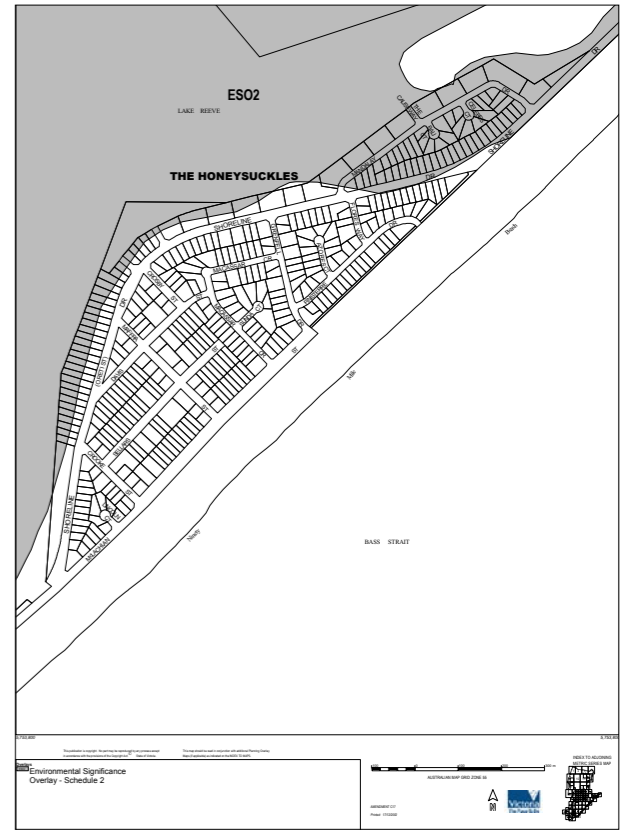
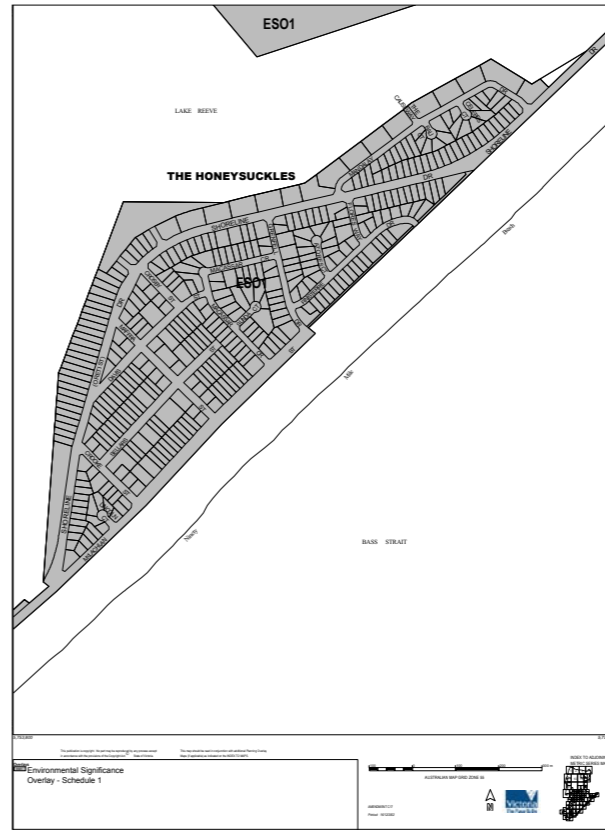
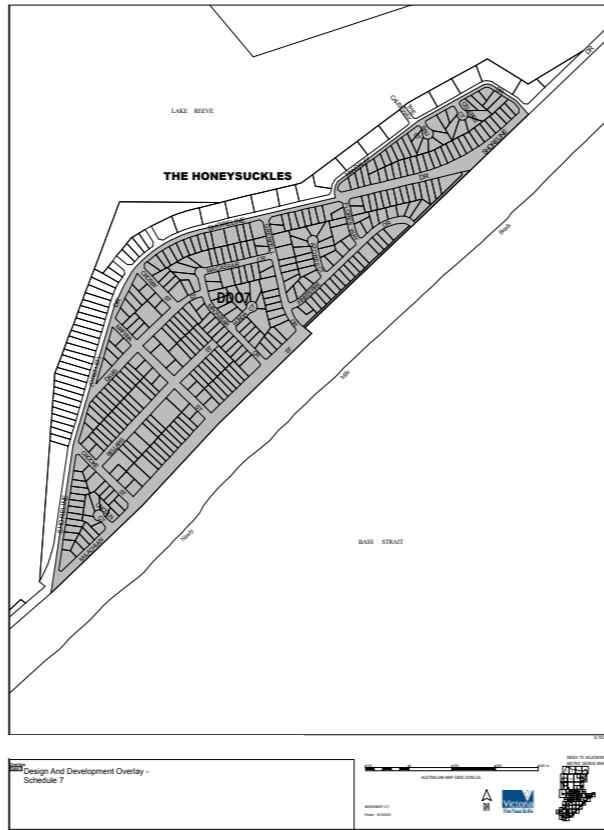
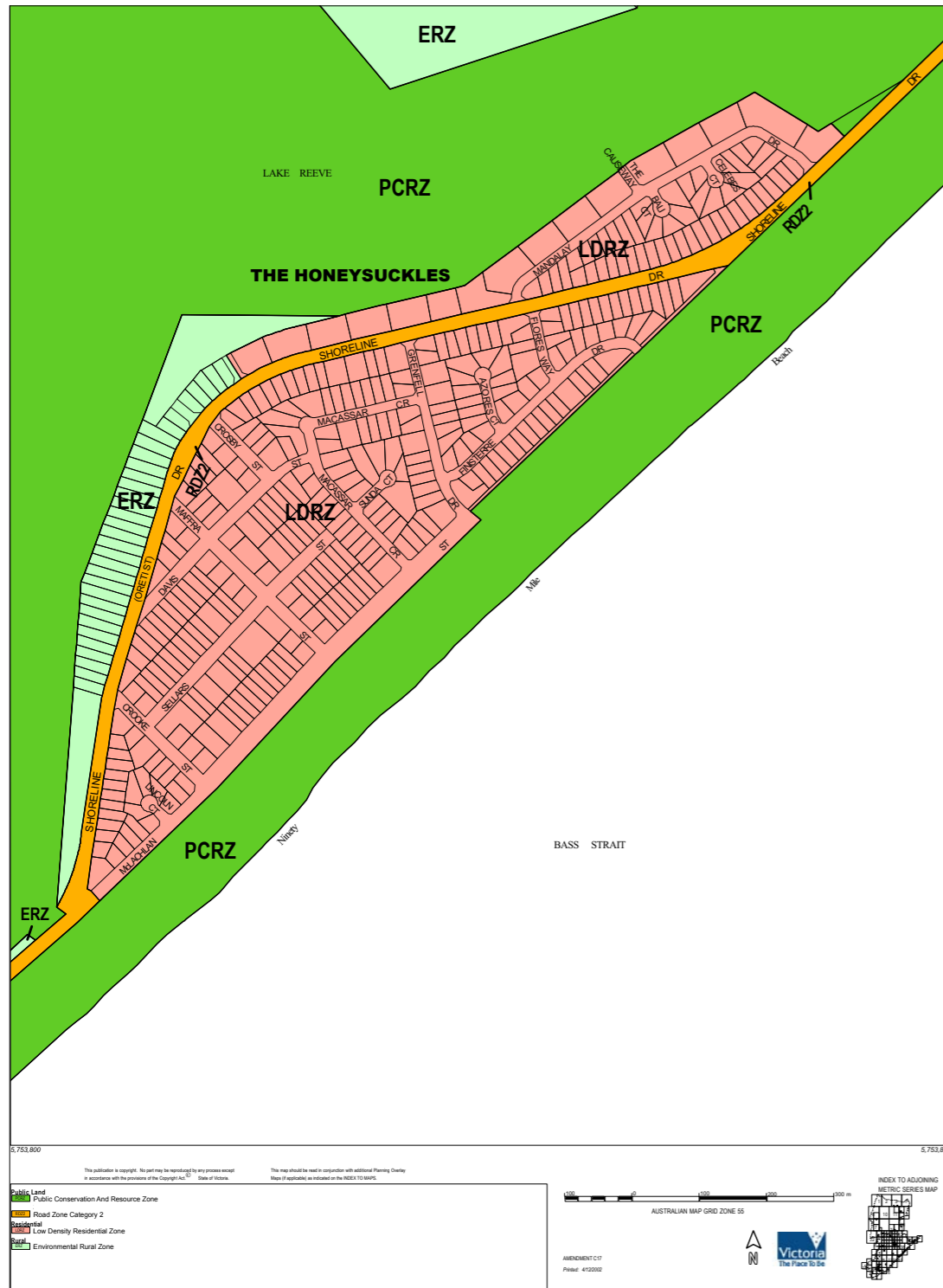
PLANS



Key:

- HIGH QUALITY AREAS**
High Quality Vegetation Areas (High constraints)
- EXISTING MODIFIED AREAS**
Existing Modified Areas (urban, various densities – low, moderate constraints)
- LOW QUALITY VEGETATION**
Low Quality Vegetation Areas (pasture with scattered or isolated trees - low constraints)





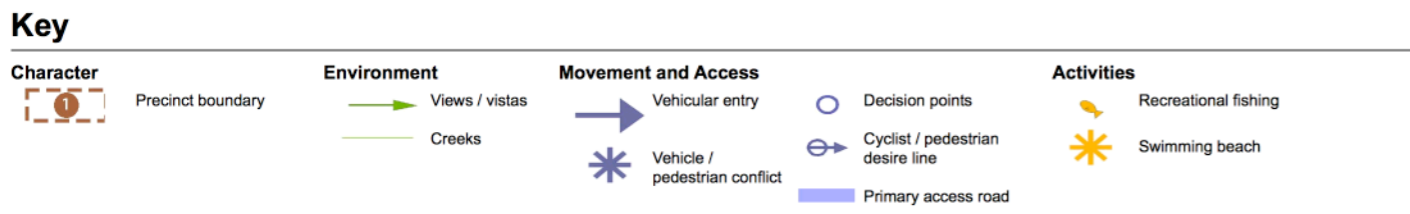
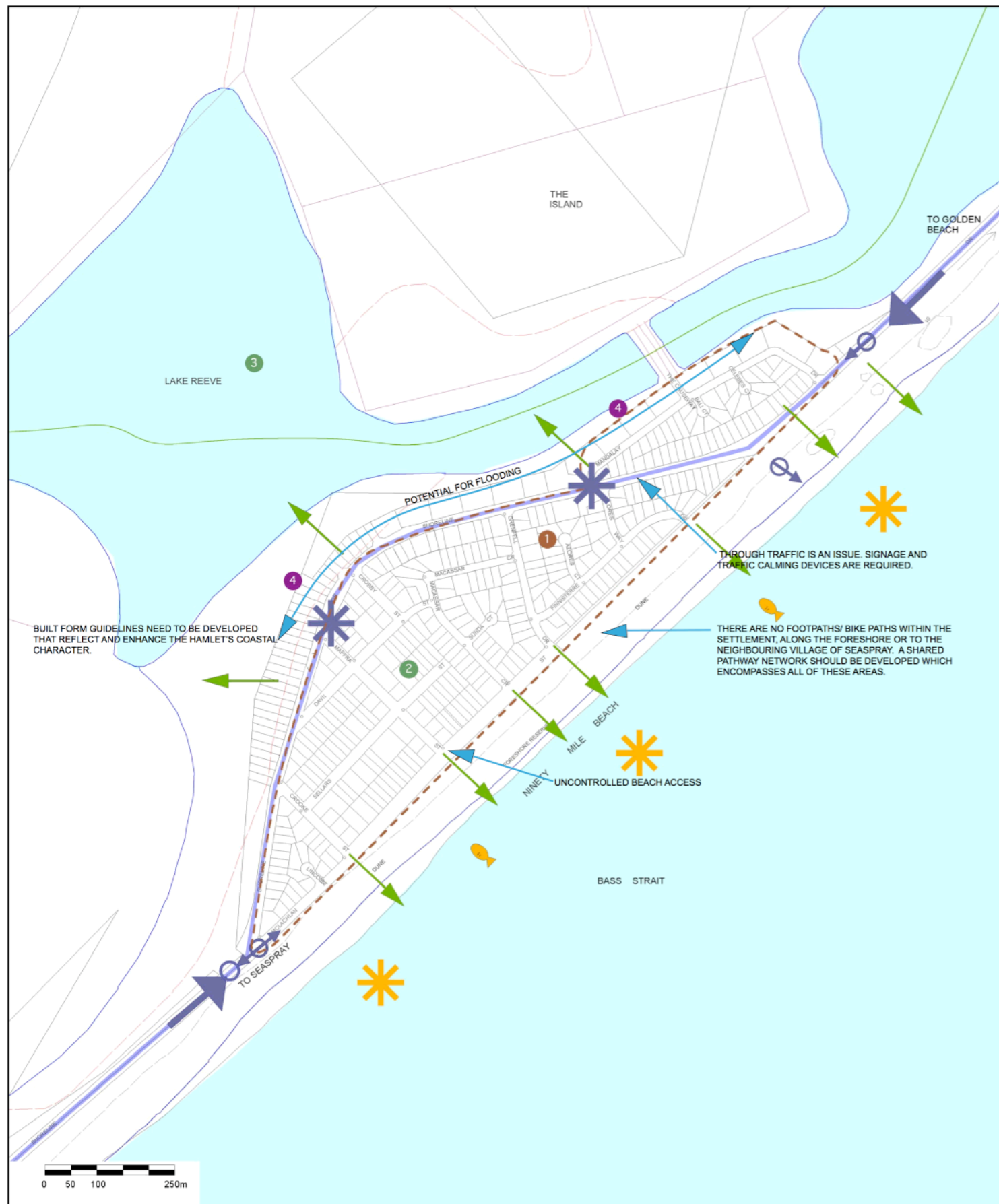
WELLINGTON EAST COAST LOCAL COUNCIL

EAST GIPPSLAND LOCAL COUNCIL

COASTAL TOWNS DESIGN FRAMEWORK

The Honeysuckles
ZONING AND OVERLAY CONTROLS
 Plan 2

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



Character Zones

- 1 Residential Character
Characterised by a mix of older single storey timber framed shacks and more recently built, larger holiday homes.

Environment

- 2 Banksia Heathland
The settlement is set in a Banksia heathland, with good tree coverage on numerous lots.
- 3 Lake Reeve
This lake is shallow and essentially a lake bed for much of the year.

Special Zone

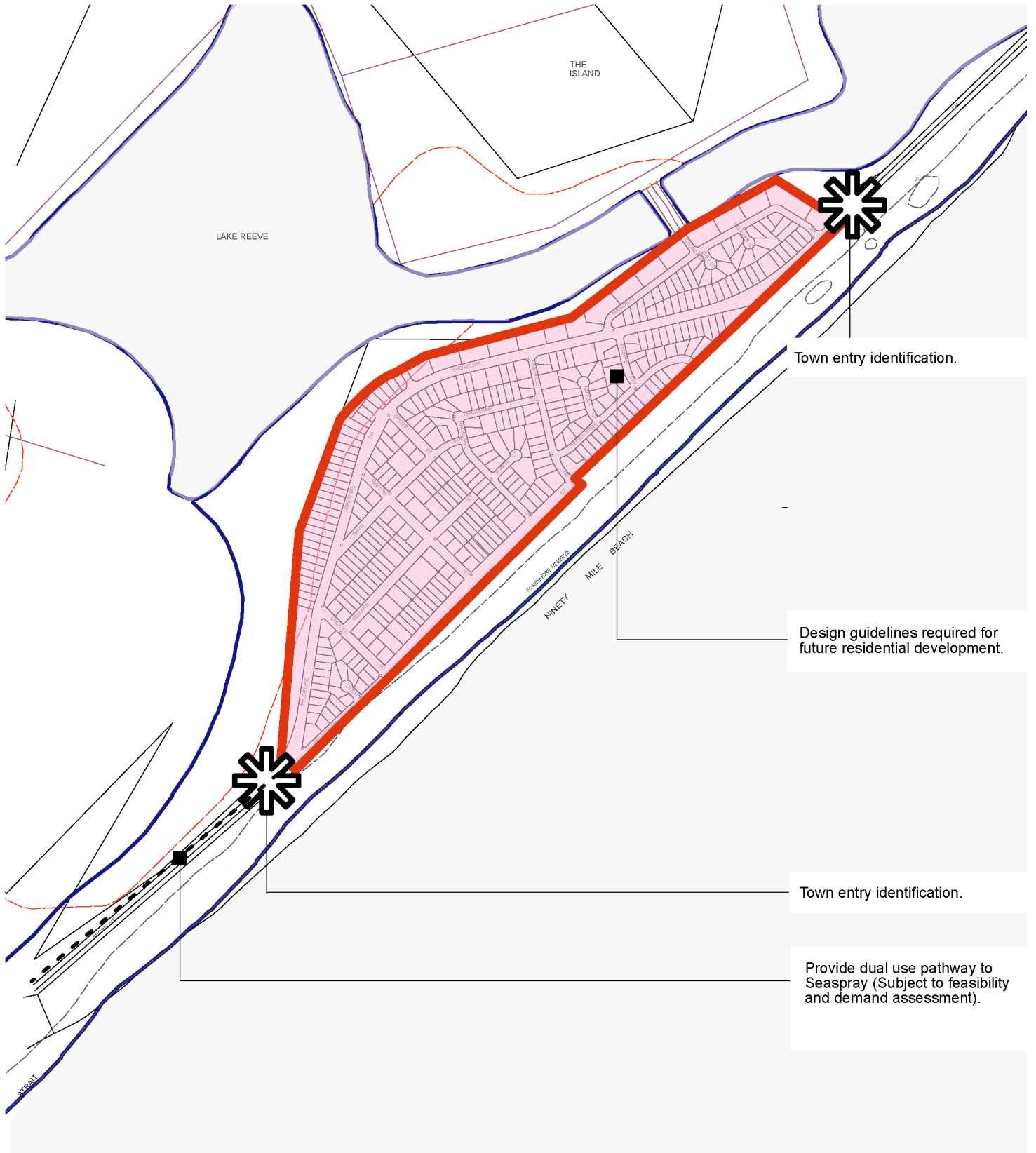
- 4 Water Inundation
Most lots facing Lake Reeve are on land subject to periodic inundation.







WELLINGTON EAST GIPPSLAND COASTAL TOWNS DESIGN FRAMEWORK

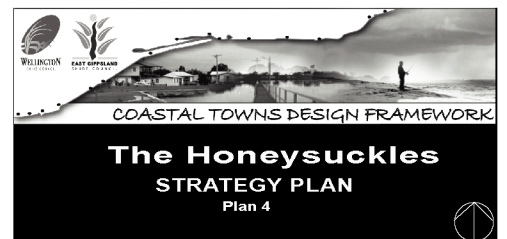
The Honeysuckles
URBAN DESIGN ANALYSIS
Plan 3

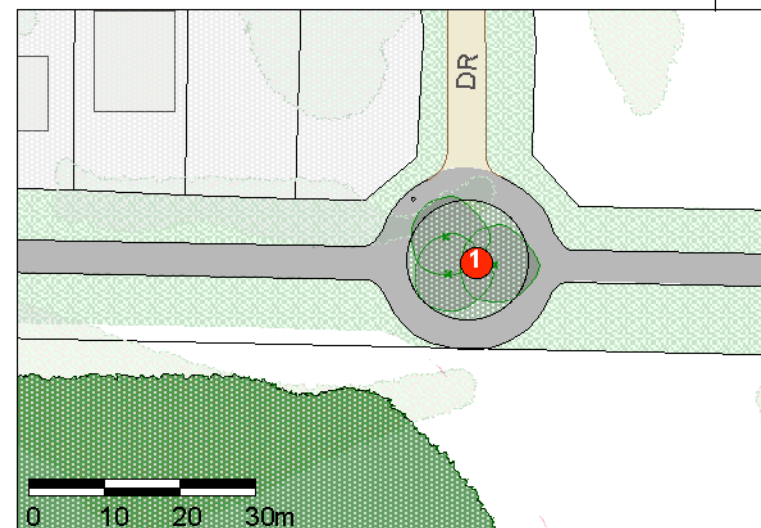
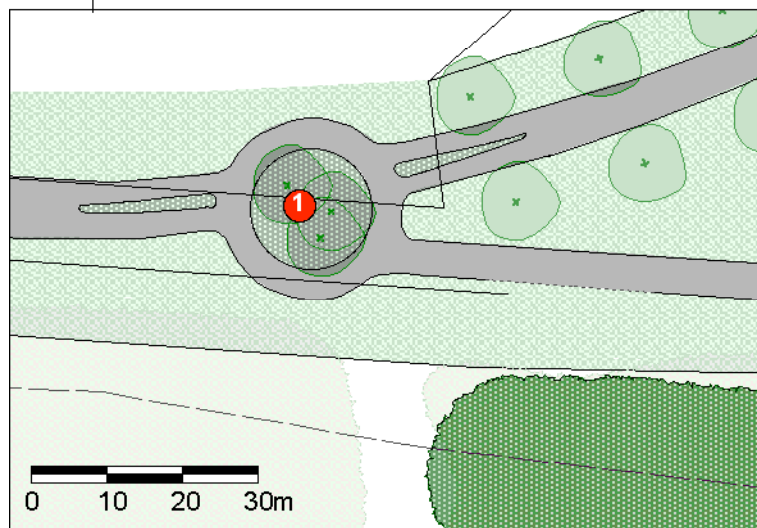
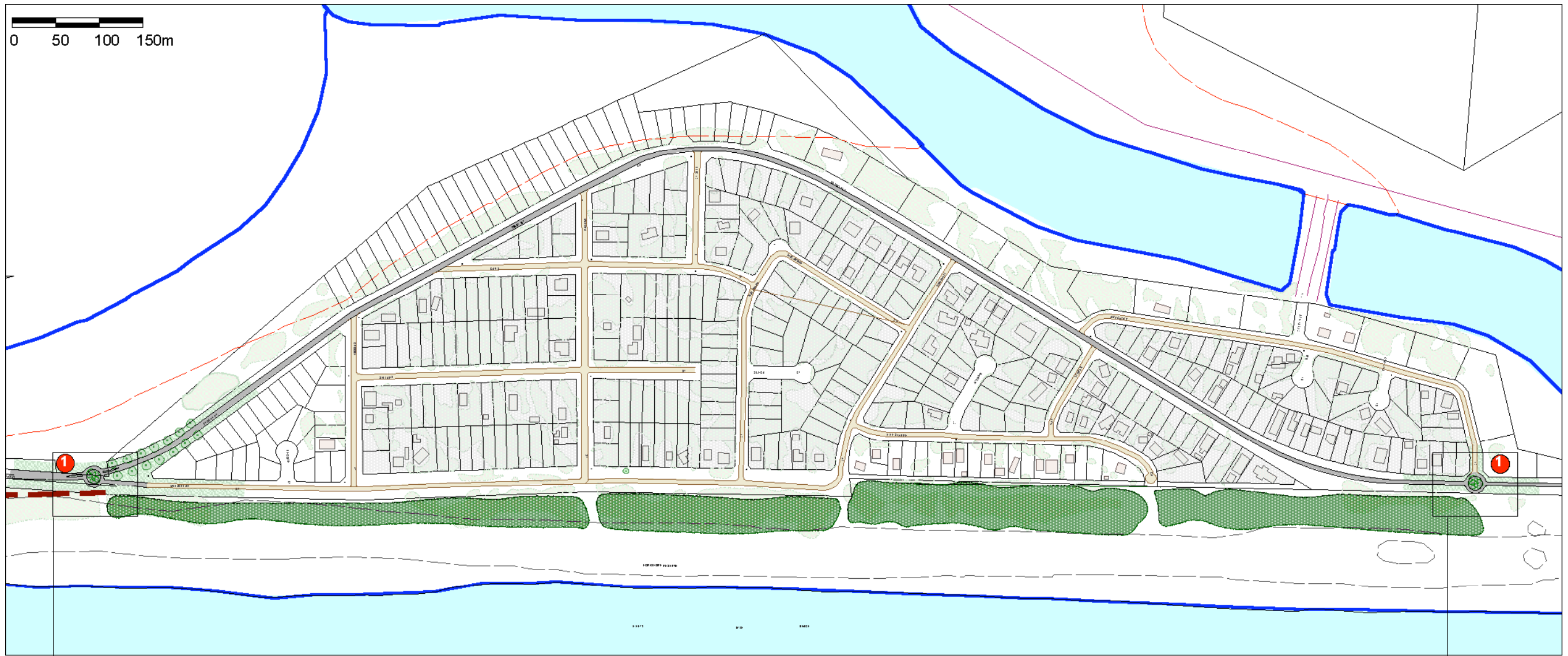
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Key:

-  Town Entry Treatment
-  Proposed town boundary < 15 year
-  Residential development area to 2020
-  Proposed dual use path





Legend

-  Shared pathway system
-  Bitumen paving
-  Fence re-vegetation areas

The Honeysuckles is a small fairly recent beach holiday settlement close to Seaspray. It sits behind the primary dune of the Ninety Mile Beach in a modified Banksia woodland landscape. Design proposals are modest and aimed at improvement of public amenity and safety.

1 Town entry roundabouts
Two roundabouts and a small day visitor carpark on the South West entry are suggested to slow traffic and ensure that visitors are aware that they are entering a residential area with reduced speed limit. The roundabouts could be made large and used as gardens to display local flora.



WILLINGTON EAST GIPPSLAND
COASTAL TOWNS DESIGN FRAMEWORK
The Honeysuckles
MASTER PLAN
Plan 5

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 The Honeysuckles in relation to the other coastal towns within the study area is as a **Small Village likely to be developed within the existing area.**

Overview of Settlement Futures

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

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

APPENDIX B - ENVIRONMENTAL DETAILS

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

THE HONEYSUCKLES

Municipality – Wellington Shire

The Honeysuckles (the name refers to the locally abundant coast Banksia) is located approximately 3 km north-east of Seaspray, between the southern shores of Lake Reeve and Ninety Mile Beach. The Honeysuckles is a new subdivision, approximately 10 yrs old. There are many small lots located amongst Banksia Woodland dominated by Coast Banksia (*Banksia integrifolia*). The northern fringe is sometimes inundated from Lake Reeve. No further development is planned for The Honeysuckles because of the major physical constraints imposed by its location between the high dunes of the coast and Lake Reeve.

Flora values

A total of eight Ecological Vegetation Classes have been mapped for The Honeysuckles area (see below) however only one EVC (which has not been mapped) occurs within the settlement: the vulnerable coast Banksia Woodland which is dominated by *Banksia integrifolia*, forming an unusually large stand of this species. Despite the modifications to vegetation – partial clearing for residential development and vegetation slashing, lopping, etc – the quality of the vegetation is moderate to high, with a suite of typically coastal species occurring beneath or in association with the Banksia.

Coast Banksia (*B. integrifolia*) is not listed as rare or threatened under the Flora and Fauna Guarantee Act 1988, however the species, essentially confined to coastal eastern Victoria, is very important as a 'keystone' winter nectar source for fauna (honeyeaters and mammals) and it provides high landscape values with its distinctive form, foliage characteristics and flowers. Throughout its range Coast Banksia is under serious threat, probably by a mysterious pathogen which has not been identified (Bennett and Attiwell 1997) and elevated insect pests (e.g. Adams and Geyer 1999) as well as pollution (Morris 2003). These agents are causing widespread dieback of Coast Banksia in Victoria and the species is in severe decline.

Coast Banksia is also threatened by residential subdivision, as at The Honeysuckles, with incremental clearing and by introduced pathogens, particularly Cinnamon Root-rot Fungus (*Phytophthora cinnamomi*) which is common in gardens and horticulture generally. Banksia is highly sensitive to this lethal pathogen.

During fieldwork for this project the state significant Coast Mistletoe (*Muellerina celastroides*) was recorded for the first time at The Honeysuckles, constituting a new record and the western-most limit of the species distribution in Australia. Its host is Coast Banksia.

Increased density of residential development at The Honeysuckles would result in the loss of more Coast Banksia and Coast Mistletoe and the vulnerable EVC Coast Banksia Woodland and indirectly further jeopardise these species.

Listed in the tables below are the extant Ecological Vegetation Classes (EVCs) mapped for the wider area around The Honeysuckles, as well as rare or threatened flora species present (according to State and/or National database listings and one species recorded during field work for this study). The list is by no means exhaustive:

Ecological Vegetation Classes	
EVC	Conservation status
Coastal Dune Scrub Mosaic	LC
Coast Bankisia Woodland	V
Damp Sands Herb-rich Woodland	V
Coastal Saltmarsh	LC
Estuarine Wetland	LC
Healthy Woodland	LC
Lowland Forest	V
Riparian Scrub	V
Sedge Wetland	V

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
Coast Fescue	<i>Austrofestuca littoralis</i>		r	
Coast Mistletoe	<i>Muellerian celastroides</i>		r	
Purple Blown-grass	<i>Lachnagrostis punicea ssp. filifolia</i>		r	L
Salt Blown-grass	<i>Lachnagrostis robusta</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

The Honeysuckles is in close proximity to Seaspray, and therefore has similar values for fauna. It adjoins Lake Reeve, the southern shoreline of Lake Reeve forming the northern interface with the township. Many of the same fauna records appear in the data review area for both The Honeysuckles and Seaspray. Of note for this area are the recent records of the three species considered vulnerable in Victoria (DSE 2003a), the Royal Spoonbill, Great Egret and Musk Duck.

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

	Introduced	No. of threatened Fauna species#			Total
		EPBC	DSE	FFG	
Birds	2	0	4	2	34
Mammals	0	2	1	1	3
Reptiles	0	0	0	0	1
Frogs	0	1	1	1	2
Fish	0	0	0	0	20

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 The Honeysuckles

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Eurasian Coot	<i>Fulica atra</i>					
Hoary-headed Grebe	<i>Poliiocephalus poliocephalus</i>					
Fluttering Shearwater	<i>Puffinus gavia</i>	M				
Light-mantled Sooty Albatross	<i>Phoebetria palpebrata</i>	Mi,M	VU	L	VU	
Great Cormorant	<i>Phalacrocorax carbo</i>					
Little Black Cormorant	<i>Phalacrocorax sulcirostris</i>					
Little Pied Cormorant	<i>Phalacrocorax melanoleucos</i>					
Australasian Gannet	<i>Morus serrator</i>	M				
Australian Pelican	<i>Pelecanus conspicillatus</i>	M				
Crested Tern	<i>Sterna bergii</i>	Mi,M				
Silver Gull	<i>Larus novaehollandiae</i>	Mi,M				
Masked Lapwing	<i>Vanellus miles</i>	Mi				
Red-necked Stint	<i>Calidris ruficollis</i>	Mi,M				
Sharp-tailed Sandpiper	<i>Calidris acuminata</i>	Mi,M				
Australian White Ibis	<i>Threskiornis molucca</i>	M				
Royal Spoonbill	<i>Platalea regia</i>				VU	
Yellow-billed Spoonbill	<i>Platalea flavipes</i>					
Great Egret	<i>Ardea alba</i>	Mi,M		L	VU	
White-faced Heron	<i>Egretta novaehollandiae</i>					
Black Swan	<i>Cygnus atratus</i>	Mi				
Australian Shelduck	<i>Tadorna tadornoides</i>	Mi				
Pacific Black Duck	<i>Anas superciliosa</i>	Mi				
Chestnut Teal	<i>Anas castanea</i>	Mi				
Grey Teal	<i>Anas gracilis</i>	Mi				
Musk Duck	<i>Biziura lobata</i>	Mi,M			VU	
Blue-winged Parrot	<i>Neophema chrysostoma</i>	M				
Welcome Swallow	<i>Hirundo neoxena</i>	M				
Magpie-lark	<i>Grallina cyanoleuca</i>	M				
Superb Fairy-wren	<i>Malurus cyaneus</i>					
Red Wattlebird	<i>Anthochaera carunculata</i>					
Australian Magpie	<i>Gymnorhina tibicen</i>					
Common Tern	<i>Sterna hirundo</i>	Mi,M				
Common Myna	<i>Acridotheres tristis</i>					*
Common Starling	<i>Sturnus vulgaris</i>					*
Swamp Rat	<i>Rattus lutreolus</i>					
Southern Elephant Seal	<i>Mirounga leonina</i>	VU,M	VU			
Southern Right Whale	<i>Eubalaena australis</i>	EN	VU	L	CE	
Blotched Blue-tongued Lizard	<i>Tiliqua nigrolutea</i>					
Southern Bell Frog	<i>Litoria raniformis</i>	VU	VU	L	EN	
Southern Bullfrog (south-eastern)	<i>Limnodynastes dumerilii insularis</i>					
Short-headed Lamprey	<i>Mordacia mordax</i>					
Short-finned Eel	<i>Anguilla australis</i>					
Marbled Eel	<i>Anguilla reinhardti</i>					
Sandy Sprat	<i>Hyperlophus vittatus</i>					
Australian Smelt	<i>Retropinna semoni</i>					
Common Jollytail	<i>Galaxias maculatus</i>					
Estuary Perch	<i>Macquaria colonorum</i>					
Australian Bass	<i>Macquaria novemaculeata</i>					
Eastern Australian Salmon	<i>Arripis trutta</i>					

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Black Bream	<i>Acanthopagrus butcheri</i>					
Luderick	<i>Girella tricuspidata</i>					
Yelloweye Mullet	<i>Aldrichetta forsteri</i>					
Sea Mullet	<i>Mugil cephalus</i>					*
Tupong	<i>Pseudaphritis urvillii</i>					
Tamar River Goby	<i>Afurcagobius tamarensis</i>					
Flathead Gudgeon	<i>Philypnodon grandiceps</i>					
Long-snouted Flounder	<i>Ammotretis rostratus</i>					
Black Sole	<i>Synaptura nigra</i>					
Smooth Toadfish	<i>Tetractenos glaber</i>					
Common Freshwater Shrimp	<i>Paratya australiensis</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

THE HONEYSUCKLES

STAGE 1 CONSULTATION OUTCOMES

Public Meeting 27 January 2005 (100 people, with Seaspray)

CHARACTER (What's valued):

- Peace and quiet
- Banksia woodland & birds
- Surrounded by state park
- Self sufficiency for services
- Low density development, assists tree retention
- Unmade roads – limits through traffic – few fences, no lighting
- Most lots on beach side of main road
- Smaller houses, village feel
- Family / beach focus

IMPROVEMENTS

- Park / Play area for kids
- Bike path to Seaspray and could be extended to other areas
- Car speed reduction (60kph) along Shoreline Drive through area
- Resolve development uncertainty – tenement provisions
- Clean up sheds and caravans on lots
- Very little change desired

ISSUES

- Control access to areas to north (Lake Reeve side)
- Maintain service self sufficiency
- Building on all blocks will change character – tree clearing, don't want urbanisation

SUMMARY OF ISSUES FROM JANUARY 2005 MEETING

Owners and residents of the Honeysuckles at the public meeting in January 2005 (held jointly for the Honeysuckles and Seaspray) highly valued the peace and quiet, woodland setting and low key development of The Honeysuckles area. Specific views were expressed in relation to the following issues:

The Natural environment: The low density development of the area assists tree retention which is significant for birdlife and character, concern that building on all blocks will change the character of the area with associated tree clearing, access to the wetland areas to the north (Lake Reeve) needs to be controlled.

Development and character: The unmade roads and limited presence of fences are part to the areas informal character. Self sufficiency for services was preferred (with a relationship to Seaspray); smaller houses and a village feel valued; there needed to be resolution to the development uncertainty associated with the tenement provisions; the use of caravans and sheds on lots needs to be controlled.

Accessibility: Better definition of this area was required to reduce the speed of through traffic; a bike path to Seaspray was desired which could be extended to other areas; the unmade roads limited through traffic.

Facilities: A children's park / play area was desired but other services would be gained from Seaspray. Overall, very little change to the current character and development was desired with retention of vegetation and low key qualities

critical to the future of the area.

FEEDBACK FORMS AND SUBMISSIONS

There were nine people from The Honeysuckles who completed the feedback form or made a submission on the project. Of these, 82% were working and 18% were retired. 36% of the respondents were permanent residents. Temporary residents (ie, holiday home owners) represented 5%.

The favourite aspects of The Honeysuckles identified by respondents included: the village atmosphere, peace and quiet, wildlife and the beach.

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

- 1) Garbage collection (36%)
- 2) Road safety (27%)

The top three suggested improvements are to:

- 1) Give priority to pedestrian / bike circulation (36%)
- 2) Improve road traffic circulation (36%)
- 3) Enforce building restrictions / guidelines (36%)

THE HONEYSUCKLES

STAGE 2 CONSULTATION OUTCOMES

Feedback On Draft Settlement Report

Number of responses: 12

Groups/Organisations responding: Nil

MAJOR ISSUES RAISED & COMMENTS

- General view that roads should not be upgraded and footpaths should not be constructed. A shared roadway / footpath to Seaspray was supported by a few residents.
- General support for environmental protection, but restrictions on beach access not required.

PROPOSED ACTIONS FROM CONSULTATION:

VISION

Delete reference to “pedestrian and bicycle movement throughout the settlement”, but retain link to Seaspray.

OBJECTIVES

Downgrade references to improvements to the roads, footpaths, and car parks. Greater emphasis on protection of what is presently in The Honeysuckles. Delete notations on improvements from Strategy Plan.

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.

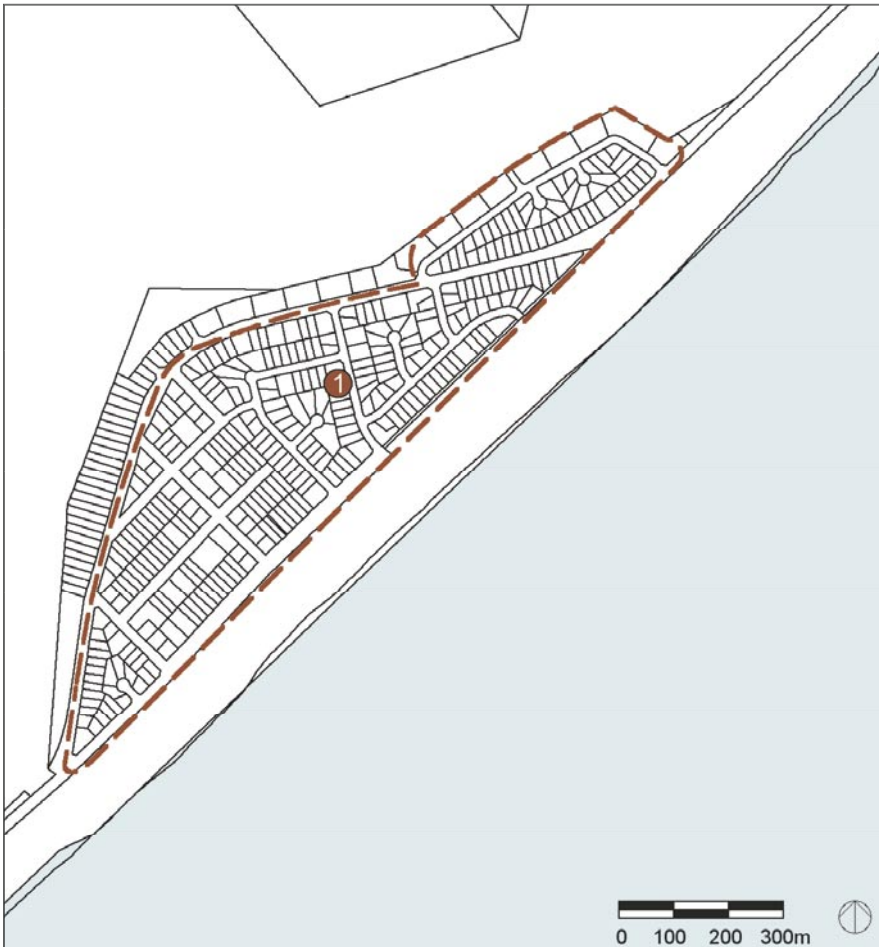
- Whether there is a need for landscaping or vegetation screening.
- The extent of earthworks proposed and the means required to ensure site stability, prevent erosion and control storm water flows within the site.
- Whether there is a need to specify that building materials be low-reflective or of colours 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

The Honeysuckles Design Guidelines



- 1 Residential Precinct**
Characterised by a mix of older single storey timber framed cottages and more recently built, larger holiday homes.



The Honeysuckles Design Guidelines

INTRODUCTION

The purpose of these guidelines is to encourage better site planning, building and design outcomes in the township of The Honeysuckles. 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 THE HONEYSUCKLES

"The Honeysuckles will develop as a low density residential holiday hamlet, set in banksia woodland. Buildings will be of high quality but of simple design and reflect the coastal environment through the use of materials, colours and building styles. Pedestrian movement throughout the settlement is safe with a shared use pathway provided to Seaspray."

COASTAL SPACES LANDSCAPE ASSESSMENT STUDY

Statement of Significance – Ninety Mile Beach Coast

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

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

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

Assessment: State Significance



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

OUTCOMES SOUGHT FROM APPLICATION OF THE GUIDELINES

Protecting the valued elements of the township

- Buildings should be sited to minimise their visual intrusion through and above the surrounding tree canopy especially when they can be viewed from distant viewpoints.
- Buildings and works should be sited to minimise excavation. Site disturbance in the form of fill or cut and fill should be avoided for houses, outbuildings or landscaping.



The Honeysuckles Design Guidelines

- The felling of existing native trees and ground flora should be minimised. Where trees or ground flora are removed, new indigenous trees or ground flora should be planted so that in time they create a canopy and masking effect that returns the development site to the natural or semi natural character that is valued by the local community.
- Wildlife corridors should be maintained through residential areas equivalent to the development conditions. This involves limiting fencing and maintaining natural vegetation on all development sites.

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

- The State Government has developed Siting and Design Guidelines for Structures on the Victorian Coast. Landscape Setting types have been defined for the Gippsland coast. These Guidelines express generic principles for sustainable coastal design and are to be considered in relation to all site specific design responses.
- The Coastal Spaces Landscape Assessment Study has analysed the significance of coastal landscapes in the region. Protection of the valued landscape character elements of the area is to be achieved through the application of Significant Landscape Overlays in the non-urban areas and Design and Development Overlays in the urban areas. The valued coastal landscape character elements of the applicable sub-region are to be considered in relation to proposals for development. Projects are to be implemented having regard to the Best Practice Policies.
- New or renovated residential and service buildings should be complementary and subservient within the designated landscape. New buildings derived from another context and poorly sited can intrude upon a coastal town's landscape in a way that is disappointing to the local community and visitors alike.
- While there is a place for new and old architecture in every context, coastal towns in Gippsland generally derive their character from the prevailing natural landscape and a built form of modest buildings with framed construction, coloured and clad to merge with the local natural landscape character. These are the attributes, expressed through contemporary architecture that the guidelines seek to encourage.
- Buildings should be sited to respect the amenity and privacy of neighbouring properties.



The Honeysuckles Design Guidelines

PARTICULAR CHARACTER ELEMENTS OF THE HONEYSUCKLES TOWNSHIP THAT SHOULD BE RESPECTED AND REINFORCED

The Honeysuckles is a single consistent precinct with coastal dune vegetation being the dominant element of character. As lots are small and many lots are yet to be developed the current character of the area will be under extreme pressure as new houses are constructed.

Design Guidelines

- Minimise building footprint and site excavation.
- Avoid native vegetation removal particularly, coastal banksia's in siting buildings and providing access to and within the site.
- Limit fencing that restricts native wildlife movement.
- Gardens should be developed with predominantly indigenous species.
- Maintain the informal road construction character and provide crossings and hard surface areas with low key, porous surfaces.
- Heritage building styles and suburban project homes should be avoided with preference to simple recessive contemporary architecture.

