# contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Forward</td>
<td>1</td>
</tr>
<tr>
<td>1 Executive Summary</td>
<td>2</td>
</tr>
<tr>
<td>2 Introduction</td>
<td>3</td>
</tr>
<tr>
<td>2.1 Purpose</td>
<td>3</td>
</tr>
<tr>
<td>3 Background</td>
<td>4</td>
</tr>
<tr>
<td>3.1 Summary of Key Drivers</td>
<td>4</td>
</tr>
<tr>
<td>3.1.1 Role &amp; Function</td>
<td>4</td>
</tr>
<tr>
<td>3.1.2 Population Trends</td>
<td>4</td>
</tr>
<tr>
<td>3.1.3 Settlement</td>
<td>5</td>
</tr>
<tr>
<td>3.1.4 Town Centre</td>
<td>5</td>
</tr>
<tr>
<td>3.1.5 Local employment</td>
<td>5</td>
</tr>
<tr>
<td>3.1.6 Natural Environment &amp; Character</td>
<td>5</td>
</tr>
<tr>
<td>3.1.7 Recreation and Open Space</td>
<td>5</td>
</tr>
<tr>
<td>4 Vision</td>
<td>6</td>
</tr>
<tr>
<td>4.1 Realising the Vision</td>
<td>6</td>
</tr>
<tr>
<td>5 Managing Growth &amp; Settlement</td>
<td>8</td>
</tr>
<tr>
<td>5.1 Objectives</td>
<td>10</td>
</tr>
<tr>
<td>5.1.2 Strategies</td>
<td>10</td>
</tr>
<tr>
<td>6 A Vibrant Town Centre</td>
<td>13</td>
</tr>
<tr>
<td>6.1 Objectives</td>
<td>13</td>
</tr>
<tr>
<td>6.2 Strategies</td>
<td>14</td>
</tr>
<tr>
<td>7 Convenience Centres</td>
<td>16</td>
</tr>
<tr>
<td>7.1 Objectives</td>
<td>16</td>
</tr>
<tr>
<td>7.2 Strategies</td>
<td>16</td>
</tr>
<tr>
<td>8 Local Service Industry</td>
<td>17</td>
</tr>
<tr>
<td>8.1 Objectives</td>
<td>17</td>
</tr>
<tr>
<td>8.2 Strategies</td>
<td>17</td>
</tr>
<tr>
<td>9 Provision of Recreation &amp; Open Space</td>
<td>18</td>
</tr>
<tr>
<td>9.1 Recreation reserves</td>
<td>18</td>
</tr>
<tr>
<td>9.2 Bowls Club</td>
<td>18</td>
</tr>
<tr>
<td>9.3 Passive Open Space</td>
<td>19</td>
</tr>
<tr>
<td>9.3.1 Objectives</td>
<td>19</td>
</tr>
<tr>
<td>9.3.2 Strategies</td>
<td>19</td>
</tr>
<tr>
<td>10 Supporting Tourism</td>
<td>20</td>
</tr>
<tr>
<td>10.1 Objectives</td>
<td>20</td>
</tr>
<tr>
<td>10.2 Strategies</td>
<td>20</td>
</tr>
<tr>
<td>11 Implementation</td>
<td>22</td>
</tr>
<tr>
<td>12 Appendix</td>
<td>23</td>
</tr>
</tbody>
</table>

© CPG
The information contained in this document is intended solely for the use of the client identified on the report cover for the purpose for which it has been prepared and no representation is made or is to be implied as being made to any third party. Other than for the exclusive use of our client, no part of this report may be reproduced, stored in a retrieval system or transmitted in any form or by any means, electronic, mechanical, photocopying or otherwise, without the prior written permission of CPG Australia Pty Ltd.
The project to review and update the Inverloch Design Framework has been carried out over an extended period from late 2008 until December 2010.

A project timeline identifying key project elements and milestones and has been included at Appendix 1.

The review of the existing Inverloch Design Framework was completed in April 2009, and a Findings Report was issued to Council.

Changes to Planning Policy

Since the completion of the review there have been a number of changes to State and Local Planning Policy planning policy that have an impact on the proposed updates and overall direction of the Inverloch Design Framework.

These include:

– A new State Planning Policy Framework was introduced into the Planning Scheme, September 2010.

– Amendments were made to the Municipal Strategic Statement and Local Planning Policy Framework during 2009 and 2010.

The implications of the above are discussed below.

**New State Planning Policy Framework, September 2010**

Amendment VC71 saw the introduction of a re-formatted State Planning Policy Framework into all Planning Schemes across Victoria. The new State Planning Policy Framework introduced key directions regarding urban growth and settlement, including new criteria for determining the distribution of growth across a municipality.

This has significant implications for the Inverloch Design Framework. It removes the requirement to use land supply as the foundation for strategic planning.

The Inverloch Design Framework Review Findings Report, April 2009, relied on the preparation of three growth scenarios to determine the land supply scenario in Inverloch. These scenarios were based on existing supply of land and assumptions around growth based on historical trends for Inverloch. On the basis of these scenarios and prevailing policy at the time, it was recommended that the current town boundary be maintained and that no further outward expansion occur.

These scenarios were challenged by some landowners through their submissions to the draft updated Inverloch Design Framework.

The revised policy objectives in the State Planning Policy Framework, add further strength to the finding that growth in Inverloch can be managed within the existing settlement boundary. The updated Inverloch Design Framework includes recommendations to manage growth on this basis.

**New Local Planning Policy Framework, 2009**

A revised Local Planning Policy Framework introduced key directions regarding the settlement and design for the municipality including strategies and objectives related to residential development, in particular infill and consolidation. The new Local Planning Policy Framework provides further, localised, policy support to a number of the key recommendations contained in the updated Inverloch Design Framework.

**Peer Review, 2010**

In response to a number of submissions Bass Coast commissioned a peer review of the updated Inverloch Design Framework. The peer review was undertaken by Planisphere Consultants in April 2010.

The review focused on two key questions;

– Does the updated Inverloch Design Framework adequately respond to the strategic direction and objectives of the Coastal Spaces Recommendations, April 2006, and the Victorian Coastal Strategy 2008?

– On balance, do the recommendations of the Inverloch Design Framework meet the objectives of the State Planning Policy Framework and the Bass Coast Municipal Strategic Statement?

The peer review found that;

The proposal to retain the settlement boundary of Inverloch in its current location represents a robust strategic planning position as it is consistent with:

– The objectives of planning in Victoria as contained in the Planning and Environment Act 1987;

– State policy on planning in coastal areas, including the Victorian Coastal Strategy (2008), the Coastal Spaces Recommendations report (2006), and the Coastal Settlement Framework; and,

– The objectives and strategies set out in the Bass Coast Planning Scheme, including the State Planning Policy Framework and the Local Planning Policy Framework.
1 executive summary

This document contains the revised Inverloch Design Framework. The Inverloch Design Framework sets the strategic direction for the urban structure, development and design of Inverloch into the future. The project to review the Inverloch Design Framework was carried out from late 2008 until December 2010.

Inverloch is a small coastal town and popular holiday destination with a resident population of 3,680 people that have a strong sense of community. The natural environment, foreshore environs, and remnant vegetation are key assets.

The Inverloch Design Framework presented in this report is consistent with the Vision for Inverloch identified in Clause 21.10 of the Bass Coast Planning Scheme: ... for a consolidated and sustainable coastal village that optimises the existing natural assets and character, and services the lifestyle and recreational needs of residents and visitors.

A key objective of the Inverloch Design Framework is the management of population growth and land supply. Bass Coast currently contains sufficient zoned land in its main towns to accommodate the Victoria in Future population projections out to 2026. On this basis, with the exception of a site in the north west of Inverloch within the existing settlement boundary, there are no recommendations for additional land to be zoned for residential purposes.

To accommodate infill development, the Inverloch Design Framework proposes the extension of the designated medium density area currently identified in the Inverloch Strategic Framework Plan in Clause 21.10 of the Bass Coast Planning Scheme. The Inverloch Design Framework recommends infill and consolidation opportunities around the centre of the township, in accord with the requirements of the Bass Coast Planning Scheme.

The Inverloch Design Framework proposes that the town centre continues to operate as a local, street-based centre with priority given to pedestrians. Improved circulation and permeability for both vehicles and pedestrians, creating better connections between key elements including the community hub, recreation, retail, tourist information centre and the foreshore is recommended.

In order that the town centre reflect how people typically access and move through the centre, car based retail will be serviced from Reilly Street and the finer grain retail accessed via a new pedestrian zone in the eastern end of A’Beckett Street.

Limited expansion of commercial floorspace within a town centre footprint that includes the existing commercial area and immediate edges is also recommended, with implications for future consideration of:
- development of existing commercial sites,
- re-thinking of the large at grade car park to the rear of A’Beckett Street, and
- the take-up of potential development sites at the commercial fringe, including the rezoning of some land in Williams Street and Reilly Street.

Additional floorspace will be limited to a combined increase of 3,700sqm for both commercial and retail uses. There is scope to expand the current Foodworks site to meet the needs of the catchment however, a new full line supermarket would not be viable in Inverloch.

Since some households to the east and west of town are currently located beyond of a reasonable walking distance of the town centre, the Inverloch Design Framework supports the provision of small convenience centres to meet their limited daily retail needs.

Further shop top housing, infill development and consolidation in the form of multi unit development and terrace development of the type of development already emerging within and around the town centre is expected.

The industrial area north-west of town, north of Dixon Street, currently seems to operate in a manner that limits negative ofsite amenity impacts and hence, the Inverloch Design Framework supports the retention, but not the expansion, of this industrial area, and provides a series of strategies to manage ongoing operation and maintenance of overall amenity.

The review of the Inverloch Design Framework considered the viability of a new, consolidated recreation reserve to the north-west of town. An assessment was undertaken which concluded that the earmarked recreation site be removed and the land should be absorbed as part of the residential land supply. Community consultation also revealed a preference for the retention of existing recreation facilities rather than creating an additional reserve. The community sought ongoing support to assist with maintenance and required facilities upgrades at the existing facilities.

The Inverloch Design Framework supports the long term re-location of the bowls club to an alternative site in town. The opportunity to identify an appropriate site at Thomson Reserve through a master-planning exercise, assessment and management of native vegetation and consultation with the local community, should be considered by Council in conjunction with the Club, to support their long term viability and success.

Inverloch residents and visitors are fortunate to have access to a range of passive recreation activities such as walking trails, the foreshore and creek environs and, while walking and cycling trails through along the creek and foreshore are good, there are gaps. There also appears to be gaps in the provision of local neighbourhood parks in some residential areas, particularly around the Toorak Road area. Specific strategies to address these deficiencies include: Implement bicycle and walking trail as contained in Council’s Bicycle Strategy, including providing a new link from the RACV site to town and extension of the Ayr Creek walking trail from Toorak Road to the foreshore.

Inverloch contains three caravan / camping areas within the town boundary. The foreshore camping area is operated on Crown Land, while the other two sites are privately owned. Given the residential zoning of the two private sites, ongoing pressure for the re-development of these caravan parks is expected. These sites would provide for residential development in key locations proximate to the town and the beach, integrated with surrounding residential areas; however any re-development of the Big 4 Caravan Site should be considered in conjunction with the development of the adjacent Broadbeach Retirement Development which is currently abandoned. Given construction to date includes some residential units, swimming pool and conference room/café area; opportunities for integration with the Big 4 site should be explored.

Residential re-development of caravan sites would require Council to provide alternate caravan and camping accommodation in Inverloch.

The revised Inverloch Design Framework will be implemented through the following means:
- Community Ownership;
- A Planning Scheme amendment; and
- Further Strategic Work.
In 2008, CPG Australia was engaged by the Bass Coast Shire to undertake a review of the 2003 Inverloch Design Framework (Inverloch Design Framework). The study area is contained in Figure 1.

The aim of this review was to:
- Determine the extent of implementation that had occurred since the adoption of the plan;
- Determine the currency of proposed strategies and objectives, and propose revisions as relevant;
- Update the proposed strategies and objectives to be in line with key policy directions, in particular the Victorian Coastal Strategy (VCS), 2006;
- Prepare a revised Inverloch Design Framework.

An extensive review process was undertaken to determine the currency of the 2003 Inverloch Design Framework strategic directions and recommendations. This involved:
- Assessing the existing conditions and determining changes in land use and development since 2003, in particular with a focus on housing development, style and character;
- Reviewing planning policy and strategic documents for directions related to Inverloch, and assessing the implications of this on the 2003 recommendations;
- Reviewing demographic data and trends to determine change over time and implications of this on the 2003 recommendations;
- Reviewing the needs of recreation user groups and assessing the merit and viability of the 2003 recommendations related to recreation;
- Reviewing the land supply scenario in the context of the rate of change since 2003 and forecasting supply requirements for Inverloch for the short to long term.

The review process has attracted interest from a wide ranging group of stakeholders including landowners, residents, community groups including local sporting clubs, retail and commercial operators, and developers. Consultation feedback from all stakeholders has been considered and incorporated into the updated Inverloch Design Framework.
3 background

3.1 Summary of Key Drivers

A series of key drivers have informed the preparation of the objectives and strategies that form the Inverloch Design Framework. These are summarised below.

3.1.1 Role & Function

Inverloch is a small coastal town and popular holiday destination. With a small resident population of 3,679 people, Inverloch has a strong sense of community. The natural environment of creeks, beach, foreshore environs, and a bush setting with birdsong and kangaroos, is a key asset of Inverloch.

The role of Inverloch is defined in both the MSS and the Victorian Coastal Strategy (VCS) as a ‘town’. A town is defined by the VCS as:

‘A settlement with population levels that vary in line with general services. Diversity of demography and housing. Moderate to high levels of holiday home ownership. Popular retirements / lifestyle destination closer to Melbourne. Basic medical facilities. Strong employment relationship with larger settlements nearby’.

3.1.2 Population Trends

The permanent resident population of Inverloch is 3,680 people. The demographic data indicates that the permanent population is consistently ageing and there is an increase in lone and two person households (66% of households). Young families form a key component of the population, however over time the data identifies that the numbers of young adults and school aged children has been declining. The population has a broad range of needs in terms of services, recreation, retail, and housing requirements and preferences.

During holiday periods, particularly in the summer, the population of Inverloch swells with visitors and tourists enjoying holidays in this lovely coastal town. While tourism is an important element of the economic development of town, the increase in population puts pressure on services, and car parking in town and at key beach locations becomes difficult. A range of tourist accommodation is provided to meet the needs of the holiday makers, including camping, serviced apartments and resort style accommodation. The range of accommodation needs of visitors should continue to be met in the future to ensure equity and access to tourism in Inverloch.

3.1.3 Settlement

The settlement patterns in Inverloch have traditionally focused in areas proximate to the foreshore and town centre. Over time, settlement has extended north and west. In recent years, the focus for settlement has been in the west of town around the Ullathorne Road and Toorak Road area, and to the east of town between Cuttriss Street and Old Ford Road.

The growth potential of Inverloch is defined by a number of key policy documents. The Bass Coast Planning Scheme has established a Settlement Hierarchy which seeks to set out the strategic directions and development opportunities in the Shire. Inverloch is defined as a town ‘…with moderate spatial growth capacity. Will be encouraged to accommodate some growth beyond existing urban zoned land and through infill development’. The ability to accommodate growth will be managed through the preparation of a Structure Plan, or in this case the revised Inverloch Design Framework.

The role and growth capacity of Inverloch as defined by the Settlement Hierarchy is generally consistent with the definitions for Inverloch contained within the Victorian Coastal Strategy (VCS). Within the VCS, the Coastal Settlement Framework: Spatial Growth Management Plan identifies the following growth potential for Inverloch - Moderate Spatial Growth Capacity. Some growth potential beyond existing urban zoned land or through infill but within defined settlement boundaries.

Opportunities to accommodate this growth include infill development and consolidation, as well as Greenfield residential development. Greenfield opportunities exist within the current settlement boundary. The release and supply of land will need to be managed to accommodate growth.

While the MSS identifies Inverloch as having moderate capacity for growth, the MSS directs the majority of future growth in the municipality to Wonthaggi. It is acknowledged that the housing markets and preferences will be quite different in these two locations.
### 3.1.4 Town Centre

The Inverloch town centre contains a broad range of commercial, retail, community and recreation uses. Close to the foreshore reserve, with a built form that is generally low rise in scale; the town centre creates a sense of place and focus for residents and visitors alike. Creating greater links for pedestrians, and opportunities for landscaping and public realm works, will only improve the look and enjoyment of the town centre for all users. There is a high potential for shop top housing and infill development at the edge of the town centre, with evidence of this form of development emerging in recent years. The design, setback and massing of this type of housing will require clear guidance to ensure that it sits comfortably within the natural environment and contributes to the clearly established character in these areas.

Opportunities for the expansion of the retail and commercial areas within the town centre and at its edges are evident, through the development of vacant or under-utilised sites, and/or the re-configuration of existing buildings and car parks. Any expansion however must be considered with regard to the overall catchment needs to ensure viability of retail outlets. The overarching objective will be to reinforce the town centre and avoid fragmentation of retail into outer lying parts of town.

### 3.1.5 Local employment

The Census data indicates that the local population are generally employed outside of the town, most likely in the major regional service centre of Wonthaggi. In town, local retail and commercial job opportunities are available, however there are limits to the scope of job generation. The consolidated service industry area to the north west of town is generally well occupied and provides for local businesses to operate within the town. Opportunities for expansion however are limited. The Council, in the MSS, seeks to direct new industrial activity to Wonthaggi as part of a broader economic development strategy.

### 3.1.6 Natural Environment & Character

The natural assets of town remain a key defining feature of the quality and attractiveness of Inverloch. As the town grows and re-development occurs, the management and protection of the natural environment will need to be given careful consideration.

The prevailing character of Inverloch is defined by heavy vegetation, generous vegetated setbacks and spacing between buildings, and wide informal roads. In newer areas to the west of town, development is defined by a suburban character including full kerb and channel roads, and a more programmed streetscape versus the informal nature of streets in the older parts of town. Maintaining a strong sense of character defined by the natural quality of the public realm and streetscape in residential areas, existing and new subdivision / infill; will be a critical outcome of this document.

### 3.1.7 Recreation and Open Space

Inverloch contains a good mix of informal and formal recreation and open space. The main recreation reserve and Thomsons Oval are key locations for organised sports including tennis, cricket, football and netball. The bowls club and surf club also provide opportunities for participation in a variety of recreation for all ages.

The provision of formal recreation facilities are generally based on population catchments, and the background review findings has revealed that Inverloch is served by an adequate supply of formal recreation to meet the needs of the current population, and the anticipated population growth. Some opportunities exist for additional land use at both ovals through a re-thinking of current layout at the main recreation reserve, and / or through a review of the quantum of bushland reserve at the Thomsons Oval. This work will need careful consideration by Council and the community.

The main recreation reserve and Thomsons Oval rely on a team of committed volunteers to assist in the maintenance and up-keep of these facilities. It is understood that there is a need for additional funding and support for these volunteers to continue their hard work.

A number of parks and walking trails exist in Inverloch, particularly around the foreshore and Screw Creek area. Passive open space in the residential areas is generally contained to pocket parks or reserves. Currently, there is a gap in a key open space reserve and walking trail along Ayr Creek linking the Toorak Road residential area with the foreshore. There is also a lack of walking and cycling trails from the RACV resort to town which also needs to be remedied.
Clause 21.10 of the MSS contains a vision for Inverloch.

The vision for Inverloch is for a consolidated and sustainable coastal village that optimises the existing natural assets and character, and services the lifestyle and recreational needs of residents and visitors.

The Inverloch Design Framework does not seek to amend this Vision.

The Strategy seeks to articulate this vision at its various levels through the consideration of thematic issues across the study area. Based on the above Vision, the overarching objectives of the Inverloch Design Framework are:

- To manage growth within an established town boundary;
- To provide housing diversity that is responsive to the changing demographic of permanent residents, and the housing and accommodation needs of the non-permanent residents;
- To direct residential growth to key areas at the edge of town, and provide opportunities for consolidation and infill proximate to the town centre;
- To enable the re-structuring of the town centre to improve circulation and pedestrian priority;
- To support the provision of convenience shops in designated areas to meet the convenience needs of local residents within a short walk from home;
- To support ongoing local job opportunities through the protection of the industrial area;
- To support the provision of recreation at Thomsons Oval and the main Recreation Reserve to meet the ongoing needs of users;
- To provide a mix of tourist accommodation opportunities, including camping and caravans.

4.1 Realising the Vision

The Vision for Inverloch would see it maintained as a high amenity, coastal township with the natural environment as its defining element. This will maintain a strong sense of place and localness for residents— the very elements that attracted, and continue to attract, people to Inverloch in the first place.

At the same time, non permanent residents and tourists will be able to enjoy a quality of place that is familiar, contained, and not threatened by inappropriate urban development pressure. This is not to say that Inverloch will be a timeless town that will be immune to change, however that any change will be carefully managed in the context of its role as a coastal town and its legacy as a location of high environmental quality.

The Inverloch Design Framework Vision seeks to deliver a combination of carefully programmed and innovative, market driven, change. It is intended that the realisation of the Vision will provide opportunities for high quality changes that will benefit current and future residents and visitors, including greater housing diversity through new greenfield development and infill/consolidation; structural improvements to the town centre that will improve use of this space and enhance the retail and commercial offer; and improved connections to the foreshore and environmental assets. Change of this nature is being experienced in many small towns in the Bass Coast already, as well as other Victorian coastal areas generally. The Inverloch Design Framework seeks to manage this change through an appropriate framework of place management.

This management framework is underpinned in the Inverloch Design Framework by a settlement boundary. While there is a significant deal of pressure for outward expansion, the Vision for Inverloch relies on careful leadership and decision making by Council to ensure that the agreed future of Inverloch as a sustainable coastal town is achieved.

The following sections of this document contain the recommendations for the revised Inverloch Design Framework. These recommendations are based around a series of objectives and strategies to assist land owners, the community and Council to collaboratively deliver the stated Vision. The revised Inverloch Design Framework is illustrated in Figure 2.
> Figure 2 Revised Inverloch Design Framework

Legend

- Town boundary
- Future redevelopment sites
- Recreation areas
- Residential land use
- Residential land use - Medium Density
- Commercial/Mixed Use area
- Foreshore
- Protect Sensitive environmental setting
- Bicycle Strategy Inverloch
- Shared pathway

Notes
1. Potential location for future convenience service centre
2. Future residential growth (rezone to R1Z)
3. Potential for additional residential growth through further subdivision (rezone to R1Z)
4. Protect and contain local service employment
5. New local access street
6. Future residential growth
7. Extended Medium Density Housing Area
8. Town Centre re-structure
9. Encourage sensitive re-development for accommodation / medium density residential with some mixed use. Requirement for a Coastal Vulnerability Assessment to underpin development planning
10. Facilitate relocation of Inverloch Bowls Club to Thompson Reserve
Managed Growth

One of the key objectives of the Inverloch Design Framework is managing and directing population growth and land supply in Inverloch. Managing growth is guided by key State and Local Government Planning Policy, in particular recent amendments to the Bass Coast Planning Scheme that introduce new objectives related to settlement and land supply. The combined changes to the planning policy context have provided firm parameters within which consideration of the future of Inverloch has been determined.

In accord with Clause 11 of the new format State Planning Policy Framework (SPFF), land supply for Inverloch must be considered in the context of the broader municipal land supply scenario. The following Urban land supply objectives contained in Clause 11 are as follows:

Clause 11 - Objectives:
– Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development.
– Ensure that sufficient land is available to meet forecast demand.
– Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis.
– Planning for urban growth should consider:
  – Opportunities for the consolidation, redevelopment and intensification of existing urban areas.
  – Neighbourhood character and landscape considerations.
  – The limits of land capability and natural hazards and environmental quality.
  – Service limitations and the costs of providing infrastructure.
  – Monitor development trends and land supply and demand for housing and industry.
  – Maintain access to productive natural resources and an adequate supply of well-located land for energy generation, infrastructure and industry.
  – Restrict low-density rural residential development that would compromise future development at higher densities.

Having regard to the above, land supply is to be determined by at the municipal level not on a town by town basis as it has been in the past.

Clause 21.05 – Settlement of the MSS contains a Hierarchy Framework Plan for the Bass Coast. The key towns in this Framework Plan are nominated to accommodate future growth – Inverloch is one of these towns. The amount of spatial growth that is planned for in Bass Coast is contained in Table 1 below. Note: The lot yield calculations for Inverloch are based on the land supply (zoned land) contained in the Inverloch Design Framework Review Findings Report, April 2009.

<table>
<thead>
<tr>
<th>Township</th>
<th>Lots (Yield at 10 lots per hectare)</th>
<th>Population (Projected at 2.1 persons per dwelling)</th>
<th>Average Occupancy Rate</th>
<th>Estimated population accommodated</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wonthaggi</td>
<td>5,100 10,710 90%</td>
<td>9,640</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dalyston</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>San Remo*</td>
<td>550 1,160 50%</td>
<td>580</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Inverloch</td>
<td>590 1,240 55%</td>
<td>680</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grantville</td>
<td>1,100 2,200 60%</td>
<td>1,320</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cape Paterson</td>
<td>620 1,300 40%</td>
<td>520</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td>12,740</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* based on figures generated in the Panel Report for Bass Coast Amendment C90
Note: Rounded

Table 1 identifies that Bass Coast currently contains zoned land in its key towns to accommodate a population of 12,740 people. The Victoria in Future (VIF) 2008 population projections for Bass Coast are contained in Table 2. It is projected that by 2026 the municipality will have a population of 41,920 people. This represents an increase of 10,000 people over the next 15 years.
### Table 2  Bass Coast Shire Population Projections

<table>
<thead>
<tr>
<th>Year</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>27,520</td>
</tr>
<tr>
<td>2011</td>
<td>31,690</td>
</tr>
<tr>
<td>2016</td>
<td>34,530</td>
</tr>
<tr>
<td>2021</td>
<td>38,200</td>
</tr>
<tr>
<td>2026</td>
<td>41,920</td>
</tr>
</tbody>
</table>

* Source: DPCD Vic In Future 2008  Note: Rounded

Table 1 indicates that the Bass Coast can support over 12,500 people with the current available zoned land supply – this does not include any opportunities for urban consolidation, and assumes an average 10 dwellings/ha will remain the preferred option for the residential market.

In accord with the supply calculation requirements contained in the State Planning Policy Framework, the Bass Coast Shire currently provides ample zoned land to manage spatial growth over the next 15 years. As noted, this supply calculation takes into account the available land supply within the Inverloch settlement boundary, including land identified to be rezoned to the west of town east of Ullathome Road. This is where greenfield growth will be directed.

On this basis, with the exception of the former proposed consolidated recreation site (Inverloch Design Framework 2006), no recommendations for additional land to be zoned for residential purposes in Inverloch will be made.

Consistent with the State Planning Policy Framework and the Victorian Coastal Strategy, some opportunities for further land supply in Inverloch may be considered in the future as appropriate when the 15 year land supply scenario is not able to be met. At this time, consideration of factors including overall town structure, environment, sustainable neighbourhood design and character will need to be undertaken to justify any expansion beyond the current settlement boundary.

### Infill/ consolidation

To accommodate infill development, the Inverloch Design Framework proposes to extend the designated medium density area currently contained in Clause 21.10 of the MSS. Unlike the majority of lots in Inverloch, the designated medium density area is generally unaffected by restrictive covenants which limit development to a single dwelling per lot.

Clause 21.06-1 of the MSS contains clear objectives and strategies for housing in the Shire of which the following relate to Inverloch:

**Objective 1 To increase housing densities and the consolidation of urban areas in appropriate locations and restrict increased housing densities and the consolidation of urban areas in inappropriate locations.**

**Strategy 1.1 Encourage increased housing densities within Wonthaggi, Cowes/Ventnor, San Remo, Inverloch and Grantville:**
- In proximity to commercial centres, community facilities and services.
- In areas nominated in structure plans or Design Frameworks.
- Within 200 metres of a main commercial activity centre.

In support of the above policy, Clause 21.10 contains strategies for the settlement and land use at the local area level for Inverloch.

**21.10: Local Areas**

**Local Area Implementation - Inverloch**

### Settlement

- Containing and consolidating development within the defined town boundaries, with a mix of densities to accommodate population growth without compromising the coastal village character.
- Avoiding rezoning of land outside the town boundary for the purposes of low density and rural living development.

### Land uses

- Locating medium density development within the defined precinct of Sandy Mount Avenue, Venus Street, Dixon Street, Ramsey Boulevard and on both sides of Clerk Crescent as detailed in the Inverloch Design Framework Overview Plan. Developing shoptop housing within the commercial precinct.

The Inverloch Design Framework recommends infill and consolidation opportunities central to town, in accord with the requirements of the MSS.

### Character

Central to the vision for the Inverloch Design Framework is the maintenance of the natural and coastal character of town. This character will be protected through the proposed design response that seeks to:

- Minimise visual impact of urban development on the significant environmental qualities of Inverloch including the foreshore and Screw Creek Reserve;
- Manage built form and design in terms of height, density and architectural quality;
- Enhance the town centre through improved design, structure and circulation for pedestrians and vehicles;
- Enhance streetscapes, building on the strong coastal landscaping that frames the residential setting;
- Maintain an informal and relaxed pedestrian environment through the provision of non urban streets (no kerb and channel), however providing footpaths on key streets to enhance walking and cycling;
- Improve overall links to town and the foreshore via a network of legible and connected walking trails.

The character of town will be largely driven by individual’s response to the private realm. That is, the way people live and the type of housing they desire; the services that they demand including education, community and health; and the level and amenity of retail and employment that they require.

The character of the streetscape has a strong influence on the look and feel of the various parts of Inverloch. For instance, the dominance of coastal vegetation along the foreshore and a strong bush setting in the established residential area, anchors a sense of place for visitors and residents.

The Inverloch Design Framework recognises the logic of a landscape hierarchy that differentiates the roles of different streets to enhance character areas, establish visual cues and desire lines, and reinforce the natural setting in town. Further work will be required to properly design, cost and implement a streetscape plan over the short term.
5.1.1 Objectives

- Manage growth within the existing town boundary.
- Reinforce role of Inverloch as a coastal town.
- Increase the overall residential offer within the established town boundary.
- Provide for housing diversity to cater for all market segments including standard and medium density housing.
- Manage the character of residential areas.

5.1.2 Strategies

- Retain established town boundary.
- Do not allow urban development outside of town boundary, and resist any pressure for future expansion.
- Facilitate the development of Greenfield sites in the short to medium term to bring on residential land supply.
- Encourage consolidation and infill development within the town boundary, including increased densities within the extended medium density housing area.
- Provide opportunities for the expansion of commercial uses within the town boundary in accord with the commercial area recommendations below.
- Prepare a Design and Development Overlay to manage the design and siting of new development, including infill and medium density housing. The Overlay should manage the following design issues: site coverage; front, side & rear setbacks; landscaping; fences; and materials & colours.

Greenfield Development

- Establish the north-west area as the focus for residential growth.
- Rezone FZ land in north-west to R1Z to maximise residential yield within the town boundary.
- Rezone LDRZ land in north-west area to R1Z to enable subdivision to smaller lots and increase overall yield in this growth pocket/node.
- Encourage an average density of 13-15 dwellings per hectare in Greenfield locations to maximise yield.

Consolidation / Infill Development

- Extend existing medium density housing area to enable new and re-development opportunities within easy walking distance of town and the foreshore (Refer to Figure 2).
- Encourage 2-3 storey development.
- Respect sharing of view between development sites and adjacent land of coastal outlook.
- Facilitate the opportunity for medium density housing on The Esplanade Caravan park site if this site becomes available in the future.
- Facilitate the re-development of the Big 4 Caravan Site for accommodation and residential development (see below).
- Retirement and integrated housing should be established within the medium density housing area where possible, or proximate to convenience level retail.
Character Areas

Development in residential areas must comply with the following character statements (Refer to Figure 3):

Town Centre (Character Area 1)
- Mixed use character.
- Built form more intense, rising to 3-4 storeys away from the residential interface.
- Opportunities for townhouse apartment style living.
- A more urban streetscape, strongly utilising pedestrian space for outdoor seating and dining.

Medium Density Housing (Character Area 1)
- Greater consolidation of housing.
- 2-3 storey townhouse and apartment style housing.
- Strong orientation toward foreshore.
- Taking advantage of rising topography to capture and share views of foreshore.
- Where possible, retention of coastal vegetation in both public and private space.

Established Residential Hinterland (Character Area 2)
- Potential for some future infill and medium density housing but intensity of that would reflect the detached housing character of the low density form.
- Through the area, expect respect for established setbacks.

Restricted Environmental Residential (Character Area 3)
- Acknowledge presence of significant areas of restrictive covariance as well as much stronger established treed environment.
- Expect much lower level redevelopment and consolidation.
- Dominant character will be detached housing at low density and this will be protected.

Emerging Residential Hinterland (Character Area 4)
- Intensity and style of development to reflect more contemporary themes and intensity of use.
- Smaller lots with a greater diversity of housing.
- A more urban character with more diverse setbacks (up to 5 metres), to achieve greater intensification.
Figure 3 Residential Character Areas

Drawing Key
1. Town Centre / Medium Density Area
2. Established Residential Hinterland
3. Restricted Environmental Residential
4. Emerging Residential Hinterland
6 a vibrant town centre

The Inverloch town centre is a street based centre focussed around A’Beckett Street and Reilly Street. As noted above, the town centre provides a range of convenience and tourist related retail, as well as community, recreation and commercial office uses.

The review process has assessed the role and function of the town centre, and has concluded that the town centre will maintain its role of serving the local resident population, and visitors, in a defined and fine grain street based environment. To enhance the pedestrian experience in the town centre, improve safety and circulation, and improve the amenity for outdoor dining and cafes, the Inverloch Design Framework proposes a minor re-structure of the town centre and current circulation patterns.

Central to a re-structuring of the town centre is the improvement of circulation and permeability for both vehicles and pedestrians, creating better connections between key elements including community hub, recreation, retail, tourist information and the foreshore.

The Inverloch Design Framework recommends that the structure of the town centre should reflect a hierarchy informed by how people typically access and move through the centre. As such, it is proposed that car based retail will be serviced from Reilly Street and the finer grain retail accessed via a new pedestrian zone in the eastern end of A’Beckett Street. The pedestrian zone will reinforce a strong sense of place within the core town area. Improvements to overall circulation and permeability are included as part of this recommendation.

An Assessment of Commercial Floorspace Requirements undertaken by Essential Economics as part of the review process has determined that there is the opportunity for some limited expansion of floorspace within the town centre to support future retail and commercial needs. This increase will be accommodated within a defined town centre footprint that typically includes the existing commercial area and immediate edges. This will require a re-thinking of the urban structure of town including:
– re-development of existing commercial sites,
– re-thinking of the large at grade car park to the rear of A Beckett Street,
– and the take-up of potential development sites at the commercial fringe, including the rezoning of some land in Williams Street and Reilly Street.

Additional floorspace will be limited to a combined increase of 3,700sqm for both commercial and retail uses, creating a total supportable floorspace of 12,700sqm in the Inverloch town centre for both commercial and retail uses.

The economic assessment clearly states that in regard to the provision of floorspace for supermarkets there is scope to expand the current Foodworks site to meet the needs of the catchment. However, the assessment concludes that a new full line supermarket, in addition to Foodworks, would not be viable in Inverloch. On this basis, the Inverloch Design Framework does not support the creation of a new full line supermarket in Inverloch.

As well as retail and commercial uses, the Inverloch Design Framework contains a series of strategies to increase the residential offer in the town centre and surrounds in accord with the Objectives and Strategies contained in Clause 21.06-1 of the MSS. This includes shop top housing, infill development and consolidation in the form of multi unit development and terrace development. This type of development is already emerging within and around the town centre and has been designed at a scale that is site responsive and sensitive.

In summary, the Inverloch Design Framework proposes that the town centre continue to operate as a local, street-based centre with pedestrian priority through its core.

6.1 Objectives
– Ensure the ongoing provision and integration of a mix of land uses within the town centre.
– Encourage a re-structuring of the town centre within an established footprint.
– Encourage shop top housing within the town centre.
– Improve circulation and pedestrian zones within the town centre.
– Encourage a high quality design outcome with a community focus on the private land within the foreshore precinct.
6.2 Strategies

- Maintain town centre footprint and manage land uses within this footprint in accord with Figure 4.
- Encourage re-structure of the town centre as follows:
  - Car based retail to be generally located to the north of the town centre. This retail will largely be accessed via the primary road network along Bayview Avenue and Williams Street. Opportunities to introduce a new east-west link between Reilly Street and Williams Street should be explored to manage vehicle traffic through the town centre.
  - A new pedestrian zone will be introduced in the south of the town centre, primarily focussed along A'Beckett Street between Reilly Street and William Street. The road cross section in the pedestrian zone will provide for one-way traffic only with a west–east direction to William Street. The surplus road space will be incorporated into a widened footpath to allow for easy pedestrian movement and street based dining and activities. Indented bays will be provided for car parking along this part of the street.
- Lighting, seating and landscaping in the town centre should be implemented based on an agreed streetscape theme.
- Facilitate development of shop top housing in accord with Strategies contained in 4.1.2.
- Provide opportunities for new commercial development in the ‘commercial fringe’ as illustrated on Figure 3, including, but not limited to, accommodation, café, retail.
- Rezone land in William Street and Reilly Street for commercial purposes.
- Apply a design and Development Overlay on land known as 2-4 The Esplanade, Inverloch.
- Manage and protect amenity of residential properties within the town centre.
- Provide clear links between core community uses along Reilly Street through directional signage and pathways.
- Building height in the town centre is required to be a maximum of 9.5 metres from natural ground level to roof line, with a minimum front setback of 1.5 metres for first floor development. First floor residential should also achieve a minimum rear setback of 1 metre.
- Facilitate the development of shop-top housing on the southern and northern sides of A’Beckett Street.
- Upper level residential should be included in any commercial re-development in the ‘car based retail area’.

- Development should provide a high quality interface to the street, commercial frontage and residential abutments.
- Upper level housing should be designed to be carefully articulated across the horizontal plain, providing relief and modulation in the built form to maintain an appropriate sense of scale and character.
- Signage in town centre to be provided in accord with the following:
  - Signs to be limited to verandah face, ground floor façade in solid wall, or hung from verandah perpendicular to kerb face.
  - Signs should be discouraged on verandah poles or roof tops.
  - Where retail is ground floor only, signs are discouraged above verandah height.
  - Flashing signs will be discouraged.
  - For first floor retail (not including cafes, restaurants or bars) signs will be limited to parapets.
  - For first floor cafes, restaurants or bars, limited signage will be acceptable on balcony balustrades including balustrades on verandah balconies.
Figure 4 Town Centre Re-Structure Plan

Drawing Key

1. Education (Inverloch Primary School and Kindergarten)
2. Residential
3. Commercial Fringe
4. Retail ("car based")
5. Retail (pedestrian zone)
6. Public Recreation and Community Spaces
7. Site Specific Design and Development Overlay

- Primary Road network
- "Heart Beat" (community space)
- Proposed traffic movement (including new east west road link to Williams Road)
- Low speed pedestrian Environment (one way)
- Expansion of Commercial area
  - (Mixed Use Zone)
- Expansion of Commercial area
  - (Business 1 Zone)

- Existing Mixed Use Zone
- Existing Business 1 Zone
7 convenience centres

Owing to the shape and pattern of settlement in Inverloch, some households to the east and west of town are currently located outside of a reasonable walking distance of the town centre. This means that short trips to the shops are likely to be made by the car. In order to enhance the sustainability of these neighbourhoods, the Inverloch Design Framework supports the provision of small convenience centres to meet limited daily retail needs i.e. bread & milk. This includes:

- A service centre / convenience outlet in a location near the Bass Highway west of Ullathorne Road, to meet convenience needs of the new residential community in this area.
- A small shop to support the needs of the emerging residential community in the east of town, proximate to the Broadbeach Development.

All weekly shopping needs will continue to be met by the retail provided in the town centre, and more broadly by the supermarket offer in Wonthaggi. The size and scale of convenience centres will be managed through specific strategies to ensure that development does not compromise the structure and performance of the town centre.

7.1 Objectives

- Support the potential for two small convenience shops in designated areas outside of a walkable catchment of the town centre.

7.2 Strategies

- Allow a service centre / convenience outlet with a total retail floorspace of 60sqm near the Bass Highway west of Ullathorne Road. This service centre will require careful design to ensure safe access is provided to the site from the Highway.
- Allow a small shop with a total retail floorspace of 60sqm in the east of town, as part of the re-development of the Broadbeach development. The shop should be incorporated into the ground floor of a mixed use building i.e. with residential above.
8 local service industry

A small and contained service based industrial area is located to the north-west of town, north of Dixon Street. The industrial area is located away from the core residential area and the prime environmental and coastal amenity of Inverloch.

The industrial area provides an important service industry role to the local community and surrounding residents, and is well developed. Some sites appear under-utilised in this area, and there is evidence of re-development of other sites in the past few years. Currently the industrial area seems to operate in a manner that limits negative offsite amenity impacts.

The Inverloch Design Framework supports the retention of this industrial area. The consultation revealed some support for an expansion of this industrial area to provide additional local employment to town people. It is the broader policy position of the Bass Coast Shire (Clause 22) to direct industry and service industry to Wonthaggi. Much of the vacant zoned industrial land is located at the eastern edge of Wonthaggi on the road to Inverloch. These strategically located industrial areas provide for business synergies and enable Council to manage site and amenity requirements of local businesses.

Within this context, the Inverloch Design Framework does not support further expansion of the industrial area beyond the current zoned land. The Inverloch Design Framework provides a series of strategies to manage ongoing operation and maintenance of overall amenity in the industrial area.

8.1 Objectives

– Continue to provide industrial based activity in Inverloch.
– Manage interface and amenity impacts to sensitive uses.

8.2 Strategies

– Retain the existing industrial area and provide for a mix of service based uses in this location.
– Discourage expansion of the existing industrial area.
– Minimise car parking or vehicle storage at the front of sites where possible.
– Minimise visual clutter created by excessive signage, particularly on fences and median strips.
– Encourage good design for new buildings, providing for activation at the street frontage where possible through the location of office / service centres in this area.
– Encourage landscaping at frontage of sites where possible.
– Discourage use of sites for container storage.
9 provision of recreation & open space

9.1 Recreation reserves

Formal recreation is an important part of community life and the culture of Inverloch. A range of formal recreation opportunities are provided in Inverloch, including the Thomson Oval, main Recreation Reserve, bowling club and surf club. Many of these clubs are experiencing growing memberships and participation.

A large focus of the Inverloch Design Framework review process and the finalisation of this Inverloch Design Framework has centred around the viability and need for a new consolidated recreation reserve proposed by the 2006 Inverloch Design Framework to the north-west of town. Extensive consultation and planning has been undertaken with locally based recreation user groups in town to understand their current and future needs, and to determine the relative merits of retaining this 2006 recommendation.

The 2006 Inverloch Design Framework nominated an area of 24Ha as a potential site to accommodate this use. This 24Ha site was nominated on private land. An assessment of the land requirements undertaken by CPG concluded that an area of only 12Ha would be required for such a facility. The Inverloch Design Framework Review Findings Report (CPG April 2009), supported the provision of a consolidated 12Ha recreation reserve in Inverloch based on the principle that both the Thomsons Oval and main Recreation Reserve would integrate their activities onto this site.

An assessment of the ability to deliver this outcome was prepared by CPG following the drafting of the Review Findings Report (Refer to Recreation Viability Assessment Working Paper, 2010). The viability of the consolidated site relied on the ability to generate capital from the sale of the two current sites to contribute to the cost of land acquisition and construction of a new consolidated site. The status of the Recreation Reserve as Crown Land impedes its ability to be sold for urban development, which not only renders the proposal difficult financially but also philosophically as a single consolidated site outcome for Inverloch would not be able to be achieved in this scenario. As such, the review process concluded that the earmarked recreation site be removed from the plan and be absorbed as part of the residential land supply scenario.

This assessment is in accord with the recently amended Clause 21.10 of the Bass Coast Shire Planning Scheme (amended, October 2010) which identifies that significant investment in future recreation infrastructure should be directed to regional centres within the settlement hierarchy, including Wonthaggi.

Specific recreation related consultation with the local community groups was undertaken during December 2009 – June 2010. This consultation revealed a preference for the retention of the existing facilities versus the creation of a third recreation reserve, hence supporting the findings of the recreation assessment. The community did seek ongoing support and funding to assist with maintenance and required facilities upgrades at the two existing facilities. It is accepted that the main Recreation Reserve is limited in terms of site expansion, however that future expansion of recreation facilities at the Thomsons Oval could be considered in the future alongside appropriate consideration of the management of vegetation and the bushland reserve.

9.2 Bowls Club

The 2003 Inverloch Design Framework recommended that the bowling club relocate from its current site to the proposed consolidated recreation reserve. This recommendation was met with resistance from the bowls club.

The bowls club currently has a lease until 2015 for their current premises. The Department of Sustainability and Environment have indicated that they support an extension to this lease, but do not see the site as along term option for the Bowls Club.

the Inverloch Design Framework continues to support the long term re-location of the bowls club to an alternative site in town. It is acknowledged that opportunities to locate land suitable for the bowling club are limited. It is however considered that a site could be found at Thomson Reserve through a master-planning exercise, assessment and management of native vegetation and consultation with the local community. This opportunity should be considered by Council in conjunction with the Club to support their long term viability and success.
9.3 Passive Open Space

In terms of passive recreation, Inverloch residents and visitors are fortunate to have access to a range of activities such as walking trails, the foreshore and creek environs. The provision of walking and cycling trails through along the creek and foreshore is good however there are currently gaps in some of the trails through the residential parts of town including Ayr Creek and the RACV site. There also appears to be gaps in the provision of local neighbourhood parks in some residential areas, particularly around the Toorak Road area.

9.3.1 Objectives

– Continue to provide a full range of active recreation that supports the needs of the community.
– Provide opportunities to upgrade and improve recreation offer on existing and new sites.

9.3.2 Strategies

– Implement bicycle and walking trail as contained in the Bass Council’s Bicycle Strategy Plan in Inverloch, including providing a new link from the RACV site to town.
– Extend the Ayr Creek walking trail from Toorak Road to the foreshore.

Recreation Reserve

– Undertake a masterplan to re-locate / re-distribute uses more efficiently across the site including:
  – Upgrading, and possibly re-locating, netball courts on the site.
  – Providing car parking at Reilly Street frontage to service the recreation users and shoppers.
  – Upgrading club room facilities.
  – Provide for ongoing sharing of facilities with the Primary School and community user groups.
  – Remove fencing where possible to ‘open up’ the recreation reserve to the community.

Thomsons Reserve

– Facilitate the construction of an additional two tennis courts to provide a total of 8 tennis courts on site.
– Maintain areas for passive recreation in a bush setting.
– Consider opportunities to expand current facilities to the east, into the vegetated area, to meet future recreation needs. This option should only be considered in view of detailed assessment of impacts on vegetation and habitat environs.

Bowls Club

– Provide for the ongoing operation of the bowls club at its current site in accord with the existing lease agreement.
– Encourage the long term re-location of club to an alternative site. Sites within the town centre should be explored, including the potential for locating within Thomsons Reserve. A site allowance of 1.5Ha is required.
10 supporting tourism

Owing to its natural environment and coastal location, Inverloch is a popular tourist destination particularly over summer. Inverloch currently provides a wide range of holiday accommodation options from higher end resorts, motels and serviced apartments, to caravan parks and camp sites. This mix of holiday accommodation will continue the broad appeal of Inverloch for a range of visitors and ensure that there is equity and flexibility in the opportunities to stay in town as a visitor into the future.

Within the town boundary, Inverloch contains three caravan / camping areas including the caravan park on the Esplanade, the Big 4 Caravan Park and the foreshore camping area near Screw Creek. The foreshore camping area is operated on Crown Land, while the other two sites are privately owned operations. It is understood that given the residential zoning of these two sites, ongoing pressure for the re-development of these caravan parks will be mounted. These sites would provide for residential development in key locations proximate to the town and the beach, integrated with surrounding residential areas.

Any re-development of the Big 4 Caravan Site would be required to be considered in conjunction with the development of the adjacent Broadbeach Retirement Development which is currently abandoned. While this site was intended as a high end retirement resort, its future is uncertain. Given what has been constructed to date, including some residential units, swimming pool and conference room/café area; it is considered that opportunities to adapt this site for accommodation purposes that can be integrated with the Big 4 site in its current or a re-developed form.

Any re-development of the two private caravan sites for residential purposes would need to be met with an ongoing commitment from Council to support the provision of caravan and camping accommodation on alternative sites in Inverloch.

10.1 Objectives

– Provide a range of tourist accommodation to meet the changing needs of the holiday market.
– Provide tourist accommodation in highly accessible locations.
– Recognise the ongoing role for camping and caravan accommodation as a key element of the tourist offer.

10.2 Strategies

– Continue to provide foreshore camping in the east of town, proximate to Screw Creek.
– Encourage the re-development of the Esplanade Caravan Park for residential development in the short term, facilitating the re-location of caravan and camping to a new location at the edge of town.
– Facilitate the re-development of the Big 4 Caravan Park to support a mixed tourist accommodation offer, including permanent and non-permanent accommodation. A DPO will be required to be applied to this, and adjacent land, to manage this process (see below).
– Allow opportunities for the alternative use of the existing Broadbeach Retirement Village development as a tourist accommodation site in accord with the following guidelines:
  – Re-structure or re-development of existing buildings should be allowed to provide a mixed tourist accommodation offer.
  – A small commercial offer, including a convenience store and restaurant/ dining will be permitted on this site.
  – Vehicle access to the development must only be provided from current crossover at Lindsey Close.
– Apply a DPO and DDO to the southern part of the Broadbeach Retirement Village site, Big 4 Caravan Park site and adjacent land, to appropriately manage the re-development and design of these sites in the future.
  – The DPO will require conditions including, but not limited to, the following:
    – An integrated plan for affected land prior to the issue of any permit.
    – The development outcome should maximise yield whilst maintaining vegetated / coastal character qualities.
    – Development proposals to demonstrate responsiveness to the relevant policy, in particular Clause 15: Climate Change.
    – Access to the site to be provided via new roads, and will disallow access via the foreshore road.
    – Drainage and flooding assessments to the satisfaction of the Responsible Authority.
  – The DDO will contain guidelines that will include, but not be limited to, the following:
– New development will be required to be of high quality, coastal architecture.

– Development should be well articulated and modulated to provide relief in the built form. Extended building facades along southern boundary of the site will be discouraged.

– Development will be limited to a height of 9.5 metres.

– Encourage diverse and informal setback to the foreshore reserve reflecting the casualness of siting of camping and holiday accommodation to the east.

– Encourage spacing between buildings to view both development behind, and from behind to view through to the ocean.

– As part of diversity of tourist accommodation offer, recognise there is a place for tourist based caravan parks proximate to the edge of the town boundary. A desirable proposal would have the following attributes:
  – Proximity to the foreshore.
  – Adjacent to the town boundary.
  – Within walking distance to convenience facilities / kiosk.
  – Warrant rezoning at appropriate time.
The revised Inverloch Design Framework will be implemented through the following various means:

**Community Ownership**
- Development of a community management plan to implement non statutory elements where possible, and gain overall carriage of the Vision.

**Planning Scheme**
- Amendment to Clause 21.04, Clause 21.10 of the Bass Coast Planning Scheme, including amended vision, framework plan and town centre plan.
- Introduction of new DPO and DDO to apply to the Broadbeach /Big 4 site.
- Introduction of a DDO to apply to 2-4 The Esplanade, Inverloch.
- Introduction of a new DDO for new residential areas and to manage medium density housing area.

**Further Strategic Work**
- Recreation Reserve masterplan.
- Town Centre Re-Structure masterplan, including public realm details.
- Streetscape plan, including character areas and planting hierarchy.
## Table A: A Review Process & Timeline

<table>
<thead>
<tr>
<th>Review Process</th>
<th>Timeline</th>
</tr>
</thead>
<tbody>
<tr>
<td>Review existing conditions / town structure to determine change and development outcomes since the adoption of the 2006 Inverloch Design Framework</td>
<td>October – December 2008</td>
</tr>
<tr>
<td>Review planning outcomes context including policy framework, in particular changes in State policy relating to coastal planning and settlement</td>
<td></td>
</tr>
<tr>
<td>Review planning applications and building approvals data to determine land supply scenario</td>
<td></td>
</tr>
<tr>
<td>Preparation of detailed recreation audit to determine infrastructure needs including review of the Inverloch Design Framework proposed consolidated recreation site</td>
<td></td>
</tr>
<tr>
<td>Consultation with community – Council led (Visioning session)</td>
<td>December 2008</td>
</tr>
<tr>
<td>Consultation with landowners, in particular owners of large parcels who had expressed an interest in developing their land in the future</td>
<td>December 2008 – January 2009</td>
</tr>
<tr>
<td>Preparation of detailed commercial floorspace assessment to determine capacity for additional retail and commercial land in Inverloch, and where best this should be located</td>
<td>March 2009</td>
</tr>
<tr>
<td>Draft Inverloch Design Framework recommendations</td>
<td>January – March 2009</td>
</tr>
<tr>
<td>Draft Inverloch Design Framework Report, presented to Council</td>
<td>July 2009</td>
</tr>
<tr>
<td>Community meeting #1, Draft Inverloch Design Framework presentation</td>
<td>September 2009</td>
</tr>
<tr>
<td>Draft Inverloch Design Framework Report Peer Review initiated by Council, April 2010</td>
<td>April 2010</td>
</tr>
<tr>
<td>Community meeting #2, Recreation assessment presentation</td>
<td>June 2010</td>
</tr>
<tr>
<td>Additional Inverloch Recreation Assessment, CPG</td>
<td>July 2010</td>
</tr>
<tr>
<td>Final revised Inverloch Design Framework, 2010</td>
<td>November 2010</td>
</tr>
</tbody>
</table>