

*Connell Wagner Pty Ltd
ABN 54 005 139 873
60 Albert Road
South Melbourne
Victoria 3205 Australia*

*Telephone: +61 3 9697 8333
Facsimile: +61 3 9697 8444
Email: cwmel@conwag.com
www.conwag.com*



***Urban Design Framework
Settlement Background Paper
Waratah Bay***

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1. Introduction

1.1 Project Brief

South Gippsland Shire Council has engaged Connell Wagner to develop Urban Design Frameworks (UDFs) for the townships of Venus Bay, Tarwin Lower, Sandy Point and Waratah Bay. The UDFs will provide a vision for the future form and function of these townships and give greater certainty to the community and investors about what development is possible and appropriate.

This Settlement Background and Issues Paper forms part of the Waratah Bay UDF and will address the following matters including:

- The approach undertaken to develop a UDF;
- The strategic regional context;
- The role and functions of the surrounding townships in relation to Waratah Bay;
- The existing conditions; and
- The emerging issues and themes that will inform the town vision, objectives and design principles.

1.2 Background

Recent research undertaken by Department of Sustainability and Environment (DSE), *Basic Demographic Analysis of Coastal Towns from Towns in Time 2001* database, May 2005 indicates:

“Australia’s coastal regions are experiencing growth and pressure for development. The cause of this varies, but in Victoria it reflects an overall increase in population through migration and natural growth, changes in household types which have lead to an increase in demand for housing stock, and a general trend to retire to coastal centres. Added to this has been a buoyant property market with greater investment in coastal areas as a lifestyle choice or simply as a financial investment.”

As a result of these trends, many coastal settlements, particularly those outside of metropolitan Melbourne, are experiencing unprecedented levels of development related to the uptake of existing residential land, a rapid transformation in the form of building stock through redevelopment, and increasing use of rural allotments for residential living.”

Within this current environment it is anticipated that some coastal settlements will expand significantly, whilst other coastal settlements are likely to remain small. Given this is the case, strategic planning is required, through State and Local Government to enable sustainable development to occur.

The State Government is planning through DSE’s Coastal Spaces Study (2004). This comprises a number of strategic projects with the objective to clarify the strategic outlooks for settlements, protection of spaces between settlements, management of hotspot development areas and the capacity to manage change.

South Gippsland Shire Council is undertaking the development of UDFs for the townships of Venus Bay, Tarwin Lower, Sandy Point and Waratah Bay, with support funding from DSE. In managing this development a Project Control Group has been formed consisting of representatives from South Gippsland Shire Council, DSE Gippsland Region and the Gippsland Coastal Board. The role of the Project Control Group is to ensure the vision for Gippsland is achieved, as defined in *The Victorian Coastal Strategy, 2002 (VCS)* and the *Integrated Coastal Planning for Gippsland – Coastal Action Plan (CAP)*.

“In 50 years the Gippsland coast will still be recognised as an area of outstanding beauty and ecological diversity, offering a range of recreational lifestyle and economic opportunities for both local residents and tourists. Areas of natural and cultural significance will be identified, widely appreciated and protected. Coastal development and land use decisions will adopt an integrated approach founded on the principles of ecological sustainability and will be based on consistent municipal coastal planning policies across the entire Gippsland coast” (GCB, 2002).

1.3 Objective

The Background Settlement Paper will form part of the Waratah Bay UDF and will aim to direct development pressure and infrastructure provision in appropriate areas and manage them in defined settlement activity nodes, so as to ensure that development is respectful of the surrounding environment. The UDFs will provide a vision for the future form and function of the coastal settlements and give greater certainty to the community and investors about what development is possible and appropriate.

2. Urban Design Frameworks

An Urban Design Framework is a strategic planning document, prepared with input from the local community that presents a vision and future-planning framework for the development of a town. The process should produce both a framework articulating how the town will develop, and the actions needed to realise that framework.

The UDFs for the coastal towns of South Gippsland will:

- Identify the capacity of each settlement in relation to its environment and capacity to sustain growth;
- Direct and manage development and infrastructure pressures into defined settlement areas;
- Develop broad planning principles of areas between defined settlements; and
- Implement a coordinated planning and design approach.

Actions undertaken to achieve this include:

- Identifying existing and projected socio-economic trends;
- Identifying areas of significance (ie. landscape, buildings, historical or cultural features and natural features);
- Identifying major opportunities and constraints for future development;
- Identifying preferred land use and development options;
- Identifying improvements to the visual quality of entrances and thoroughfares in the town; and
- Identifying improvements to vehicular and pedestrian traffic routes and linkages.

2.1 Urban Design Framework

As a final product, a UDF is a package of documents and plans. The UDFs for the coastal towns of South Gippsland will be made up of four documents and two plans. These include:

1. Strategic Regional Background Paper (document).
2. Settlement Background Paper (document).
3. Structure Plan (plan).
4. Master Plan/s (plan).
5. Principles for areas in between settlements (document).
6. Implementation plan (document).

A brief explanation of each of these sections is detailed below.

Strategic Regional Background Paper

This is a concise paper that provides an assessment of how existing policies, plans and local issues relate to the future planning of the project towns. The Strategic Regional Background Paper is delivered as an individual document as well as being incorporated into the initial section of the Settlement Background Papers.

Settlement Background Paper

This is a background paper that looks at existing conditions, future trends and current issues within each of the identified settlements and the surrounding environments.

Structure Plan

A structure plan is broad plan identifying, township boundaries, land use types, environmentally sensitive areas, development or tourism opportunities, open space locations and connections, infrastructure and vehicular and pedestrian movement.

Master Plan

Master Plans are prepared for key priority areas within the townships and provide detail for areas that have a specific function, such as a gateway entry point or tourism focus.

Principles for Areas in Between Settlements

This is a concise document detailing broad land use planning principles to guide future uses and development in areas between settlements.

Implementation Plan

Once the framework plan has been finalised, an implementation plan is prepared. An implementation plan outlines the actions that are required to implement the framework/guidelines, priority works, timing and responsibilities.

2.2 Project Approach

The State Government, Agencies, Council, investors and the community will use the UDFs for future planning. To gain ownership of the project from these groups and utilise their local knowledge the following approach has been applied.

Desktop study and literature review

A review of background literature and previous studies is required to gain an understanding of the history and key issues relevant to the study area.

Site inspections

Site visits to the project towns and surrounding areas provide an opportunity to detail the town layout, structure, character and surrounding environment.

Agency Workshop

A workshop will be coordinated with project officers and staff from organisations such as:

- Gippsland Coastal Board;
- South Gippsland Shire Council;
- Department of Sustainability and Environment;
- South Gippsland Water;
- West Gippsland Catchment Management Authority;
- Parks Victoria; and
- VicRoads.

The benefit of the workshop is to identify the strengths, weaknesses, opportunities and threats, (SWOT), for each town, explore strategic issues in the region, and identify which current or proposed projects may impact on the development of the UDF.

Community Consultation and Participation

Community consultation and participation occurs throughout the project in the form of community workshops focussed on information collection, information displayed on Council's web site, 24 hour phone access to the Connell Wagner project team, community workshops focussed on the draft documents and plans and a formal exhibition period of the UDFs.

A summary of the information and views of the community is detailed in Section 5.3 Community and Agency Views.

3. Regional Context

Coastal councils around Australia, including many in Victoria, have been heavily impacted on in recent years as a greater number of people migrate to the coast for holidays or to live. This shift in population creates challenges for councils in how to meet lifestyle and housing demands, provide sufficient infrastructure and ensure there is adequate council planning capacity.

In terms of strategic planning, *Melbourne 2030* sets future land use directions for metropolitan Melbourne and specifically designates urban growth boundaries for settlements. With this 'sea change' phenomenon occurring across Victoria there is now a need to replicate this planning process in coastal towns.

3.1 Future Trends

Victoria

Victoria boasts 2,000 kilometres of coastline with a wide range of natural and cultural values. Most Victorians use the coast, with an estimated 70 million recreational visits being made per year (DSE 2004). The Victorian coast contributes significantly to regional economics through tourism and related services.

Trends

Victoria in Future 2004 (DSE 2004) indicates that the future overall population growth rate in Victoria is declining and that our society is generally ageing with the 'Baby Boomers' generation close to retirement. However, even though the growth rate will be slower, the population will continue to increase with the majority of the population growth occurring in Melbourne. Regional areas will also continue to grow but at a slower rate than Melbourne.

The population of coastal Victoria increased by at least 10% between 1991 and 2001 (VCC 2002). This was consistently higher than Victoria as a whole. As the baby boomers retire and choose lifestyles away from Melbourne, and as the housing prices in Melbourne continue to increase, there will be a demand for affordable rural/coastal lifestyle opportunities within one or two hours of Melbourne. The main coastal municipalities this affects includes, Surf Coast, Mornington Peninsula and Bass Coast. However, these municipalities are 'filling up' causing the growth to spread further along the coast to the next layer of municipalities, such as Colac/Otway and South Gippsland, although a limiting factor to this growth is likely to be a travel distance to Melbourne of no more than two hours.

In terms of coastal population trends, the VCS predicts we can expect:

- Increased housing density, particularly in key holiday areas, such as Mornington Peninsula, Surf Coast and Bass Coast;
- Coastal areas to increase in population not related to dwelling construction, but through conversion of holiday homes to permanent residences; and
- Visitor numbers to coastal areas to continue to grow with improved mobility and regional access.



Map 1. Victorian Coastline. Source: Victorian Coastal Council, 2002.

Gippsland Region

The Gippsland region is located in southeast Victoria, extending from the edge of Melbourne's outskirts to the NSW/Victorian border. The coastline includes Phillip Island, Wilsons Promontory, the Gippsland Lakes, Ninety Mile Beach and Croajingalong National Park. The region supports a population of a quarter of a million people working in a diverse number of industries including education, farming, forestry and fishing. There are four major coastal councils across Gippsland - Bass Coast Shire, South Gippsland Shire, Wellington Shire and East Gippsland Shire.



Map 2. Gippsland Coastal Region. Source: Victorian Coastal Council, 2002.

Trends

The nominated southmost growth corridor of Melbourne (eg: Cranbourne, Pakenham and Dandenong) feed into the Gippsland region through the Shires of Cardinia, Bass Coast and Casey. The total population in the Gippsland Coastal region grew at an annual rate of 0.3% between 1991 and 2001, with an increase in total number of households of 1.1% per annum (DSE 2005). For population growth and future development, Bass Coast Shire is identified as having a growth rate well above the average for Victoria. The duplication of the South Gippsland Highway and the increased ease of access to coastal areas from Melbourne (approx 1.5 hours) have assisted this. Bass Coast Shire has recently developed the Bass Coast Strategic Coastal Planning Framework, which provides Council and the community with direction and advice on future development of coastal areas throughout the Shire. East Gippsland and Wellington Shire have also recently engaged consultants to develop UDFs for 16 coastal towns across their municipalities.

South Gippsland

This study is focused on the municipality of South Gippsland Shire. Located approximately 130 kms southeast of Melbourne, the Shire stretches from Venus Bay in the west to Port Welshpool in the east. It covers approximately 3,297 square kilometres and has a population of 26,159 (DSE 2004). It is an important beef production and dairying region and the coastline is a popular holiday and retirement area.

South Gippsland abuts five municipalities: the Shires of Baw Baw and LaTrobe to the north; Wellington to the east; Bass Coast to the southwest and Cardinia to the west. The Strzelecki Ranges form most of the northern boundary with the coast forming the southern boundary. The major towns include Leongatha, Korumburra, Mirboo North and Foster with other significant settlements being



Map 3. South Gippsland Coastal Towns. Source: RACV, 2005.

Nyora, Toora, Welshpool, Sandy Point and Venus Bay. Most of the towns in the municipality serve the surrounding rural communities, however Venus Bay, Sandy Point, Waratah Bay and some of the other small coastal towns are predominantly tourist destinations with holiday homes.

Trends

Over the past two decades, most towns in South Gippsland have experienced a population decline (DSE 2005). However, South Gippsland is projected to experience moderate population and household growth over the next 30 years (DSE 2004). Growth is likely to occur in the west of the Shire with the driver being urban growth from Melbourne and the central coastal areas. To support this growth, and assist Melburnians explore areas further afield, the South Gippsland Highway is being upgraded from Lang Lang to Sale.

Coastal towns also have a relationship to inland rural settlements. As with the sea change phenomenon there is also a 'tree change' trend occurring. In South Gippsland there is an increase in rural lifestyle living within proximity to the coast driven by increasing coastal housing prices and residents selling up, 'cashing in' and moving inland. This inland movement and growth creates development pressure in the large rural service centres and the smaller rural settlements. In South Gippsland this growth in rural areas is occurring in Nyora, Mirboo North, Foster, Fish Creek and Meeniyan.

Increased investment in the area is recognised as making a positive contribution to the long-term economic viability of the towns and providing increased employment opportunities. However, it is essential that any development and investment is undertaken within a defined framework and makes a significant contribution to the built form and natural environment of the area.

Coastal Settlements

UDFs are being developed for the settlements of Venus Bay, Tarwin Lower, Waratah Bay and Sandy Point. These settlements are predominantly coastal retreats and holiday destinations supported and serviced by Leongatha, Foster, Inverloch and Wonthaggi. The role and function of these settlements and how they relate to each other and the major centres in the region is detailed in Section 4. *Settlement Role and Function.*



Map 4, Study Area as defined in the brief for Tarwin Lower and Venus Bay



Map 5, Study Area as defined in the brief for Sandy Point and Waratah Bay

3.2 Policy

Management of the coastal zone is a complex task shared by many authorities and levels of government. The Commonwealth, State, and Local Governments all have a role to play, as does the community and industry. Coastal planning in Australia starts at broad level principles through Federal coastal policies down to day to day decisions made by the State Government and local councils. The Urban Design Frameworks are tools to help implement the state and regional coastal policies at a local level.

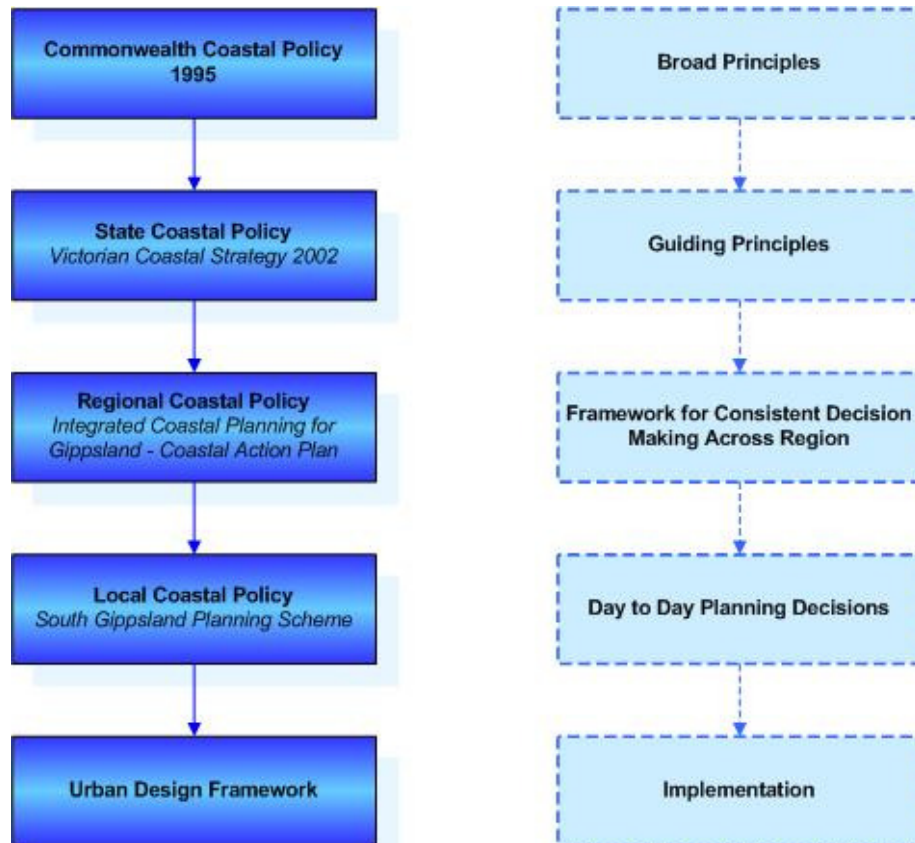


Diagram 1. Integration of Australia's coastal policies and how they relate to the Urban Design Frameworks.

Federal

The **Commonwealth Coastal Policy** presents the Commonwealth's vision for a co-operative, integrated approach to coastal management. It provides both the means for the Commonwealth to manage its own coastal activities, and a range of initiatives whereby all Australian governments can work together to ensure best management of the coast.

The Policy aims to achieve specific practical improvements to coastal management through four broad fronts. These include:

- ♦ Increasing community involvement in coastal management.
- ♦ Addressing the most pressing coastal problems, such as coastal development and pollution.
- ♦ Enhancing awareness through promoting education and improving the knowledge, experience and information available to coastal managers, planners and users.
- ♦ Promoting Australian coastal management expertise in neighbouring regions.

State

The **Victorian Coastal Strategy (VCS)** is the key policy and planning document for managing the use and development of coastal resources in Victoria. The VCS sets out a vision and hierarchy of principles for coastal planning that provide a pathway for decision making.

The hierarchy of principles are:

1. Protection of significant environmental features.
2. Sustainable use of natural coastal resources.
3. Direction for the future.
4. Suitable development on the coast.

In relation to coastal development, the vision states, "...coastal villages will retain their seaside and village characters....townships will no longer grow like topsy, they will be recognisably coastal in character and grow within planning frameworks which respect the environment they are built in.Much of the coast between townships will be preserved undeveloped...".

The sections on suitable development and the description of activity nodes (existing settlements) and recreational nodes (outside of settlements) are also relevant to the UDFs. The VCS states, "development pressure and infrastructure will be directed away from sensitive areas and managed within activity nodes and recreational nodes".

The four project townships are defined as existing settlements (activity nodes) and the objective of activity nodes is to provide for development within defined limits and protect areas between settlements from inappropriate development.

Coastal Spaces Project, Department of Sustainability and Environment (DSE) 2004

To help guide the interpretation and implementation of the VCS in relation to coastal development, DSE is undertaking a project titled '**Coastal Spaces**'. The aim is to improve and clarify strategic planning for sustainable growth in coastal Victoria, improve the application of planning and environmental tools in coastal areas and develop new tools as appropriate, and build the capacity of practitioners to implement and apply Government policy for the coast.

The project will be undertaken from September 2004 to October 2005. The UDFs for the four coastal towns will be guided by the principles of the Coastal Spaces Project and shall become tools to assist Council with coastal planning decisions in the future.

Coastal Spaces Recommendations Report (DSE) April 2006.

In May 2005, the Victorian Government released the Coastal Spaces Inception Report which identified a set of emerging issues to be addressed as part of the Coastal Spaces Initiative. The Coastal Spaces Recommendations Report follows on from the earlier Inception Report and provides a series of recommendations which seek to improve and clarify strategic planning tools for managing sustainable coastal development in non-metropolitan areas. One of the key recommendations of this report is to finalise and support implementation of Settlement Plans such as Urban Design Frameworks and Structure Plans in relevant Planning Schemes.

Siting and Design Guidelines for Structures on the Victorian Coast 1998 (S & D Guidelines)

The S & D Guidelines were developed by the Victorian Coastal Council to assist coastal managers, and ensure that developments on the coast complement the surrounding landscape and result in excellent design. The guidelines are used at a site-specific level by councils, coastal managers and developers to achieve appropriately sited and designed structures on the foreshore.

As the UDFs move to detailed design with the master plans and design elements, the S & D Guidelines will provide guiding principles to follow and apply. This will be particularly important for public foreshore land and the interface between public and private land.

The three key areas of the S& D Guidelines are:

1. Functional Guidelines.
(Efficient use of space, consolidation of structures, availability of public access).
2. Cultural and Aesthetic Guidelines
(Structures maintain/enhance coastal landscape and character do not impair views to and from water).
3. Ecological Guidelines
(Structures result in minimal change to natural systems, native vegetation disturbed as little as possible, avoid locating structures in dunes, protection of marine biological values).

State Planning Policy Framework (SPPF)

The SPPF sets out general policies and principles for land use and development in Victoria. These policies and principles form part of the South Gippsland Planning Scheme and are grouped into six headings including settlement, environment, housing, economic development, infrastructure and particular use and development.

Key components that are relevant to the UDFs include:

Environment Clause 15.01

- Refers to the protection of catchments, waterways and groundwater. The objective of this clause is to assist the protection, and, where possible, restoration of catchments, waterways, water bodies, groundwater, and the marine environment.

Coastal Areas Clause 15.08

- The objective of this clause is to protect and enhance the natural ecosystems and landscapes of the coastal and marine environment, ensure sustainable use of natural and coastal resources and achieve development that provides an environmental, social and economic benefit enhancing the community's value of the coast.

Native Flora and Fauna Clause 15.09

- The objective of this clause is to assist in conserving native flora and fauna through protection and conservation of biodiversity, including native vegetation retention and provision of habitats for native plants and animals, and to control pest plants and animals.

Open Space Clause 15.10

- The objective of this clause is to assist creation of a diverse and integrated network of open space in line with the needs of urban communities and rural areas.

General Implementation Clause 15.11-1

- This section of the State Planning Policy Framework identifies the need for responsible authorities to identify, conserve and protect places of natural or cultural value from inappropriate development. This includes amongst other things places of Aboriginal cultural heritage significance including historical and archeological sites.

Design and Built Form Clause 19.03

- The objective of this clause is to achieve high quality urban design and architecture that reflects the particular characteristics, aspirations and cultural identity of the community, enhances livability, diversity, amenity and safety of the public realm and promotes attractiveness of towns and cities within broader strategic contexts.

Regional

Implementation of the VCS at a regional level occurs through Coastal Action Plans (CAP). A CAP is a strategic planning document prepared by a Regional Coastal Board in accordance with the Coastal Management Act 1995. The Gippsland Coastal Board has prepared the *Integrated Coastal Planning for Gippsland (CAP) 2002*.

Integrated Coastal Planning for Gippsland (CAP) 2002

The CAP aims to provide an integrated approach to coastal planning for Councils in the Gippsland region. A key principle is the concept of 'activity nodes' and the need to avoid strip development along the coast. Implementation of this and other key principles occurs at a local level through the development of Coastal Management Plans and Urban Design Frameworks. The CAP encourages municipalities to identify town and settlement boundaries through new or revised local structure or framework plans with development to occur within these boundaries.

Coastal Spaces Landscape Assessment Study 2005

The Coastal Spaces Landscape Assessment Study aims to develop a comprehensive assessment of visually significant landscapes along the Victorian Coast. The study is now in its final stages and will provide an assessment of the existing distinctive landscapes, and assess the adequacy of current planning strategies and measures for landscapes along the Victorian coast and immediate hinterland. The study has local implications in relation to the UDF particularly in relation to the Tarwin floodplain Venus Bay Dunes and the surrounding landscapes of Waratah Bay and Sandy Point.

Local

Local policies that relate to coastal planning and development include the South Gippsland Coastal Development Plan 2004 and sections of the Local Planning Policy Framework (LPPF) in the South Gippsland Planning Scheme.

The **South Gippsland Coastal Development Plan 2004** is a strategic planning framework for the future development of towns along the coast. Some of the key features of this strategic planning document include:

- The use of a Coastal Policy Area as stated in the South Gippsland Rural Strategy 2001;
- Any growth to be concentrated in towns, not strip development;
- To promote compact or consolidated growth; and
- The development of eco towns with sustainability principles.

The LPPF provides policy guidance for the assessment of planning applications. It can provide a set of generic considerations that apply to all proposals for which a planning permit is required. To follow is a summary of the policies applicable to the South Gippsland Planning Scheme.

Sub Clause 21.04-1 Environment and Cultural Heritage

- Council aims to ensure that sustainable land use and development can occur. It highlights areas within the Shire, particularly coastal areas facing increasing environmental pressure from residential development.

- This pressure is likely to continue in the foreseeable future, given the Shire's relatively close proximity to Melbourne.

Sub Clause 21.04-9 Venus Bay

- This objective is to maintain Venus Bay as a holiday settlement, allowing development to occur in an environmentally and socially sustainable manner that protects the delicate landforms and character of the area.

Sub Clause 21.04-10 Small Towns

- This sub clause aims to:
 - Maintain a network of small towns with a range of roles and services designed to cater for the needs of residents and visitors to the Shire.
 - Provide an attractive and safe residential environment and strengthen the economic future of the small towns within the Shire.
 - Promote Waratah Bay as an important local centre serving the needs of the local community and tourists in the southern portion of the Shire.
 - Recommend restricting any further expansion of **Sandy Point** and **Waratah Bay** until reticulated sewerage becomes available.

3.3 Key Issues

Below is a summary of the key drivers of change and associated impacts and issues. The issues identified are discussed in the following section.

DRIVERS	IMPACT	ISSUE
Population Growth	Township growth, greater number of subdivisions and development within township	<ul style="list-style-type: none"> Increased pressure on infrastructure, eg: waste disposal, water and sewerage treatment, stormwater system Pressure on environment eg: if infrastructure is not adequate and causes seepage of septic systems into water ways and stormwater runoff into estuaries
	Greater development occurring outside of existing township boundaries	<ul style="list-style-type: none"> Loss of town structure through urban sprawl Loss of landscape value along the coast through strip development and incremental growth of homes Increased pressure on habitat values and biodiversity Misuse of 'Recreation Nodes' as described in VCS through branding of resort type developments eg: golf courses to justify their existence outside of existing settlements.
Urban Development	Loss of coastal character and township amenity	<ul style="list-style-type: none"> Large package (house and land) development concepts imported from urban environments. Upgrade of infrastructure eg: dirt roads to sealed roads with kerb and channel, more formal landscaping Lack of strong planning controls to direct and maintain township character, eg: height controls, siting, materials, landscaping
Tourism	Continued focus on day visitors to the coast particularly over summer	<ul style="list-style-type: none"> Planning and management of foreshores and public infrastructure
	Increase in resident population of coastal towns by 2 to 3 times (or higher) during summer period	<ul style="list-style-type: none"> Affordable accommodation on the coast for all Victorians Infrastructure pressure eg. car parking.
Management of Coastal Reserves	Interface of public and private land and the impact of the different activities	<ul style="list-style-type: none"> Impact of different uses, eg: invasion of garden weeds, fire fuel management, trampling of sand dunes through use of goat tracks from properties
Climate Change	Accelerated erosion from increased frequency of storms, storm surge (mixture high tide and water from rivers), rise in sea level	<ul style="list-style-type: none"> Maintenance of existing infrastructure, future need for coastal protection infrastructure or strategies eg: groynes, seawalls. Appropriate siting for new infrastructure or relocation of existing infrastructure

3.3.1 Township Growth

As outlined in Section 2, there is an increase in the growth rate of the population in Victoria particularly in the coastal areas located within 1-2 hours of Melbourne. This population growth consists of a combination of retirees moving to the coast, people changing their coastal holiday homes into permanent homes, and families moving out of Melbourne to more affordable areas. This increase in population growth creates demand for the release of new greenfield sites for development. This in turn adds pressure to the existing infrastructure and the surrounding environment.

Infrastructure

In terms of township growth and the effect on infrastructure, there is the issue of the capacity of existing infrastructure to cope with holiday residents becoming permanent residents, and the issue of new infrastructure that may be required for new development and how this will effect the surrounding environment.

Roads

Roads in small coastal towns are often unsealed with grassed drains and channels to manage storm water. Gravel roads are cheap to administer and contribute to the rural low key amenity of a town. With an increase in traffic and road use, more maintenance is required to grade the gravel roads. Development of new buildings and hard surfaces will result in an increase in stormwater runoff, which can cause erosion, sediment deposition in vegetation, sediment run off and excess nutrients leading into the waterways. As townships expand there may be a need to provide a hard surface treatment to roads and the installation of a more sophisticated stormwater drainage system.

Power

All of the coastal towns in this study area are connected to main power supplies. However, it has been noted from general community comments that power outages occur frequently. This issue needs to be addressed by the appropriate power supply authorities.

Another source of power that is creating community interest in coastal areas is the installation of wind turbines. There have been a few recent proposals in the South Gippsland area and there may be more in the future. However, the issue is not the service and use of power but rather the loss of landscape values and local amenity.

Sewerage

As the population of towns increase so does the pressure on the sewerage and water systems required. Currently in the areas where septic systems are used there is a minimum lot size needed for the filtration to work adequately. In towns such as Venus Bay there are already problems with seepage of septic systems into the ground water and the nearby Anderson Inlet.

Telecommunications

Currently the mobile coverage in some of the coastal towns is very limited with reception only possible at various vantage points. As people come to live on the coast from areas that already have good coverage, there is an expectation that adequate coverage should also be provided in their adopted town. However, the siting of mobile phone towers is an issue in coastal towns, as ideally they should be co-located with other infrastructure and not near the foreshore or close to the residential areas.

Environment

The towns in the study area are situated in fragile environments highly valued for their flora and fauna, biodiversity and recreational use.

Venus Bay and Tarwin Lower are situated between the open coast and Anderson Inlet. Anderson Inlet is a significant estuary with seagrass, mangroves, wetlands and a host of bird species, some of which are listed on international migratory bird agreements (JAMBA, CAMBA).

Waratah Bay and Sandy Point are situated on the open coast and are also in close proximity to Shallow Inlet, which has significant environmental values.

People choose to holiday and live in these areas for these environmental assets, however, there must be an awareness that as the population increases so does the pressure on the environment. Issues such as septic leakages into waterways and stormwater drains, sediment and nutrient run off into estuaries and the clearing of vegetation must be identified and addressed.

3.3.2 Development Outside of Townships

With an increase in population growth, impacts of development are occurring not only within existing township areas, but also in areas of land between towns in rural areas. The development between townships often occurs when the use of land for housing creates greater economic opportunity than traditional farming.

This type of development causes issues such as loss of township structure and urban sprawl, incremental strip development, isolated resort type developments, loss of landscape values along the coast, and increased pressure on habitat values and the threat of habitat fragmentation.

Strip development and township structure

Strip development occurs between coastal townships when development overflows from one town into another with the coast forming one continuous housing strip. This phenomenon is especially prominent on the NSW coast.

Isolated resort developments (hot spots in Coastal Spaces Project)

With an increase in activity occurring in and around the coast, developments are being proposed that are outside of township areas but are residential housing developments packaged as recreational resorts eg: golf courses. In cases such as these developers apply to rezone land from rural to residential and mitigate opposition by proclaiming they are designing township buffer zones and creating Recreational Nodes as described in the VCS.

Loss of landscape values

Coastal landscape along Victoria has many significant features and characteristics. In the South Gippsland area there are three landscape setting types as classified by the Landscape Settings Types of Victoria (VCC, 1998). The landscape types range from high cliffs with inlets, to flat areas with estuarine environments. In all cases there are areas of outstanding scenic quality requiring appropriate planning controls to ensure development does not impact on the landscape values.

Habitat loss and fragmentation

In areas between towns there is evidence of remnant vegetation and large stands of good quality vegetation. When new developments occur, vegetation is cleared for both construction and coastal views. This clearance can disrupt precious habitat corridors that exist between and around townships. Habitat and vegetation corridors are critical for the health and genetic integrity of flora and fauna species that occur in local coastal areas.

3.3.3 Loss of Town Character and Amenity

An increase in housing and urban development can create a loss of township character and coastal amenity. This can be caused by large areas of land being developed by one company, the house and land package concept and ad hoc development occurring without adequate planning controls to guide the town character and amenity.

An increase in development also leads to a need for more substantial infrastructure and landscaping such as sealed roads, kerbs and channelling. This can consequently change the coastal character and low key amenity of towns.

3.3.4 Tourism

The Victorian coast continues to remain an attraction for intrastate, interstate and overseas visitors. A key characteristic of tourism in coastal Victoria is the huge influx of visitors and beach users over the summer period with most coastal towns more than doubling in size. This tourism pressure creates issues such as:

- Planning and management of the foreshores and the need to provide convenience facilities to meet both the needs to day tripper and overnight visitors;
- The 'loving it to death' scenario and the ability of the environment to cope with so much use; and
- As housing prices increase, the use of camping facilities and affordability of holidays on the coast for all Victorians.

3.3.5 Interface of Public and Private Land

An obvious indicator of how we value our coast is property prices. Dwellings with a coastal view or backing onto the beach are measurably more expensive than those without these features. However, the coast and beach is Crown Land which can be used and appreciated by all. Those with the luxury of abutting the beach or foreshore reserves have a responsibility to limit and control their impact on the coast.

Conflicting issues between freehold land and coastal Crown land include:

- Spreading of weeds from gardens;
- Expectation of clearing coastal vegetation for a fire break;
- Clearing of coastal vegetation for views;
- Creation of informal tracks from properties and trampling of nearby sand dunes; and
- Visual impact of development and dwellings on the foreshore.

3.3.6 Climate Change

Science tells us that we can expect climate change with certainty and that sea level rise and changing weather conditions will have the most significant impact on coastal planning and management. Direct impacts are likely to be increased and altered patterns of erosion of beach and dune systems, undercutting of cliffs, increased peak flows in coastal rivers and estuaries and damage to coastal infrastructure (piers, jetties, breakwaters and seawalls). In built environments, volumes of stormwater reaching the coast are likely to increase which will have an impact on the water quality of coastal estuaries and the near shore environment.

There is a need in any future planning to take into consideration these impacts and provide for the maintenance of existing coastal structures, and appropriately site any new coastal structures or developments. Along these lines the Gippsland Coastal Board is currently involved in a project which studies sea level change and coastal subsidence and the implications for geomorphic aspects and physical assets along the Gippsland coast. The result of this study should be considered for all future coastal planning decisions in this area.

4. Settlement Role and Function

4.1 Settlement Categories

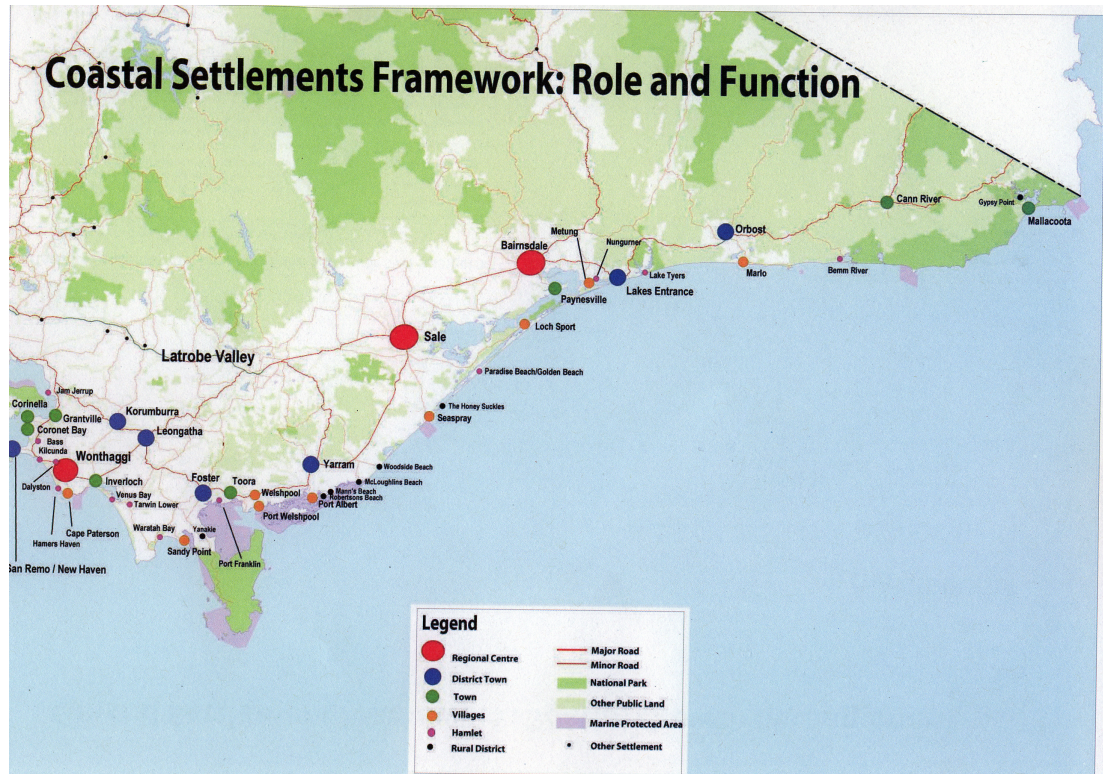
When planning for growth and development it is important to explore the role and function of settlements in the region. For a consistent approach in describing the role and function of settlements along the coast of Victoria, the Coastal Spaces Recommendations Report (DSE April 2006) defines the status of existing coastal settlements into six categories. The categories are based on information relating to population size, land use zoning, utilities infrastructure, health, education and other general service provision and accommodation facilities. The six categories are:

<i>Regional Centre</i>	A diverse population base which is over 10,000 people. All essential services are connected. These centres serve the role as a major interchange point for rail, bus, sea and air, and access is available to large hospitals. Regional centres also provide for a large diverse employment base.
<i>District Town</i>	A large population base of 2,000 to 10,000, with a diverse housing stock. Connection to all essential services with numerous accommodation stocks including motel/hotel and multiple caravan parks. These towns provide for a large business district with moderate employment base. Hinterland settlements of this type provide an important service support role for coastal settlements and other rural activities.
<i>Town</i>	Population of 500 to 2000. Connection is available to all essential services with a small business and /or industrial area. Coastal settlements of this type have moderate to high levels of home ownership. These settlements usually have strong employment relationships with larger settlements nearby.
<i>Village</i>	A small population base between 200 to 500. Access to services may include a general store and some form of accommodation, primarily through a caravan park or small establishment. There is connection to water but sewer connections can vary. Villages have moderate to high levels of holiday home ownership in settlements closer to Metropolitan Melbourne.
<i>Hamlet</i>	A very small population between 100-200 with the settlement being located in a singular urban zone. Limited access is available to reticulated water and sewerage. Generally there are no services within settlements. Some accommodation is available in the form of a small caravan park.
<i>Rural District</i>	Population 100 or less located in dispersed housing on smaller than average rural allotment sizes. No access to reticulated water or sewer or services generally within the settlement.

More detail about the settlement categories can be found in the *Coastal Spaces Recommendations Report, April 2006*.

This categorisation lays a foundation for defining what role settlements fulfil in a regional context and what role settlements may play in the future. In relation to the South Gippsland area, within the Bass Coast Shire region, Wonthaggi is categorised as a *Regional Centre* and Inverloch is a *Town*. Within the South Gippsland Shire region Leongatha, Korumburra and Foster are categorised as *District Towns*. Toora is classified as a *town* and Sandy Point is classified as a *Village*. Venus Bay, Tarwin Lower and Waratah Bay are categorised as *Hamlets*.

It is South Gippsland Shire Council's view that based on population data and existing infrastructure, categorisation of some settlements in the South Gippsland Shire region is incorrect and fit more appropriately into the category of *Village* as opposed to *Hamlet*.



Coastal Spaces – Recommendations Report April 2006

Role of Settlements

This section details the roles the towns Venus Bay, Tarwin Lower, Waratah Bay and Sandy Point play in the region. In the South Gippsland Shire coastal area Leongatha, (District Town), serves the role of a higher order service and employment centre for the surrounding rural and coastal settlements, including Venus Bay, Tarwin Lower, Waratah Bay and Sandy Point.

Tarwin Lower

Tarwin Lower is a small rural settlement approximately 25km south of Leongatha and 5km east of Venus Bay. It is located on the banks of the Tarwin River and contains a primary school, sporting facilities, local hotel and a range of commercial services. In the 2001 Census the township of Tarwin Lower had a population of 139 (based on the Australian Bureau of Statistics). Tarwin Lower has limited infrastructure including no reticulated sewerage. It has three key functions in the region.

- It plays the role of a small country hamlet with a permanent population;
- It provides lower order services to surrounding rural areas including Venus Bay; and
- Is an entry point for tourists to access Anderson Inlet.

Venus Bay

Venus Bay situated 4km east of Tarwin Lower and 35km south of Leongatha. This hamlet was created from the donation of land by a local farmer and established in three parts, commonly known as the first, second and third estates. All the estates are situated between large sand dunes and Anderson Inlet. Venus Bay's enumerated population in 2001 was 405 (based on data from the 2001 Census (Australian Bureau of Statistics)).

This figure is said to triple during holiday periods. Venus Bay contains a limited number of shops with the settlement reliant on tank water and on-site waste-water disposal systems. Venus Bay as a small coastal hamlet has three roles.

- Primarily it is a holiday destination for people from Melbourne and the surrounding district;
- Secondly it plays the role of a small hamlet for a permanent year round population; and
- Is a destination for day-trippers to Anderson Inlet and Cape Liptrap Coastal Park.

Waratah Bay

Waratah Bay is situated 40 kilometres south east of Leongatha, 10km west of Sandy Point and adjoins Cape Liptrap Coastal Park. It is a holiday hamlet with a small permanent population (approximately 47 in 2005, based on the Shire's rates database). Waratah Bay has one Caravan Park and long flat sandy beaches that are used for swimming and fishing. The town has few services with most people relying on the Caravan Park for incidental supplies, and Sandy Point and Foster for more convenience goods. Reticulated sewerage has recently become available and it is planned to construct a waste-water treatment plant near the town. Waratah Bay's primary role is as:

- A holiday destination for Melbourne and the surrounding rural areas;
- It also plays a minor role supporting a small permanent year round population; and
- Is an entry point for tourists to the beach and Cape Liptrap Coastal Park.

Sandy Point

Sandy Point is located 201km south east of Melbourne, 40km south of Leongatha, 5 minutes from Shallow Inlet with Wilsons Promontory National Park to the east. Sandy Point was developed as a small holiday coastal hamlet in the 1950s and has remained a popular destination for surfing, fishing and boating. There is a surf club, tennis court, local hall, caravan park and shopping strip with a cafe/restaurant, general store, and mini golf facilities. The estimated population is approximately 130 (based on the Shire of South Gippsland rate database). The township has a lack of infrastructure and a limited range of commercial services and community facilities. Sandy Point as a small coastal hamlet has three roles:

- Primarily it is a holiday destination for people from Melbourne and the surrounding district;
- It is also a settlement for a small permanent year round population; and
- Is a destination for tourists to Shallow Inlet and the surrounding Coastal Parks.

4.2 Coastal Development Infrastructure

An essential component of township categorisation is the consideration of existing or potential infrastructure. This is particularly important in regard to regional planning to direct where growth should occur along the coast.

As a guiding principal, urban growth should only occur in areas which have the capacity to accommodate all necessary infrastructure. In regards to the South Gippsland region, the Integrated Coastal Planning for the Gippsland CAP contains guidelines to assess the capacity of coastal settlements for further development. The CAP contains an 'Infrastructure Development Rating' for Gippsland coastal settlements which gives an indication of development potential based on existing infrastructure capacity and potential for infrastructure upgrade and expansion.

Venus Bay, Tarwin Lower, Waratah Bay and Sandy Point have been assessed as having an infrastructure rating of 3. This signifies that the available infrastructure is a major impediment to any further development and that even if land is identified for growth this should only occur if adequate infrastructure is provided.

4.3 Future Growth and Development

Future growth across a region should occur in a cohesive and strategic manner. The Victorian Coastal Strategy is the guiding policy document, which states that development on the coast will be:

- directed away from sensitive areas;
- managed within defined existing settlements; and
- strategically planned so that inappropriate development between settlements can be avoided.

The ability for coastal settlements to accommodate further growth is a function of the physical, environmental, cultural and landscape characteristics and the availability and capacity of infrastructure (power, water, sewer and access).

In the South Gippsland region, there are environmental, cultural and landscape constraints which will affect growth in all four towns.

- Tarwin Lower is close to the river and associated river flood plains. It is also affected by Acid Sulphate Soils.
- Venus Bay is surrounded by sand dunes Cape Liptrap Coastal Park, Anderson Inlet, the Tarwin River flood plains and land affected by Acid Sulphate Soils. The town has also been identified as containing areas of cultural heritage significance.
- Waratah Bay adjoins Cape Liptrap Coastal Park, significant flora and fauna, the ocean beach and floodplains.
- Sandy Point adjoins a beach reserve and is in close proximity to Shallow Inlet. Floodplains are identified to the east and west of the town, however anecdotal evidence suggests that rural land between the north boundary of the town and Sandy Point Road is also affected by poor drainage which is contributing to flooding in that area.

Therefore, taking into consideration both infrastructure capacity and environmental constraints, future growth on the coast in the South Gippsland region should be limited and apportioned across the four towns within defined settlement boundaries.

4.4 Future Settlement Roles

Based on the above assumptions, the future roles of the settlements is envisaged as follows:

- Leongatha will continue to be a higher order service centre for the region and will provide ongoing urban development opportunities.
- Tarwin Lower will act as a permanent rural hamlet and lower-order service centre for Venus Bay and surrounding rural areas.
- Venus Bay, Sandy Point and Waratah Bay will continue to primarily be holiday destinations and recreational based seasonal settlements. Their secondary role will be to accommodate a small permanent population consisting of predominantly retirees who wish to enjoy the benefits of a sea change lifestyle.

5. Waratah Bay

This Settlement Background Paper explores the existing conditions of Waratah Bay and provides an analysis of the information to guide future growth and development. The existing conditions detail population, town character, environment, lot supply and demand and infrastructure.

Waratah Bay is a small holiday hamlet with views to Wilson's Promontory and its mountains. It has one Caravan Park and long flat sandy beaches. Large areas of native vegetation and rural land surround the town. Recreation activities in the area include; swimming, surfing, fishing, camping, bird watching, boating and visiting Cape Liptrap Coastal Park.

The town has few services, with most people relying on the Caravan Park for incidental supplies and Sandy Point and Foster for more convenience needs. Reticulated sewerage has recently become available (via a weekly truck removal service) and it is planned to construct a wastewater treatment plant near the town to complete the provision of reticulated wastewater services to the township.

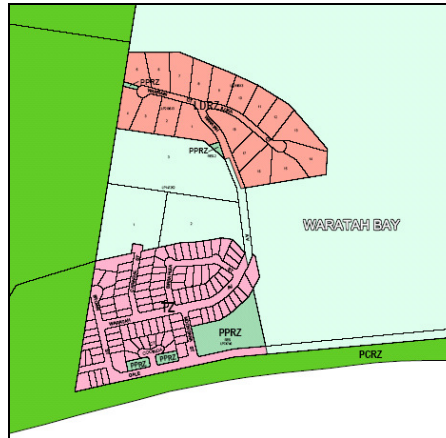
The role of Waratah Bay is as a holiday destination for Melbourne residents and those people living in rural areas generally within a half days drive of Waratah Bay.

Waratah Bay is located (by road) approximately:

- 50 kilometres from Venus Bay;
- 10 kilometres from Sandy Point;
- 40 kilometres from Leongatha (40 minutes north); and
- 200 kilometres from Melbourne (2.5 hours).



Map 7. Waratah Bay in the region
Source: www.promcountry.com.au



Map 8. Waratah Bay Township
Source: DSE, www.dse.vic.gov.au

5.1 Existing Conditions

Population

Urban Enterprise Pty Ltd was engaged to analyse demographic trends in Waratah Bay. There are limitations on the availability of demographic data due to the small size of the township. Average household size (based on 2001 census data for the collection district that includes Waratah Bay) is 2.76 persons. There are 17 dwellings owned by Waratah Bay residents (based on the Shire's rates database) and therefore it is estimated that Waratah Bay has a permanent population in 2005 of around 47 persons.

Trends

Waratah Bay has a mix of permanent residents and holiday home owners. Non-residents (ie people who live outside Waratah Bay) own a high proportion of the existing homes (82%) and a high proportion of the vacant residential land (70%). It is expected that as people continue to retire and move to the coast the ratio of permanent residents to non-residents will increase.

Population Fluctuations through Tourism

The South Gippsland Shire attracts an estimated 1.1 million visitors annually, comprising of approximately 577,000 daytrip visitors and 573,000 overnight visitors. Almost half of all overnight visitors stay in holiday homes, 18% are staying in caravans and camping grounds and 16% stay in cabin accommodation. (Source: The Economic Impact of Tourism in Prom Country – Urban Enterprise Pty Ltd).

The demographic data supplied by Urban Enterprise shows that holiday homes are characterised by seasonal occupancy with distinctive visitation patterns throughout the year. For example, holiday homes in South Gippsland Shire are occupied 42% of the time, on average, during the peak summer season. This is more than double the occupancy experienced during the winter season.

The Phillip Island and Gippsland Discovery Region is an area identified by Travel Victoria to promote tourist destinations. This region includes the municipalities of South Gippsland, Bass Coast, Wellington, La Trobe and Baw Baw and had an estimated 1.92 million overnight visitors for the year ending March 2004. Since 2000, the rate of overnight visitors to the region has increased steadily at a rate of 4.4 % per annum compared to the average of 1.4 % for Victoria.

This data assists in developing a range of estimates as to the “actual” population of Waratah Bay at any given time throughout the year. For example, during the summer months (December to February), it is estimated that the population of Waratah Bay swells to around 167 persons (Source, The Economic Impact of Tourism in Prom Country 2004).

Town Character

Describing a sense of place or character of a town is done through an analysis of various attributes including land form, physical boundaries, town entries, roads and streets, building character town landmarks and focal points.

Land Form

The landform of Waratah Bay is characterised by rolling hills that level out to low lying areas near the coast. The landform consists of three distinct elements.

1. Long flat sandy beaches backed by sand dunes;
2. Flat low lying flood plain areas on which half of the town is built; and
3. Steep land leading to a plateau to the north on which several dwellings are built.

Physical Boundaries

The township has distinct physical boundaries comprising of, Cape Liptrap Coastal Park to the west, rural farmland to the east, sand dunes and beach to the south and thick vegetation on the plateau to the north.

- Cape Liptrap Coastal Park provides a backdrop to the town and vegetation from the park filters into the township.
- The rural farming land to the east consists of a combination of rolling hills and flood plains that extend along the coast from Waratah Bay to Sandy Point.
- The sand dunes screen the township from the ocean, forming a visual barrier with only a few dwellings being visible from the beach. This creates a sense of separation between the town and the beach and enhances the sense of isolation experienced while on the beach.
- The town is divided into two sections separated by steep land and a dense stand of vegetation. The northern edge of the town in the upper section contains an extensive stand of vegetation.



Photo 1. Sand dunes providing a screen and barrier to the township.



Photo 2. Sand dunes providing a screen and barrier to the township.



Photo 3. Rural farmland to the east of the township.

Town Entries

The township's only approach is from the east via the Fish Creek-Waratah Road. The road passes through farmland, veers west along the coast continuing for approximately 1.5 kilometres along side the sand dunes until entering the residential area.

Roads and Streets

Roads within Waratah Bay vary in width and have been generally designed to accommodate low traffic volumes. Most of the collector roads are bitumen sealed with concrete kerb and channelling forming the edges to the road pavement in several locations. The quiet nature of the streets buffered on either side by vegetation makes the roads within the township appealing for pedestrian and bicycle use.



Photo 4. Waratah Bay foreshore reserve. Area used for car parking



Photo 5. Road connecting upper and lower sections of Waratah Bay.

Built Character

Dwellings are generally single storey, set within attractive landscaped surrounds. Approximately 75% of the lots are developed. Some of the more recent dwellings contain three levels which protrude above the tree line. Observations of existing built form within the town suggest that there are two distinct character types. The lower portion of the town consists of a mix of two storey and single storey dwellings set on conventional sized lots. The elevated section of the town is in the Low Density Residential Zone. There are eighteen lots within the subdivision and eight of these lots have been developed with modern contemporary style dwellings that have been designed to take advantage of the commanding views across Waratah Bay and Bass Strait.



Photo 6. Dwellings within the township



Photo 7. Dwellings within the township



Photo 8. Example of a modern dwelling in the Low Density Residential Zone



Photo 9. Views from the Low Density Residential Zone across Waratah Bay.

Township Focus

There are two central focal points of the town, being the local reserve and Waratah Bay Caravan Park. The Caravan Park is located adjacent to Cape Liptrap Coastal Park. It provides a range of facilities including a playground, barbecue areas, on site cabins and a kiosk. The kiosk is the only shop in Waratah Bay and services the local community for their daily convenience goods.

The second focal point is the Moongana Street reserve. This area of public open space contains low key tourism and picnic facilities. Another two smaller reserves also exist in Gale Street, however it appears that these reserves have no formal use other than for passive recreation.



Photo 10. Public park in centre of town



Photo 11. Store at caravan park

Overall Town Character

In summary the key character elements of the town including its landscape setting and built form, collectively create a small hamlet, which integrates with the surrounding coastal environment.

Environment

The condition of the natural environment has important implications for the land use and future growth of an area. This section provides an analysis of the environmental values including landscape, flora and fauna, cultural heritage, features of significance, and constraints such as flooding and acid sulphate soils.

Landscape

The landscape of Waratah Bay is of high aesthetic quality, created by the surrounding features such as:

- Cape Liptrap Coastal Park (to the west);
- Low lying flood plains and farming areas (to the east);
- Beach and sand dunes (to the south); and
- A stand of thick vegetation (to the north).

A vital component of the landscape is the siting of the town behind a ridge of sand dunes. This enhances the sense of isolation experienced while on the beach and the uninterrupted views across Wilsons Promontory. Protection of this landscape component is important.

The entire coast around Waratah Bay has been classified by the National Trust as an area of local significance because of its diverse and interesting geological structures including sandy beaches and high sandstone cliffs, which give excellent views across the bay to Wilsons Promontory.

The importance of the landscape values of this area is well documented in the Coastal Landscape Assessment Study which was commissioned by the previous Minister for Planning, the Hon. Mary Delahunty, in August 2004. The intent of this project is to identify and map individual landscape characteristics within these coastal regions, identify significant landscapes and provide an implementation framework to assist local government and other agencies in managing development along the coast.

Waratah Bay is recognised in this study as having particular landscape values worthy of protection and in recognition of this the study examines options for the inclusion of a Significant Landscape Overlay which will control buildings and works as well as the removal, lopping or destruction of vegetation.



Photo 12. Views across to Wilsons Promontory

Flora and Fauna

The sand dunes of Waratah Bay support vegetation such as; Coastal tea tree, Coast Banksia, Coast Wattle, Coast Beard-heath and spinifex. The stands of indigenous vegetation on the foreshore are reasonably intact although weed invasion has degraded some sections particularly where the Coastal Banksias have died (Crocker 1998).

The wide flat beaches adjoining Waratah Bay are potential breeding grounds for hooded plovers. A range of mammals such as koalas, possums, wombats and echidna are also found in and around the local area.

Within the township there are tracts of vegetation. A flora and fauna survey was completed on Lot 2 of PS147252, Waratah Avenue located between the low and high sections of town. The survey showed three distinct vegetation types including Riparian Scrub, Heathy Woodland and exotic pasture. The Riparian Scrub and Heathy Woodland were shown to support a diversity of indigenous plant species including the Silver Everlasting, which is listed as rare in Victoria (Australian Ecosystems, 2004). The vegetation in these areas provides excellent habitat corridors for native fauna moving around the town.

The Ecological Vegetation Classes (EVC's) in Waratah Bay are:

- Cleared / Severely disturbed;
- Lowland Forest; and
- Damp Forest.

EVCs in the nearby Coastal Liptrap Coastal Park are:

- Wet Heathland;
- Gippsland Lakes Damp Sand Herb-rich Woodland;
- Sand Heathland/Wet Heathland Mosaic; and
- Lowland Forest.

(Refer to **Appendix A** for EVC Map)

The South Gippsland Coastal Development Plan classifies the Bioregional Conservation status of the majority of the area as '*Non Vegetation*'. However, there are some very small patches classified as '*Endangered*' and '*Vulnerable*'. The main threats to the flora and fauna in the area come from domestic pets, loss of vegetation and weeds.

Features of Significance

Cape Liptrap Coastal Park (declared in 1997) is situated to the west of Waratah Bay. It features extensive Coastal Heathlands, Prickly Tea Tree, Silver Banksia, Bushy Hakea and open forests of Manna Gums and Messmate Stringybark. The Park contains habitat and nesting sites for birds and mammals including wombats, swamp wallabies, koalas, echidnas and the rare swamp antechinus (Parks Vic 2005).



Photo 13. Coastal vegetation on foreshore and adjoining Cape Liptrap Coastal Park

Flooding data

Historical flooding data provided by the West Gippsland Catchment Management Authority (CMA) shows land affected by a 1 in 100 year flood event (refer to Figure 1 Appendix D). In Waratah Bay there is no history of flooding in the township. The CMA has initiated work to improve the estimated 1 in 100 year flooding data, but the outcomes of this work are currently not available.

Acid Sulphate Soils

Acid sulphate soils are wide spread throughout Australia, with an estimated 40,000km² of coastal soils being considered acid sulphate prone. Acid sulphate soils are initially formed under marine conditions and therefore often found in coastal areas. The soils contain iron sulfide layers which if disturbed can cause oxidisation of the iron sulphate to form sulfuric acid. The mobilisation of sulfuric acid into the ground water has many impacts including:

- Reducing the water quality of surrounding water ways;
- Toxicity to fish and marine organisms;
- Reduction in biodiversity of surrounding wetland;
- Reduced agricultural productivity;
- Threats to human and animal health; and
- Corrosive impacts on buildings and infrastructure (SGSC, 2004).

The Acid Sulphate Soils Hazard Map Guidelines for Coastal Victoria, makes no reference to probable acid sulphate soils in the Waratah Bay area (refer to **Appendix B**). However, there is a very small area behind the sand dunes in the land between Waratah Bay and Sandy Point. This mapping has been designed to indicate where caution is needed or further investigations and analysis is required before any land is disturbed.

Cultural Heritage

The Gunai / Kurnai and the Boonwurrung Aboriginal peoples have a strong traditional association with the South Gippsland coast. Many examples of prior occupation by these Aboriginal groups have been identified as a result of regular survey and investigation. These include coastal shell middens, flaked stone artefact scatters, burial sites and other camp sites. This evidence continues to increase as further heritage assessments are undertaken.

In Victoria, all heritage places, sites and objects are protected under State (*Archaeological and Aboriginal Relics Preservation Act 1972*) and Commonwealth (*Aboriginal and Torres Strait Islander Heritage Protection Act 1984*) legislation. Development of Victoria's coastal fringe that does not consider Aboriginal heritage at the planning stage has the potential to adversely affect these values.

The Central Gippsland Aboriginal Health and Housing Co-operative Limited (CGAHHC) in Morwell is the organisation with statutory authority for Aboriginal heritage. The CGAHHC and the Gippsland regional Cultural Heritage Unit provide advice on any Aboriginal heritage matters.

A new State Aboriginal Heritage Act has been developed and will be introduced in the near future (possibly early 2007). Broad protection of Aboriginal heritage places, sites and objects will remain although some other statutory arrangements across Victoria will be different. It will be necessary to review this section when this Act is in place. Details of the new Aboriginal Heritage Act are available at www.heritage.gov.au.

Lot Supply and Demand

Residential

The Table below outlines the number of vacant and improved residential properties in the Waratah Bay township including the areas zoned Low Density Residential, Township Zone and a proposal for 6 lots to be rezoned from Rural to Township on Waratah Avenue. There is a substantial supply of vacant residential land available in Waratah Bay. Of the 125 residential lots in the town, 92 have been

developed as private residences and 33 are vacant. Of the vacant residential land available 70% is in ownership of non-resident ratepayers.

Land Use	Number of properties	% of total property
Residential Dwellings	92	74%
Vacant Residential Lots	33	26%
Improved Commercial	0	0%
Vacant Commercial	0	0%
Total Properties	125	100%

Source: South Gippsland Shire Rates Database, 2005

Dwelling Approvals

There has been very slow growth in dwelling approvals in Waratah Bay, with only 4 dwellings approved between 2002 and 2004 (inclusive). Other building applications generally included dwelling additions or out buildings.

There is however, a distinction between the number of building approvals granted and the number of dwellings that have received a Building Occupancy Permit (BOP). The BOP is evidence of a dwelling approval being carried through to completion of construction and fit for habitation. In Waratah Bay the proportion of dwelling approvals that have carried through to a building occupancy permit since 2002 has averaged 50%. The approvals that have not proceeded to BOP stage could represent dwellings still under construction as well as those not yet commenced. Due to this and the small numbers involved, these figures need to be treated with caution.

	2002	2003	2004	Total
Total Dwelling Approvals	1	1	2	4
Proportion with BOP	100%	100%	0%	50%

Source: South Gippsland Shire Building Approvals Database, 2002 to 2004

Waratah Bay has a mix of permanent residents and holiday home owners. Given the current levels of non-resident ownership of vacant residential land, it is expected that this mix will remain generally steady in the short to medium term, however as retirees are likely to move to the coast it is expected that the ratio of permanent residents to non permanent residents will increase. Non-residents also own a high proportion of the vacant residential land. At the current rates of growth, the supply of land in the existing township is adequate to meet demand over the next 15-20 years.

Urban Development Proposals

As the 'sea change' phenomenon has occurred there has been an increase in development interest on the coast. One proposed development that will affect Waratah Bay is Planning Scheme Amendment C23, for Lot 2 on Parcel 147252, Waratah Avenue, Waratah Bay. The proposed C23 Amendment seeks to rezone part of the site from a Rural Zone to a Township Zone and includes a Development Plan Overlay to that part of the land. The amendment is also designed to facilitate the subdivision of the land.

Council has considered and approved the amendment. The proposal is now with the DSE for consideration by the Minister.



Photo 14. Rural land located to the east of the township.

Infrastructure

A preliminary investigation has been undertaken of the current infrastructure capacity of Waratah Bay, and the requirements for future upgrading.

Water Service Infrastructure

There is currently no reticulated water supply service provided by South Gippsland Water to Waratah Bay. Potable water is obtained from rainwater tanks and bore holes on individual properties. Based on the current lot numbers of approximately 125, the estimated current potable water supply is approximately 28 ML/year. It is expected that demand will increase to approximately 31 ML/year based on forecast growth over the next 20 years.

There is a possibility in the future for South Gippsland Water to service Waratah Bay by transferring some flow from Hoddle Creek and/or Battery Creek by raising the dam wall and constructing a transfer pipeline. However, the funding for these works would need to be identified.

Wastewater reticulation was recently completed at Waratah Bay; however treatment facilities have not yet been developed. Wastewater is collected and transferred for treatment at alternative locations by truck. South Gippsland Water is preparing to undertake the works for the construction of the rising main and treatment lagoons for use by Waratah Bay. The latest advice from South Gippsland Water is that construction is likely to be completed by late 2006.

Services and Roads

Current power and telecommunication services are reported by the community to be unreliable.

There is one main road into Waratah Bay. It is sealed and in a satisfactory condition. During the holiday season this road experiences higher than normal traffic flows.

Sandy soils provide a natural means of filtration for stormwater runoff from hard pavement/roof surfaces. The use of grassed swales as the major form of conveyance of storm flow is preferred as it assists in maintaining the informal ambience of the town and serves to provide a secondary level of treatment to the stormwater before discharge to adjoining waterways.

Community Infrastructure

There are only a few community infrastructure elements in Waratah Bay, these include:

- A reserve on the corner of Moongana and Gale Streets, which includes a playground, barbecue and picnic area, car parking and a wetland used to filter stormwater. There is also a toilet block located across the road on the foreshore.
- There are two other smaller reserves, one at the end of Warrain Court, and the other at the end of western edge of Waratah Avenue. These are both set aside for informal recreation use.
- A range of viewing platforms and access tracks at strategic locations along the foreshore. One of the beach access tracks is used as an informal boat ramp.

5.2 Planning and Land Use

Management of land use is achieved primarily through the application of State Policies and Planning Schemes, in this case the South Gippsland Planning Scheme (refer Section 3.2 of Regional Context). The use of land is controlled to limit impacts on the environment and so townships can evolve and develop in a sustainable manner. Planning Schemes provide specific controls with regard to the preferred land use for each parcel of land.

Through the application of the South Gippsland Planning Scheme controls, Waratah Bay has developed into a quiet, coastal hamlet. Housing is distributed evenly throughout the township, set amongst vegetation with low-density development on the northern upper section of the town.

To follow is a description of the Planning Scheme policies and controls that apply to Waratah Bay. An analysis of the application of these controls in Waratah Bay is also provided.

Local Planning Policy Framework

The Municipal Strategic Statement (MSS) provides the broad strategic framework and direction for the South Gippsland Municipality and identifies key issues and areas to be addressed. Within the South Gippsland MSS particular areas that relate to Waratah Bay include:

- Environment and Cultural Heritage;
- Small Towns; and
- Settlement.

Sub Clause 21.04-1 Environment and Cultural Heritage

- Council aims to ensure that sustainable land use and development occurs. It highlights areas within the Shire, particularly coastal areas that face increasing environmental pressure from residential development. This pressure is likely to continue in the foreseeable future, given the Shire's natural beauty and proximity to Melbourne.

Sub Clause 21.04-3-Settlement

- The overview to this sub clause identifies the pressures placed on services when there is an influx of people visiting Waratah Bay in peak holiday times. It has also been forecast that over the years to come there will be a slightly higher permanent population as people retire to their holiday home location. Through this the need for adequate services to be in place to meet demand becomes increasingly important.

Sub-Clause 21.04-10 Small Towns

- This sub-clause aims to maintain a network of small towns with a range of roles and services designed to cater for the needs of residents and visitors to the Shire. Additionally, it aims to provide an attractive and safe residential environment and strengthen the economic future of the small towns within the Shire.

- It makes note of zoning strategies currently in place for townships including Waratah Bay, such as, the implementation of detailed planning in the Cape Liptrap area to ensure preservation of its complex and unique plant communities.
- It restricts any further expansion of Sandy Point and Waratah Bay until reticulated sewerage becomes available.

These sub clauses will guide the objectives and strategies developed as part of the UDF.

Zoning

A key element of planning controls is the application of zones, which guide land use and development within appropriate areas of the Municipality (refer Map 9). Zones control the uses that can occur on particular parcels of land, and there are five different zones within Waratah Bay. These include:

- Township Zone;
- Low Density Residential Zone;
- Public Conservation and Resource Zone;
- Public Park and Recreation Zone; and
- Rural Zone.

The zoning of Waratah Bay reflects the 'small-hamlet' nature of the settlement, as well as the surrounding natural environment. The use and application of each zone is discussed below.

Most of Waratah Bay is zoned **Township**, which allows for a variety of uses, including residential, commercial and industrial. The zone requires that services must be provided to new subdivisions and development, and a strong emphasis is placed on the established neighbourhood and township character when deciding on applications for new developments.

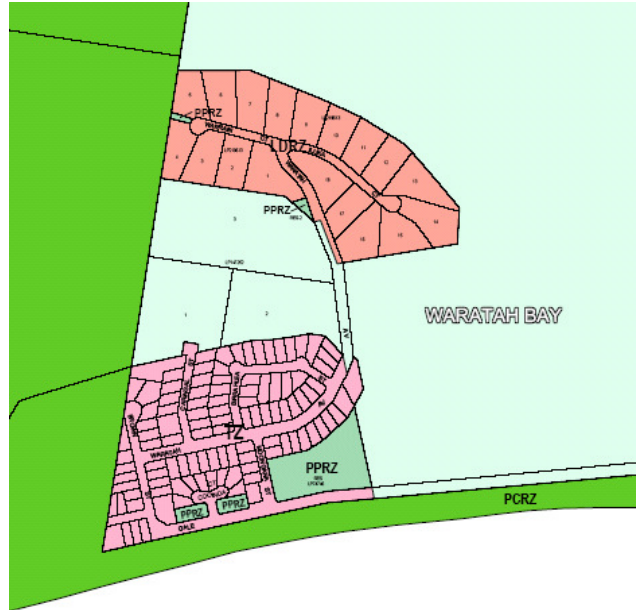
The **Low Density Residential Zone** applies to land accessed by Warrain and Iluka Courts. Uses allowed in this zone are generally semi-rural/residential however some commercial uses that support residential uses are also permitted. The existing lots within the Low Density Residential are only partially developed with the main concentration of housing established at the eastern end of the subdivision.

There are two small Council reserves located on the corner of Coinda Court and Gale Street, as well as a larger playground and wetland area on the corner of Moongana and Gale Streets, that are zoned **Public Park and Recreation**. There are also two small pockets of Public Park and Recreation Zone, one at the end of Warrain Court, and the other near the top of Waratah Avenue. This zone is set aside for recreation and open space, and where appropriate, to conserve areas of significance.

Cape Liptrap Coastal Park and the coastal foreshore reserve are zoned **Public Conservation and Resource**. The purpose of the zone is primarily to protect and conserve the natural environment and provide facilities for educating the public on the natural environment, whilst allowing for appropriate resource based uses. The zone effectively prohibits uses that are not carried out by or on behalf of the public land manager, hence only commercial uses such as kiosks and camping and caravan parks are permitted in the zone.

The Township Zone and Low Density Residential Zone within Waratah Bay is divided by a **Rural Zone**. This zone affects an area of land that has a moderate to steep slope, which is also well vegetated. The remainder of the land surrounding Waratah Bay is also zoned Rural.

Rural zones are designated primarily for uses linked to agriculture and horticulture. The minimum lot size in this zone (with some exceptions) is 40ha, and new dwellings must be provided with appropriate services.

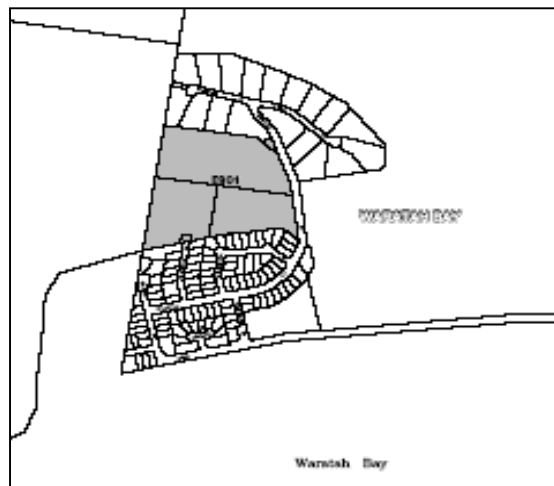


Map 9: Zoning Map of Waratah Bay
Source: DSE Planning Website

Overlays

Overlays are additional controls over land that offer a further level of direction in relation to areas that have a particular sensitivity or unique circumstances. There are a number of Overlays affecting the township of Waratah Bay these include:

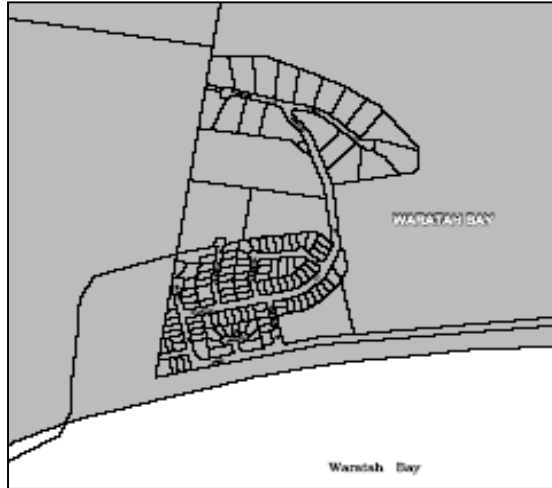
The **Environmental Significance Overlay Schedule 1** which covers the Rural Zone located between the Township Zone and the Low Density Residential Zone. This overlay relates to areas of natural significance, and aims to achieve a number of environmental objectives, including the preservation and conservation of flora and fauna, wildlife habitats, and areas with high environmental and landscape quality. The protection of views is also an important objective. All buildings and works, with the exception of some minor activities, require a permit.



Environmental Significance Overlay 1 applies to shaded area

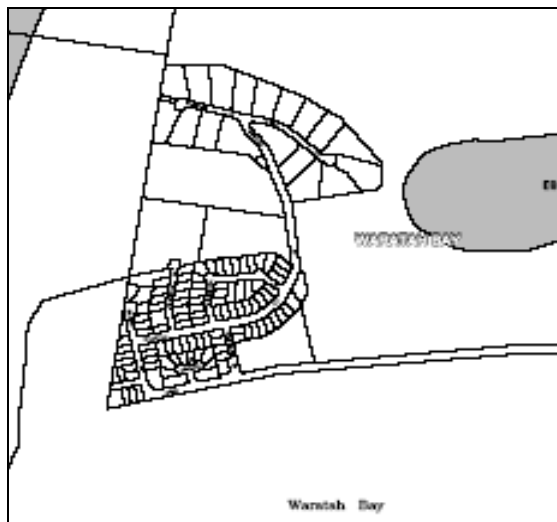
The **Environmental Significance Overlay Schedule 3** applies to the entire Waratah Bay township and surrounding area. This overlay is applicable to coastal areas, and contains objectives relating to the protection of the coast to retain important environmental features. Development controls in this overlay have been implemented to assist in minimising erosion, pollution and destruction of the natural environment. Most development in this overlay area requires a planning permit.

Environmental Significance Overlay 3 applies to shaded area



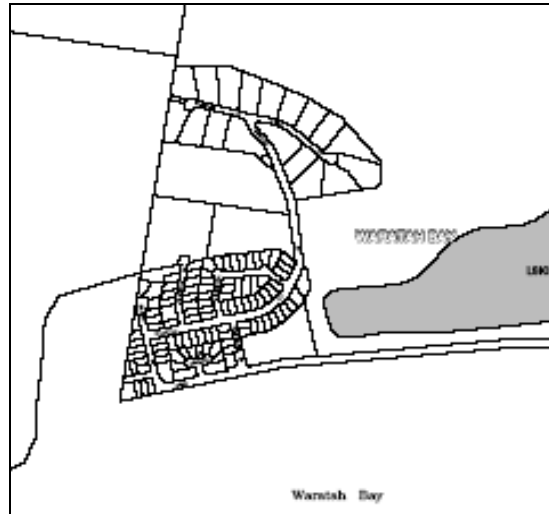
Some of the areas surrounding Waratah Bay are subject to the **Environmental Significance Overlay Schedule 5**, which relates to areas susceptible to erosion. The objectives of the overlay are to:

- Protect areas prone to erosion by minimising land disturbance and vegetation loss; and
- Prevent increased surface runoff or concentration of surface water runoff leading to erosion or siltation of watercourses.



Environmental Significance Overlay 5 applies to shaded area

The **Land Subject to Inundation Overlay** applies to an area of land to the east of the Waratah Bay township. The purpose of this overlay is to prevent inappropriate development in flood prone areas, and also to protect the water quality of nearby waterways.



Land Subject to Inundation Overlay applies to shaded area

Adequacy of Current Planning Controls

Currently there are shortcomings with the South Gippsland Planning Scheme. These include:

- A lack of “vision” or township policy for Waratah Bay in the Local Planning Policy Framework;
- A lack of overlay controls relating to design and built form;
- Absence of controls within environmental overlays; and
- Absence of controls for the protection of the town from inappropriate land uses.

A more in depth analysis of these gaps and inadequacies is provided below.

Local Planning Policy Framework

Clause 22 of the LPPF has limited relevance to Waratah Bay. The Local Planning Policy needs to be expanded upon to include a set of objectives and design guidelines that will reinforce the preferred vision for the town and protection of landscape values and linkages to Cape Liptrap Coastal Park.

Township Zone

The existing Township Zone which forms the lower sections of the hamlet is considered appropriate for Waratah Bay and should be retained as the principle zone for residential development at conventional densities. However as the objectives of the zone may encourage a mix of commercial residential and industrial land uses, consideration needs to be given towards the implementation of appropriate controls and policies that will protect the town from inappropriate development.

Low Density Residential Zone

The existing Low Density Residential Zone forms the northern boundary of the hamlet. Although development within this area has been slow, it is considered that development should continue within the defined zone boundary, providing that a high design standard is maintained which is respectful of the landscape character of the area.

New Rural Zones

The Department of Sustainability and Environment (DSE) has introduced new zones into the Victorian Planning Provisions that guide the function and use of rural zoned land. The new zones include:

- A *Farming Zone* which replaces the Rural Zone. This will be the new zone for agricultural areas.
- A *Rural Activity Zone*. This is a new zone providing flexibility for agriculture and other land uses to co-exist.

- *A Rural Living Zone.* This upgrades the existing zone and will be the new zone for rural residential areas.
- *A Rural Conservation Zone.* This replaces the Environmental Rural Zone and will be the new zone for areas with significant environmental considerations.

Currently the area of land in the middle of Waratah Bay which separates the Township Zone from the Low Density Residential Zone is zoned Rural with an ESO1 and ESO3. The application of the new Rural Zones will result in this land being rezoned to a Farming Zone which is considered to be inappropriate because the land has recognised landscape and flora and fauna values. In this regard the application of the Rural Conservation Zone would be a more appropriate zoning alternative for this site because it offers better recognition of the conservation values and environmental sensitivity of the locality. This recognition is reinforced through the purpose of the zone which will assist officers in making more informed decisions in relation to any future development applications.

Overlays

There are currently no overlays that reinforce town character and visions for suitable design outcomes in Waratah Bay. The existing overlays emphasise the importance of coastal areas (ESO3), identify areas of natural significance, and issues relating to environment conservation (ESO1), and erosion (ESO5). There is no specific overlay control to support and encourage desired urban design outcomes for the town.

Environmental Significance Overlay 1 – Areas of Natural Significance

The purpose of Environmental Significance Overlay 1 is to preserve and enhance existing flora and fauna as well as conserving habitats and significant landscapes, and to minimise adverse affects of development on these natural features. Currently this overlay relates to the land zoned Rural in between the Township Zone and Low Density Residential Zone. The Coastal Spaces Landscape Assessment Study recommends the use of a Significant Landscape Overlay which could compliment the existing ESO1. The advantage of the SLO is that it provides more definitive controls on the management of significant landscapes which will assist officers in assessing any planning applications for this area.

Environmental Significance Overlay 3 - Coastal Areas

The purpose of Environmental Significance Overlay 3 is to protect and enhance the natural beauty of the coastal areas of Waratah Bay and to ensure that development adjacent to coastal areas is compatible with the environment and does not result in adverse impacts on coastal processes.

The ESO3 affects the entire hamlet however there is no reference to building height controls or protection of the significant beach landscapes.

In this case the ESO3 which applies to the existing Township Zone and Low Density Residential Zone would be better served by a Design Development Overlay (DDO), which will provide more definitive controls in relation to building design including heights and setbacks. The introduction of this overlay will differ slightly from the recommendations of the Coastal Spaces Landscape Assessment Study which only considers the use of the SLO on the existing Rural Zones and the Low Density Residential Zone. It is considered that the use of an SLO within the Low Density Residential Zone is not appropriate given that the land is substantially void of vegetation and is clearly zoned for residential purposes. The DDO will therefore offer suitable controls that better manage design and built form within this zone.

5.3 Community and Agency Views

As detailed in the Project Approach, two actions undertaken to develop ownership of the project and collection of information were the Agency Workshop and three community workshops. A summary of this consultation is detailed below. Please note, the complete summary of the Waratah Bay community workshops can be found in **Appendix C**.

Agency Workshop

The Agency workshop was undertaken in a SWOT analysis format.

The main strengths and opportunities seen by the agencies include:

- The beach at Waratah Bay is safe and family friendly;
- The town is adjacent to Cape Liptrap Coastal Park;
- A reticulated sewerage system has recently been installed;
- The community is very active;
- The general store in the caravan park is a focal point for the town; and
- There are opportunities to improve the town entrance and sense of arrival into Waratah Bay.

The main weaknesses and constraints seen by the agencies include:

- There is only one road in/out of town which can be cut off when it floods;
- There is no reticulated water for the town;
- There is a trend for caravan parks to increase the number of cabins on site at the expense of tent sites;
- There is a lack of public transport within and to the town;
- There is an ageing population and the permanent population may decline;
- The floodplain areas to the east restrict growth; and
- There is a perceived threat of fire in the town and concerns relating to evacuation procedures.

Community Workshop

Three community workshops were held to capture the views of the permanent and non-permanent residents.

Information collected at the workshops was focussed on:

- What the community valued about Waratah Bay;
- The community's vision for the future; and
- The issues that may stop the vision being realised.

Waratah Bay community values were based on:

- The tranquil, safe, family friendly nature of the town;
- The small scale and low density/low rise developments in the town;
- The local environment and the flora and fauna;
- The clean beaches and recreation opportunities available; and
- The proximity to Cape Liptrap Coastal Park.

In the future the community would like to see:

- A limit to population growth;
- No expansion of commercial areas within the town;
- The existing character, scale, vegetation, density and tranquillity of the township maintained;
- Any future development to be respectful of the existing town character and recognised landscape values;

- Clear guidelines for removal and revegetation of indigenous flora; and
- Maintaining beach views.

Other outcomes from the workshop were recommendations for master planning areas within the town. These areas include:

- The foreshore and beach focusing on dune rehabilitation;
- An upgrade of toilet facilities at the beach entrance near the 'Gap';
- Redesign of car parking spaces at popular beach entrances; and
- A green buffer zone between the lower hamlet and upper developments.

Exhibition of draft documents

The draft Settlement Background Papers and Structure Plans for the UDF project were exhibited for public comment over a six week period between 23 January and 11 March 2006. A total of 170 submissions were received, fourteen of which were received in relation to Waratah Bay. A summary of the information and concerns in the submissions is detailed below. A response to these comments can be found in Appendix E.

- The submissions were generally positive responses, which demonstrated support for the draft vision and objectives.
- The community believed the UDF reflected the position and views of the community that were expressed at the workshops, although there was concern regarding insufficient notice of the Information Session at Sandy Point, and some felt the time allocated for the exhibition period was inadequate.
- Concerns were raised in relation to traffic management within the town. Submitters anticipate the need for a new access to Gale Street to ease existing traffic flows and as an alternative in the event of a fire. It was also suggested that additional sealed car parking areas be provided, to cope with future demand.
- There was concern that the area designated for future development is prime pastoral land. It was suggested that future demand in Waratah Bay can be satisfied without any further subdivision, given that the anticipated growth rates are likely to be slow for some time. Some oppose any new subdivision and request that development only be considered if demand is demonstrated and under strict conditions associated with design controls. Some submissions detailed that areas designated for long term development should not be considered until the existing Low Density Residential Zone has been substantially developed. However, others feel it is unlikely that all vacant residential lots will be built on during the nominated period in the Draft UDF Settlement Background Paper, and that the analysis does not consider historic imperfections in the market. Some submissions requested certain parcels of land for re-zoning.
- There were comments highlighting that the draft plans do not describe clear township boundaries or include sufficient public recreational open space.
- It was felt the environmental /rural zone in the middle of the township should be protected and no development should be permitted in this area.
- There was concern that there may be negative visual impacts resulting from new developments on the approach to Waratah Bay and from the beach.

5.4 Settlement Analysis

This section identifies issues that have the potential to impact on the future use and development of Waratah Bay. The rationale for any future change or development in Waratah Bay is demonstrated by addressing these issues through a vision, objectives and strategies. The vision, objectives and strategies that provide the future strategic direction for Waratah Bay are found in section 5.5.

A general SWOT analysis was undertaken to guide the investigation of the issues. The diagram below provides a summary of the strengths, weaknesses, opportunities and threats to Waratah Bay in relation to planning, land use and development.

Strengths	Weaknesses
<ul style="list-style-type: none"> ▪ Tranquillity ▪ Access to beach ▪ Community atmosphere ▪ Lack of commercial activity ▪ Diversity of flora and fauna ▪ Small scale, defined boundaries ▪ Family friendly ▪ Isolation ▪ Caravan park ▪ No view of buildings from the beach ▪ Installation of waste water treatment system 	<ul style="list-style-type: none"> ▪ Lack of public transport ▪ Lack of coordination of environmental maintenance on the foreshore ▪ Lack of street lighting ▪ Lack of visitor information ▪ Need for toilet facility at 'The Gap' ▪ Cars on beach ▪ Few services ▪ Few activities for young people ▪ No reticulated water
Opportunities	Threats
<ul style="list-style-type: none"> ▪ Proximity to Cape Liptrap Coastal Park ▪ Fishing, bird watching, recreation ▪ Improvement to town entrance 	<ul style="list-style-type: none"> ▪ Potential for fire to cause problems ▪ Weeds in coastal strip ▪ Sand dunes eroding ▪ Clearance of vegetation ▪ Inappropriate development ▪ Impact of development on sites of cultural heritage significance

Key Issues

Loss of town character through urban development

The dwellings and buildings within Waratah Bay are of two basic types, low-key older style holiday homes, and larger more established homes. The older style holiday homes with wide frontages set amongst the vegetation add charm to the low-key character of Waratah Bay. As development occurs and existing dwellings are replaced, there is a threat that future dwelling stock may not be in keeping with the town character.

Loss of habitat corridors through clearing of vegetation for urban development

As towns develop there is often a loss of vegetation and fauna habitat. This commonly occurs through lots being cleared to accommodate new or larger dwellings. There are a number of vacant lots in Waratah Bay that contain significant stands of native vegetation. Some of these lots are zoned Rural and are situated between the Township Zone and the Low Density Residential Zone. The Rural zoning and overlay controls affecting this land limits the amount of development that can occur and the amount of native vegetation that may be cleared. However, any expansion of the Township Zone into this area would compromise the landscape values of the site through increased development and vegetation removal.

Older style holiday homes within Waratah Bay generally occupy a small percentage of the site, which allows for the retention of native vegetation. As dwellings are converted to larger permanent residential dwellings or larger holiday homes larger tracts of vegetation may require clearing.

Management and maintenance of the Waratah Bay foreshore

The foreshore from 'The Gap' to Waratah Bay township is Coastal Crown Land managed by South Gippsland Shire Council. A Foreshore Draft Strategy Plan was developed in 1998 by consultants Robin Crocker and Associates and Edge Environmental Design. The main issues identified in the plan were weed control and revegetation, provision of a focal point and information for visitors, improvement and rationalisation of parking areas, signs & picnic facilities, sand dune erosion, funding sources, beach vehicle and boat launching access and user safety. A vision, objectives and actions were developed to address these issues. Some actions from the plan have been completed however; there are ongoing issues of weed control, pest control and revegetation that need to be addressed.

Physical Constraints to development within the town

Development in Waratah Bay has occurred in two areas, the lower section where the majority of the town is built and the upper section included within the Low Density Residential Zone. Separating these sections is an area of steep land that may not be suitable for development due to the existing slope and dune vegetation cover.

Management and maintenance of tourist and day visitor facilities

The main tourist attractions are the beach and Cape Liptrap Coastal Park. To cater for tourists visiting these attractions Waratah Bay contains toilet facilities, a playground, barbecue area and car parking spaces in town. However, during summer these facilities are at capacity and are not able to cater for the peak holiday demand. This overload creates vehicle congestion and detracts from the visual amenity and functionality of the town. There is also no focal point of direction for first time visitors to the area.

Protection of landscape values and visual amenity of the beach

A valued feature of Waratah Bay is the views across Waratah Bay, Wilsons Promontory and Cape Liptrap Coastal Park. This key feature is enhanced by the town being hidden from view while on the beach. It is therefore very important to maintain a visual barrier so that buildings and structures cannot be easily identified from the beach.

Impact of development on sites of cultural heritage significance

Through AAV, the Department for Victorian Communities (DVC) has responsibility for administering cultural heritage legislation which includes the Commonwealth *Aboriginal and Torres Strait Islander Heritage Protection Act 1984* and the *Victorian Archaeological and Aboriginal Relics Preservation Act 1972*. Section 5 refers to the importance of South Gippsland to the Gunai/ Kurnai and Boonwurrung Aboriginal peoples as a place of cultural heritage importance. As such there is a need to protect Aboriginal heritage places that may be identified within the Shire and which need to be managed through a series of appropriate guidelines. A new State Aboriginal Heritage Act has been developed which is likely to be introduced in 2007, and which will require a review of current statutory arrangements. It is expected that this legislation will establish clear guidelines for the preservation and management of sites considered to be of cultural heritage significance.

Enhancement of town character through improvements to town entries

Town character usually stems from the established layout and access circulation of a town. Waratah Bay has one entrance along Gale Road. Currently, arrival to Waratah Bay is marked by a sign at the beach entrance near 'The Gap', however, in continuing along the foreshore there is no evidence of a defined entry into the township of Waratah Bay.

Lack of community services

Waratah Bay is situated at the western end of Gale Road. This creates two issues of concern for residents:

1. Lack of public transport accessibility; and
2. Evacuation from the town in the event of an emergency.

As the population ages there will be an increased demand to access major centres for health and support services. Currently there is no regular public transport system that services Waratah Bay or local support networks or systems to provide this service.

The extent of flooding is seen as a constraint to further development in Waratah Bay

As noted under Section 5.1.3 flooding has been recognised as having occurred to the east of the township in the rural farming area. The extent of flooding is seen as an environmental constraint and development should not be encouraged in this area.

The impact of incremental urban growth outside of townships on the landscape

Incremental growth of dwellings outside of the main township area can create strip development and urban sprawl. This in turn threatens the shape and character of the hamlet and leads to loss of landscape values between townships. There is the potential for development pressure to create strip development between Waratah Bay and Sandy Point.

5.5 Strategic Directions

For Waratah Bay to evolve and develop in line with policy, legislation and government and community aspirations there is a need for a common vision and objectives and strategies to realise such a vision.

Vision

This vision has been developed from the values expressed by the community, planning policy and other relevant influences. In the future Waratah Bay will be known as:

- A small coastal holiday hamlet that is a peaceful destination for residents from Melbourne, regional Victoria, and visitors from other states.
- The gateway to Cape Liptrap Coastal Park, supporting nature based recreation with views of Waratah Bay, Wilsons Promontory and Cape Liptrap Coastal Park as a key feature.
- A hamlet where future population growth will be promoted within the existing township boundaries, and clearly defined growth areas when required. Development will be unobtrusive and demonstrate the low-key character of the hamlet.
- A place that promotes flora & fauna, cultural and landscape values.

With regard to its regional context, the role of Waratah Bay will be as a small coastal hamlet supporting non-permanent holiday residents, Caravan Park users and a small population of permanent residents. It will rely on Foster and Leongatha for access to major retail, industrial and commercial facilities.

Objectives

To realise this vision the following broad level objectives are required. They link to strategies contained in Section 5.5.3.

Managing Growth

- Maintain the low-key unobtrusive coastal character of the hamlet (refer to strategies 1 & 7).
- Where demand can be demonstrated, facilitate development within the existing town boundary and long term development areas when required (refer to strategies 5 & 7).
- Maintain the low level of commercial development within the hamlet.

Enhancing Environmental Benefits

- Protect the environmental values of Cape Liptrap Coastal Park, the beaches and flora and fauna in and around Waratah Bay (refer to strategies 6, 8, 9 & 10).
- Promote Waratah Bay as the gateway to Cape Liptrap Coastal Park and a tourism destination for nature based recreation (refer to strategies 2, 3, 4 & 9).
- Promote environmentally sustainable principles within the coastal hamlet (refer to strategies 4, & 10).
- Protect the identified landscape values of the area including the views across Waratah Bay; Wilsons Promontory and Cape Liptrap Coastal Park (refer to strategies 1, 5 & 6).

Balancing Service Provision

- Provide infrastructure services that address the ongoing needs of the community while protecting the environmental values of the area (refer to strategies 3, 11 & 12).

Strategies

To implement and achieve these objectives a range of detailed strategies are required. These include:

Managing Growth

1. Develop appropriate planning controls and policy provisions to reinforce the identity of the residential areas within the hamlet, and which minimise visual impact from the beach and the approaches to the town.
2. Develop guidelines to improve the design of the entry point into Waratah Bay through the implementation of landscaping and signage.
3. Develop a Master Plan focused on car parking for beach visitors and the provision a focal point of information for visitors.
4. Develop a Master Plan that focuses on pedestrian linkages between the lower and upper sections of the town.
5. Define long term development areas in Waratah Bay through the implementation of a Structure Plan.
6. Maintain the rural buffer between Waratah Bay and Sandy Point.
7. Define appropriate housing densities which are respectful of landscape character in areas nominated for long term development.

Enhancing Environmental Benefits

8. Develop a network of habitat corridors and vegetation linkages throughout the town.
9. Manage and maintain the foreshore and coastal Crown land in accordance with the Waratah Bay Foreshore Strategy Plan, November 1998.
10. Use best practice water sensitive urban design measures for new developments.

Balancing Service Provision

11. Develop design guidelines which maintain the informality of the current road and drainage system with a few small improvements and measures to control stormwater runoff.

5.6 Managing Growth

A key element of the UDF is the relationship between growth and available land that is suitable for development. In Waratah Bay there is an expectation that the ratio of permanent residents to non-residents will continue at current levels. The role of Waratah Bay is to remain as a hamlet reliant on Leongatha and Foster for more substantial services.

Figure 1.0 and 2.0 show key features that constrain the land available for development in the future. These constraints include:

- Foreshore reserve to the south;
- Cape Liptrap Coastal Park to the west;
- Extent of flooding to the east; and
- Topographical constraints and landscape values associated with the rural zoned land between the Township Zone and the Low Density Residential Zone.

Figure 2.0 provides a Site Analysis of the hamlet and Figure 3.0 outlines details of the Initial Investigation Areas that were selected as future opportunities for growth.

In summary, Area 1 may eventually form an extension to the north eastern edge of the Township Zone as a result of Amendment C23 which is awaiting decision by the Minister. If adopted, any future development must comply with a Development Plan which includes controls relating to building heights, connections to services and site drainage.

Area 2 is considered appropriate as a long term opportunity for residential development as it is unconstrained by steep slopes and native vegetation. It would also provide an opportunity to create a more defined edge to the eastern boundary of the hamlet, which at present is fragmented by the Township Zone and the Low Density Residential Zone. However, any future expansion into this area should be subject to a series of development prerequisites which will be discussed in Section 6 of this report.

The Rural zoned land in the middle of the town which is separated by the existing Township Zone and Low Density Residential Zone is considered unsuitable for development due to its topographical constraints. It also contains a stand of vegetation that provides habitat for fauna in the area which is reinforced by two Environmental Significance Overlays that have been discussed in detail in Section 5.2.4 of this report. The Coastal Spaces Landscape Assessment Study also recognises the importance of this area for its landscape values which should be acknowledged by discouraging any inappropriate land use and development.

Growth Scenarios

In the next 15-20 years Waratah Bay is expected to experience slow growth. The brief for this project was to investigate available land for development for the next 15 to 20 years. However, it is worth noting that the Planning Scheme only requires 10 years of future growth and land development in the region to be identified. The expected growth scenario for Waratah Bay is outlined below. The growth scenario identifies:

- What land is available for development;
- How many lots this equates to;
- An estimate of how many people this will accommodate; and
- The timeframe in which it will occur.

The following assumptions have been made in developing the growth scenario:

1. That the current average household size remains unchanged (2.76 persons per household); and
2. That the current proportion of permanent dwellings to holiday homes remains unchanged (18%).

The growth scenario includes estimates on the permanent population, peak population of non-permanent residents occupying holiday homes during summer and the total population during the peak summer period. This scenario assumes that all 33 vacant lots will eventually be developed. The full development of these existing vacant lots will lead to a permanent population of 64 persons with a further 163 persons occupying holiday homes at any one time during the peak summer period. Hence, the estimated total population in the peak summer period is expected to be 227 persons. With these assumptions it is estimated that the available land supply will be adequate to meet demand for the next 15-20 years.

Despite these forecast growth rates further consideration should be given to unforeseen changes in population trends which may require the release of new land within defined growth areas in advance of the forecast period. The following section of this report provides guidance on this issue with a series of prerequisites that will ultimately determine where and when newly defined growth areas should be released.

6. Structure Plan

The structure plan for Waratah Bay aims to reflect the community's vision for the town and cater for expected growth as highlighted in Section 5 of the Settlement Paper. *It is important to note that the Structure Plan does not identify all of the Planning Scheme and related controls that will be used to address matters relating to building design, vegetation control and other matters.* This will be addressed in the Implementation Phase of the UDF process.

In essence the Structure Plan identifies the key strategies within the Settlement Background Paper noting in particular:

- *The current and preferred future extent of the settlement, which reflects (where appropriate) a 15 year period (having regard to population and development forecasts, infrastructure capacity, settlement role, environment and heritage considerations).*
- *Identification of the relationship between the settlement and its public land surroundings, assets and values.*
- *Identification of preferred locations for the land use types required to achieve the vision.*
- *Connectivity of open spaces.*

Below is a summary of the preferred land patterns set out in Figure 4.0, which respond to the matters listed for consideration. It is envisaged that the format of the Structure Plan will form the basis of the final implementation of the Urban Design Framework for Waratah Bay.

Proposed Township Boundary

The Coastal Spaces Recommendations Report dated April 2006, advocates the use and establishment of settlement boundaries to:

- Establish a town edge so that the coastal and landscape values of non-urban areas are protected;
- Protect areas of environmental and landscape significance and productive agricultural activity;
- Optimise the use of existing infrastructure and services within settlements to minimise resource use and cost;
- Meet community desires to have separate, clearly identifiable settlements; and
- Provide clarity of what is considered urban and non-urban.

The proposed township boundary of Waratah Bay is shown on the Structure Plan in Figure 4.0.

- The southern boundary is the foreshore from Cape Liptrap Coastal Park to the playground/park (zoned Public Park and Recreation).
- The western boundary is the edge of Cape Liptrap Coastal Park.
- The northern boundary is the edge of the Low Density Residential Zone. This is defined by a well-vegetated gully.
- The eastern boundary is defined in part by the southern end of the Low Density Residential Zone, the Rural Zone identified in yellow as a long term development area and the east boundary of the Public Park and Recreation Zone.

The Caravan Park plays an important role within Waratah Bay, however, the focus of the township boundary is to define the extent of residential development. As the Caravan Park is on Crown land, Zoned Public Conservation & Resource and is directly adjacent to Cape Liptrap Coastal Park, it is not appropriate that it be included in the township boundary.

Development Prerequisites

In context of the population forecasts that have been assumed for the town, caution needs to be applied when considering the release of new land parcels for residential development.

Although it is acknowledged that a high proportion of the existing vacant land within the town is owned by non-resident ratepayers, it is also clear that growth in the town has been slow as evidenced by the lack of residential building approvals in recent years.

In considering these factors the Structure Plan recognises that allowance needs to be made for additional growth areas that can support appropriate residential densities that preserve the landscape character of the hamlet. However, any immediate expansion into the long term development area defined on the Structure Plan should not occur until the following prerequisites have been met:

- *That any immediate rezoning should be delayed until a significant proportion of the available remaining vacant lots within the Township Zone and Low Density Residential Zone have been developed;*
- *Reticulated water and sewerage is made available;*
- *Further investigation is undertaken to confirm the extent of potential problems associated with flooding;*
- *Further investigation is undertaken to confirm the location of sites of recognised cultural heritage significance; and*
- *Further investigation is undertaken to confirm the location of sites of recognised environmental significance.*

As part of these prerequisites, prospective developers should document findings of their investigations, and in consultation with Council officers confirm whether any specific development guidelines need to be established before development occurs.

As a guiding mechanism for determining when land should be released Council should monitor demand trends to assess the progress of the town's infill expansion, particularly after the introduction of reticulated sewerage. If development pressure is such that demand exceeds the available supply, then Council should apply discretion and release land in stages within the long term development area. The implementation of a 3-5 year review process should also form part of a guiding mechanism within the Municipal Strategic Statement to inform Council of when to exercise such discretion.

Rural Zone between the Low Density Residential Zone and Township Zone

The implementation of the new rural zones for Victoria has resulted in the introduction of new zones into the Victoria Planning Provisions and the revision of existing zones. It is considered that the land in this middle section which is located between the Township Zone and the Low Density Residential Zone should be rezoned to Rural Conservation Zone. The introduction of this zone would better reflect the intent of the Significant Landscape Overlay which is recognised in the Coastal Spaces Landscape Assessment Study as the most appropriate tool for the management of land with significant landscapes.

Design Controls for the Protection of Landscapes

Protection of landscape features in and surrounding Waratah Bay is important and therefore an appropriate overlay should be included to control siting and design of buildings. The Coastal Spaces Landscape Assessment Study recommends inclusion of a Significant Landscape Overlay across the two Rural Zones including the area identified as a long term development opportunity on the Structure Plan and the Low Density Residential Zone. As previously indicated in Section 5.2, the use of the DDO is considered to be a more appropriate overlay tool for the Low Density Residential Zone, given the residential zoning of the land and the lack of established vegetation which would have otherwise warranted protection through an alternative overlay. It is also considered that the use of a DDO should be introduced for the existing Township Zone in place of the existing ESO3 to better guide the future design and built form of dwellings within the hamlet.

The use of an appropriate schedule for the DDO will provide more definitive development guidelines that will assist developers and Council officers in making better informed decisions in relation to planning applications in the future.

It is also recommended that the ESO1 affecting the existing Rural Zone between the Township Zone and the Low Density Residential Zone should be retained to compliment the SLO recommended for this area by the CSLAS, however the existing ESO3 should be deleted as it provides no definitive environmental and landscape controls that can be better addressed by the ESO1 and SLO.

The SLO is also considered as part of the CSLAS for the Rural Zone defined within the long term development area. Although this would be consistent with the current findings of CSLAS, any future release of land for residential development will require consideration of an alternative overlay as a replacement for the SLO to better control the use and development of land within this area and seek to retain its landscape values.

Protection of Vegetation and Habitat Corridors

Waratah Bay is situated next to Cape Liptrap Coastal Park which contains Coastal Heathlands, Prickly Tea tree, Silver Banksia, Bushy Hakea, open forests of Manna Gums and Messmate Stringybark and a range of habitats for birds and mammals. Section 5.6 of this report outlined the importance of the middle section of the hamlet for its environmental and landscape values and the current statutory controls which offer some protection for this site. In essence support for the introduction of the Rural Conservation Zone with a supporting schedule under an SLO is considered to be the most appropriate means of reinforcing the landscape significance of this area.

Water Services

There is currently no water supply service provided by South Gippsland Water to Waratah Bay. Potable water is obtained from rainwater tanks and bore holes on individual properties. There is potential for South Gippsland Water to service Waratah Bay by transferring some flow from Hoddle Creek and/or Battery Creek (by raising the dam wall) and constructing a transfer pipeline. This option should be investigated further with SGW.

Transport Movement / Linkages

Key entrance nodes and vehicular, pedestrian and cycling links have been delineated on Figure 2.0. Traffic calming should be investigated for the township to ensure pedestrian, cyclist and motor safety.

Pedestrian Linkages

A series of pedestrian links have been delineated both on the Structure Plan and the Master Plan, which provide further linkages into the existing Public Park and Recreation Zone, the wetlands and playground.

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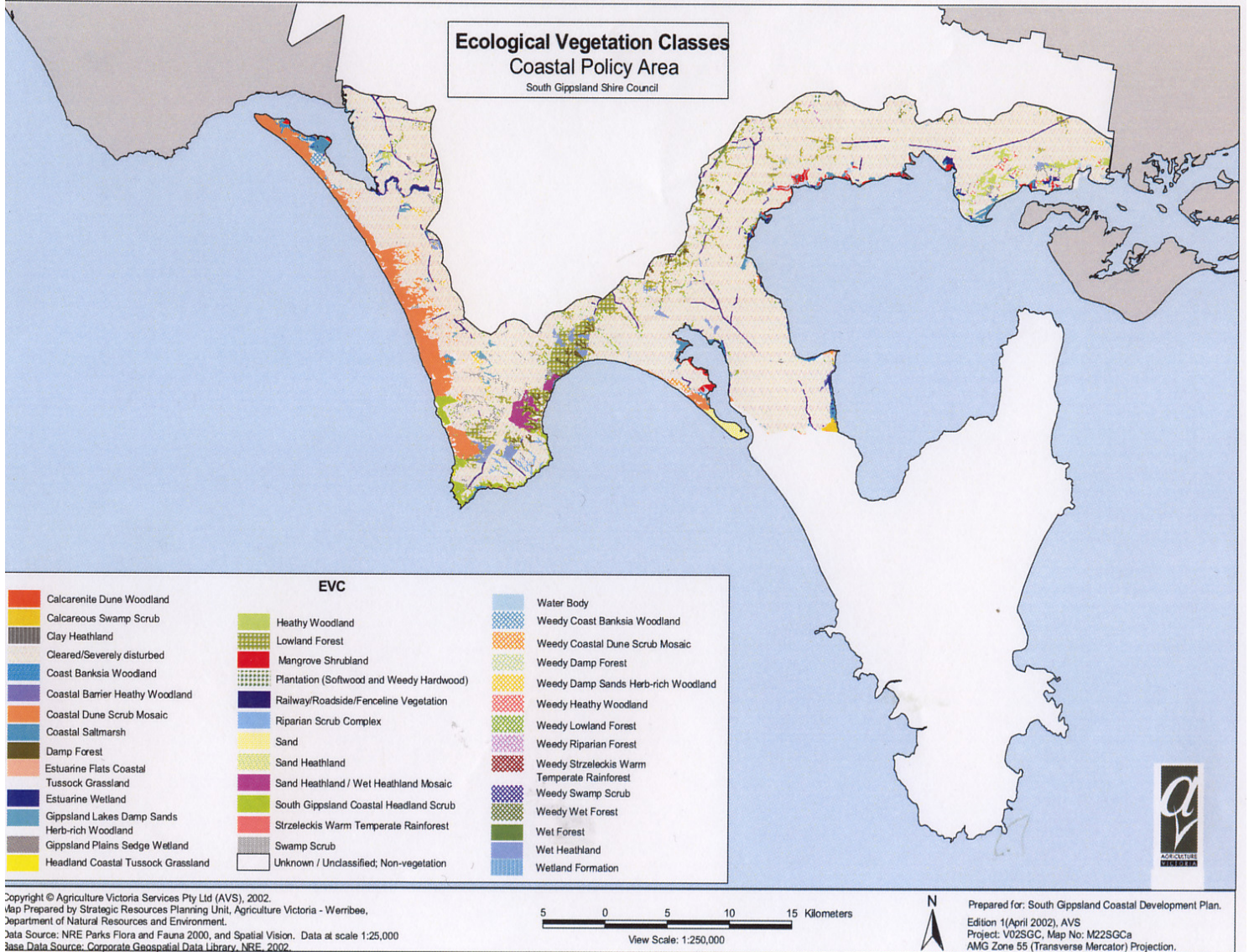
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Appendix A

Ecological Vegetation Class Map



Appendix B

Acid Sulphate Soils Hazard Map

Appendix C

Summary of Community Workshops

Appendix D

Figure 1.0: Existing Conditions – Context Analysis

Figure 2.0: Site Analysis

Figure 3.0: Land Capability Analysis – Future Opportunities for Growth

Figure 4.0: Structure Plan

SOUTH GIPPSLAND COASTAL URBAN DESIGN FRAMEWORKS

Community Workshops January/February 2005

SUMMARY Workshop Outcomes for Waratah Bay

South Gippsland Shire Council has engaged Connell Wagner to develop Urban Design Frameworks (UDFs) for the townships of Venus Bay, Tarwin Lower, Sandy Point and Waratah Bay.

The UDFs will aim to:

- Provide a vision for the towns for the next 15 years.
- Identify town character and actions to retain and enhance the character.
- Provide a structure for the growth of the towns.
- Develop planning principles for areas in between towns.
- Develop Master Plans for certain areas.

A key part of the project is consulting with community, seeking their input on issues relating to the future planning, development and design in each town.

The local community has local knowledge and a history of the area, which needs to be collected as part of the information gathering stage. The community is the future of the area and needs to be involved in the project and to listen to other community member's ideas. To this end community workshops have been undertaken.

Below is a summary of the outcomes of the Community Workshops held in Sandy Point on January 17th 2005 and at the Malvern Town Hall on Thursday 17th February 2005. Interested parties were also given the opportunity to submit comments in writing. A summary of the outcomes is provided below. More detail regarding responses to the workshop questions are available in the attachment to this summary.

The questions raised at the workshops required the community to outline their vision for their town, highlight areas suitable for a master plan and respond to issues of town character, growth and the environment.

Waratah Bay

The Waratah Bay Community value the tranquil, safe, family friendly nature of the township as well as the small scale and low density/low rise development found there. The community is close and values the feeling of isolation at Waratah Bay.

The local environment, flora and fauna, clean beaches and recreation opportunities are also valued as is the proximity to Cape Liptrap Coastal Park.

The community sees the township's role as one of a holiday destination and environmental retreat for the region and people from Melbourne as well as being a home to some permanent residents. Waratah Bay offers opportunities for campers and for environmental education.

The community would like to see a limit to population growth, the maintenance of the town's non-commercial nature and the maintenance of the existing character, scale, vegetation, density and tranquillity of the township.

Any future development should be on block sizes similar to existing subdivision with single dwellings on each block and there should be clear guidelines for removal and revegetation of indigenous flora. The community do not want any commercial development and want to retain the unspoilt view from the beach. Improved street lighting, signage and visitor information has been proposed as has the implementation of a shower head at the existing toilet block.

Recommended areas for a Master Plan include:

- Foreshore of the town
- Primary dune rehabilitation
- Toilet facilities at beach – ‘The Gap’
- Parking areas within coastal park
- Green buffer zone between hamlet and upper development
- Preferred development site identified

ATTACHMENT – SUMMARY DATA FROM WORKSHOP

Waratah Bay

1. What do you value about your town

Tranquillity	Caravan park (allows all people to be able to holiday)
Access to beach	Remnant vegetation
Community feel, village atmosphere	The beach - clean
Lack of commercial activity	Fishing, bird watching, recreation
Diversity of flora and fauna	Opportunity to walk dogs on beach
Proximity to Cape Liptrap Coastal Park	Safe atmosphere – not threatening
Small size and scale of village, defined boundaries	No units, medium density housing
Approach to the town - not aware that village is actually there	Scale of existing building, low rise low density low visibility (9m)
Small scale of village (domestic 2 storey)	Size of town, ie. its footprint!
Environment: <ul style="list-style-type: none">• Bird life• Wild Life	Approach to town – town is not obviously present on approach – nestles into landscape. Impression of Cape Liptrap park running down to beach with rural landscape in foreground
Boundaries (existing) are sacred	The beaches – unspoilt coast
Proximity to coastal park and the promenade	No commercial presence (other than caravan park)
Closeness of community	The adjoining rural character (dairy farms)
Family friendly safe	No Medium Density Housing
Unique because of all the above – plus one entry in and out	No vision of building from beach!
Not a through town – isolation	Underground water – springs
The boat ramp	Isolation
Lack of car parking	

2. How does your town relate to the surrounding communities and what role does it play in the region?

Holiday destination
Permanent residents
Campers
Not a service town
Beach safe
Recreation – fishing, bushwalking, etc
Whale and dolphin watching
Holiday town – both surrounding areas and Melbourne
Schools environmental education
Foster and Sandy Point actually service Waratah Bay – we are “clients” to those service providers
Is unique when compared to surrounding towns

Environmental retreat

3. Describe your vision for the town for the next 15 years

See long term vision for 2003 & 1998 from previous strategic planning documents

Stress differences to Sandy Point & Walkerville

Retain passive recreation

Lack of commerce

Limited population growth

Public transport

To maintain the existing character, scale, vegetation, density, tranquillity of the township.

Maintain the non-commercial nature of the township – remain a seaside village.

4. Nominate a specific area where a Master Plan could be prepared and what improvements would be gained?

Good toilet facilities, one with shower

Parking area within coastal park

Green buffer zone between village and upper development

Preferred development site identified

Safe walking access to the beach

The master plan must define the village boundary.

Limited development that maintains the existing character & nature of the village.

Also consider fire.

Coastal strip should be re-vegetated to remove weeds

Management plan for primary dune rehabilitation as part of whole foreshore area

Future residential development controls and definite line around the town

Any master plan should include recommendations from previous consultations with the community

Master plan for foreshore of the town

5. How would you describe the town character and what do you most value about it?

Small subdivision scale

Small scale

Low rise – less than 9 metres

Mostly sensitive to surrounding landscape

No multi-dwelling development (trees etc – medium density)

Single detached houses on single blocks

Strong landscape 'buffer' between original subdivision and more recent low density stuff on hill

6. Are there particular town character elements that should be maintained and improved and, if so how?

Based on the plan done by group

Block sizes – similar to existing original subdivision

Detailed homes– one per block

Vegetation:

- Clear planting guidelines
- Overlays to protect existing vegetation
- Very indigenous

No commercial development

Vegetation protection overlay over current blocks between upper town and lower town

7. If any, what land use or style of future development should be encouraged and where?

Block sizes – similar to existing original subdivision

Detailed homes – one per block

No commercial development

Vegetation protection overlay over current blocks between upper town and lower town

Vegetation, Clear planting guidelines, Overlays to protect ex-vegetation, Very indigenous

8. What are the key environmental features and values of the area?

Retain environmental amenity of unspoilt view from beach (no high rise, no ribbon development up hill)

Protect bird population, flora and fauna

One whole eco-system

- Peat bed eco-system
- Bio diversity
- Primary dune
- Beaches
- Swamp/flood plain (natural filter)
- Cape Liptrap coastal park
- Landscape B/N upper and lower towns

9. What are the main environmental issues and threats in and around the town?

Too much development

Fire danger (to environment and to humans, one road in and out)

Problem with damage to sand dunes from agricultural water run off

Inappropriate development

No targeted environmental protection

No one public authority taking authority for environmental maintenance of primary dune

10. Are there opportunities to protect and promote the key environmental features? And what infrastructure would you like to see improved?

More appropriate street lighting

Fire management

Improved visitor information re flora and fauna, Koori history, coastal park

Retain tranquillity

A shower head outside existing block

Toilet facility at 'The Gap'

11. Are there any other issues you would like to provide comment on?

Signage at boat ramp – problem of cars on beach

proper jet ski operation should be enforced, No jet skis

Develop all day safe parking lots in larger towns (Fish Creek) for people from small communities using these places as their service centres. Especially near V line/bus stops (ref Ned Dennis).

Shallow inlet design plan – significant input from Parks Vic and SP Community

Better signage needed at WB

no cars on beach

regulations on jet ski use

emergency plan/safety zones in case of bush fire

Need transport to major centre for hospital and other services

Better street lighting at Waratah Bay

Appendix E

Summary of Comments & Changes from Submissions

Summary of Comments & Changes from Submissions for Waratah Bay

Summary of Comments & Suggested Changes from Submissions	Recommendation/Response
<p>The community believed the UDF reflected the position and views of the community that were expressed at the workshops, although there was concern regarding insufficient notice of the Information Session at Sandy Point, and some felt the time allocated for the exhibition period was inadequate.</p>	<p>Noted.</p>
<p>Concerns were raised in relation to traffic management within the town. Submitters anticipate the need for a new access to Gale Street to ease existing traffic flows and as an alternative in the event of a fire. It was also suggested that additional sealed car parking areas be provided to cope with future demand.</p>	<p>Plan modified to include a pedestrian walking track from the future development area to the beach.</p> <p>Master Plan will consider formalising car parking along the foreshore road. It is anticipated this will create more parking spaces without using a larger geographic area.</p> <p>There will be no recommendations to seal car park areas on the foreshore reserve.</p>
<p>There was concern that the area designated for future development is prime pastoral land. It was suggested that future demand in Waratah Bay can be satisfied without any further subdivision, given that the anticipated growth rates are likely to be slow for some time. Some oppose any new subdivision and request that development only be considered if demand is demonstrated and under strict conditions associated with design controls. Some submissions detailed that areas designated for long term development should not be considered until the existing Low Density Residential Zone has been substantially developed.</p>	<p>Comments on infill and expansion into growth areas has been modified to provide more certainty about when new growth areas should be released.</p> <p>Structure Plan outlines a series of development prerequisites.</p>
<p>A separate submission was lodged on behalf of Beveridge Williams for consideration of a concept plan for a residential subdivision east of Waratah Avenue. Concerns were raised in relation to the nominated period for the release of land in the Draft UDF Settlement Background Paper, and that the analysis does not consider historic imperfections in the market.</p>	<p>Section 6 of the Settlement Background Paper has been amended to provide a series of development prerequisites to guide development within this area.</p>
<p>There were comments highlighting that the draft plans do not describe clear township boundaries or include sufficient public recreational open space.</p>	<p>The description of town boundaries has been modified in the text in Section 6 – <i>Structure Plan</i> in Settlement Paper.</p>
<p>It was felt the environmental /rural zone in the middle of the township should be protected and no development should be permitted in this area.</p>	<p>Investigate rezoning the land to a Rural Conservation Zone, comment on ESO that applies, biodiversity and landscape value.</p>
<p>There was concern that there may be negative visual impacts resulting from new developments on the approach to Waratah Bay and from the beach.</p>	<p><i>Strategies – Managing Growth</i> section of the report modified to reinforce importance of limiting buildings so they are not seen from the beach and their impact is minimised on the approach to Waratah Bay.</p> <p>The Implementation Plan needs to consider developing town culture through vegetation (easier in road reserves than on private land).</p>

<p>UDF has not taken into consideration the Archaeological and Aboriginal Relics Preservation Act 1972 (State) or the Aboriginal and Torres Strait Islander Heritage Protection Act 1984 (Commonwealth).</p>	<p>Section 5.4.1 modified to include reference on the impact of development on cultural heritage sites.</p>
<p>Reference to no commercial development does not belong in the vision statement. If the caravan park decides to only service its customers then there is nowhere to purchase daily requirements. This would also give the caravan park a monopoly on prices. Believe that the option for future competition should be kept open.</p>	<p>Vision statement modified to delete reference to no commercial development.</p> <p>Objectives Managing Growth section amended to include reference to limiting commercial development.</p>
<p>Gateway to Cape Liptrap Coast Park – suggest features such as culture heritage and bird life should be included as part of this statement.</p>	<p>Vision statement altered to include heritage and flora and fauna reference.</p>
<p>Vision – the destination is not only for Melbourne residents and surrounding rural areas but also for people as far as NSW, Tasmania and SA.</p>	<p>Vision Statement altered to not exclude any visitors from other states.</p>
<p>No recommendation about the size of the blocks - if the blocks are less than ½ acre (size in LDRZ) traffic problem may increase. There is no continuity in the flow of blocks from the upper village to the lower settlement.</p>	<p>Section 6 – <i>Structure Plan</i> modified to include a description of future development areas.</p>