



Department of
Sustainability
and Environment



WOODSIDE BEACH

URBAN DESIGN FRAMEWORK

COASTAL TOWNS DESIGN FRAMEWORK
VOLUME 3

MARCH 2007



WELLINGTON
SHIRE COUNCIL



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THE VISION FOR WOODSIDE BEACH

“As Woodside Beach grows it will retain its character as a holiday hamlet at the western end of the Ninety Mile Beach. It will be a desirable destination for visitors from Woodside, Yarram and the surrounding region.

The natural environmental setting will be protected, streets will be leafy and buildings will reflect the ‘coastal village’ character of the hamlet.

The main activity focus of the settlement, the foreshore, will be easily accessed on foot and will be enhanced as an attractive destination with community facilities.”

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

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

This document is the result of the combined contributions of:

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1. INTRODUCTION

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

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

What is an Urban Design Framework (UDF)?

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

In preparing a UDF it is critical to:

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

Project Objectives

The objective of the Coastal Towns Design Framework Project is:

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

Particular project objectives are:

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

2. PROJECT SCOPE AND APPROACH

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

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

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

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

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

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

Report Structure

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

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

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

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

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

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



Entry to Woodside Beach

3. SETTLEMENT STUDY AREA

3.1 REGIONAL INFLUENCES

Woodside Beach is located 31 km to the east of Yarram, 10 km off the South Gippsland Highway. It is 246 km from Melbourne and 62 km from Sale. The village provides access to the Ninety Mile Beach and is a 3-3.5 hour drive from Melbourne but highly accessible to residents of the Latrobe Valley. It is bordered by flat to gently undulating cleared farming land, which is part of the coastal plain at the foot of the Strzelecki Ranges.

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

Of particular relevance to the future of Woodside Beach are the following points:

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



Ninety Mile Beach at Woodside Beach

3.2 SETTLEMENT DESCRIPTION

3.2.1 Township Profile

Woodside Beach is primarily a small holiday settlement that provides access to the Ninety Mile Beach. The village is focused on a large camping ground adjacent to an attractive foreshore reserve. The community has the benefit of an established Surf Life Saving Club which is valued by residents, holiday makers and day visitors.

The residential development at Woodside Beach comprises two distinct areas – an older standard residential subdivision set in coastal vegetation on undulating terrain and a recent low density residential estate on an exposed and un-vegetated ridge line to the north east of the village. There is a mix of permanent and holiday homes in these estates with holiday use dominant. In addition the camping ground contains a significant number of permanent caravan sites and several appear to be used as principal dwellings.

The camping ground contains a kiosk which is the only commercial facility available in the town. All other services are obtained from Woodside (10km), Yarram or Sale.

Except for the access and foreshore road, all local streets are unsealed. Electricity is available but there is no reticulated water or sewerage.

The village is adjoined by open farmland to the north and undulating vegetated coastal edge to the east and west.



BBQs and Surfclub located in the foreshore area

3.2.2 Coastal Settlement Framework and Role

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

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

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

Based on this framework an overview of the role and development potential is provided in Appendix B. In this context the future for Woodside Beach in relation to the other coastal towns within the study area is as a **Small Village likely to experience some limited development within the existing area** subject to satisfactory arrangements for waste disposal. Some of the attributes of a Small Village include a population less than 200, a general store or no facilities and on site waste disposal. As a result, any growth experienced by Woodside Beach is likely to be minor and be contained within the existing subdivided area.

3.2.3 Population Profile

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

The two CCDs had a population of 564 persons on Census night 2001 and a total of 469 dwellings. Based on a dwelling count from 2004 aerial

photographs, the four settlements collectively accounted for 406 of these dwellings. Woodside Beach contained 150 dwellings in 2004, 37% of the dwellings in these four localities.

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

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

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

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

Table 1 Population and Dwelling Number Estimation

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

This represents a total increase of between 49 to 89 persons in the four settlements. This would be likely to generate net new housing demand for some 22 to 38 houses, plus another 11 to 20 houses for holiday homes if the current ratios apply. At these growth rates an additional total housing demand of 21 houses is estimated at Woodside Beach by 2031. If the household size continued to decline in the period to 2031, as is expected to occur, there would be a minor increase in the number of houses required.

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

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

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

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

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

3.2.4 Natural Resources

General Description

Woodside Beach is situated behind the high primary dune on Ninety Mile Beach, approximately 10 kilometres east of the township of Woodside.

Flora Values

A total of seven Ecological Vegetation Classes (EVCs) have been mapped for the broad Woodside Beach area (see Appendix B – Environmental Detail), and within the confines of the settlement and around its eastern perimeter three EVCs are mapped: Coastal Dune Scrub, Damp Sands Herb-rich Woodland and Estuarine Wetland. Although not mapped, Swamp Scrub (dominated by Swamp Paperbark) is also present, as are fragments of Coastal Saltmarsh and Coast Banksia Woodland. Little indigenous vegetation however remains and very extensive exotic pastures extend west from the current town boundaries.

South of Woodside Beach Road, the older developed Woodside Beach settlement is situated in generally highly degraded and fragmented remnants of Damp Sands Herb-rich Woodland which retains moderate fauna habitat values and high landscape values. Some very fine specimens of Drooping Sheoak are especially notable, as remnants in pasture on the south-west limits of the town. Further development (increased density) in these parts of the town would result in significant loss of vegetation and deleterious indirect impacts. One of the more important of these impacts would be additional weed invasion, in an area already compromised to a serious extent by 'garden escape' weeds. Coast Banksia trees behind the dune system are noteworthy for their fauna habitat values and landscape values. They are especially vulnerable to increased development as well as the ostensibly 'natural' and unnatural causes of mortality, part of

the largely unexplained Coast Banksia decline syndrome considered to result from a pathogen as well as increased levels of insect predations and pollution. All trees should be protected by the appropriate planning overlay.

With very extensive, essentially exotic pasture along the entire western boundary of the town, there are no vegetation constraints to residential development to the west.

Fauna Values

There are two wetland areas in close proximity to Woodside Beach: Jack Smith Lake, approximately 4 km to the north-east, and the Woodside Beach Wildlife Reserve approximately 1km south-west of the township of Woodside Beach. There are relatively recent records of Orange-bellied Parrot, Pied Cormorant, Australasian Shoveler, HardHead and Musk Duck, Blue-billed Duck, Australian Shelduck, Pink-eared Duck, Red-necked Stint, Wedge-tailed Eagle and Red-capped Plover at both the Woodside Beach Wildlife Reserve and Jack Smith Lake.

At Woodside Beach there are records of Cape Barren Goose, Whistling Kite, Red-necked Stint and White-fronted Chat. At the nearby State Game reserve (off Byrnes Road) there are records of Little Eagle, Swamp Rat and Common Wombat.

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

Vegetation Quality

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

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

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

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

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

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

Refer Plan 1 Woodside Beach Vegetation Quality Plan.

Acid Sulfate Soils

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

Project under the coordination of the Department of Sustainability and Environment.

Flood Hazard

There has been no mapping of flood prone areas in Woodside Beach. A Floodway Overlay or Land Subject to Inundation Overlay does not affect any areas of Woodside Beach. Community input provided anecdotal information on flood events on the fringes of the township.

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 Woodside Beach area, there exist:

- Several known pre-contact Aboriginal heritage value sites;
- One Register of the National Estate listing (Indigenous Place, Woodside);
- 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, Woodside Beach is associated with the Central Gippsland Aboriginal Health and Housing Co-operative.

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

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

4. PLANNING AND DEVELOPMENT CONTEXT

4.1 STATE / REGIONAL PLANNING POLICY

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

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

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

Figure 2 Policy Structure

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

4.1.1 Victorian Coastal Strategy

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

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

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

Coastal Land

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

People on the Coast

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

Coastal Access

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



Attractive setting in Woodside Beach camping ground



Supervised beach is valued at Woodside Beach

Built Environment

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

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

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



Lifesaving club lookout on foredune at Woodside Beach

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 the centre of a town is encouraged to provide greater choice for the ageing population. Development is to be restricted where it threatens water quality or ecosystems, is subject to flooding or subsidence.

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

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

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

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

4.2.2 Local Policies

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

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

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

4.2.3 Zoning

Woodside Beach is comprised of two primary zones – a Township Zone (TZ) on the southern side of Woodside Beach Road and a Low Density Residential Zone (LDRZ) on the northern side of the primary access road. While all of the standard sized residential allotments are within the TZ there is a significant part of this zone that has not yet been subdivided. A permit is not required for a dwelling in the TZ provided acceptable arrangements are made for water, waste disposal and electricity.

A Public Purpose and Recreation Zone (PPRZ) on the foreshore provides for the camping ground and some public amenities. All the land adjoining the LDRZ and the TZ to the north, west and south is zoned Rural (RUZ).

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

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

4.2.4 Overlays

Design and Development Overlay (DDO3) – Coastal Towns

DDO3 aims to ensure that development does not detract from the natural and built character of coastal towns and considers the effects of building heights. A permit is required to construct or carry out works on buildings greater than 7.5 metres in height and matters of privacy, overshadowing and the impact on the streetscape, views and general character are considered. This overlay applies to the whole of both the Township Zone and the Low Density Residential Zone. Most buildings up to two storeys would be exempt from a permit in relation to the building height provision in this overlay.



Prominent Dwelling in LDR area



Open RUZ landscape to the north of the settlement

Development Plan Overlay (DPO1)

DPO1 makes provision for the approval of development plan before a permit for subdivision or development can be granted. The development plan overlay specifies matters to be addressed in the development plan. This overlay applies to the northern part of the LDRZ. This area has subsequently been developed and the purpose of this overlay has been met.

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

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

This overlay only applies to RUZ land to the north adjacent to the coastal reserve and to the south of the camping ground reserve (PPRZ).

Environmental Significance Overlay (ESO2) - Wetlands

ESO2 aims to enhance and protect the values of wetlands through the control of development to limit the environmental impacts of proposals. This overlay applies to low lying portions of the RUZ to the north and south of the village and a small portion of the southern extent of the TZ. A permit is required for vegetation removal/alteration, building construction, works and subdivision.

The present zones and overlays at Woodside Beach have little impact on the management or creation of desirable coastal character. While there are few vacant lots in the TZ area, there are no effective controls in relation to vegetation protection or retention of built form character and scale. Most development in this area does not require a permit. The LDRZ is devoid of vegetation and development generally does not require a permit. Thus there is little ability to influence building scale, form and landscape treatment.

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

4.3 DEVELOPMENT SUMMARY

4.3.1 Building Approvals

There were eight building permits issued for new dwellings in Woodside Beach between 2000 and 2004. The majority of these new dwellings would be located within the LDRZ estate. This rate of development is consistent with the limited land supply that is available at Woodside Beach and not indicative of a highly sought after development location.

4.3.2 Land Supply

There are a small number of vacant residential sized allotments in the TZ area. Several vacant rural residential allotments exist but most of the area has only become available recently. A vacant area of largely cleared TZ land exists to the south and west of the older estate. Subdivision of this area needs to consider waste disposal, existing vegetation retention, localised flooding and the visual exposure of the area. There are few other environmental constraints to the development of this area.

4.3.3 Infrastructure

Woodside Beach has no reticulated water or sewerage and onsite waste disposal methods are utilised. Reticulated electricity is available although faults in supply were noted during community consultation. Stormwater is managed by roadside swales along the main road and there is no provision in the older subdivided area.

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

5. COMMUNITY VIEWS

5.1 CONSULTATION PROGRAM

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

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

As illustrated below the three stages are:

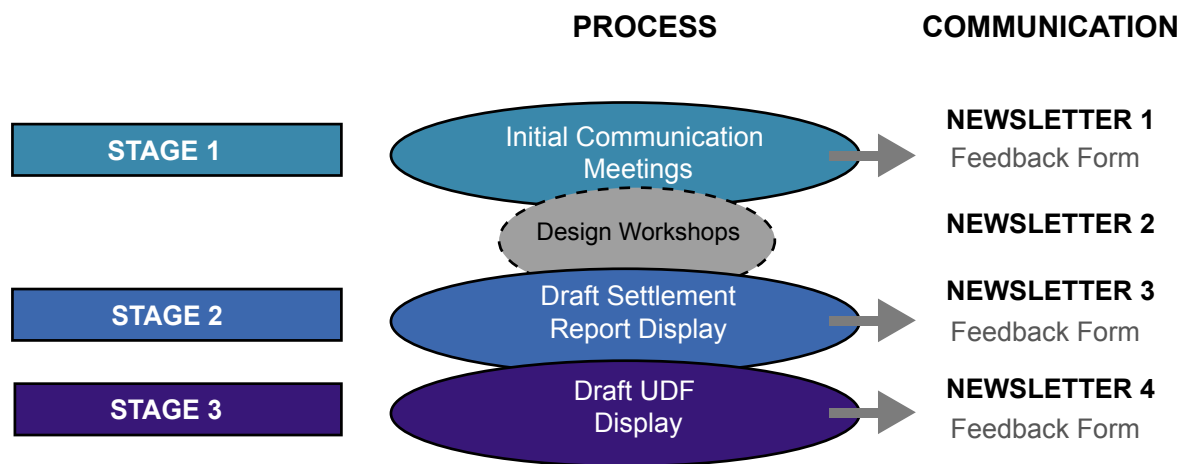
Stage 1: Initial Community Meetings and feedback

Stage 2: Draft Settlement Report display and feedback

Stage 3: Draft UDF display and feedback

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

Figure 3 Overview of Consultation Process



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

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

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

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

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

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

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

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

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

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



**Important community focal point -
Lifesaving Clubhouse**

5.2 KEY MATTERS FROM COMMUNITY FEEDBACK

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

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

<p>Stage 1</p> <p>Woodside Beach</p> <p>Key Issues from Initial Public Consultation</p> <p>(Approximately 45 people attended the consultation meeting and 10 submissions were received)</p>	<p>Community Values</p> <ul style="list-style-type: none"> • Peace and quiet. • Natural environment. • Beach focus. • Small friendly community. <p>Key Issues</p> <ul style="list-style-type: none"> • Protection of environmental values. • Lack of land available for residential development. • Road safety. • Overdevelopment. <p>Priority Improvements</p> <ul style="list-style-type: none"> • Services and facilities, signage. • Public toilets and beach/park facilities. • Conservation of environment.
<p>Stage 2</p> <p>Woodside Beach</p> <p>Draft Settlement Report Feedback</p> <p>(1 submission was received)</p>	<p>Major Issues</p> <ul style="list-style-type: none"> • Vision – maintenance of status quo not supported. • Objectives – too general and focused on maintenance; encourage as a holiday destination; promote natural environment. • Strategies – stronger control of building form required; emphasis and detail on vegetation protection and landscaping required.



Public meeting January 2005

6. URBAN DESIGN FRAMEWORK PRINCIPLES

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

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

Figure 4 Urban Design Framework Process



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

The analysis is based on four broad subject areas:

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

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

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

GENERAL DESIGN PRINCIPLES

ENHANCE LOCAL CHARACTER

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

CONSERVE THE ENVIRONMENT

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

PROMOTE ACTIVITY TO SUSTAIN COMMUNITIES

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

IMPROVE ACCESS

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

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

7. ANALYSIS

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

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

7.1 ISSUES AND OPPORTUNITIES

7.1.1 Local Character

This settlement has a distinctive setting within the coastal dunes of the Ninety Mile Beach and adjacent to open agricultural landscape. Housing is mostly post-war varying in scale from modest shacks to very large contemporary two storey houses on the more recent low density estate. The pleasant and well vegetated foreshore area is a vital component of the town's identity.

Most of the original estate has been developed and the absence of reticulated water and sewer has assisted in the promotion of low density development in order to provide development opportunities and satisfactory on-site waste containment.

Planning permits are generally not required for dwellings unless a 7.5 m height limit is exceeded. Consequently there is limited control and guidance on development.

There is some visual impact of the newer subdivisions and the housing being developed is of mixed size and style with larger houses being built and planned along the open ridgeline. Houses being built on dune ridgelines to capture inland and ocean views are substantially changing character of the area. Power is under ground and the roads are paved with grass swales. Housing and gardens are visually dominant in the area and while they are not low cost they are generally largely lacking design quality

The newer estates are a model for coastal development that should be actively discouraged by Council. There is no footpath system, buffer or tree planting in road reserves.

These estates need a landscape master plan that introduces significant buffer planting of indigenous vegetation to the street reserves, properties and boundaries. Pathways could be developed to encourage and public access by walking and cycling to the beach and shop. This should be implemented in retrospect by the developer and/or residents to help this development area better integrate into the surrounding landscape.

The Township Zone provides additional unsubdivided land for potential development. Any expansion of the area to the south and east as anticipated by the zoning should be designed to extend the standard residential density and character but it should be supported with package sewerage treatment and underground power. Tree planting and special informal (but not substandard) road design is suggested.



Further expansion of this form of development is not desirable



Byrnes Road - Low Density area

Guidelines for renovation and redevelopment of sites within the existing developed area could help ensure area character is protected.

Foreshore improvements should reinforce the natural vegetated character of this area and its appearance as a pedestrian, rather than a vehicle precinct.

7.1.2 Environment

The character of Woodside Beach is largely derived from the natural vegetation on the foreshore, throughout the camping ground and in the older residential area. Development in these areas should ensure that this vegetation is protected and redevelopment proposals should minimise vegetation removal. Current planning controls do not ensure these outcomes.

Satisfactory waste disposal is an essential element of future development in the TZ area given the high biodiversity values of the Ninety Mile Beach hinterland.

Due to the expansion of the low density area the approach to the town does not provide an indication of the strong influence of the natural environment on the town. Landscaping of the entry and an extension of the vegetation in the roadside reserve to the entry would reinforce the environmental character of the settlement.



Vegetated character of older estate

7.1.3 Activities

The town contains a mix of holiday house owners and permanent residents. It is however relatively remote from services and continued development for holiday purposes is likely to be its primary function.

The town has considerable potential as a day visitor destination because of the attractive natural setting, good facilities and the access to a patrolled section of the Ninety Mile Beach.

There is a general opportunity to further develop and enhance the existing facilities in the public reserve area (eg, shop, visitor parking, picnic tables) as demand determines. A park master plan for the gradual expansion of these facilities within the environmental capacity of the site is recommended.

Development of the caravan park shop and reception area or the lifesaving club into an expanded community/commercial facility as the town grows could be considered.



Permanent structure in the camping area

7.1.4 Movement and Access

The principal access road to the settlement is sealed. Parts of the low density area also contain sealed roads. All roads in the older residential area are unsealed. Sealing of these roads may improve access and reduce maintenance. However, road treatment should not be formalised with kerbs and drainage should be managed with grass swales.

The road network does not make provision for pedestrians although access through the camping ground is available to residents of the older subdivision area. Further informal walkways along the main road, through to the beach and pathway connections to other features along the coast, eg Jack Smiths Lake should be considered.



Traffic calming near amenity block on foreshore

Traffic calming measures in the foreshore area provide safety benefits in the camping ground locality. The improvement of the foreshore area should reinforce pedestrian nature of this precinct.

8. STRATEGIC FRAMEWORK

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

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

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

8.1 VISION

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

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

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

“As Woodside Beach grows it will retain its character as a holiday hamlet at the western end of the Ninety Mile Beach. It will be a desirable destination for visitors from Woodside, Yarram and the surrounding region.

The natural environmental setting will be protected, streets will be leafy and buildings will reflect the ‘coastal village’ character of the hamlet.

The main activity focus of the settlement, the foreshore, will be easily accessed on foot and will be enhanced as an attractive destination with community facilities.”

8.2 KEY OBJECTIVES AND STRATEGIES

OBJECTIVE 1:

To protect the natural setting of the settlement.

STRATEGIES:

- 1.1 Ensure the protection of indigenous vegetation in new development areas and in relation to all redevelopment/upgrade proposals.
- 1.2 Development of the vacant Township Zone land should be based on a comprehensive outline plan, estate landscaping, provision for stormwater management and connection to a package sewerage treatment plant.

OBJECTIVE 2:

To retain and enhance the character of the settlement.

STRATEGIES:

- 2.1 Contain residential development to the existing zoned areas.
- 2.2 Improve streetscaping and landscaping in the Low Density Residential zoned areas.
- 2.3 Prepare a Master Plan for the camping ground / caravan park.
- 2.4 Improve the foreshore landscape treatment.

OBJECTIVE 3:

To enhance the foreshore as a settlement focus.

STRATEGIES:

- 3.1 Provide for additional day visitor parking and facilities on the foreshore.
- 3.2 Reinforce the function of the SLSC as a key community focal point and support the expansion and upgrading of facilities.
- 3.3 Reinforce the function of the foreshore as a pedestrian zone.

OBJECTIVE 4:

To improve pedestrian circulation and safety.

STRATEGIES:

- 4.1 Improve pedestrian connections between the residential areas and the foreshore, particularly along the main road.
- 4.2 Provide pedestrian pathway links to nearby natural features in the coastal hinterland, located behind the coastal dune.

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



Improve landscaping in low density area



Caravan park - master plan required

9. IMPLEMENTATION

9.1 INTRODUCTION

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

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

9.2 MASTER PLANS

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

The criteria used to select projects for Master Plans are:

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

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

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

Definition of master plan:

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

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

implement them.

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

9.2.1 Master Plan Description

1. Future subdivision

Undeveloped land in the Township Zone should be developed in the approximate configuration shown at densities similar to or higher than the established lots. This is only possible under current standards by provision of a package sewerage treatment plant that might then be designed to serve the camping area and existing houses.

This expanded development area needs to incorporate a perimeter tree reserve to screen new houses from the surrounding landscape and a round-a-bout entrance.

2. Open space reservation

A single undeveloped lot has been allocated as open space in the low-density subdivision. It should eventually be sold by Council and revenue put towards open space improvement elsewhere in the town.

3. Future expanded day visitor parking

An undeveloped section of Woodside Beach Road reserve is suggested as a future landscaped day visitor car park when existing car parks are at capacity. Development of this car park should be fitted around quality established vegetation and the balance of the site should be revegetated with indigenous species.

4. New footpath system

A new footpath system is suggested to link elements of the town behind the existing dune system. Connections from the residential area should be formalised. The links from this pathway through the dunes to the beach should be rationalised. Eventually this path system may be developed to link to more distant natural attractions encouraging walking and cycling in preference to driving.

5. Future commercial uses

The camping ground office has limited general supplies on sale. As the town develops there may be opportunities to expand these services. The designated location for these future commercial facilities is the bend in Woodside Beach Road.

6. Possible expansion of the lifesaving club facilities

The Lifesaving Club provides a social focus for this small community and therefore development of facilities should be encouraged provided new developments are well designed and don't intrude further toward the primary dune.

7. Master plan for the caravan park

The camping area requires a detailed master plan based on accurate survey and detailed discussion with the leaseholder. Master planning

should include consideration of the need for formal paths and the long term expanded commercial facilities as above. The issues of the inefficient site layout and the number of semi permanent caravans and cabins on the site should also be addressed. Existing infrastructure should be assessed and a programme and costs established for implementation.

Refer Plan 5 Woodside Beach Master Plan.

9.2.2 Cost Estimates and Implementation Program

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

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

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

Table 2 Master Plan Projects, Indicative Costs 2006

Project summary	Anticipated cost government sector (2006) [*]	Anticipated cost private sector (2006)	Project priority
1. Future subdivision and associated round-a-bout		\$55,734	Medium
2. Open space reservation	Excluded		Early
3. Future expanded day visitor carpark	\$142,646		Early
4. New footpath system	\$187,530		Early
5. Future commercial uses		\$1,019,200	Medium
6. Possible expansion of the lifesaving club facilities		\$450,800	Early
7. Master Plan for the Caravan Park	Excluded		Early
TOTALS	\$330,176	\$1,525,734	

* 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 Woodside Beach a number of planning scheme modifications are proposed

9.3.1 Municipal Strategic Statement

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

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

“Facilitate development in accordance with the Woodside Beach Strategy Plan included in this clause.

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

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

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

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

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

9.3.2 Zones

There are no changes proposed to the existing Township Zone or Low Density Residential Zone boundaries.

9.3.3 Overlays

Delete from Design and Development Overlay Schedule 3 from the Township Zone and Low Density Residential Zone and replace it with an amended Design and Development Overlay Schedule – Development in Coastal Settlements (Wellington) as detailed in Appendix E.

It is noted that Schedule 1 to the Development Plan Overlay, which applies to the Low Density Residential Zone has been satisfied and may be deleted as part of a planning scheme review process.

9.3.4 Other Planning Scheme Actions

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

9.3.5 Design Guidelines

Design Guidelines have been prepared to assist in the interpretation of the objectives and strategies in this UDF (see Appendix F). The guidelines identify the valued characteristics of the town and its surrounding context.

Taking into account the vision and strategic objectives, design objectives have been developed that seek to ensure new development reinforces and contributes positively to the valued elements of the town and surrounds. Guidance is provided in relation to approaches to development that are likely to achieve the design outcomes sought.

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

9.3.6 Implementation of UDF

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

9.4 PRIORITIES

The priority actions for the implementation of this UDF are:

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

9.5 OTHER ACTIONS

9.5.1 Further Investigations

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

- Recreational boating demand, the facilities required to support boating activities - both land and water based requires better information and planning. This applies particularly to the Gippsland Lakes region

and the Nooramunga Coastal Park area.

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

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

9.5.2 Funding Sources

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

Commonwealth Government

Regional Partnerships

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

Australian Tourism Development Program (ATDP)

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

Victorian State Government

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

Regional Infrastructure Development Fund (RIDF)

The RIDF is an umbrella State fund managed by Regional Development Victoria that has several relevant programs within the 'Moving Forward in

Provincial Victoria' initiative established by the Government in November 2005. Specific programs under this initiative relevant to the Coastal Towns Design Framework project include:

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

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

Community Support Fund (CSF)

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

Council Funds

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

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

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

Other Funding Sources

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

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

9.5.3 Community Involvement

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

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

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

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



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

PLANS



Key:

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

COASTAL TOWNS DESIGN FRAMEWORK

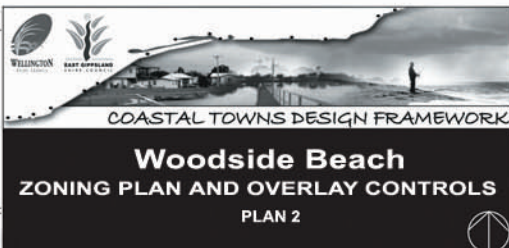
Woodside Beach
VEGETATION QUALITY PLAN
Plan 1

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



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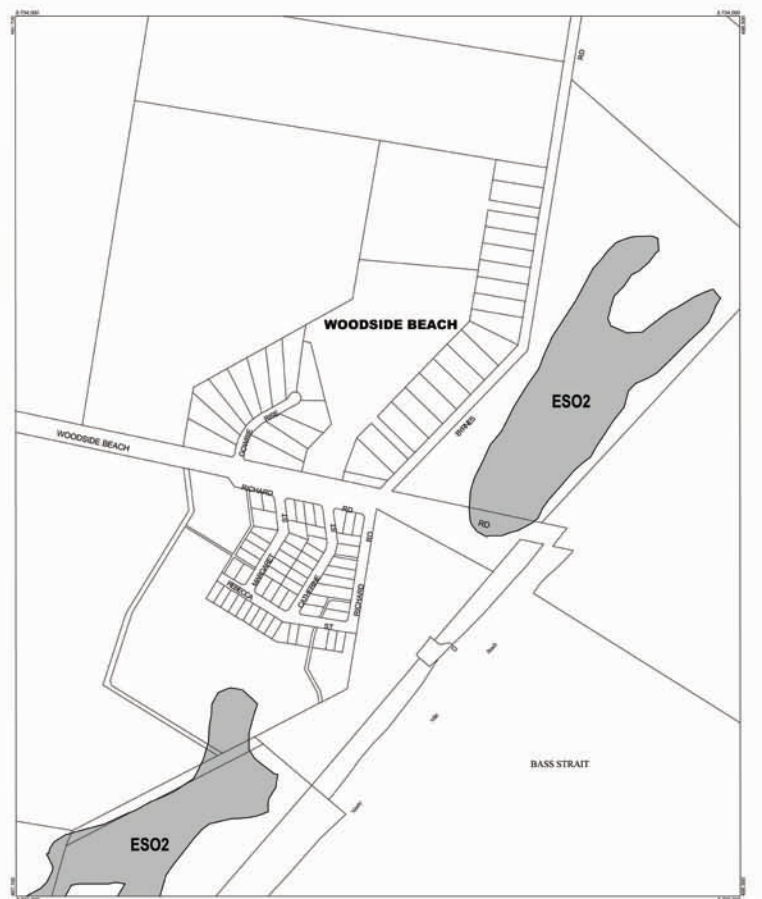
Public Land		Residential	
PCRZ	Public Conservation And Resource Zone	LDRZ	Low Density Residential Zone
PPRZ	Public Park And Recreation Zone	TZ	Township Zone
RDZ1	Road Zone Category 1	Rural	
RUZ	Rural Zone		



Overlays

ESO1	Environmental Significance Overlay - Schedule 1
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ENVIRONMENTAL SIGNIFICANCE OVERLAY 1



Overlays

ESO2	Environmental Significance Overlay - Schedule 2
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ENVIRONMENTAL SIGNIFICANCE OVERLAY 2



Overlays

DDO3	Design And Development Overlay - Schedule 3
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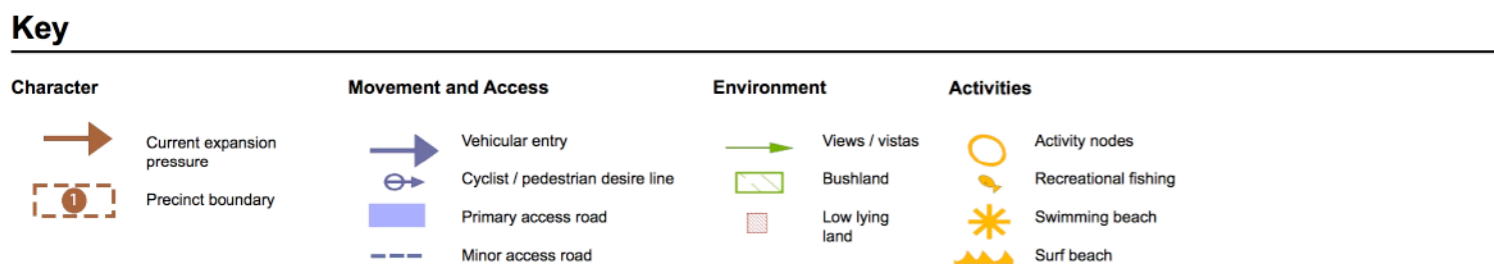
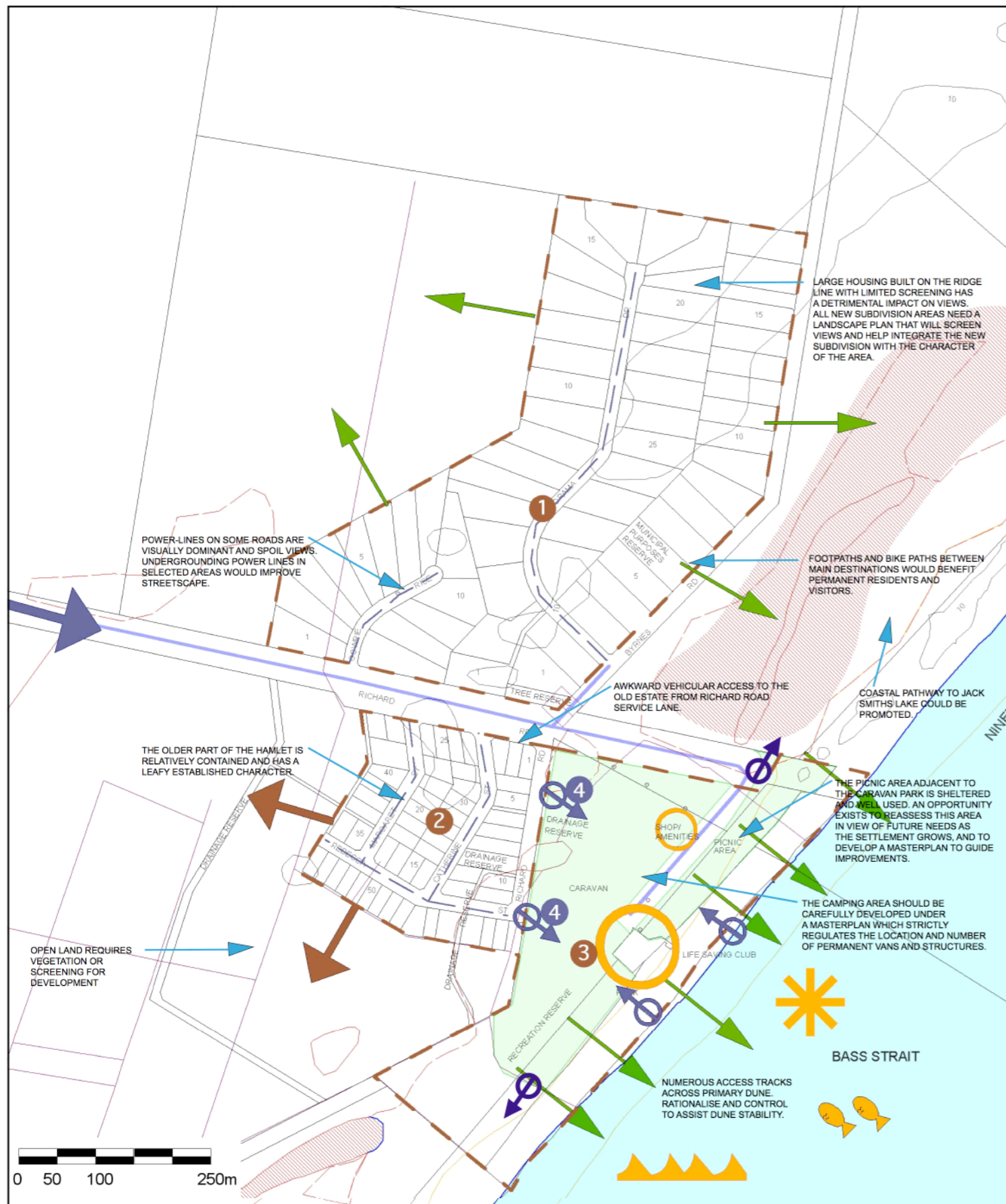
DESIGN AND DEVELOPMENT OVERLAY



Overlays

DPO1	Development Plan Overlay - Schedule 1
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DEVELOPMENT PLAN OVERLAY



Character Zones

- 1 Northern Residential Area characterised by new large lot subdivision on farm land. Homes along the ridge line are large and visually prominent.
- 2 Original Residential Precinct characterised by modest homes set in remnant bushland on smaller lots.
- 3 Reserve Precinct - This area includes a shop, caravan park, toilet, picnic facilities and Surf Lifesaving Club house. It is set in leafy parkland behind the primary dune.

Movement

- 4 Informal trails and tracks are used by residents to reach the beach.

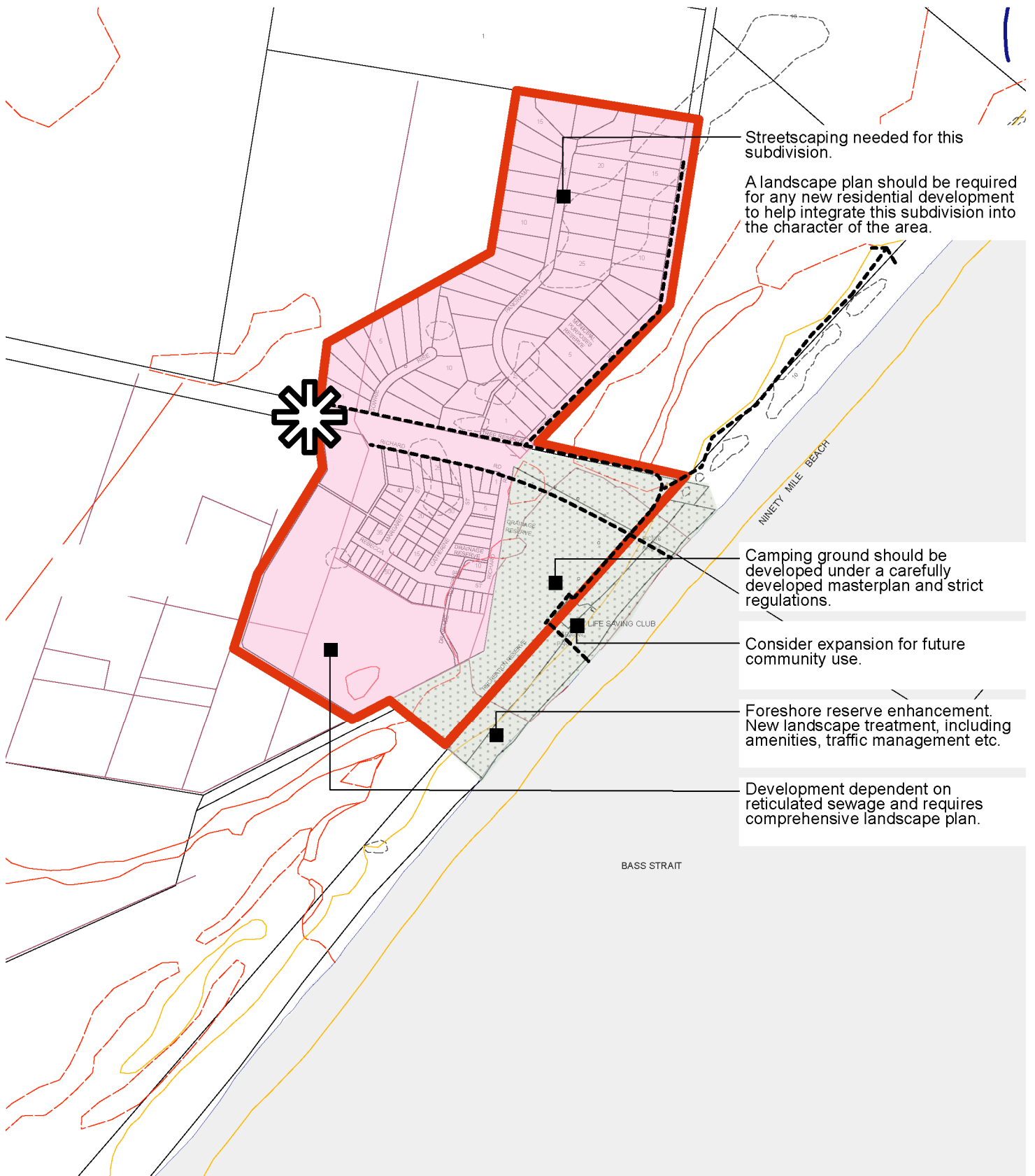
COASTAL TOWNS DESIGN FRAMEWORK

Woodside Beach

URBAN DESIGN ANALYSIS

Plan 3

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



Streetscaping needed for this subdivision.

A landscape plan should be required for any new residential development to help integrate this subdivision into the character of the area.






Camping ground should be developed under a carefully developed masterplan and strict regulations.

Consider expansion for future community use.

Foreshore reserve enhancement. New landscape treatment, including amenities, traffic management etc.

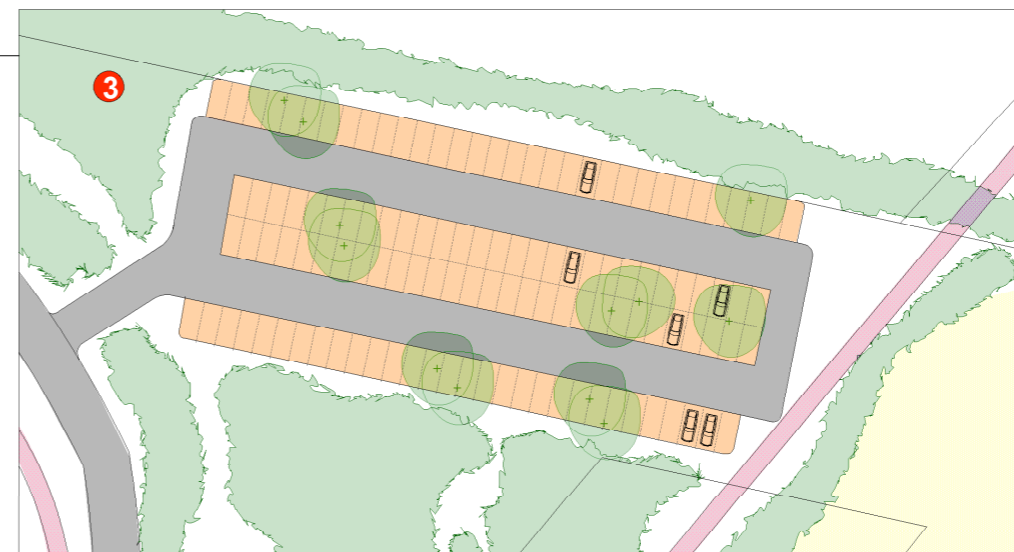
Development dependent on reticulated sewage and requires comprehensive landscape plan.

Key:

-  Town Entry Treatment
-  Proposed town boundary <15year
-  Residential development area to 2020
-  Proposed dual use path
-  Key areas of open space



WELLINGTON EAST COASTLAND
COASTAL TOWNS DESIGN FRAMEWORK
Woodside Beach
STRATEGY PLAN
Plan 4



Woodside Beach is a small and attractive holiday and retirement destination. Recent larger lot subdivisions detract from its visual quality. Current zoning allows for subdivision to the south and west of the established residential area. The large camping and caravan park between the beach and residential areas is an important element in the town. The lifesaving club and day visitor facilities are well established but some expansion should be expected.

- 1 Future subdivision**
Undeveloped land in the Township Zone should be developed in the approximate configuration shown at densities similar to or higher than the established lots. This is only possible under current standards by provision of a package sewerage treatment plant that might then be designed to serve the camping area and existing houses. This expanded development area needs to incorporate a perimeter tree reserve to screen new houses from the surrounding landscape and a round-a-bout entrance.
- 2 Open space reservation**
A single undeveloped lot has been allocated as open space in the low density subdivision. It should eventually be sold by council and revenue put towards openspace improvement elsewhere in the town.
- 3 Future expanded day visitor parking**
An undeveloped section of Woodside Road reserve is suggested as a future landscaped day visitor car park when existing car parks are at capacity.
- 4 New footpath system**
A new footpath system is suggested to link elements of the town behind the existing Dune system. Connections from the residential area should be formalised. The links from this pathway through the dunes to the beach should be rationalised. Eventually this path system may be developed to link to more distant natural attractions encouraging walking and cycling in preference to driving.
- 5 Future commercial uses**
The camping ground office has limited general supplies on sale. As the town develops there may be opportunities to expand these services. The designated location for these future commercial facilities is the turn in Woodside Beach Road.
- 6 Possible expansion of the lifesaving club facilities**
The Lifesaving Club provides a social focus for this small community and therefore development of facilities should be encouraged provided new developments are well designed and don't intrude further toward the primary dune.
- 7 Master plan for the caravan park**
At the time of preparing these plans DSE had commissioned a master plan for this camping area. Issues for consideration include the need for formal paths and expanded commercial facilities as above. The other issue is the inefficient site layout and the number of semi permanent caravans and cabins on the site.

Legend:

-  Proposed Commercial Building
-  Future expansion of SLSC
-  New Tree
-  Bitumen Paving
-  Gravel Paving
-  Footpath Paving
-  Tree Reserve
-  Pedestrian Paths
-  New Road network



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 Woodside Beach in relation to the other coastal towns within the study area is as a **Small Village likely to experience some limited development 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)

WOODSIDE BEACH

Municipality – Wellington Shire

Woodside Beach is situated behind the high primary dune on Ninety Mile Beach, approximately 10 km east of the township of Woodside.

Flora values

A total of seven Ecological Vegetation Classes have been mapped for the broad Woodside Beach area, and within the confines of the settlement and around its eastern perimeter three EVCs are mapped: Coastal Dune Scrub, Damp Sands Herb-rich Woodland and Estuarine Wetland. Although not mapped, Swamp Scrub (dominated by Swamp Paperbark, *Melaleuca ericifolia*) is also present, as are fragments of Coastal Saltmarsh and Coast Banksia Woodland. Little indigenous vegetation however remains and very extensive exotic pastures extend west from the current town boundaries.

South of Woodside Beach Road the older developed Woodside Beach settlement is situated in generally highly degraded and fragmented remnants of Damp Sands Herb-rich Woodland which retains moderate fauna habitat values and high landscape values. Some very fine specimens of Drooping Sheoak (*Allocasuarina verticillata*) are especially notable, as remnants in pasture on the south-west limits of the town. Further development (increased density) in these parts of the town would result in significant loss of vegetation and deleterious indirect impacts (see Section 1.4). One of the more important of these impacts would be additional weed invasion, in an area already compromised to a serious extent by 'garden escape' weeds. Coast Banksia (*Banksia integrifolia*) trees behind the dune system are noteworthy for their fauna habitat values and landscape values. They are especially vulnerable to increased development as well as the ostensibly 'natural' and unnatural causes of mortality, part of the largely unexplained Coast Banksia decline syndrome considered to result from a pathogen as well as increased levels of insect predations and pollution (Adams and Geyer 1999, Bennett and Attiwill 1996, Morris 2003). All trees should be protected by the appropriate planning overlay.

With very extensive, essentially exotic pasture along the entire western boundary of the town, there are not constraints to residential development to the west.

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

Ecological Vegetation Classes	
EVC	Conservation status
Coastal Dune Scrub Mosaic	LC
Damp Sands Herb-rich Woodland	V
Coastal Saltmarsh	LC
Estuarine Wetland	LC
Plains Grassland	E
Swamp Scrub	E
Plains Grassland	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
Purple Blown-grass	<i>Lachnagrostis punicea ssp. filifolia</i>		r	L

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

There are two wetland areas in close proximity to Woodside Beach: Jack Smith Lake, approximately 4 km to the north-east, and the Freshwater Swamp Game Reserve approximately 1 km south-west of the township of Woodside Beach. There are relatively recent records of Orange-bellied Parrot (endangered - EPBC Act 1999; critically endangered - DSE (2003a), Pied Cormorant (near threatened – DSE 2003a), Australasian Shoveler, HardHead and Musk Duck (all vulnerable – DSE 2003a), Blue-billed Duck (endangered – DSE 2003a), Australian Shelduck, Pink-eared Duck, Red-necked Stint, Wedge-tailed Eagle and Red-capped Plover (all regionally significant) at both the Freshwater Swamp Game Reserve and Jack Smith Lake.

At Woodside Beach there are records of Cape Barren Goose (near threatened – DSE 2003a), Whistling Kite, Red-necked Stint and White-fronted Chat. At the nearby State Game reserve (off Byrnes Road) there are records of Little Eagle, Swamp Rat and Common Wombat.

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

	Introduced	No. of threatened Fauna species#			Total
		EPBC	DSE	FFG	
Birds	4	0	2	0	36
Mammals	1	0	0	0	1
Reptiles	0	0	0	0	0
Frogs	0	0	0	0	0
Fish	0	0	0	0	0

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 Woodside Beach

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Common Bronzewing	<i>Phaps chalcoptera</i>					
Purple Swamphen	<i>Porphyrio porphyrio</i>	M				
Eurasian Coot	<i>Fulica atra</i>					
Australasian Grebe	<i>Tachybaptus novaehollandiae</i>					
Hoary-headed Grebe	<i>Poliiocephalus poliocephalus</i>					
Fluttering Shearwater	<i>Puffinus gavia</i>	M				
Pied Cormorant	<i>Phalacrocorax varius</i>				NT	
Little Pied Cormorant	<i>Phalacrocorax melanoleucos</i>					
Australasian Gannet	<i>Morus serrator</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-capped Plover	<i>Charadrius ruficapillus</i>	Mi,M				
Red-necked Stint	<i>Calidris ruficollis</i>	Mi,M				
Australian White Ibis	<i>Threskiornis molucca</i>	M				
Straw-necked Ibis	<i>Threskiornis spinicollis</i>	M				
White-faced Heron	<i>Egretta novaehollandiae</i>					

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
White-necked Heron	<i>Ardea pacifica</i>					
Cape Barren Goose	<i>Cereopsis novaehollandiae</i>	Mi,M			NT	
Black Swan	<i>Cygnus atratus</i>	Mi				
Australian Shelduck	<i>Tadorna tadornoides</i>	Mi				
Pacific Black Duck	<i>Anas superciliosa</i>	Mi				
Chestnut Teal	<i>Anas castanea</i>	Mi				
Grey Teal	<i>Anas gracilis</i>	Mi				
Australasian Shoveler	<i>Anas rhynchos</i>	Mi			VU	
	<i>Malacorhynchus</i>					
Pink-eared Duck	<i>membranaceus</i>	Mi				
Hardhead	<i>Aythya australis</i>	Mi			VU	
Blue-billed Duck	<i>Oxyura australis</i>	Mi		L	EN	
Musk Duck	<i>Biziura lobata</i>	Mi,M			VU	
Wedge-tailed Eagle	<i>Aquila audax</i>	Mi				
Little Eagle	<i>Hieraaetus morphnoides</i>	Mi				
Whistling Kite	<i>Haliastur sphenurus</i>	Mi,M				
Brown Falcon	<i>Falco berigora</i>	Mi				
Galah	<i>Eolophus roseicapilla</i>					
Crimson Rosella	<i>Platycercus elegans elegans</i>					
Eastern Rosella	<i>Platycercus eximius</i>					
Orange-bellied Parrot	<i>Neophema chrysogaster</i>	EN, Mi,M	CE	L	CE	
Welcome Swallow	<i>Hirundo neoxena</i>	M				
Grey Fantail	<i>Rhipidura albiscapa</i>					
Willie Wagtail	<i>Rhipidura leucophrys</i>					
Scarlet Robin	<i>Petroica boodang</i>					
Grey Shrike-thrush	<i>Colluricincla harmonica</i>					
Magpie-lark	<i>Grallina cyanoleuca</i>	M				
White-fronted Chat	<i>Epthianura albifrons</i>					
Brown Thornbill	<i>Acanthiza pusilla</i>					
White-browed Scrubwren	<i>Sericornis frontalis</i>					
Golden-headed Cisticola	<i>Cisticola exilis</i>					
Superb Fairy-wren	<i>Malurus cyaneus</i>					
Spotted Pardalote	<i>Pardalotus punctatus</i>					
Silvereye	<i>Zosterops lateralis</i>	M				
Eastern Spinebill	<i>Acanthorhynchus tenuirostris</i>					
White-eared Honeyeater	<i>Lichenostomus leucotis</i>					
Crescent Honeyeater	<i>Phylidonyris pyrrhoptera</i>					
New Holland Honeyeater	<i>Phylidonyris novaehollandiae</i>					
Little Wattlebird	<i>Anthochaera chrysoptera</i>					
Red Wattlebird	<i>Anthochaera carunculata</i>					
Australian Pipit	<i>Anthus australis</i>	M				
Australian Magpie	<i>Gymnorhina tibicen</i>					
Australian Raven	<i>Corvus coronoides</i>					
Common Blackbird	<i>Turdus merula</i>					*
Skylark	<i>Alauda arvensis</i>					*
European Goldfinch	<i>Carduelis carduelis</i>					*
Common Myna	<i>Acridotheres tristis</i>					*

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Common Starling	<i>Sturnus vulgaris</i>					*
Short-beaked Echidna	<i>Tachyglossus aculeatus</i>					
Common Wombat	<i>Vombatus ursinus</i>					
Swamp Rat	<i>Rattus lutreolus</i>					
Rabbit	<i>Oryctolagus cuniculus</i>					*
Southern Right Whale	<i>Eubalaena australis</i>	EN	VU	L	CE	
unidentified grass skink	<i>Pseudemoia sp.</i>					
Spotted Grass Frog	<i>Limnodynastes tasmaniensis</i>					
Verreaux's Tree Frog	<i>Litoria verreauxii verreauxii</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

WOODSIDE BEACH

STAGE 1 CONSULTATION OUTCOMES

Public Meeting 28 January 2005 (45 people)

EXISTING CHARACTER (What's valued)

- Access to beach / beach focus
- No shops, no footpaths
- Wildlife and vegetation surrounding
- Peace & quiet
- Low cost
- Friendly community / small
- Surf club (patrolled beach)
- Great fishing
- Caravan park / kiosk important
- Good visitor facilities – could be improved!

CHANGES TO CHARACTER (Factors causing or contributing to)

- New housing, more permanent residents
- Electrical blackouts a problem
- Increased visitors – speed on roads, natural area change
- Uncontrolled access to coastal park, particularly to the west, erosion and rubbish
- Loss of wildlife and some bird species
- Basslink expansion – environmental damage, fishing impacts offshore on local beaches
- Peace and quiet are changing with increasing traffic

IMPROVEMENTS

- Community sign off required on works program (Council & Parks Vic)
- Old estate – maintained gravel roads required
- Improved fire plan and refuge access
- Pathway to Jack Smiths Lake (walkway behind dunes)
- Main road vegetation clearance for pedestrian access
- Natural gas, improved power & broadband telecom required but not supportive of sewerage or water supply reticulation
- Improved facilities for public land, particularly bins
- More car parking for visitors
- Better main road signage
- Limit development areas
- Investigate flood prone areas
- Longer patrolled beach periods over summer holidays
- Review council plan for foreshore refurbishment

- Value for rates
- Design guidelines – height controls, vegetation clearance (recognize fire hazard)

ISSUES FOR DISCUSSION

- New development – larger lots desired
- Investigate constraints and options for existing zoned land
- Better protection for Jack Smiths
- Management of off-road bikes and access to Coastal Park
- Height controls in old estate desirable
- Project banksias/replacement program
- Freshwater reserve protection
- Clean up current walkways
- Roadside vegetation management plan

Summary of Issues from January 2005 Meeting

Attendees at the Woodside Beach public meeting in January 2005 highly valued the **peace and quiet, natural environment, beach focus** and a **small friendly community**.

Specific views were expressed in relation to the following issues:

The natural environment: The need for a banksia replacement program in the public reserve areas; better protection required for Jack Smiths Lake; unrestricted access to coastal park is causing erosion and waste issues; some loss of birds and wildlife from development; environmental damage from Basslink expansion.

Development and economic factors: caravan park kiosk important; provision of natural gas and broadband and more reliable power all important but reticulated sewerage and water are not considered a priority.

Services and facilities: SLSC important; visitor facilities could be improved; rubbish bins required in public areas; longer periods of beach patrol; visitor car parking requires expansion, signage should be improved.

Accessibility: maintained gravel roads required in old estate; clear vegetation on main road to allow pedestrian access; better main road signage; manage off-road bikes and access to coastal park.

Town character: height controls for old estate; other design and siting guidance as appropriate; vegetation clearance needs to be controlled but also recognize fire hazard.

Overall, the community was keen for Woodside Beach to remain largely as is, with minor improvements as mentioned. Reticulated water and sewerage were not considered necessary and significant development not appropriate. The protection of environmental values was considered particularly important.

Feedback Forms and Submissions

There were 10 people from Woodside Beach who completed the feedback form or made a submission on the project. Of these, 20% were working and 60% were retired. 20% of the respondents were permanent residents. Temporary residents (ie, holiday home owners) represented 80%.

The favourite aspects of Woodside Beach identified by respondents included: the peace and quiet, beach access and the wildlife.

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

- 1) Lack of land available for residential development (30%)
- 2) Environmental conservation (20%)
- 3) Road safety (20%)
- 4) Overdevelopment (20%)

The top two suggested improvements are to:

- 1) Improve public toilets and beach/park facilities (30%)
- 2) Conserve the environment (30%)

WOODSIDE BEACH

STAGE 2 CONSULTATION OUTCOMES

Feedback On Draft Settlement Report

Number of responses: 1

Groups/Organisations responding: Nil

MAJOR ISSUES RAISED & COMMENTS

VISION

Maintenance of status quo not supported.

OBJECTIVES

Objectives too general and focussed on maintenance.

Need to encourage as a holiday destination and promote the natural environment.

STRATEGIES

Stronger control on building form required.

More emphasis and detail on vegetation protection and landscaping required.

PROPOSED ACTIONS FROM CONSULTATION:

Nil

APPENDIX E - PROPOSED PLANNING CONTROLS

SCHEDULE ? TO THE DESIGN AND DEVELOPMENT OVERLAY

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

DEVELOPMENT IN COASTAL SETTLEMENTS (WELLINGTON)

1.0 Design objectives

To protect the coastal township character of these settlements.

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

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

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

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

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

2.0 Buildings and works

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

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

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

3.0 Application Requirements

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

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

4.0 Decision Guidelines

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

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

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

In relation to a proposed subdivision:

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

APPENDIX F - DESIGN GUIDELINES

Woodside Beach Design Guidelines



Gravel Road



Caravan Park



Foreshore Reserve



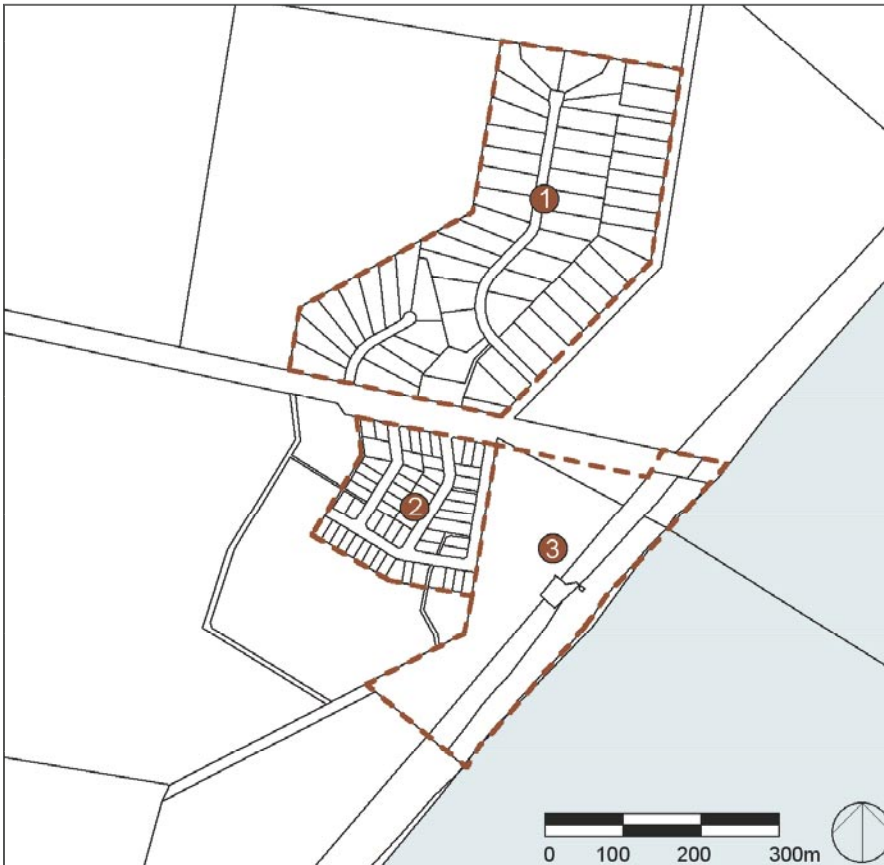
Coastal View



Farming Land



Foreshore toilet



Character Zones:

1 Northern Low Density Residential Precinct

Characterised by new large lot subdivision on farm land. Homes along the ridge line are large and visually prominent.

2 Original Residential Precinct

Characterised by modest homes set in remnant bushland on smaller lots.

3 Foreshore Reserve Precinct

This area of public land includes a shop, caravan park, toilet, picnic facilities, ocean beach and Surf Lifesaving Club house. It is set in leafy parkland behind the primary dune.



Woodside Beach Design Guidelines

INTRODUCTION

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

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

EXISTING URBAN CHARACTER ASSESSMENT

Refer to Cover Sheet for map, assessment and photographs.

URBAN DESIGN FRAMEWORK VISION FOR WOODSIDE BEACH

"As Woodside Beach grows it will retain its character as a holiday hamlet at the western end of the Ninety Mile Beach. It will be a desirable destination for visitors from Woodside, Yarram and the surrounding region. The natural environmental setting will be protected, streets will be leafy and buildings will reflect the 'coastal village' character of the hamlet. The main activity focus of the settlement, the foreshore, will be easily accessed on foot and will be enhanced as an attractive destination with community facilities."

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



Woodside Beach Design Guidelines

DESIGN GUIDELINE OBJECTIVES

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

TOWNSHIP VALUED CHARACTER ELEMENTS

Residential Areas

- The views from the surrounding landscape.
- 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 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.



Woodside Beach Design Guidelines

- 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.



Woodside Beach Design Guidelines

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

Northern Low Density Residential Precinct (Area 1)

This area is recent large lot development on elevated open farmland. Building design is generally undistinguished and the visibility of this development is inconsistent with current State Government policy. New development should include the requirement to provide screen planting of indigenous species within each site to screen and soften the views to buildings from the surrounding landscape and public roads and walkways.

Original Residential Precinct (Area 2)

This precinct has a starkly different character to Area 1. New development or extensions within this area should protect the existing character which is largely determined by the vegetation the low key road reservations, the lack of fencing and modest houses.

Foreshore Reserve Precinct (Area 3)

This area is under public management. Master Plan concepts have been developed for this area. A future Master Plan for the camping area is recommended. All works in this area should maximise recreation benefit while also protecting and enhancing natural systems.

