

# Smiths Beach Town Plan / **Town Plan** **Report (Volume 2)**

FOR **Bass Coast Shire Council**  
DATE **April 2022**



**ACKNOWLEDGEMENT OF COUNTRY**

We acknowledge the traditional owners of the land of the focus of this project, the Bunurong and Boonwurrong people of the Kulin Nation and pay our respects to their elders, past, present and emerging and to all Aboriginal and Torres Strait Islander people living in this community today.

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# 1. INTRODUCTION







1.1 PURPOSE

The Smiths Beach Town Plan is a “once in a generation plan”, that sets out a vision, objectives and priority projects for the following domains:

- Environment
- Land Use
- Access and Movement
- Social connection and celebration.
- Public Realm
- Township Character
- Services
- Governance

The community does not want to transform the sense of place but has identified a range of matters concerned with movement, connection, composition, character, governance, environment and service which could be further improved to enhance safety, amenity and enjoyment of the lifestyle and setting of Smiths Beach. This plan sets a pathway to resolve challenges to the Smiths Beach township, in the context of the town’s unique context and organisational and community relationships.

The Plan will help guide community, agencies and Council to prioritise resources for physical projects and community building initiatives.

The Plan comprises two volumes :

- A Background Report (Volume 1) which includes a township overview, summary of key strategies, policies and legislation that impact Smiths Beach and its future directions. Opportunities and constraints analysis, criteria for decision making and prioritising actions, engagement and inquiry by design outputs.

- The Town Plan (Volume 2) includes:
  - **Chapter 1** - Introduction including a brief outline of the purpose of the plan and methodology
  - **Chapter 2** - Vision for Smiths Beach
  - **Chapter 3** - Key Directions and Initiatives
  - **Chapter 4** - Town Plan
  - **Chapter 5** - Township Gamechanger Projects
  - **Chapter 6** - Implementation program



Figure 1. Smiths Beach Town Centre



1.2 HOW THE PLAN WILL BE USED

The Smiths Beach Town Plan is a shared plan, between the community of Smiths Beach, Council and its partners who have various responsibilities for Smiths Beach and surrounds to translate community feedback on enhancing Smiths Beach into a workable plan of actions and high-level budgeting suitable for implementation over the short and longer term.

It will be used to:

- Guide changes to the planning scheme with respect to land use and development controls
- Guide decisions for Council and land managers around the use, materiality and development of public assets
- Prioritise capital works
- Assist the Smiths Beachcomber Association to prioritise projects
- Provide guidance to strategic landowners and land managers
- Guide key organisations about funding allocations for initiatives in the plan
- Integrate key actions and priorities into partner organisations’ work plans
- Help wider community and business to understand the priorities of the town.
- Give clear delineation about who is responsible for actions.

This plan will help decision making, prioritise resources and strengthen partnerships.

What are the limitations of the project?

LIMITATIONS	
Negotiables	Non-Negotiables
<ul style="list-style-type: none"><li>• Roles and responsibility of community groups and Council</li><li>• Types of projects (services or infrastructure)</li><li>• Existing infrastructure</li><li>• Period of implementation</li></ul>	<ul style="list-style-type: none"><li>• Budget for Plan</li><li>• State and federal government policies and legislation</li><li>• Physical town boundary</li></ul>

What does success look like?

- Community has input into, and supports the Plan.
- Key partners have input and support the Plan
- Way forward for three key initiatives to be identified through the preparation of the Plan.

1.3 KEY PARTNERS IN THE PLAN

Land within the Smiths Beach township is under the care and management of a number of organisations. Critical to the successful implementation of the Plan, is that it recognises and works with the following partners (among others):

- Bass Coast Shire Council
- Bunurong Land Council
- Country Fire Authority (CFA)
- Department of Environment Land Water and Planning (Environment) (DELWP)
- Dept of Transport (Rural Roads Victoria, VicRoads, Public Transport Victoria) (DoT)

- Local business
- Phillip Island Board Riders Association
- Phillip Island Nature Parks (PINP)
- Phillip Island Resorts
- Smiths Beachcombers Association (SBA)
- St Bede’s College
- Woolamai Beach Surf Life Saving Club (SLSC)
- Wider Community

1.4 THE AREA FOR THE PLAN

The Plan considers the town of Smiths Beach, and key locations within it including the township entrances, the commercial area, YCW Beach and Smiths Beach Car Parks, Mitchell Reserve as well as the pedestrian, cyclist and vehicle networks between.

The Plan considers the relationship between the town, the coast and neighbouring rural areas and its links into the balance of Phillip Island.





1.5 METHODOLOGY

The fundamental starting point in developing the plan is three-fold:

- Understanding the physical attributes and character of Smiths Beach
- The strategic context, including critical policy and institutional relationships.
- Community values, expectations and aspirations for Smiths Beach

The *Smiths Beach Town Plan Key Findings Report*, which documents consultation that Council undertook with the community in May through July 2020 to understand the views and values of the broader community, was a key starting point in establishing the basis of the Town Plan.

The preparation of the plan was undertaken in four stages:

**Stage 1** – Involved understanding the context of all elements relating to Smiths Beach and preparing a background paper to identify all of the issues and opportunities to consider when preparing the Draft Plan. This Town Plan then pulled together key information to provide a multi sectoral understanding about the various aspects and influences on the town.

**Stage 2** – Involved preparing a Draft Town Plan and a summary of key projects or actions to advance the Plan, in collaboration with critical stakeholders and a community panel.

**Stage 3** – Involved testing the Draft Plan with the wider community, and key agencies.

**Stage 4** – Involved reviewing the Plan to ensure that it meets the aspirations and expectations of the community, Council and other partners.

*The Smiths Beach Town Plan – Volume 1 Background document (April 2021), Community Engagement through the Smiths Beach Town Plan Key Findings Report (June 2020) and the Road Use Hierarchy and Car Parking Assessment (March 2021), combined with the Inquiry by Design process and input of community provides the basis for the preparation of the Town Plan.*

1.6 STRUCTURE OF THE BACKGROUND REPORT AND TOWN PLAN

**Volume 1:** Background report comprises a township overview, summary of key strategies, policies and legislation that impact on Smiths Beach and its future directions, Opportunities and constraints analysis, criteria for decision making and prioritising actions, engagement and Inquiry By Design outputs.

**Volume 2:** The Town Plan comprises:

- **Chapter 1** - Introduction including a brief outline of the purpose of the plan and methodology.
- **Chapter 2** - Vision for Smith’s Beach.
- **Chapter 3** - Key Directions and initiatives
- **Chapter 4** - The Town Plan
- **Chapter 5** - Township Gamechanger Projects
- **Chapter 6** - Implementation program





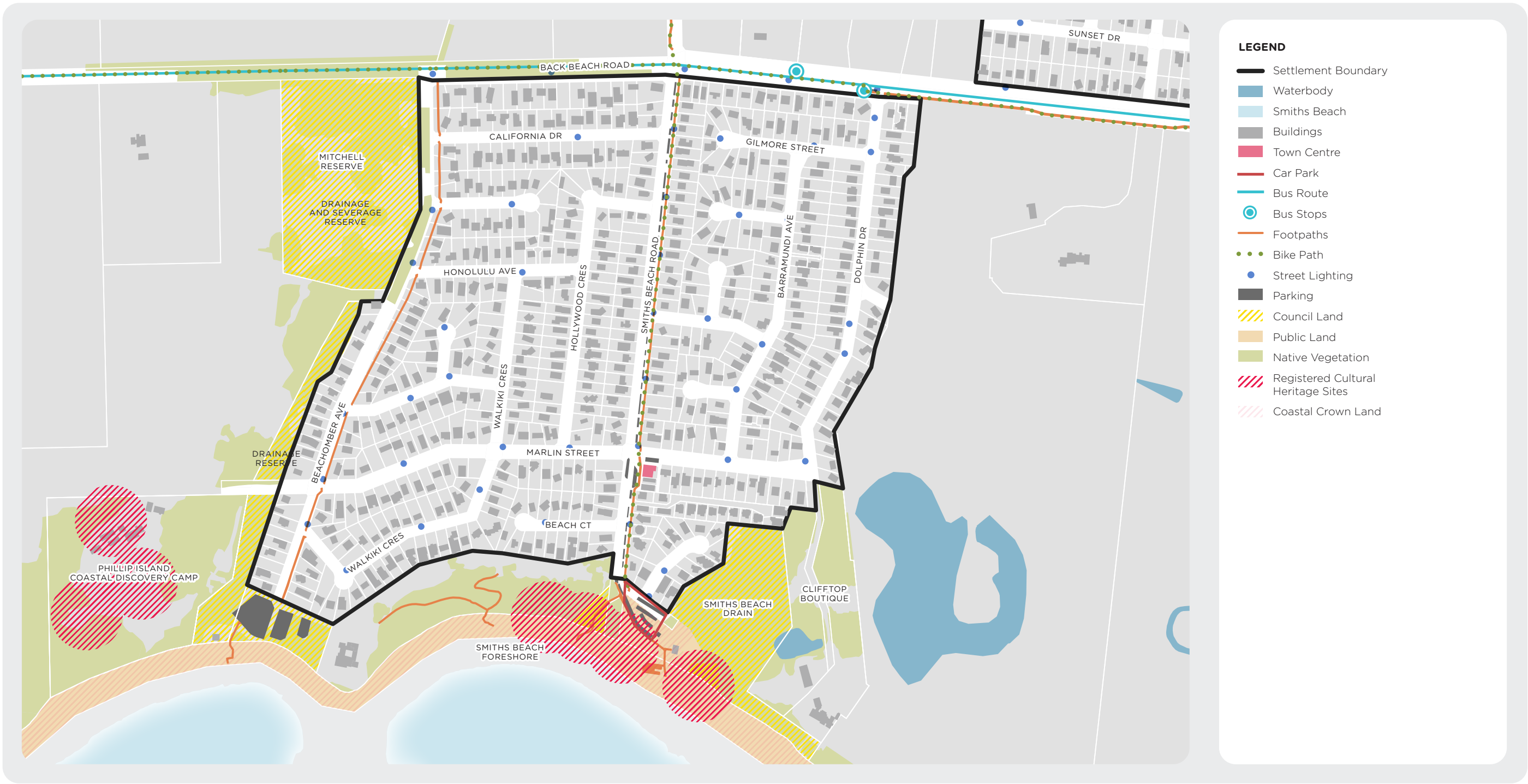


Figure 2. Context and Key Elements





## 2. VISION







## 2.1 WHAT IS THE VISION FOR SMITHS BEACH?

Home to the ancient Bunurong people, with a continuous history, culture and ongoing connection, and its more recent community, emerging from holiday and surf culture, Smiths Beach will be a relaxed and connected coastal town that continues to embrace its seaside character, significant environmental attributes, and strong sense of community.

The town will remain a destination for visitors as a longstanding coastal attraction, while maintaining the relaxed residential amenity and sense of place treasured by the local community. With a safe and friendly atmosphere created by both the lifesavers and residents, the town will comfortably manage seasonal ebbs and flows of activity through the effective planning of access and movement with a focus on people, to ensure safety, accessibility and connectivity.

Smiths Beach will be an exemplar of resilience and sustainability as it deals with the stressors of peak periods, climate change and increasing attraction of visitors.

The town plan will be responsive to the challenges Smiths Beach faces, evolving as the needs of the community change into the future and will harness the community's desire to continue to build on opportunities, driven by the strong passionate community voice including locals and agencies who care deeply about their town.

## 2.2 KEY DIRECTIONS

**Environment** - A place of ecological significance, the natural environment of Smiths Beach will be preserved and enhanced through thoughtful design, restorative planting and protection of wildlife, education and use of sustainable alternatives..

**Land Use** - A residential hamlet, Smiths Beach will continue to support residences of seaside character within the township boundary, flanked by farmland. The town will be supported by extraordinary scenic public open space along the coast and on the periphery of the town, providing opportunities for relaxation and community connection. Small local businesses, consolidated within the town's heart and a mix of home-based businesses, will serve residents and tourists' needs.

**Access and Movement** - Smiths Beach will be a safe, inclusive and connected town that will be easy to move within and around, at both off peak and peak times. With a focus on active transport such as walking and cycling, there will be increased enjoyment of the area, improving health of the community and the environment.

**Public realm, Character and Facilities** - The treasured coastal charm of Smiths Beach will remain. Smiths Beach will have a functional and aesthetically pleasing public realm that residents can be proud of, designed with a strong coastal aesthetic. Public facilities throughout the town will be safely accessed and used with ease.

**Social Connection and Culture** - The layers of heritage and culture of Smiths Beach will be celebrated. A range of cultural and recreation experiences will be available at Smiths Beach across the seasons for the wellbeing of individuals and groups, while at the same time respecting the amenity of the town. Residents will feel socially connected and the local economy will contribute to the town's liveability.

**Services** - Services for Smith's Beach community will improve resilience and services across Phillip Island and Bass Coast Shire will be accessible to residents.

**Governance** - Smiths Beach township will be managed in a coordinated way between the landowners, Bass Coast Council and other agencies, to ensure the natural environment is protected and improvements are based on considering the town's special character.









## 3. KEY DIRECTIONS AND INITIATIVES







To achieve the vision for Smiths Beach a suite of objectives, strategies and actions are proposed based on the themes:

- Environment
- Land Use
- Access and movement
- Public Realm, Character and Facilities
- Social connection and culture
- Services
- Governance

A summary of the key direction and objectives for each key direction is provided below. Each objective is supported by a series of actions.

Implementation is critical to the success of the plan and requires leadership, sustained effort and strong coordination and co-operation between community, agencies and Council.

Following consultation with the community, priorities for implementation, including timeframes, will be confirmed with the Reference Group.





### 3.1 ENVIRONMENT

#### KEY DIRECTION

*A place of ecological significance, the natural environment of Smiths Beach will be preserved and enhanced through thoughtful design of the private and public realm, restorative planting and protection of wildlife, education and use of sustainable alternatives.*



#### OBJECTIVES

- To improve environmental conditions
- To improve environmental health and amenity for residents and visitors
- To protect the town's people and assets from environmental hazards
- To reduce impact of human activity on the environment
- To promote awareness and protection of Smiths Beach environment

#### SUMMARY

The environmental conditions and attributes of Smiths Beach and surrounds are fundamental to the success of the town, including species protection, safety, identity, wellbeing, township character and the innate value of the environment.

The quality of the environment and Smith Beach's environmental features are critical drawcards for residents and visitors. Protecting environmental attributes is a critical issue for this plan.

Mitigating environmental hazards in parallel, understanding, and working with environmental processes and hazards is also critical to ensure safety and a sustainable foundation for investment of infrastructure.

Environmental factors include impacts of climate change such as level rise and heat stress, protecting native vegetation, geomorphic conditions including erosion and mass movement, energy and water use, amenity including noise and dust.

#### MANAGING ENVIRONMENTAL HAZARDS

The town's infrastructure needs to support improved environmental outcomes. Upgrades to existing swale drains in parts of the town are needed to reduce erosion and capture litter and pollutants from entering waterways. Drainage should be designed in the context of Water Sensitive Urban Design, in some places that may require piping and in other parts of town, swale drains planted with indigenous plants are appropriate. Light pollution from street lighting and private properties can be minimised through the use of a "fauna friendly" lighting approach such as the *National Light Pollution Guidelines for Wildlife including Marine Turtles, Seabirds and Migratory Shorebirds*, Department of Agriculture, Water and the Environment.

Where gravel roads exist in the town, a recommended lower speed limit of 20km per hour, a "polite speed" will reduce the impact of dust. This will also provide safer and more pleasant conditions for pedestrians and cyclists to move around town.

Potential noise from the Grand Prix track is both a regulatory matter through the Environment Protection Authority and associated permits, as well as an environmental health issue. Interventions such as increased planting between the town and the noise source can help reduce, although not eliminate, the impact of noise<sup>1</sup>.

In particular, the cliffs between the two heads of Smiths Beach and YCW Beach have the potential for geomorphological weakness, as shown in the Phillip Island Nature Park Coastal Process Study by Water Technology.

<sup>1</sup> Dept Planning, Transport and Infrastructure, SA, 2012, "Reducing noise and air impacts from road, rail and mixed land use: A guide for builders, designers and the community", page 10.



While the current suite of overlays are serving to protect the environment of Smiths Beach, both the beach and the township including vegetation protection, significant landscape protection and geomorphological significance under the environment significance overlay, highlighting the hazard of potential erosion in this locality is necessary to ensure that it is considered in the event that future works are proposed on this part of Smiths Beach.

In this context, it is recommended that Erosion Management tools be investigated for land subject to potential mass movement.

RURAL CONSERVATION ZONE

Land between the two bluffs of YCW Beach and Smiths Beach, known as the St Bede’s College land, is currently zoned Farming Zone. Given the environmentally sensitive conditions and attributes of the land, it is recommended that rezoning the land to Rural Conservation Zone or other appropriate zone.



KEY DIRECTION FOR THE ENVIRONMENT	
A place of ecological significance, the natural environment of Smiths Beach will be preserved and enhanced through thoughtful design of the private and public realm, restorative planting and protection of wildlife, education and use of sustainable alternatives.	
OBJECTIVE 1 Improve environmental conditions	E1a - Encourage landowners to plant indigenous plant species within their properties by providing easy access to plants and advice E1b - Investigate drainage system improvements within Smiths Beach including redeveloping from an open to closed drain system to include appropriate litter traps and reduce erosion. E1c - Consider fauna when designing streetstreet lighting, strategic developments and the lighting requirements for major properties. E1d - Enhance the land within the reserve along the western edge of Smiths Beach township as a BioLink E1e - Strategic pruning on public land to allow for public views and vistas, increase passive surveillance and safety to stop vandalism and illegal pruning.
OBJECTIVE 2 To improve environmental health and amenity for residents and visitors	E2a - Increase indigenous planting efforts along the western fringe of the township to reduce noise from the grand prix. E2b - Enhance street tree planting with indigenous plant species for increased shade during summer months and improve habitat E2c - Increased planting around the General Store, along key roads to soften and cool these areas. E2d - Reduce dust from existing gravel roads by working towardstowards a 20km/hour target on residential streets.
OBJECTIVE 3 To protect the town’s people and assets from environmental hazards	E3a - Undertake Invasive plant removal and erosion protection. E3b - Investigate applying Erosion Management tool on land subject to potential mass movement as identified in the Phillip Island Nature Park Coastal Process Study. E3c - Consider reducing risk of bushfire by undergrounding powerlines E3d- Review emergency management plans and procedures which include Smiths Beach alongside the CFA to ensure compliance with relevant requirements are met
OBJECTIVE 4 Reduce impact of human activity on the environment	E4a - Undertake Waste Management Plan for Smiths Beach considering the following: Reduce litter through increased bin placement. Signage Dog excrement etc Increase public bins including recycling and cigarette bins and consistent waste collection (more frequent during Summer). E4b - Increase protection and preservation of Smiths Beach flora and fauna through improved pathways and signage along the foreshore reserves. E4c - Reduce lighting impact of major properties within Smiths Beach, to fauna friendly. E4d - Investigate rezoning St Bede’s College land from Farming Zone to Rural Conservation Zone or another appropriate zone that allows for the current use but prioritises environmental protection.
OBJECTIVE 5 To promote awareness and protection of Smiths Beach environment	E5a - Improve education and awareness of local wildlife (Hooded Plovers, Shearwaters) to both protect species and invite ecotourism to the area.



LANDUSE

KEY DIRECTION

*A residential hamlet, Smiths Beach will continue to support residences of seaside character within the township boundary, flanked by farmland. The town will be supported by extraordinary scenic public open space along the coast and on the periphery of the town, providing opportunities for relaxation and community connection. Small local businesses, consolidated within the town's heart and a mix of home-based businesses, will serve residents and tourists' needs...*

OBJECTIVES:

- To maintain the compact residential township and township boundary
- To enhance the role and quality of public open space within the township
- To provide opportunities for community and small business to serve the local residents and visitors

SUMMARY:

Smiths Beach is a residential hamlet, supported by extraordinary public open space along the coast and reserves on the periphery of the town.

Located at the central intersection in the town, Marlin Street and Smiths Beach Road, the general store and surf shop, flanked by a wider public area, appears as the “town centre”.

There is very little opportunity for additional businesses or services, with the exception of home-based business, due to the town’s zoning regime.

In terms of land supply, there are 548 dwellings in Smiths Beach and approximately 20 vacant residential lots scattered throughout the town. There are few unit developments on small lots, with the majority of lots being conventional suburban lots of approximately 750 to 800 square metres.

MAINTAINING TOWN BOUNDARIES

The planning scheme contains strong policy statements around containing residential development within the town’s boundaries and maintaining the settlement role of Smith’s Beach as a “Low Growth Settlement” and to retain surrounding rural land in its current land use and form. This plan supports this policy by maintaining the town boundary and maintaining the existing General Residential Zone and Farming Zone.

This also reflects the strong community views that a strong township boundary should be maintained, as well as the farmland surrounding it.





- Smiths Beach – Environmental/Tourism/Cultural/Sporting
- YCW Beach – Environmental/Tourism/Cultural/Sporting
- Mitchell Reserve – Active open space/Community space

- Pump track and/or half basketball court
- Enhanced playground
- BBQ facilities
- Seating
- Shelter/rotunda
- Outdoor gym and exercise equipment.
- Off leash dog area

A detailed Masterplan was developed for the YCW Beach carpark to improve visitor experience and functionality. The YCW beach can be improved by enhancing the YCW Beach car park and facilities area with improved toilets, enforcing the parking area to ensure no camping and implementing other recommendations of the 2014 Masterplan.

Two properties at the intersection of Marlin Road and Smiths Beach Road (the PO Boxes, the General Store and Surf Shop) are zoned Mixed Use Zone. The vacant land at 218 Smiths Beach Road (located opposite the General Store) is zoned General Residential Zone and given its central location has been previously identified as a site that could potentially accommodate other uses beyond residential, such as open space or a commercial use. However, based on the existing open space provision and the residential nature of the site adjacent to existing dwellings, it is recommended its residential zoning is retained, with any future residential development responding to the adjacent character.





Figure 3. Land Use Map



<b>KEY DIRECTION FOR LANDUSE</b> <i>A residential hamlet, Smiths Beach will continue to support residences of seaside character within the township boundary, flanked by farmland. The town will be supported by extraordinary scenic public open space along the coast and on the periphery of the town, providing opportunities for relaxation and community connection. Small local businesses, consolidated within the town's heart and a mix of home-based businesses, will serve residents and tourists' needs.</i>	
<b>OBJECTIVE 1</b> To maintain the compact residential township and township boundary	LU1a - Maintain and protect the existing town boundary through the existing policy in the Bass Coast Planning Scheme. LU1b - Maintain the existing Farming Zone immediately to the east and west of Smiths Beach.
<b>OBJECTIVE 2</b> To enhance the role and quality of public open space within the township	LU2a - Prepare a Master Plan for Mitchell Reserve to enhance the role of the park and investigate opportunities for further recreation facilities and an off leash dog area. LU2b - To improve sense of safety at Mitchell Park - visually open up the parkland to the street by removing some trees along the front of the park and replacing with lower vegetation. LU2c - Harness significant opportunities for community/visitor experience and celebration at the Smiths Beach Carpark and grassed area immediately to the east of the Car Park during in the Peak Season. LU2d - Enhance YCW Beach car park and facilities area with improved toilets LU2e - Consider options for ensuring illegal camping is not undertaken at YCW car park. LU2f - Implement the 2014 YCW Masterplan LU2g - Renew the existing pump station, toilet and showers at Smiths Beach Car Park including: Investigating a changing places facility; and Improved forecourt that can be used as a community gathering space
<b>OBJECTIVE 3</b> To provide opportunities small business to serve the local residents and visitors	LU3a -Consolidate and reinforce the town centre at the intersection of Marlin Street and Smiths Beach LU3b - Support home-based business that provides services to the residents and visitors to Smiths Beach, while protecting residential amenity. LU3c - Remove reference to any non-residential uses in the planning policy to ensure any future development of 218 Smiths Beach Road is residential and fits within the character of the surrounding area.





### 3.2 ACCESS AND MOVEMENT

#### KEY DIRECTION

*Smiths Beach will be a safe, inclusive and connected town that will be easy to move within and around, at both off peak and peak times through the effective planning of access and movement with a focus on people, to ensure safety, accessibility and connectivity. A focus on active transport such as walking and cycling, there will be increased enjoyment of the area, improving health of the community and the environment.*

#### OBJECTIVES

- To create a safe pedestrian and cyclist-friendly environment
- To reduce congestion during peak times
- To enhance opportunities to explore the coast
- To improve public transport connections

#### SUMMARY

A popular holiday destination and a compact urban settlement, managing access and movement is a critical issue of concern to the community.

Smiths Beach benefits from a compact and well-connected street layout, making it relatively easy to navigate. Given its scale and layout, it has the opportunity to be an exemplar of the walkable “20-minute neighbourhood”, with central access to convenience services and outstanding public open space.

However, there are significant challenges that need to be addressed which include both a physical/infrastructure-based response, but also a change in behaviour and attitudes, including the traditional “park as close as we can” approach to parking.

The fundamental starting point is that the future of Smiths Beach for access and movement will be people-centred, rather than car-centred and will respond to seasonal challenges.

#### WORKING WITH THE ROAD HIERARCHY

The road hierarchy guides and assists the response to prioritising bike networks, footpaths and their treatments, access/crossings and speed limits.

Creating Smiths Beach as a walkable and pedestrian-centred town, catering to people of all abilities and mobility needs requires a combination of approaches which involve:

- Working within the existing “bones” of the town, with its integrated and permeable street layout and access network
- Increased safety for walking through footpaths and/or road surfaces and safe crossing points
- Reducing the impact of cars through reduced speed
- Provide alternative arrangements for car parking to manage drop off, short and long stays
- Provide alternative transport options.

#### MANAGING TRAFFIC AND PARKING - A SEASONAL RESPONSE

Car parking is one of the biggest challenges for Smiths Beach, especially during the peak periods, where existing car parks are at capacity, spilling onto residential streets, blocking driveways and compromising the amenity of everyone, both visiting and living in town.

Innovation is required.

It is recommended that a holistic parking plan be developed for Smiths Beach township which has a seasonal approach and comprising actions and management arrangements for:

- Smiths Beach car park
- YCW Beach car park
- Long day parking option
- Street parking





**SEASONAL PARKING PLAN (EXAMPLE - FOR  
CONSIDERATION AS PART OF ACTION AM2A):  
During Peak times:**

***Smiths Beach Car Park:***

The car park becomes predominantly a Drop off area, supported by shelter and seating

Free parking restricted to disabled parking, Life Saving Club duty members and emergency vehicles

Limited time parking for Surf Schools (fee required as part of permit)

Space for food vans and community/cultural focus in peak periods such as summer months and holidays.

***YCW Beach Carpark***

Short-term paid parking (first 2 hours free) (Revenue collected could assist with the funding of a shuttlebus service – see below)

YCW Beach car park is upgraded and formalised in a manner that maximises car parking efficiency and is sensitive to the environment and provides viewing platforms and picnic facilities, as per the 2014 YCW Carpark Masterplan.

Smiths Beach will be accessed via new beach track from YCW Beach car park to Smiths Beach (approx. 400m)

***Long Day Free Parking with Shuttle Bus***

Offer free all-day parking on land (to be confirmed) outside/town with a free shuttle bus service (cost offset by parking fees at YCW Beach). This proposal is contingent on a thorough feasibility study including costs and is potentially a social enterprise for the town.

***Street parking***

Introduce short term restricted parking on one side of the street on selected streets within 400 metres of Smiths Beach, with residents/holiday tenants displaying permits excluded from restrictions, to deter day visitors from parking on these streets impacting on local occupiers during summer peak periods.

***Off Season/Winter***

Smiths Beach car park and YCW Car Park revert back to all day parking.

**A SAFE AND ACCESSIBLE TOWN**

A combination of road/path/crossing treatments and speed limits will create and maintain a safe and high amenity environment for the community and visitors of all ages and abilities.

Treatments could include:

- Making the speed limit along Smiths Beach and Beachcomber Avenue 40kms/hr and aim to transition all other roads to shared zones or pedestrian friendly speeds.
- Providing marked and signed bike paths along Smiths Beach Road, Beachcomber Avenue and Marlin Street.
- Provide bicycle racks at the General Store, Smiths Beach, YCW beach and Mitchell Reserve for cyclists to safely park their bikes whilst at these locations.
- Prioritising footpaths along Smiths Beach Road, Beachcomber Avenue and Marlin Street.
- Providing a wombat crossing which prioritises pedestrians and slows traffic at the entrance to the Smiths Beach carpark where pedestrians currently cross to access the beach. This treatment will assist with managing traffic speeds as well as improving visibility of pedestrians to drivers.
- Providing a safe crossing point with pram crossings for pedestrians prior to the YCW Beach carparks from the eastern footpath on Beachcomber Avenue, including a footpath adjacent to the main carpark to minimise pedestrian conflicts and address pedestrian desire lines.
- Providing footpath connections between each of the carparks at YCW Beach to the beach entrance to facilitate pedestrian movements from the carparks to the beach.

- Improve road treatments on Back Beach Road, subject to liaising with Rural Roads Victoria. Treatments could include:
  - providing pedestrian refuges as part of a compact roundabout treatment at the Back Beach Road/Smiths Beach Road intersection to assist pedestrians crossing Back Beach Road. (Note that this treatment should only be considered in conjunction with a roundabout that slows approaching traffic, as the existing crest limits visibility to traffic approaching at the posted 60km/h speed limit at this location.).
  - Providing a pedestrian refuge further east on Back Beach Road near the bus stops to facilitate safer pedestrian connectivity across Back Beach Road in the event that a roundabout is not constructed at the Smiths Beach Road intersection. (This option would however involve removal of trees to facilitate the widening of Back Beach Road in the vicinity of the refuge island).



Figure 4. Pedestrian and cycling improvements



In addition, the Back Beach Road and Back Beach/Smiths Beach Road intersection has been identified as benefitting from interventions to make it safer for motorists and pedestrians. The following treatments are recommended as per the Traffic assessment:

- Further channelisation to Back Beach Road/Smiths Beach Road intersection including splitter islands on Smiths Beach Road approaches.
- Construct a compact roundabout at the Back Beach Road/Smiths Beach Road intersection with pedestrian refuges.



Figure 5. Recommended Back Beach Road/Smiths Beach Road intersection improvements

**CREATING MORE OPPORTUNITIES FOR CONNECTION**  
***Access between YCW Beach car park and Smiths Beach***

There is an informal pathway or “desire line” from the YCW Beach car park to Smiths Beach, along the cliff top and across the front of St Bede’s College land. Despite efforts of the College to manage this foot traffic through signage and fencing, the “desire line” along potentially unstable coastline persists as beach users traverse the coastline between the two popular beaches.

Making a simple but formal beach access between YCW Beach car park and Smith Beach along the north edge of the St Beads land, will provide safe critical access between the two key sites with less environmental impact that the current “desire lines” across the front of the site. A 400m long access is a “walkable” distance. It is important however that any accessway in this location follows guiding principles in its design and operation including:

- Safety of the staff and children at Cypress Lodge remains a priority and paramount to the design
- Design the beach accessway in the most sensitive manner possible, including the route, materials and design.
- Promote passive surveillance of the accessway through its design.
- The accessway has minimal environmental impact.

**OTHER COASTAL CONNECTIONS**

The Bass Coast Tracks and Trails Strategy (formerly the Aspirational Pathways Plan) identified a number of opportunities to improve pedestrian trails around the Island. Potential pedestrian connections between Smiths Beach and Sunderland Bay, Smiths Beach to Pyramid Road and a pathway along Back Beach Road connecting to the Track and existing Gap Road pathway will improve pedestrian connectivity for locals and visitors to and around Smiths Beach. The Aspirational Pathways project should continue to progress these initiatives.





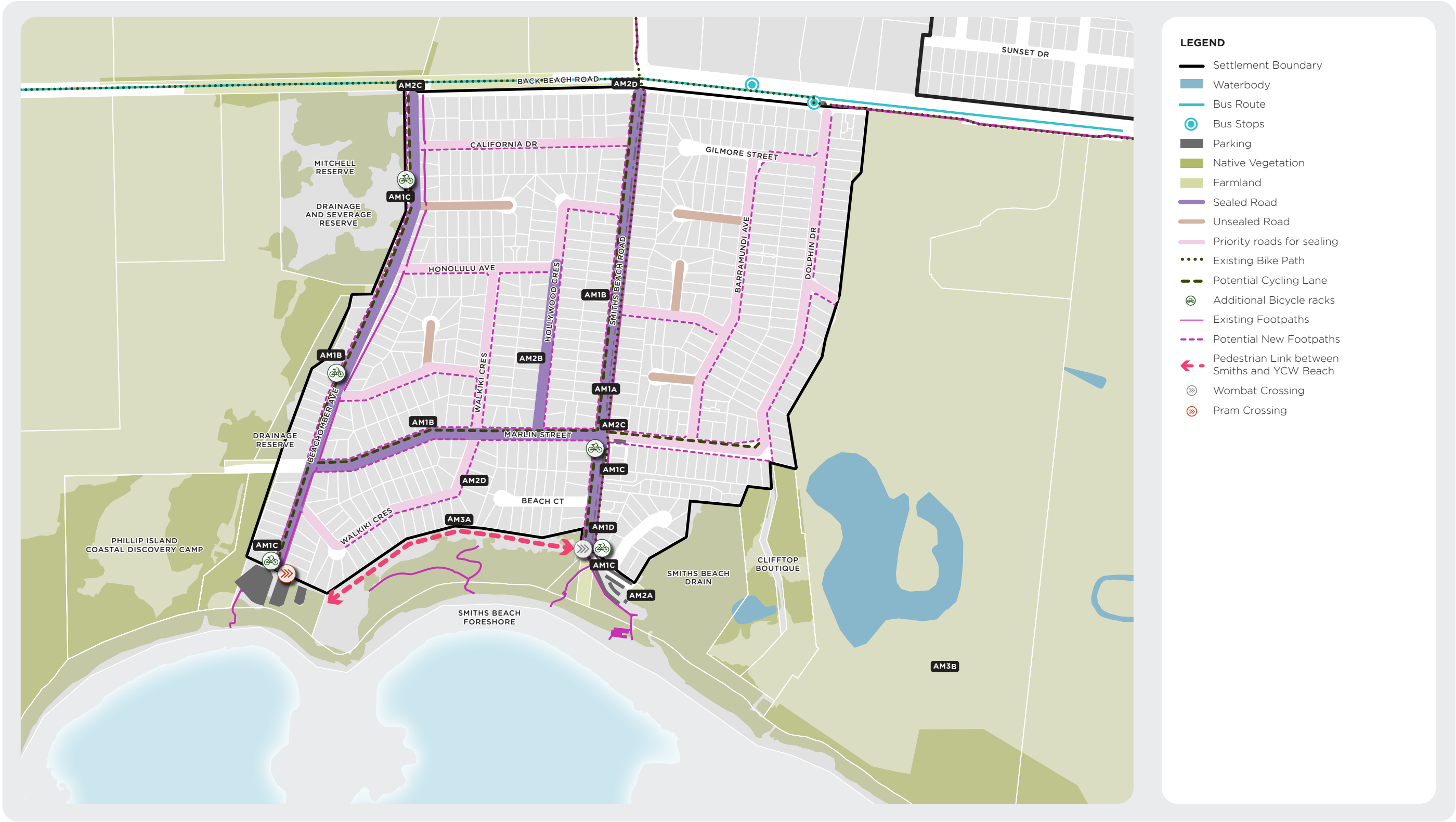


Figure 6. Access and Movement Map



KEY DIRECTION FOR ACCESS AND MOVEMENT	
Smiths Beach will be a safe, inclusive and connected community that will be easy to move within and around, at both off peak and peak times. A focus on active transport such as walking and cycling, there will be increased enjoyment of the area, improving health of the community and the environment.	
<b>OBJECTIVE 1</b> To make the town of Smiths Beach accessible and pedestrian friendly	AM 1a - Apply a maximum speed limit of 40kms per hour along Smiths Beach Road and Beachcombers Avenue, and transition all other roads to shared zones or pedestrian friendly speeds AM 1b - Mark dedicated bicycle lanes along Smiths Beach, Beachcomber Avenue and Marlin Street. AM 1c - Provide bicycle racks at the General Store, Smiths Beach and YCW Beach AM 1d - Undertake a series of investigations about the feasibility of road safety treatments to improve pedestrian safety: <ul style="list-style-type: none"><li>• Provide a raised “wombat” crossing at entrance of Smiths Beach car park where pedestrians currently cross to access the beach.</li><li>• Create a shared space zone at Smiths Beach Road between Smiths Beach car park and Marlin Street, and Smiths Beach car park itself, and investigate a 10 km/hr limit.</li><li>• Provide a safe crossing point with pram crossings for pedestrians prior to the YCW Beach car park from the eastern footpath on Beachcomber Avenue, including a footpath adjacent to the main car park.</li><li>• Investigate options to improve safety at Back Beach Road, such as providing pedestrian refuges as part of a compact roundabout treatment at the Back Beach Road/Smiths Beach Road intersection to assist pedestrians crossing Back Beach Road (this treatment should only be considered in conjunction with a roundabout that slows approaching traffic). If a roundabout is not constructed, provide a pedestrian refuge further east on back beach road, near the bus stops.</li></ul>
<b>OBJECTIVE 2</b> To reduce congestion during peak times	AM 2a - Prepare a detailed feasibility assessment on a seasonal response to car parking as recommended in this Plan. AM 2b Investigate seasonal parking restrictions (on one side of the road) on roads within 400 metres of Smiths Beach. AM 2c - Provide directional signs at the Smiths Beach Road/Marlin Street intersection towards the YCW Beach carparks to assist with the parking demand at Smiths Beach carpark. AM 2d - Allocate additional parking enforcement patrols during the high season
<b>OBJECTIVE 3</b> To improve opportunities to explore along the coast	AM 3a - Create an accessway between YCW Beach car park and Smiths Beach AM 3b - Investigate a potential pedestrian connection between Smiths Beach and Sunderland Bay through the Aspirational Pathways project AM3c - Investigate a potential pedestrian connection between Smiths Beach and to Pyramid Rock and a pathway along Back Beach Road connecting to the Track and the existing Gap Road pathway.





### 3.3 PUBLIC REALM, CHARACTER, AND FACILITIES

#### KEY DIRECTION

*The treasured coastal charm of the Smiths Beach will remain. Smiths Beach will have a functional and aesthetically pleasing public realm that residents can be proud of, designed with a strong coastal aesthetic. Public facilities throughout the town will be safely accessed and used with ease.*

#### OBJECTIVES

- To maintain the town’s relaxed seaside character and the need for any development to be sensitive to the current aesthetic
- To ensure public realm infrastructure reflects, and is respectful of, the relaxed coastal character of the town of Smiths Beach
- To prioritise facilities that enhance the liveability of Smiths Beach

#### SUMMARY

Smiths Beach township character is treasured by its community. Its character is found within the private realm and public realm, and both contribute. That said, the contribution of vegetation and the informal design of street infrastructure in particular are critical elements.

#### Enhancing facilities

There are opportunities to enhance facilities within Smiths Beach to better guide the use of places and manage amenity. While the informal nature of parts of the town give it its charm and relaxed character, there is a need for a clearer designation of uses through the careful provision of facilities.

For example, the informal nature of YCW Beach car park, inadvertently promotes the idea that informal camping is an option, despite signage that discourages it. In addition, the treatment of toilet blocks with heavy vegetation and little passive surveillance opportunities creates the perception of an unsafe environment. Strategically located and designed facilities are needed that reinforce and guide the appropriate use of the land.

It is critical that the public realm, including facilities, is planned and designed considering safety and environmental conditions. Using Victoria’s Safer Design Guidelines and the principles of CPTED (Crime Prevention Through Environmental Design). The deliberate and thoughtful placement and treatment of public facilities is key.

CPTED principles include: natural surveillance, access control, territorial reinforcement and space management. This will add to a greater sense of security for the community and visitors, as well as provide opportunities for greater appreciation of the town’s assets.

By adopting a “township character-driven” approach to public realm improvements, Council’s design specifications will be a key tool to ensure the design treatments of the public realm are sympathetic to the amenity and charm of the town.

#### Public Realm infrastructure guidance

Smiths Beach has a strong coastal aesthetic and is highly valued by residents and visitors.

The public realm at Smiths Beach makes a fundamental contribution to the character of town. To effectively preserve and enhance the relaxed, coastal character, the careful choice of infrastructure treatment is critical. The wrong materials selection will undermine the character of the town.

#### PUBLIC ASSET DESIGN

The following approach and materials should guide the decisions on design of assets that form part of Council’s Urban Road and Drainage Improvement Program and other infrastructure improvement projects and special charge schemes.

Encourage:

- Informal looking footpaths (except eastern side of Smiths Beach Road) to hard packed materials (such as lilydale topping treatments)
- Footpaths on one side of road only (except Smiths Beach Road and Beachcombers Avenue)
- Grass verges
- All roads to be sealed except cul-de-sacs
- Drainage options - Piped drains with grass over or vegetated swale drains (Water Sensitive Urban Design)
- Street trees - Indigenous tree species

Discourage:

- Reinforced concrete paths
- Concrete kerb and channel
- Exotic street tree species





Figure 7. Public Realm, Character, and Facilities Map



KEY DIRECTION FOR PUBLIC REALM, CHARACTER, AND FACILITIES	
<i>The treasured coastal charm of the Smiths Beach will remain. Smiths Beach will have a functional and aesthetically pleasing public realm that residents can be proud of, designed with a strong coastal aesthetic. Public facilities throughout the town will be safely accessed and used with ease.</i>	
<b>OBJECTIVE 1</b> To maintain the town's relaxed seaside character and ensure future development is sensitive to the current aesthetic	PRCF 1a - Undertake a Township and Neighbourhood Character Assessment for Smiths Beach. In the short term retain the existing planning controls that maintains a maximum of 3 storeys in the General Residential Zone and the Design and Development Overlay 1.
<b>OBJECTIVE 2</b> To ensure public realm infrastructure reflects, and is respectful of, the relaxed coastal character of the town of Smiths Beach	PRCF 2a - Apply the most appropriate Infrastructure Design Manual specifications that reflect the preferred informal and coastal infrastructure character of Smiths Beach PRCF 2b - Build the character principles and preferred infrastructure materials into Council's Urban Road and Drainage Improvement Projects (including special charge schemes) for Smiths Beach.
<b>OBJECTIVE 3</b> To prioritise facilities that enhance the liveability of Smiths Beach	PRCF 3a - Consider installing a selection of facilities with locations and design based on CPTED principles: <ul style="list-style-type: none"><li>• Bike racks incorporated around the community to encourage bike use.</li><li>• New and upgraded public toilets at Smiths and YCW beach.</li><li>• Picnic tables and potentially covered spaces such as a Gazebo at Mitchell Reserve.</li><li>• Additional shading through trees and covered areas.</li><li>• Water fountains incorporated into the town centre and beach areas.</li><li>• BBQ facilities at YCW Beach</li><li>• Signage that better directs and informs tourists of the facilities with Smiths Beach, YCW Beach and other areas of interest.</li><li>• Enhance open space facilities at Mitchell Reserve</li><li>• Seating and shelter at Smiths Beach car park to support drop off function</li></ul>





### 3.4 SOCIAL CONNECTION AND CULTURE

#### VISION

*The layers of heritage and culture of Smiths Beach will be celebrated. A range of cultural and recreation experiences will be available at Smiths Beach across the seasons for the wellbeing of individuals and groups, while at the same time respecting the amenity of the town.*

#### OBJECTIVES

- To understand and celebrate local history
- To create more of a local economy and employment opportunities
- To support a more socially connected community

#### SUMMARY

##### Story telling

Traditional Bunurong land, the coast holds significant cultural heritage sites which are protected, and recognition and celebration of the traditional and ongoing relationship between the land and the Bunurong Traditional Owners is essential. In addition, the establishment of Smiths Beach as a residential estate was grounded in mid-century holiday and surf culture, which continues strongly today. The history and values of this area need to be documented and there is enormous opportunity to interpret and do story-telling through public realm improvements and other innovative methods.

##### Gathering, celebrating and building social connections – a new focus for community spaces

There is a strong sense of community and desire to have a gathering and celebration space however Smiths Beach does not currently have a neighbourhood house or gathering space for community.

Two areas have been identified as opportunities to enhance community connection: Smiths Beach and Mitchell Reserve.

##### Smiths Beach car park and adjacent reserve

A central focus of the town of Smiths Beach, is Smiths Beach itself, treasured by the local community and visitors. This area is currently the focus for visitors and locals utilising the existing picnic facilities.

Using the seasonal parking response, through allocating Smiths Beach car park as a gathering and drop off area during peak periods, this area can be enhanced to become a focus for gathering, celebrating and socialising, served by pop-up food trucks and facilities. The role of this area for community and celebration can be further enhanced by a “shared space” or “pedestrian priority space” on Smiths Beach Road.

Acknowledging the immediate area’s cultural heritage and environmental sensitivity, there is an opportunity to focus and support community activities in the Smiths Beach reserve area, adjacent to the car park.

##### Mitchell Reserve

Opportunities also exist at Mitchell Reserve for a “Farmers market” or for local celebrations, especially as it is under-utilised and this use will complement the more local active focus on the Reserve as facilities are enhanced.

Co-use, by agreement, of Council or Surf Life Saving Club facilities or developing facilities at Mitchell Reserve as part of its enhancement are options to consider. Where there are existing facilities, co-use among a number of organisations is encouraged as a sustainable option, rather than “single-use” facilities.

##### Supporting a local economy

The intuitive “town centre” of Smiths Beach is the intersection of Smiths Beach Road and Marlin Street. The Smiths Beach local residents and visitors are served by PO Boxes and General store, which provides a small range of groceries, eat in and take-away, as well as a surf shop. There is a widened path and public seating area outside the General Store, an attractive and popular meeting area for residents and visitors to catch up for small casual gatherings. Given the relatively small amount of land available for these uses, supporting further development in the heart of Smiths Beach township, including additional levels (maximum 3 storeys) could be considered to enhance further opportunities for services at Smiths Beach.





Figure 8. Social connection and culture



KEY DIRECTIONS FOR SOCIAL CONNECTION AND CULTURE

*The layers of heritage and culture of Smiths Beach will be celebrated. A range of cultural and recreation experiences will be available at Smiths Beach across the seasons for the wellbeing of individuals and groups, while at the same time respecting the amenity of the town. Residents will feel socially connected and the local economy will contribute to the town's liveability.*

OBJECTIVE 1

To understand and celebrate local history and culture

- SCC 1a - Undertake a cultural heritage values assessment in partnership with the Bunurong Land Council Aboriginal Corporation
- SCC 1b - Undertake a historical heritage assessment of Smiths Beach settlement
- SCC 2c - Prepare an interpretation plan to share an understanding of the cultural values and history of the Smiths Beach area.
- SCC 4d - Enhance story-telling throughout the town in the public realm, including through innovative and accessible techniques, art and festivals.

OBJECTIVE 2

To ensure public realm infrastructure reflects, and is respectful of, the relaxed coastal character of the town of Smiths Beach

- SCC 2a - During the summer months prioritise Smiths Beach Car Park and the southern end of Smiths Beach Road (between Marlin Street and the Car Park) for festivals, food trucks and performances. This will be actioned by the community with Council's support.
- SCC 2b - Consider the opportunity for pop up activities on land within the Town Centre, including 218 Smiths Beach Road (subject to landowner agreement). This will be actioned by the community with Council's support.
- SCC 2c - Enhance seating arrangements outside the General Store for local gatherings.
- SCC 2d - Support a regular local market at Mitchell Reserve or at Smiths Beach Car Park in the summer months.

OBJECTIVE 3

To create more of a local economy and employment opportunities

- SCC 3a - Encourage innovation through local social enterprises and small home-based businesses, throughout the town.
- SCC 3b - Support the existing Mixed Use Land (including General Store, PO Boxes and Surf Shop) for additional development of services to support local residents and visitors.





SERVICES

KEY DIRECTION

*Services for Smith’s Beach community will improve resilience and services across Phillip Island and Bass Coast Shire will continue to be accessible to residents.*

OBJECTIVES

- To make Smiths Beach more energy resilient
- To improve access to telecommunication services within Smiths Beach to allow for people to live in the area and work remotely
- To better plan and predict when waste and patrols services are needed

SUMMARY

Smiths Beach is served by standard infrastructure (water, electricity, sewerage, telecommunications) as well as waste collection services, home care and the like. Given its settlement status of ‘hamlet’, the full array of services such as medical facilities and education are not present, however residents are able to travel by public transport, car or cycle to Cowes or San Remo.

However, the community have identified opportunities to improve resilience through alternative energy options focussed on renewable energy production at a community level and improved quality of telecommunications services as more people are expected to embrace working remotely. Further, the SBA has identified an opportunity, through their work with the Totally Renewable Phillip Island Core Group to develop opportunities for alternative energy options for the Smiths Beach township.

Waste management, parking enforcement and additional beach patrols are also services which have been identified by the community as needing further attention.

KEY DIRECTIONS FOR SERVICE

*Services for Smith’s Beach community will improve resilience and services across Phillip Island and Bass Coast Shire will continue to be accessible to residents.*

OBJECTIVE 1

To make Smiths Beach more energy resilient.

S 1a - Develop opportunities for alternative energy options for the Smiths Beach township (such as Develop a solar power “micro grid” in Smiths Beach in partnership with the Totally Renewable Phillip Island Core Group).

OBJECTIVE 2

To improve access to telecommunication services within Smiths Beach to allow for people to live in the area and work remotely.

S 2a - Advocate for improved digital network coverage.

OBJECTIVE 3

To better plan and predict when waste collection and patrols services are needed

S 3a – Investigate need to enhance collection of public waste from across the township particularly during the Summer period.

S 3b – Investigate the compliance of parking restrictions and potential need to review patrols in the area, to encourage people to park sensibly and comply with parking restrictions.

S 3c - Education campaign for absent landowners to ensure bins are brought onto their properties on collection days.

S 3d - Advocate to Lifesaving Victoria for more patrolled beaches on Phillip Island to relieve the pressure on Smiths Beach





3.5 GOVERNANCE

KEY DIRECTIONS

*Smiths Beach township will be managed in a coordinated way between the landowners, Bass Coast Council and other agencies, to ensure the natural environment is protected and improvements are based on considering the town’s special character.*

OBJECTIVES

- To ensure design is sympathetic to local conditions and funding of local infrastructure is fairly apportioned
- To manage Smiths Beach public land and assets in the most efficient and effective way
- To support community-building initiatives: for community, by community

SUMMARY

Smiths Beach is cared for, and a focus of, a number of local organisations who support and provide careful management and protection of the beach and the township, including Bass Coast Shire Council, Bunurong Land Council Aboriginal Corporation (BLCAC), Department of Land Water and Planning (DELWP), Department of Transport (DoT), Parks Victoria (PV), Phillip Island Boardriders Club, Phillip Island Nature Parks (PINP), Smiths Beachcomber

Association (SBA) and Woolamai Surf Life Saving Club (WSLSC).

In addition, private landowners of strategic parcels of land are critical stakeholders. These strategic parcels include Phillip Island Coastal Discovery Camp (YCW Beach), St Bede’s College, and businesses.

All landowners, individually and collectively, also play an important role in the amenity, presentation, participation and management of the town.

There are multiple long-standing issues that need to be resolved in

Smiths Beach, in particular alignment of management arrangements of various parcels of public land and assets and how infrastructure improvements should be undertaken and funded.

Setting up governance structures that can effectively resolve key issues and facilitate outcomes is a key factor in supporting the success of this Town Plan and Smiths Beach.

KEY DIRECTION FOR GOVERNANCE	
<i>Smiths Beach township will be managed in a coordinated way between the landowners, Bass Coast Council and other agencies, to ensure the natural environment is protected and improvements are based on considering the town’s special character.</i>	
<b>OBJECTIVE 1</b> To ensure design is sympathetic to local conditions and funding of local infrastructure is fairly apportioned.	G 1a - Undertake a feasibility study and options analysis to consider the option for parking fees collected at YCW beach car park in the peak season and how this might be reinvested to improve the town’s parking and the public realm, community parking at Mitchell Reserve and/or shuttle bus service operated by community groups or other groups. G 1b - Involve local residents in the improvement and upkeep of Smiths Beach through the introduction of a working group as a sub-committee of SBA.
<b>OBJECTIVE 2</b> To manage Smiths Beach public land and assets in the most efficient and effective way	G 2a - Develop an agreement for co-management of Smith’s Beach public land between Bunurong Land Council Aboriginal Corporation and public land management agencies through the Aboriginal Cultural Heritage Land Management Agreement (ACHLMA). G 2b - To review and align planning and management responsibilities for public land.
<b>OBJECTIVE 3</b> To support local community-building initiatives: for community, by community.	G 3a - Support the role of the Smiths Beachcombers Association (SBA) and other community leaders as a conduit to Council and Agencies on behalf of the community where wider consultation is not possible. G 3b - Establish a local Community Events and Market group to co-ordinate seasonal events and markets at Smiths Beach. G 3c - Maintain the SBA Website and Newsletter and develop a Smiths Beach Community Facebook page to share information and seek community support and involvement in key initiatives.













## 4.TOWN PLAN







4.1 TOWN PLAN

Including all of the themes and actions, the Smiths Beach Town Plan presents as the following Plan and Implementation Table.





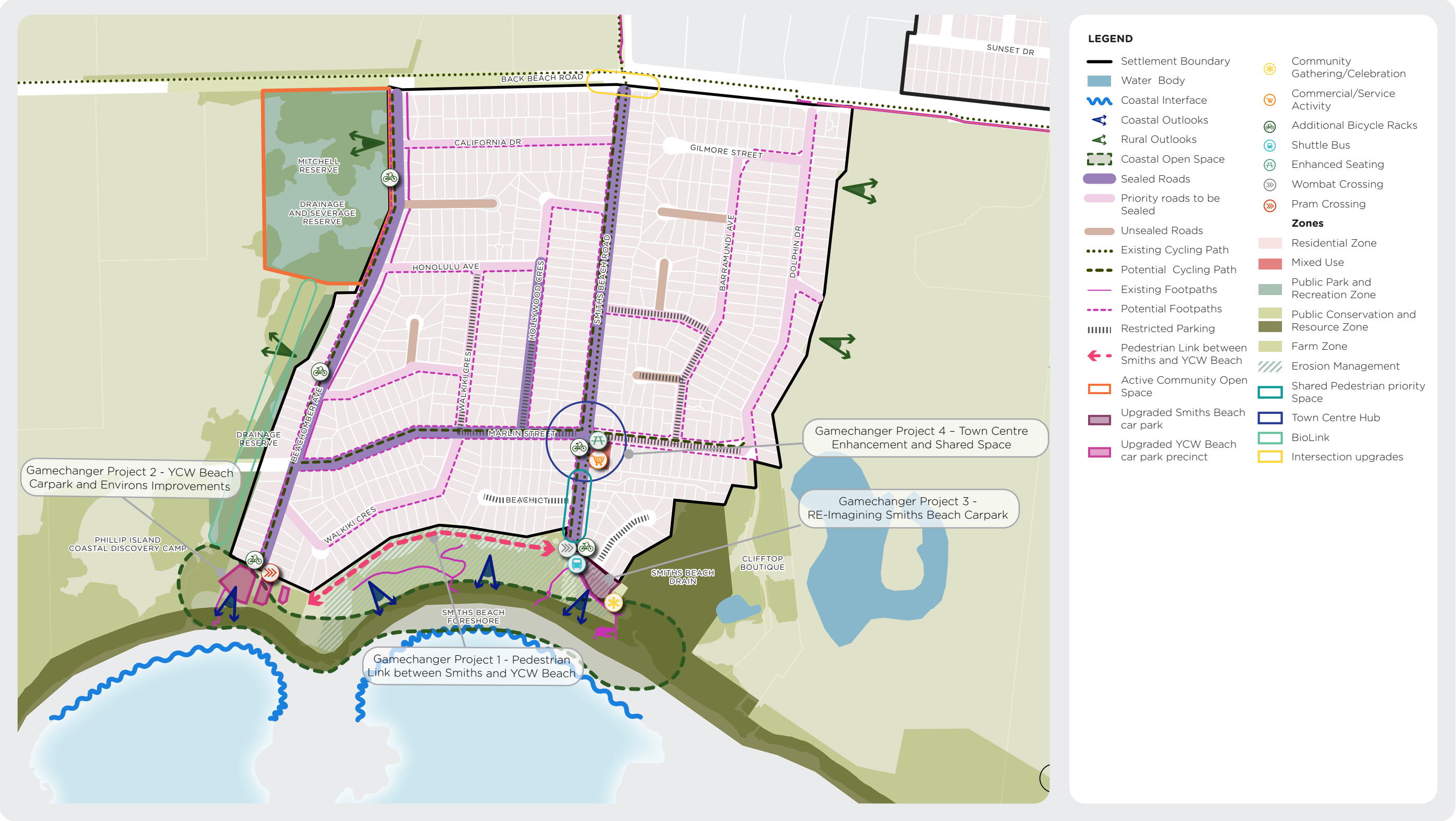


Figure 9. Town Plan





## 5. GAME CHANGER PROJECTS







Four “Game changer” projects are proposed, which are considered to advance the Vision of Smiths Beach and improving social, economic and environmental values of the town.

The Town Plan presents the initial concepts and options for these gamechanger projects, to be further tested.

The projects are:

- Create a trail to connect YCW Beach and Smiths Beach
- YCW Beach Carpark and Environs Improvements
- Town Centre enhancement and shared space
- Re-imagining Smiths Beach Car Park as a place of celebration and community space.

## 5.1 PROJECT 1 – TRAIL TO CONNECT YCW BEACH AND SMITHS BEACH

### What is the project?

The Inquiry By Design as part of the Planning process identified the opportunity for a formal beach access from YCW Beach to Smiths Beach. This Action Plan provides guidance on the YCW Beach to Smiths Beach Access Trail.

Implementation of the Action Plan will require a coordinated approach from landowners, Council, and agencies alike.

### Why has this location been chosen?

In addressing the pressure of parking at Smiths Beach over summer, the “seasonal response” is to provide longer term parking at YCW Beach and “drop-off” parking at Smiths Beach. This proposal creates the need to provide good walkable access from YCW Beach carpark to Smiths Beach. In addition, there is strong evidence of people wishing to walk along this part of the coast, as indicated by an existing informal pathway or “desire line” that connects the YCW Beach car park to Smiths Beach. Presently, the informal path traverses the clifftop and across the front of the St Bede’s College land, along potentially unstable coastline which has high susceptibility to erosion and vegetation damage from pedestrian foot traffic.

A formalised access trail, that is safer and less environmentally impactful, has been identified to connect to two beaches. This route ensures minimal environmental and amenity impact, while ensuring accessibility and safety for users.

### What will the Access Trail look like?

The Access Trail prioritises safety and sensitivity and will embody the following:

- Design, route selection, and materiality will ensure a sustainable longstanding pathway, while ensuring the trail ‘blends’ into the coastal character of the area;
- Orientation ensures passive surveillance and safety for users;
- Signage ensures that the trail is easily identified, and that pedestrians are directed effectively;
- Minimal environmental impact, and
- Safety to the staff and students at St Bedes Cypress Lodge remains a priority and paramount to the design.

It is proposed that the trail would be located on the northern edge of the St Bede’s land, and to the south of residential properties which currently “back onto” the land. The “accessway” would comprise a reserve of about 10 metres wide, and incorporate low fencing and a pathway, flanked with low lying vegetation to maintain safety and visual surveillance.

On the St Bede’s side of the new accessway (south side), a security fence, similar to the existing fence surrounding the site could be erected.



**How can the Access Trail be achieved in a practical governance sense?**

The access trail can be achieved through various options, including a planning scheme amendment and creation of an access easement.

The recommended option is to achieve the access trail via creation of an easement on the land.

**Creation of Access Easement**

- An easement is generally described as the right to use land not in public ownership without occupying it.
- In this instance, the landowner is St Bede's College and an easement on this land would be a carriageway in the favour of Council.
- Section 12(1) of the Subdivision Act 1988 requires all proposed and existing easements to be specified in subdivision plans. A proposed easement is created upon registration of the subdivision plan.
- The following components are therefore required for the creation of the easement:
  - A planning permit for the creation of an easement and a subdivision, and
  - A surveyor to create the subdivision plan.

A Memorandum of Understanding would detail the trail construction, access, and maintenance arrangements.

This option is considered to be the most time and cost-effective option in achieving the YCW and Smiths Beach Access Trail connection.

Council will continue to consult with abutting residents as well as St Bede's and the owners of the land in accordance with statutory requirements.



Figure 10. Location of potential accessway



Figure 11. Proposed Pathway



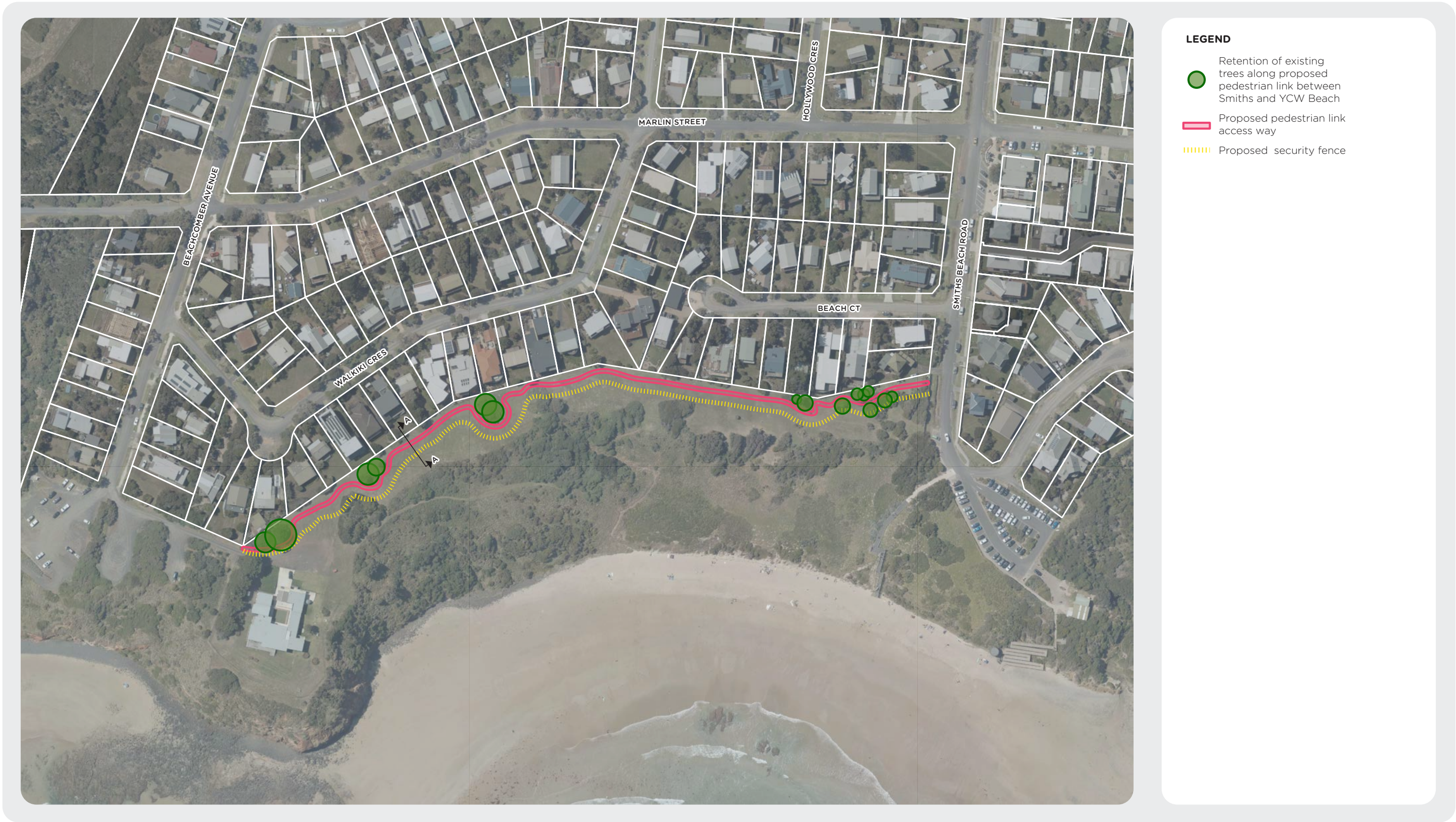


Figure 12. Town Plan







## 5.2 PROJECT 2 - YCW BEACH CARPARK AND ENVIRONS IMPROVEMENTS

## What is the project?

A key area of Smiths Beach Township is the YCW Beach Carpark which, under the Seasonal Parking response, would provide long day parking during the high season. Under the Seasonal Parking response, YCW Beach carpark also provides all day parking for visitors to Smiths Beach, who will be able to access Smiths Beach via a new walking trail (Refer Project 1).

### How would the Car park and Environs be enhanced?

A detailed Masterplan (2014) was developed by Michael Smith and Associates for the YCW Beach carpark and environs to improve visitor experience and functionality. Using Victoria's Safer Design Guidelines and the principles of CPTED (Crime Prevention Through Environmental Design), the experience of YCW beach and the carpark can be improved by improved toilets, viewing platforms, seating and picnic facilities, vegetation management, enforcing the parking area to ensure no camping and a more efficient parking layout.





5.3 PROJECT 3 – RE-IMAGINING SMITHS BEACH CARPARK

What is the project?

This area of Smiths Beach will become a focus for community and celebration. This will require the Smiths Beach Car Park to be reconfigured.

How would the car park work?

By adopting a seasonal car parking arrangement for Smiths Beach, during the off-season, the carpark at Smiths Beach will remain as all day parking, with picnic facilities on the grassed reserve at the eastern edge of the car park.

During Peak seasons the car park will change from an all-day car park to a “drop off and go”, supported by shelter and seating, with some additional spaces allocated to the Surf Life Saving Club, disabled parking and emergency services. A small number of parks will be allocated as 15 minute parks to cater for loading and unloading.

These spaces will be located along the southern edge of the car park. The remaining spaces will be made available for markets/ food trucks on specific days.

The surface and signage of the car park will clearly indicate a “pedestrian priority zone” consistent with the road surface on Smiths Beach Road (south), where pedestrians are prioritised.

What works would be required?

Subject to detailed design and traffic analysis, suggested works could include:

- Consider creating a new roundabout near the entrance of the car park for the drop off area
- Re-surfacing the car park
- Signage for car parks
- Sensitively designed shelter and seating constructed near the drop off zone



Figure 13. Family at beach



Figure 14. Smiths Beach car park





Figure 15. Smiths Beach Car Park



## 5.4 PROJECT 4 - TOWN CENTRE ENHANCEMENT AND SHARED SPACE

### What is the project?

The intuitive “centre of town” is focused around the intersection of Marlin Street and Smiths Beach Road and extends along Smiths Beach Road to Smiths Beach Car Park.

A key focus of the Smiths Beach Town Plan is to make the town a pedestrian-focussed town.

There are two components of this project:

- Enhance the amenity and facilities in the town centre
- Prioritise pedestrians at Smiths Beach Road south

### How would the Town Centre be enhanced?

The Town Centre would be enhanced with:

- Additional seating
- Additional trees providing shade
- Bike parking facilities and bike repair station
- Drinking water fountain
- Pedestrian priority zone (refer below).
- Public art and interpretation installations, drawing on Bunurong cultural heritage (in partnership with the Bunurong community), historic heritage and the environment.







Figure 16. Indicative Plan of Town Centre



### How would Smiths Beach Road (south) be transformed?

Smiths Beach Road (south of Marlin Street) would be designated as a “pedestrian priority zone” which is a stretch of road shared by all modes of transport (pedestrians, cyclists and cars) but where all modes give way to pedestrians.

A speed limit of 10km/hr would be applied in this area.

The road would be constructed in a new surface treatment to clearly indicate its function.

Subject to detailed design, suggested works could include:

- Pipe drain instead of swale drain
- Resurface Smiths Beach Road (south of Marlin Street) with an alternative treatment, that is aesthetically sympathetic to the coast character of the town. In particular the surface treatment could draw on heritage and environment themes and become a piece of public art in its own right
- Plant indigenous street trees along the road to provide shade for pedestrians
- Maintain footpath along the eastern edge of the road reserve
- New bike paths on both sides of the road

### Considerations

Planning needs to consider access and parking implications for existing residents on both Smiths Beach Road and Mills Court.

it is recommended that this project forms part of the future Urban Road and Drainage Improvement Program at Smiths Beach.





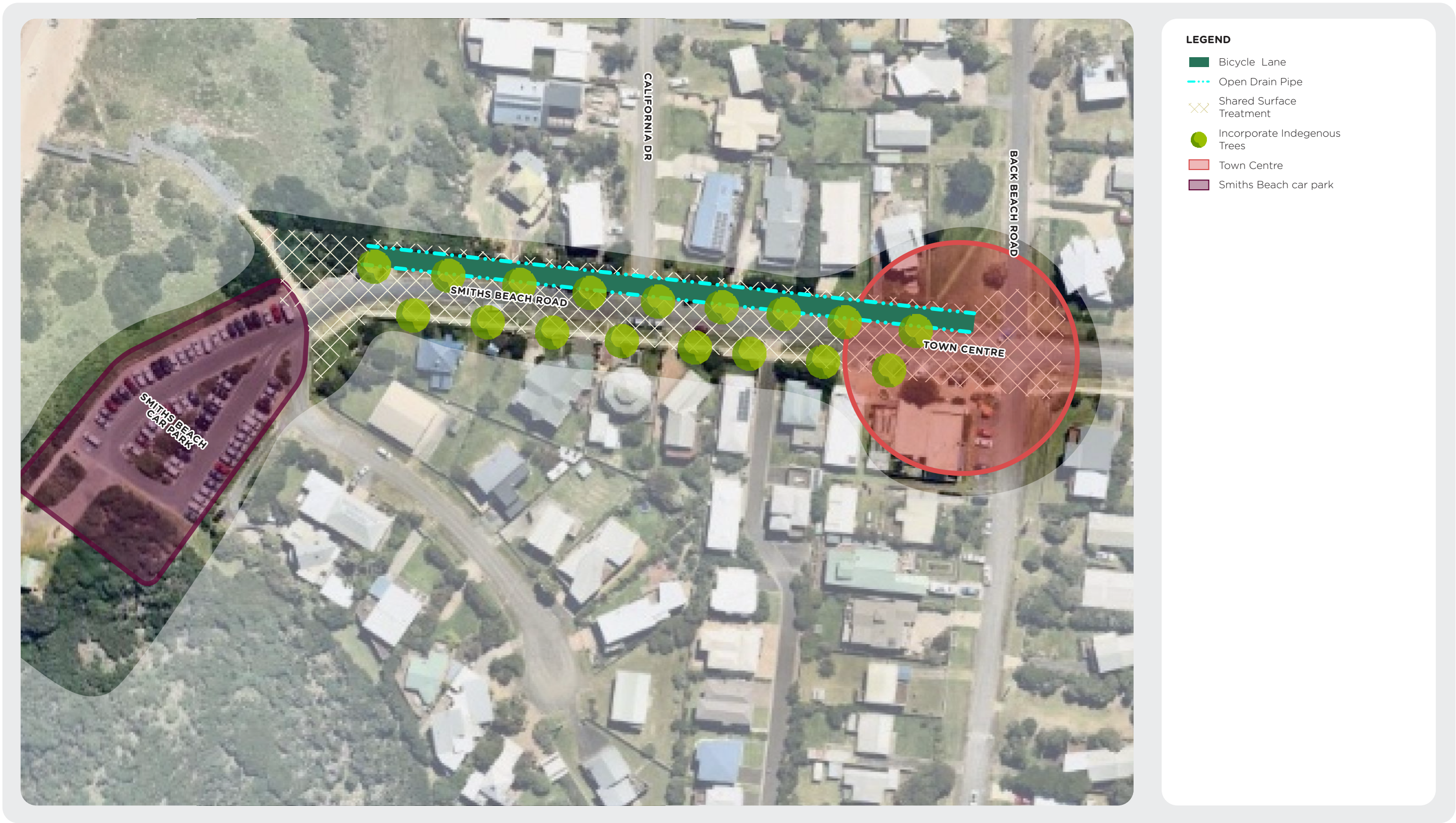


Figure 17. Indicative Plan of Smiths Beach Road







## 6. IMPLEMENTATION PLAN







6.1 IMPLEMENTATION

REF	ACTION	PRIORITY	WHEN?	WHO?	HOW?
E1a	Encourage landowners to plant indigenous plant species within their properties by providing easy access to plants and advice	Medium	Medium	SBA, PINP	TBC
E1b	Investigate drainage system improvements within Smiths Beach including redeveloping from an open to closed drain system to include appropriate litter traps and reduce erosion.	High	Long	Council (Asset Management)	Urban Road & Drainage Improvement Program
E1c	Consider fauna when designing street lighting, strategic developments and the lighting requirements for major properties.	Low	Long	Property Owners, Ausnet, PINP, Council (Asset Management)	Planning Scheme Amendment Core Business
E1d	Enhance the land within the reserve along the western edge of Smiths Beach township as a BioLink.	Low	Medium	Council (Environment)	Biolinks Strategy
E1e	Strategic pruning on public land to allow for public views and vistas, increase passive surveillance and safety and to stop vandalism and illegal pruning.	Low	Medium	Council (Environment), PINP	Core Business
E2a	Increase local indigenous plants along the western fringe of the township to help reduce noise from the grand prix.	Low	Medium	Council (Environment)	Core Business/Bio links Strategy
E2b	Enhance street tree planting with indigenous plant species for increased shade during summer months and improve habitat	Low	Long	Council (Asset Management)	Urban Road & Drainage Improvement Program
E2c	Increased planting around the General Store, along key roads to soften and cool these areas.	Low	Long	Council (Asset Management)	Urban Road & Drainage Improvement Program
E2d	Reduce dust from existing gravel roads by working towards a 20km/hour target on residential streets	Low	Long	Council (Asset Management)	Core Business
E3a	Undertake Invasive plant removal and erosion protection.	Medium	Ongoing	PINP, Council (Environment)	Core Business
E3b	Investigate applying Erosion Management tools on land subject to potential mass movement as identified in the Phillip Island Nature Park Coastal Process Study.	High	Medium	Council (Strategic Planning)	Township Adaption Strategies
E3c	Consider Reducing risk of bushfire by undergrounding powerlines	Medium	Long	Council (Asset Management)	Urban Road & Drainage Improvement Program



REF	ACTION	PRIORITY	WHEN?	WHO?	HOW?
E3d	Review emergency management plans and procedure which include Smiths Beach alongside the CFA to ensure compliance with relevant requirements are met	Medium	Ongoing	Council (Community Safety)	Core Business
E4a	E4a - Undertake Waste Management Plan for Smiths Beach considering the following: <ul style="list-style-type: none"> <li>Reduce litter through increased bin placement.</li> <li>Signage</li> <li>Dog excrement etc</li> <li>Increase public bins including recycling and cigarette bins and consistent waste collection (more frequent during Summer).</li> </ul>	High	Short	Council (Sustainable Environment)	New initiative
E4b	Increase protection and preservation of Smiths Beach flora and fauna through improved pathways and signage along the foreshore reserves.	High	Medium	Council	Gamechanger Projects 2 and 3
E4c	Reducing lighting impact of major properties within Smiths Beach, to fauna friendly.	Low	Long	Council (Strategic Planning & Sustainable Environment), property owners	Planning Scheme Amendment
E4d	Investigate rezoning St Bede's College land from Farming Zone to Rural Conservation Zone or another appropriate zone that allows for the current use but prioritises environmental protection.	Low	Long	Council (Strategic Planning)	Planning Scheme Amendment
E5a	Improve education and awareness of local wildlife (Hooded Plovers, Shearwaters) to both protect species and invite ecotourism to the area.	Low	Ongoing	Council (Environment & Economic Development), PINP	Core Business
LU1a	Maintain the existing town boundary through the existing policy within the Bass Coast Planning Scheme.	N/A	N/A	N/A	No Action Required
LU1b	Maintain the existing Farming Zone immediately to the east and west of Smiths Beach	N/A	N/A	N/A	No Action Required
LU2a	Prepare a Master Plan for Mitchell Reserve to enhance the role of the park and investigate opportunities for further recreation facilities, off leash dog area, and informal overflow seasonal car parking.	High	Short	Council (Community, Recreation and Culture)	New initiative
LU2b	To improve sense of safety at Mitchell Park - visually open up the parkland to the street by removing some trees along the front of the park and replacing with lower vegetation.	High	Short	Council (Community, Recreation and Culture and Infrastructure Maintenance)	New initiative
LU2c	Renew the existing pump station, toilet and showers at Smiths Beach Car Park	Medium	Medium	Council (Asset Management)	Gamechanger Project 3







REF	ACTION	PRIORITY	WHEN?	WHO?	HOW?
AM1d	<p>Undertake a series of investigations about the feasibility of road safety treatments to improve pedestrian safety:</p> <ul style="list-style-type: none"> <li>• Provide a raised “wombat” crossing at entrance of Smiths Beach car park where pedestrians currently cross to access the beach.</li> <li>• Create a shared space zone at Smiths Beach Road between Smiths Beach car park and Marlin Street, and Smiths Beach Carpark itself and investigate a 10 km/hr limit.</li> <li>• Provide a safe crossing point with pram crossings for pedestrians prior to the YCW Beach car park from the eastern footpath on Beachcomber Avenue, including a footpath adjacent to the main car park.</li> <li>• Investigate options to improve safety at Back Beach Road, such as providing pedestrian refuges as part of a compact roundabout treatment at the Back Beach Road/Smiths Beach Road intersection to assist pedestrians crossing Back Beach Road (this treatment should only be considered in conjunction with a roundabout that slows approaching traffic). If a roundabout is not constructed, provide a pedestrian refuge further east on back beach road, near the busstops.</li> </ul>	High	Short/ medium	VicRoads (DOT)	Council (Asset Management) Core Business
AM2a	Prepare a detailed feasibility assessment on a seasonal response to car parking as recommended in this Plan.	High	Medium	Council (Asset Management/ Strategic Planning)	New initiative
AM2b	Investigate seasonal parking restrictions (on one side of the road) on roads within 400 metres of Smiths Beach.	High	Medium	Council (Asset Management/)	New initiative
AM2c	Provide directional signs at the Smiths Beach Road/Marlin Street intersection towards the YCW Beach carparks to assist with the parking demand at Smiths Beach carpark.	Low	Medium	Council (Asset Management)	New initiative
AM2d	Allocate additional parking enforcement patrols during the high season	High	Ongoing	Council (Community Safety)	Core Business
AM3a	Create an accessway between YCW Beach car park and Smiths Beach	High	Long	Council (Major Projects)	Gamechanger 1
AM3b	Investigate a potential pedestrian connection between Smiths Beach and Sunderland Bay through the Aspirational Pathways project	Medium	Long	Council (Major Projects)	Tracks & Trails Strategy
AM3c	Investigate a potential pedestrian connection between Smiths Beach and to Pyramid Rock and a pathway along Back Beach Road connecting to the Track and the existing Gap Road pathway.	Medium	Long	Council (Major Projects)	Tracks & Trails Strategy
PRCF1a	Undertake a Township and Neighbourhood Character Assessment for Smiths Beach.	Medium	Short	Council (Strategic Planning)	Neighbourhood Character Strategy
PRCF2a	Apply the most appropriate Infrastructure Design Manual specifications that reflect the preferred informal and coastal infrastructure character of Smiths Beach	High	Long	Council (Asset Management Development Services Statutory Planning)	Urban Road & Drainage Improvement Program Core business



REF	ACTION	PRIORITY	WHEN?	WHO?	HOW?
PRCF2b	Build the character principles and preferred infrastructure materials into Council's Urban Road and Drainage Improvement Projects for Smiths Beach. and Special Charge Schemes	High	Long	Council (Asset Management)	Urban Road & Drainage Improvement Program
PRCF3a	Consider installing a selection of facilities with locations and design based on CPTED principles: Bike racks incorporated around the community to encourage bike use. New and upgraded public toilets at Smiths and YCW beaches. Picnic tables and potentially covered spaces such as a Gazebo at Mitchell Reserve. Additional shading through trees and covered areas. Water fountains incorporated into the town centre and beach areas. BBQ facilities at YCW Beach Signage that better directs and informs tourists of the facilities with Smiths Beach, YCW Beach and other areas of interest. Enhance open space facilities at Mitchell Reserve Seating and shelter at Smiths Beach car park to support drop off function	Various	Long	Council (Asset Management)	Urban Road & Drainage Improvement Program; Gamechanger Projects
SCC1a	Undertake a cultural heritage values assessment in partnership with the Bunurong Land Council Aboriginal Corporation	Medium	Long	Council (Aboriginal Development)	TBD**
SCC1b	Undertake a historical heritage assessment of Smiths Beach settlement	Low	Long	Council (Strategic Planning)	On-going Heritage Work
SCC1c	Prepare an interpretation plan to share an understanding of the cultural values and history of the Smiths Beach area.	Medium	Long	Council (Community, Recreation and Culture)	TBD**
SCC1d	Enhance story-telling throughout the town in the public realm, including through innovative and accessible techniques, art and festivals.	Low	Long	Council (Community, Recreation and Culture)	Gamechanger Projects
SCC2a	During the summer months support community members to use Smiths Beach Car Park and the southern end of Smiths Beach Road (between Marlin Street and the Car Park) for festivals and events.	Low	Long	SBA; Community	N/A
SCC2b	Consider the opportunity for activities on land within the Town Centre, including 218 Smiths Beach Road (subject to landowner agreement)	Low	Short	Council (Economic Development); SBA	Core Business
SCC2c	Enhance seating arrangements outside the General Store for local gatherings	Low	Long	Council (Asset Management)	Gamechanger Project 4
SCC2d	Support the community to develop a regular local market at Mitchell Reserve or at Smiths Beach Car Park in the summer months	Low	Long	SBA; Community	N/A



REF	ACTION	PRIORITY	WHEN?	WHO?	HOW?
SCC2e	Subject to need, investigate opportunities for a Community meeting/neighbourhood house space to serve the southern estates.	Low	Long	Council (Community, Recreation and Culture)	N/A
SCC3a	Encourage innovation through local social enterprises and small home-based businesses, throughout the town.	Low	Ongoing	Council (Economic Development)	Core Business
SCC3b	Support the existing Mixed Use Land (including General Store, PO Boxes and Surf Shop) for additional development of services to support local residents and visitors	Low	Ongoing	Council (Strategic Planning)	No action
S1a	Develop opportunities for alternative energy options for the Smiths Beach township (such as Develop a solar power “micro grid” in Smiths Beach in partnership with the Totally Renewable Phillip Island Core Group).	Low	Long	Totally Renewable Phillip Island, SBA	N/A
S2a	Advocate for improved digital network coverage.	Low	Medium	Council (Advocacy)	Core Business
S3a	Investigate need to enhance collection of public waste from across the township particularly during the Summer period.	Medium	Short	Council (Sustainable Environment)	New initiative
S3b	Investigate the compliance of parking restrictions and potential need to review patrols in the area, to encourage people to park sensibly and comply with parking restrictions.	High	Short	Council (Community Safety)	Core Business
S3c	Education campaign for absent landowners to ensure bins are brought onto their properties on collection days.	Low	Medium	Council (Sustainable Environment)	New Initiative
S3d	Advocate to Lifesaving Victoria for more patrolled beaches on Phillip Island to relieve the pressure on Smiths Beach	High	Short	Council (Sustainable Environment)	Core Business
G1a	Undertake a feasibility study and options analysis to consider the option for parking fees collected at YCW beach car park in the peak season and how this might be reinvested to improve the town’s parking and the public realm, community parking at Mitchell Reserve and/or shuttle bus service operated by community groups or other groups.	Medium	Long	Council (Asset Management)	New Initiative
G1b	Involve local residents in the improvement and upkeep of Smiths Beach through the introduction of a working group as a subcommittee of SBA.	Medium	Short	SBA	N/A
G2a	Develop an agreement for co-management of Smith’s Beach public land between Bunurong Land Council Aboriginal Corporation and public land management agencies through the Aboriginal Cultural Heritage Land Management Agreement (ACHLMA).	Low	Long	Council (Aboriginal Development, Environment)	TBD**



REF	ACTION	PRIORITY	WHEN?	WHO?	HOW?
G2b	To review and align planning and management responsibilities for public land.	High	Medium	Council (Environment), PINP, DELWP	New Initiative
G3a	Support the role of the Smiths Beachcombers Association (SBA) and other community leaders as a conduit to Council and Agencies on behalf of the community where wider consultation is not possible.	Low	Ongoing	Council (Community Planning)	Core Business
G3b	Establish a local Community Events and Market group to co-ordinate seasonal events and markets at Smiths Beach	Low	Short	SBA	N/A
G3c	Maintain the SBA Website and Newsletter and develop a Smiths Beach Community Facebook page to share information and seek community support and involvement in key initiatives	Low	Ongoing	SBA	N/A

\*\*As the Bunurong Land Council were unable to provide comment on the plan prior to deadlines, these projects are yet to be determined

6.2 GAME CHANGER IMPLEMENTATION PLAN

PROJECT NAME	BRIEF DESCRIPTION	ESTIMATED COST TO TOWN PLAN BUDGET	RESPONSIBLE TEAM	ORIGINATING ACTIONS
Gamechanger 1: Cross Beach Track	A Proposed pedestrian trail to connect Smiths Beach and YCW Beach Carparks	TBD	Major Projects, Strategic Planning	AM3c
Gamechanger 2: YCW Masterplan	An Adopted and budgeted Council plan that seeks to upgrade the carpark and facilities at YCW Beach	N/A	Environment (Coast & Bushland)	E4b, LU2d, LU2f, AM1c, PRCF3a, SCC1d
Gamechanger 3: Smiths Beach Car Park Masterplan	A Proposed Masterplan to accomplish actions relating to Smiths Beach Carpark	\$500k	Major Projects	E4b, LU2c, AM1c, PRCF3a, SCC1d
Gamechanger 4: Town Centre Renewal	A Proposed Masterplanto be implemented following or as part of the Urban Road and Drainage Improvement Program	N/A	Asset Management	LU3a, AM1c, PRCF3a, SCC1d, SCC2b

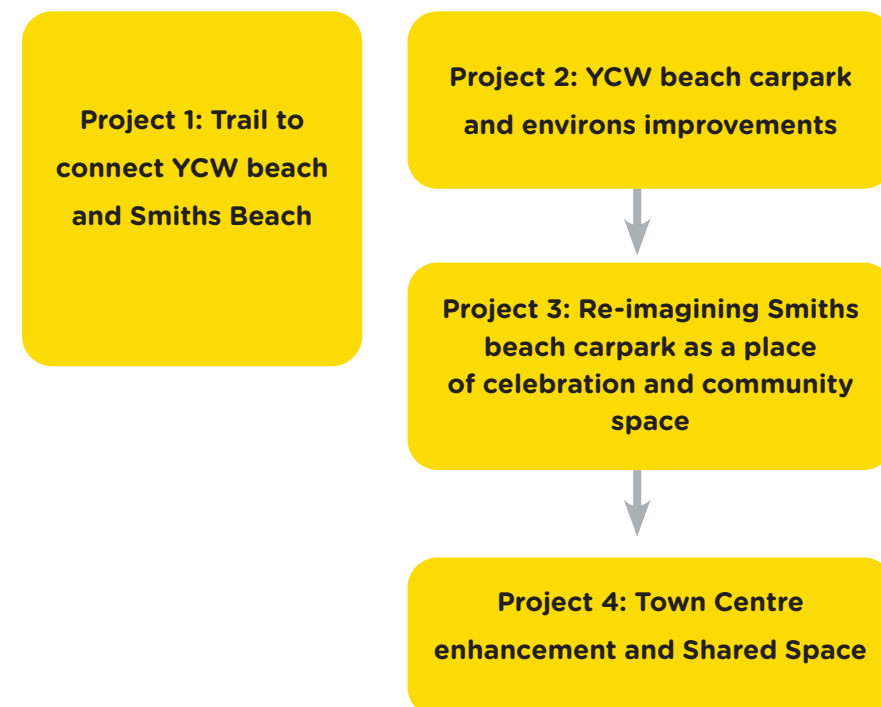


### 6.3 GAMECHANGER PROJECT IMPLEMENTATION

The 4 gamechanger projects are linked to each other.

The upgrade to the YCW Carpark to accommodate long day parking and the installation of the access path through to Smiths Beach will then free up Smiths's Beach Carpark, during the summer, as a drop off zone and festival area.

The projects should be delivered in the following order, but can also be developed independant of each other:







BASS  
COAST

kinetica