EAST GIPPSLAND
SHIRE COUNCIL

Council Meeting Agenda



Tuesday 10 August 2025 at 6:00pm
(Council Chambers and by video conferencing)
East Gippsland Shire Council Corporate Centre
273 Main Street, Bairnsdale 3875



Acknowledgement of Country

East Gippsland Shire Council acknowledges the Gunaikurnai, Monero and Bidawel people as the Traditional Custodians of this land that encompasses East Gippsland Shire, and their enduring relationship with country. The Traditional Custodians have cared and nurtured East Gippsland for tens of thousands of years.

Council values their living culture and practices and their right to self-determination. Council pays respect to all Aboriginal and Torres Strait Islander people living in East Gippsland, their Elders, past, present, and future.

Council information

East Gippsland Shire Council live streams, records and publishes its meetings via webcasting (youtube.com/c/EastGippyTV) to enhance the accessibility of its meetings to the broader East Gippsland community.

These recordings are also archived and available for viewing by the public or used for publicity or information purposes. At the appropriate times during the meeting, any members of the gallery who are addressing the council will have their image, comments or submissions recorded.

No other person has the right to record Council meetings unless approval has been granted by the Chair.

In line with the *Local Government Act* 2020, Councillors are able to attend Council meetings electronically or in person and the meetings will be open to the public via livestreaming.

Members of the public are invited to view the Council Meeting livestreamed by following the link on Council's website or Facebook page.

Councillors

Cr John White (Mayor)
Cr Sonia Buckley (Deputy Mayor)
Cr Arthur Allen
Cr Jodie Ashworth
Cr Tom Crook
Cr Barry Davis
Cr Joanne Eastman
Cr Bernie Farquhar
Cr Ian Trevaskis

Executive Leadership Team

Fiona Weigall Chief Executive Officer
Stuart McConnell General Manager Assets and Environment
Sarah Johnston General Manager Business Excellence
Chris Stephenson General Manager Place and Community

Purpose of Council meetings

(1) Council holds scheduled meetings and, when required, unscheduled meetings to conduct the business of Council.
(2) Council is committed to transparency in decision making and, in accordance with the *Local Government Act 2020*, Council and Delegated Committee meetings are open to the public and the community are able to attend.
(3) Meetings will only be closed to members of the public, in accordance with section 66 of the Act, if:
    (a) there are clear reasons for particular matters to remain confidential; or
    (b) a meeting is required to be closed for security reasons; or
    (c) it is necessary to enable the meeting to proceed in an ordinary manner.
(4) A meeting closed to the public for the reasons outlined in sub-rule 3(b) or 3(c) will continue to be livestreamed. In the event a livestream is not available:
    (a) the meeting may be adjourned; or
    (b) a recording of the proceedings may be available on the Council website.

Governance Rules

A copy of East Gippsland Shire Council's governance rules can be found at https://www.eastgippsland.vic.gov.au/council/council-policies

Councillors Pledge

As Councillors of East Gippsland Shire Council, we solemnly and sincerely declare and affirm that we will consider each item on this agenda in the best interests of the whole municipal community.

Vision

To foster inclusive, connected, communities and places where all East Gippslanders prosper, and endeavour not to leave anyone behind.

Our Strategic Themes

1. Community Wellbeing and Social Responsibility
2. Prosperity
3. Making the Most of What We've Got
4. Managing Council Well

Index

1 Procedural 7

1.1 Recognition of Traditional Custodians 7

1.2 Apologies 7

1.3 Declaration of Conflict of Interest 7

1.4 Confirmation of Minutes 7

1.5 Next Meeting 7

1.6 Requests for Leave of Absence 7

1.7 Open Forum 8

1.7.1 Petitions 8

1.7.1.1 Objection 2025-26 Jetty Licence Fee Increase - Riviera Harbour, Paynesville 8

1.7.2 Questions of Council 9

1.7.3 Public Submissions 9

1.8 Items for Noting 9

2 Notices of Motion 9

3 Deferred Business 9

4 Councillor Delegate Reports 9

5 Officer Reports 10

5.1 Place and Community 10

5.1.1 Bairnsdale Outdoor Pool 10

5.1.2 Planning Permit Application - 5.2025.96.1 Two Lot Subdivision and Development of a Dwelling 34-36 Eighth Avenue, Raymond Island 18

5.1.3 Planning Scheme Amendment C169egip - Update Municipal Planning Strategy and Planning Policy Framework (Post Exhibition Adoption) 141

5.1.4 Business Engagement Approach 621

5.2 Assets and Environment 635

5.2.1 CON2025 1732 Buchan Orbost Road - Major Slip Repair 635

5.3 Business Excellence 640

5.3.1 Municipal Association of Victoria October 2025 State Council Meeting Motions 640
5.3.2 Council Meeting Resolution Register....651
5.3.3 Summary of Councillor Briefing Sessions....663
6 Urgent Business....676
7 Confidential Business....676
8 Close of Meeting....676

1 Procedural

1.1 Recognition of Traditional Custodians

East Gippsland Shire Council acknowledges the Gunaikurnai, Monero and the Bidawel people as the Traditional Custodians of this land that encompasses East Gippsland Shire, and their enduring relationship with country. The Traditional Custodians have cared and nurtured East Gippsland for tens of thousands of years.

Council value their living culture and practices and their right to self-determination. Council pays respect to all Aboriginal and Torres Strait Islander people living in East Gippsland, their Elders, past, present, and future.

1.2 Apologies

1.3 Declaration of Conflict of Interest

1.4 Confirmation of Minutes

That the minutes of the Council Meeting held Tuesday 15 July 2025 be confirmed.

1.5 Next Meeting

The next Council Meeting is scheduled to be held on Tuesday 16 September 2025 at the Corporate Centre, 273 Main Street Bairnsdale commencing at 6.00 pm.

1.6 Requests for Leave of Absence

1.7 Open Forum
1.7.1 Petitions

1.7.1.1 Objection 2025-26 Jetty Licence Fee Increase - Riviera Harbour, Paynesville

Authorised by General Manager Business Excellence

Conflict of Interest

Officers preparing this report have no conflict of interest to declare.

Executive Summary

This report informs Council of a petition submitted by Colin Frisch from Paynesville seeking Council to review its decision to increase the Riviera Harbour Jetty Licence Fee. The petition was received a hard copy on Friday 1 August 2025. The petition states:

"Petitioners are seeking that East Gippsland Shire Council review the decision to increase the Riviera Harbour Jetty licence fee and modify that fee increase in line with other East Gippsland Shire jetty/berth price rises - not exceeding 12%."

The petition has been received and presented in accordance with Governance Rule 8.7. The petition included 57 signatures, 13 of which met the governance requirements.

Note: A petition with 10 or more signatures that meet Governance Rule 8.7 and is approved by the Chief Executive Officer, is presented to Council.

Councillors have been provided with a full copy of the petition separately. In the interests of respecting the privacy of signatories, and in accordance with the *Privacy and Data Protection Act* 2014, a copy of the petition has not been included with this report.

Recommendation

That Council:

1. ***receives the petition lodged by Mr Colin Frisch requesting "Petitioners are seeking that East Gippsland Shire Council review the decision to increase the Riviera Harbour Jetty licence fee and modify that fee increase in line with other East Gippsland Shire jetty/berth price rises - not exceeding 12%";***

2. ***notes that the petition will be referred to General Manager Assets and Environment for consideration and response; and***

3. ***notes that the Chief Executive Officer will arrange for Council Officers to write to the head petitioner advising them of these actions.***

1.7.2 Questions of Council

1.7.3 Public Submissions

1.8 Items for Noting

2 Notices of Motion

3 Deferred Business

4 Councillor Delegate Reports

5 Officer Reports

5.1 Place and Community

5.1.1 Bairnsdale Outdoor Pool

Authorised by General Manager Place and Community

Purpose

The purpose of this report is for Council to:

(a) Provide Councillors with an overview of the current status of the Bairnsdale Outdoor Pool;
(b) Inform Councillors that the Bairnsdale Outdoor Pool will close for the summer of 2025/2026 for Occupational Health and Safety reasons; and
(c) Seek endorsement to commission a new East Gippsland Aquatic strategy to inform future decision making.

Key Points

- The Bairnsdale Outdoor Pool is an aging Council facility that is now considered to be at end of life with identified operating risks.

- Over a decade ago Council developed an East Gippsland Aquatic Strategy (2015) to provide direction for future investment in aquatic facilities. This strategy was unanimously adopted by Council on 2 February 2016.

- The strategy identified that the Bairnsdale Outdoor Pool (pool) would be at end of life within ten years. A decision was made to prioritise investment in upgrades at the Bairnsdale Aquatic and Recreation Centre (BARC) whilst operating the outdoor pool for as long as practicable, with no further major investment.

- Each summer, Officers have worked to a maintenance schedule and completed ad-hoc maintenance on site to open the facility for public use. These maintenance costs have increased year on year. Regular independent assessments of the facility indicate that the facility is continuing to age and deteriorate with no short-term, low-cost solutions that will keep the facility safe and operational.

- Usage of the outdoor pool is considered low, with the cost of visits subsidised at approximately $162 per recreational swim. This makes swimming at the pool one of the most highly subsidised pool facilities across Gippsland.

- Based on recent inspections and Council's obligations under the *Occupational Health and Safety Act 2004*, Council is not able to open the facility for the 2025/26 season.

- There is a need to bring a strategic focus to future investment in aquatic facilities and officers are therefore seeking to develop a new aquatic strategy to guide future decision making around investment in aquatic facilities across the shire.

Recommendation

That Council:

1. ***notes that the Bairnsdale Outdoor Pool will be closed for the 2025/26 summer season;***

2. ***endorses the commissioning of a new East Gippsland Aquatic Strategy to determine the future of the Bairnsdale Outdoor Pool site, and future planning of aquatic facilities in the shire; and***

3. ***undertakes comprehensive community engagement including the use of a community reference group when developing the new East Gippsland Aquatic Strategy and determining the future use of the site.***

Strategic Overview

In January 2010, following concerns of the condition of outdoor pool, a business case for the rejuvenation of the pool was presented to Council.

It was agreed that a more wholistic review of council's aquatic facilities was needed, and after consideration of the challenges of the pool, Officers were requested to complete a shire-wide Aquatic Strategy.

The first draft of an East Gippsland Aquatic Strategy was presented to Council in 2013. This identified the pool as having an asset end of life of ten years. Acknowledging this timeframe, it was noted that the strategy must confirm what the future of the asset will be.

In conjunction with other facility concepts, in July 2013, concept designs for a new pool were sought.

The concept design phase included site assessments of the Turnbull Street facility (Geotechnical reports), consultation with pool specialists, user groups, pool operators and the broader community.

Following this process, Geotechnical studies indicated that the current site was unlikely to withstand redevelopment, and any new Outdoor Pool development should be at another site.

The East Gippsland Aquatic Strategy was unanimously endorsed by Council in 2015. With section 8.1.4 stating that:

> *Condition assessments of this facility confirm that the pool is nearing the end of its functional life and will need to close in the near future. Council has resolved to keep this pool open as long as practicable but no further major work will be undertaken at this facility. (pge 66)*

This is the direction that Officers have therefore been following for the past decade.

Maintenance Scheduling

Each summer season, Officers have completed works to the site to open the facility for public use. These costs have increased year on year, with this past season (2024-2025 summer) costing an additional and unbudgeted $66,000 for risk mitigation and emergency plant maintenance works.

The measures that have been put in place to meet the season scheduling have been short term solutions and do not provide long term fixes to plant issues. There are no longer short-term, low-cost solutions that will keep the facility operational, with any future maintenance and upgrades to make the site functional and safe estimated at more than $500,000. There is neither time nor budget to undertake these works before the 2025/26 season.

Attendance

The pool had a recreational use attendance of 1,667 visits for the summer season in 2024/2025. This was down on the previous summer's attendance of 2,023 visits.

In benchmarking other like facilities this attendance rate for recreation swimming is well below industry average.

School carnival attendance is the most significant attendance for the site.

Eight school carnivals are held onsite each year. In February and March of 2025, 2,717 people attended the site for school swimming carnivals, compared to an average of 634 three years prior. Officers are currently working with the schools to establish short-term solutions for the 2025/26 school carnivals.

There are no swimming lessons delivered from the outdoor pool.

Council Subsidy

The pool has operated at a deficit each year of operation, with the 2024/25 season closing at a deficit of -$270,189. The highest deficit in the past three-year cycle and reflects increasing operational costs coupled with low user income.

The average operating deficit each season over four years is approximately -$195,000.

Council subsidy per visit is believed to be the highest out of all the Council operated pools within Gippsland. The pool is subsidised at $61.65 per visit. It is acknowledged that many of Council’s services are subsidised, but comparative figures with BARC ($3.80) per visit, Aquadome ($9.30) per visit and the Orbost Outdoor pool ($35.30) per visit suggest that this level of subsidy is very high.

If school carnivals (in which the site is closed to the broader community during) are not considered part of the subsidy, recreational swims are subsidised by $162 per visit.

Council subsidy per swim	2021-22	2022 -23	2023-24	2024- 25
Operating deficit	$197,736	$138,635	$224,664	**$270,189**
Average Income per attendance	$6.95	$8.93	$7.59	**$6.74**
Average Expenditure per attendance	$77.62	$53.83	$89.89	**$68.37**
Average Staff cost per attendance	$37.24	$29.75	$11.09	**$17.99**
Average Secondary Spend per attendance	$2.48	$4.03	$3.59	**$2.17**
Council Subsidy per attendance	$ 84.57	$62.77	$82.29	**$ 61.65**
Council Subsidy per attendance (exc Carnivals)	$104.62	$94.84	$111.05	**$162**

Asset Condition

Pool Plant
Council performs systematic condition assessments of pool plant equipment each season. These are completed by third-party, mechanical pool specialists. Over the last twelve months, several plant issues have arisen. Remedial works were identified at the time and have been addressed. However, due to the strategic direction of the site, these measures have been addressed with short-term solutions.

Contractors have identified key plant works that must take place before reopening to the public. These works equate to a cost of approximately $500,000 which is not inclusive of any significant infrastructure works.

Pool Concourse
Due to storm water and drainage issues the facility pool concourse constantly floods during a rain event. This flooding has influenced the deuteriation of the pool concourse to the point whereby the concrete is failing. There have been efforts to patch the pool concourse with concrete in sections to remove immediate risk, however the entire pool concourse needs to be replaced to remove slip, trip and fall hazards for all staff and community who access the site.

This work presents a high risk to the pool shell integrity. Completing this work may damage the pool shell beyond repair due to earth movement.

Building infrastructure
The condition of current building infrastructure onsite needs to be addressed.

The change rooms have been demolished and replaced with portable solutions, and the cafe and clubrooms require significant upgrades in the next ten years due to deuteriation associated with the age of the facility.

Safety:
Safety inspections commissioned both internally and using independent pool specialists, identified a number of significant safety risks associated with re-opening the pool. Council has assessed the risk to our staff and community if the pool is reopened with the current safety concerns in line with the obligations held under the *Occupational Health and Safety Act 2004* and determined that this risk is at an unacceptable level to continue operations safely and therefore the pool cannot reopen while these risks remain.

Strategic Alignment

This report has been prepared and aligned with the following theme in the Council Plan 2025-2029:

Theme 3: Making the most of what we've got
Outcome – Our assets are well maintained, utilised ad meet community needs.

This report also aligns with the East Gippsland Aquatic Strategy 2015 adopted by Council in 2016.

Consultation/Community Engagement/Impacts

It is recognised that there is significant interest in the Bairnsdale Outdoor Pool and long held associations with the pool from some members of our community. It is therefore Officers intent to ensure that both specific user groups and the broader Community are kept informed on the decision to close the pool for the forthcoming season and clearly advised of our process moving forward.

Officers have commenced conversations with schools around the future options for school carnivals

Officers have drafted a thorough communication and engagement plan to inform community of the decision to decommission the pool. This includes providing clarity on past Council decisions, past and current actions of council officers maintaining the site and why it is no longer able to function for community use.

It is similarly important that the community are involved in decisions about both the future of the pool site (49 Turnbull Street Bairnsdale) and the aquatic facility needs that will inform future decisions of Council.

Officers are therefore recommending that Council commissions a new East Gippsland Aquatic Strategy. The strategy will involve consultation with community to determine demand for a new outdoor pool, the feasibility of a new pool in Bairnsdale and the best use of the land at 49 Turnbull Street, Bairnsdale, Vic 3875.

The strategy would also consider the broader aquatic needs of East Gippsland.

Opportunities and Risks

The *Occupational Health and Safety Act (2004)* (the Act) is clear that employers must take every reasonable action and work proactively to ensure health and safety in their business activities.

Under the Act, a CEO has a legal and ethical obligation to ensure a safe working environment for all employees, which includes protecting them from physical and psychological harm. This involves proactively identifying and mitigating workplace hazards, providing necessary training and resources, and fostering a culture of safety

Routine safety assessments take place at the pool on a seasonal, systematic schedule. This includes assessments pre-season, during season and post season.

The most recent post season risk assessment identified critical health and safety risks that require immediate attention and investment for compliance.

Numerous hazards have been identified and assessed against Council's risk management procedure resulting in a risk assessment of extreme. These include confined space entry, slips/trips/falls, manual handling, and chemical handling. The immediate action for risks rated this highly is to stop the activity or eliminate if possible as the consequences could be catastrophic, meaning they may cause significant injury and / or death if not addressed.

Improvements to mitigate safety issues in these areas in the past have proven to be short term solutions and have contributed to the increase of other hazards in associated areas of the facility. The main risks are listed below.

Confined Space
Confined space entry is necessary for pump pit and backwash pit operations. Improvements have been made to mitigate risk such as an extraction fan and ladder guard, but significant risks remain.

The overhead gantry crane requires structural integrity inspection which may force a replacement of the asset.

Harness and rescue infrastructure may also require complete replacement, with all equipment associated with working in the confined space requiring further testing.

Slips/Trips/Falls
The concrete pool deck has multiple trip hazards due to patchwork and flooding. The stairs and ramps onsite also need re-highlighted edging for visibility. These risks are difficult to remedy without finding a long-term drainage solution and a total replacement of the pool concourse.

Additional handrails and textile paving for disabled access are also recommended for inclusion prior to any site reopening.

Chemical Handling
Due to the design of the current plant, employees must manually handle chemical drums and oversized vacuum units regularly. The only way Council can make safe chemical handling onsite is to complete a detailed review of the dosing system and seek an alternative replacement to reduce manual handling risks.

The onsite chemical shower and eyewash basin needs replacing. The open hatch in the backwash tank also needs replacing to make safe.

If Council opens the workplace to staff in its current condition and an incident occurs, it will have demonstrated a failure to provide a safe work environment. This decision could be attributed to an officer such as a Chief Executive Officer, General Manager or Manager not taking reasonable care. The organisation will have breached its obligations under the *Occupational Health and Safety Act 2004* and its associated regulations, and Officers may be found guilty of an offence under the Act.

Climate change

This report considers potential climate change risks and impacts relevant to the Officer recommendation and aligns with the applicable climate change functions, categories, and legislative obligations, as detailed below:

Legislation
Occupational Health and Safety Act 2004 - see the Act's Implications in Risk section of this report.

Category

Asset Management: Climate change is considered in the design and maintenance of assets and includes responses to direct and indirect impacts.

Options

Due to its obligations under the *Occupational Health and Safety Act 2004* and its associated regulations, Council is no longer able to open the facility in its current form for the upcoming season.

As part of adopting the East Gippsland Aquatic Strategy 2015, there has been no significant investment in the pool to extend its life. The asset is now at end of life, with significant investment required to make the site safe.

With the current identified risks, it is no longer responsible for Council to run the facility in its current design.

There are options available to Council to simply close the site until further strategic work has been undertaken or to decommission the site. The decommissioning of the site in its entirety would be inclusive of plant removal, building demolition and removal, pool infrastructure demolition and removal and remedial works. No costs have been sought for any decommissioning work.

As outlined earlier in the report, officer are recommending development of strategic direction on future steps is provided to Council with community input. Options for Council to consider in relation to strategic next steps are

Option 1: Complete a feasibility study of the site. This will determine the current condition of the site and options for future development.

This option will take between six (6) to twelve (12) months and cost Council between $50,000 - $60,000.

Option 2: Complete a new East Gippsland Aquatic strategy. This will focus on reviewing Councils current Aquatic facilities and strategies and include stakeholder/community engagement, asset condition assessments and reassessing demand for an Outdoor Pool in Bairnsdale.

This option will take between nine (9) to twelve (12) months and cost Council between $40,000 - $60,000.

Option 3: (preferred) Combine these two options into one project. This will ensure a thorough review is undertaken on Council's current Aquatic facilities and strategies, a feasibility study is undertaken to determine the future use of 49 Turnbull Street site, and through research and consultation with community, identify if there is demand for an Outdoor Aquatic facility in Bairnsdale.

This option will take between nine (9) to twelve (12) months and cost Council between $80,000 - $90,000.

Conflicts of Interest

Officers preparing this report have no conflict of interest to declare.

Attachments

Nil

5.1.2 Planning Permit Application - 5.2025.96.1 Two Lot Subdivision and Development of a Dwelling 34-36 Eighth Avenue, Raymond Island

Authorised by General Manager Place and Community

Purpose

This report is to consider planning permit application 5.2025.96.1 for a two-lot subdivision and development of a dwelling at 34-36 Eighth Avenue, Raymond Island (the subject land).

Key Points

Council issued a Notice of Decision to refuse an identical planning application at the subject land (reference 5.2023.454.1) at the Council meeting on 6 August 2024. The reason for refusal was based on an objection from East Gippsland Catchment Management Authority (EGCMA) who are responsible for floodplain management in East Gippsland. The objection identified risks associated with restricted egress from the subject land during a flood event. An application for review of Council's decision was subsequently lodged with the Victorian Civil and Administrative Tribunal (VCAT).

At the Council meeting on 17 December 2024 Council directed Officers to present a position to VCAT that differed from the decision of the previous Council. The alternate position was to request that VCAT remit the planning application for further consideration by Council; or seek a negotiated outcome to approve the planning application subject to planning permit conditions.

Following a VCAT Compulsory Conference, the applicant withdrew the appeal and subsequently lodged this planning permit application (**Attachment 1**). This application is identical to the previous application. It is noted that the applicant has prepared a Draft Flood Risk Management Plan (DFRMP) which was not previously considered by Council. The DFRMP provides guidance on the management of flood risk to minimise potential flood related damage and risk to life.

As with the previous planning permit application, EGCMA have objected to this application, including concerns regarding the content of the DFRMP (**Attachment 3**). The planning application received three additional objections and one submission (**Attachment 4**) which reflect concerns regarding flood impact and risks to life and property. The Country Fire Authority (CFA) do not object to the proposal, subject to conditions (**Attachment 3**).

A detailed assessment of the planning application is set out at **Attachment 2**. The Officer recommendation seeks to balance the merits of the case in the context of the policy requirements of the East Gippsland Planning Scheme (the Scheme); expert advice of EGCMA; objector concerns; and the direction previously provided by Council. With respect to these matters:

- Council initially issued a Notice of Decision to refuse an identical planning application at the subject land at the Council meeting on 6 August 2024 **(Attachment 5)**
- The detailed assessment of the application **(Attachment 2)** demonstrates general compliance with the Scheme except for policy relating to relating to climate change, flooding and associated risks to life and property.
- The EGCMA is a 'recommending authority' in this instance, meaning that Council is not obliged to refuse the planning application based on their advice.
- Council subsequently provided direction to Officers on 17 December 2024 regarding the intention to approve the planning application, subject to conditions **(Attachment 6)**.

- Objections to this planning application (not submitted to the previous planning application) have been carefully considered and do not raise material planning matters not previously considered by Council in relation to the subject land.
- The current planning application is identical to the application considered by Council on 17 December 2024 and there have been no material changes to relevant planning policy since that date.

Following careful consideration, the recommendation of Officers is to issue a Notice of Decision to refuse the planning application based on the grounds set out in the recommendation below.

It is acknowledged that this application requires careful consideration of a complex range of planning issues relating to flood risk. In accordance with Clause 71.02-3 (Integrated decision making) of the Scheme, Council must: *"… endeavour to integrate the range of planning policies relevant to the issues to be determined and balance conflicting objectives in favour of net community benefit and sustainable development for the benefit of present and future generations."*

To deliver this outcome, the recommendation of Officers has been swayed by the advice of EGCMA regarding the need to protect life and property in the event of a flood emergency. This does not diminish the relevance or importance of other planning matters as part of the assessment.

Recommendation

That Council:

1. ***receives and notes this report and all attachments pertaining to this report; and***

2. ***being the Responsible Authority and having considered all the relevant planning matters, determines that Planning Permit Application 5.2025.96.1 is not consistent with the requirements and objectives of the East Gippsland Planning Scheme and therefore resolves to issue a Notice of Decision to refuse to grant a permit for a two lot subdivision and development of a dwelling at 34-36 Eighth Avenue, Raymond Island, for the following reasons:***

    a. ***the proposal is generally inconsistent with the Planning Policy Framework (PPF) with respect to planning for places and environmental risks and amenity;***

    b. ***the proposal is generally inconsistent with the objectives of Clause 44.04 Land Subject to Inundation Overlay (LSIO); and***

    c. ***the proposal is inconsistent with the decision guidelines in the Victorian Planning Provisions (VPP) Planning Practice Note PPN11: Applying for a Planning Permit Under the Flood Provisions, in that;***

        - ***it is not consistent with the Planning Policy Framework (PPF).***
        - ***it relies on low-level access to and from the site;***
        - ***it is likely to increase the burden on emergency services and the risk to emergency personnel; and***
        - ***it is likely to increase the amount of flood damage to public or private assets.***

Strategic Alignment

This report has been prepared and aligned with the following themes set out in the Council Plan 2025-2029:

Theme 2: Prosperity
Outcome – A well-functioning planning system that responds to our communities' needs

Theme 3: Making the most of what we've got
Outcome – Natural assets are well-managed and protected.

Consultation/Community Engagement/Impacts

In accordance with the *Planning and Environment Act 1987* and the Scheme, the application was referred to EGCMA and CFA. Their referral responses are provided at **Attachment 3**.

Notice of the permit application was made to property owners and occupiers near the subject land. Three objections and one neutral submission were received (**Attachment 4**). The referral responses, objections and submission are considered further in the detailed assessment of the planning application (**Attachment 2**).

Opportunities and Risks

Legislative and policy context

In isolation, this planning application is relatively modest and will create the opportunity for the development of a single dwelling within an established residential zoned location on Raymond Island. The application, however, has broader implications for opportunities to deliver an adequate and diverse supply of housing across East Gippsland.

Plan for Victoria (Department of Transport and Planning, 2025) sets housing targets to be delivered by each municipality in Victoria. The Plan identifies that East Gippsland must deliver 11,000 new homes by 2050. The housing targets envisage that 70% of these new homes should be delivered within existing urban areas (infill development).

To deliver on the housing target, Council adopted the East Gippsland Housing and Settlement Strategy (2023) (HSS). The HSS identifies appropriate areas for future housing development and includes a settlement hierarchy to guide the delivery of new homes to 2041. Raymond Island is identified as a 'Rural Town' where: "*Small scale population growth and housing development is supported in Rural Towns within existing residentially zoned areas. Minimal change via infill development in established areas will be preferred, subject to environmental values and environmental risk constraints."*

Many settlements in East Gippsland are affected by environmental risks. Future development in these locations must balance the need for additional housing to meet community needs with the need to manage environmental risk. These objectives are often conflicting. The assessment of this planning application may have implications for infill development in other locations on Raymond Island, and potentially other settlements in East Gippsland where known flood risks (or other environmental risks) exist.

The key consideration for Council in assessing this planning application is therefore to balance the need to provide a diverse and adequate supply of housing against environmental risk constraints (the potential risk to life and property in the event of a flood emergency).

In addressing environmental risk, Council must consider the following legislation and policy:

Local Government Act 2020

Section 9 of the Local Government Act sets out the overarching governance principles that Council must deliver which include "… *the economic, social and environmental sustainability of the municipal district, including mitigation and planning for climate change risks, is to be promoted.*"

Climate Change Act 2017

Section 23 of the Climate Change Act sets out the principles of informed decision making and states: "*It is a guiding principle of this Act that a decision, policy, program or process (a) should be based on a comprehensive analysis of the best practicably available information about the potential impacts of climate change that is relevant to the decision, policy, program or process under consideration*."

Planning and Environment Act 1987

The objectives of planning at Section 4 of the Planning and Environment Act (the Act) include: "*Provide for fair, orderly, economic and sustainable use and development of land; Secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria; Balance the present and future interests of all Victorians."*
Section 60 of the Act continues by stating that before deciding on an application, Council must consider: "… *any significant effects which the responsible authority considers the use or development may have on the environment or which the responsible authority considers the environment may have on the use or development."*

Planning Practice Note 11 - Applying for a Planning Permit Under the Flood Provisions (PPN11)

PPN11 states that a planning permit application should be refused if it is likely to cause an unacceptable increase in flood risk. Relevant to this planning application, this includes the following situations:

- it is likely to result in danger to the life, health and safety of the occupants due to flooding of the site.
- it relies on low-level access to and from the site.
- it is likely to increase the burden on emergency services and the risk to emergency personnel.
- it is likely to increase the amount of flood damage to public or private assets.

Planning Policy Framework (PPF)

The policy requirements of the Scheme are set out in the detailed assessment of the application at **Attachment 2** and summarised below:

Clause 13 (Environmental Risks and Amenity): planning should (among other things) prepare for and respond to the impacts of climate change.

Clause 13.01-1S (Natural Hazards and Climate Change): minimise the impacts of natural hazards and adapt to the impacts of climate change through risk based planning.

Clause 13.01-2S (Coastal Inundation and Erosion): plan for and manage coastal hazard risk and climate change impacts; plan for sea level rise of not less than 0.8 metres by 2100.

Clause 13.02-1S (Bushfire Planning): strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

Clause 13.03-1S (Floodplain Management): assist the protection of (among other things) life, property and community infrastructure from flood hazard, including coastal inundation, riverine and overland flows, the natural flood carrying capacity of rivers, streams and floodways and the flood storage function of floodplains and waterways.

Clause 14.02-1S (Catchment Management and Planning): assist the protection and restoration of catchments, waterways, estuaries, bays, water bodies, groundwater and marine environment

Failure to address the legislative and policy requirements outlined above would result in potential risks for Council relating to:

- Liability if Council failed to act on climate change risks or misinterpreted these risks as part of its decision-making duties.
- Accountability if a flood emergency occurred and the decision-making functions of Council were investigated as part of an Inquiry or Commission.

Land Subject to Inundation Overlay (LSIO)

The purpose of the LSIO relevant to consideration of this planning application include:

- To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.
- To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- To minimise the potential flood risk to life, health and safety associated with development.

Key issues informing flood risk

1. *Data and expert opinion*

EGCMA are the relevant authority for floodplain management and provide expert advice to Council on matters relating to flood risk. As set out in **Attachment 3** the EGCMA have objected to this application. Their objection is based on the following data:

- The declared 1% AEP flood level (1 in 100 year flood event) for this location is 2.0 metres Australian Height Datum (AHD).
- Government policy requires planning for sea level rise of not less than 0.8 metres by 2100. The 1% AEP flood level for Raymond Island is therefore 2.8 metres AHD by 2100.
- The Flood Hazard Assessment for the site identifies that the flood hazard category for the subject land and egress from the subject land exceed the EGCMA risk criteria.

This assessment is based on the *Gippsland Lakes Flood Level Modelling Project* (2004) which offers the best available data for flood risk across the Gippsland Lakes. As the proposal fails to meet the Flood Hazard Assessment criteria, EGCMA conclude as follows:

- Whilst the property will largely remain flood free under current climatic conditions, planning policy also requires an assessment of the vehicle egress route from the property to a location where emergency relief services can be accessed.
- For Raymond Island residents, this means evacuation from the island to Paynesville as there are no shops or services provided on the island. The cumulative impact of each additional subdivision on Raymond Island adds a significant burden to emergency service agencies during a flood event.

Council Officers do not have the technical expertise to dispute the data used by EGCMA in informing their objection to the planning application. However, the question of the **degree** of the risk is arguable (see below).

2. Proportionality

Environmental risks associated with climate change mean that land use and development is rarely without risk. It is therefore important to consider the nature and scale of risk in the assessment of planning applications. With respect to these matters, Officers have carefully considered the recommendations of EGCMA and a DFRMP submitted by the applicant (HARC, December 2024) at **Attachment 1**:

- Under current conditions, the subject land itself is subject to a maximum 1% AEP flood depth of 0.1m, which increases to 0.9m under 2100 conditions.
- The proposed dwelling has a finished floor level of 2.5m AHD (0.6m above the 2100 maximum 1% AEP flood conditions).
- Egress from the property in a flood emergency would be via Eighth Avenue and Seventh Parade to the Raymond Island Ferry. EGCMA data indicates that the evacuation route would be flooded to a 1% AEP depth of 1m under current conditions, increasing to 1.8m under 2100 conditions.
- The DFRMP states that the majority of roads on Raymond Island remain trafficable under current climatic conditions for a 1%AEP flood event. The DFRMP is silent on egress for a 1% AEP flood under 2100 conditions.
- Raymond Island is subject to flood conditions that are influenced by discharge from river systems (Latrobe, Thomson, Macalister, Avon, Mitchell, Nicholson and Tambo Rivers) and weather systems where high wind and low air pressure can increase water levels in the Gippsland Lakes. Typically, this type of flood event is 'slower' than riverine flooding where 'flash floods' can result in significant changes to flood risk in a short period of time.
- The DFRMP states that: "*rise and fall of water levels in the Lakes is slow with peak levels occurring a number of days after the start of [the] rise."* Further: *"The Bureau of Meteorology is able to predict flood heights at Paynesville up to at least 48 hours or more ahead as flooding is predictable and progresses slowly resulting in long warning lead times."* The EGCMA raises concerns regarding flood warning times set out in the DFRMP, however, no definitive position is presented on flood warnings timeframes by the applicant or EGCMA.
- The Raymond Island Ferry ceases operation at a water level of 0.7m AHD, with private boats able to operate until private jetties become inaccessible.
- As the subject land itself is only marginally impacted by flood; and roads remain trafficable under current climatic conditions, the DFRMP concludes that it is possible to adapt a 'stay on the Island' strategy during flood events. The EGCMA raise concerns with this strategy as it fails to consider the length of flood events (up to two weeks) and the impact on critical services (electricity, water, wastewater etc.).

- The objection from EGCMA is based on their classification of the proposal being an 'intensification' of land use and development as it creates additional lots or dwellings. The objection states: "*The cumulative impact of each additional subdivision on Raymond Island adds a significant burden to emergency service agencies during a flood event."*

Evidence from the applicant and EGCMA, summarised above, has been assessed against relevant legislation and planning policy. It is considered that, on balance, EGCMA have adequately demonstrated the proposal fails to address policy issues relating to risk to life and property in a flood emergency including low level egress from the subject land and the increased burden on emergency services. This is reflected in the Officer recommendation to refuse the planning application.

Raymond Island has a current population of approximately 600 people, all of whom would have limited opportunity for egress in a flood event. The addition of a small number of dwellings on the limited number of vacant land parcels would not constitute a significant increase in the overall risk to the population.

As access/egress to Raymond Island is by ferry only and this proposal facilitates the development of only one additional dwelling, the objection infers that EGCMA consider development on Raymond Island to have reached it capacity. The Officer recommendation does not support this inference. In reaching this conclusion, Officers note the following:

- Raymond Island is also affected by bushfire risks and identified in the Bushfire Management Overlay (BMO). The planning application was referred to the CFA who raised no objection, subject to conditions.
- Whilst the risks associated with flood are not comparable to bushfire, the need for safe egress in an emergency is considered the same in both scenarios. It is therefore reasonable to question how two government agencies have different approaches to the issue of safe egress in an emergency.

Officers will continue to work with relevant government agencies to ensure that principles of risk management are applied in a proportional manner and adequately balanced against the need to provide an adequate supply of homes in accordance with housing targets set out in Plan for Victoria. This will include a review of flood related planning controls in the East Gippsland Planning Scheme, an action identified in the Council Plan 2025-2029.

3. *Mitigation*

In assessing this planning application, Officers have had regard to flood risk mitigation associated with the subject land and more broadly on Raymond Island.

The Raymond Island Local Incident Management Plan (LIMP) provides information to all community members about what to do during a local incident (fire, flood, storm etc.). Whilst this information is useful, it is not considered to adequately mitigate flood risk associated with the proposal.

The DFRMP submitted in support of the application provides guidance to prospective owners or occupiers of the subject land regarding the management of flood risk. The DFRMP is intended to reduce flood related damage and risk to life from flooding under current and future climate conditions. The DFRMP identifies that it cannot remove risks or associated risk stemming from the consequences of individual decisions during a flood event. As set out above, the EGCMA have raised concerns regarding the DFRMP.

Officers do not consider this DFRMP to be adequate to address planning policy requirements or mitigate flood risk associated with the subject land or egress from the subject land in a flood event. If Council is minded to approve the proposal it is recommended that it does so on the balance of policy considerations; not based on measures set out in the DFRMP. Approval of the DFRMP (for example as a planning permit condition or as part of a Section 173 Agreement) would increase the risk exposure of Council.

Climate change

This report considers potential climate change risks and impacts relevant to the Officer recommendation and aligns with the applicable climate change functions, categories, and legislative obligations, as detailed below:

Legislation

Planning and Environment Act 1987 (including ss. 4, 6, 12, 12B, 60)

Category

Land Use Planning: Consideration is given to climate change in the local land use planning and includes responses to direct and indirect impacts.

Options

Given the finely balanced policy considerations associated with this planning application, there are two options for Council to consider:

1. Issue a notice of refusal of the planning application for the reasons set out in the recommendation section of this report.

   Implications: This option relies on a strict interpretation of the Planning Scheme policy provisions and aligns with the recommendations of the EGCMA. It takes a risk-averse approach to inundation, even though it is considered that the risk is relatively low. It has implications for future applications for infill development on Raymond Island and potentially for any application to develop vacant residential land on Raymond Island, where the circumstances relating to emergency egress are the same.

2. Issue a Notice of Decision to approve the planning application, subject to conditions.

   Implications: This option relies on a more flexible assessment of the competing policy issues and supports a minor increase in risk associated with inundation, allowing for the infill development envisaged for Raymond Island in the Housing and Settlement Strategy. It represents a more ‘pragmatic’ approach to the inundation risk, given that the entire population of Raymond Island has limited opportunity for egress during a flood event but is contrary to the policy objectives relating to inundation risk.

With either option, it is possible that the decision could be appealed at VCAT either by the applicant (if refused) or objectors including EGCMA (if approved).

Conflicts of Interest

Officers preparing this report have no conflict of interest to declare.

Attachments

1. Application documents [**5.1.2.1** - 72 pages]
2. Detailed Planning Assessment [**5.1.2.2** - 9 pages]
3. Referral responses [**5.1.2.3** - 11 pages]
4. Objections [**5.1.2.4** - 13 pages]
5. Council Meeting Minutes - Item 5.1.1 - 6 August 2024 [**5.1.2.5** - 5 pages]
6. Council Meeting Minutes - Item 5.1.2 - 17 December 2024 [**5.1.2.6** - 4 pages]

Copyright State of Victoria. No part of this publication may be reproduced except as permitted by the Copyright Act 1968 (Cth), to comply with a statutory requirement or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, its agents or contractors, accepts responsibility for any subsequent publication or reproduction of the information.

The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 08827 FOLIO 063

Security no : 124123191469H
Produced 27/03/2025 12:20 PM

LAND DESCRIPTION

Lot 15 on Plan of Subdivision 018507.
PARENT TITLE Volume 07202 Folio 391
Created by instrument D693816 21/04/1970

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
MASJEFF PTY LTD of 44 MARTIN STREET BRIGHTON VIC 3186
AE708918P 04/11/2006

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE LP018507 FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

----------END OF REGISTER SEARCH STATEMENT----------

Additional information: (not part of the Register Search Statement)

Street Address: 34-36 EIGHTH AVENUE RAYMOND ISLAND VIC 3880

DOCUMENT END

Delivered by LANDATA®, timestamp 27/03/2025 12:20 Page 1 of 1

LP 18507

EDITION 1

PLAN MAY BE LODGED 30·8·48

PLAN OF SUBDIVISION OF

CROWN ALLOTMENTS 1 TO 10 SECTION 4 AND CROWN ALLOTMENTS 1 TO 5 SECTION 13

TOWNSHIP OF RAYMOND ISLAND

PARISH OF BAIRNSDALE

COUNTY OF TANJIL

SCALE 2 CHAINS TO AN INCH

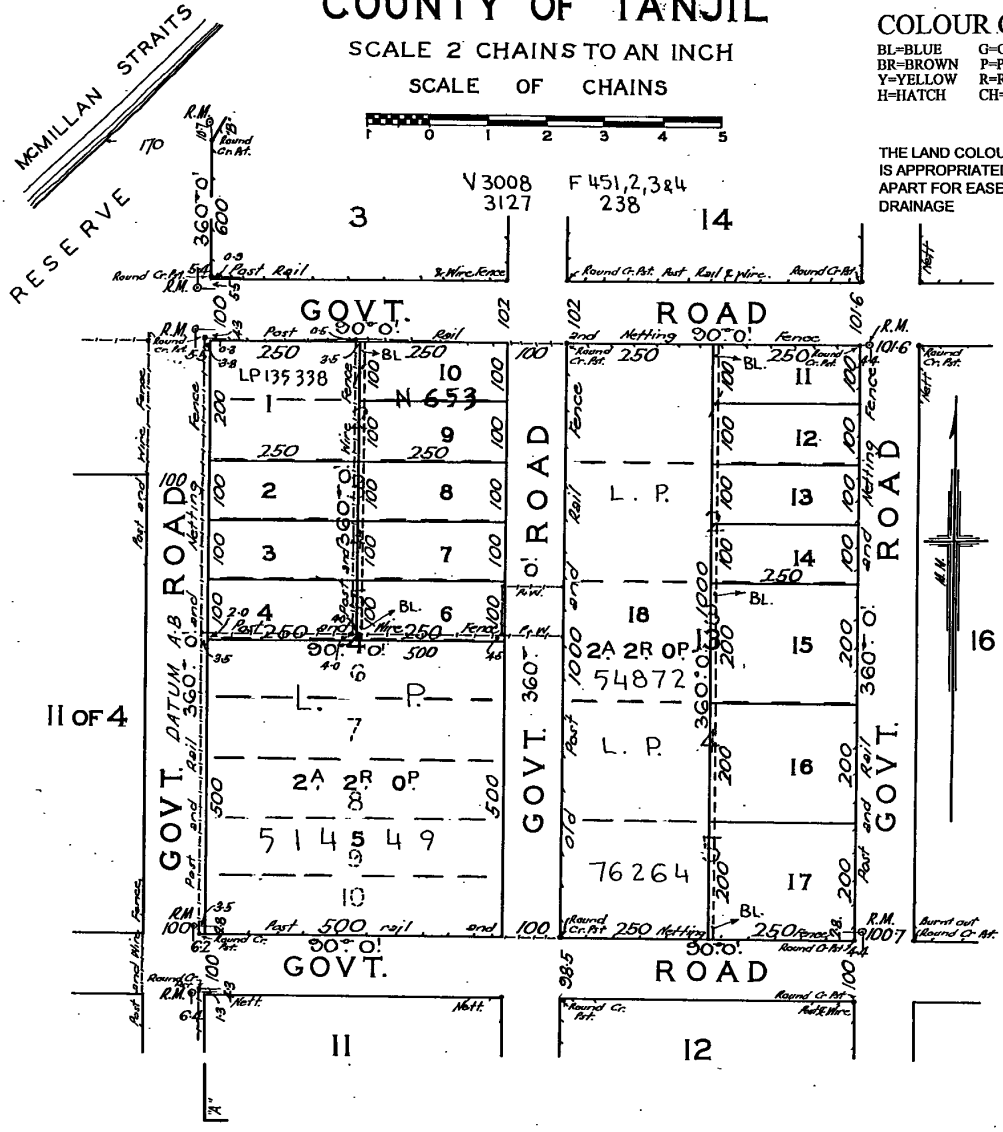
SCALE OF CHAINS

DEPTH LIMITATION 50 FEET

COLOUR CODE

BL=BLUE	G=GREEN
BR=BROWN	P=PURPLE
Y=YELLOW	R=RED
H=HATCH	CH=CROSS HATCH

THE LAND COLOURED BLUE IS APPROPRIATED OR SET APART FOR EASEMENTS OF DRAINAGE



R.M.s ARE $\frac{3}{4}$" DIA. 12" LONG G.I. PIPES.
LAND COLORED BLUE IS RESERVED FOR DRAINAGE PURPOSES AND IS 7·6 LINKS WIDE

Crowther & Sadler Pty. Ltd. A.B.N. 81 660 442 982

LICENSED SURVEYORS & TOWN PLANNERS

Planning Report

Two Lot Subdivision & Development of a Second Dwelling
34-36 Eighth Avenue, Raymond Island

Our reference – 20529

27 March 2025

FS 520900

MEMBER FIRM

152 Macleod Street
Bairnsdale VIC 3875

PO Box 722
Bairnsdale VIC 3875

Ph. 03 5152 5011
E: contact@crowthersadler.com.au

Contents

1. Introduction 3

2. Subject Land & Surrounding Context 4

3. The Application & Proposal 5

4. Cultural Heritage 9

5. Planning Policy 10

5.1 Planning Policy Framework 10

5.2 Municipal Planning Strategy 11

6. Planning Elements 12

6.1 General Residential Zone 12

6.2 Design and Development Overlay (Schedule 11) 20

6.3 Bushfire Management Overlay (Schedule 1) 21

6.4 Land Subject to Inundation Overlay 27

7. Conclusion 28

8. Attachments

Application Form

Proposed Subdivision Plan (Version 1)

Site, Floor and Elevation Plans prepared by *Ian Neville Building Design*

Bushfire Hazard Site Assessment (Version 1)

Bushfire Management Plan (Version 1)

Draft Flood Risk Management Plan (HARC)

Copy of Title (Lot 15 on PS 018507)

Note: Applicable Planning Application fee is $2,433.20, calculated as follows
Class 12: $1,706.50
Class 18: $726.70 (50% of lesser fee)

1. Introduction

This Planning Report is prepared in support of a proposed two lot subdivision & development of a second dwelling at 34-36 Eighth Avenue, Raymond Island. The Report addresses the provisions of the General Residential Zone, Design and Development Overlay 11, Bushfire Management Overlay 1 and Land Subject to Inundation Overlay as contained within the East Gippsland Planning Scheme.



Aerial image of the subject land and immediate surrounds (Source: IntraMaps)

2. Subject Land & Surrounding Context

Formally known as Lot 15 on Lodged Plan 018507 or more commonly 34-36 Eighth Avenue, Raymond Island, the subject land is regular in shape, 2024 square metres and is developed with a single storey dwelling and two outbuildings.

The land enjoys vehicular access to the property from Eighth Avenue which is a formed rural standard road.

The subject land is surrounded by detached dwellings and associated outbuildings on lots of approximately half the size of the subject land, with the exception being to the east across Eighth Avenue which is developed by two dwellings.

Although the built form in the wider precinct is relatively uniform in terms of detached dwellings with associated outbuildings, the allotment shapes and sizes vary considerably.

Located within the central area of the southern urban precinct of Raymond Island, the land is close to the Raymond Island Community Hall and close to the Raymond Island Ferry arrival/departure area.



Locational plan showing land parcel configurations, blue star represents Raymond Island Community Hall and red star represents Raymond Island Ferry Terminal.

Due to the relatively large size of the subject land, Planning approval has previously been granted to subdivide the land. Planning Permit 52/2015/P was granted by East Gippsland Shire Council on 22 July 2015, and a Plan of Subdivision certified on 28 July 2015. The Certified Plan expired prior to the issue of Statement of Compliance, resulting in the lapsing of the Planning Permit.

Planning application 5.2023.454.1 for a two lot subdivision and development of a dwelling was issued with a Notice of Decision to Refuse to Grant A Permit at the August 2024 Council meeting. The decision was the subject of an Application for Review at the Victorian Civil and Administrative Tribunal (VCAT). A new Council was elected late in 2024 and at the December 2024 Council meeting, determined that officers were to present an alternate view to VCAT at the compulsory conference (i.e. to support the application). The Application for Review was subsequently withdrawn after the compulsory conference.

3. The Application & Proposal

It is proposed to subdivide the subject land into two lots and develop a dwelling.

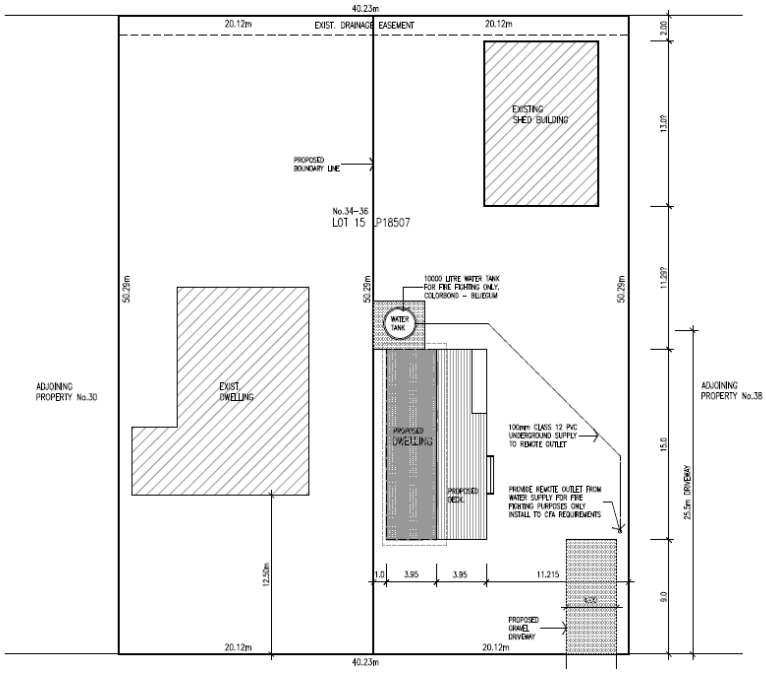
The proposed subdivision will create two lots of 1012 square metres that have an east-west axis. Proposed lot 1 will contain the existing dwelling and one of the existing outbuildings, while lot 2 is proposed to contain the new dwelling and the larger of the existing outbuildings.



Extract from Proposed Subdivision Plan (Version 2)

Plans prepared by Ian Neville Building Design depict the proposed dwelling, which has been orientated to face north, providing an energy efficient dwelling.

The proposed dwelling is to be setback 9.0 metres from the front boundary to Eighth Avenue. The proposed dwelling is to be setback 1.0 metre from the proposed subdivision boundary.



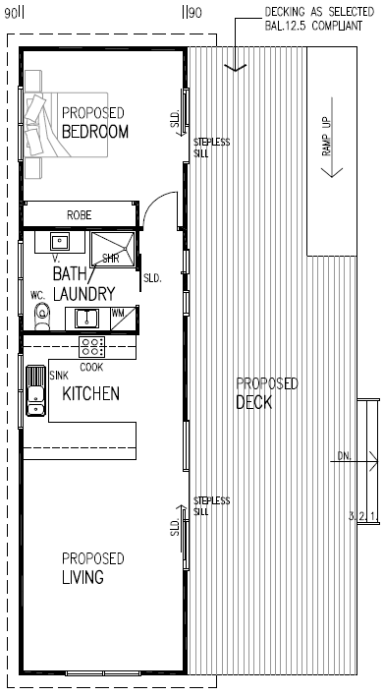
Proposed site plan (Source: Ian Neville Building Design)

The proposed dwelling will incorporate a proposed living room, kitchen, bathroom/laundry and bedroom. A large northern facing deck of 60 square metres will provide for external living opportunities and can be accessed via a ramp of stairs.

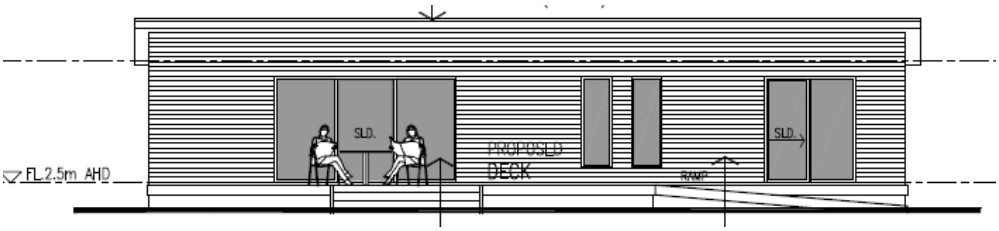
The dwelling has been designed to maintain the character of the area being a detached single storey dwelling, skillion roof and incorporating tones reflective of the area and surrounding landscape.

The proposed dwelling will be constructed from Scyon Axon Cladding, painted Bluegum and Colorbond coloured Southerly.

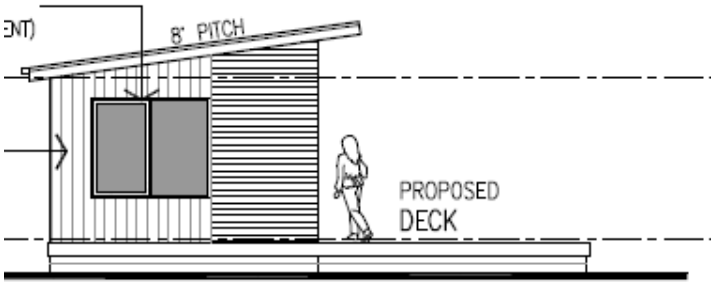
The dwelling will be elevated to minimise coastal climate change impacts, with a finished floor level of 2.5m AHD and a Flood Risk Management Plan will be developed for the new lot.



Extract from Proposed floor plan
(Source: Ian Neville Building Design)



Proposed northern elevation (Source: Ian Neville Building Design)



Proposed eastern elevation (Source: Ian Neville Building Design)

A proposed gravel driveway is to be constructed within the eastern part of proposed lot 2 to provide access to from Eighth Avenue. A 10,000 litre water tank for fire fighting purposes is to be sited behind the proposed dwelling and connected to a remote outlet next to the driveway.

Planning approval is required pursuant to the following Clauses of the East Gippsland Planning Scheme:

Planning Scheme Clause No.	**Description of what is proposed**
32.08-3 (GRZ)	Subdivide land
32.08-6 (GRZ)	Construction of two dwellings on a lot
43.02-2 (DDO11)	Buildings and Works with a total building footprint exceeding 300m^2
43.02-3 (DDO11))	Subdivide land
44.06-2 (BMO1)	Subdivide land
44.06-2 (BMO1)	Construct a Building associated with Accommodation
44.04-2 (LSIO)	Buildings and Works
44.04-3 (LSIO)	Subdivide land

Referrals Required

Clause	**Kind of application**	**Referral authority**	**Type of authority**
44.04-7	s55 - LSIO	East Gippsland CMA	Recommending
44.06-6	s55 - BMO	Country Fire Authority	Recommending

4. Cultural Heritage

Pursuant to Regulation 7 of the *Aboriginal Heritage Regulations 2018*, a CHMP is required for an activity if:

(a) *all or part of the activity area for the activity is in an area of cultural heritage sensitivity; and*

(b) all or part of the activity is a high impact activity.



Cultural Heritage Sensitivity Mapping shown green (Source: VicPlan)

The subject land is within an area of cultural heritage sensitivity. The construction of two dwellings on a lot is an exempt activity and a two lot subdivision is not considered a high impact activity. Therefore, there is no mandatory requirement to provide a CHMP in support of the application.

5. Planning Policy

5.1 Planning Policy Framework

To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements is the objective of Clause 11.01-1S Settlement.

The proposed development supports this objective and is consistent with relevant strategies that sit under the objective, as it will provide for population growth, assists to limit urban sprawl and provides for infill development.

Clause 11.01-1L-01 East Gippsland Settlements encourages infill development of existing towns; consolidation of existing townships and residential infill is supported within existing residential zones.

The proposed development will make the best use of this serviced, underutilised, residentially zoned land parcel and assists to reduce pressure for further residential rezoning.

The subject land is setback from the Lake frontage and although being low lying, it is unlikely that the land will be impacted from coastal erosion as sought by Clause 11.03-4S Coastal Settlement.

Clause 11.03-4L-03 Raymond Island applies to all land in the Raymond Island Framework Plan. The proposal will provide for a low impact development within an existing residential zoned area consistent with the strategies that underpin the plan.

Levels across the subject land are two metres or greater, resulting in the land avoiding permanent inundation by the year 2100 as sought within Clause 13.01-2S Coastal inundation and erosion.

Being located with a Bushfire Management Overlay, Clause 13.02-1S Bushfire planning is relevant to the application. The land is located with Schedule 1 of the Overlay and as such, Council and the CFA recognise that the property is at reduced risk from a bushfire event. Nevertheless, the proposed lots will be provided with defendable space that will need to be appropriately maintained, water tanks will be installed and set aside for fire fighting purposes and the new dwelling will be constructed to a minimum BAL of 12.5.

As the land is located within the Land Subject to Inundation Overlay, Clause 13.03-1S Floodplain management is also relevant. The proposed dwelling has the ability to mitigate the effects of periodic floodwaters through raised floor heights and more robust building materials below the nominated flood level. The subdivision will lead to a minor intensification within the area, however it is considered that this minor subdivision is not unreasonable within a well established urban area that is zoned for residential purposes.

Development of a dwelling on the vacant lot to be created by the subdivision will be in accordance with Clause 15.01-2S Building design. The dwelling complements the built form character of the area utilising a skillion roof, materials and colours that are commonplace within the area.

The proposed subdivision will provide a generous lot for the existing dwelling and provides sufficient cleared area for the new dwelling. Both lots enjoy direct street frontage and are consistent with the prevailing lot pattern as sought by Clause 15.01-3S Subdivision design.

Creating two lots from this large, underutilised land parcel will assist to increase the portion of housing in an established urban area reducing the share of housing in greenfield areas consistent with Clause 16.01-1S Housing supply.

Clause 18.02-4L-01 Road seeks to minimise the impact of development on the efficiency and safety of the road system while maintaining roadside vegetation. The vacant lot to be created has the ability to be serviced by a new vehicle crossover without impacting roadside vegetation. A second lot will generate an additional 10 vehicle movements within the local road network which can be easily absorbed.

5.2 Municipal Planning Strategy

Clause 02.03-1 of the Municipal Planning Strategy identifies Raymond Island as a unique village and rural residential locality set within the heart of the Gippsland Lakes. The relevant strategic direction for Raymond Island is to provide for expanding settlement within the existing residential areas. The subdivision of the land and development of a new dwelling on a serviced and residentially zoned property is consistent with this strategic direction.

The proposed development is relatively modest and will maintain the landscape character of this lakeside area by avoiding vegetation removal within the road reserve, complementing the relevant strategic direction within Clause 02.03-2 Environmental and landscape values.

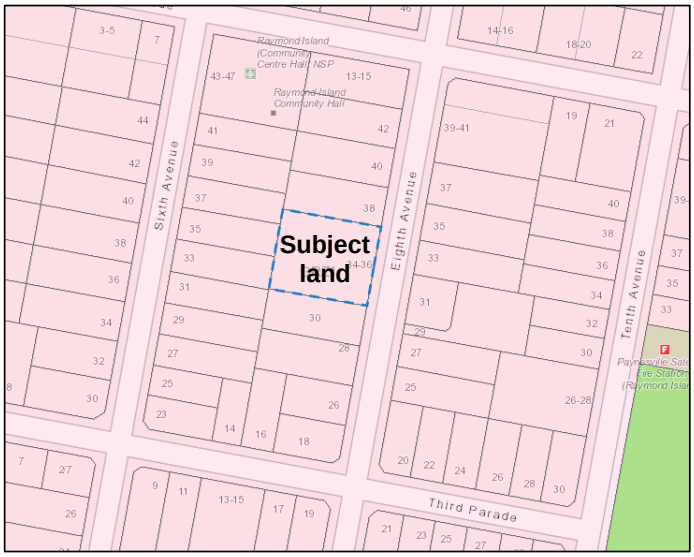
Levels on the subject land are at 2m AHD and above, and the land is well setback from the Lake frontage. This combination results in the property being unlikely to be impacted by climate-induced sea level rise consistent with Clause 02.03-3 Environmental risks and amenity.

Clause 02.03-7 Transport and infrastructure supports the provision of reticulated sewerage in unserviced towns. The residentially zoned area of Raymond Island is connected to sewer to which the new dwelling will be connected.

6. Planning Elements

6.1 General Residential Zone

The subject land is zoned General Residential Zone in accordance with the East Gippsland Planning Scheme.



Planning scheme zone mapping (Source: VicPlan)

The proposed development meets the purposes of the zone providing two allotments of similar size and shape as the surrounding land parcels. Developing a detached single storey dwelling on the proposed vacant lot respects the neighbourhood character of the area.

The provisions of the Zone have not changed significantly since the previous Planning Permit (now expired) was granted, with the only change to the proposal being a minor modification to the subdivision boundary to create two identically sized allotments. In that context the subdivision appears to be a logical and orderly outcome under the General Residential Zone.

The proposal is consistent with the requirements of Clauses 55 and 56 as demonstrated by the following tables providing commentary regarding the objectives and standards.

Clause 55 – Two or more dwellings on a lot

Objective	Comment
55.01-1 **Neighbourhood and site description**	**Complies** A description of the site and surrounding neighbourhood is included at Section 2 of this Report. Properties within the surrounding precinct are generally single storey detached dwellings on larger land parcels. Passive recreation facilities are located to the west of the land and the property is within walking distance (including a ferry trip) of the Paynesville Activity Centre. The precinct comprises a mix of housing styles spanning several decades; evident is a variety of materials and colours throughout the existing housing stock.
55.01-2 **Design Response**	**Complies** The proposed development has been designed and sited having regard for the existing site features and adjoining development. The design utilises the site dimensions and area by responding with a new proposed detached dwelling. The proposed dwelling is single storey with a skillion roof. Materials proposed are reflective of the lighter weight materials utilised by existing built form of the area. Each dwelling is provided with secluded private open space, and orientated to the street providing a sense of address. Private open space optimises the northern solar aspect afforded to each allotment. The accompanying plans include detail of the proposed development.
55.02-1 **Neighbourhood character**	**Complies** The design of the proposed development respects the existing neighbourhood character. The proposed dwelling is well located, provide appropriate openings, incorporates a sloped roof and uses materials common throughout the surrounding neighbourhood. The front setback is respectful of the streetscape providing a transition of building form. Provision of significant permeable areas provides the opportunity for meaningful landscaping opportunities. There is no Neighbourhood Character Overlay, however local policy acknowledges the existing urban area of Raymond Island will see modest infill development.
55.02-2 **Residential policy**	**Complies** The proposed development is consistent with relevant sections of the Municipal Planning Strategy and State Planning Policy Framework as outlined in Section 5 of this Report.
55.02-3 **Dwelling diversity**	**N/A** Less than 10 dwellings are proposed.

55.02-4 **Infrastructure**	**Complies** All necessary infrastructure is available to the land and has the capacity to accommodate the proposed development.
55.02-5 **Integration with the street**	**Complies** The proposed development has been designed and sited to ensure integration with the street: • One new vehicle crossover is proposed in Eighth Avenue and will be appropriately spaced from other crossovers. • Both the proposed and existing dwelling is single storey (not uncommon within the area), with the dwellings remaining in keeping with the built form aligning the street. • Dwelling entries are visible and identified from Eighth Avenue and offer a strong and separate sense of address. • There is no front fencing proposed, which is considered acceptable in context of the nearby property street frontages.
55.03-1 **Street setback**	**Complies** The neighbourhood character of the area provides for a range of front setbacks. The proposed development will establish the new dwelling with a street setback of 9m, which is considered to respect the existing neighbourhood character.
55.03-2 **Building heights**	**Complies** The height of the proposed development respects the existing neighbourhood character as it is consistent with the prevailing height of existing single storey dwellings in the neighbourhood. The proposed dwelling will be well below the maximum allowable height of 13.5m AHD, given the land is contained within the LSIO.
55.03-3 **Site coverage**	**Complies** Standard B8 requires site area covered by buildings not to exceed 60% where there is no site coverage specified in a schedule to the zone. The site coverage of the proposed development is well below the maximum site coverage of 60% otherwise allowed under Standard B8.
55.03-4 **Permeability and Stormwater Management**	**Complies** Standard B9 stipulates that the site area covered by the pervious surfaces should be at least 20% of the site, where there is no minimum area specified in a schedule to the zone. The site permeability for the proposed development well exceeds 20% of the site area, ensuring the development complies with Standard B9.
55.03-5 **Energy efficiency**	**Complies** The proposed development has been oriented to make appropriate use of solar energy by providing large doors and good sized windows on the northern aspect of the proposed dwelling to allow maximum light and solar penetration into the living areas.

55.03-6 **Open space**	**Complies** Whilst there is no communal open space as part of this proposal, Section 2 of this Report highlights the abundance of passive recreational opportunities and open space available within close proximity to the subject land. The proposed dwellings achieve the required secluded private open space requirements.
55.03-7 **Safety**	**Complies** The layout of the proposed development provides for the safety and security of residents consistent with Standard B12. Both dwellings will present directly to Eighth Avenue. Entrances to each dwelling will be easily identifiable from Eighth Avenue. There are no front fences proposed that may otherwise obstruct the visibility of entrances from the street.
55.03-8 **Landscaping**	**Complies** Development within the precinct is generally complimented by unstructured ornamental gardens with some native vegetation. The generous land parcel sizes allow for similar landscaping opportunities as those within the area.
55.03-9 **Access**	**Complies** The number and design of vehicle crossovers is considered to respect the neighbourhood character whilst maximising the efficiency of the development. Standard B14 stipulates that the width of accessways should not exceed 33% having regard for the width of the street frontage which is 40.24 metres. The proposed crossovers will comprise a total width of 6.4 metres, being less than 33% of the site frontage (15.9%).
55.03-10 **Parking location**	**Complies** Vehicle parking for residents will be practical and convenient with the existing dwelling being serviced by one car space within a carport and the proposed dwelling being provided with a secure shed for one vehicle. With a total of 2 dwellings on the land there is no requirement to provide visitor car parking on site. Adequate on-site and on-street car parking is available to cater for visitors.
55.04-1 **Side and rear setbacks**	**Complies** The height and setback of each of the dwellings from boundaries is considered to respect the neighbourhood character and preserve the amenity of existing adjoining dwellings. The existing dwellings on adjoining properties present walls setback from boundaries. As there is no distance specified in Schedule 1 of the GRZ in the East Gippsland Planning Scheme, a new building not on a boundary should be setback at least 1.0 metre plus 0.3 metres for every metre of height over 3.6 metres. The minimum setback to the south for the new dwelling is 1m, easily meeting the Standard, given the wall height to the south is a maximum of 2.9m.

55.04-2 **Walls on boundaries**	**Complies** No walls are proposed along the boundaries to ensure the character of the area is maintained, complying with Standard B18.
55.04-3 **Daylight to existing windows**	**Complies** The proposed development will allow adequate daylight into existing habitable room windows of adjoining dwellings. Standard B19 requires habitable room windows should be provided with a light court which has a minimum area of 3m² and minimum dimension of 1.0 metre clear to the sky. The Standard is achieved as the proposed dwelling is appropriately setback from the existing development on the adjoining allotments.
55.04-4 **North facing windows**	**Complies** There are no north-facing habitable room windows of the existing southern dwelling on the abutting lot within 3 metres of a boundary adjoining the subject land.
55.04-5 **Overshadowing open space**	**Complies** The proposed development will have no unreasonable impacts on overshadowing of secluded private open space and habitable room windows of existing development on the adjoining allotments. The proposal has been limited in height and is offset from the southern boundary.
55.04-6 **Overlooking**	**Complies** Given the single storey scale of the development and the siting of the proposed dwelling, no unreasonable overlooking will occur. The northern setback of the proposed dwelling exceeds 9m and the siting of the new dwelling avoids views of the southern dwelling's secluded private open space. The proposal is therefore considered to satisfy the requirements of Standard B22.
55.04-7 **Internal views**	**Complies** The character of the area is unique with limited common fencing (particularly solid fencing). The new dwelling by virtue of its siting, the retention of the existing dwelling and shedding prevents internal overlooking.
55.04-8 **Noise Impacts**	**Complies** The subject land is not located adjacent to any noise sources that would affect the amenity of future residents. The subject land does not abut an arterial road, railway line or industrial land.
55.05-1 **Accessibility**	**Complies** The proposed new dwelling has considered the needs of people with limited mobility, with the living areas able to be accessed from the deck which is provided with a ramp.

55.05-2 **Dwelling entry**	**Complies** The front entrance to the new dwelling will be immediately visible from Eighth Avenue, given the width of the allotment providing views to the entrance in accordance with Standard B26.
55.05-3 **Daylight to new windows**	**Complies** All habitable room windows have an outlook to a minimum area of 3 sqm and minimum dimension of 1m clear to the sky.
55.05-4 **Private open space**	**Complies** Standard B28 prescribes private open space of 40m² in area per dwelling, including secluded private open space at the side or rear of the dwelling with a minimum area of 25m², a minimum dimension of more than 3.0m and convenient access from a living room. The secluded private open space provision meets the Standard. All dwellings have an area exceeding 25m² with a minimum dimension of 3.0m and convenient access from a living room.
55.05-5 **Solar access to open space**	**Complies** The proposed development has been designed to facilitate solar access into the secluded private open space areas of each dwelling. Each of the dwellings have been provided with private open space with northern solar exposure.
55.05-6 **Storage**	**Complies** Through the retention of existing outbuildings, each dwelling will be provided with 6 cubic metres of external lockable storage meeting the objective and standards.
55.06-1 **Design detail**	**Complies** The proposed development is respectful of neighbourhood character, consistent with Standard B31. Whilst there is no defined neighbourhood character for the precinct, there is a consistency of single storey dwellings with angled roofs in the area. Use of lighter weight materials and colours seen commonly within the area for the new dwelling compliments existing development observed throughout the neighbourhood.
55.06-2 **Front fences**	**Complies** Front fencing is not a feature within the precinct. Standard B32 is achieved, as there is no front fencing proposed to Eighth Avenue.
55.06-3 **Common property**	**N/A** No Common Property is proposed.
55.06-4 **Site services**	**Complies** Each dwelling has adequate provision for storage of rubbish bins within the confines of each lot. Reticulated services including electricity, water, sewerage and telecommunications are all available to the site. There is adequate provision for mailboxes for the proposed dwelling at the front of the site.

Clause 56 – Residential Subdivision

Objective	Comment
56.03-5 **Neighbourhood Character**	**Complies** The subdivision layout is consistent with the character of the immediate area in terms of the size and shape of allotments. as the two allotments proposed. It is noted that in the wider area, allotment areas, dimensions and shapes vary. The subject land is well located within walking distance of passive recreational areas, the Raymond Island Community Hall and Paynesville Activity Centre.
56.04-2 **Lot area and building envelopes**	**Complies** Both lots can easily accommodate a 10x15 metre rectangle. The subdivision layout provides opportunity for the new dwelling to enjoy solar access, provision of private open space and safe vehicle movements within allotment boundaries. Although not proposed, the lot containing the existing dwelling is generous and could accommodate a replacement dwelling.
56.04-3 **Solar orientation of lots**	**Complies** Solar orientation to the private open space of each lot will be achieved by the lot design.
56.04-5 **Common Areas**	**N/A** There are no areas of Common Property proposed.
56.06-8 **Lot access**	**Complies** Access to Lot 1 is existing and access to Lot 2 can be accommodated from Eighth Avenue. The use of individual points of access will be safe, convenient and practical.
56.07-1 **Drinking water supply**	**Complies** Reticulated water is provided to the subject land and will be connected to both allotments as part of the subdivision.
56.07-2 **Reused and recycled water**	**Complies** East Gippsland Water does not currently provide for the use of and connection to recycled water.
56.07-3 **Wastewater management**	**Complies** Reticulated sewer is established within the precinct. The lots will be connected to sewer as part of the subdivision consistent with Standard C24.
56.07-4 **Urban run-off management**	**Complies** Drainage will be provided to the satisfaction of the Responsible Authority.
56.08-1 **Site management**	**Complies** The site will be managed to the satisfaction of the Responsible Authority.

56.09-1 **Shared trenching**	**Complies** All utility service connections will utilise shared trenching if appropriate.
56.09-2 **Electricity, telecommunications and gas**	**Complies** The proposal will make good use of a full range of existing services as available within the precinct. The lots proposed will be connected to reticulated power, water, sewer and telecommunications.

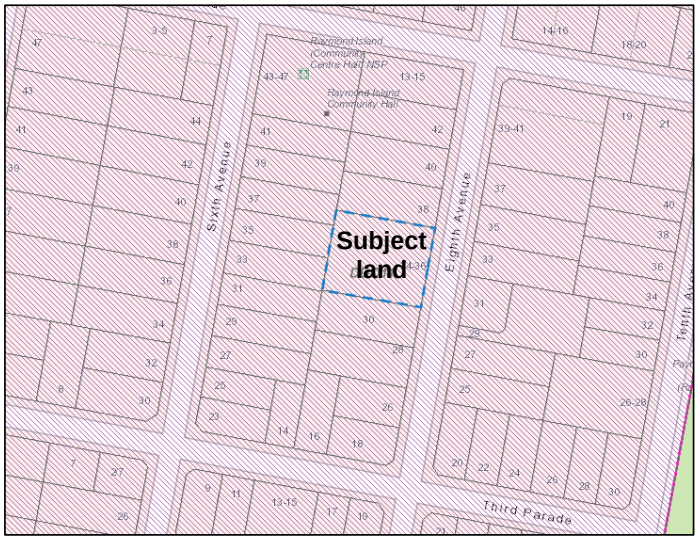
Decision Guidelines

The proposed development meets the relevant decision guidelines:

- Strong policy support is found within the Municipal Planning Strategy and Planning Policy Framework.
- The relevant purposes of the zone are achieved.
- No overshadowing of existing rooftop energy systems on adjoining dwellings will occur.
- The proposed subdivision areas and lot dimensions will allow for appropriate spacing of buildings.
- The lots exceed 400 square metres and the combined dwelling footprint allows for the required garden area to be achieved.
- The proposed development responds well to the objectives and standards of Clause 55 and 56.

6.2 Design and Development Overlay 11

The whole of the subject land is contained within the Design and Development Overlay. Schedule 11 of the Overlay relates to *Residential Development in Coastal Settlements*.



Planning scheme overlay mapping (Source: VicPlan)

The proposal responds well to the objectives and decision guidelines of the Schedule:

- The single storey height of the new dwelling and the detached form will not represent unusual or unacceptable visual bulk within the coastal neighbourhood setting of Raymond Island.
- Visual impacts on the natural landscape are minimised with the single storey scale of the dwelling and the building sitting below the prevailing tree canopy.
- Consistent with the surrounding built form, the new dwelling will be visually unobtrusive.
- The vegetated character of the area will be maintained as the new vehicle crossover can be sited to avoid roadside native vegetation.
- Given the land is contained within a Bushfire Management Overlay there will be the need to manage some vegetation for the purposes of establishing defendable space within property boundaries.
- Lightweight building materials and a colour palate similar to other dwellings within the area will be utilised.
- Fencing is not a feature of the area and none is proposed as part of the development, allowing for easy movement and passage of wildlife.
- The subdivision will provide for frontage widths to be maintained that are consistent with the widths of properties in the area.

6.3 Bushfire Management Overlay 1

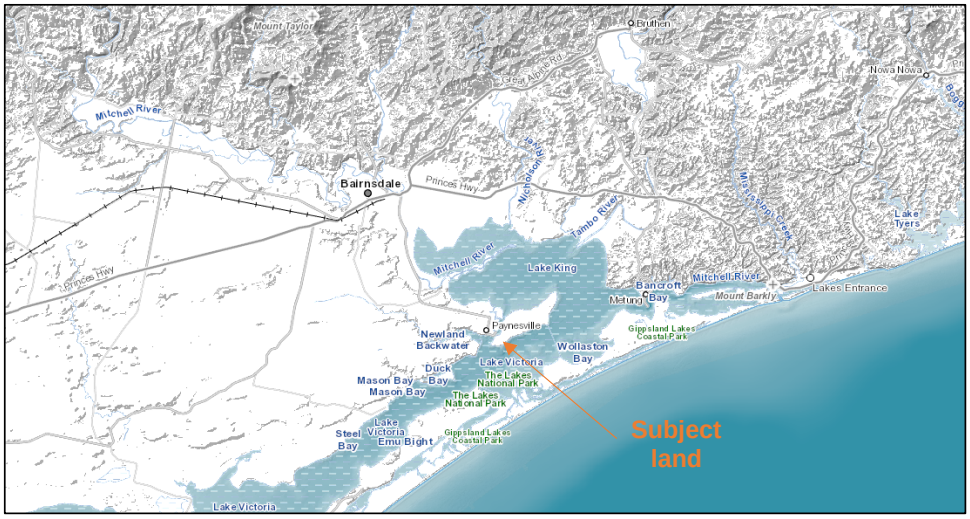
Eighth Avenue represents the boundary between Schedules 1 and 2 to the Bushfire Management Overlay, with land to the west included within Schedule 1 relating to *Eagle Point, Kalimna, Lakes Entrance, Lake Tyres Beach, Marlo, Raymond Island BAL – 12.5 Areas*.



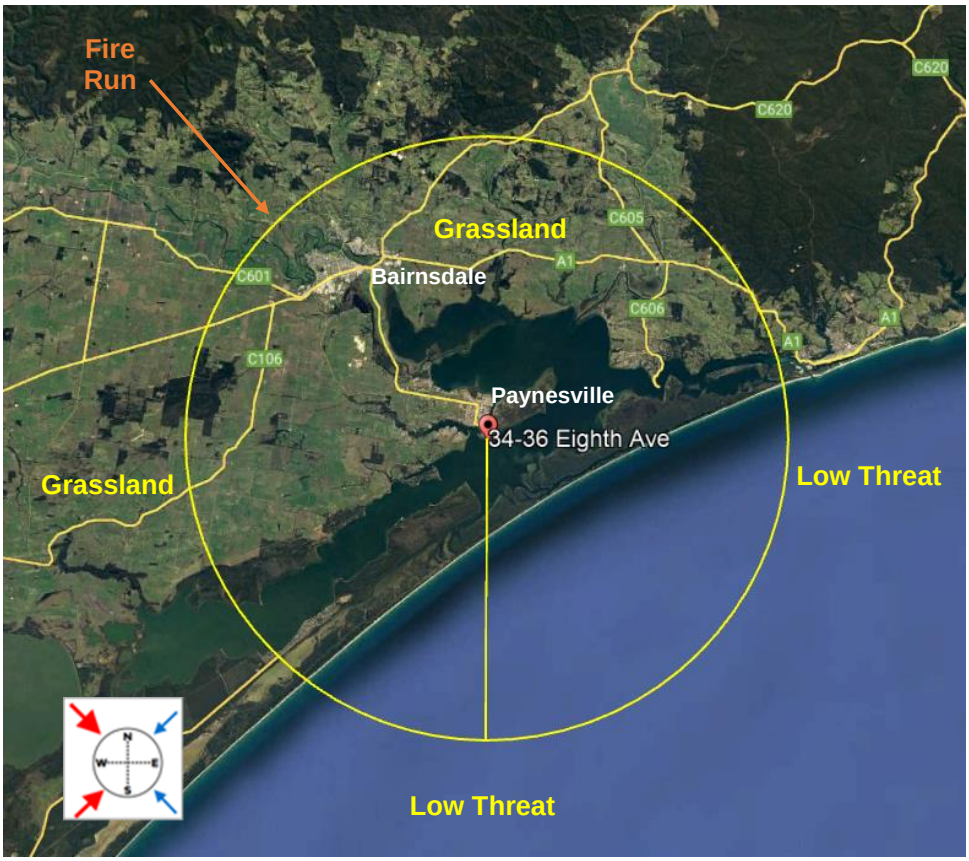
Extract from BMO mapping (Source: VicPlan)

The Schedule has limited relevance to the subject Application, given the Schedule seeks to streamline the construction or extension of one dwelling on a lot. Nonetheless, it does provide an indication that the risk associated with bushfire can be appropriately managed.

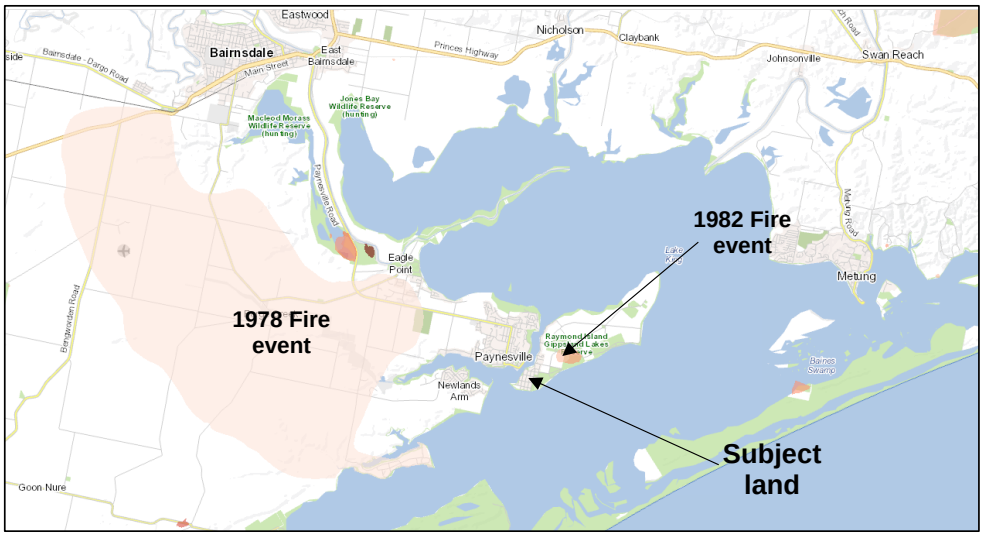
In accordance with Clause 44.06-3 the application is supported with a Bushfire Hazard Site Assessment, Bushfire Management Plan and Bushfire Management Statement.



Landform and terrain of the surrounding area (Source: NatureKit)



Bushfire Hazard Landscape Assessment at 20 kilometres (Source: Google Earth)



Bushfire history of the subject land (Source: Mapshare)

The Bushfire Hazard Landscape Assessment reveals that the subject land is located within gentle terrain, has no recent fire history, is well located to allow residents to leave early during high fire danger days to places of less risk, being Paynesville and Bairnsdale.

The potential fire impacts would be from a more localised fire on the island as opposed to other areas within the Shire that may be threatened by large uninterrupted forest fires.

CLAUSE 53.02-3 DWELLINGS IN EXISTING SETTLEMENTS – BUSHFIRE PROTECTION OBJECTIVE

Objective

To specify bushfire design and construction measures for a single dwelling or alteration and extension to an existing dwelling that reduces the risk to life and property to an acceptable level.

Approved Measures

AM 1.1
A building is sited to ensure the site best achieves the following:

- The maximum separation distance between the building and the bushfire hazard.
- The building is in close proximity to a public road.
- Access can be provided to the building for emergency service vehicles.

Response:

The proposed dwelling has been centrally positioned on the site, and a new vehicle crossover and driveway to be developed to the east of the property.

The dwelling will be located on relatively flat land and can be easily accessed from the public road network which assists emergency personal to provide active protection.

The proposed vehicle crossing and driveway provides occupants and emergency services vehicles easy and convenient access.

It is noted that the subject land is located within close proximity of the Raymond Island Fire Station/ Hall.



Locational plan (Source: VicPlan)

AM 1.2

A building provides the defendable space in accordance with Table 1 Columns A, B, C, D or E and Table 6 to Clause 53.02-5. Adjoining land may be included as defendable space where there is a reasonable assurance that the land will remain or continue to be managed in that condition as part of the defendable space.

A building is constructed to the bushfire attack level:

- That corresponds to the defendable space provided in accordance with Table 1 to Clause 53.02-5, or
- The next lower bushfire attack level that corresponds to the defendable space provided in accordance with Table 1 to Clause 53.02-5 where all the following apply.
    - A private bushfire shelter (a Clause 10c building within the meaning of the Building Regulations 2006) is constructed on the same land as the dwelling.
    - A minimum bushfire attack level of BAL 12.5 is provided in all circumstances.

Response:

Within the surrounding 150 metre assessment area all of the land is considered to be low-threat having regard for the residential context.

Table 1 to Clause 53.02-5 prescribes that defendable space be provided for 50 metres or to the property boundaries, whichever is the lesser for low-threat vegetation with minimum construction standard of BAL-12.5.

The defendable space is prescribed within the Bushfire Management Plan to the property boundaries having regard for the presence of the surrounding low threat vegetation and to maximise protection to the building. Providing defendable space to the property boundaries also ensures that the owners of the land have the ability to manage and maintain the area on an ongoing basis. Vegetation on site will be managed in accordance with requirements of Table 6 to Clause 53.02-5 as prescribed on the Bushfire Management Plan.

AM 1.3

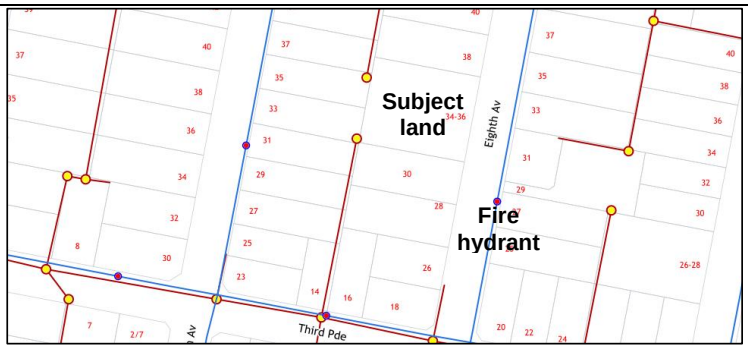
A building is provided with:

- A static water supply for fire fighting and property protection purposes specified in Table 4 to Clause 53.02-5. The water supply may be in the same tank as other water supplies provided that a separate outlet is reserved for fire fighting water supplies.
- Vehicle access that is designed and constructed as specified in Table 5 to Cl. 53.02-5.

Response:

Given the site is above 1,000m² in area the accompanying Bushfire Management Plan prescribes the need for a static water supply of 10,000 litres.

However, we note a fire hydrant is located at the south-eastern area of Eighth Avenue close to the property. The placement of the dwelling centrally on the site ensures that the hydrant is within 120 metres of the western side (rear) of the building.



A remote water supply outlet is provided within 4m of the driveway to enable access to the static water supply for dedicated firefighting purposes. The length of access is less than 30m in length, but given the allotment exceeds 1,000m^2 appropriate access for fire fighting vehicles is required in accordance with Table 5 to Clause 53.02-5.

CLAUSE 53.02-4.4 SUBDIVISION OBJECTIVES

Clause 53.02-4.4 Objective

To provide lots that are capable of being developed in accordance with the objectives of Clause 53.02.

To specify at the subdivision stage bushfire protection measures to develop a lot with a single dwelling on land zoned for residential or rural residential purposes.

Approved Measures

AM 5.1

An application to subdivide land, other than where AM 5.2 applies, demonstrates that each proposed lot is capable of meeting:

- The defendable space in accordance with Column A, B or C of Table 2 to Clause 53.02-5.
- The approved measures in Clause 53.02-4.1 and Clause 53.02-4.3

Response:

N/A - The subject land is zoned General Residential Zone and AM 5.2 applies.

AM 5.2

An application to subdivide land zoned for residential or rural residential purposes must be accompanied by a plan that shows:

- Each lot satisfies the approved measure in **AM2.1**
- A building envelope for a single dwelling on each lot that complies with **AM 2.2** and provides defendable space in accordance with:
  - Columns A or B of Table 2 to Clause 53.02-5 for a subdivision that creates 10 or more lots; or
  - Columns A, B or C of Table 2 to Clause 53.02-5 for a subdivision that creates less than 10 lots.

  The bushfire attack level that corresponds to the defendable space provided in accordance with Table 2 to Clause 53.02-5 must be noted on the building envelope.
- Defendable space wholly contained within the boundaries of the proposed subdivision.
- Defendable space may be shared between lots within the subdivision. Defendable space for a lot may utilise communal areas, such as roads, where that land can meet the requirements for defendable space.

- Vegetation management requirements in accordance with Table 6 to implement and maintain the defendable space required under this approved measure.
- Water supply and vehicle access that complies with **AM 4.1**.

Response:

The bushfire risk to the development from the landscape beyond the site can be mitigated to an acceptable level.

To the north, south and west of the subject land the fire threat is minimal given the modified surrounds of the urban area and the Lake surrounds. The predominant bushfire risk is from the east, however limited given the inability for long fire runs. The classifiable vegetation outside the 150m assessment area to the east is classified as scrub given the presence of large areas of wetland heath. The subject land could be impacted by ember attack from a localised fire.

Within the subject land, proposed lots 1 and 2 are well separated from the classified vegetation to the east by low threat vegetation ranging from140m to the east and 170m to the north-east.

Given the low threat vegetation surrounding the subject land in all directions defendable space to each lot will be to the property boundaries of each allotment.

Vegetation management requirements in Table 6 would need to be implemented to maintain the defendable space.

Should a replacement dwelling on lot 1 in the future be considered it is expected that the new dwelling be constructed to a BAL-12.5 consistent with Schedule 1 to the Overlay.

The new dwelling to be developed on lot 2 is to be constructed to a BAL-12.5 standard given possible ember attack.

A static water supply of 10,000 litres on both lots will need to be provided. The length of access is less than 30m, but due to each proposed allotment exceeding 1001m², fire authority vehicles must be able to get within 4m of the water supply outlet. The proposed design incorporates appropriate access.

AM 5.3

An application to subdivide land to create 10 or more lots provides a perimeter road adjoining the hazardous vegetation to support fire fighting.

Response:

N/A – Only two lots proposed.

AM 5.4

A subdivision manages the bushfire risk to future development from existing or proposed landscaping, public open space and communal areas.

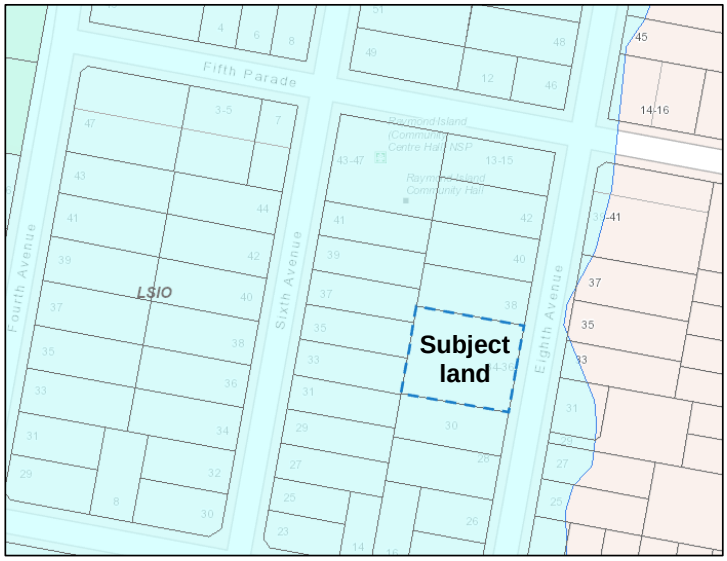
Response:

No public open space or communal areas will be developed.

The assessment against the requirements of Clause 53.02 Bushfire planning identifies that the risk to life and property can be mitigated, should a replacement dwelling on lot 1 be developed and for the new dwelling on lot 2.

6.4 Land Subject to Inundation Overlay

The subject land is included within the Land Subject to Inundation Overlay.



Planning scheme overlay mapping (Source: VicPlan)

The proposed dwelling responds well to the decision guidelines contained in the Overlay. Previous advice from the EGCMA indicates levels on the site range from 1.9m AHD to 2.2m AHD, meaning the maximum depth of flooding in a 1% ARI event is 0.1m (10 centimetres). The proposed dwelling has been designed to avoid the risk from flooding with raised finished floor levels to a minimum of 2.5m AHD, which exceeds that of many existing dwellings on the Island.

Flood risk to life, health and safety is appropriately mitigated for Raymond Island. Reliance on the Raymond Island Ferry Service ensures the residents of Raymond Island must make the decision to leave early as the ferry ceases operation when Lake levels rise by 0.70 metres.

The type of flooding experienced by Raymond Island is inundation rather than fast flowing riverine flooding. Advanced warning for Lakeside communities occurs in advance of an event given communities such as Sale, Stratford and Bairnsdale are subject to flooding prior to lakeside communities. Furthermore, flood gauges within the major river systems provide prior notice of an event and the BOM provides alerts using the emergency alert telephone warning system.

The subdivision of the land will lead to minor intensification within an area identified as land subject to inundation. A Draft Flood Risk Management Plan has been prepared that informs the need to prepare a Flood Action Plan (the plan), which is enacted by the responsible person who maintains and updates the plan.

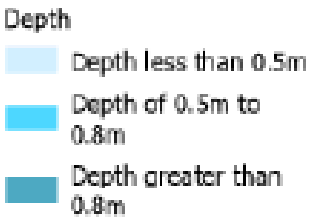
In developing the plan, it forces occupants to consider their course of action during a flood event particularly if the Bureau of Meteorology has issued a major flood warning for one or more of the Gippsland Lakes tributary streams. These include, amongst other matters, evacuation off the island or shelter in place (and if sheltering in place what needs to take place to ensure the quality of life during the event).

A review of the previous application's referral response from East Gippsland Catchment Management Authority advises that the Authority held concerns regarding access to emergency relief services in Paynesville and a further potential burden on emergency services.

As Part of the referral response the Authority provided a plan as to the depth of a 1% Annual Exceedance Probability flood.



Designated Waterways and 1% AEP flood extent (Source: EGCMA)



The plan illustrates a very minor extent of the property would be subject to flooding with a depth of less than 0.5 metres at the peak of a 1 in 100 year flood event.

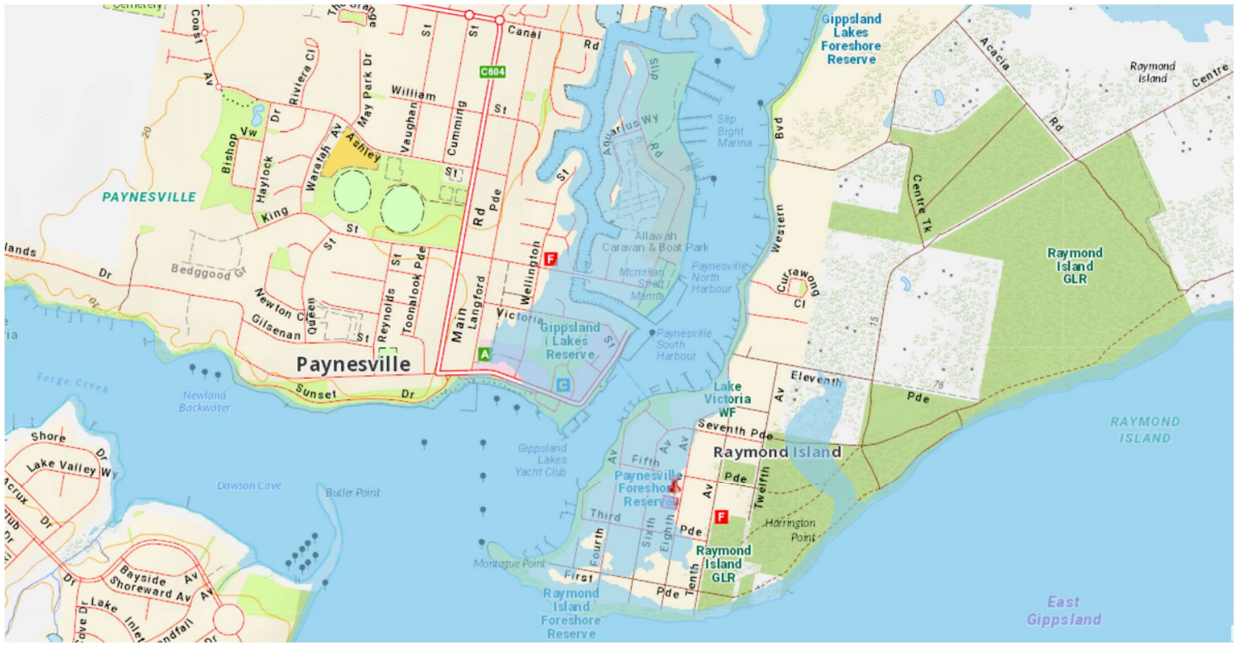
It is clear that occupants of the proposed lots have the opportunity to shelter in place should this be determined as the best course of action.

The subdivision is reflective of existing lots in the area and achieves Council's planning policy of providing for expansion within the urban area rather than further urban sprawl.

7. Conclusion

The proposed two lot subdivision & development of a second dwelling at 34-36 Eighth Avenue, Raymond Island is considered to accord with all relevant provisions of the General Residential Zone, Design and Development Overlay 11, Bushfire Management Overlay 1 and Land Subject to Inundation Overlay of the East Gippsland Planning Scheme. The proposal is consistent with Planning Policy Framework and Municipal Planning Strategy and has been designed to complement the adjoining properties.

For these reasons we respectfully request that Council consider the merits of the application favourably and resolve to issue a Planning Permit.



34 - 36 Eighth Avenue, Raymond Island
Flood Risk Management Plan
Version A

17 December 2024

Steps to bring this FRMP to operational status

1. Complete population of all Appendices, particularly Appendix B.
2. Confirm the Responsible Person – Section 1.3.
3. Add details of the location of hard and digital copies of the FRMP to Section 3.1.2.3.
4. Update the cover photo – if desired.
5. Delete this text box when all activities completed, update Appendix C and adjust formatting on this page.

If flooding is likely refer to Appendices A & B

Copyright and Limitation

This Plan has been produced by Hydrology and Risk Consulting Pty Ltd ACN 603 391 993 ("HARC") for Best Hooper Lawyers. While all due skill and attention has been taken in producing this Flood Risk Management Plan (Version A dated 17 December 2024) in accordance with instruction from Best Hooper Lawyers, using flood level data supplied by East Gippsland Catchment Management Authoirty, Hydrology and Risk Consulting Pty Ltd does not warrant that this Plan is definitive or free from error, inaccuracy, incompleteness or other defect and does not accept liability for any loss of any kind including damages, costs, interest, loss of profits or special loss or damage, caused by or arising from reliance upon the information provided herein.

In utilising this Plan, the user acknowledges that Hydrology and Risk Consulting Pty Ltd makes no representations as to the accuracy or completeness of this Plan.

The preparation of more recent versions of this Flood Risk Management Plan should be documented in Appendix C. Unless otherwise noted, such more recent versions have not been prepared by or in association with Hydrology and Risk Consulting Pty Ltd.

Copyright © Hydrology and Risk Consulting Pty Ltd ACN 603 391 993. All rights reserved.

Contents

1. Introduction 5

1.1 Application 5
1.2 The Property 6
1.3 Responsible Person 6
1.4 Why this FRMP Exists 7
1.5 Purpose of this FRMP 8
1.6 Familiarity with this FRMP 9
1.7 Management of this FRMP 9
1.8 Relationship with Other Flood Related Plans 9
1.9 Using this FRMP 9
1.10 Maintenance of this FRMP 9

2. Flooding at Site 10

2.1 Background 10
2.2 Design Flood Level 11
2.3 Key Levels at the Property 11
2.4 Egress from / Access to the Property 11
2.5 Flood Class Levels and Recent Flood Peaks 11
2.6 Stormwater Flooding 12
2.7 Words of Caution – No Two Floods are the Same 12

3. Preparedness for Flood 13

3.1 What has been done already at the Property 13
3.1.1 Overview of Damage and Flood Risk Reduction Measures 13
3.1.2 Flood Risk Management Plan (FRMP) 13
3.1.2.1 Outline of this FRMP 13
3.1.2.2 Clear Responsibility 13
3.1.2.3 Location of FRMP – hard and digital copies 13
3.1.2.4 VicEmergency App 13
3.1.2.5 Flood Action Plan 14
3.1.2.6 Key Levels and Trigger Levels 14
3.1.2.7 Access to Warnings and Rain and River Level Data 14
3.2 What needs to be done each year or more frequently 14
3.2.1 Maintenance of this FRMP and of Flood Awareness 14
3.3 What needs to be done after each flood 15

4. What to do if a flood occurs – this FRMP 16

4.1 How will you know that Lakes flooding is likely 16
4.2 What size floods will affect the Property 16

4.3 How will you know that the ferry will cease operating 16
4.4 What should be done if there is flooding 16
4.5 Evacuation – decide before the ferry ceases operating 17

5. Recovery – after the flood has receded 18
5.1 Resumption of Activities at the Property 18
5.2 FRMP Review 18
5.3 Maintenance of Flood Records 18
5.4 Flood Action Plan 18
5.5 Replace hard and digital copies of the FRMP 18

Appendix A Flood Action Plan 19

Appendix B Contact Details 22

Appendix C Review / Amendment / Maintenance Record for FRMP 24

Appendix D Warnings, Data & Related Information 33
Access to Flood Warnings 33
Access to Weather Radar and Satellite Images 33
Access to Rain Data 33
Access to Water Level Data 33
Lakes Flooding 33

Appendix E Record of Floods that have Impacted Raymond Island 34

Appendix F Responsible Person - Summary of Responsibilities 35

1. Introduction

1.1 Application

This Flood Risk Management Plan (**FRMP/Plan**) has been prepared for the proposed development of 34 – 36 Eighth Avenue on Raymond Island (**Property**) – see Figure 1-1 and Figure 1-2. The proposed development comprises a two-lot sub-division and the construction of a one bedroom second dwelling.

The contents of this plan are subject to change as a consequence of the planning and design process and as a response to feedback from East Gippsland Catchment Management Authority (EGCMA).

This FRMP aims to provide guidance to the representative of the owners and/or lessees of the Property (**Responsible Person**), on the management of flood risk associated with the Property to reduce flood related damage and risk to life (i.e. risk to public safety) from flooding from the Gippsland Lakes under current and future climate conditions. While this Plan is aimed at implementing and maintaining measures that act to reduce the risks associated with flooding and encourage safe choices, it cannot remove those risks or those stemming from the consequences of individual decisions.

Section 2 of this FRMP provides a more detailed explanation of possible flooding and impacts in the vicinity of the Property.

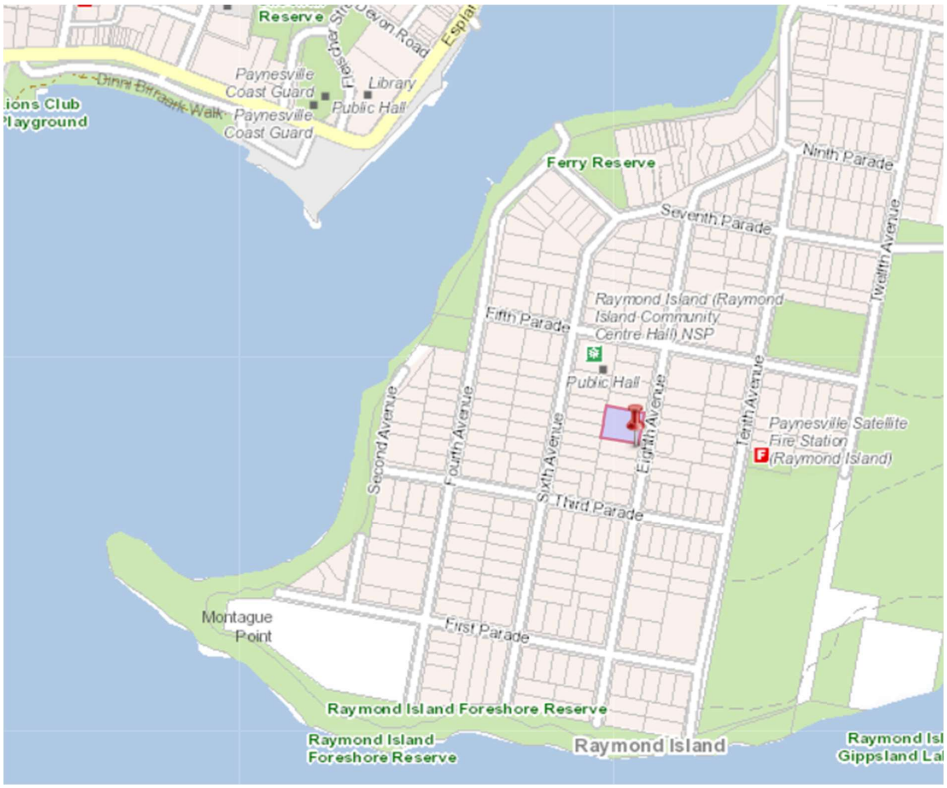


Figure 1-1: Location of 34-36 Eighth Avenue on Raymond Island

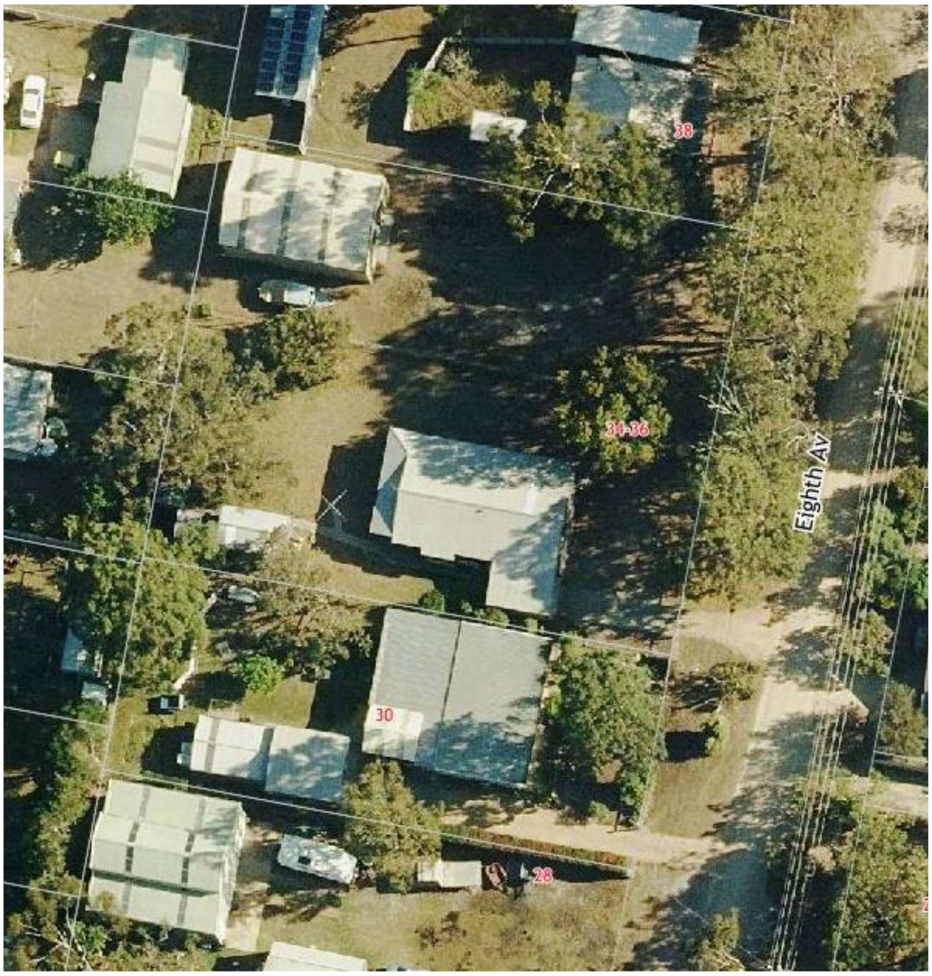


Figure 1-2: Aerial image of the Property and immediate surrounds (Source: IntraMaps)

1.2 The Property

The Property is located on the western side of Eighth Avenue between Third and Fifth Parade towards the south western end of Raymond Island adjacent to Paynesville (see Figure 1-1). A small part of the Property and sections of Eighth Avenue are subject to shallow flooding during a 1% AEP event (see Figure 1-3 and Figure 1-4). A more detailed description of the property and flood characteristics is provided in Section 2.

1.3 Responsible Person

The Responsible Person is responsible for the maintenance and application of all elements of this FRMP.

The Responsible Person as per this FRMP is the **Property Owner** of 34 36 Eighth Avenue, Raymond Island.



Figure 1-3: Location of 34-36 Eighth Avenue on Raymond Island with the 1% AEP flood extent under current climate conditions (image supplied by EGCMA)

1.4 Why this FRMP Exists

This FRMP has been prepared in response to an identified need to manage flood risk associated with the Property. It details the measures (structural and non-structural) that aim to minimise flood damage at the Property while also aiming to keep people away from flood water, noting that it is access to and egress from Raymond Island that presents as the main risk (see Section 2.4). Only a small portion of the Property (i.e. 5%) is affected by shallow flood water (i.e. no more than 100mm deep) during a 1% AEP flood event under current climate conditions (see Section 2.3, Figure 1-3 and Figure 1-4).

This FRMP is one of the non-structural flood mitigation measures and is implemented with full regard for the existing formal flood warning system that operates for the Gippsland Lake (another non-structural flood mitigation measure).

This FRMP addresses the risk that remains (i.e. the residual risk) after other feasible flood mitigation measures have been implemented.

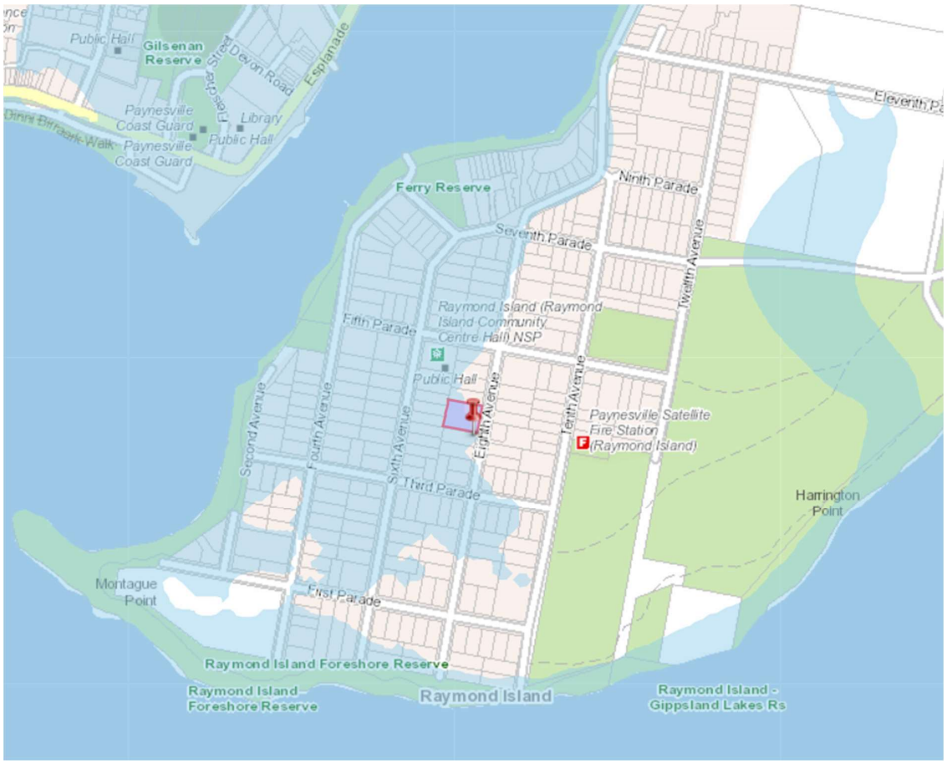


Figure 1-4: Location of 34-36 Eighth Avenue on Raymond Island with the 1% AEP flood extent under current climate conditions

1.5 Purpose of this FRMP

The FRMP provides a means of managing flood risk associated with the Property. It details the measures to be implemented in relation to the continued use of the site to ensure best possible *preparedness* for flood as well as appropriate *response* and *recovery* measures (i.e. those things that need to be done before, in the lead up to, during and after a flood).

The FRMP recognises and is structured to operate independently of but with due regard for:

- Existing flood forecast and warning services for the Gippsland Lakes and its tributary streams as currently provided by the Bureau of Meteorology;
- Storm surge and related warnings as issued by the Bureau of Meteorology;
- The existing Raymond Island community SMS service that provides advice about current incidents on the Island and the status of the ferry to registered users (see Section 2.1);
- The existing Raymond Island Local Incident Management Plan, *noting that the designated Assembly Area is the Community Hall at the corner of Fifth Parade and Sixth Avenue, just around the corner and downhill from the Property (see Figure 1-1 and Figure 1-4)*; and
- Local flood response activities initiated by East Gippsland Shire and / or VICSES (as the Control Agency for flood response) under the East Gippsland Shire Municipal Flood Emergency Plan (MFEP) or other plans as applicable.

It follows that the purpose of this FRMP is to guide the Responsible Person in the maintenance and application of flood response procedures so as to manage flood risk associated with the Property by facilitating:

- A timely and effective response in the event of expected or actual exceedance of a level of 0.70mAHD within the Gippsland Lakes at Paynesville;
- The restoration of normal use of the Property after a flood event within the Gippsland Lakes; and
- The identification and documentation of operational, maintenance and other flood related responsibilities associated with continued long term occupation and use of the Property.

1.6 Familiarity with this FRMP

It is important that the Responsible Person maintains a high degree of familiarity with the content and operation of this FRMP.

1.7 Management of this FRMP

This FRMP has been created as a stand-alone document for the Property and will be managed and maintained by the Responsible Person. A bulleted summary of the Responsible Person's responsibilities with respect to this FRMP is provided in Appendix E.

1.8 Relationship with Other Flood Related Plans

This FRMP is not dependent on or related to any other flood related plan.

1.9 Using this FRMP

This FRMP takes account of the full range of floods that could reasonably be expected to occur in the vicinity of the Property. However, it should be noted that every flood is different and sections of the Property may be flooded to a lesser or greater degree during what appear to be similar events.

Essential response activities in the event of a flood that may affect access to and egress from the Property, as well as the property itself, are detailed in the **Flood Action Plan** at **Appendix A.**

This FRMP directs the occupants of the Property to either relocate off Raymond Island at an early stage or to remain on the Island following appropriate preparations. It does not direct occupants to shelter-in-place. This is because shelter-in-place means to stay inside a building and remain there during an emergency when evacuation (or relocation) in the less safe option. In the case of this Property during a flood event, there is no need to shelter-in-place as the majority of Raymond Island, including the Property and much of Eighth Avenue, will remain flood-free along with most of the Island's road network as can be seen in Figure 1-4 and as described in Section 2.

1.10 Maintenance of this FRMP

This FRMP must be maintained as a "live" document. This means that it must be reviewed routinely and updated as new information comes to hand and also as a result of learning from experience with its application during flood events (see for example Sections 2, 3 and 4).

The importance of this FRMP and its maintenance should not be under-estimated. It is a fundamental principle of emergency management that individuals and communities that have thought about a problem and planned for it beforehand are able to cope better than those who have ignored it and hoped it would never occur.

2. Flooding at Site

2.1 Background

Flooding in the Gippsland Lakes occurs as a result of flooding along the rivers (e.g. the Latrobe, Thomson, Macalister, Avon, Mitchell, Nicholson and Tambo rivers) that discharge into the Lakes. The consequential rise and fall of water levels in the Lakes is slow with peak levels occurring a number of days after the start of rise. Wind can also cause higher than normal water levels in the Lakes.

Raymond Island is on the Gippsland Lakes, bordered by Lakes King and Victoria and separated from Paynesville via McLennan Straits.

The Bureau of Meteorology issues flood warnings for the Gippsland Lakes ahead of expected flooding. The warnings provide predictions of flood size (minor, moderate, major - see Table 2-1) as well as the water level at a future time for a number of locations around the Lakes, including for Paynesville. The Bureau of Meteorology is able to predict flood heights at Paynesville up to at least 48 hours or more ahead as flooding is predictable and progresses slowly resulting in long warning lead times.

There is no permanent access to Raymond Island, it is accessed via car ferry across McLennan Straits from Paynesville or by boat.

The ferry is unable to operate when the Lake level exceeds 0.70mAHD at the Paynesville gauge. How long the ferry will be unable to operate is dependent on flood characteristics (e.g. how slowly the Lake level rises, the duration of the peak, how slowly the flood recedes) but may be as long as two weeks during very large floods. A Raymond Island community SMS service provides SMS messages to the mobile phones of registered users with advice about current incidents on the Island and the status of the ferry. The cost is $5.00 per year (as at December 2024). Further details are available here: https://raymondisland.net.au/ferry/index.html#:~:text=Outages%20and%20SMS%20alerts&text=In%20the%20event%20of%20an,outages%20for%20%245.00%20per%20year.

A barge is available for emergency vehicle access but is unable to operate from a lake height similar to the ferry due to the access points being flooded.

A water taxi is available for passenger traffic only, utilising various jetties on both the Island and Paynesville sides of McMillan Straits. These jetties may have access reduced due to flooding. This results in informal arrangements such as temporary boardwalks being established.

The Gippsland Water Police & Coast Guard both operate from Paynesville and may be used for emergency access depending upon conditions.

There is a Raymond Island Local Incident Management Plan. It can be accessed here: https://raymondisland.net.au/limp_raymond_island_april_2019.pdf **or here** https://cdn.prod.website-files.com/5f10ce18aa01d050c26b7c5e/63e5c6bdc99214acd62f096d_RAYMOND%20ISLAND%20LIMP.pdf

The Raymond Island Facebook page is available here: https://www.facebook.com/raymondisland/

The current version of the Raymond Island Local Flood Guide, produced and maintained by VICSES, is included at CCCCC and is available here: https://www.ses.vic.gov.au/documents/8655930/9320058/Raymond+Island+Local+Flood+Guide.pdf/3cb5c5cb-6fce-e812-765e-a260323e248c?t=1619665588919

2.2 Design Flood Level

The declared 1% AEP flood level under current climate conditions, as advised by the EGCMA, is 2.0mAHD. This level is estimated to increase by 0.8m (to 2.8mAHD) under future (2100) climate conditions.

2.3 Key Levels at the Property

Ground levels at the Property grade from approx. 2.2mAHD to approx. 1.9mAHD.

The floor of the proposed new dwelling is set at 2.50mAHD and is therefore 500mm above the declared 1% AEP flood level.

EGCMA has advised that the maximum depth of flooding on the property under current climate 1% AEP flood conditions is 100mm with a maximum of only 5% of the site likely to be inundated.

Under current climate 2% AEP flood conditions (i.e. 1.7mAHD), the Property is unaffected by flooding.

2.4 Egress from / Access to the Property

The Property is located on the western side of Eighth Avenue between Third and Fifth Parade towards the south western end of Raymond Island (see Figure 1-1).

Eighth Avenue and Seventh Parade provides direct access to the Raymond Island ferry from the property. They also provide direct access for the water taxi and barge (emergency access) during ferry outages.

Short sections of Eighth Avenue to the north and south of the property are subject to shallow flooding under current climate 1% AEP flood conditions (see Figure 1-3 and Figure 1-4).

Under current climate 2% AEP flood conditions (i.e. 1.7mAHD), Eighth Avenue is essentially dry with only an approx. 50m length to the south of the property subject to shallow flooding.

At a lake level of 0.7mAHD at Paynesville (i.e. when the Lakes are experiencing minor or more severe flood conditions), the Raymond Island ferry ceases operation and the ability to move vehicles on and off the Island is suspended (see Section 2.1). Pedestrian movements do however continue via private boats for some time as lake levels continue to rise. Boat movements cease when private jetties become inaccessible.

As roads in the general vicinity of the property and on the majority of the Island remain trafficable during a 1% AEP flood under current climate conditions and the property itself is only marginally impacted by flood water, it is feasible to adopt a “stay on the Island” strategy during flood events, provided there are adequate supplies at the property and no health issues during the period during which ferry services are suspended, noting that the water taxi and private boats do continue to operate across McMillan Straits as water levels continue to rise.

2.5 Flood Class Levels and Recent Flood Peaks

Flood class levels are set to reflect the consequences of flooding in the vicinity of the location. Definitions are here under “flood classifications” http://www.bom.gov.au/australia/flood/knowledge-centre/about-warning-service.shtml.

The late June / early July 2007 flood peaked at Paynesville at 1.505mAHD, higher than the flood of June 1998 (1.35mAHD) but lower than the 1978 flood peak (1.66mAHD). See Appendix F.

Table 2-1: Flood class levels for Paynesville (source: Bureau of Meteorology)

Flood class	Level at the Paynesville gauge (mAHD)	Likely impacts on Raymond Island
Minor	0.7	Ferry ceases to operate. Minimal inundation of foreshore areas.
Moderate	n/a (previously 1.1)	
Major	1.3	Some roads in the south eastern corner of the island and facing McMillan Straits will be flooded, restricting movement and isolating some properties. Eighth Avenue and Seventh Parade unaffected.

2.6 Stormwater Flooding

Stormwater flooding is not considered a credible risk for the Property (primarily due to the character of the site and its proximity to the Gippsland Lakes) in the context of this Plan and is thus not addressed herein.

2.7 Words of Caution – No Two Floods are the Same

Every flood is different. A real flood may be bigger or smaller in magnitude than the 1% AEP flood. This may mean additional (or less) flooding on Raymond Island and in the vicinity of the Property. Accordingly, do not assume that all floods will manifest themselves as described above. In particular, note that:

a) Smaller floods will rise a little slower than larger floods.

b) A flood that occurs within a few weeks of an earlier flood will travel and rise faster than that earlier flood.

c) Lake levels at Paynesville are influenced by tides and winds. Water levels will therefore rise and fall to some degree, dependent on the size of the flood, approx. in sync with the tidal cycle.

d) Due to the size and shape of the catchments that drain into the Gippsland Lakes, flood waters may still be rising at the Paynesville gauge some number of days after the rain that caused the flood has passed*: just because it has stopped raining does not mean that flooding will not get worse at Paynesville.*

While flood water may not appear to be flowing quickly or to be deep, do not attempt to wade or drive through flood water – it is dangerous as you may unexpectedly lose your footing, be swept off your feet or along the road, and / or step or drive into an open man-hole or pit from which the cover has been dislodged. Further, vehicles can float in fast-flowing water that is only around 150 mm deep.

3. Preparedness for Flood

3.1 What has been done already at the Property

3.1.1 Overview of Damage and Flood Risk Reduction Measures

A number of measures have been implemented at the Property that are aimed at reducing flood related damage. These include:

- The floor of the proposed new dwelling is set at 2.50mAHD, 500mm above the current climate conditions 1% AEP flood level of 2.00mAHD.
- Development and implementation of this FRMP.
- Allocation of responsibility to the "Responsible Person" for the on-going operation, maintenance and application of this FRMP (see Section 1.3).
- Registration and annual renewal by the Responsible Person to the Raymond Island community SMS service (see Section 2.1).
- Maintenance by the Responsible Person of access to the:
  - VicEmergency App on their personal device/s (see Section 3.1.2.4);
  - Current version of the Raymond Island Local Incident Management Plan (see Section 2.1);
  - Current version of the Raymond Island Local Flood Guide (see Section 2.1); and
  - Raymond Island Facebook page or successor social media community platform (see Section 2.1).

3.1.2 Flood Risk Management Plan (FRMP)

3.1.2.1 Outline of this FRMP

This FRMP details the measures that need to be taken to drive best possible *preparedness* as well as appropriate *response* and *recovery* measures (i.e. those things that need to be done before, in the lead up to, during and after a flood) in the event of flooding within the Gippsland Lakes.

3.1.2.2 Clear Responsibility

Responsibility for the management, maintenance, application, review and update of this FRMP rests with the Responsible Person as detailed in Section 3.2.1.

Any person with delegated responsibility must be part of the contact list in Appendix B of this FRMP.

3.1.2.3 Location of FRMP – hard and digital copies

This FRMP is kept as a hardcopy in ---- location to be added ---- with a digital copy in the ----- computer / drive / Directory location to be added ------.

3.1.2.4 VicEmergency App

The Responsible Person is required to maintain access to the VicEmergency App from their personal devices (i.e. mobile phones, tablets, etc) with the Paynesville Lakes water level gauge (or the Property with a radius of 1.5 km) selected as (one of) their location/s of interest. They must also monitor alerts from the App. This will assist in maintaining awareness of likely flooding in the vicinity of Raymond Island and timely triggering of the Flood Action Plan at Appendix A.

All flood related alerts or warnings for the Gippsland Lakes delivered by the VicEmergency App must trigger consideration of the Flood Action Plan at Appendix A.

3.1.2.5 Flood Action Plan

A Flood Action Plan (i.e. what to do if there is flooding) is provided at Appendix A. The Flood Action Plan is a summary of this FRMP in terms of key drivers and required actions during and after a Gippsland Lakes flood that impacts on the Raymond Island ferry service.

3.1.2.6 Key Levels and Trigger Levels

1. Any major flood warnings issued by the Bureau of Meteorology for any of the tributary streams to the Gippsland Lakes (e.g. the Latrobe, Thomson, Macalister, Avon, Mitchell, Nicholson and Tambo rivers) should trigger consideration of the Flood Action Plan at Appendix A.
2. Key flood levels at Paynesville are provided in Table 2-1 and are repeated below in terms of flood response triggers.
   - **0.7mAHD** (minor flood level) – minor flood warnings are issued when this level has been or is expected to be exceeded. This will trigger the Responsible Person to "stand up" and initiate actions as detailed in the Flood Action Plan at Appendix A which include;
     - Reviewing the Bureau of Meteorology's website for actual and forecast Lake levels at the Paynesville gauge;
     - Deciding whether to remain at the Property or to relocate off the Island before the ferry ceases operation.

3.1.2.7 Access to Warnings and Rain and River Level Data

Details on how to access flood and weather-related warnings as well as rain and river level information are provided in Appendix E. See also Section 3.1.2.4.

3.2 What needs to be done each year or more frequently

3.2.1 Maintenance of this FRMP and of Flood Awareness

This FRMP must be maintained in order to remain effective. As a minimum, this will involve the following:

- Confirmation of formal allocation of responsibility for the management, maintenance, review and update of this FRMP to the Responsible Person (see Section 1.3).
- Review of this FRMP on initial commissioning and thereafter annually (or more frequently if deemed appropriate) in order to determine:
  - *Currency*:
    - FRMP is up-to-date and able to be implemented;
    - All links from and to other procedures and plans are correct, valid and viable;
    - All contact details at Appendix B (names, telephone numbers – business and after hours, addresses – if required, etc) are correct and the list is sufficiently complete.
  - *Applicability*
    - FRMP accommodates any changed conditions at the Property since the last review. This includes details of any changes to the Raymond Island ferry service and the SMS service, changes at the Property, any shift in design flood levels as a result of climate change or other considerations, and so on.
  - *Availability and accessibility*
    - This FRMP and any other materials or procedures that support or are necessary to implement this FRMP are readily accessible;
    - The VicEmergency (or successor or related) App are operational on the personal devices of the

Responsible Person (see Section 3.1.2.4).

- *Presence and continued good condition of the:*
  - FRMP and associated procedures.

- Annual review and, if necessary, rework of the Flood Action Plan at Appendix A.
- Formal sign-off on the FRMP review with notation of any changes made and any required follow-ups, along with the name and position of the person responsible (see Appendix C).

Any and all changes to this FRMP must be documented in Appendix C.

3.3 What needs to be done after each flood

After each flood event that results in the issue of a minor (or more severe) flood warning for the Gippsland Lakes at Paynesville and triggers the procedures detailed in this FRMP, the Responsible Person must:

- Refer to the "**flood water receded**" section towards the end of the Flood Action Plan at Appendix A and initiate action to address matters listed (see also Section 5);
- Initiate a review with update as appropriate of:
  - The effectiveness and appropriateness of procedures established for flood through this FRMP (e.g. is the FRMP sufficiently complete, were notifications and contacts timely and correct, etc);
  - The appropriateness of instructions and information contained in this FRMP with particular attention to the Flood Action Plan at Appendix A;
  - The adequacy of measures established for the Property to reduce the risk to life and property from flood.
- Arrange for flood details (such as photographs and description of flood impacts, Lakes water levels, tributary catchment flooding, rainfall totals and durations from relevant rain gauges together with peak water levels and timings for the Paynesville water level gauge as appropriate, etc) to be recorded at Appendix F.
- As necessary, replace hard and digital copies of the FRMP with the updated version (see Section 3.1.2.3).

NOTE

While a minor flood (i.e. 0.70mAHD on the Paynesville gauge) will have no direct impact on the Property, this FRMP has been prepared to ensure the safety of occupants and to minimise flood related damage at site for the full range of floods that could reasonably be expected to occur. It is therefore possible that response arrangements may appear excessively conservative under less than extreme flood conditions. The temptation to relax these arrangements and adjust trigger levels should be strenuously avoided without appropriate professional and informed advice. Any and all changes to this FRMP must be documented at Appendix C.

4. What to do if a flood occurs – this FRMP

4.1 How will you know that Lakes flooding is likely

Environmental indicators (e.g. prolonged heavy rainfall and flooding in tributary rivers and / or unusual wind and tidal conditions) will provide an indication that Lake levels may rise.

In such circumstances, it is highly likely that the Bureau of Meteorology would have issued at least one flood warning for the Gippsland Lakes. An SMS message advising of changes to ferry services would have been received by the Responsible Person and any other registered users of the SMS service. Further, flooding would have already occurred along the tributary streams and local media and associated reporting would be focussed strongly on that and related matters.

4.2 What size floods will affect the Property

Details of likely flooding in the vicinity of the Property and the cessation of Raymond Island ferry services are provided in Section 2. In summary, flooding in the vicinity of the Property results from extreme flooding (i.e. 2.0mAHD at the Paynesville gauge) but the Raymond Island ferry ceases to operate when the Lake level exceeds 0.7mAHD at the Paynesville gauge. The rise in Lake levels is generally a consequence of flooding along some (or all) of the Lake's tributary streams (e.g. the Latrobe, Thomson, Macalister, Avon, Mitchell, Nicholson and Tambo rivers) although it could also result from a severe storm surge in the Gippsland Lakes under future (year 2100) climate conditions.

As Lake levels continue to rise past the major flood level at Paynesville (i.e. 1.3mAHD), roads and properties on the Island are progressively inundated, including parts of Eighth Avenue and Seventh Parade.

4.3 How will you know that the ferry will cease operating

Warnings of minor flooding for the Gippsland Lakes and a forecast that the Lakes will exceed 0.7mAHD at the Paynesville gauge will indicate that operation of the Raymond Island ferry will be suspended in the near future. Ferry services could be expected to resume when Lake levels fall below 0.7mAHD.

Flood warnings for the Gippsland Lakes and tributary streams are:

- Broadcast by the electronic media (i.e. radio– particularly 774 ABC radio, and TV);
- Available from the Bureau of Meteorology website (www.bom.gov.au) along with weather radar and satellite images and updated rain and river and Lake level data for key locations (see also Appendix E;
- Available from the Victoria State Emergency Service website (www.ses.vic.gov.au);
- Available from the Emergency Management Victoria website (www.emv.vic.gov.au); and
- Are pushed to opted-in users by the VicEmergency App.

4.4 What should be done if there is flooding

The Responsible Person should refer to the Flood Action Plan at Appendix A and complete the listed actions as appropriate when they become aware of:

- Any major flood warnings issued by the Bureau of Meteorology for any of the tributary streams to the Gippsland Lakes (e.g. the Latrobe, Thomson, Macalister, Avon, Mitchell, Nicholson and Tambo rivers);
- The likelihood of flooding in the Gippsland Lakes;

- The likelihood of suspension of Raymond Island ferry services due to expected flooding within the Gippsland Lakes.

4.5 Evacuation – decide before the ferry ceases operating

A decision to evacuate the Property (or to remain on the Island) and / or to relocate vehicles off Raymond Island should be made at an early stage, before ferry services are suspended (i.e. before Lake level exceeds 0.7mAHD at the Paynesville water level gauge).

Key factors to consider include:

- The store of food, drink and other essential (e.g. medical) supplies at the property – sufficient for two or more weeks;
- Existing or likely health issues;
- Access to the water taxi and / or private boat/s during the flood;
- Ability to live comfortably if power and / or communications were lost for the duration of the flood;
- Up coming off-island commitments;
- Other matters that would affect quality of life during the flood if the decision was made to remain on the Island rather than to relocate;
- Any advice (or order) by emergency services to leave / evacuate Raymond Island.

If there is concern that vehicles at the Property may be impacted by flood water, remove them either off the Island or to the east (uphill) of Twelfth Avenue on either Seventh Parade or Eleventh Parade.

5. Recovery – after the flood has receded

5.1 Resumption of Activities at the Property

As flood water recedes, the Responsible Person should refer to the final page of the Flood Action Plan at Appendix A and complete the listed actions as appropriate.

5.2 FRMP Review

Following resumption of normal activities at the Property and as soon as possible after the flood has passed, in any event within eight (8) weeks, all aspects of this FRMP and its implementation (particularly Appendix A, Appendix B & Appendix F) must be reviewed by the Responsible Person (see Section 3.3).

5.3 Maintenance of Flood Records

With due regard for Sections 3.3 & 5.2 and with the aim of improving appreciation of flood impacts at the Property and future flood response activities, the Responsible Person should arrange for the following to be recorded at Appendix F:

- The peak water level at the Property to mAHD where possible;
- Peak water level at the Paynesville water level gauge along with the time an duration of that peak level;
- Notes on flood characteristics / behaviours and local / on-site impacts;
- Other related information (e.g. photographs, notes, etc).

The surveying and recording of peak water levels at the Property is aimed at building knowledge of what size floods impact the Property and what the impacts are on-site.

Any changes to the FRMP must trigger replacement of hard and digital copies of the Plan with the updated version (see Section 3.1.2.3).

5.4 Flood Action Plan

Any changes to likely flood impacts and required actions at the Property as documented in this FRMP (i.e. as a result of changed conditions at or in the vicinity of the Property, following a flood event, etc) must be captured to a revised version. This applies to the main body of the Plan and the Appendices, particularly to Appendix A and Appendix B. The temptation to relax response arrangements should be strenuously avoided without appropriate professional and informed advice. Any changes to this FRMP must be documented at Appendix C.

5.5 Replace hard and digital copies of the FRMP

If there have been any changes to any part of the FRMP, replace hard and digital copies of the FRMP with the updated version (see Section 3.1.2.3).

Appendix A Flood Action Plan

DO NOT DRIVE OR WADE THROUGH FLOOD WATER.
Even if water looks to be flowing slowly, it is dangerous. You may unexpectedly lose your footing, be swept off your feet, and / or step or drive into an open man-hole from which the cover has been dislodged. Cars can float in fast flowing water that is only 150 mm deep.

All flood related alerts or warnings for the Gippsland Lakes must trigger consideration of this Flood Action Plan.

MAINTAIN A GENERAL AWARENESS OF THE POSSIBILITY OF FLOODING

If the Bureau of Meteorology has issued a major flood warning for one or more of the Gippsland Lakes tributary streams (i.e. the Latrobe, Thomson, Macalister, Avon, Mitchell, Nicholson and Tambo rivers) or the Responsible Person becomes aware of or observes heavy and prolonged rain in the upstream catchments, the Responsible Person should:

- Consider whether to evacuate (i.e. relocate off the Island) or to remain on the Island if flooding develops within the Lakes, and begin initial preparatory activities. Key factors to consider include:
  - The store of food, drink and other essential (e.g. medical) supplies at the property – sufficient for two or more weeks;
  - Existing or likely health issues;
  - Access to the water taxi and / or private boat/s during the flood;
  - Ability to live comfortably if power and / or communications were lost for the duration of the flood;
  - Up coming off-island commitments;
  - Other matters that would affect quality of life during the flood if the decision was made to remain on the Island;
  - Any advice (or order) by emergency services to leave / evacuate Raymond Island.
- Maintain a heightened awareness of the possibility of Lakes flooding and suspension of the Raymond Island ferry service.

and should consider periodically checking:

- The VicEmergency App and / or relevant websites for further warnings or updates.
- The Bureau of Meteorology website (http://www.bom.gov.au) for updated weather information and current river and Lakes levels.

GIPPSLAND LAKES FLOOD

If the Bureau of Meteorology issues a minor flood warning for the Gippsland Lakes or advice is received of flood driven changes to Raymond Island ferry services,

the Responsible Person should:

- Determine the availability of ferry services for the next few days (i.e. the expected date / time of the last ferry).
- Initiate actions to either relocate off Raymond Island or to remain on the Island for the duration of the flood (i.e. for up to two weeks or maybe longer if a really big flood) with due regard for the key factors to consider listed above.
- Consider the need to relocate any vehicles left at the Property to higher ground (i.e. to the east (uphill) of Twelfth Avenue on either Seventh Parade or Eleventh Parade).
- Continue to monitor the VicEmergency App and Bureau of Meteorology website (http://www.bom.gov.au) for actual and forecast lake levels at Paynesville.

Note that flood warnings for the Gippsland Lakes and its tributary streams are broadcast by the electronic media (i.e. radio and TV – particularly 774 ABC radio) and are available from the Bureau of Meteorology website (http://www.bom.gov.au) along with weather radar and satellite images and updated rain and river level data for key locations. All current weather and flood related warnings are also available from the VICSES website (http://www.ses.vic.gov.au), the EMV website (http://emergency.vic.gov.au/respond/) and the VicEmergency App.

The above Flood Action Plan is to be checked and updated after each flood event.

Flood water receding (i.e. lake level at Paynesville is below minor flood level (0.70mAHD) and continuing to fall)

Post flood and / or on return to the Property, the Responsible Person should initiate actions to resume normal operations as follows:

- Arrange for or undertake an initial inspection and assessment of any parts of the Property impacted by flood water.
- Arrange to check for correct and safe operation (and rectification as necessary) of all electrical power and other services that may have been inundated (e.g. sewer and drainage, water, gas, electricity, security, surveillance, switches, power outlets, etc).
- If the Property has been impacted by flood water:
  - Arrange for all flood debris, mud and other pollutants deposited by the flood to be cleaned from any parts of the Property impacted by the flood as a key step in returning to acceptably safe operational status.
  - Arrange for the replacement and / or repair of any damaged external or internal walls, cladding, flooring, fittings, fixtures, surfaces, equipment and other materials in line with applicable standards and guidelines. See for example, "*A Contractor's Guide to Rebuilding after a Flood*", Queensland Building & Construction Commission, March 2015. It is important that any inundated / saturated areas are properly dried out before refurbishment begins.
  - Check all external hard surfaces (i.e. lifting of the surface, pot holes, erosion / undermining at the surface edges, etc) for damage. Any damage likely to cause injury to users must be appropriately isolated to minimise the possibility of injury or damage. Further, actions to repair damage should be initiated as quickly as possible.
  - If required and to assist continuous improvement of this FRMP, arrange for the survey of flood depths to AHD at various locations at the Property (see Section 3.3).

◗ Collect and collate photographs and other information on flood impacts and extents (see Sections 3.3 & 5) and update FRMP Appendix F. ◗ Review the FRMP (see Section 5). ◗ As required, replace hard and digital copies of the FRMP (see Section 3.1.2.3).
The above list of action items is to be checked and updated after each flood event.

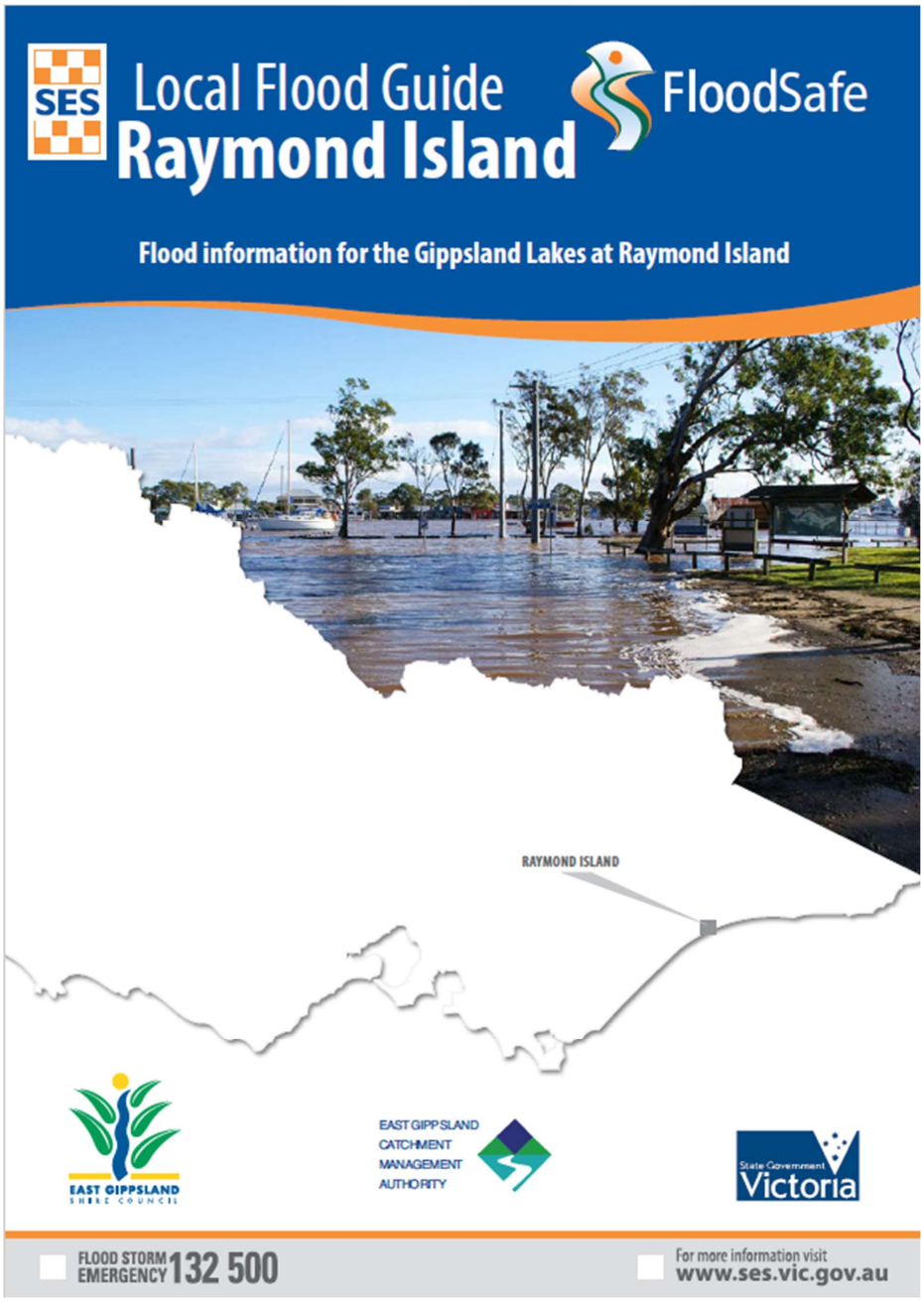
Appendix B Contact Details

	Name	Position	Telephone Numbers	Notes
To be called when this Flood Risk Management Plan is triggered				
		Responsible Person		
		Other persons - 1		
		Other persons - 2		
Other useful contacts				
		Raymond Island Ferry Service		SMS alert service
		Island community bus (for water taxi)		
		VicSES – emergency assistance	132 500	
		VicSES – flood & storm info line	1300 842 737	www.ses.vic.gov.au
		Emergency services (Police, Fire, Ambulance)	000	
		East Gippsland Shire Council	03 5153 9500	https://www.eastgippsland.vic.gov.au/
		Bureau of Meteorology		www.bom.gov.au **or** http://www.bom.gov.au/vic/flood/east_gippsland.shtml
		VicEmergency		http://emergency.vic.gov.au/map#now
		Emergency Victoria (EMV)		http://emergency.vic.gov.au/respond/
		Builder		
		Plumber		
		Electrician		
		Roof Repairs		

		Carpet Cleaning		
		Building Maintenance		
		Generator		

Appendix C Raymond Island Local Flood Guide

The current version of the Raymond Island Local Flood Guide is dated January 2014.



Local Flood Information

The Raymond Island local area

Raymond Island is situated on the Gippsland Lakes bordered by Lake King and Lake Victoria. It is separated from the mainland by McMillan Straits, with the only access to Raymond Island via ferry from Paynesville or by boat.

Flooding in this community occurs as a result of flooding in the Gippsland Lakes caused in turn by flooding of the Latrobe, Thomson, Macalister, Avon, Mitchell, Nicholson and/or Tambo Rivers which flow into the Gippsland Lakes.

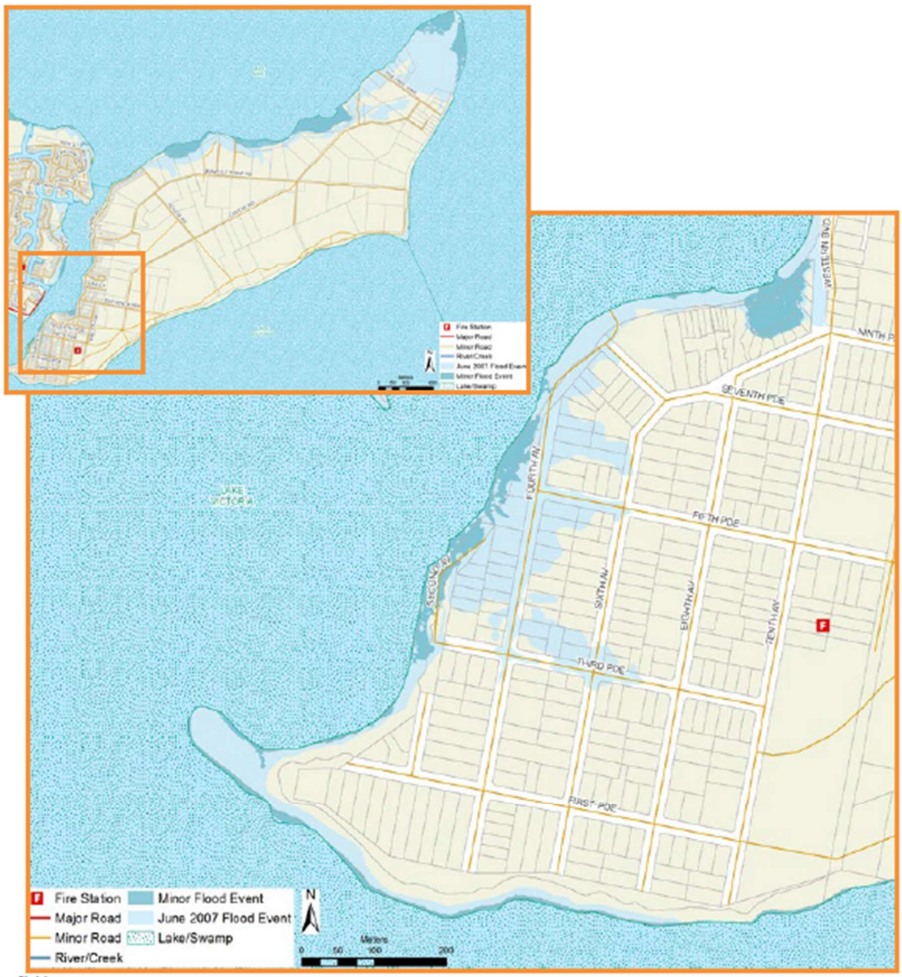
The maps below show the 2007 flood extent, which was 1.5 metres at the McMillan Straits at Paynesville Gauge, and the Minor Flood Level which is 0.7 metres at the McMillan Straits at Paynesville Gauge.

Your local emergency broadcasters are:

- ABC Radio 828 AM or 100.7 FM
- Gold 1242 AM
- TR FM 99.5 FM
- SKY NEWS Television

East Gippsland Shire contact details:

Phone: 1300 555 886
Email: feedback@egipps.vic.gov.au
Web: www.eastgippsland.vic.gov.au



Disclaimer

This map publication is presented by the Victoria State Emergency Service for the purpose of disseminating emergency management information. The contents of the information have not been independently verified by the Victoria State Emergency Service. No liability is accepted for any damage, loss or injury caused by errors or omissions in this information or for any action taken by any person in reliance upon it. Flood information is provided by East Gippsland Catchment Management Authority.

2 Local Flood Guide

Your Local Flood Information

Know your risk

Local Flood Information

Are you at risk of flood?

Flooding typically occurs on Raymond Island one to three days after the Latrobe, Thomson, Macalister, Avon, Mitchell, Nicholson and/or Tambo Rivers have experienced flooding. Flood peaks are slow to rise and recede, sometimes taking up to two weeks. Wind can increase the lake levels around Raymond Island by up to 50 centimetres.

On Raymond Island there is low-lying community infrastructure such as boat ramps, car parks, and jetties that can be impacted by Gippsland Lakes flooding.

The Raymond Island Ferry stops operating at the Minor Flood Level resulting in isolation of the island which can last up to two weeks.

There are many homes and sheds in low-lying areas close to the water. These properties, along with local roads are subject to flooding at low levels. This in turn impacts on Raymond Island residents' ability to travel within the island, causing properties to become isolated within the island.

Boats in marinas and jetties will need their mooring lines adjusted as the lake heights build and recede.

Did you know?

During June 2007, four major east coast lows formed off the coast of New South Wales and Eastern Victoria, with each one producing heavy rainfall. The last east coast low brought up to 300 millimetres of rainfall in the Gippsland Lakes catchment resulting in lake levels rising 1.3 metres above normal levels.

Flooding could occur again in Raymond Island with similar or greater consequences including:

- Many local roads closed.
- Properties isolated for up to two weeks.
- Over floor inundation to properties especially on the south west corner of the island.
- Boat ramps, jetties and car parks flooded.
- Access by vehicle to Raymond Island suspended.

While no two floods are the same, floods like this or worse could occur again. It is important for families, business and locals to be aware of the risks, be prepared and have their emergency plan ready when flooding occurs.

Gippsland Lakes flood levels at the McMillan Straits at Paynesville Gauge

When the Bureau of Meteorology issues flood warnings they may include a prediction of the height of the McMillan Straits at Paynesville Gauge.

While no two floods are the same, the following table can give you an indication of what you can expect at certain heights on the gauge, including when your access may be cut off and when your property may be affected.

2.00 m	More than 600 properties are now flooded with over 100 properties having water up to a metre deep across their property.
1.50 m	**2007 flood level**
1.35 m	**1998 flood level**
1.30 m	**MAJOR FLOOD LEVEL** Many roads in the south eastern corner of the island and facing McMillan Straits will now be flooded, restricting movement around the island and isolating some homes.
1.00 m	24 properties will be flood impacted and five others are isolated. Many roads will have water over them and a number will be closed due to floodwater.
0.70 m	**MINOR FLOOD LEVEL** The Raymond Island Ferry will not be operating removing access by vehicle to the Island. Up to 12 low-lying properties will flood. Second Avenue north of Third Parade will have water over the road.
0.20 m / 0.00 m	Average tidal range.



Raymond Island, 2007

Local Flood Guide 3



About Flood Warnings

About Flood Warnings

What warnings mean

Warnings are issued by the Bureau of Meteorology to inform people about the possibility of flooding.

A **Flood Watch** means there is a developing weather pattern that might cause floods.

Flood Warnings mean flooding is about to happen or is already happening.

For the Gippsland Lakes, Flood Warnings are generally issued after many days of flooding in communities such as Traralgon, Sale, Stratford and Bairnsdale and before flooding begins in the communities around the Gippsland Lakes.

A Flood Warning provides predictions of flood impact and the estimated time before the lake will reach particular levels at various gauges and how long it will take for the waters to recede.

A Minor Flood Warning means:

- Lake levels start to flood waterside car parks and boat ramps.
- Puddling will occur on and beside low-lying roads and properties.
- Storm water drains will start to flood internal roadways and properties.
- Caravan parks may start to flood.
- Some local low-lying roads will start to flood.

A Major Flood Warning means:

- Lake levels have risen and cause extensive flooding in the towns and on lakeside farmland.
- Residential and commercial properties are flooded.
- Major traffic routes will be closed.
- Properties and towns will be isolated.
- Numerous evacuations may be required.

The Victoria State Emergency Service (SES) will give information about how the floodwater might affect people and properties. This includes safety messages to remind you what to do.

Severe Thunderstorm Warnings
Thunderstorms are classified as severe, due to their potential to cause significant localised damage through: wind gusts, large hail, tornadoes or flash flooding. Severe Thunderstorm Warnings are issued to the community by the Bureau of Meteorology.

Severe Weather Warnings
These warnings are issued to the community by the Bureau of Meteorology when severe weather is expected that is not directly related to severe thunderstorms or bushfires. Examples of severe weather include damaging winds and flash flooding.

Flash Flooding happens quickly. There may be little or no warning. The arrival time or depth of a flash flood can usually not be predicted.

Remember, you may not receive any official warning.

Emergency assistance may not be immediately available. Be aware of what is happening around you to stay safe.

Never wait for a warning to act.

Emergency Alert

SES may provide alerts to the Raymond Island community through the Emergency Alert telephone warning system. All emergency service providers can use Emergency Alert to warn communities about dangerous situations by voice message to landline telephones or text message to mobile phones.

If you receive a warning, make sure that all family members, people at work and your neighbours are aware of the situation.

If you receive an Emergency Alert you should pay attention and act. It could mean life or death.

If you need help to understand a warning, ask a friend, neighbour or family member.

Warnings for Raymond Island

For the Gippsland Lakes, Flood Warnings are issued by the Bureau of Meteorology. Flood Warnings provide predictions of flood size, time and possible peaks of the Gippsland Lakes at Raymond Island.

It is important to know how the predicted flood levels are likely to impact you as you may be affected before the peak, *see page 3: Gippsland Lakes flood levels at the McMillan Straits at Paynesville Gauge.*

Use this table to figure out when you need to follow your flood emergency plan. You may also wish to refer to the Raymond Island Local Incident Management Plan.

If you have subscribed to the Raymond Island community SMS service, you may receive SMS messages to your mobile phone with further advice about the current incident and the status of the ferry.

4 Local Flood Guide

Preparing for Floods

Prepare a plan

Preparing For Floods

NOW – before a flood

- Check if your home or business is subject to flooding. For more information, contact East Gippsland Shire.
- Develop an emergency plan.
- Check if you could be cut off by floodwater.
- Know the safest way to go if you decide to leave your property and plan an alternative route.
- Check your insurance policies to ensure your equipment, property and business are covered for flood damage.
- Keep a list of emergency numbers near the telephone.
- Put together an emergency kit.
- Stay alert for weather warnings and heavy rainfall.

When a flood is likely

- Take action. Follow your emergency plan.
- Listen to your radio for information and advice.
- Check your neighbours are safe and know about the flood.
- Stack possessions on benches and tables with electrical goods in the highest places.
- Anchor objects that are likely to float and cause damage.
- Move rubbish bins, chemicals and poisons to the highest place.
- Put important papers, valuables, photos and other special personal items into your emergency kit.
- Business owners should raise stock, business records and equipment onto benches and tables.
- Rural property owners should move livestock, pumps and machinery to higher ground.
- If you are likely to be isolated, have enough food, drinking water, medicine, fuel and other needs to last at least three days.
- Do not forget pet food and stock feed.

The time for me to evacuate is before:

_____

_____

_____

_____

_____

_____

Your emergency plan

Emergencies can happen at any time, with little warning. People who plan and prepare for emergencies reduce the impact and recover faster.

Taking the time to think about emergencies and make your own plan helps you think clearly and have more control to make better decisions when an emergency occurs.

Your emergency plan should identify:

- The types of emergencies that might affect you.
- How those emergencies might affect you.
- What you will do before, during and after an emergency.
- Where to get more information.
- Where you will go if you evacuate and the best way to go in different circumstances.
- A list of phone numbers you will need, including emergency service providers, your insurance company, friends and family.



Visit **ses.vic.gov.au** to obtain a copy of your Home Emergency Plan workbook

Evacuation

During a flood, Police, SES and other emergency service providers may advise you to evacuate to keep you safe. It is important that you follow this advice.

There are two types of evacuation notices that may be issued via your emergency broadcaster during a flood:

- **Prepare to evacuate** – means you should act quickly and take immediate action to protect your life and property. Be ready to leave your property.
- **Evacuate immediately** – you must leave immediately as there is a risk to lives. You may only have minutes to evacuate in a flash flooding situation.

Do not return to your home until you are sure it is safe to do so. You do not need to wait to be told to evacuate.

Local Flood Guide 5

Home Emergency Kit

Emergency Kit

Every home and business should have a basic emergency kit:



Check your kit often. Make sure things work. Replace out of date items.

When a warning is issued, have ready for use or pack into your kit:



I need to add:

Write your list here. Tick items as you pack them into your kit.

- ☐ Special needs _____
- ☐ Photos _____
- ☐ Family keepsakes _____
- ☐ Valuables _____
- ☐ Documents _____
- ☐ Other _____

6 Local Flood Guide

During and After a Flood

Never
Drive, Ride or Walk
Through Floodwater

During and After a Flood

During a flood

When flooding has begun:

- **Never drive, ride, swim or walk through floodwater.**
- Remember that floodwater can be deeper than you think and can hide damaged roads and bridges.
- Never let your children play or swim in floodwater. It is dirty, dangerous and deadly.
- Tune in to your emergency broadcasters: ABC Local Radio, Commercial Radio, designated Community Radio Stations and SKY NEWS Television.
- In life-threatening emergencies, call Triple Zero (000).
- For SES emergency assistance during floods and storms call 132 500.
- Stay away from all waterways including drains and culverts.
- Stay away from fallen powerlines as electricity travels easily through water.
- Be aware that animals such as snakes, rats, spiders and other pests may be on the move during a flood. These animals can come into houses and other buildings or hide around sandbags.
- Keep in contact with neighbours.
- Be prepared to leave early.

When you leave early or evacuate:

- Try to leave as early as possible as roads can be closed by floodwater.
- Take your emergency kit and three days supply of clothing with you.
- Turn off the electricity, gas and water as you leave.
- Take your pets with you. Dogs should be muzzled and cats in cages.
- Go to a Relief Centre or to stay with friends or family in a non flooded area.

If activated, Relief Centres can provide:

- Temporary accommodation
- Financial help
- Personal support
- Drinks and meals
- Basic clothing and personal needs
- Assistance with contacting family and friends.

If you choose to shelter with a friend or relative, tell authorities where you are staying.

After a flood

Flood dangers do not end when the water begins to fall. To make sure you stay safe:

- Keep listening to local emergency broadcasters.
- Do not return home until you are sure that it is safe.

Once you return to your home:

- Investigate the structural safety of your building.
- Drink bottled water or boil all drinking water until advised that the water supply is safe.
- Throw away any food or medicines that may have been in contact with floodwater or affected by power outages.
- When entering a building, use a torch to light your way. Never use matches or cigarette lighters as there may be gas inside.
- Keep the electricity and gas off until checked and tested by a professional.
- Take photographs of all damage for insurance.
- Clean your home straight away to prevent disease.

How SES helps the community

The Victoria State Emergency Service (SES) is a volunteer based emergency service. Although SES volunteers attempt to reach everyone prior to or during an emergency, at times this is not possible, especially during flash flooding which occurs so quickly. Therefore it is advisable for you to be prepared for emergencies so that you can share responsibility for your own wellbeing during those times. In a flood, SES assistance may include:

- Giving flood advice
- Protecting essential services
- Helping to protect infrastructure
- Rescuing people from floodwater
- Advising of an evacuation

To assist your preparation, it is recommended that you obtain a copy of the SES Home Emergency Plan by visiting **ses.vic.gov.au**.



Local Flood Guide 7

Checklist and Contacts

Emergency Checklist

NOW: Flood preparation

- ☐ Check if your insurance policy cover flooding.
- ☐ Keep this list of emergency numbers near the telephone.
- ☐ Put together an emergency kit and prepare a home or business emergency plan, see **ses.vic.gov.au.**

When you hear a Flood Watch or weather warning

- ☐ Listen to Severe Weather Warnings for flash flood.
- ☐ Listen to the radio and check the SES website for more information and advice.
- ☐ Go over your emergency plan. Pack clothing and other extra items into your emergency kit and take this with you if you evacuate.
- ☐ Leave early if you intend to evacuate.

When flooding may happen soon (heavy rainfall)

- ☐ Make sure your family members and neighbours are aware of what is happening.
- ☐ Conditions change rapidly, roads and escape routes can be covered or blocked. Don't forget to take pets and your medicine with you.
- ☐ Put household valuables and electrical items as high as possible.
- ☐ Turn off water, gas and electricity at the mains.
- ☐ Secure objects likely to float and cause damage.
- ☐ If you are staying in a caravan or temporary dwelling, move to higher ground before flooding begins.

During the flood

- ☐ For SES emergency assistance, call 132 500.
- ☐ Do not drive, ride, swim or walk through floodwater. This is the main cause of death during floods.
- ☐ NEVER allow children to play in floodwater. This is the main cause of death during floods for children and young people.
- ☐ Stay away from drains, culverts and waterways as water can flow quickly and have strong currents.
- ☐ Stay well clear of fallen trees, powerlines and damaged buildings.

After the flood: recovery

- ☐ If your property has been flooded, check with East Gippsland Shire for information and advice.
- ☐ Have all electrical and gas equipment professionally tested before use.

For more information visit:

- **ses.vic.gov.au**
- **facebook.com/vicses**
- **twitter.com/vicseswarnings**

Emergency Contacts

Life-threatening emergency Police Fire Ambulance	**000**	Triple Zero TTY106
Victoria State Emergency Service (SES) For SES emergency assistance	**132 500**	
SES Information Line Operates during major floods or storms	**1300 842 737** **1300 VIC SES** ses.vic.gov.au	
Bureau of Meteorology (BoM) Weather information, forecasts, warnings	**1300 659 217** bom.gov.au	
National Relay Service (NRS)	www.relayservice.com.au	

The deaf, hearing or speech impaired can call SES or Triple Zero (000) using NRS:

	DIAL	THEN ASK FOR
■ **Speak and Listen (SSR)** users phone	**1300 555 727**	**132 500**
■ **TTY / Voice** users phone	**13 36 77**	**132 500**
Internet Relay users log into	www.iprelay.com.au/call/ then enter: **132 500 or 000**	
VicRoads Road closures and hazard reporting service	**13 11 70** vicroads.vic.gov.au	

East Gippsland Shire Contact Details

Phone:	**1300 555 886**
Email:	feedback@egipps.vic.gov.au
Web:	www.eastgippsland.vic.gov.au
Weather District:	East Gippsland
Catchment:	Gippsland Lakes

Emergency Broadcasters
Emergency broadcasters include ABC Local Radio, designated commercial radio stations across Victoria and SKY NEWS Television.

- ABC Radio 828 AM or 100.7 FM
- Gold 1242 AM
- TR FM 99.5 FM
- SKY NEWS Television

Complete the following and keep this information handy close to the phone:

Your electricity supplier: .....

Your gas supplier: .....

Doctor: .....

Vet: .....

Insurance

Policy Number: .....

Phone Number: .....

For the latest version of this publication visit www.ses.vic.gov.au Version: EMPC-LFG-37.0 January 2014

This publication is supported by the National Disaster Resilience Grants Scheme.

Appendix D Review / Amendment / Maintenance Record for FRMP

Date	Prepared by	Details of Action / Amendment	Details of follow-up required	Who by	Sign-off: sign & date
December 2024	HARC - MC	HARC prepared initial FRMP			

Appendix E Warnings, Data & Related Information

Access to Flood Warnings

Flood warnings[1] for the Gippsland Lakes and other watercourses are broadcast by the electronic media (i.e. radio and TV – particularly 774 ABC radio) and are available from the Bureau of Meteorology website http://www.bom.gov.au

All current weather and flood related warnings are also available from the VICSES website http://www.ses.vic.gov.au, the EMV website http://emergency.vic.gov.au/respond/ and via the VicEmergency App.

Other information about flooding is also available from the VICSES website http://www.ses.vic.gov.au.

Access to Weather Radar and Satellite Images

Weather radar and satellite images are available from the Bureau of Meteorology website http://www.bom.gov.au

Access to Rain Data

Hourly data from a number of rain gauges in the vicinity of the Gippsland Lakes and tributary streams are available from the Bureau of Meteorology website (http://www.bom.gov.au/vic/observations/melbourne.shtml) but can be delayed.

Access to Water Level Data

The level of the Lakes at Paynesville (McMillan Strait at Paynesville) is available from the Bureau of Meteorology website (http://www.bom.gov.au/cgi-bin/wrap_fwo.pl?IDV60079.html). The level can be read directly from the Paynesville gauge. However, this could be hazardous when the Lakes are in flood and is not recommended.

Data for a number of other water level gauges around the Lakes and within tributary streams are also available from the same website.

Lakes Flooding

Flooding within the Gippsland Lakes is likely to be preceded by formal flood warnings issued by the Bureau of Meteorology and broadcast widely via radio, television, print and social media. In addition, it is expected that there will be significant media attention and reporting on heavy rain and flooding within the tributary streams and surrounding communities.

[1] Minor flood warnings will have been issued by the Bureau of Meteorology if the Lakes have or are expected to exceed minor flood level (i.e. 0.7mAHD at Paynesville). Warnings of major flooding will have been issued by the Bureau of Meteorology if the level has or is expected to exceed 1.3mAHD. A moderate flood class level has not yet been established for Paynesville.

Appendix F Record of Floods that have Impacted Raymond Island

Date, time and impact of floods that have impacted Raymond Island together with notes to assist future flood response at the Property

Flood date dd/mm/yyyy	Event Data Peak water levels and timings at Paynesville	Flood level at property (mAHD)	Description of tributary and Lakes flooding, local flood impacts and related notes including the location of any photographs of the flood at the Property
1952	1.49mAHD at Paynesville	n/a	
1978	1.66mAHD at Paynesville	n/a	
June 1998	1.35mAHD at Paynesville	n/a	
June/July 2007	1.505mAHD at Paynesville	n/a	

Appendix G Responsible Person - Summary of Responsibilities

Following is a bulleted summary of the Responsible Person's responsibilities as detailed in this FRMP.

Flood Action Plan (Appendix A)

- Drive annual review and rework. This should include a periodic check that there has not been a shift in design flood levels as a result of climate change or other considerations.

Maintenance and annual review of the FRMP – Sections 1.10 & 3.2

- Review the FRMP annually and sign-off as per written procedures (see Appendix C).
- Maintain an up-to-date contact list of key persons, key service providers and other stakeholders (see Appendix B).
- Following a flood event that results in suspension of the Raymond Island ferry service, review the effectiveness and appropriateness of procedures established for flood including the adequacy of this FRMP.

Maintenance of flood awareness – Sections 1.6 & 3.2.1

- Maintain awareness of this FRMP and flood risk associated with the Property.

If there is flooding within the Gippsland Lakes – Sections 2 & 4 & Appendix A

- Follow the procedures detailed at Section 4.4 and at Appendix A. These are aimed at enhancing the safety of Property occupants and minimising flood related damage.

Following an event that impacts the Property – Sections 3.3 & 5

- Coordinate and / or manage the resumption of normal activities at the Property (see Section 5.1 and Appendix A).
- Review the effectiveness and appropriateness of procedures established for flood including the adequacy of this FRMP.
- As necessary, arrange for peak flood water levels to be surveyed to AHD and for update of Appendix F.
- Review and, as required, update of Appendix A & Appendix B.

BUSHFIRE HAZARD SITE ASSESSMENT

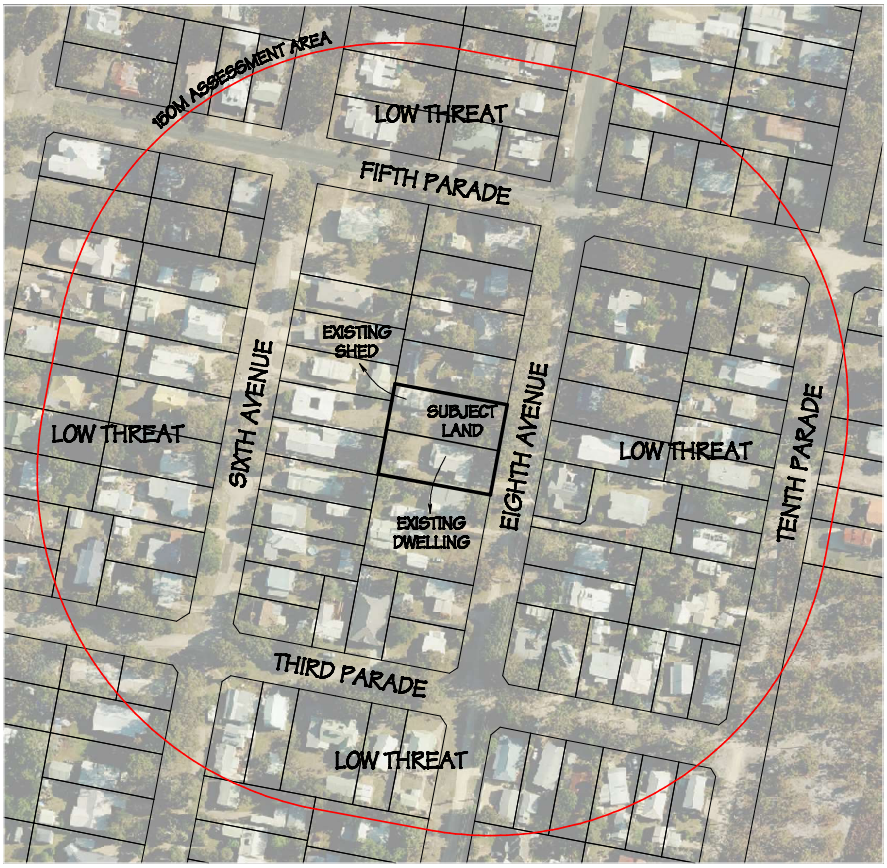
PARISH OF BAIRNSDALE
TOWNSHIP OF RAYMOND ISLAND
SECTION 13
CROWN ALLOTMENT 3 (PART)

LOT 15 ON LP18507

BAL 12.5	NORTH	EAST	SOUTH	WEST
SLOPE	FLAT	FLAT	FLAT	FLAT
VEG TYPE	LOW THREAT	LOW THREAT	LOW THREAT	LOW THREAT
SEPARATION DISTANCES*	50m/PB	50m/PB	50m/PB	50m/PB

*SEPARATION DISTANCES DERIVED FROM TABLE 2 COLUMN A CLAUSE 55.02-5

MGA2020 ZONE 55



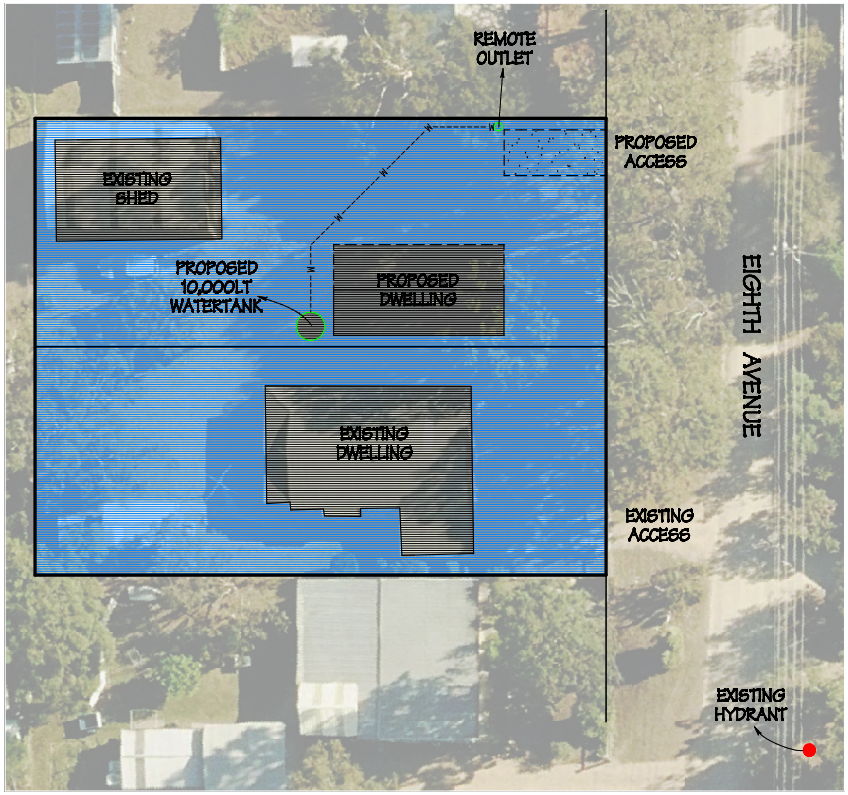
Crowther&Sadler Pty.Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P. (03) 5152 5011 E. contact@crowthersadler.com.au

FILENAME: Y:\21000-21999\21100-21199\21146 Mason-Jefferies\21146 BHSA V1.pro

A. & J. MASON-JEFFERIES
34-36 EIGHTH AVENUE, RAYMOND ISLAND

SCALE (SHEET SIZE A3)	SURVEYORS REF.
1 : 2000	21146
	VERSION 1 - DRAWN 26/03/2025

MGA94 ZONE 55



MANAGEMENT OF VEGETATION WITHIN
THE AREA OF DEFENDABLE SPACE - SHOWN

VEGETATION (AND OTHER FLAMMABLE MATERIALS) WILL BE MODIFIED AND MANAGED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

- GRASS MUST BE SHORT CROPPED AND MAINTAINED DURING THE DECLARED FIRE DANGER PERIOD.
- ALL LEAVES AND VEGETATION DEBRIS MUST BE REMOVED AT REGULAR INTERVALS DURING THE DECLARED FIRE DANGER PERIOD.
- WITHIN 10m OF A BUILDING, FLAMMABLE OBJECTS MUST NOT BE LOCATED CLOSE TO THE VULNERABLE PARTS OF THE BUILDING.
- PLANTS GREATER THAN 10 CENTIMETRES IN HEIGHT MUST NOT BE PLACED WITHIN 5m OF A WINDOW OR GLASS FEATURE OF THE BUILDING.
- SHRUBS MUST NOT BE LOCATED UNDER THE CANOPY OF TREES.
- INDIVIDUAL AND CLUMPS OF SHRUBS MUST NOT EXCEED 5m² IN AREA AND MUST BE SEPARATED BY AT LEAST 5m.
- TREES MUST NOT OVERHANG OR TOUCH ANY ELEMENTS OF THE BUILDING.
- THE CANOPY OF TREES MUST BE SEPARATED BY AT LEAST 5m.
- THERE MUST BE A CLEARANCE OF AT LEAST 2m BETWEEN THE LOWEST TREE BRANCHES AND GROUND LEVEL.

VEHICLE ACCESS

VEHICLE ACCESS TO THE DWELLING MUST BE PROVIDED FOR FIRE FIGHTING PURPOSES WHICH MEETS THE FOLLOWING REQUIREMENTS:

- MUST BE CONSTRUCTED SO THAT THEY ARE ACCESSIBLE IN ALL WEATHER CONDITIONS AND CAPABLE OF ACCOMMODATING A VEHICLE OF 15 TONNES FOR THE TRAFFICABLE WIDTH.
- HAVE A MINIMUM TRAFFICABLE WIDTH OF 3.5 METRES OF ALL-WEATHER CONSTRUCTION.
- CURVES MUST HAVE A MINIMUM INNER RADIUS OF 10m.
- THE AVERAGE GRADE MUST BE NO MORE THAN 1 IN 7 (14.4%) (8.1°) WITH A MAXIMUM OF NO MORE THAN 1 IN 5 (20%) (11.5°) FOR NO MORE THAN 50m.
- BE CLEAR OF ENCROACHMENTS FOR AT LEAST 0.5m ON EACH SIDE AND 4m ABOVE THE ACCESSWAY.
- DIPS MUST HAVE NO MORE THAN A 1 IN 8 (12.5%) (7.1°) ENTRY AND EXIT ANGLE.

CONSTRUCTION

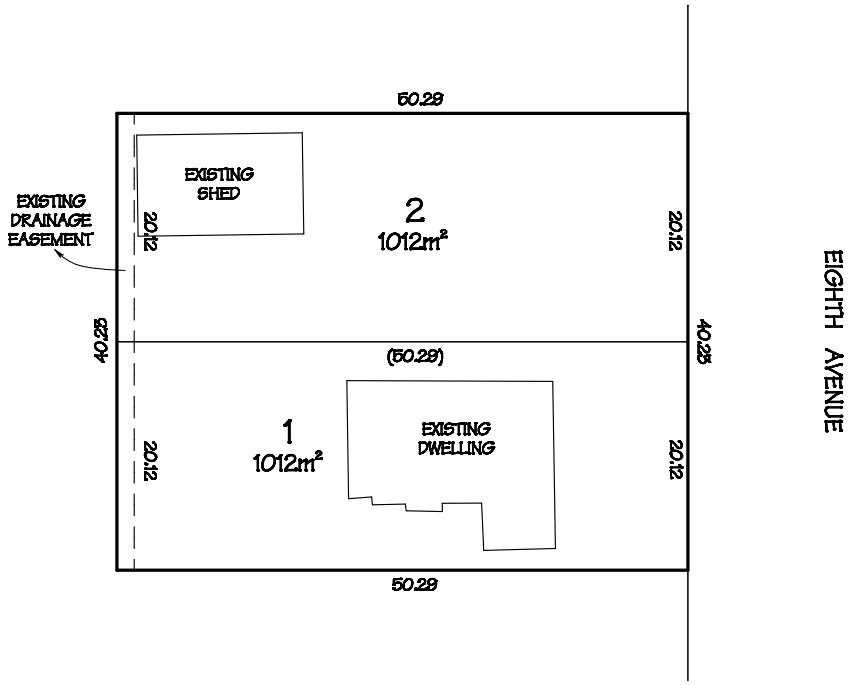
THE CONSTRUCTION OF A DWELLING MUST BE DESIGNED & CONSTRUCTED TO A MINIMUM BUSHFIRE ATTACK LEVEL BAL-12.5 IN ACCORDANCE WITH AS 3959-2018

A. & J. MASON-JEFFERIES 34-36 EIGHTH AVENUE, RAYMOND ISLAND	BUSHFIRE MANAGEMENT PLAN	SHEET 1 OF 2
Crowther & Sadler Pty. Ltd. LICENSED SURVEYORS & TOWN PLANNERS 152 MACLEOD STREET, BAIRNSDALE, VIC., 3875 P. (03) 5152 5011 E. contact@crowthersadler.com.au	PARISH OF BAIRNSDALE TOWNSHIP OF RAYMOND ISLAND SECTION 13 CROWN ALLOTMENT 3 (PART) LOT 15 ON LP18507	PLAN REF. 21146-BMP VERSION 1 - DRAWN 26/03/2025
FILENAME: Y:\21000-21999\21100-21199\21146 Mason-Jefferies\21146 BMP V1.pro		SCALE (SHEET SIZE A3) 1 : 400

PROPOSED SUBDIVISION

PARISH OF BAIRNSDALE
TOWNSHIP OF RAYMOND ISLAND
SECTION 13
CROWN ALLOTMENT 3 (PART)

LOT 15 ON LP18507



A. & J. MASON-JEFFERIES
34-36 EIGHTH AVENUE, RAYMOND ISLAND

Crowther&Sadler Pty.Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P. (03) 5152 5011 E. contact@crowthersadler.com.au

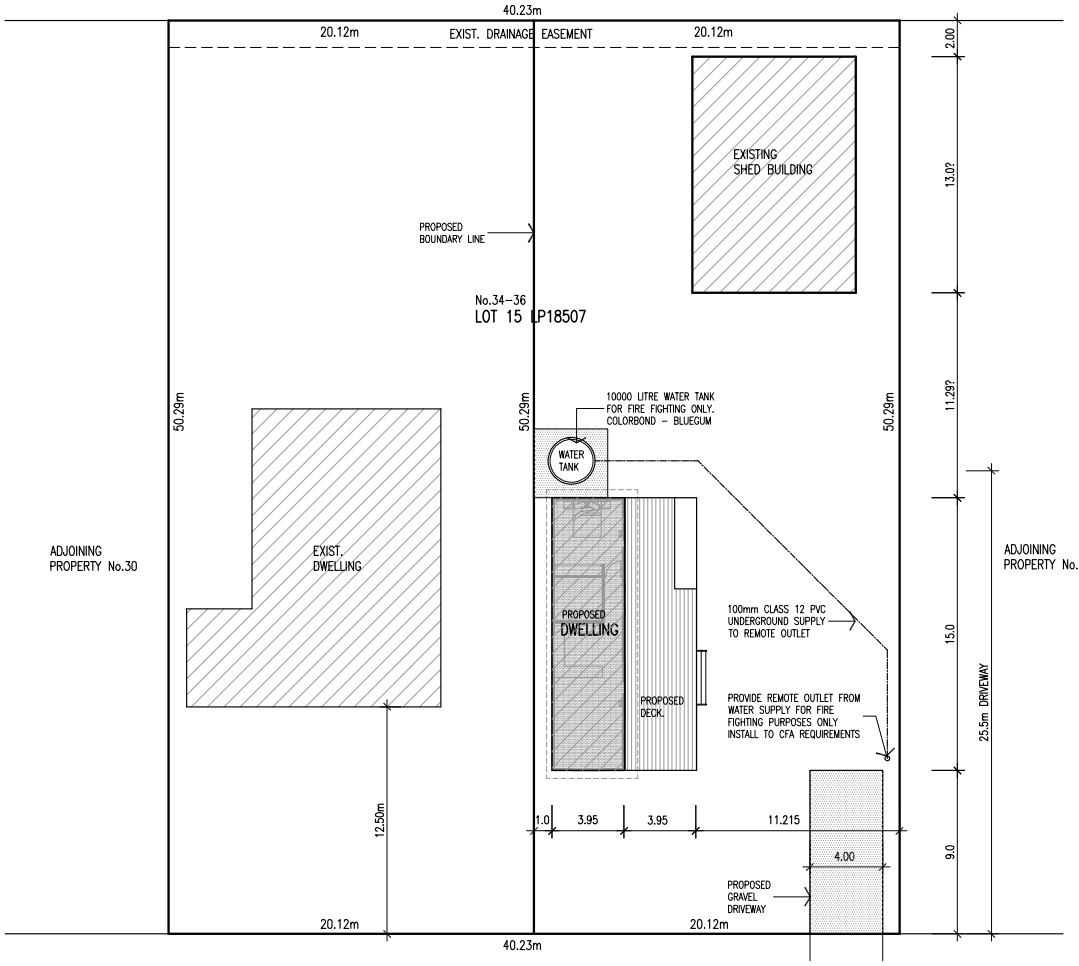
NOTATIONS

AREAS ARE APPROXIMATE ONLY
DIMENSIONS ARE SUBJECT TO SURVEY

SCALE (SHEET SIZE A3)	SURVEYORS REF.
1 : 400	21146

FILENAME: \\Caserver\shared folders\Company\Data\Jobs\21000-21999\21100-21199\21146 Mason-Jefferies\21146 Prop V2.pro

VERSION 1 - DRAWN 26/03/2025



SITE PLAN
SCALE 1:250

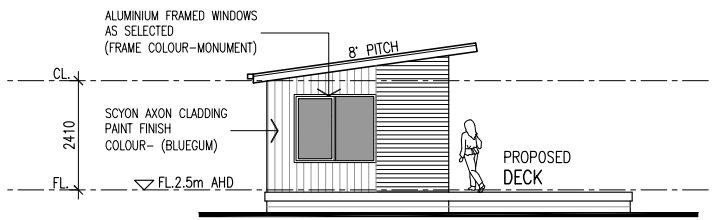
PLANNING.

IAN NEVILLE BUILDING DESIGN
383 Eastwood Rd
Bairnsdale, 3875
M. 0418 523 757
P. (03) 5152 2332
E. ian.neville@inbd.com.au

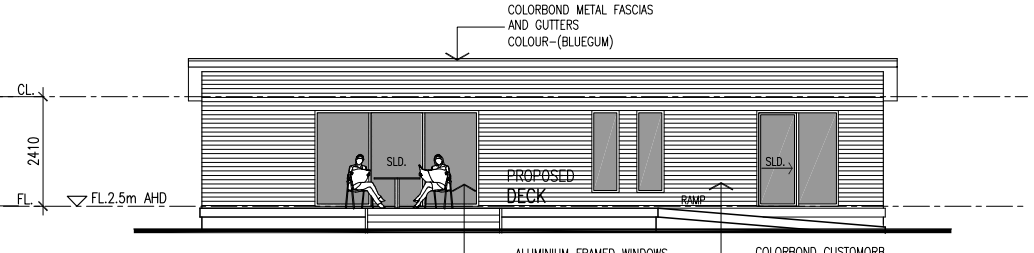
PROJECT:
PROPOSED DWELLING TO BE ERCTED AT
No. 34-36 EIGHTH AVENUE, RAYMOND ISLAND

CLIENT: A. & J. MASON-JEFFERIES

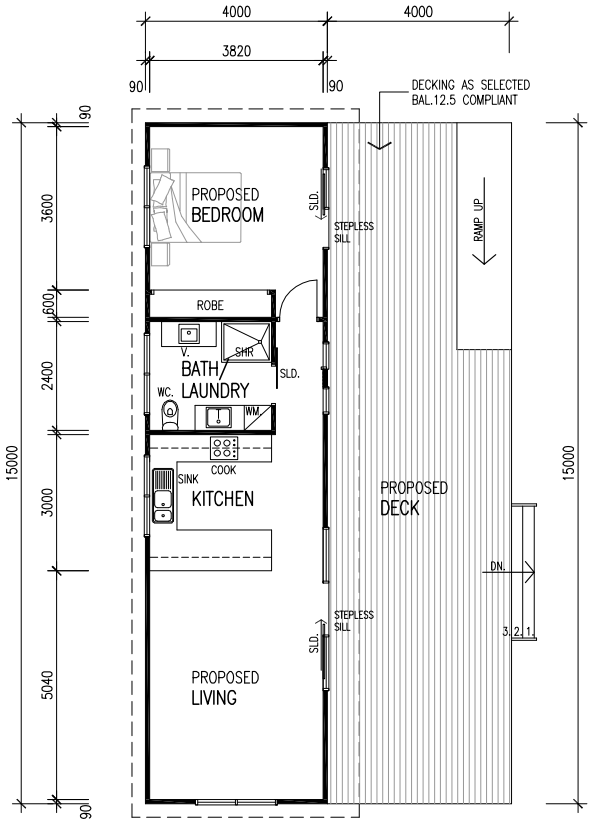
DESIGN: IJN.	DRAWN: CAV.	DWG.No: 23012- 1.
CHECKED: DP-AD 1075	DATE: SEPT.' 23	A3-SIZE



EAST ELEVATION
SCALE 1:100

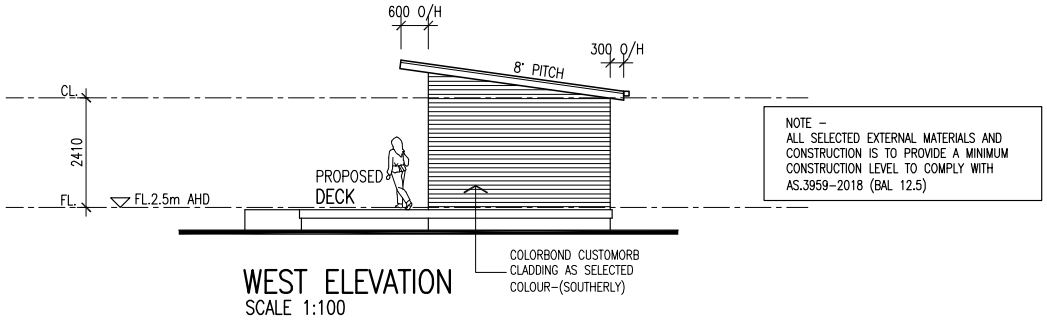


NORTH ELEVATION
SCALE 1:100

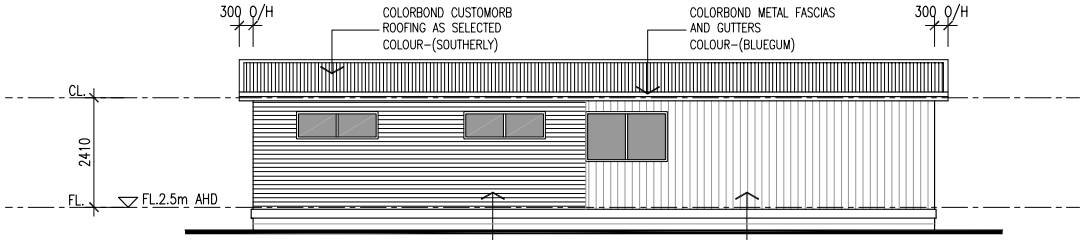


FLOOR PLAN
SCALE 1:100

AREA OF PROPOSED LIVING	60.00m²
AREA OF DECK	60.00m²



WEST ELEVATION
SCALE 1:100



SOUTH ELEVATION
SCALE 1:100

PLANNING.

IAN NEVILLE BUILDING DESIGN
383 Eastwood Rd
Bairnsdale, 3875
M. 0418 523 757
P. (03) 5152 2332
E. ian.neville@inbd.com.au

PROJECT:
PROPOSED DWELLING TO BE ERCTED AT
No. 34-36 EIGHTH AVENUE, RAYMOND ISLAND

CLIENT: A. & J. MASON-JEFFERIES

DESIGN: IJN.	DRAWN: CAV.	DWG.No: 23012- 2.
CHECKED: DP–AD 1075	DATE: SEPT.' 23	A3–SIZE

WATER SUPPLY (WITH REMOTE OUTLET)

10,000 LITRES OF EFFECTIVE WATER SUPPLY FOR FIRE FIGHTING PURPOSES MUST BE PROVIDED WHICH MEETS THE FOLLOWING REQUIREMENTS:

- THE LOCATION OF THE REMOTE OUTLET MUST BE WITHIN 4m OF THE DRIVEWAY (OR OTHER SUITABLE "HARDSTAND").
- THE STATIC WATER SUPPLY MUST BE STORED IN AN ABOVE GROUND TANK CONSTRUCTED OF CONCRETE OR METAL.
- THE STATIC WATER SUPPLY MUST INCLUDE A SEPARATE OUTLET FOR THE PRIVATE USE OF THE OWNER/OCCUPIER OF THE LAND THAT INCORPORATES A BALL OR GATE VALVE.
- THE TANK MUST BE LOCATED TO ACHIEVE GRAVITY FEED FROM THE WATER TANK SUPPLY TO THE REMOTE OUTLET.
- ALL WATER PIPES AND FITTINGS INCLUDING THE TANK OUTLET TO THE REMOTE OUTLET STAND PIPE MUST BE A MINIMUM PIPE SIZE OF 100mm (CLASS A COPPER OR CLASS 12 PVC) OR 125mm PN 12.5 HDPE.
- THE STATIC WATER SUPPLY MUST BE PROVIDED WITH A SEPARATE OUTLET FOR THE CFA (CFA OUTLET) THAT INCLUDES A 64mm CFA 5 THREAD PER INCH MALE COUPLING.
- A 65mm BRITISH STANDARD PIPE (BSP) BALL OR GATE VALVE MUST BE PROVIDED AT THE CFA OUTLET TO CONTROL THE FLOW OF WATER TO THE CFA COUPLING. ANY OTHER VALVES BETWEEN THE CFA OUTLET AND THE TANK MUST BE LOCKED IN THE OPEN POSITION.

THE CFA OUTLET MUST BE:

- EASILY ACCESSIBLE BY A FIRE-FIGHTER IN THE EVENT OF A BUSHFIRE.
- CLEAR OF ALL VEGETATION FOR A DISTANCE OF 1.5 METRES.
- SETBACK FROM FLAMMABLE OBJECTS (INCLUDING TIMBER FENCES AND TIMBER RETAINING WALLS) FOR A MINIMUM DISTANCE OF 1.5 METRES.
- ORIENTED HORIZONTALLY.

THE CENTRELINE OF THE CFA OUTLET MUST BE:

- A MINIMUM OF 300mm AND MAXIMUM 600mm IN HEIGHT ABOVE THE FINISHED GROUND LEVEL.
- LOCATED BELOW THE LEVEL OF THE OUTLET ON THE TANK.
- THE RISER FOR THE CFA OUTLET MUST BE SUPPORTED BY A GALVANISED STEEL POST AT LEAST 50mm X 50mm OR EQUIVALENT WHICH IS CONCRETED IN THE GROUND TO A DEPTH OF AT LEAST 450mm.

THE CFA OUTLET MUST BE EASILY IDENTIFIABLE FROM DWELLING OR SIGNAGE MUST BE PROVIDED THAT MEETS THE FOLLOWING REQUIREMENTS:

- HAS AN ARROW POINTING TO THE LOCATION OF THE FIRE AUTHORITY OUTLET.
- HAS DIMENSIONS OF NOT LESS THAN 310mm HIGH AND 400MM LONG.
- IS RED IN COLOUR, WITH A BLUE REFLECTIVE MARKER ATTACHED.
- IS LABELLED WITH A "W" THAT IS NOT LESS THAN 15cm HIGH AND 5cm THICK.

THE CFA OUTLET MUST INCLUDE A FADE-RESISTANT OR ENGRAVED SIGN THAT:

- IS TO BE FIXED TO THE POST SUPPORTING THE FIRE AUTHORITY OUTLET RISER.
- HAS A MINIMUM HEIGHT OF AT LEAST 1m FROM THE GROUND SURFACE LEVEL.
- INCLUDES THE WORDS "FIRE WATER TANK OUTLET" IN LETTERING THAT IS A MINIMUM OF 50mm IN HEIGHT AND WRITTEN IN A COLOUR CONTRASTING WITH THAT OF THE BACKGROUND.
- A BLUE REFLECTIVE DISC AT LEAST 50mm IN DIAMETER MUST BE ATTACHED TO THE POST HOLDING THE SIGN. THE BLUE REFLECTIVE DISK MUST BE LOCATED IMMEDIATELY BELOW THE SIGN.
- ALL BELOW-GROUND WATER PIPES MUST BE INSTALLED TO PROVIDE AT LEAST THE FOLLOWING COVER, BELOW THE FINISHED SURFACE; 500mm FOR PIPES SUBJECT TO VEHICLE TRAFFIC; 75mm FOR PIPES UNDER DWELLINGS OR CONCRETE SLABS; AND 225mm FOR ALL OTHER LOCATIONS.



EXAMPLE OF CFA ONLY REMOTE OUTLET

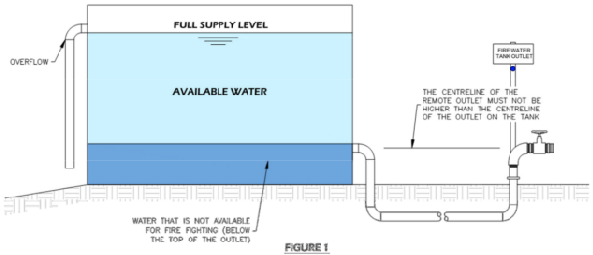


FIGURE 1
REMOTE OUTLET HEIGHT IN RELATION TO THE TANK OUTLET

A. & J. MASON-JEFFERIES
34-36 EIGHTH AVENUE, RAYMOND ISLAND

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P. (03) 5152 5011 E. contact@crowthersadler.com.au

FILENAME: Y:\21000-21999\21100-21199\21146 Mason-Jefferies\21146 BMP V1.pro

BUSHFIRE MANAGEMENT PLAN

PARISH OF BAIRNSDALE
TOWNSHIP OF RAYMOND ISLAND
SECTION 13
CROWN ALLOTMENT 3 (PART)

LOT 15 ON LP18507

PLAN REF.	
21146-BMP VERSION 1 - DRAWN 26/03/2025	
SCALE (SHEET SIZE A3)	
1 : 400	SHEET 2 OF 2

Planning Permit Application 5.2025.96.1 – Two lot subdivision and development of a dwelling at 34-36 Eighth Avenue, Raymond Island

Detailed Planning Assessment

Site Context and Proposal

The subject site is located at 34–36 Eighth Avenue, Raymond Island, VIC 3880, and is formally identified as Lot 15 on Plan of Subdivision 018507, contained in Certificate of Title Volume 08827 Folio 063. There is a drainage easement along the western boundary of the site. The subject site is approximately 2,022 sqm in area, regular in shape, flat in nature, and contains a detached dwelling and ancillary shed.

The site contains scattered vegetation with access directly via Eighth Avenue on the eastern boundary. The land immediately adjoining the site on each side contains a detached dwelling and associated outbuilding.



Figure 1: Site and Locality context

The application currently before Council seeks approval for two lot subdivision and development of a dwelling on proposed lot 2. Details of the proposal are provided in Attachment 1.

Note. The application documents describe the proposal as a 'two lot subdivision and development of a second dwelling' (emphasis added). As the dwelling is to be located on proposed lot 2, which would be vacant, it is not considered that this description of development is accurate. The dwelling would be a single dwelling on the lot (not a second dwelling). The application has been assessed as a single dwelling on a vacant lot in the General Residential Zone, not a second dwelling.

It is understood that the approach of the applicant reflected their desire to facilitate the construction of the dwelling prior to the subdivision being completed without the need to remove the shed. If a planning permit is granted, this outcome can be achieved via the use of planning permit conditions.

Planning Scheme Controls

The subject land is subject to the following East Gippsland Shire Council Planning Scheme controls:

- General Residential Zone (GRZ)
- Design and Development Overlay Schedule 11 (DDO11) – Residential Development in Coastal Settlements
- Vegetation Protection Overlay Schedule 2 (VPO2) – Raymond Island Vegetation Protection Area.
- Bushfire Management Overlay Schedule 1 (BMO1) – Eagle Point, Kalimna, Lakes Entrance, Lake Tyers Beach, Marlo and Raymond Island BAL12.5 Areas.
- Land Subject to Inundation Overlay (LSIO).

Pursuant to the Aboriginal Heritage Regulations 2018, a Cultural Heritage Management Plan (CHMP) is not required as the proposal is not defined as a high impact activity.

Engagement

The application required referral to the following authorities:

Authority	**Recommending or Determining**	**Response**
Country Fire Authority (CFA)	Recommending	Conditional consent
East Gippsland Catchment Management Authority (EGCMA)	Recommending	Objects to the issue of a planning permit.

Referral responses are provided at **Attachment 3**.

Public notification was undertaken in the form of letters to adjoining landowners and a sign was placed on site in accordance with Section 52 of the Planning and Environment Act 1987. Three objections and one neutral submission have been received. Submissions are provided at **Attachment 4**.

Assessment

Municipal Planning Strategy (MPS)

Clause 02.03-1 of the MPS identifies Raymond Island as "*a unique village and rural residential locality set within the heart of the Gippsland Lakes*". The relevant strategic direction for Raymond Island is to provide for expanding settlement within the existing residential areas. The

proposal is within an established residential area in the General Residential Zone and is consistent with this strategic direction.

In relation to environmental risks and amenity, clause 02.03-3 identifies the need to assess the impacts of climate induced sea level rise, combined with more severe storm surges. Evidence provided by EGCMA in response to this application raises concerns with regard to safe egress from the property during a flood event (discussed further below). The proposal fails to address the requirements of the MPS as it relates to environmental risk.

Planning Policy Framework

Policy Reference	Objective/Strategy	Response
11.01-1L-01	East Gippsland Settlements. Encourage infill or incremental development of existing towns.	The proposal provides infill development in an established residential location in the General Residential Zone.
11.03-4S	Coastal settlement. To plan for sustainable coastal development.	The proposal responds to the need to plan and manage coastal population growth within the Raymond Island settlement boundary. However, based on evidence submitted by EGCMA, the proposal fails to address the strategy to limit development in low lying coastal areas.
11.03-4L-03	Raymond Island. Contain residential and low density residential development to currently zoned areas.	The proposal is generally consistent with the Raymond Island Framework Plan. The subdivision provides lot sizes that are generally consistent with the character of Raymond Island and do not impact on the low intensity character of the Island.
13	Environmental Risks and Amenity. Prepare for and respond to the impacts of climate change	Based on evidence submitted by EGCMA, the proposal fails to address the impacts of climate change by facilitating residential development in a low lying coastal area. As such, the proposal fails to prevent or minimise the risk to human health.
Clause 13.01-1S	Natural Hazards and Climate Change. Minimise the impacts of natural hazards and adapt to the impacts of climate change through risk based planning.	Based on evidence submitted by EGCMA, the proposal fails to minimise the impacts of climate change by facilitating residential development in a low lying coastal area. The best available data indicates that there is risk to life, health and/or property in the event of a flood emergency.

Clause 13.01-2S	Coastal Inundation and Erosion. Plan for and manage coastal hazard risk and climate change impacts; plan for sea level rise of not less than 0.8 metres by 2100.	When planning for sea level rise of 0.8m by 2100, combined with other climatic conditions, the subject land and egress from the site is considered to be vulnerable to inundation. Further development should be avoided.
Clause 13.02-1S	Bushfire Planning. Strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.	The proposal is consistent with strategies relating to bushfire. The CFA have reviewed the application and offered no objection subject to conditions.
Clause 13.03-1S	Floodplain Management. Assist the protection of (among other things) life, property and community infrastructure from flood hazard.	Based on evidence submitted by EGCMA, the proposal fails to protect the risk to life and property from flood hazard, including coastal inundation.
Clause 16	Housing. Facilitate well-located, integrated and diverse housing that meets community needs	The proposal is consistent with strategy to consolidate urban development and provide integrated and diverse housing in established urban areas.

On balance it is considered that the proposal fails to address the requirements of the PPF.

Zone and Overlays

General Residential Zone (Schedule 1)

The relevant purposes of the GRZ1 include:

- Implement the Municipal Planning Strategy and the Planning Policy Framework;
- Encourage development that is responsive to the neighbourhood character of the area; and
- Encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.

The proposed lot sizes and development of a dwelling on proposed lot 2 are consistent with the lot configuration and character of the surrounding area. The proposed dwelling is a modest, single storey development on a spacious lot of over 1,000 sqm.

The proposed dwelling offers reasonable access to services and transport. The location of Raymond Island is such that access is only available by car ferry. During a flood event, access to services and transport may be limited due to the depth of flooding on some local roads and

the ferry service being terminated when water levels reach 0.7m AHD. This limitation is reflected in the objection received from EGCMA and submitters. This requirement is contrary to the policy direction set out in the PPF (discussed above).

On balance, the proposal fails to implement the Planning Policy Framework and is not supported by the GRZ.

The assessment of the objectives and standards of Clause 56 relating to subdivision is outlined under 'Particular Provisions' (below).

Design and Development Overlay (Schedule 11) Residential Development in Coastal Settlements

The relevant design objectives of the DDO11 include:

- Protect and manage the township character of coastal settlements.
- Ensure that new development is visually and physically integrated with the site and surrounding landscape.

It is only the subdivision of land that requires a planning permit under the provisions of DDO11. The proposed subdivision results in a lot configuration that is consistent with lot sizes and configuration of the surrounding established residential area. It facilitates the construction of a future dwelling that responds to the physical features of the site (topography, vegetation etc.) and is well located to community focal points, public land and activity areas (commercial or community precincts, recreation areas and foreshore areas).

The proposal is considered to be consistent with the requirements of DDO11.

Vegetation Protection Overlay Schedule 2 (VPO2) – Raymond Island Vegetation Protection Area

The subject land is contained within a Bushfire Management Overlay and there will be a requirement to manage some vegetation to establish a defendable space around the proposed dwelling (discussed further below). It is noted that there is no significant vegetation within the defendable space of the proposed dwelling.

Clause 52.12 – Bushfire Protection Exemptions seeks to facilitate the removal of vegetation in specified circumstances to support the protection of human life and property from bushfire. In this case, the proposed subdivision and development of a dwelling on lot 2 has been assessed as appropriately meeting the exemptions for vegetation removal at clause 52.12-5.

Whilst clause 52.12-5 is a 'prospective' exemption (i.e. it does not apply at the time of planning assessment because a planning condition does not yet exist), the anticipated vegetation management associated with the Bushfire Management Plan is appropriate in the context of the subject site and surrounding area.

Bushfire Management Overlay Schedule 1 (BMO1)

A planning permit is required for subdivision of land and construction of a dwelling in the BMO. To address the requirements of the BMO, the applicant has submitted a Bushfire Hazard Site Assessment and a Bushfire Management Plan and a Bushfire Management Statement with the application. This detailed analysis identifies that the bushfire risk at the subject land can be

appropriately managed. The analysis also addresses the requirements of clause 52.03 Bushfire Planning.

The application was referred to the CFA who provided no objection to the proposal subject to conditions.

The proposal is considered to be consistent with the requirements of BMO1.

Land Subject to Inundation Overlay (LSIO)

The purposes of the LSIO relevant to consideration of this planning application include:

- Identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority.
- Ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.
- Minimise the potential flood risk to life, health and safety associated with development.

As set out in the referral response from the EGCMA (**Attachment 3**), the subject land itself has minimal inundation risk under current climatic conditions. The proposed dwelling responds appropriately to these risks with a finished floor level of 2.5m AHD (0.6m above the 2100 maximum 1% AEP flood conditions). The proposed dwelling will not significantly divert floodwater based on a minimal footprint and design to allow passage of floodwater at the subfloor level.

Notwithstanding, EGCMA states that:

- Whilst the property will largely remain flood free under current climatic conditions, planning policy also requires an assessment of the vehicle egress route from the property to a location where emergency relief services can be accessed.
- For Raymond Island residents, this means evacuation from the island to Paynesville as there are no shops or services provided on the island. The cumulative impact of each additional subdivision on Raymond Island adds a significant burden to emergency service agencies during a flood event.

The recommendations of EGCMA and a Draft Flood Risk Management Plan (DFRMP) submitted by the applicant (HARC, December 2024) have been carefully considered in relation to the issue of egress from the property during a flood event. In summary:

- Egress from the property in a flood emergency would be via Eighth Avenue and Seventh Parade to the Raymond Island Ferry. EGCMA data indicates that the evacuation route would be flooded to a 1% AEP depth of 1m under current conditions, increasing to 1.8m under 2100 conditions.
- The DFRMP states that the majority of roads on Raymond Island remain trafficable under current climatic conditions for a 1%AEP flood event. The DFRMP is silent on egress for a 1% AEP flood under 2100 conditions.
- Raymond Island is subject to flood conditions that are influenced by discharge from river systems (Latrobe, Thomson, Macalister, Avon, Mitchell, Nicholson and Tambo Rivers) and weather systems where high wind and low air pressure can increase water levels in

the Gippsland Lakes. Typically, this type of flood event is 'slower' than riverine flooding where 'flash floods' can result in significant changes to flood risk in a short period of time.

- The DFRMP states that: "*rise and fall of water levels in the Lakes is slow with peak levels occurring a number of days after the start of [the] rise."* Further: *"The Bureau of Meteorology is able to predict flood heights at Paynesville up to at least 48 hours or more ahead as flooding is predictable and progresses slowly resulting in long warning lead times."* The EGCMA raises concerns regarding flood warning times set out in the DFRMP, however, no definitive position is presented on flood warnings timeframes by the applicant or EGCMA.
- The Raymond Island Ferry ceases operation at a water level of 0.7m AHD, with private boats able to operate until private jetties become inaccessible.
- As the subject land itself is only marginally impacted by flood; and roads remain trafficable under current climatic conditions, the DFRMP concludes that it is possible to adapt a 'stay on the Island' strategy during flood events. The EGCMA raise concerns with this strategy as it fails to consider the length of flood events (up to two weeks) and the impact on critical services (electricity, water, wastewater etc.).
- The objection from EGCMA is based on their classification of the proposal being an 'intensification' of land use and development as it creates additional lots or dwellings. The objection states: "*The cumulative impact of each additional subdivision on Raymond Island adds a significant burden to emergency service agencies during a flood event*."

Evidence from the applicant and EGCMA has been assessed against relevant legislation and planning policy. It is considered that, on balance, EGCMA have adequately demonstrated the proposal fails to address policy issues relating to risk to life and property in a flood emergency including low level egress from the subject land and the increased burden on emergency services.

The DFRMP submitted in support of the application provides guidance to prospective owners or occupiers of the subject land regarding the management of flood risk. The DFRMP is intended to reduce flood related damage and risk to life from flooding under current and future climate conditions. The DFRMP identifies that it cannot remove risks or associated risk stemming from the consequences of individual decisions during a flood event. As set out above, the EGCMA have raised concerns regarding the DFRMP.

Officers do not consider this DFRMP to be adequate to address planning policy requirements or mitigate flood risk associated with the subject land or egress from the subject land in a flood event.

Having considered the relevant policy matters and the provisions of the LSIO, the proposal is considered inconsistent and should not be supported.

Particular Provisions

The proposed subdivision has been assessed against Clause 56 – Residential subdivision, summarized below:

Clause	Applicant Declaration	Officer Assessment
56.03-5 Neighbourhood character	The subdivision layout is consistent with the character of the immediate area in terms of the size and shape of allotments. It is noted that in the wider area, allotment areas, dimensions and shapes vary. The subject land is well located within walking distance of passive recreational areas, the Raymond Island Community Hall and Paynesville Activity Centre.	**Complies**
56.04-2 Lot area and building envelopes	Both lots can easily accommodate a 10x15 metre rectangle. The subdivision layout provides opportunity for the new dwelling to enjoy solar access, provision of private open space and safe vehicle movements within allotment boundaries. Although not proposed, the lot containing the existing dwelling is generous and could accommodate a replacement dwelling.	**Complies**
56.04-3 Solar Orientation of lots	Solar orientation to the private open space of each lot will be achieved by the lot design.	**Complies**
56.04-5 Common Area	N/A	N/A
56.06-8 Lot Access	Access to Lot 1 is existing and access to Lot 2 can be accommodated from Eighth Avenue. The use of individual points of access will be safe, convenient and practical.	**Complies**
56.07-1 Drinking Water Supply	Reticulated water is provided to the subject land and will be connected to both allotments as part of the subdivision.	**Complies**
Clause 56.07-2 Reused and Recycled Water	East Gippsland Water does not currently provide for the use of and connection to recycled water.	**Complies**
56.07-3 Wastewater Management	Reticulated sewer is established within the precinct. The lots will be connected to sewer as part of the subdivision consistent with Standard C24.	**Complies**
56.07-4 Stormwater Management Objectives	Drainage will be provided to the satisfaction of the Responsible Authority.	**Complies**

56.08-1 Site Management Objectives	The site will be managed to the satisfaction of the Responsible Authority.	**Complies**
56.09-1 Shared trenching	All utility service connections will utilise shared trenching if appropriate.	**Complies**
56.09-2 Electricity, telecommunications and gas	The proposal will make good use of a full range of existing services as available within the precinct. The lots proposed will be connected to reticulated power, water, sewer and telecommunications.	**Complies**

General Provisions

The planning application has been assessed against the decision guidelines for both subdivision and development set out at clause 65. All relevant matters have been addressed as part of the assessment undertaken against the MPS, PPF, zone and overlay provision. As stated above, the risk associated with egress from the property in the event of a flood means that the proposal fails to appropriately satisfy the requirements of the PPF and LSIO.

Consideration of submission and objections

Submission/Objection Themes	**Response**
Details of the community survey results regarding concerns and aspirations of the Raymond Island community.	Noted that the greatest concern (high and very high concern) relates to further subdivision in urban and rural zones (over 80%). The assessment of the planning application must reflect the requirements of the East Gippsland Planning Scheme, which includes planning policies to guide subdivision and development. These matters are reflected in the assessment above and the associated recommendation to Council.
Failure to address flood risk including assessment of policy relating to climate change, sea level rise, floodplain management and floor levels for the dwelling.	Noted. These matters have been addressed in the detailed assessment set out above and the Council report.
Safe evacuation in the event of a flood. Risks for residents and emergency services	Noted. This matter has been addressed in the detailed assessment set out above and the Council report

EAST GIPPSLAND CATCHMENT MANAGEMENT AUTHORITY

574 Main Street
(PO Box 1012)
Bairnsdale Vic 3875

EGCMA Ref: EGCMA-F-2025-00116
Document No: 1

Uditha Don
Statutory Planner
East Gippsland

Dear Uditha,

Planning Permit Application No.: 5.2025.96.1

Property	**Street:**	34-36 Eighth Avenue Raymond Island Vic 3880
	Cadastral:	Lot 15 LP18507, Parish of Bairnsdale
Applicant(s):		Massjeff Pty Ltd C/- Crowther & Sadler Pty Ltd

I refer to your correspondence received at the East Gippsland Catchment Management Authority ('the Authority') on 8 May 2025 in accordance with the provisions of section 55 of the *Planning and Environment Act 1987*. The Authority notes that the application is for a two-lot subdivision and construction of a second dwelling.

The 1% Annual Exceedance Probability (AEP) flood level (commonly known as the 1 in 100 year flood) under current climatic conditions is 2.0 metres Australian Height Datum (AHD.) Under future climatic conditions this level increases to 2.8 metres AHD.

The applicable 1% AEP flood level for this property is 2.0 metres AHD.

Figure 1 in the attached explanatory report indicates that the property will largely remain flood free under current climatic conditions, however planning policy also requires an assessment of the vehicle egress route from the property to a location where emergency relief services can be accessed. For Raymond Island residents, this means evacuation from the island to Paynesville as there are no shops or services provided on the island. The cumulative impact of each additional subdivision on Raymond Island adds a significant burden to emergency service agencies during a flood event.

The Authority has concerns about some of the content in the *Flood Response Management Plan* (HARC, 17 December 2024) (FRMP), particularly in relation to the stated flood warning times, the ferry inoperability and the proposal to 'stay on the island' for periods of up to two weeks. The FRMP does not consider the impact of flooding on critical services such as electricity, potable water and wastewater management at the property, and how this would affect residents' ability to remain on the island.

The Authority does not support the use of an FRMP to justify intensification of development and creation of additional flood risk through subdivision of the land.

The Authority is a recommending referral authority for this application pursuant to section 56(1) of the *Planning and Environment Act 1987.* The Authority **objects** to the issue of a planning permit based on the following grounds:

1. The proposal is not consistent with the objective of clause 13.01-1S 'Natural hazards and climate change' of the Planning Policy Framework (PPF) which seeks to "minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning" through strategies including:
    - Respond to the risks associated with climate change in planning and management decision making processed.
    - Direct population growth and development to low-risk locations.

2. The proposal is not consistent with the objective of clause 13.01-2S 'Coastal inundation and erosion' of the PPF which seeks to "plan for and manage coastal hazard risk and climate change impacts" through strategies including:
    - Plan for sea level rise of not less than 0.8 metres by 2100 and allow for the combined effects of tides, storm surges, coastal processes and local conditions such as topography and geology when assessing risks and coastal impacts associated with climate change.
    - Avoid use and development in areas vulnerable to coastal inundation and erosion.

3. The proposal is not consistent with the objective of clause 13.03-1S 'Floodplain management' of the PPF which seeks to "assist the protection of: life, property and community infrastructure from flood hazard, including coastal inundation, riverine and overland flows; the natural flood carrying capacity of rivers, streams and floodways; the flood storage function of floodplains and waterways; floodplain areas of environmental significance or of importance to river, wetland or coastal health" through strategies such as:
    - Avoid intensifying the impact of flooding through inappropriately located use and development.
    - Plan for the cumulative impacts of use and development on flood behaviour.

4. The proposal is not consistent with the Authority's policy for development viability in coastal areas in accordance with the *Guidelines for Coastal Catchment Management Authorities: Assessing development in relation to sea level rise* (DSE, 2012).

5. The proposal is not consistent with the purpose of clause 44.04 'Land subject to inundation overlay' of the PPF which seeks to "ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity."

6. The proposal is not consistent with the decision guidelines in the Victorian Planning Provision (VPP) Planning Practice Note *PPN11: Applying for a Planning Permit Under the Flood Provisions*, in that:
    a. It is not consistent with the PPF.
    b. It relies on low-level access to and from the site.
    c. It is likely to increase the burden on emergency services and the risk to emergency personnel.
    d. It is likely to increase the amount of flood damage to public or private assets.

Pursuant to sections 64 to 66 of the *Planning and Environment Act 1987*, please ensure that you provide the Authority a copy of your decision as soon as possible to allow time if an application for review to VCAT is required.

The attached **explanatory report** provides further detail regarding the Authority's assessment.

Should you have any queries, please do not hesitate to contact Penny Phillipson on 1300 094 262 or email planning@wgcma.vic.gov.au. To assist the Authority in handling any enquiries please quote **EGCMA-F-2025-00116** in your correspondence with us.

Yours sincerely,



Bec Hemming
Chief Executive Officer

Date: 21 May 2025

Cc: Massjeff Pty Ltd C/- Crowther & Sadler Pty Ltd (contact@crowthersadler.com.au)

The information contained in this correspondence is subject to the disclaimers and definitions attached.

EXPLANATORY REPORT



Figure 1 – Current climatic conditions 1% AEP flood extent

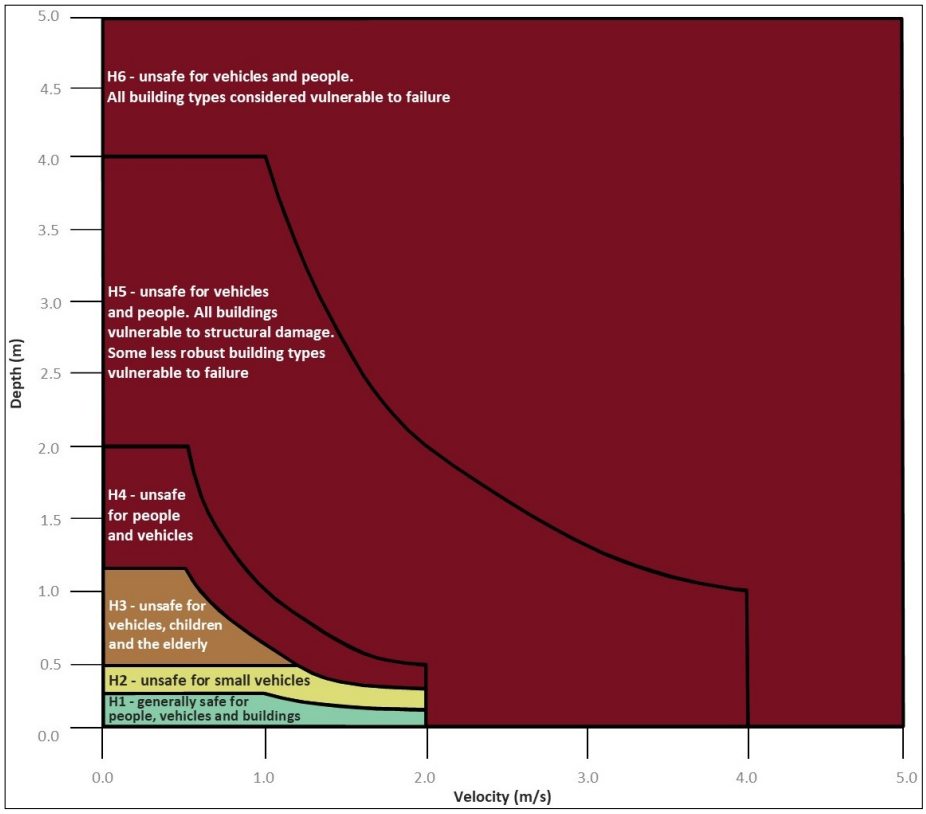


Figure 2 – General flood hazard vulnerability curve (AIDR, 2017)

Table 1 – Flood Data

	Current conditions	2100 conditions
1% AEP flood level – property (See definitions at the end of this letter for definition of m AHD)	2.0 m AHD	2.8 m AHD
Lowest land elevation – property	1.9 m AHD	
Highest land elevation – property	2.2 m AHD	
Lowest land elevation – road (evacuation route)	1.0 m AHD	
FLOOD DEPTH		
Minimum depth of flooding on property	0.0 m	0.6 m
Maximum depth of flooding on property	0.1 m	0.9 m
Percentage of property flooded	5%	100%
Maximum flood depth on road (evacuation route)	1.0 m	1.8 m
FLOOD VELOCITY		
Maximum flow velocity for the purposes of the Building Code of Australia (Construction of Buildings in Flood Hazard Areas)	Unknown	Unknown
HAZARD ASSESSMENT **(See Figure 2 above for definition of hazard categories)**		
Hazard category – property	**H1 - H3**	**H3 - H4**
Hazard category – road	**H3**	**H4**

1% AEP Flood Level Determination

Floods are classified by the frequency at which they are likely to occur. In Victoria, all proposals for development on floodplains are assessed against a flood that, on average, will occur once every 100 years. A flood of this size has a 1% chance of occurring in any given year and is known as either the 100 year Average Recurrence Interval (ARI) flood or the 1% Annual Exceedance Probability (AEP) flood.

Please note that the 1% AEP flood is the minimum standard for planning in Victoria and is not the largest flood that could occur. There is always a possibility that a flood larger in height and extent than the 1% AEP flood may occur in the future.

Flood levels for the 1% AEP flood event have been declared for this area under the *Water Act 1989*. The declared 1% AEP flood level for this location is 2.0 metres Australian Height Datum (AHD), which was obtained from the *Gippsland Lakes Flood Level Modelling Project* (2004).

Victorian Government policy requires that coastal communities should plan for mean sea level rise of not less than 0.8 metres by the year 2100.

The 1% AEP flood level for Raymond Island is likely to increase by 0.8 metres to 2.8 metres AHD by 2100.

The *Guidelines for Coastal Catchment Management Authorities: Assessing development in relation to sea level rise* (DSE, 2012) outlines the Victorian Government response to the likely impacts of possible sea level rise. The guidelines include policy direction allowing agreement between councils and catchment management authorities on appropriate flood level for anticipated sea level rise.

In April 2017, the East Gippsland Shire Council adopted version 4 of the *Coastal Inundation and Erosion Planning Policy*. The Policy adopts the existing 1% AEP flood level as the benchmark flood level against which to assess infill development.

The applicable 1% AEP flood level for this property is 2.0 metres AHD.

The Authority holds no information in relation to the arrangement and capacity of stormwater drainage infrastructure in the area and recommends that you contact Council for more information.

Flood Hazard Assessment
A proposal that creates additional lots or dwellings is classed as intensification. To meet the Authority's criteria for intensification:

- The flood hazard category for the property cannot exceed the H2 category in Figure 2 (0.5 metres); **and**
- The flood depth over the vehicle route from the property to emergency relief services/facilities cannot exceed 0.8 metres.

Figure 1 and Table 1 demonstrate that the above criteria are **not met** for the egress route, and the proposed development is not supported as it would expose additional people and property to the flood hazard.

The Authority is unable to support the development.

Decision Guidelines

The East Gippsland Catchment Management Authority assesses all applications against the following national, state, and local policies, guidelines, and practice notes:

1. *Australian Disaster Resilience Guideline 7-3 Flood Hazard* (AIDR, 2017)
2. *Victorian Floodplain Management Strategy* (Victoria State Government, 2016)
3. Council Planning Schemes including the:
    i. Planning Policy Framework
    ii. Local Planning Policy Framework
    iii. Relevant Zones and Overlays
4. *Guidelines for Coastal Catchment Management Authorities: Assessing development in relation to sea level rise* (DSE, 2012)
5. *PPN11: Applying for a Planning Permit under the Flood Provisions* (DELWP, 2015)
6. *East Gippsland Waterway Strategy* (EGCMA, 2014-2022)
7. *East Gippsland Regional Catchment Strategy* (EGCMA, 2022)
8. *East Gippsland Floodplain Management Strategy* (EGCMA, 2017)

Definitions

1. **AEP** as Annual Exceedance Probability is the likelihood of occurrence of a flood of given size or larger occurring in any one year. AEP is expressed as a percentage (%) risk and may be expressed as the reciprocal of ARI (Average Recurrence Interval).

   Please note that the 1% probability flood is not the probable maximum flood (PMF). There is always a possibility that a flood larger in height and extent than the 1% probability flood may occur in the future.

2. **AHD** as Australian Height Datum is the adopted national height datum that generally relates to height above mean sea level. The elevation is in metres.

3. **ARI** as Average Recurrence Interval is the likelihood of occurrence, expressed in terms of the long-term average number of years, between flood events as large as, or larger than, the design flood event. For example, floods with a discharge as large as, or larger than, the 100 year ARI flood will occur on average once every 100 years.

4. **Finished Floor Level** is the level of the top layer of the floor. This is the layer of floor that you will see and walk on.

5. **Flood Resistant Materials** are materials used in building construction that are capable of withstanding direct and prolonged contact with floodwaters without sustaining significant damage. Some examples of this are concrete, metal, brick and some timber. Avoid using materials like carpet, plaster and some timber.

6. **Nominal Flood Protection Level** is the minimum height required to protect a building or its contents, which includes a freeboard above the 1% AEP flood level.

Disclaimers

1. The area referred to in this letter as the 'proposed development location' is the land parcel(s) that, according to the Authority's assessment, most closely represent(s) the location identified by the applicant. The identification of the 'proposed development location' on the Authority's GIS has been done in good faith and in accordance with the information given to the Authority by the applicant(s) and/or the local government authority.

2. While every endeavour has been made by the Authority to identify the proposed development location on its GIS using VicMap Parcel and Address data, the Authority accepts no responsibility for, or makes no warranty regarding, the accuracy or naming of this proposed development location according to its official land title description.

3. No warranty is made as to the accuracy or liability of any studies, estimates, calculations, opinions, conclusions, recommendations (which may change without notice) or other information contained in this letter and, to the maximum extent permitted by law, the Authority disclaims all liability and

responsibility for any direct or indirect loss or damage which may be suffered by any recipient or other person through relying on anything contained in or omitted from this letter.

4. This letter has been prepared for the sole use by the party to whom it is addressed, and no responsibility is accepted by the Authority regarding any third-party use of the whole or of any part of its contents. Neither the whole nor any part of this letter or any reference thereto may be included in any document, circular or statement without the Authority's written approval of the form and context in which it would appear.

5. The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.

6. Please note that land levels provided by the Authority are an estimate only and should not be relied on by the applicant. Prior to any detailed planning or building approvals, a licensed surveyor should be engaged to confirm the above levels.

7. The flood information provided in this letter is generally more up to date than the Flood Overlay (FO) or Land Subject to Inundation Overlay (LSIO). This is because the Authority continually updates its flood information whenever new information becomes available. The overlays mentioned above are maintained by Council and are often out of date (by years in some areas).

cfa.vic.gov.au

Patron: Her Excellency Professor the Honourable Margaret Gardner AC, Governor of Victoria

CFA Fire Risk, Research and Community Preparedness
8 Lakeside Drive Burwood East Vic 3151
Email: firesafetyreferrals@cfa.vic.gov.au

CFA Ref: **11000-486861-144416**
Council Ref: **5.2025.96.1**

16 May 2025

Uditha Don
East Gippsland Shire Council
273 Main Street
BAIRNSDALE VIC 3875
planning@egipps.vic.gov.au

Dear Uditha,

CONDITIONAL CONSENT TO THE GRANT OF A PERMIT

Application No: 5.2025.96.1
Site Address: 34-36 Eighth Avenue, Raymond Island
Proposal: TWO LOT SUBDIVISION & 2ND DWELLING IN BMO

I refer to correspondence dated 8 May 2025 seeking comments on the above application.

CFA, as a Referral Authority pursuant to Section 55 of the *Planning and Environment Act 1987* (Act) has considered and does not object to the grant of a permit for the above proposal subject to –

- Any mandatory conditions specified within the planning scheme; and
- The following conditions being included on any planning permit that may be issued.

– Start of Conditions –

1. **Bushfire Management Plan Required**

   Prior to certification under the Subdivision Act 1988, an amended Bushfire Management Plan must be submitted to and endorsed by the Responsible Authority. Once endorsed the Bushfire Management Plan must be included as an annexure to the section 173 agreement prepared to give effect to clause 44.06-5 of the Planning Scheme and not be altered unless agreed to in writing by CFA and the Responsible Authority.

   The plan must be generally in accordance with 21146-BMP, Version 1 – Drawn 26/03/2025 and prepared by Crowther & Sadler Pty Ltd but amended to include or replace the conditions for Water Supply with:

a) Water supply (with remote outlet)

10,000 litres of effective water supply for fire fighting purposes must be provided which meets the following requirements:

- The static water supply must be stored in an above ground tank constructed of concrete or metal.
- The static water supply must be provided with an outlet for CFA (CFA outlet) that includes a 64 mm CFA 3 thread per inch male coupling.
- The location of the CFA outlet must be within 4 m of the driveway (or other suitable 'hardstand') and within 60 m of the building.
- The CFA outlet must be located to achieve gravity feed from the static water supply (the CFA outlet must be lower than the pipework outlet on the tank).
- All water pipes and fittings to the remote CFA outlet must be a minimum pipe size of 100 mm (Class A Copper or Class 12 PVC) or 125 mm PN 12.5 HDPE. This includes the outlet at the tank.
- The static water supply must include a separate outlet for the private use of the owner/occupier of the land that incorporates a ball or gate valve.
- All fixed above-ground water pipes and fittings must be made of corrosive resistant metal.
- A 65mm British Standard Pipe (BSP) ball or gate valve must be provided at the CFA outlet to control the flow of water to the CFA coupling. Any other valves between the CFA outlet and the tank must be locked in the open position.
- The CFA outlet must be:
    - easily accessible by a fire-fighter in the event of a bushfire
    - Clear of all vegetation for a distance of 1.5 metres
    - Setback from flammable objects (including timber fences and timber retaining walls) for a minimum distance of 1.5 metres
    - Oriented horizontally.
- The centreline of the CFA outlet must be a minimum of 300mm and maximum 600mm in height above the finished ground level.
- The riser for the CFA outlet must be supported by a galvanised steel post at least 50mm x 50mm or equivalent which is concreted in the ground to a depth of at least 450mm.
- The CFA outlet must be easily identifiable from dwelling or signage must be provided that meets the following requirements:
    - Has an arrow pointing to the location of the fire authority outlet.
    - Has dimensions of not less than 310mm high and 400mm long.
    - Is red in colour, with a blue reflective marker attached.
    - Is labelled with a 'W' that is not less than 15cm high and 3cm thick.
- The CFA outlet must include fade-resistant or engraved signage that:
    - Is to be fixed to the post supporting the fire authority outlet riser.

- Has a minimum height of at least 1m from the ground surface level.
- Includes the words “FIRE WATER TANK OUTLET” in lettering that is a minimum of 50mm in height and written in a colour contrasting with that of the signage background.
- Includes the capacity of the water supply (in litres) in lettering that is a minimum of 50mm in height and written in a colour contrasting with that of the signage background.

- A blue reflective disc at least 50mm in diameter must be attached to the post holding the sign. The blue reflective disk must be located immediately below the sign.

- All below-ground water pipes must be installed to provide at least the following cover below the finished surface; 300 mm for pipes subject to vehicle traffic; 75 mm for pipes under dwellings or concrete slabs; and 225 mm for all other locations.

2. Additional matters to be set out in the Section 173 agreement

In addition to the requirements of Clause 44.06-5 of the Scheme, the section 173 Agreement prepared in accordance with that clause must also:

a) Explicitly exclude Lot 1 from the following exemption under Clause 44.06-2 of the Scheme:

“A building or works consistent with an agreement under section 173 of the Act prepared in accordance with a condition of permit issued under the requirements of Clause 44.06-5”.

b) Note that the subdivision includes areas of shared defendable space. These are areas where a lot owner maintains the defendable space on their land for the benefit of themselves and the owners of other lots.

c) Require that the defendable space shown on the endorsed Bushfire Management Plan must be implemented and maintained on an ongoing basis to the satisfaction of the Responsible Authority, regardless of whether there is a dwelling constructed on that land or not.

– End of Conditions –

Further Comments

- CFA requests that a copy of any permit and a copy of any notice given under section 64 or 65 of the Act be sent to CFA pursuant to section 66 of the Act.

If you wish to discuss this matter in more detail, please do not hesitate to contact Mark Sacco on 0438 743 126.

Yours faithfully,



Justin Meli
Bushfire Planning Coordinator
CFA, Fire Risk, Research & Community Preparedness

cc: contact@crowthersadler.com.au

Kerry Stow

From:	Robyn and David Peile
Sent:	Tuesday, 27 May 2025 2:50 PM
To:	EGSC Feedback; Planning Unit Administration
Subject:	Objection- Subdivision Proposal at 34–36 Eighth Avenue, Raymond Island (Application No. 5.2025.96.1

EXTERNAL EMAIL:This email has originated from outside of the East Gippsland Shire Council network. Do not click links or open attachments unless you recognise the sender and know the content is safe. Contact ICT ServiceDesk if you are unsure.

To: Statutory Planning Department
East Gippsland Shire Council

Date: 27 May 2025

Subject: Objection – Proposed Subdivision at 34–36 Eighth Avenue, Raymond Island (Application No. 5.2025.96.1)

Dear Statutory Planning Team,

I am writing as a concerned resident to express my opposition to the proposed subdivision at 34–36 Eighth Avenue, Raymond Island (Application No. 5.2025.96.1).

My concerns echo and support:

- The East Gippsland Catchment Management Authority's prior decision to refuse the application due to unresolved flood egress risks;
- The original recommendation for refusal from Council's planning staff based on conflict with State planning policy and unacceptable flood risk; and
- The rejection of the same proposal by the previous Council.

While a revised Flood Risk Management Plan has now been included, it still fails to address the critical safety and climate-related issues that have been raised consistently.

1. Safe Evacuation Remains Unresolved

The revised flood report still doesn't tackle the central issue: how people would safely evacuate during a flood. This is particularly concerning given Raymond Island's limited access routes and aging demographic. Without a reliable and effective evacuation strategy, the development would put future residents—and emergency services—at significant risk.

2. No Consideration for Future Sea-Level Rise

The proposed Design Flood Level of 2.0 m AHD uses current-day conditions only. This goes against the EGCMA's 2017 *Coastal Inundation and Erosion Planning Policy*, which clearly states that planning decisions must incorporate a projected sea-level rise of 0.8 m by the year 2100:

"Catchment Management Authorities in coastal areas were directed to add 0.8 m of possible future sea level rise to the declared 1:100-year flood levels…" (EGCMA, 2017, p. 2)

Ignoring this directive results in an inaccurate and underestimated picture of the long-term flood hazard.

3. Proposed Building Height is Inadequate

The planned floor level of 2.5 m AHD falls short in two key ways:

- It sits 0.3 m below the estimated 2100 flood level (2.8 m AHD);
- And is 0.9 m lower than what would be expected if a standard 600 mm freeboard were applied—an accepted buffer in high-risk coastal planning.

4. State Planning Policy Not Met

This application does not satisfy key parts of the Planning Policy Framework:

Clause 13.01-1S – Natural Hazards and Climate Change
The proposal fails to:

- Factor in climate change risks when making planning decisions;
- Use the most current flood and climate science to assess the site;
- Avoid building in high-risk flood areas;
- Reduce exposure of people and property to natural hazards.

Clause 13.01-2S – Coastal Inundation and Erosion
The subdivision:

- Ignores the 0.8 m sea-level rise planning benchmark;
- Does not consider the combination of tides, storm surges, and shoreline processes;
- Is located in a known vulnerable coastal area, contrary to policy.

Clause 13.03-1S – Floodplain Management
The proposal:

- Fails to map all land likely to be impacted by future flooding;
- Increases potential flood impacts through poor siting;
- Doesn’t account for cumulative effects on neighbouring land and infrastructure.

Final Thoughts

In summary, this application presents unacceptable risks to public safety and fails to meet both local policy and state planning requirements. The use of outdated data, disregard for sea-level rise, and lack of safe access and evacuation during emergencies make this subdivision inappropriate for the location. As a resident of Raymond Island in the over 70’s demographic, with an older family member and similarly aged neighbours, I am concerned that this subdivision is inappropriate for the location.

For the sake of current and future residents—and in the interest of responsible long-term planning—I respectfully request that Council reject this application.

Yours sincerely,

Robyn Peile

Raymond Island 3880

Kerry Stow

From:	Pamela Williams-Wright
Sent:	Tuesday, 27 May 2025 12:51 PM
To:	EGSC Feedback; Planning Unit Administration
Subject:	Objection- Subdivision Proposal at 34–36 Eighth Avenue, Raymond Island (Application No. 5.2025.96.1)

EXTERNAL EMAIL:This email has originated from outside of the East Gippsland Shire Council network. Do not click links or open attachments unless you recognise the sender and know the content is safe. Contact ICT ServiceDesk if you are unsure.

To: Statutory Planning Department
East Gippsland Shire Council

Date: 27 May 2025

Subject: Objection – Subdivision Proposal at 34–36 Eighth Avenue, Raymond Island (Application No. 5.2025.96.1)

Dear Statutory Planning Team,

I wish to submit an **objection** to the proposed subdivision at 34–36 Eighth Avenue, Raymond Island (Application No. 5.2025.96.1).

This objection supports:

- The **previous refusal by the East Gippsland Catchment Management Authority (EGCMA)** due to unresolved **flood egress risks**;
- The **prior recommendation for refusal by Council planning officers**, based on non-compliance with State planning policy and unacceptable flood risk, and
- The rejection by the previous East Gippsland Shire Council.

Despite the inclusion of a **Flood Risk Management Plan**, the proposal fails to address the **fundamental flood risk and climate resilience concerns** previously raised.

---

1. Failure to Address Flood Egress Risk and Emergency Constraints

The revised flood report does **not address the EGCMA's primary concern**: the **lack of safe egress** for future residents and visitors during flood events. This omission is particularly concerning in an island setting with constrained access and evacuation routes, and **no assessment of cumulative emergency management burden**.

---

2. Inadequate Design Flood Level – Excludes Future Sea-Level Rise

The proposal is based on a **Design Flood Level (DFL) of 2.0 m AHD**, relying solely on **current flood modelling conditions**. This is in **direct conflict** with the EGCMA's policy requirements under its *Coastal Inundation and Erosion Planning Policy (2017)*, which states:

"Catchment Management Authorities in coastal areas were directed to **add 0.8 m of possible future sea level rise** to the declared 1:100-year flood levels used to assess applications and provide advice to Council." (EGCMA, 2017, p. 2)

By failing to incorporate this **mandatory sea-level rise allowance**, the application underestimates future flood hazard.

---

3. Floor Level Remains Inadequate

The **proposed floor level of 2.5 m AHD** is:

- **0.3 m below** the projected 2100 flood level of 2.8 m AHD (2.0 m + 0.8 m sea level rise), and
- **0.9 m below** the expected **2100 design level with a standard 600 mm freeboard**, which is widely applied in high-risk coastal areas and consistent with DELWP technical guidance.

---

4. Non-compliance with State Planning Policy

The proposal fails to meet the following provisions of the **Planning Policy Framework**:

Clause 13.01-1S – Natural Hazards and Climate Change

The application does not:

- Respond to risks associated with climate change in decision-making;
- Identify at-risk areas using best available flood and climate science;
- Direct development to low-risk locations;
- Design and site development to minimise risk to life, health, property, and infrastructure.

Clause 13.01-2S – Coastal Inundation and Erosion

The development does not:

- Plan for a **minimum sea level rise of 0.8 m by 2100**;
- Consider **combined effects of tides, storm surges, and coastal processes**;
- Avoid use and development in areas **vulnerable to coastal inundation**.

Clause 13.03-1S – Floodplain Management

The proposal does not:

- Identify all land affected by flooding, including land inundated under the **1% AEP flood** or using **2100 sea-level rise projections**;
- Avoid intensifying flood impacts through inappropriate location of use and development;
- Plan for **cumulative flood impacts** on surrounding land and infrastructure.

Conclusion

This application presents a clear and foreseeable **flood hazard**, fails to comply with **EGCMA policy**, and does not meet the **minimum requirements of Clause 13.01 and 13.03** of the Planning Scheme. The assessment is based on outdated assumptions, underestimates future risks, and places an accumulative affect on increased exposure to flood-related danger to not only myself, my family, but all current and future residents and emergency services.

I respectfully submit that this application should be **refused**.

Yours sincerely,
Robert Wright
Raymond Island 3880

Kerry Stow

From:	Robyn Peile
Sent:	Tuesday, 27 May 2025 3:16 PM
To:	EGSC Feedback; Planning Unit Administration
Subject:	Submission- Subdivision Proposal at 34–36 Eighth Avenue, Raymond Island (Application No. 5.2025.96.1)
Attachments:	Submission re subdivision Eighth Ave.docx

EXTERNAL EMAIL:This email has originated from outside of the East Gippsland Shire Council network. Do not click links or open attachments unless you recognise the sender and know the content is safe. Contact ICT ServiceDesk if you are unsure.

Please find attached a letter from the Koala Island Foundation in regard to this matter.

Robyn Peile / President
Koala Trail Infoline
www.koalaislandfoundation.com.au www.raymondislandkoalatrail.com.au

www.koalaislandfoundation.com.au
www.raymondislandkoalatrail.com.au

KOALA ISLAND FOUNDATION INC

ABN 85 633 603 526

RAYMOND ISLAND
VICTORIA 3880

MAY 27, 2025

To: Statutory Planning Department
East Gippsland Shire Council

Submission on Application 5.2025.96.1. Subdivision, 34–36 Eighth Avenue, Raymond Island

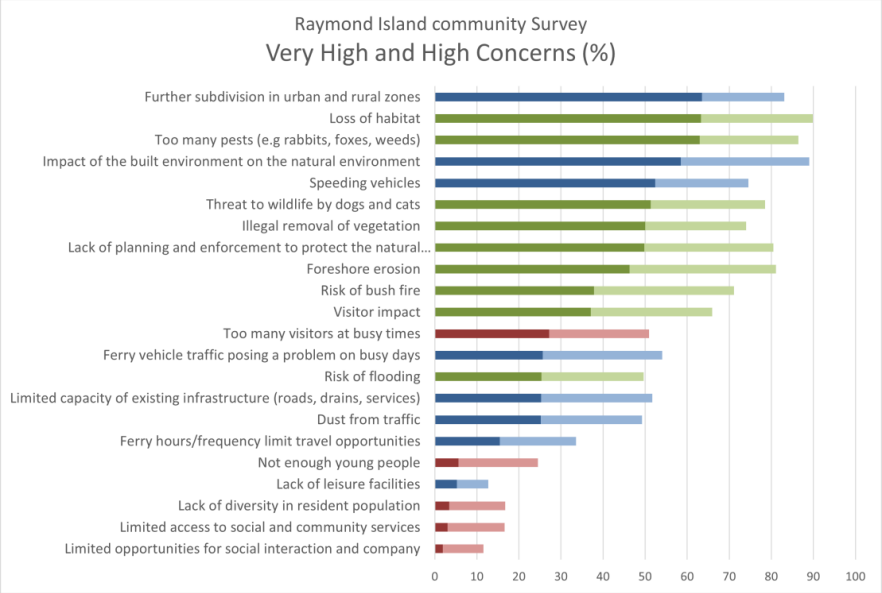
Earlier this year the Raymond Island Community Association, The Koala Island Foundation, Raymond Island Landcare Group and the Raymond Island Sustainability Association came together to conduct a survey of the concerns and aspirations of the Raymond Island community (residents and ratepayers).

Questions were designed to elicit responses in the key areas of Infrastructure, Environment and Social environments.

An excellent response was achieved with 269 completed surveys being returned.

The survey responses are pertinent to Council's consideration of this application. The greatest concern of the Island's residents and ratepayers is "Further subdivision in urban and rural zones" as shown in the following chart. The chart also offers context in terms of other concerns and the level of those concerns.

Koala Island
Foundation Inc



We trust that Council will give due weight and consideration to the concerns of the residents and ratepayers of Raymond Island when considering this application.

Yours sincerely

Robyn Peile

ROBYN PEILE

PRESIDENT

KOALA ISLAND FOUNDATION INC

Koala Island Foundation Inc

Submission on Application 5.2025.96.1 (34–36 Eighth Avenue, Raymond Island)

Friends of Gippsland Lakes (FOGL) strongly object to the proposed two-lot subdivision and second dwelling at 34–36 Eighth Avenue, Raymond Island. The application fails to satisfy critical planning requirements for flood and climate risk management. It is inconsistent with State and local policy objectives requiring risk-based planning, climate adaptation, and life-safety protection. The following concerns are raised on behalf of FOGL:

Relevant Planning Policy and Guidelines

- **Clause 13.01-1S (Natural Hazards and Climate Change):** The Victorian Planning Policy Framework (PPF) directs all planning decisions to "minimise the impacts of natural hazards and adapt to climate change through risk-based planning". Strategies under this clause explicitly call for integration of land-use planning with emergency management and for directing population growth to low-risk areas. The proposal ignores these directives by increasing residential density in a known floodplain without adequate emergency measures (see below).
- **Clause 13.01-2S (Coastal Inundation and Erosion):** This clause requires planning authorities to "plan for and manage the coastal impacts of climate change". In practice, it mandates accounting for sea-level rise and storm surge out to 2100. State guidelines clarify that planning must allow for sea level rise **at least 0.8 m by 2100**, and potentially greater (Clause 13.01-2S enables planning for *"greater than 0.8 metres"* by 2100). The application neglects this benchmark: it relies on historical flood levels and does not elevate the design flood to include future sea-level rise or climate-driven rainfall intensification. This omission contradicts the precautionary approach and detailed guidance in PPN53, which emphasizes siting and design of development to withstand projected coastal flood hazards. Notably, PPN53 also stresses the importance of **all-weather emergency access** for coastal communities – a factor entirely ignored by the proposal. Reliance on water taxis and barges for egress during a flood emergency is both inappropriate and irresponsible.
- **Clause 13.03-1S (Floodplain Management):** This clause aims to "assist the protection of life, property and community infrastructure" from floods and to avoid intensifying flood impacts through inappropriate development. In

particular, it requires identifying land at risk and locating new development outside those high-risk areas where possible. The two-lot subdivision would intensify land use on a flood-prone site, contrary to this policy. It also appears contrary to the Land Subject to Inundation Overlay (LSIO) objectives, which embody the same principles of free floodwater passage and non-intensification of risk.

Flood Risk and Design Inadequacy

Geoscientific and policy sources underscore that Raymond Island's flood risk will worsen under climate change. The East Gippsland Floodplain Strategy (EGCMA 2017) notes that **sea level and storm extremes are rising**, leading to *"an increase in the frequency and severity of floods in East Gippsland towns on the Gippsland Lakes such as…Raymond Island"*. Yet the submitted Flood Risk Management Plan relies on historic flood levels (likely the 1% AEP event) without adding climate change allowances. This renders the design flood level inadequate. Under current guidelines, floor levels and lot design must incorporate at least the state-adopted sea-level rise allowances (0.8 m by 2100) and consider more extreme rainfall intensities. The proposal's failure to do so violates the requirement that **development not intensify flood risk**. In fact, the approved subdivision would *increase* population and dwellings in an identified flood hazard area, directly contravening PPF strategy to direct growth to lower-risk areas. No credible climate adaptation measures (such as freeboard above projected flood levels, stormwater detention, or most significantly, secure retreat alternatives) are incorporated.

Furthermore, the LSIO and PPF Clause 13.03 explicitly discourage subdivision that could worsen flooding. By subdividing an existing lot in the floodplain, the proposal seeks to *"intensif[y] the impact of flooding"* through denser development. This is inconsistent with policy, which would require either avoidance of development or significant mitigation (neither is proposed). In short, the design flood and site planning as submitted do not meet the standard of "maintain free passage and temporary storage of floodwater, minimise flood damage" required by Victoria's floodplain controls

Emergency Access and Egress Constraints

Raymond Island has unique evacuation challenges. Access is solely via a ferry, which is **known to cease operation under severe flood conditions**. The East Gippsland Flood Strategy specifically notes that in *"large, persistent flood events…the ferry cannot operate,"* effectively isolating the island. Despite this well-documented risk, the application contains no effective emergency egress plan (other than directing occupiers to use "the water taxi and barge (emergency access) during ferry outages", nor any design feature to ensure safe evacuation during floods. This breach of basic safety planning is compounded by the lack of all-weather road access under future climate

conditions– a deficiency highlighted in State guidance, which calls for ensuring *"all-weather access during times of emergency for **future** communities" [emphasis added]*.

By ignoring this critical egress issue, the proposal fails the PPF's directive to integrate strategic land use planning with emergency management. Human life must be the first priority: adding a residence that could be cut off in a disaster is precisely what the planning system is meant to avoid.

Climate Adaptation and Sea-Level Rise Considerations

Current planning policy mandates applying the precautionary principle and incorporating climate change projections into design. The Marine and Coastal Policy (and PPF Clause 13.01-2S) explicitly directs planning for sea-level rise to the year 2100 and beyond. The submitted proposal does not address sea-level rise, storm-tide inundation or the potential for more intense rainfall. No effective adaptation measures (setbacks, elevation, retreat triggers, etc.) are proposed.

The plan states "it is feasible to adopt a "stay on the Island" strategy during flood events, provided there are adequate supplies at the property and no health issues during the period during which ferry services are suspended" and assumes private water taxis and boats will be available under current 1% AEP flood event. The overly optimistic tone of the Flood Risk Management Plan is a consequence of a lack of forward or strategic thinking to consider future uncertain extreme climatic conditions.

The current unprecedented tragic flooding underway in NSW brings a stark reminder of the impact climate change induced extreme weather events can have on our communities and environment. With some areas predicted to receive another 300mm of rain, the unfolding situation for emergency services, stranded communities, wildlife and stock is hard to watch. The record flooding and rainfall in NSW underscores the critical role councils and referring water authorities must play in keeping the community safe and tempering the dangerous optimism espoused in flood risk assessments submitted with planning applications. We fear the increasing likelihood of extreme 1:500 year flood events, and hope planners respond with a renewed sense of urgency by adopting the precautionary principle in flood-risk planning, particularly for low lying areas in and around the Gippsland Lakes, and river flat communities throughout Gippsland.

Fortunately, the CMA has a strong record of regional flood management planning which incorporates future climate scenarios and seeks to improve climate resilience. The EGCMA strategy calls for applying learnings from the Lakes Entrance Adaptation and Growth Strategy to develop a framework for sea-level rise adaptation. East Gippsland Shire is likewise soon to prepare adaptation strategies as part of the shire's new Coastal and Marine Management Plan. It is incumbent on development proposals to align with

these initiatives by building resilience, not contradicting them. This application overlooks and undermines the current adaptation planning and policy: it neither adopts higher floor levels nor demonstrates safe egress options under projected future extreme weather conditions . This omission violates both State policy and local expectations that new development be climate-ready.

Conclusion and Recommendation

The proposed subdivision at 34–36 Eighth Avenue would significantly increase flood risk to future occupants and emergency responders. It fails to meet the requirements of Clauses 13.01-1S, 13.01-2S and 13.03-1S of the PPF, as well as the principles of the Marine & Coastal Act and Policy. The design flood level is too low, climate change and sea-level rise are ignored, and no viable flood evacuation plan is provided. For these reasons – and given that State policy explicitly forbids intensifying flood hazards – Friends of Gippsland Lakes urges that the permit be **refused**.

The approval of this application would be at odds with the planning framework's fundamental goal of safeguarding community safety and resilience.

Thank you for the opportunity to comment on this planning proposal.

David Nicastro
Friends of Gippsland Lakes

5 Officer Reports

5.1 Place and Community

5.1.1 Planning Permit Application 5.2023.454.1 - Two-lot subdivision and buildings and works for a second dwelling - 34-36 Eighth Ave Raymond Island

Authorised by Acting General Manager Place and Community

Conflict of Interest

Cr Jane Greacen OAM, having declared a conflict of interest in related to item 5.1.1, left the Council Chamber at 6:15 pm and was absent during the discussion on this item.

Public Submission

Ms Kate Young

Procedural Note

Cr Sonia Buckley moved her own motion.

Motion

That Council, being the Responsible Authority and having considered all the relevant planning matters, determines that Planning Permit Application 5.2023.454.1 is consistent with the requirements and objectives of the East Gippsland Planning Scheme and therefore resolves to issue a Notice of Decision to Grant a Permit for a two lot subdivision and development of a second dwelling, subject to the following permit conditions:

What will the permit allow?:

Planning Scheme Clause no.	Description of what the permit will allow, in accordance with the endorsed plans
32.08-3 (GRZ1)	Subdivide land
32.08-6 (GRZ1)	Construct a dwelling where there is at least one dwelling existing on the lot
43.02-2 (DDO)	Construct a building or construct or carry out works
43.02-3 (DDO)	Subdivide land
44.04-2 (LSIO)	Construct a building or construct or carry out works
44.04-3 (LSIO)	Subdivide land
44.06-2 (BMO)	Construct a building or construct or carry out works
44.06-2 (BMO)	Subdivide land

What will the conditions of the permit be?

Endorsed Plans

1. At all times, what the permit allows must be carried out generally in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority, unless with the written consent of the responsible authority.

Telecommunications

2. The owner of the land must enter into an agreement with:
   a. a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
   b. a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network (NBN) will not be provided by optical fibre.

3. Before the issue of a Statement of Compliance for any stage of the subdivision under the *Subdivision Act 1988*, the owner of the land must provide written confirmation from:
   c. a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the item; and
   d. a suitably qualified person that fibre ready telecommunications facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Servicing

4. The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas (where it is proposed to be connected) services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.
   All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.
   The plan of subdivision submitted for certification under the *Subdivision Act* 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.

Drainage

5. Before the issue of a statement of compliance, each lot as shown on the endorsed plans must be drained to the satisfaction of the Responsible Authority.

6. Before the dwelling/building is occupied all stormwater runoff from the roofed and paved areas must be discharged by an underground drainage system connected to an approved point of discharge to the satisfaction of the Responsible Authority

New Rural Vehicular Gravel Crossings

7. Before the issue of a Statement of Compliance a standard gravel crossover must be constructed at right angles to the road to suit the proposed driveway to Lot 2 to the satisfaction of the Responsible Authority.

Protection of Council Infrastructure

8. Before the issue of a Statement of Compliance any portion of Council's existing infrastructure damaged as a result of work undertaken on the site or associated with the development must be repaired/reinstated to the satisfaction of the Responsible Authority.

Section 173 Agreement

9. Before the issue of a Statement of Compliance, the owner of the land must enter into an agreement with the Responsible Authority in accordance with Section 173 of the Planning & Environment Act 1987, which will provide that:
    e. The land must not be further subdivided to create an additional lot, and
    f. Any dwelling on each lot must include a rainwater tank having a minimum storage capacity of 2,000 litres; and
    g. The rainwater tank must collect rainwater runoff from the roof of the dwelling; and
    h. The rainwater tank must be used as the primary water source for flushing of toilets, laundry services and also include an external tap for garden irrigation.

    This agreement must be prepared by the owner. The cost of the preparation, review and recording on the title of the agreement in accordance with Section 181 of the Planning and Environment Act 1987 to the satisfaction of the Responsible Authority must be borne by the owner of the land.

Conditions pertaining to inundation

10. The finished floor level of the dwelling must be a minimum of 2.5 metres AHD. This is referred to as the Nominal Flood Protection Level (NFPL).

11. All electrical outlets must be fixed above the Nominal Flood Protection Level (NFPL) of 2.5 Metres AHD.

Operation and Expiry of the Permit

12. This permit will operate from the issued date of this permit.

13. This permit as it relates to development (subdivision and development) will expire if one of the following circumstances applies:
    a. The buildings and works are not commenced within 2 years of the issued date of this permit.
    b. The buildings and works, having commenced, are not completed within 4 years of the issued date of this permit.
    c. The plan of subdivision has not been certified under the *Subdivision Act 1988* within 2 years of the issued date of this permit.
    d. A statement of compliance is not issued within 5 years of the date of certification.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the responsible authority for an extension of the periods referred to in this condition.

Country Fire Authority conditions

14. The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

Endorsement of Bushfire Management Plan

15. Before the development starts, the Bushfire Management Plan 20529-BMP Version 1 - Drawn 08/11/2023 and prepared by Crowther & Sadler Pty Ltd, must be endorsed by the Responsible Authority. Once endorsed the plan must not be altered unless agreed to in writing by CFA and the Responsible Authority.

Notes

16. Before undertaking works within a Council Road reserve, a non-utility – minor works consent of works within road reserve application must be lodged with the *Roads and Traffic* unit of Council and approved. Refer to the Infrastructure Design Manual (IDM) for crossover designs.

Moved: *Cr Sonia Buckley*
Seconded: *Cr Trevor Stow*

Procedural Note

During debate, Cr Mendy Urie foreshadowed an alternate motion.

LOST

For: Cr Arthur Allen, Cr Sonia Buckley, Cr Trevor Stow, and Cr John White
Against: Cr Tom Crook, Cr Mark Reeves, Cr Mendy Urie, and Cr Kirsten Van Diggele
Abstained: Nil

Procedural Note

The motion was put to the vote and the result was tied. Accordingly, the Chair Mayor Cr Tom Crook exercised a casting vote as required under section 61(5)(d) of the *Local Government Act* 2020 and the motion was lost.

As the Motion was lost, Cr Mendy Urie moved an alternate motion.

Motion

That Council:

1. receives and notes this report and all attachments pertaining to this report;

2. being the Responsible Authority and having considered all the relevant planning matters, determines that Planning Permit Application 5.2023.454.1 is inconsistent with the requirements and objectives of the East Gippsland Planning Scheme and therefore resolves issue a notice of decision to refuse to grant a planning permit for a Two lot subdivision and development of a second dwelling at 34-36 Eighth Avenue, Raymond Island for the following reasons:

a. the proposal is generally inconsistent with the Planning Policy Framework (PPF) with respect to planning for places and environmental risks and amenity;

b. the proposal is generally inconsistent with the objectives of Clause 44.04 Land Subject to inundation overlay; and

c. the proposal is inconsistent with the decision guidelines in the Victorian Planning Provision (VPP) Planning Practice Note PPN11: Applying for a Planning Permit Under the Flood Provisions, in that:

- ***i. it is not consistent with the Planning Policy Framework (PPF).***
- ***ii. it relies on low-level access to and from the site.***
- ***iii. it is likely to increase the burden on emergency services and the risk to emergency personnel.***
- ***iv. it is likely to increase the amount of flood damage to public or private assets.***

Moved: ***Cr Mendy Urie***
Seconded: ***Cr Mark Reeves***

Procedural Motion

Cr Arthur Allen moved that the motion now be put.

Moved: ***Cr Arthur Allen***
Seconded: ***Cr Trevor Stow***

CARRIED

For: Cr Arthur Allen, Cr Sonia Buckley, Cr Tom Crook, Cr Jane Greacen OAM, Cr Mark Reeves, Cr Trevor Stow, Cr Kirsten Van Diggele and Cr John White
Against: Cr Mendy Urie
Abstained: Nil

Procedural Note

The motion was immediately put to the vote without further debate, and the result was tied. Accordingly, the Chair Mayor Cr Tom Crook exercised a casting vote as required under section 61(5)(d) of the *Local Government Act* 2020 and the motion was carried.

CARRIED

For: Cr Tom Crook, Cr Mark Reeves, Cr Mendy Urie and Cr Kirsten Van Diggele
Against: Cr Arthur Allen, Cr Sonia Buckley, Cr Trevor Stow and Cr John White
Abstained: Nil

Attendance

Cr Jane Greacen OAM returned to the Council Chamber at 6.57 pm.

5.1.2 Planning permit application 5.2023.454.1 - Two lot subdivision and development of a second dwelling - 34-36 Eighth Avenue, Raymond Island

Authorised by General Manager Place and Community

Request to Speak

Ms Kate Young

Motion

That Council confirms the position of Council to be presented at the VCAT appeal process regarding planning application reference 5.2023.454.1 is as per the resolution of Council dated 6 August 2024, as follows:

a. *being the Responsible Authority and having considered all the relevant planning matters, determines that Planning Permit Application 5.2023.454.1 is inconsistent with the requirements and objectives of the East Gippsland Planning Scheme and therefore resolves issue a notice of decision to refuse to grant a planning permit for a Two lot subdivision and development of a second dwelling at 34-36 Eighth Avenue, Raymond Island for the following reasons:*

   i. *the proposal is generally inconsistent with the Planning Policy Framework (PPF) with respect to planning for places and environmental risks and amenity;*
   ii. *the proposal is generally inconsistent with the objectives of Clause 44.04 Land Subject to inundation overlay; and*
   iii. *the proposal is inconsistent with the decision guidelines in the Victorian Planning Provision (VPP) Planning Practice Note PPN11: Applying for a Planning Permit Under the Flood Provisions, in that:*
      - *it is not consistent with the Planning Policy Framework (PPF).*
      - *it relies on low-level access to and from the site.*
      - *it is likely to increase the burden on emergency services and the risk to emergency personnel.*
      - *it is likely to increase the amount of flood damage to public or private assets.*

Moved: *Cr Tom Crook*
Seconded: *Cr Ian Trevaskis*

LOST

For: Cr Jodie Ashworth, Cr Tom Crook, and Cr Joanne Eastman
Against: Cr Arthur Allen, Cr Sonia Buckley, Cr Barry Davis, Cr Bernie Farquhar, Cr Ian Trevaskis, and Cr John White
Abstained: Nil

Procedural Note

During debate, Cr Sonia Buckley foreshadowed an alternate motion. The Officer recommendation was put to the vote and was lost. Therefore, Cr Buckley moved an alternate motion.

Motion

That Council

1. receives and notes this report and all attachments pertaining to this report;

2. directs Officers to:

a. request the Victorian Civil and Administrative Tribunal (VCAT) to remit planning application 5.2023.454.1 to Council to enable further consideration and determination of the application; or (if that is not supported by VCAT); and

b. seek a negotiated outcome as part of the VCAT appeal process to approve planning application 5.2023.454.1;

3. notes that this alternate outcome is based on the potential impact of the refusal of the planning application on the ability for Council to implement its local planning policy to deliver housing supply and sustainable growth of settlements across East Gippsland; and

4. requires that any negotiated outcome be subject to the following planning permit conditions:

Endorsed Plans

1. At all times, what the permit allows must be carried out generally in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority, unless with the written consent of the responsible authority.

Telecommunications

2. The owner of the land must enter into an agreement with:
   a) a telecommunications network or service provider for the provision of telecommunication services to each lot shown on the endorsed plan in accordance with the provider's requirements and relevant legislation at the time; and
   b) a suitably qualified person for the provision of fibre ready telecommunication facilities to each lot shown on the endorsed plan in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network (NBN) will not be provided by optical fibre.

3. Before the issue of a Statement of Compliance for any stage of the subdivision under the Subdivision Act 1988, the owner of the land must provide written confirmation from:

   a) a telecommunications network or service provider that all lots are connected to or are ready for connection to telecommunications services in accordance with the provider's requirements and relevant legislation at the item; and
   b) a suitably qualified person that fibre ready telecommunications facilities have been provided in accordance with any industry specifications or any standards set by the Australian Communications and Media Authority, unless the applicant can demonstrate that the land is in an area where the National Broadband Network will not be provided by optical fibre.

Servicing

4. *The owner of the land must enter into agreements with the relevant authorities for the provision of water supply, drainage, sewerage facilities, electricity and gas (where it is proposed to be connected) services to each lot shown on the endorsed plan in accordance with the authority's requirements and relevant legislation at the time.*

   All existing and proposed easements and sites for existing or required utility services and roads on the land must be set aside in the plan of subdivision submitted for certification in favour of the relevant authority for which the easement or site is to be created.
   The plan of subdivision submitted for certification under the Subdivision Act 1988 must be referred to the relevant authority in accordance with Section 8 of that Act.

Drainage

5. *Before the issue of a statement of compliance, each lot as shown on the endorsed plans must be drained to the satisfaction of the Responsible Authority.*

6. *Before the dwelling/building is occupied all stormwater runoff from the roofed and paved areas must be discharged by an underground drainage system connected to an approved point of discharge to the satisfaction of the Responsible Authority*

New Rural Vehicular Gravel Crossings

7. *Before the issue of a Statement of Compliance a standard gravel crossover must be constructed at right angles to the road to suit the proposed driveway to Lot 2 to the satisfaction of the Responsible Authority.*

Protection of Council Infrastructure

8. *Before the issue of a Statement of Compliance any portion of Council's existing infrastructure damaged as a result of work undertaken on the site or associated with the development must be repaired/reinstated to the satisfaction of the Responsible Authority.*

Section 173 Agreement

9. *Before the issue of a Statement of Compliance, the owner of the land must enter into an agreement with the Responsible Authority in accordance with Section 173 of the Planning & Environment Act 1987, which will provide that:*

   a) *The land must not be further subdivided to create an additional lot, and*
   b) *Any dwelling on each lot must include a rainwater tank having a minimum storage capacity of 2,000 litres; and*
   c) *The rainwater tank must collect rainwater runoff from the roof of the dwelling; and*
   d) *The rainwater tank must be used as the primary water source for flushing of toilets, laundry services and also include an external tap for garden irrigation.*

   This agreement must be prepared by the owner. The cost of the preparation, review and recording on the title of the agreement in accordance with Section 181 of the Planning and Environment Act 1987 to the satisfaction of the Responsible Authority must be borne by the owner of the land.

Conditions pertaining to inundation

10. *The finished floor level of the dwelling must be a minimum of 2.5 metres AHD. This is referred to as the Nominal Flood Protection Level (NFPL).*

11. *All electrical outlets must be fixed above the Nominal Flood Protection Level (NFPL) of 2.5 Metres AHD.*

Operation and Expiry of the Permit

12. This permit will operate from the issued date of this permit.

13. This permit as it relates to development (subdivision and development) will expire if one of the following circumstances applies:

a) The buildings and works are not commenced within 2 years of the issued date of this permit.

b) The buildings and works, having commenced, are not completed within 4 years of the issued date of this permit.

c) The plan of subdivision has not been certified under the Subdivision Act 1988 within 2 years of the issued date of this permit.

d) A statement of compliance is not issued within 5 years of the date of certification.

In accordance with Section 69 of the Planning and Environment Act 1987, an application may be submitted to the responsible authority for an extension of the periods referred to in this condition.

Country Fire Authority conditions

14. The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

Endorsement of Bushfire Management Plan

15. Before the development starts, the Bushfire Management Plan 20529-BMP Version 1 - Drawn 08/11/2023 and prepared by Crowther & Sadler Pty Ltd, must be endorsed by the Responsible Authority. Once endorsed the plan must not be altered unless agreed to in writing by CFA and the Responsible Authority.

Notes

1. *Before undertaking works within a Council Road reserve, a non-utility – minor works consent of works within road reserve application must be lodged with the Roads and Traffic unit of Council and approved. Refer to the Infrastructure Design Manual (IDM) for crossover designs.*

Moved: ***Cr Sonia Buckley***
Seconded: ***Cr Bernie Farquhar***

CARRIED

For: Cr Arthur Allen, Cr Sonia Buckley, Cr Barry Davis, Cr Joanne Eastman, Cr Bernie Farquhar, Cr Ian Trevaskis, and Cr John White
Against: Cr Jodie Ashworth, and Cr Tom Crook
Abstained: Nil

5.1.3 Planning Scheme Amendment C169egip - Update Municipal Planning Strategy and Planning Policy Framework (Post Exhibition Adoption)

Authorised by General Manager Place and Community

Purpose

To seek Council's approval to lodge Planning Scheme Amendment C169egip with the Minister for Planning for approval in accordance with the *Planning and Environment Act 1987.*

The amendment proposes to update the local policy content of the East Gippsland Planning Scheme (the Scheme) by introducing a revised Municipal Planning Strategy (MPS) and updating the local planning policy content within the Planning Policy Framework (PPF) of the Scheme. It also includes a series of consequential modifications to the operational provisions of the scheme.

The amendment documents that are proposed to be lodged for approval with the Minister for Planning can be found at **Attachment 1.**

Key Points

Amendment C169egip proposes to introduce new or revised local content into the MPS, within the PPF at Clauses 11-19, and make several changes to the operational provisions, to implement the following adopted Council strategies:

- *East Gippsland Economic Development Strategy* (2022-2032).
- *East Gippsland Environmental Sustainability Strategy* (2022-2032).
- *East Gippsland Housing and Settlement Strategy* (2023).

The Amendment is policy only and does not propose to rezone land or amend any planning controls.

The Amendment was exhibited, and nine submissions were received, copies of which can be found at **Attachment 2**. All of the submissions were either able to be resolved or were outside the scope of the amendment and therefore appointment of an Independent Planning Panel is not required. A summary of the submissions and the officer's response can be found at **Attachment 3**.

Two submissions that requested changes that were outside the scope of the amendment are summarised as follows:

- The East Gippsland Catchment Management Authority noted that the Framework Plans in the Planning Scheme did not accurately map the flood risk. It has been determined that Amendment C169egip is not the appropriate tool for this change as Council needs to update the flood mapping before we can update the Framework Plans. Therefore, the updating of the Framework Plans is proposed to be undertaken as part of the upcoming flood mapping review project.
- One submission requested that the Rural Living Zone schedules be reviewed for land in McTaggarts Road as part of C169egip. This request is outside the scope of C169egip and instead falls within the scope of the Rural Living Zone Review project which has been commenced as a separate project.

As a result of the nine submissions, minor changes were made to the amendment documentation and details of the changes can be found at **Attachment 4.**

Recommendation

That Council:

1. ***having formally considered all written submissions received to Amendment C169egip, notes the issues raised by the submissions and the officer's response to those issues, as outlined in Attachment 3;***

2. ***adopts Amendment C169egip with post exhibition changes, as outlined in Attachments 1 and 4, in accordance with section 29 of the Planning and Environment Act 1987;***

3. ***submits adopted Amendment C169egip being Attachment 1 together with prescribed information, to the Minister for Planning for approval, in accordance with section 31 of the Planning and Environment Act 1987; and***

4. ***authorises the Chief Executive Officer (or delegate) to advise those persons who made written submissions to Amendment C169egip of Council's decision.***

Strategic Alignment

This report has been prepared and aligned with the following strategic objectives set out in the Council Plan 2021-2025:

Strategic Objective 2: 2.1 Statutory and strategic planning for land use delivers sustainable outcomes that balance the need for growth with the enhancement of our lifestyle, character, the built and natural environment.

Consultation/Community Engagement/Impacts

Amendment C169egip was on public exhibition from 27 March 2025 until 30 May 2025 and nine submissions were received. The engagement report can be found at **Attachment 5.**

None of the submissions objected to the amendment. One submission was in support; six submissions were in support however requested changes and two submissions were in support however requested changes that were outside the scope of the amendment.

Opportunities and Risks

	Opportunities	**Risks**
Financial		Council has invested resources in the preparation of the Planning Scheme Amendment C169 and if it is not implemented, this investment will be lost.
Environmental	If the amendment proceeds, the amendment will provide improved strategic direction by updating sections of local policy relating to key elements such as biodiversity, native vegetation and water management etc.	Should the amendment not proceed, Council will not provide updated strategic policy guidance relating to key environmental matters such as biodiversity, native vegetation, and water management. This may result in outdated local policy, potentially adversely impacting future planning outcomes.
Economical	The amendment will introduce recommendations to support a diversified local economy and promote tourism by updating the MPS and PPF. This will result in more transparent and updated planning provisions with positive economic benefits.	If the planning scheme amendment does not proceed, it may result in unintended planning outcomes which could undermine intended economic diversification as well as tourism promotion objectives as identified in Community Vision 2040 as well as Council Plan 2021-2025.
Social	If the amendment proceeds, the amendment will provide a balanced strategic approach for the future growth of settlements and development of housing.	If the amendment does not proceed, Council may fail to provide clear guidance for the future growth of settlements and housing resulting in uncoordinated development that does not align with community needs or future planning outcomes.

	Opportunities	Risks
Operational	The amendment will result in changes to MPS, PPF policy, zone and overlay provisions that will enhance the efficiency of decision-making processes.	If the amendment does not proceed, it may result in poor outcomes that fail to align with the area's environmental qualities and community aspirations.

Climate change

This report considers potential climate change risks and impacts relevant to the Officer recommendation and aligns with the applicable climate change functions, categories, and legislative obligations, as detailed below:

Legislation

Planning and Environment Act 1987 (including Sections 4, 6, 12, 12B, 60)

Category

Land Use Planning: Consideration is given to climate change in the local land use planning and includes responses to direct and indirect impacts.

Options

The options are:

1. Adopt the Planning Scheme Amendment C169egip in accordance with the draft planning scheme documentation shown at **Attachment 1**;

2. Adopt the Amendment with modifications (noting that any modifications must be consistent with the scope and intent of the Amendment); or

3. Abandon Planning Scheme Amendment C169egip to the Scheme.

Option 1 is recommended as it is the final step required to formally introduce the content of C169egip into the East Gippsland Planning Scheme.

Conflicts of Interest

Officers preparing this report have no conflict of interest to declare.

Attachments

1. C169egip Combined ordinance [**5.1.3.1** - 395 pages]
2. C169egip - Submissions Public Version Redacted V2 [**5.1.3.2** - 73 pages]
3. C169egip Changes Table V2 [**5.1.3.3** - 1 page]
4. C169egip Submission Summary [**5.1.3.4** - 1 page]
5. C169egip Engagement Report [**5.1.3.5** - 6 pages]

02.01 CONTEXT

--/--/----
Proposed C169egip

*E*ast Gippsland Shire is located in the far eastern corner of Victoria, between 280 and 550 kilometres from Melbourne. It covers 21,051 square kilometres and is the second largest municipality in the State. The municipality adjoins Alpine, Towong and Wellington Shires in Victoria; and Bombala and Bega Valley Shires in New South Wales.

The Traditional Custodians of the region are the Gunaikurnai, Monero, Bidawel, Nindi-Ngujarn Ngarigo Duduroa Dhargal people and they have cared for and nurtured East Gippsland for tens of thousands of years. Because of their enduring relationship with country, East Gippsland has many significant cultural heritage places.

Europeans have been living and working in the area since the 1830s, leaving the region a number of important heritage places.

East Gippsland is a large and vibrant region with a beautiful natural setting. Our southern edge is defined by the Gippsland Lakes and a rugged coastline. The Gippsland Lakes are a vast network of lakes, marshes and lagoons covering 400 square kilometres, providing for a variety of tourism activities.

Our northern area is defined by extensive undisturbed natural areas including forests, national parks, declared heritage rivers and wilderness areas.

The ecological diversity and beauty of East Gippsland provides an outstanding reservoir of biodiversity in temperate Australia.

These natural attributes are both a strength and a challenge for the Shire. The natural environment provides the setting for diverse settlements and communities and a vibrant economy based around high quality agriculture, nature-based tourism and outdoor recreation that draws over one million visitors a year.

East Gippsland faces the challenge of natural hazards such as bushfire and flood and the need to ensure land use and development protects our natural environment and appropriately responds to the risks associated with a changing climate.

Greater Bairnsdale is our vibrant regional centre that provides a range of important commercial and community services for the municipality, and it is supported by a range of service towns and smaller settlements.

East Gippsland has considerable opportunities for growth in economic prosperity based around strong existing industries including agriculture, tourism and hospitality, and health care services. To adapt to dynamic economic trends the local economy must also diversify to support the growth of emerging industries such as arts, culture, heritage and education.

Our population is forecast to increase to approximately 60,000 people by 2046, requiring an additional 8,300 dwellings to accommodate this growth. This growth must be managed and directed to appropriate locations to ensure it contributes to the ongoing health, prosperity and distinctive character of existing communities.

Housing in East Gippsland lacks diversity with detached houses comprising over 90% of our housing stock despite an ageing population and an increasing number of lone person households.

The desirability of our rural areas for living and working is placing pressure on the environment, agriculture, infrastructure and services. These areas must be managed to ensure they positively contribute to the character of the Shire and support sustainable land use practices.

EAST GIPPSLAND PLANNING SCHEME

02.01 CONTEXT

25/11/2022 -/-/---- C162egip Proposed C169egip ~~East~~East Gippsland Shire is located in the far eastern corner of Victoria, between 280 and 550 kilometres from Melbourne. It covers 21,051 square kilometres and is the second largest municipality in the State. The ~~Shire~~municipality adjoins Alpine, Towong and Wellington Shires in Victoria; and Bombala and Bega Valley Shires in New South Wales.

~~East Gippsland is growing at an annual rate of about one per cent and development will be guided by policies to ensure that this growth reflects local character and meets the needs of future generations~~The Traditional Custodians of the region are the Gunaikurnai, Monero, Bidawel, Nindi-Ngujarn Ngarigo Duduroa Dhargal people and they have cared for and nurtured East Gippsland for tens of thousands of years. Because of their enduring relationship with country, East Gippsland has many significant cultural heritage places.

~~The Shire was originally inhabited by the Gunaikurnai people and Swan Reach was a significant meeting point for the five clans of the Kurnai.~~ Europeans have been living and working in the area since the 1830s, leaving the region a number of important heritage ~~buildings and a more recent history to protect~~places.

~~Settlement~~

~~In 2017, there were more than 46,000 people living and working in the Shire and this is forecast to grow to about 50,500 by 2027 and 56,000 by 2037.~~

~~East Gippsland can be divided into four economic and geographic areas, as shown on the Strategic Framework Plan at Clause 02.04.~~

~~The~~East ~~**Lakes & Coastal sub-region** has the highest population density of the Shire, with the main commercial, retail and tourist centres located along this coastal fringe. The **Highland sub region** includes high environmental values offering a range of tourism opportunities, good grazing lands, proximity to forests for timber and valuable mineral deposits. The~~Gippsland is a large and vibrant region with a beautiful natural setting. Our ~~**Valleys and Forests sub-region** has tourism potential related to natural areas and opportunities for plantations~~southern edge is defined by the Gippsland Lakes and a rugged coastline. The ~~**Agricultural Hinterland sub region** includes areas of high value agricultural land and opportunities for tourism and the timber industry~~Gippsland Lakes are a vast network of lakes, marshes and lagoons covering 400 square kilometres, providing for a variety of tourism activities.

Our northern area is defined by extensive undisturbed natural areas including forests, national parks, declared heritage rivers and wilderness areas.

The ecological diversity and beauty of East Gippsland provides an outstanding reservoir of biodiversity in temperate Australia.

~~The main towns in East Gippsland are the 'growth area towns' of~~These natural attributes are ~~**Bairnsdale**, **Lakes Entrance**~~both a strength and ~~**Paynesville**~~. ~~Bairnsdale has the largest population and is the regional retail and service centre~~a challenge for the Shire. ~~A large number of other 'coastal' and 'rural' towns and settlements are centred on tourism, holiday accommodation, community and sporting facilities~~The natural environment provides the setting for diverse settlements and communities and a vibrant economy based around high quality agriculture, nature-based tourism and outdoor recreation that draws over one million visitors a year.

~~Community~~East Gippsland faces the challenge of natural hazards such as bushfire and flood and the need to ensure land use and development protects our natural environment and appropriately responds to the risks associated with a changing climate.

Greater Bairnsdale is our vibrant regional centre that provides a range of important commercial and community services for the municipality, and it is supported by a range of service towns and smaller settlements.

~~The strong sense of community and enviable lifestyle has attracted people in all stages of life to make East Gippsland their home, including a growing cohort of older Australians. Increasing demand from this demographic to 'age in place' is putting pressure on a number of services. Some~~

~~of the townships are in decline due to shifting economic and population impacts. There are also high levels of socio-economic disadvantage experienced in pockets across the municipality, creating greater need for Council services. The shire's many small townships present challenges in the planning and delivery of services and infrastructure, but also presents an opportunity to for a more localised or place-based planning approach~~East Gippsland has considerable opportunities for growth in economic prosperity based around strong existing industries including agriculture, tourism and hospitality, and health care services. To adapt to dynamic economic trends the local economy must also diversify to support the growth of emerging industries such as arts, culture, heritage and education.

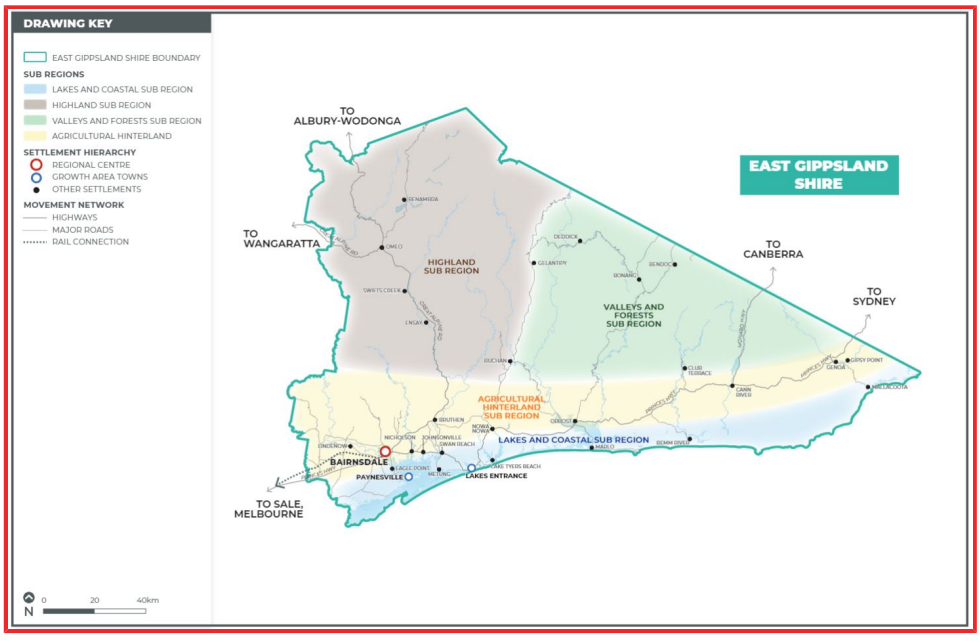
~~Environment~~Our population is forecast to increase to approximately 60,000 people by 2046, requiring an additional 8,300 dwellings to accommodate this growth. This growth must be managed and directed to appropriate locations to ensure it contributes to the ongoing health, prosperity and distinctive character of existing communities.

~~East Gippsland is renowned for its remarkable diversity and the beauty of its natural environment. About 83% of the land in the shire is in public ownership and most of this remains clothed in native vegetation. The shire has the largest navigable lakes system in Australia. Extensive and undisturbed natural areas include coasts and forests; national parks; marine parks; declared heritage rivers; Ramsar listed wetlands; and wilderness areas.~~Housing in East Gippsland lacks diversity with detached houses comprising over 90% of our housing stock despite an ageing population and an increasing number of lone person households.

~~Economic development~~

The ~~Shire is home to a range of industries including agriculture, horticulture, fishing, timber production, mining and exploration. It also has a vibrant tourism industry that offers potential for significant expansion~~desirability of our rural areas for living and working is placing pressure on the environment, agriculture, infrastructure and services. These areas must be managed to ensure they positively contribute to the character of the Shire and support sustainable land use practices.

~~Subregions Map~~



02.02 VISION

--/--/----
Proposed C169egip

The overarching vision for East Gippsland in the *Council Plan 2025-2029* is:

- *To foster inclusive, connected, communities and places where all East Gippslanders prosper, and endeavor to not leave anyone behind.*

In 2040, our people, place, environment and economy will be inclusive, connected, sustainable and resilient for the growth and wellbeing of our unique and diverse communities.

Our Communities: Will include, encourage, respect and value everyone.

Our Place: Will be accessible, safe, connected and healthy.

Our Environment: Will be managed and preserved for all generations.

Our Economy: Will be sustainable, innovative, and supportive of existing and emerging industries.

EAST GIPPSLAND PLANNING SCHEME

02.02 VISION

~~25/11/2022~~ ~~C162egip~~Proposed C169egip

The ~~Council Plan (2017-2021) identifies the following vision~~overarching vision for East Gippsland in the *Council Plan 2025-2029* is:

~~*East Gippsland is the most liveable region in Australia.*~~

- *To foster inclusive, connected, communities and places where all East Gippslanders prosper, and endeavor to not leave anyone behind.*

In 2040, our people, place, environment and economy will be inclusive, connected, sustainable and resilient for the growth and wellbeing of our unique and diverse communities.

~~A place of natural beauty, enviable lifestyles, and opportunities~~Our Communities: Will include, encourage, respect and value everyone.

~~This vision is supported with principles that are relevant to land use planning including:~~

~~**Liveability**~~

~~Strong and vibrant communities create healthy, productive and fulfilling places to live~~**Our Place**: Will be accessible, safe, connected and healthy.-

~~Sustainability~~**Our Environment**: Will be managed and preserved for all generations.
~~Proactive leadership and strategic partnerships protect and enhance our quality environment~~**Our Economy**: Will be sustainable, innovative, and supportive of existing and emerging industries.-

~~**Productivity**~~

~~Investment and visitation develop a sustainable and prosperous economy.~~

02.03 STRATEGIC DIRECTIONS

25/11/2022
C162egip

02.03-1 Settlement

--/--/----
Proposed C169egip

Managing growth

The East Gippsland Settlement Framework Plan at Clause 02.04 illustrates the roles of towns and settlements within the municipality.

The Regional Centre, Service Towns and Towns have the greatest capacity to accommodate additional growth and are the priority for future urban development. New urban development should be supported by reticulated services, coordinated infrastructure and community facilities.

A network of small rural towns and settlements is critical to the environmental, social and economic prosperity of the municipality. Small rural towns and settlements will be supported to ensure the long-term viability of these communities.

Council seeks to manage growth by:

- Directing growth within the settlement boundaries of towns and settlements in accordance with their role and function as set out in the East Gippsland Settlement Roles Plan at Clause 02.04.
- Prioritising efficient and effective use of existing urban zoned land resources over spatial growth of settlements.
- Not supporting residential development where there is an unacceptable risk to human life from bushfire, flood, or erosion, or in areas of significant environmental value.

Settlement Roles

Settlement Category	Current Role	Future Role
REGIONAL CENTRE Bairnsdale	▪ A large, diverse population and housing base providing essential services including education, health, sport and recreation, civic functions, commercial, retail and interchange points for public transport. ▪ Large employment base with strong connections with surrounding settlements. ▪ Fully serviced by reticulated water and sewerage, with low density residential development reliant upon onsite wastewater disposal.	▪ Maintains and enhances its current role as the primary centre for population, employment and services. ▪ Primary location for future population growth and residential development. ▪ Growth is supported through further development of existing residentially zoned areas. ▪ Maintains role as primary commercial, industrial, retail and service centre.
SERVICE TOWNS Lakes Entrance, Paynesville, Orbost and Omeo	▪ Moderate to larger populations providing a variety of housing and a moderate employment base within commercial and industrial centres. ▪ Service Towns are generally popular visitor and retirement destinations. ▪ Fully serviced by reticulated water and sewerage, with low density residential development reliant upon onsite wastewater disposal.	▪ Population growth and residential development is supported, subject to consideration of environmental values and environmental risk constraints. ▪ Demand for housing is encouraged through diverse, medium density, infill development in established residential areas. ▪ Maintains role as secondary commercial, industrial, retail and service centre.

Settlement Category	Current Role	Future Role
TOWNS Eagle Point, Metung, Lindenow, Bruthen, Swan Reach, Johnsonville, Nicholson, Newmerella, Marlo, Cann River, Mallacoota	▪ Small to moderate populations and includes a local employment base. ▪ Commercial activity and community facilities are limited but provide important local services. ▪ Partially serviced by reticulated water and sewerage infrastructure.	▪ Incremental change will be supported within the extent of existing residential zoned areas through medium density infill development, subject to consideration of environmental risk constraints. ▪ Maintains small scale commercial and community facilities.
RURAL TOWNS Raymond Island, Newlands Arm, Nungurner, Swifts Creek, Buchan, Bemm River, Ensay, Nowa Nowa, Lake Tyers Beach	▪ Limited urban zoned land and small populations. ▪ Commercial areas and community facilities are limited but provide important local services. ▪ Generally, do not have access to reticulated services.	▪ Small scale population growth and housing development is supported within existing residentially zoned areas. ▪ Minimal change via infill development in established residential areas is preferred, subject to consideration of environmental values and environmental risk constraints.
REMOTE SETTLEMENTS AND RURAL DISTRICTS Including places such as: Club Terrace, Bonang, Bendoc, Cabbage Tree Creek, Tambo Upper	▪ Areas of dispersed dwellings primarily within the Farming Zone. ▪ Limited urban zoning, commercial activity, community facilities or reticulated services.	▪ Development that is justified to support population retention will be considered, subject to consideration of environmental values and environmental risk constraints.

02.03-2 Environmental and landscape values

--/--/----
Proposed C169egip

Environmental Sustainability Principles

The *East Gippsland Environmental Sustainability Strategy 2022-2032* promotes the following goals:

- Conservation of the natural environment and biodiversity.
- Sustainable management of natural resources, including climate mitigation.
- Community participation in climate response.
- Respect and alignment with the rights of Traditional Owner Groups.
- Sustainable economic growth and new job opportunities.
- Growth in the circular economy.
- Community resilience to increasing climate risk and natural disasters.

These goals guide Council's strategic approach to preserve and enhance environmental and landscape values.

Biodiversity and habitat conservation

East Gippsland is renowned for its biodiversity and habitat values and hosts many significant sites. Council seeks to manage biodiversity and habitat by:

- Protecting and enhancing the habitat and biodiversity of our remnant native forests, rivers, waterways, lakes, wetlands and marine environments.
- Protecting remnant native vegetation.
- Managing the use of lakes, marine and coastal areas in a sustainable manner.

- Ensuring land use and development responds to and respects significant biodiversity and habitat values.
- Managing the impact of land use and development on areas of high value biodiversity and habitat significance.

Significant environments and landscape

East Gippsland is home to significant environments and landscapes, highly valued for their aesthetics, biodiversity and cultural qualities. Large areas of East Gippsland are classified by the National Trust as landscapes of special regional significance.

Council seeks to manage significant environments and landscapes by:

- Protecting areas of environmental, landscape, heritage or scenic value, particularly coastal/lakes areas; river catchments; scenic transport corridors; ridgelines and roadside vegetation.
- Encouraging development in significant landscape areas that respects its character and preserves its aesthetic values.

02.03-3 Environmental risks and amenity

--/--/----
Proposed C169egip

Council plays an important role in managing and mitigating the environmental risks associated with:

- Sea level rise and storm surges.
- Bushfire, relative to many other areas of Victoria.
- Flooding associated with major river basins and the Gippsland Lakes.
- Variability in geology and landform resulting in areas being prone to erosion and landslip.

These risks are exacerbated by climate change which is causing an increase in sea levels, a decrease in rainfall and more frequent and severe fire and storm events. This will impact settlements, biodiversity, stormwater quality, infrastructure and agriculture.

Council seeks to manage environmental risks and amenity by:

- Prioritising the protection of life and property.
- Ensuring land use and development considers community resilience.
- Avoiding land use and development in areas where an environmental risk has been identified, including on land:
  - Affected by riverine flooding and/or coastal inundation.
  - Prone to salinity or acid sulphate soils.
  - Prone to erosion, subsidence and/or landslip.
  - Prone to bushfire.
- Collaborating with relevant agencies to understand the impact of climate-induced environmental risks.
- Encouraging appropriate management of private and public land to protect and enhance environmental quality.

02.03-4 Natural resource management

25/11/2022
C162egip

The region's considerable natural resources include agriculture, forestry and timber, water and minerals.

Special Water Supply Catchments for domestic water supply on the southern side of the Great Dividing Range have been identified and need to be protected.

The Lindenow district covers some of the most productive agricultural land in East Gippsland and sustains a very diverse agricultural industry. Lindenow is recognised for producing top quality vegetables for the local and national market as well as high grade fine wool and dairy products.

The Mitchell River flats have a small minimum lot size for subdivision, in order to facilitate restructuring of holdings for agricultural purposes. Development of dwellings will generally require a permit, to minimise the impact of non-agricultural uses on valuable land and the operations being carried out on it.

Council's strategic directions for natural resource management are:

- Protecting water quality and quantity, particularly in water catchments used for domestic supply.
- Providing opportunities to add value to agricultural and timber products.
- Protecting high quality agricultural land from inappropriate development.
- Avoiding small lot subdivision of rural land.
- Providing for small lots where there is a lack of availability of undeveloped lots of the proposed size range in the area.
- Controlling the release of small-lot rural land and rezoning at a rate that ensures that land released does not compete with fully serviced lots in urban centres.
- Encouraging exploration for and development of mineral resources in appropriate areas.

02.03-5 Built environment and heritage

--/--/----
Proposed C169egip

The built environment of East Gippsland is characterised by a network of settlements connected by areas of natural beauty, environmental and cultural value. Each settlement has a distinctive history, character and cultural heritage which is evidenced by the many buildings and places of known heritage significance.

Council seeks to manage the built environment and heritage by:

- Supporting appropriately designed and located development that complements the built form, character, environmental, topographical and landscape values of its location.
- Supporting environmentally sustainable development and seeking to optimise energy, water and natural resource efficiency in the planning of urban areas and construction and operation of buildings.
- Protecting places of Aboriginal or post-European settlement heritage significance.

02.03-6 Housing

--/--/----
Proposed C169egip

Housing Supply

It is projected that approximately 8,300 new homes will be required to accommodate population growth by 2046. There is a need to diversify housing types to meet challenges associated with affordable housing and changing demographics, including an ageing population and smaller household sizes.

Increasing environmental risks associated with climate change means there is a need to provide housing that optimises the use of existing residential land resources and embeds environmentally sustainable design principles.

Council seeks to manage housing supply by:

- Supporting the efficient use of land and infrastructure by encouraging medium density infill development in existing residential areas with convenient access to employment, shops and services.

- Aligning housing development with the provision of appropriate infrastructure.
- Encouraging diversity in dwelling type, size, adaptability and accessibility to provide greater choice and affordability to suit a range of community needs.
- Encouraging housing development that enhances the character and environmental values of towns and settlements.
- Encouraging environmentally sustainable design and integrated water management measures within new development.
- Supporting opportunities for low density residential development located close to existing towns where access to infrastructure is available and environmental constraints can be appropriately managed.

Rural residential development

Rural living areas in East Gippsland offer lifestyle opportunities, however, they must be managed to ensure they positively contribute to the character of East Gippsland and support sustainable land use practices.

Council seeks to manage rural residential development by:

- Directing rural residential development to appropriate Rural Living Zone areas.
- Ensuring rural residential development does not adversely impact viable agricultural land.
- Considering rural residential development opportunities in remote rural settlements only where it is justified to support population retention and subject to the consideration of environmental hazards, environmental constraints, and accessibility.

02.03-7 Economic development

--/--/----
Proposed C169egip

Employment

Key existing industries in East Gippsland include agriculture, forestry, tourism, hospitality, fishing, timber, education and health care services. These industries should be preserved to ensure ongoing economic growth and employment opportunities.

There is an opportunity to diversify and strengthen the economy through the growth and maturation of emerging industries such as food manufacturing, arts, culture and heritage education.

A resilient and growing economy will provide benefits for local people, businesses, and the natural environment.

Council seeks to support employment growth by:

- Protecting the productivity of key existing agriculture, forestry, tourism, hospitality, fishing, timber, education, and health care industries.
- Supporting a sustainable forestry and timber processing sector.
- Supporting the growth of emerging high-tech manufacturing, food processing, arts, culture and heritage education industries.
- Supporting the provision of appropriate digital infrastructure for East Gippsland businesses.

Tourism

The tourism industry attracted over 1.3 million visitors in 2017-18, contributing over $325 million to the regional economy. East Gippsland is seen as a region with great tourism potential based on its nature based experiences.

Council seeks to encourage nature based tourism development to complement opportunities in the State and National Parks.

02.03-8 Transport

--/--/----
Proposed C169egip

East Gippsland contains three key vehicle routes: Princes Highway, Monaro Highway and the Great Alpine Road. These routes provide access to key population centres, important transport and freight networks and offer touring routes and links to tourism destinations. The quality and efficiency of transport networks are vital to the competitiveness of key commercial and industrial sectors, particularly tourism and agriculture.

There is an opportunity to improve transport opportunities for sustainable forms of transport such as walking and cycling. New development must provide for active transport infrastructure to reduce car dependency.

Council seeks to support transport by:

- Encouraging the provision of a diverse range of transport modes including private vehicles, public transport, pedestrian and cyclist facilities between and within towns.
- Protecting and enhancing the operation of local airfields, ports and rail infrastructure to support economic development, emergency management and tourism.

02.03-9 Infrastructure

--/--/----
Proposed C169egip

As development in East Gippsland occurs, the demand for infrastructure grows. This includes community infrastructure such as health, education, arts and culture and recreation, and development infrastructure such as water supply, sewerage, roads, drainage and waste management.

Council and developers will need to invest in community and development infrastructure to service growth. Infrastructure must be delivered in a coordinated, efficient and timely manner, utilising developer contributions where appropriate.

Council seeks to support the efficient delivery of community and development infrastructure by:

- Facilitating the coordinated delivery of a range of education, health, aged care, art and culture and community facilities and services in the region in conjunction with other agencies.
- Supporting the provision of public open space to offer passive and active recreation opportunities for a diverse range of users.
- Ensuring developers financially contribute to the delivery of infrastructure and services that are required to meet increasing community demands as a result of new development.
- Supporting environmentally sustainable infrastructure and digital connectivity.
- Supporting provision of reticulated sewerage in un-serviced towns where practical.
- Addressing local capacity issues relating to drainage infrastructure and impacts to existing drainage basins and floodplains.

02.03 STRATEGIC DIRECTIONS

25/11/2022
C162egip

02.03-1 Settlement~~and housing~~

~~25/11/2022~~ ~~-/--/----~~
~~C162egip~~Proposed C169egip

~~Growth area towns~~Managing growth

The East Gippsland Settlement Framework Plan at Clause 02.04 illustrates the roles of towns and settlements within the municipality.

The Regional Centre, Service Towns and Towns have the greatest capacity to accommodate additional growth and are the priority for future urban development. New urban development should be supported by reticulated services, coordinated infrastructure and community facilities.

~~**Bairnsdale** is the gateway to East Gippsland and is the largest town in the Shire providing major commercial, retail, educational and public sector services.~~A network of small rural towns and settlements is critical to the environmental, social and economic prosperity of the municipality. Small rural towns and ~~**Paynesville**, located approximately 16 kilometres south of Bairnsdale, has grown rapidly in recent times, as a 'dormitory' town and a retirement area. It is a service centre supporting the local community as well as the neighbouring settlements of Eagle Point and Raymond Island.~~settlements will be supported to ensure the ~~**Lakes Entrance** is a major tourist and retirement destination, which has a strong commercial fishing industry and significant land for future development~~long-term viability of these communities.

Council seeks to manage growth by:

~~Council's strategic directions for the growth area towns are:~~

- Directing growth within the settlement boundaries of towns and settlements in accordance with their role and function as set out in the East Gippsland Settlement Roles Plan at Clause 02.04.
- Prioritising efficient and effective use of existing urban zoned land resources over spatial growth of settlements.
- Not supporting residential development where there is an unacceptable risk to human life from bushfire, flood, or erosion, or in areas of significant environmental value.
- ~~Encouraging population growth and development on fully serviced residential land in the growth area towns.~~
- ~~Encouraging a range of housing types and styles including higher density dwellings in town centres.~~
- ~~Encouraging development of East Gippsland as a retirement destination.~~
- ~~Reinforcing **Bairnsdale** as the main commercial, retail and service centre for East Gippsland.~~
- ~~Expanding **Paynesville** as a residential and business centre focused around boating, tourism and healthy living, with access to walking and riding trails, passive and active recreation.~~
- ~~Enhancing **Lakes Entrance's** role as the largest coastal town in the Gippsland area, with a focus on tourism, commercial fishing and recreational boating activities.~~

Settlement Roles

~~**Coastal settlements**~~

~~The *Coastal Towns Design Framework (2007)* provided a strategic approach to managing development in 13 coastal settlements based on the protection of high value environmental resources within or adjoining settlements, the nature and protection of local character and the capacity of infrastructure.~~

~~**Lake Tyers Beach** is an attractive coastal community with high environmental values providing for permanent residents and holiday makers.~~

~~**Eagle Point** is a small consolidated town distinct from Paynesville, with a permanent resident settlement and a holiday recreation destination.~~

Mallacoota, in the far east of the Shire, is a very popular holiday location and a retirement area, a base for eco-tourism and the centre of the abalone industry in eastern Victoria.

Marlo is a seaside holiday town looking out towards the river and ocean.

The coastal resort town of **Nungurner** is a small residential lakeside hamlet closely related to, but distinctly separate from Metung.

Metung is a key destination for visitors to the Gippsland Lakes system and a significant boating hub with a strong residential community.

Tambo Bluff is a low density residential area.

Raymond Island is a unique village and rural residential locality set within the heart of the Gippsland Lakes.

Newlands Arm is a small consolidated town distinct from, and dependant on Paynesville for most local services and, serving as both a permanent resident settlement and a holiday recreation destination.

Gipsy Point is a small bushland retreat with a residential community and some visitor accommodation.

Bemm River is a remote fishing hamlet, bordered by public parks and with access to Sydenham Inlet.

Council's strategic directions for Coastal settlements are:

- Providing significant expansion of existing areas in Paynesville, Lake Tyers Beach and Eagle Point.
- Providing minor expansion of existing areas in Lakes Entrance, Mallacoota, Marlo and Nungurner.
- Expanding settlement within existing areas of Metung, Tambo Bluff, Raymond Island, Newlands Arm, Gipsy Point and Bemm River.

Settlement Category	Current Role	Future Role
REGIONAL CENTRE Bairnsdale	- A large, diverse population and housing base providing essential services including education, health, sport and recreation, civic functions, commercial, retail and interchange points for public transport. - Large employment base with strong connections with surrounding settlements. - Fully serviced by reticulated water and sewerage, with low density residential development reliant upon onsite wastewater disposal.	- Maintains and enhances its current role as the primary centre for population, employment and services. - Primary location for future population growth and residential development. - Growth is supported through further development of existing residentially zoned areas. - Maintains role as primary commercial, industrial, retail and service centre.
SERVICE TOWNS Lakes Entrance, Paynesville, Orbost and Omeo	- Moderate to larger populations providing a variety of housing and a moderate employment base within commercial and industrial centres.	- Population growth and residential development is supported, subject to consideration of environmental values and environmental risk constraints.

Settlement Category	Current Role	Future Role
	▪ Service Towns are generally popular visitor and retirement destinations. ▪ Fully serviced by reticulated water and sewerage, with low density residential development reliant upon onsite wastewater disposal.	▪ Demand for housing is encouraged through diverse, medium density, infill development in established residential areas. ▪ Maintains role as secondary commercial, industrial, retail and service centre.
TOWNS Eagle Point, Metung, Lindenow, Bruthen, Swan Reach, Johnsonville, Nicholson, Newmerella, Marlo, Cann River, Mallacoota	▪ Small to moderate populations and includes a local employment base. ▪ Commercial activity and community facilities are limited but provide important local services. ▪ Partially serviced by reticulated water and sewerage infrastructure.	▪ Incremental change will be supported within the extent of existing residential zoned areas through medium density infill development, subject to consideration of environmental risk constraints. ▪ Maintains small scale commercial and community facilities.
RURAL TOWNS Raymond Island, Newlands Arm, Nungurner, Swifts Creek, Buchan, Bemm River, Ensay, Nowa Nowa, Lake Tyers Beach	▪ Limited urban zoned land and small populations. ▪ Commercial areas and community facilities are limited but provide important local services. ▪ Generally, do not have access to reticulated services.	▪ Small scale population growth and housing development is supported within existing residentially zoned areas. ▪ Minimal change via infill development in established residential areas is preferred, subject to consideration of environmental values and environmental risk constraints.
REMOTE SETTLEMENTS AND RURAL DISTRICTS Including places such as: Club Terrace, Bonang, Bendoc, Cabbage Tree Creek, Tambo Upper	▪ Areas of dispersed dwellings primarily within the Farming Zone. ▪ Limited urban zoning, commercial activity, community facilities or reticulated services.	▪ Development that is justified to support population retention will be considered, subject to consideration of environmental values and environmental risk constraints.

~~**Rural settlements**~~

~~**East Bairnsdale - Lucknow** is a residential community, a significant employment and industry area and a complementary activity area to Bairnsdale's central business district.~~

~~**Orbost** is a large rural service centre, with a population of 2,150 located on the Snowy River.~~

~~**Omeo** is service town in the Highland sub-region, with a population of about 250 providing retail, administration, tourist services for a large rural area.~~

~~**Lindenow** is a rural township located west of Bairnsdale, with a population of around 300 and a district population of about 3000.~~

~~**Bruthen** is ideally located for rural-residential living, being 25 kilometres north-east of Bairnsdale and 30 kilometres north west of Lakes Entrance.~~

~~**Mossiface** and **Sarsfield** are small settlements near Bruthen, which contain a range of facilities, including the historic Mossiface Hop kilns.~~

~~**Buchan** is a small town located approximately 30 kilometres north of Nowa Nowa with an economy that depends on timber mills, the tourist industry, limestone quarrying and pastoral activities.~~

~~The Twin Rivers region is located to the east of Bairnsdale and includes the three small towns of **Nicholson**, **Johnsonville** and **Swan Reach**. The smaller settlements of **Bumberrah** and **Tambo Upper** also sit within the Twin Rivers region.~~

~~**Ocean Grange** is a small settlement on the Barrier south of Paynesville. There are also several other small clusters of dwellings along the Barrier between Ocean Grange and the Entrance.~~

~~**Tambo Bay** is a small residential community situated at the mouth of the Tambo River with full reticulated services.~~

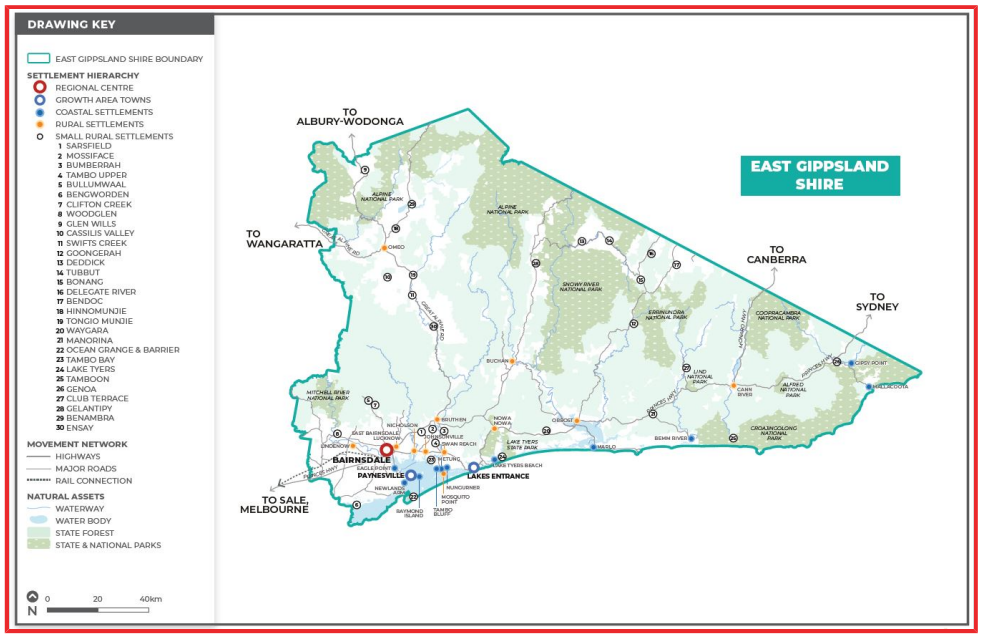
~~**Mosquito Point** is a small holiday settlement on the Boole Poole Peninsula on the eastern and southern shores of Bancroft Bay.~~

~~**Lake Tyers** Aboriginal Trust occupies a peninsula in Lake Tyers and is managed on a co-operative basis by the Aboriginal community.~~

~~Council's strategic directions for rural settlements are:~~

- ~~Consolidating development within existing town boundaries, using infill development, before further expansion of the towns.~~
- ~~Providing for further subdivision where the land has capacity to absorb wastes, native vegetation is protected, and minimal impact is made on adjoining public land.~~
- ~~Preserving the separation between Nicholson, Johnsonville and Swan Reach.~~

~~East Gippsland Settlement Hierarchy Plan~~



02.03-2 Environmental and landscape values

~~25/11/2022 -/-/---- C162egip~~Proposed C169egip

Environmental Sustainability Principles

The *East Gippsland Environmental Sustainability Strategy 2022-2032* promotes the following goals:

~~East Gippsland is a reservoir of biodiversity in south eastern Australia, due to the relatively unspoilt nature of its native vegetation. It is the only place in temperate mainland Australia where large tracts of native vegetation are intact from the Alps to the ocean. Council has an important custodial role in relation to East Gippsland's unique biodiversity and large tracts of intact native vegetation.~~

- Conservation of the natural environment and biodiversity.
- Sustainable management of natural resources, including climate mitigation.
- Community participation in climate response.
- Respect and alignment with the rights of Traditional Owner Groups.
- Sustainable economic growth and new job opportunities.
- Growth in the circular economy.
- Community resilience to increasing climate risk and natural disasters.

These goals guide Council's strategic approach to preserve and enhance environmental and landscape values.

Biodiversity and habitat conservation

East Gippsland is renowned for its biodiversity and habitat values and hosts many significant sites. Council seeks to manage biodiversity and habitat by:

- Protecting and enhancing the habitat and biodiversity of our remnant native forests, rivers, waterways, lakes, wetlands and marine environments.
- Protecting remnant native vegetation.
- Managing the use of lakes, marine and coastal areas in a sustainable manner.
- Ensuring land use and development responds to and respects significant biodiversity and habitat values.
- Managing the impact of land use and development on areas of high value biodiversity and habitat significance.

Significant environments and landscape

~~Large areas of East Gippsland, including Gippsland Lakes and surrounds, are classified by the National Trust as landscapes of special regional significance. Bruthen and its surrounds are of high cultural landscape significance and the area is currently being assessed~~East Gippsland is home to significant environments and landscapes, highly valued for their aesthetics, biodiversity and cultural qualities. Large areas of East Gippsland are classified by the National Trust ~~of Australia (Victoria)~~as landscapes of special regional significance.

~~The Colquhoun area is significant because of the remnant vegetation types existing throughout, particularly along the lower slopes and valley bottoms where extensive lines of Warm Temperate Rainforest remain. The remnant vegetation provides important refuge and habitat areas for fauna and provides good corridor habitat for wildlife. The remnant vegetation also plays a key role in minimising erosion.~~Council seeks to manage significant environments and landscapes by:

~~Council's strategic directions for environmental and landscape values are:~~

- ~~Restoring and maintaining the biodiversity of our rivers, waterways, lakes and wetlands.~~
- ~~Protecting areas of environmental, landscape, heritage or scenic value, particularly coastal/lakes areas; the Nicholson River; the Tambo River; Princes Highway; ridgelines and roadside vegetation.~~
  Protecting areas of environmental, landscape, heritage or scenic value, particularly coastal/lakes areas; river catchments; scenic transport corridors; ridgelines and roadside vegetation.
- ~~Balancing residential, business and tourist development with wildlife corridors and areas of rural or natural landscape.~~
- ~~Protecting sites of significance by encouraging sensitive development, sympathetic to the character of the area and its aesthetic values.~~
  Encouraging development in significant landscape areas that respects its character and preserves its aesthetic values.

02.03-3 Environmental risks and amenity

~~25/11/2022 -/-/----~~
~~C162egip~~Proposed C169egip

Council plays an important role in managing and mitigating the environmental risks associated with ~~flood plains, erosion, bushfire and salinity. The extent of forested areas and the species composition of forests leads to particularly high risks of bushfire, relative to many other areas of Victoria.~~:

~~The impacts of climate-induced sea level rise, combined with more severe storm surges is likely to be significant for coastal communities.~~

- Sea level rise and storm surges.
- Bushfire, relative to many other areas of Victoria.
- Flooding associated with major river basins and the Gippsland Lakes.
- Variability in geology and landform resulting in areas being prone to erosion and landslip.

These risks are exacerbated by climate change which is causing an increase in sea levels, a decrease in rainfall and more frequent and severe fire and storm events. This will impact settlements, biodiversity, stormwater quality, infrastructure and agriculture.

~~Councils strategic directions for environmental risk are~~Council seeks to manage environmental risks and amenity by:

- Prioritising the protection of life and property.
- Ensuring land use and development considers community resilience.
- ~~Prioritising the planning and management responses and adaptation strategies to vulnerable areas, such as protect, redesign, rebuild, elevate, relocate and retreat.~~
  Avoiding land use and development in areas where an environmental risk has been identified, including on land:
  - Affected by riverine flooding and/or coastal inundation.
  - Prone to salinity or acid sulphate soils.
  - Prone to erosion, subsidence and/or landslip.
  - Prone to bushfire.
- ~~Assessing the impacts of climate-induced sea level rise, combined with more severe storm surges.~~
  Collaborating with relevant agencies to understand the impact of climate-induced environmental risks.
- ~~Minimising land degradation and tree decline in some rural areas.~~
  Encouraging appropriate management of private and public land to protect and enhance environmental quality.
- ~~Using geotechnical risk assessments in evaluating proposals for use and development in erosion risk areas.~~

02.03-4 Natural resource management

25/11/2022
C162egip

The region's considerable natural resources include agriculture, forestry and timber, water and minerals.

Special Water Supply Catchments for domestic water supply on the southern side of the Great Dividing Range have been identified and need to be protected.

The Lindenow district covers some of the most productive agricultural land in East Gippsland and sustains a very diverse agricultural industry. Lindenow is recognised for producing top quality vegetables for the local and national market as well as high grade fine wool and dairy products.

The Mitchell River flats have a small minimum lot size for subdivision, in order to facilitate restructuring of holdings for agricultural purposes. Development of dwellings will generally require a permit, to minimise the impact of non-agricultural uses on valuable land and the operations being carried out on it.

Council's strategic directions for natural resource management are:

- Protecting water quality and quantity, particularly in water catchments used for domestic supply.
- Providing opportunities to add value to agricultural and timber products.
- Protecting high quality agricultural land from inappropriate development.
- Avoiding small lot subdivision of rural land.
- Providing for small lots where there is a lack of availability of undeveloped lots of the proposed size range in the area.
- Controlling the release of small-lot rural land and rezoning at a rate that ensures that land released does not compete with fully serviced lots in urban centres.
- Encouraging exploration for and development of mineral resources in appropriate areas.

02.03-5 Built environment and heritage

~~25/11/2022~~ ~~-/-/----~~
~~C162egip~~Proposed C169egip

The built environment of East Gippsland is ~~renowned for its natural beauty that will be linked to the built environment. There are a number of~~ characterised by a network of settlements connected by areas of natural beauty, environmental and cultural value. Each settlement has a distinctive history, character and cultural heritage which is evidenced by the many buildings and places of ~~potential~~known heritage significance ~~throughout the municipality.~~

~~Council's strategic directions for~~Council seeks to manage the built environment and heritage ~~are~~by:

- ~~Protecting natural and cultural heritage.~~
  Supporting appropriately designed and located development that complements the built form, character, environmental, topographical and landscape values of its location.
- ~~Maintaining the human scale, village feel and character of Paynesville, particularly in the town centre.~~
  Supporting environmentally sustainable development and seeking to optimise energy, water and natural resource efficiency in the planning of urban areas and construction and operation of buildings.
- ~~Upgrading the townscapes of Lakes Entrance and Paynesville.~~
  Protecting places of Aboriginal or post-European settlement heritage significance.

02.03-6 ~~Economic development~~Housing

~~25/11/2022~~ ~~-/-/----~~
~~C162egip~~Proposed C169egip

Housing Supply

It is projected that approximately 8,300 new homes will be required to accommodate population growth by 2046. There is a need to diversify housing types to meet challenges associated with affordable housing and changing demographics, including an ageing population and smaller household sizes.

Increasing environmental risks associated with climate change means there is a need to provide housing that optimises the use of existing residential land resources and embeds environmentally sustainable design principles.

Council seeks to manage housing supply by:

~~Bairnsdale is the main commercial, retail and public-sector administration centre for East Gippsland. The core retail centre from Wood Street to Pyke Street (between Macleod and Riverine Streets) is the major regional commercial centre. The Paynesville Town Centre is the focus of a village like coastal settlement.~~

- Supporting the efficient use of land and infrastructure by encouraging medium density infill development in existing residential areas with convenient access to employment, shops and services.
- Aligning housing development with the provision of appropriate infrastructure.
- Encouraging diversity in dwelling type, size, adaptability and accessibility to provide greater choice and affordability to suit a range of community needs.
- Encouraging housing development that enhances the character and environmental values of towns and settlements.
- Encouraging environmentally sustainable design and integrated water management measures within new development.
- Supporting opportunities for low density residential development located close to existing towns where access to infrastructure is available and environmental constraints can be appropriately managed.

Rural residential development

Rural living areas in East Gippsland offer lifestyle opportunities, however, they must be managed to ensure they positively contribute to the character of East Gippsland and support sustainable land use practices.

Council seeks to manage rural residential development by:

- Directing rural residential development to appropriate Rural Living Zone areas.
- Ensuring rural residential development does not adversely impact viable agricultural land.
- Considering rural residential development opportunities in remote rural settlements only where it is justified to support population retention and subject to the consideration of environmental hazards, environmental constraints, and accessibility.

02.03-7 Economic development

--/--/----
Proposed C169egip

Employment

~~Traditional major industries within the region~~ Key existing industries in East Gippsland include agriculture, forestry, tourism, hospitality, fishing, timber, education and health care services. ~~Emerging industries are food manufacturing and processing based on dairy, vegetables and meat production. The region is also recognised as having significant mining potential.~~ These industries should be preserved to ensure ongoing economic growth and employment opportunities.

There is an opportunity to diversify and strengthen the economy through the growth and maturation of emerging industries such as food manufacturing, arts, culture and heritage education.

A resilient and growing economy will provide benefits for local people, businesses, and the natural environment.

Council seeks to support employment growth by:

- Protecting the productivity of key existing agriculture, forestry, tourism, hospitality, fishing, timber, education, and health care industries.
- Supporting a sustainable forestry and timber processing sector.

- Supporting the growth of emerging high-tech manufacturing, food processing, arts, culture and heritage education industries.
- Supporting the provision of appropriate digital infrastructure for East Gippsland businesses.

Tourism

The tourism industry attracted over 1.3 million visitors in 2017-18, contributing over $325 million to the regional economy. East Gippsland is seen as a region with great tourism potential based on its nature- based experiences.

~~Councils strategic directions for economic development are:~~

- ~~Enhancing Bairnsdale's role as the principal commercial and retail centre and as the regional centre for public sector administration.~~
- ~~Consolidating and expanding diverse retail, commercial and community activities in the Paynesville town centre.~~
- ~~Supporting timber processing and value adding.~~
- ~~Supporting furniture manufacturers locating in East Gippsland.~~
- ~~Providing sites for nature-based tourism development to complement opportunities in the parks.~~
- ~~Protecting the natural environment while utilising timber resources.~~

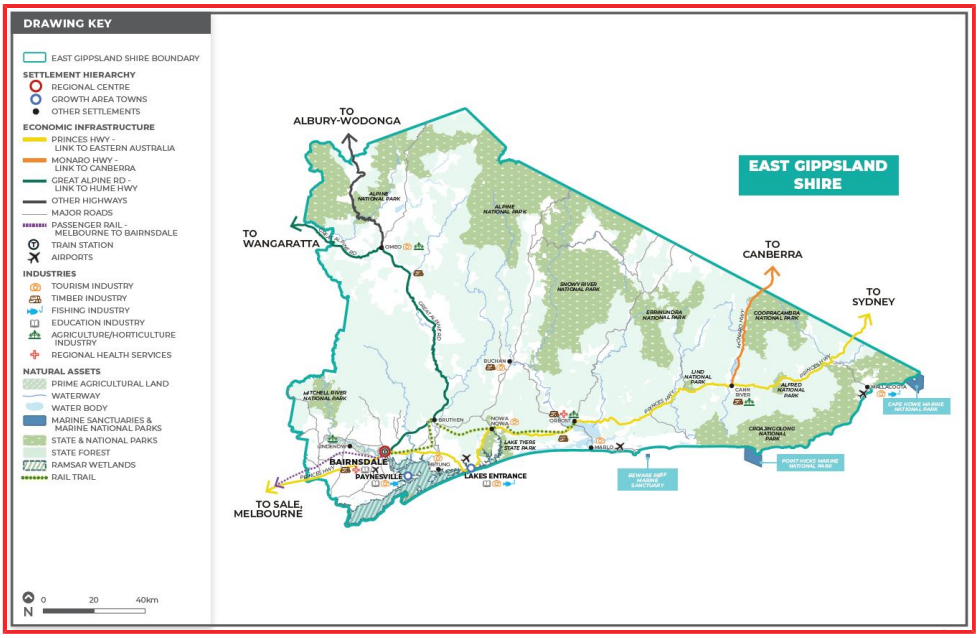
Council seeks to encourage nature based tourism development to complement opportunities in the State and National Parks.

~~East Gippsland Economic Strategy Plan~~Transport

02.03-8

--/--/----

Proposed C169egip



East Gippsland contains three key vehicle routes: Princes Highway, Monaro Highway and the Great Alpine Road. These routes provide access to key population centres, important transport and freight networks and offer touring routes and links to tourism destinations. The quality and efficiency of transport networks are vital to the competitiveness of key commercial and industrial sectors, particularly tourism and agriculture.

There is an opportunity to improve transport opportunities for sustainable forms of transport such as walking and cycling. New development must provide for active transport infrastructure to reduce car dependency.

Council seeks to support transport by:

- Encouraging the provision of a diverse range of transport modes including private vehicles, public transport, pedestrian and cyclist facilities between and within towns.
- Protecting and enhancing the operation of local airfields, ports and rail infrastructure to support economic development, emergency management and tourism.

02.03-~~7~~9 ~~Transport and infrastructure~~Infrastructure

~~25/11/2022 -/-/----~~
~~C462egip~~Proposed C169egip

~~Council shares responsibility for the management, maintenance and development of its road system, ports and airport with the Victorian Government~~As development in East Gippsland occurs, the demand for infrastructure grows. This includes community infrastructure such as health, education, arts and culture and recreation, and development infrastructure such as water supply, sewerage, roads, drainage and waste management.

~~The construction, maintenance and upgrade of Council infrastructure is necessary for the provision of health, community, environment and general public services. Innovative land-use planning and high quality public infrastructure and open spaces are essential to growing the region as the most liveable in Australia while retaining its enviable lifestyle and unique natural environment~~Council and developers will need to invest in community and development infrastructure to service growth. Infrastructure must be delivered in a coordinated, efficient and timely manner, utilising developer contributions where appropriate.

~~Council's strategic directions for transport and infrastructure are~~Council seeks to support the efficient delivery of community and development infrastructure by:

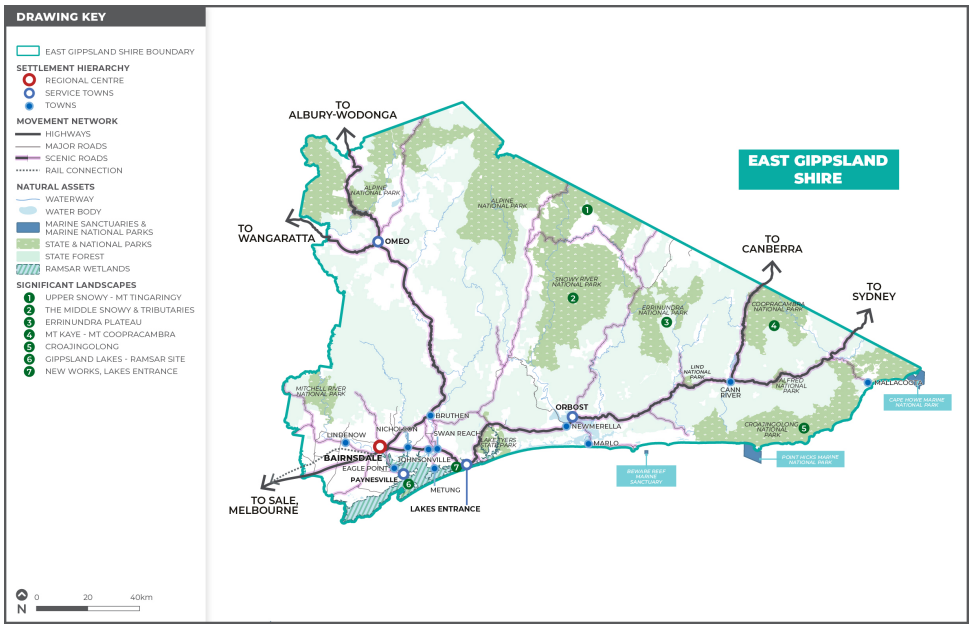
- ~~Encouraging a range of education and health options in the region.~~ Facilitating the coordinated delivery of a range of education, health, aged care, art and culture and community facilities and services in the region in conjunction with other agencies.
- Supporting the provision of public open space to offer passive and active recreation opportunities for a diverse range of users.
- Ensuring developers financially contribute to the delivery of infrastructure and services that are required to meet increasing community demands as a result of new development.
- Supporting environmentally sustainable infrastructure and digital connectivity.
- ~~Supporting provision of reticulated sewerage in un-serviced towns.~~ Supporting provision of reticulated sewerage in un-serviced towns where practical.
- ~~Providing for an aging population.~~
- ~~Maintaining and extending community services, cultural and recreation facilities.~~ Addressing local capacity issues relating to drainage infrastructure and impacts to existing drainage basins and floodplains.

02.04 STRATEGIC FRAMEWORK PLAN

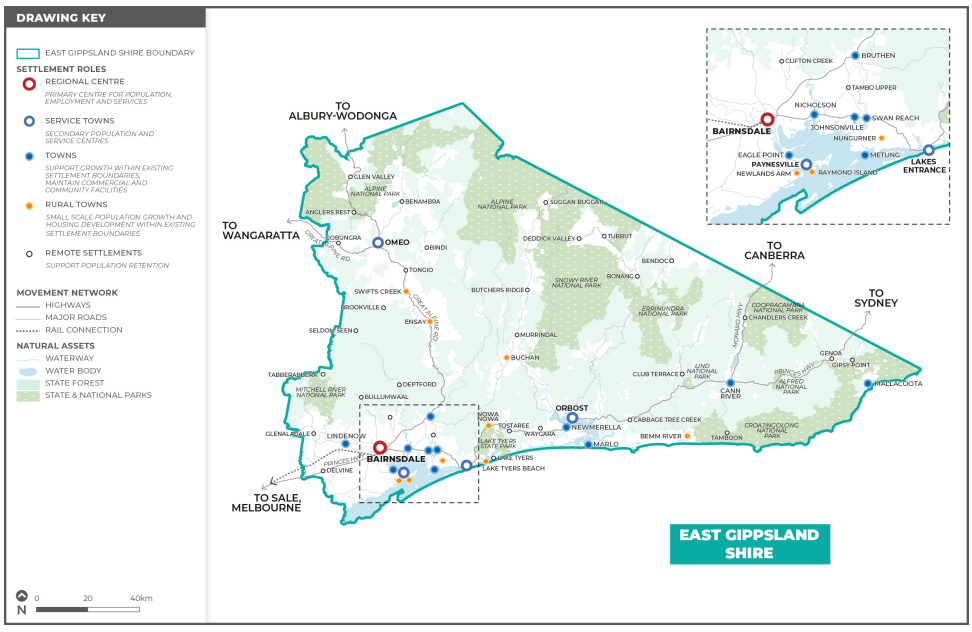
--/--/----
Proposed C169egip

The plans contained in Clause 02.04 are to be read in conjunction with the strategic directions in Clause 02.03.

East Gippsland Strategic Framework Plan

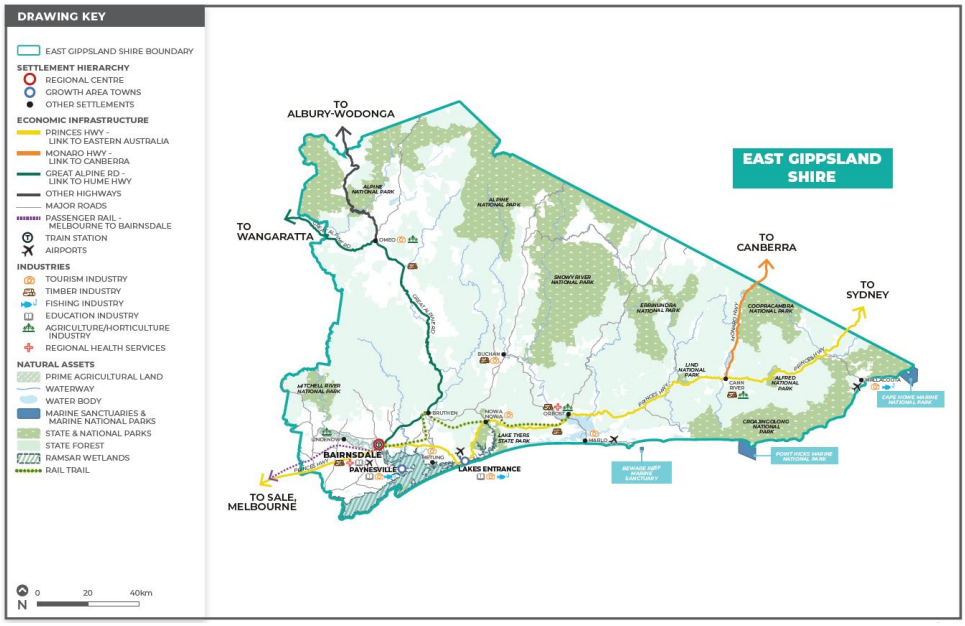


East Gippsland Settlement Framework Plan



EAST GIPPSLAND PLANNING SCHEME

East Gippsland Economic Development Framework Plan



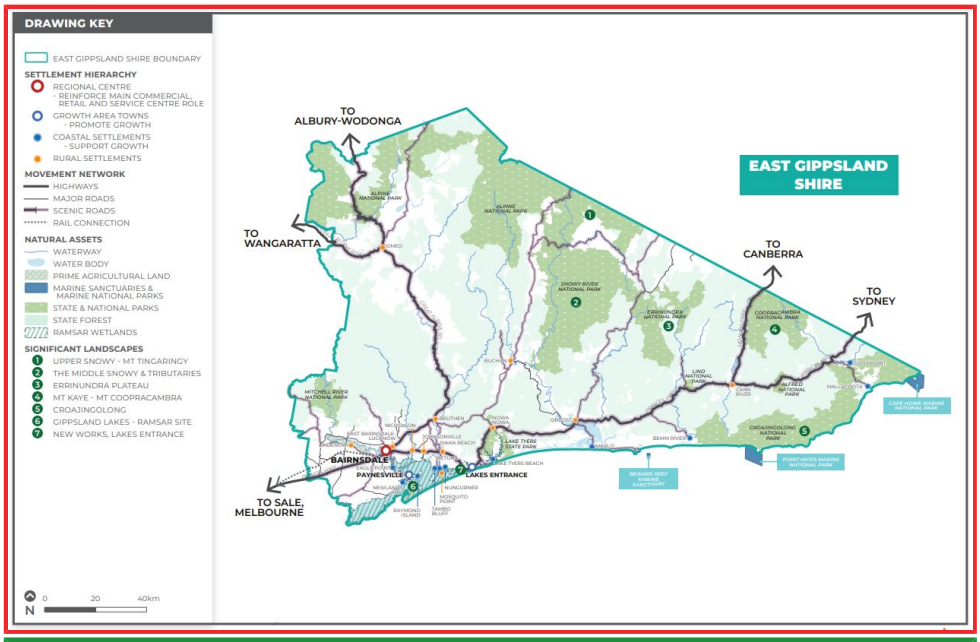
EAST GIPPSLAND PLANNING SCHEME

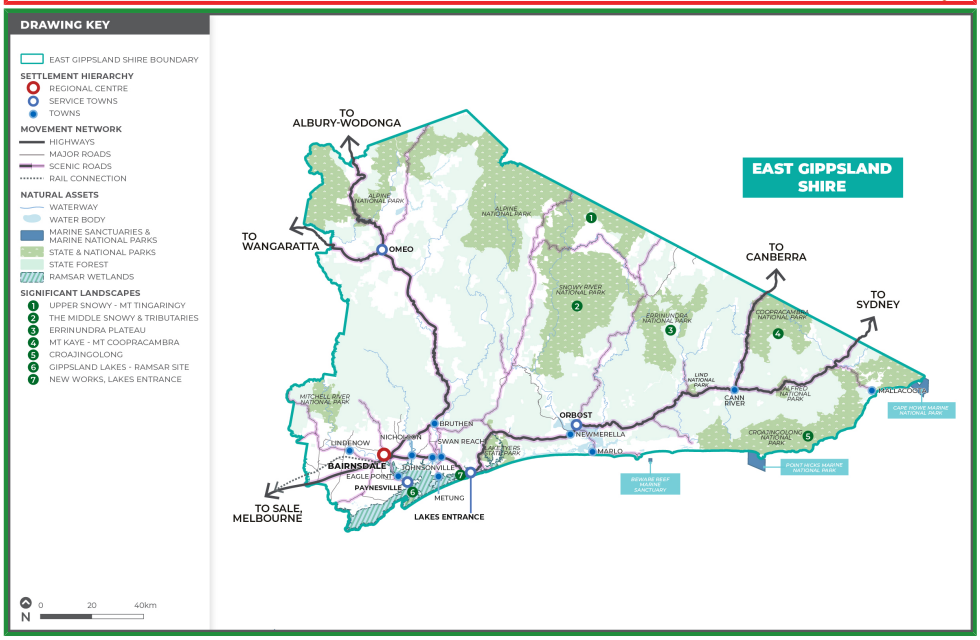
02.04 STRATEGIC FRAMEWORK PLAN

~~25/11/2022~~ ~~C162egip~~Proposed C169egip

The ~~plan~~plans contained in Clause 02.04 ~~is~~are to be read in conjunction with the strategic directions in Clause 02.03.

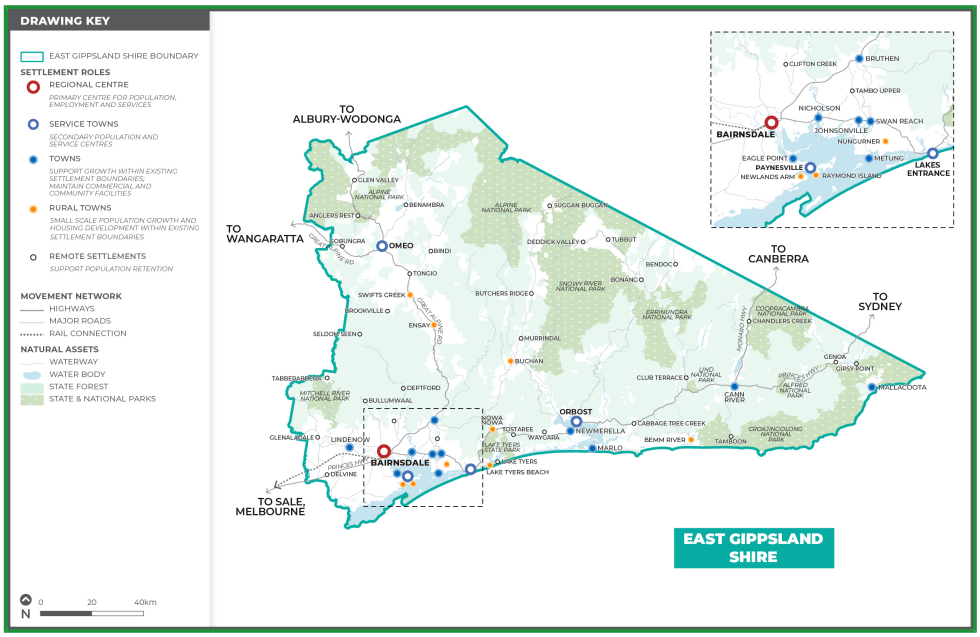
East Gippsland ~~strategic framework plan~~Strategic Framework Plan



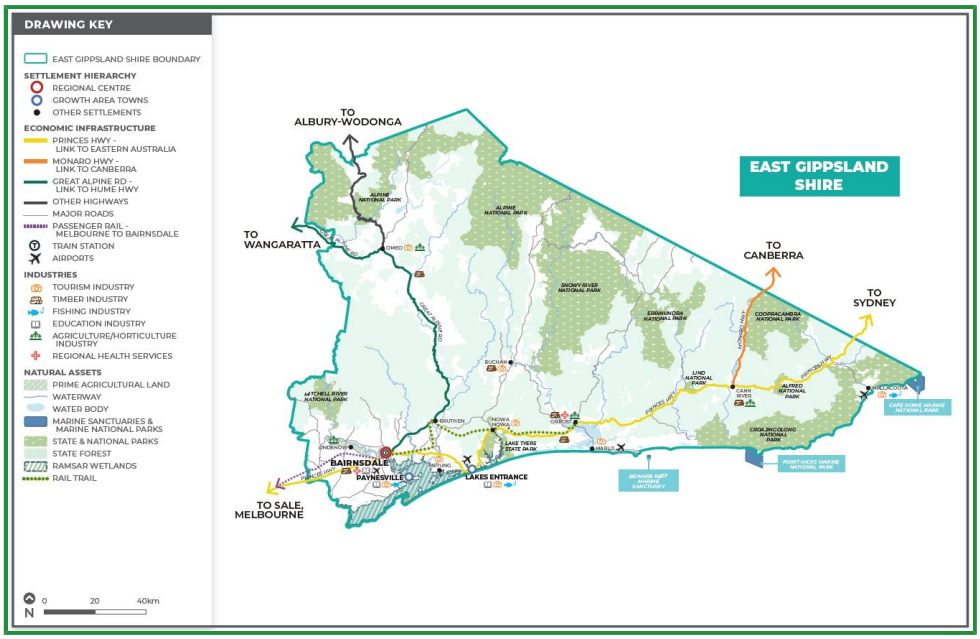


East Gippsland Settlement Framework Plan

EAST GIPPSLAND PLANNING SCHEME



East Gippsland Economic Development Framework Plan



EAST GIPPSLAND PLANNING SCHEME

11.01 VICTORIA

31/07/2018
VC148

11.01-1S Settlement

10/06/2022
VC216

Objective

To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Strategies

Develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities.

Focus investment and growth in places of state significance in Metropolitan Melbourne and the major regional cities of Ballarat, Bendigo, Geelong, Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.

Support sustainable development of the regional centres of Ararat, Bacchus Marsh, Bairnsdale, Benalla, Castlemaine, Colac, Echuca, Gisborne, Hamilton, Kyneton, Leongatha, Maryborough, Portland, Sale, Swan Hill, Warragul/Drouin and Wonthaggi.

Ensure regions and their settlements are planned in accordance with their relevant regional growth plan.

Guide the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks.

Create and reinforce settlement boundaries.

Provide for growth in population and development of facilities and services across a regional or sub-regional network.

Plan for development and investment opportunities along existing and planned transport infrastructure.

Promote transport, communications and economic linkages between settlements through the identification of servicing priorities in regional land use plans.

Strengthen transport links on national networks for the movement of commodities.

Deliver networks of high-quality integrated settlements that have a strong identity and sense of place, are prosperous and are sustainable by:

- Building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.
- Developing settlements that will support resilient communities and their ability to adapt and change.
- Balancing strategic objectives to achieve improved land use and development outcomes at a regional, catchment and local level.
- Preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes.
- Encouraging an integrated planning response between settlements in regions and in adjoining regions and states in accordance with the relevant regional growth plan.
- Providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs in accordance with the relevant regional growth plan.
- Improving transport network connections in and between regional cities, towns and Melbourne.
- Integrating the management of water resources into the urban environment in a way that supports water security, public health, environment and amenity outcomes.

- Minimising exposure to natural hazards, including increased risks due to climate change.
- Contributing to net zero greenhouse gas emissions through renewable energy infrastructure and energy efficient urban layout and urban design.

Encourage a form and density of settlements that supports healthy, active and sustainable transport.

Limit urban sprawl and direct growth into existing settlements.

Promote and capitalise on opportunities for urban renewal and infill redevelopment.

Develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.

Ensure retail, office-based employment, community facilities and services are concentrated in central locations.

Ensure land that may be required for future urban expansion is not compromised.

Support metropolitan and regional climate change adaption and mitigation measures.

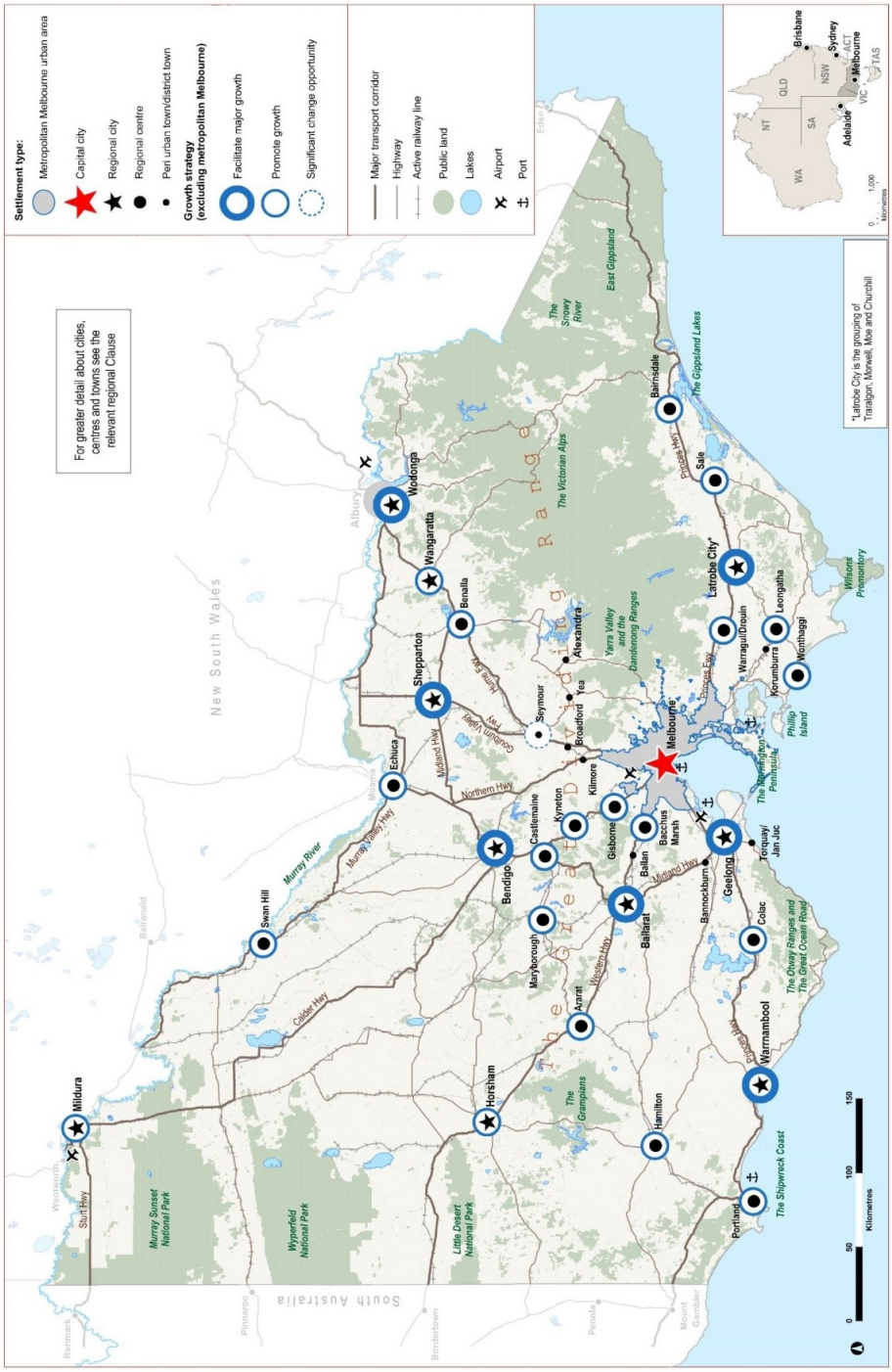
Policy documents

Consider as relevant:

- *Central Highlands Regional Growth Plan* (Victorian Government, 2014)
- *G21 Regional Growth Plan* (Geelong Region Alliance, 2013)
- *Gippsland Regional Growth Plan* (Victorian Government, 2014)
- *Great South Coast Regional Growth Plan* (Victorian Government, 2014)
- *Hume Regional Growth Plan* (Victorian Government, 2014)
- *Loddon Mallee North Regional Growth Plan* (Victorian Government, 2014)
- *Loddon Mallee South Regional Growth Plan* (Victorian Government, 2014)
- *Wimmera Southern Mallee Regional Growth Plan* (Victorian Government, 2014)
- *Plan Melbourne 2017-2050: Metropolitan Planning Strategy* (Department of Environment, Land, Water and Planning, 2017)
- *Plan Melbourne 2017-2050: Addendum 2019* (Department of Environment, Land, Water and Planning, 2019)

EAST GIPPSLAND PLANNING SCHEME

Victoria Settlement Framework



11.01-1R Settlement - Gippsland

31/07/2018
VC148

Strategies

Support urban growth in Latrobe City as Gippsland's regional city, at Bairnsdale, Leongatha, Sale, Warragul/Drouin and Wonthaggi as regional centres, and in sub-regional networks of towns.

Support new urban growth fronts in regional centres where natural hazards and environmental risks can be avoided or managed.

Support the continuing role of towns and small settlements in providing services to their districts, recognising their relationships and dependencies with larger towns.

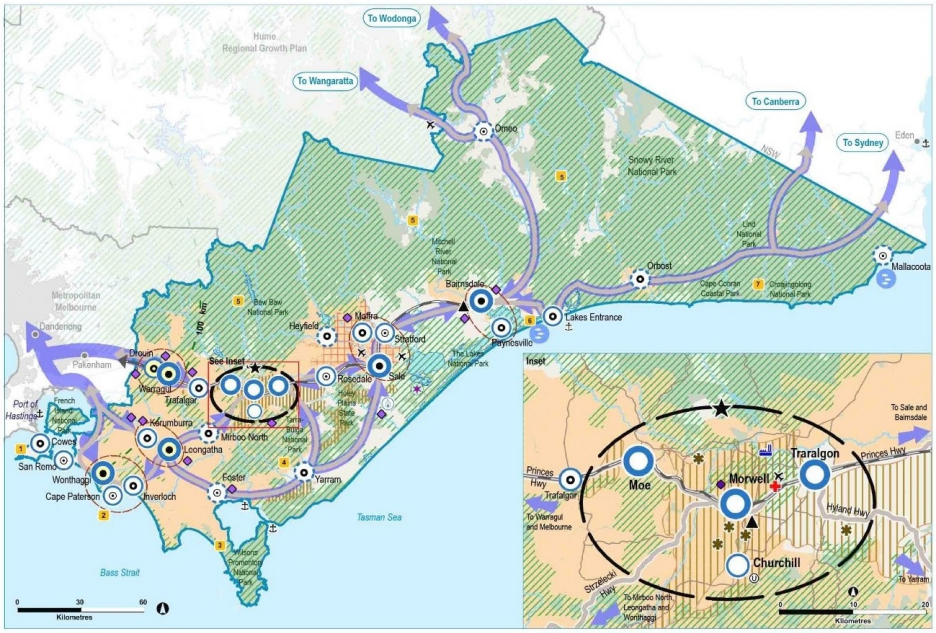
Create vibrant and prosperous town centres that are clearly defined and provide commercial and service activities that respond to changing population and market conditions.

Provide regional social infrastructure in the regional city and regional centres.

Plan for increased seasonal demand on services and infrastructure in towns with high holiday home ownership.

EAST GIPPSLAND PLANNING SCHEME

Gippsland Regional Growth Plan



SETTLEMENTS

Regional city - Latrobe City* | Regional centre | Town | Small town

**Latrobe City is the grouping of Traralgon, Morwell, Moe and Churchill*

Promote growth | Support growth | Sustainable change | Designated identified growth centre in Plan Melbourne(1)

Sub regional network | Areas within 100 km of central Melbourne | Melbourne's urban area

(1) Plan Melbourne (Chapter 6 – State of Cities) identifies Warragul/Drouin, Wonthaggi and Leongatha as peri-urban towns with potential to attract housing and population growth out of Melbourne

CONNECTIVITY AND TRANSPORT

Networks supporting movement and access | Potential freight and logistics precincts

Key road corridor | Key rail corridor | Arterial road (insert map only) | Airport | Port

ECONOMIC DEVELOPMENT

Food manufacturing hubs | Key agriculture and forestry land | Macalister Irrigation District

Brown coal reserves | Power station | Longford gas plant | Australian Paper Maryvale

Organic recycling facility | University | Hospital | Fishing port

STRATEGIC TOURISM INVESTMENT AREAS

1 Phillip Island | 2 Bunurong Coast | 3 Wilsons Promontory National Park | 4 Tarra-Bulga National Park

5 Australian Alps | 6 Gippsland Lakes | 7 Croajingolong National Park

ENVIRONMENT

Areas containing high value terrestrial habitat | Public land | Lakes | Rivers

11.01-1L-01 East Gippsland settlements

--/--/----
Proposed C169egip

Strategies

Support settlement growth in accordance with the East Gippsland Settlement Framework Plan at Clause 02.04.

Encourage settlement growth within existing settlement boundaries to enable the efficient, coordinated and sustainable use of land and infrastructure.

Maintain and enhance the distinctive character of towns and settlements across East Gippsland.

Manage the growth of settlements to address natural hazards and protect natural resources, areas of environmental significance and significant landscapes.

Protect the separation between settlements by preserving intervening areas of rural land.

11.01-1L-02 Nicholson

--/--/----
Proposed C169egip

Policy application

This policy applies to all land shown in Map 1 to this clause.

Strategies

Manage township growth to protect and enhance the environmental and landscape values of Nicholson.

Encourage consolidation of undeveloped and underutilised land in the Township Zone.

Encourage the development of infill commercial and tourism opportunities on sites with frontage to the Princes Highway.

Improve pedestrian connections adjacent to the Princes Highway from residential areas to the rural living areas, including to the Nicholson Primary School.

Improve entry treatments adjacent to the Princes Highway.

Improve linkages between the East Gippsland Rail Trail and the township.

Protect vegetation on road reserves, streamlines and habitat corridors, including Princes Highway.

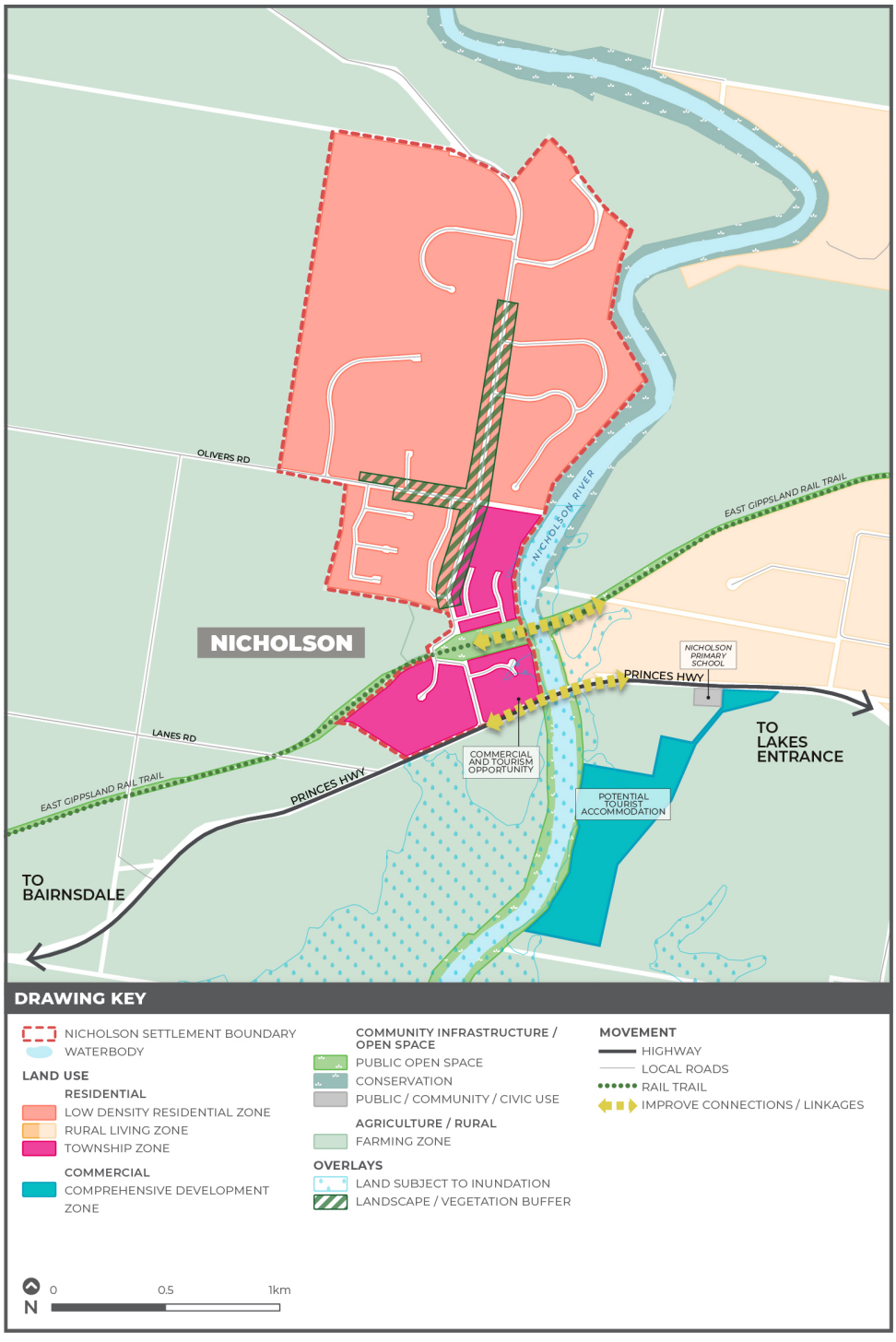
Policy documents

Consider as relevant:

- *Twin Rivers Land Use Plan* (Meinhardt Infrastructure and Environment and Essential Economics, 2012)

EAST GIPPSLAND PLANNING SCHEME

Map 1 - Nicholson Framework Plan



11.01-1L-03 Johnsonville

--/--/----
Proposed C169egip

Policy application

This policy applies to all land shown in Map 1 to this clause.

Strategies

Manage township growth to protect and enhance the environmental and landscape values of Johnsonville.

Protect corridors of vegetation on road reserves, streamlines and habitat corridors including Bumberrah Road, Punt Road and the Tambo River.

Encourage consolidation of land in the Township Zone.

Improve pedestrian connectivity along Princes Highway and between the Princes Highway and the Tambo River.

Improve township entry treatments adjacent to the Princes Highway.

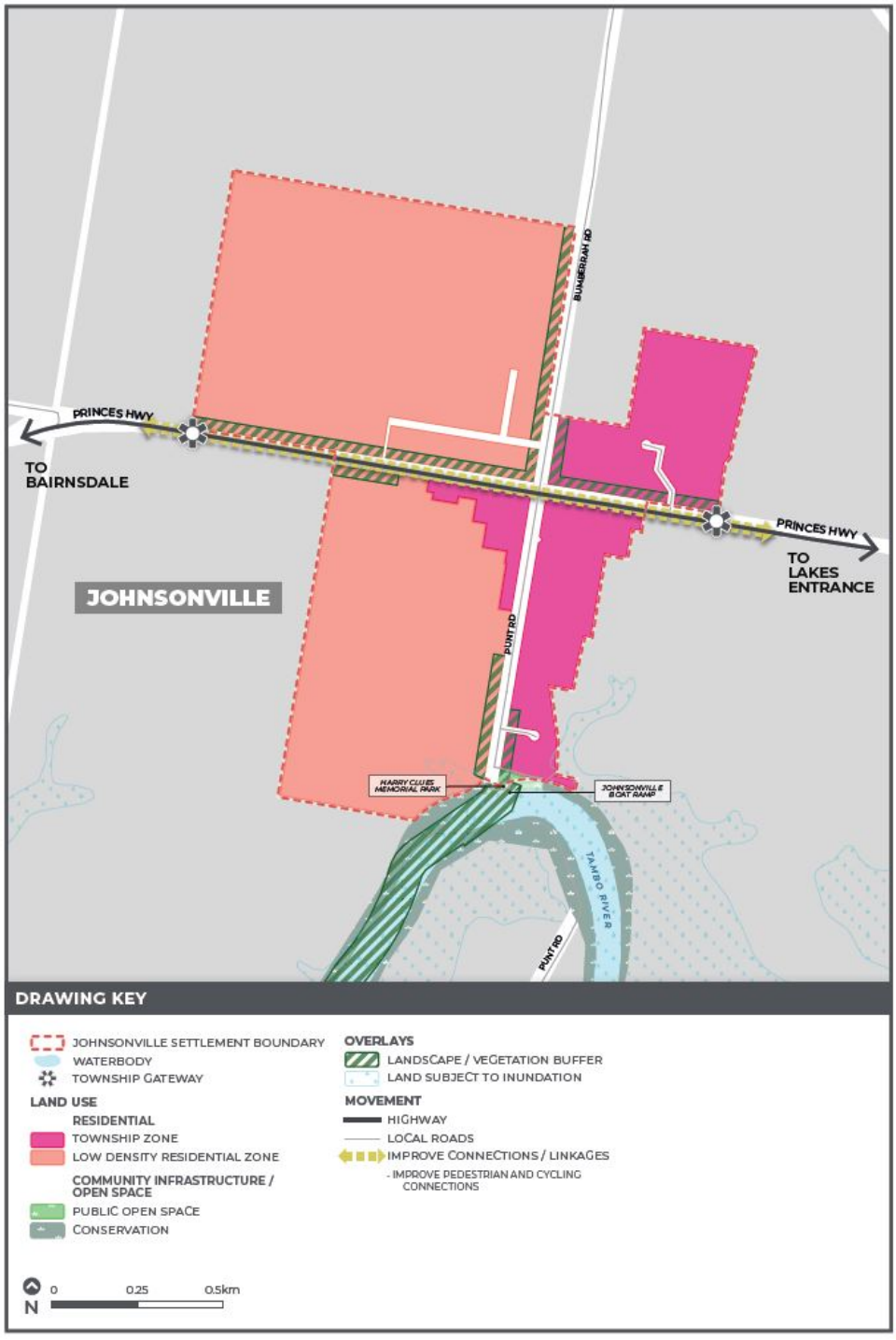
Policy documents

Consider as relevant:

- *Twin Rivers Land Use Plan* (Meinhardt Infrastructure and Environment and Essential Economics, 2012)

EAST GIPPSLAND PLANNING SCHEME

Map 1 - Johnsonville Framework Plan



11.01-1L-04 Swan Reach

--/--/----
Proposed C169egip

Policy application

This policy applies to all land shown in Map 1 to this clause.

Strategies

Manage township growth to protect and enhance the environmental and landscape values of Swan Reach.

Protect corridors of vegetation in road reserves, streamlines and habitat corridors including Mossiface Swan Reach Road, Old Orbost Road and the Tambo River.

Encourage consolidation of land in the Township Zone.

Improve pedestrian connectivity along Princes Highway and to the Tambo River.

Improve township entry treatments adjacent to the Princes Highway.

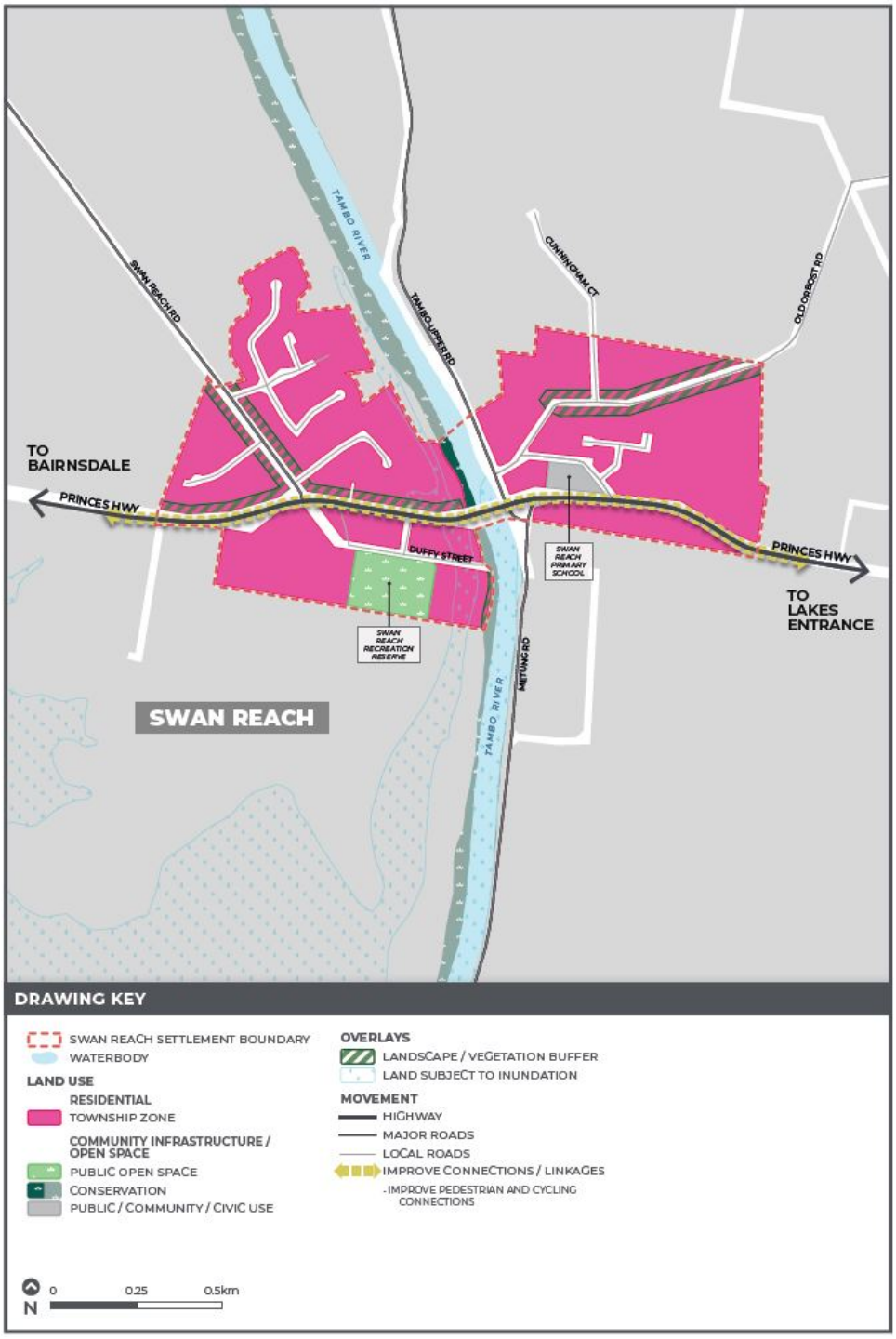
Policy documents

Consider as relevant:

- *Twin Rivers Land Use Plan* (Meinhardt Infrastructure and Environment and Essential Economics, 2012)

EAST GIPPSLAND PLANNING SCHEME

Map 1 - Swan Reach Framework Plan



11.01-1L-05 Omeo

--/--/----
Proposed C169egip

Policy application

This policy applies to all land shown in Map 1 to this clause.

Strategies

Support Omeo as a service town for agricultural activities, rural industry and tourism.

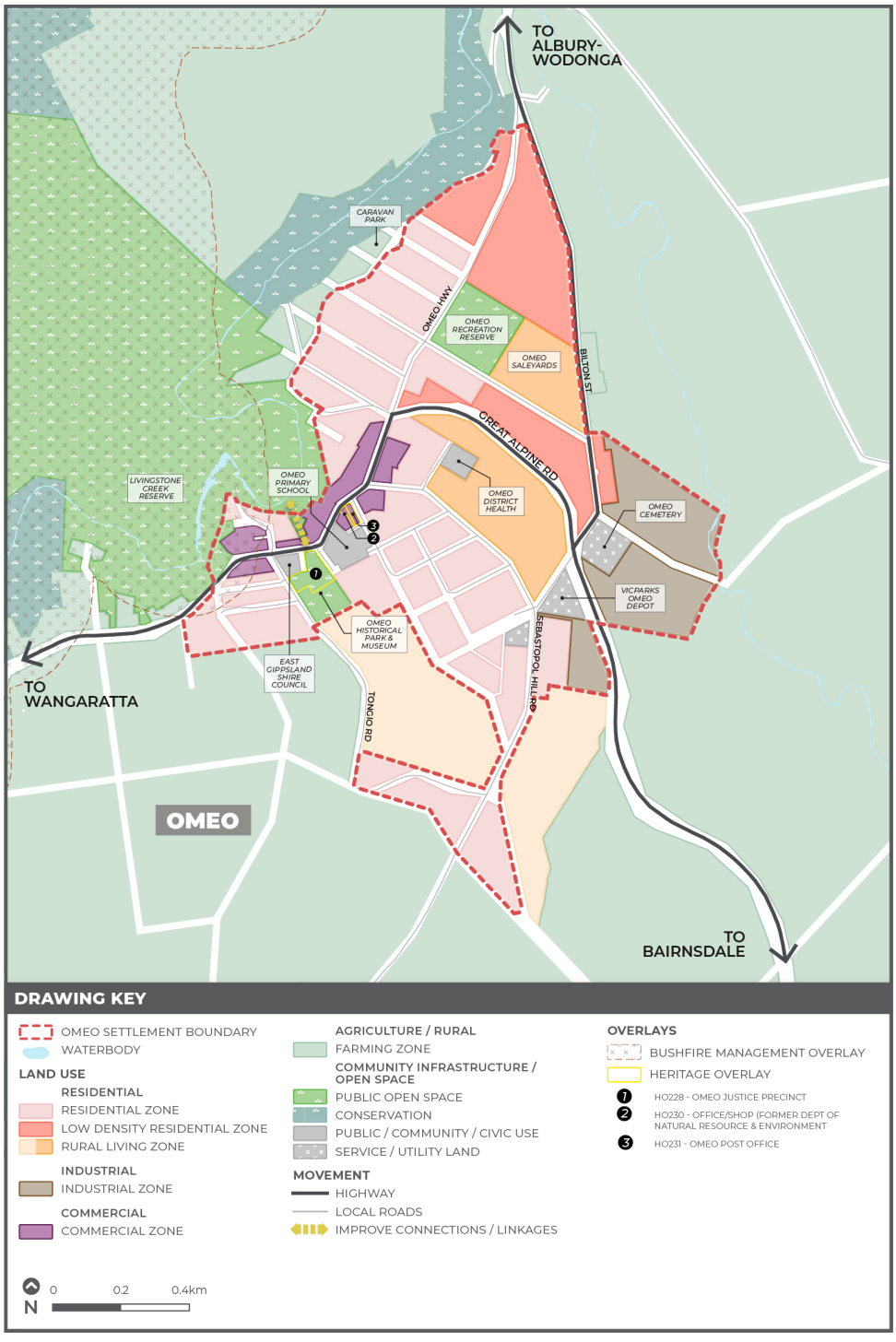
Discourage ribbon development.

Preserve and enhance the character, cultural heritage and landscape values of Omeo and its environs.

Improve linkages between the town and Livingstone Creek.

EAST GIPPSLAND PLANNING SCHEME

Map 1 - Omeo Framework Plan



11.01-1L-06 Orbost/Newmerella

--/--/----
Proposed C169egip

Policy application

This policy applies to all land shown in Map 1 to this clause.

Strategies

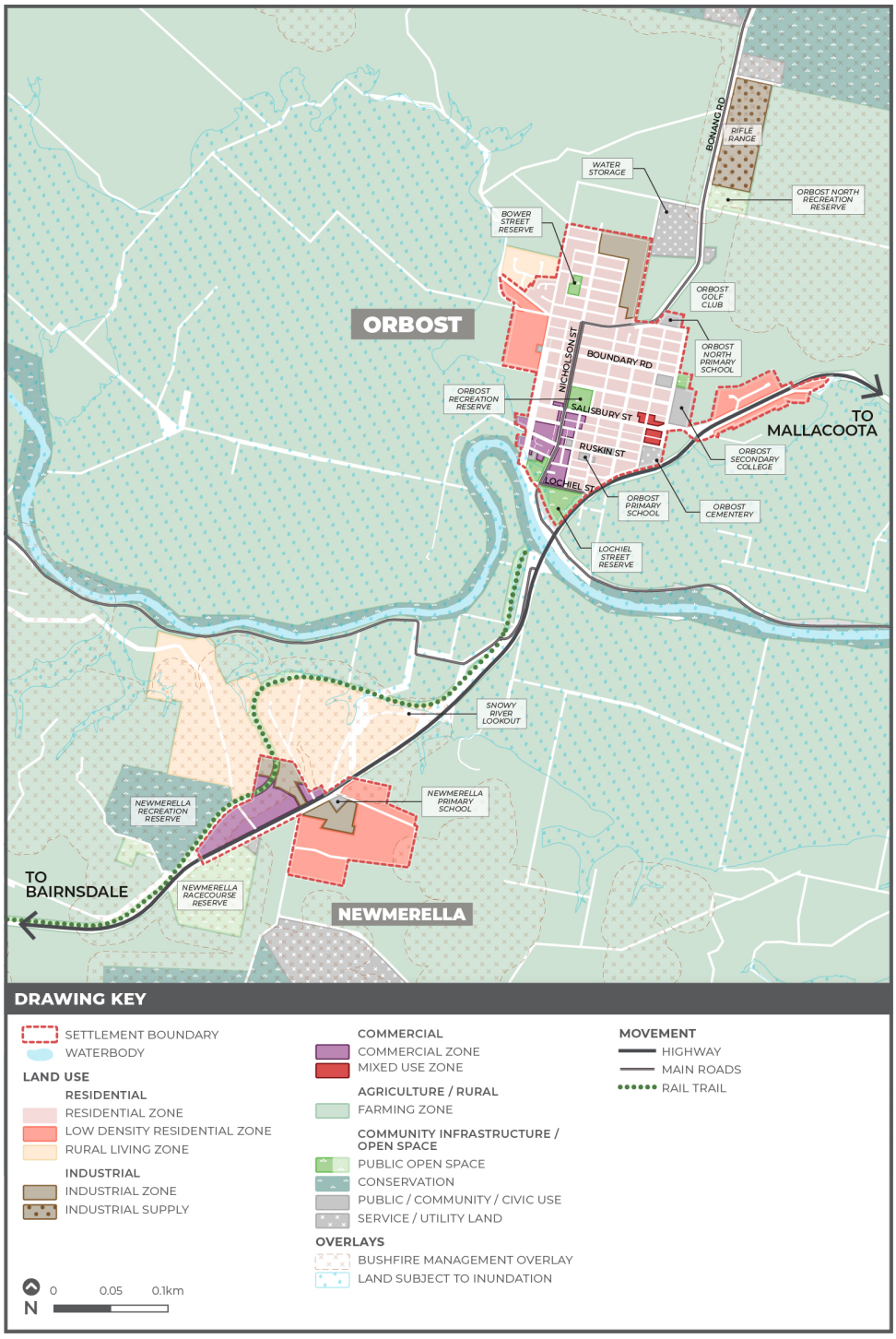
Support Orbost as a service town for agricultural activities and rural industries.

Avoid long term expansion east of Arnold Street until existing infill opportunities are taken up and reticulated sewerage and drainage are available.

Accommodate industrial activities on existing industrial zoned land including the Rifle Range.

EAST GIPPSLAND PLANNING SCHEME

Map 1 - Orbost/Newmerella Framework Plan



11.01-1L-07 Lindenow

--/--/----
Proposed C169egip

Policy application

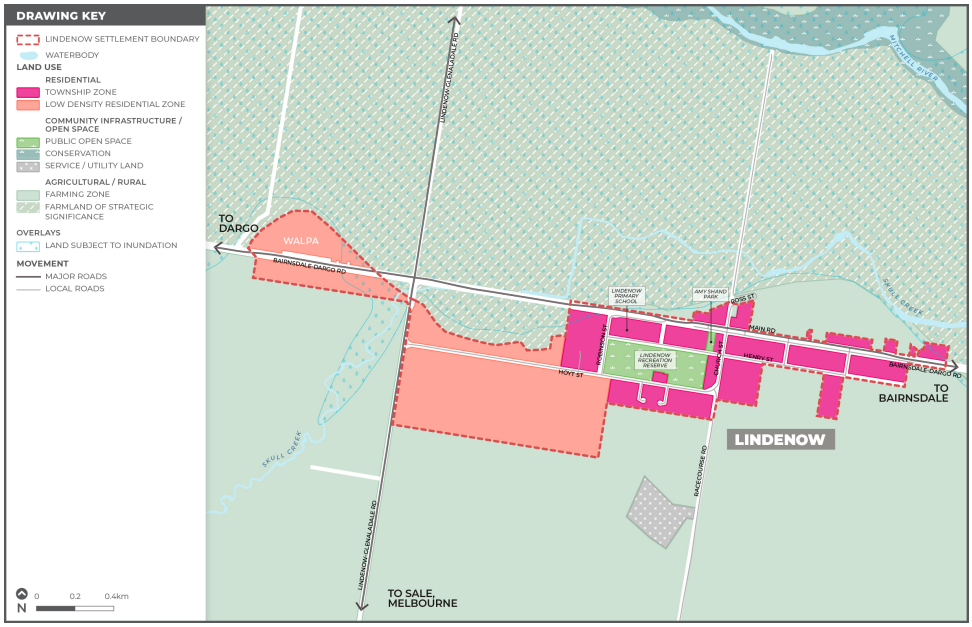
This policy applies to all land shown in Map 1 to this clause.

Strategies

Support development in the local service/commercial centre.

Encourage land uses that facilitate the processing of produce which complement existing agricultural activities in the Lindenow area.

Map 1 - Lindenow Framework Plan



EAST GIPPSLAND PLANNING SCHEME

11.01 VICTORIA

31/07/2018
VC148

11.01-1S Settlement

10/06/2022
VC216

Objective

To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Strategies

Develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities.

Focus investment and growth in places of state significance in Metropolitan Melbourne and the major regional cities of Ballarat, Bendigo, Geelong, Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.

Support sustainable development of the regional centres of Ararat, Bacchus Marsh, Bairnsdale, Benalla, Castlemaine, Colac, Echuca, Gisborne, Hamilton, Kyneton, Leongatha, Maryborough, Portland, Sale, Swan Hill, Warragul/Drouin and Wonthaggi.

Ensure regions and their settlements are planned in accordance with their relevant regional growth plan.

Guide the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks.

Create and reinforce settlement boundaries.

Provide for growth in population and development of facilities and services across a regional or sub-regional network.

Plan for development and investment opportunities along existing and planned transport infrastructure.

Promote transport, communications and economic linkages between settlements through the identification of servicing priorities in regional land use plans.

Strengthen transport links on national networks for the movement of commodities.

Deliver networks of high-quality integrated settlements that have a strong identity and sense of place, are prosperous and are sustainable by:

- Building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.
- Developing settlements that will support resilient communities and their ability to adapt and change.
- Balancing strategic objectives to achieve improved land use and development outcomes at a regional, catchment and local level.
- Preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes.
- Encouraging an integrated planning response between settlements in regions and in adjoining regions and states in accordance with the relevant regional growth plan.
- Providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs in accordance with the relevant regional growth plan.
- Improving transport network connections in and between regional cities, towns and Melbourne.
- Integrating the management of water resources into the urban environment in a way that supports water security, public health, environment and amenity outcomes.

- Minimising exposure to natural hazards, including increased risks due to climate change.
- Contributing to net zero greenhouse gas emissions through renewable energy infrastructure and energy efficient urban layout and urban design.

Encourage a form and density of settlements that supports healthy, active and sustainable transport.

Limit urban sprawl and direct growth into existing settlements.

Promote and capitalise on opportunities for urban renewal and infill redevelopment.

Develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.

Ensure retail, office-based employment, community facilities and services are concentrated in central locations.

Ensure land that may be required for future urban expansion is not compromised.

Support metropolitan and regional climate change adaption and mitigation measures.

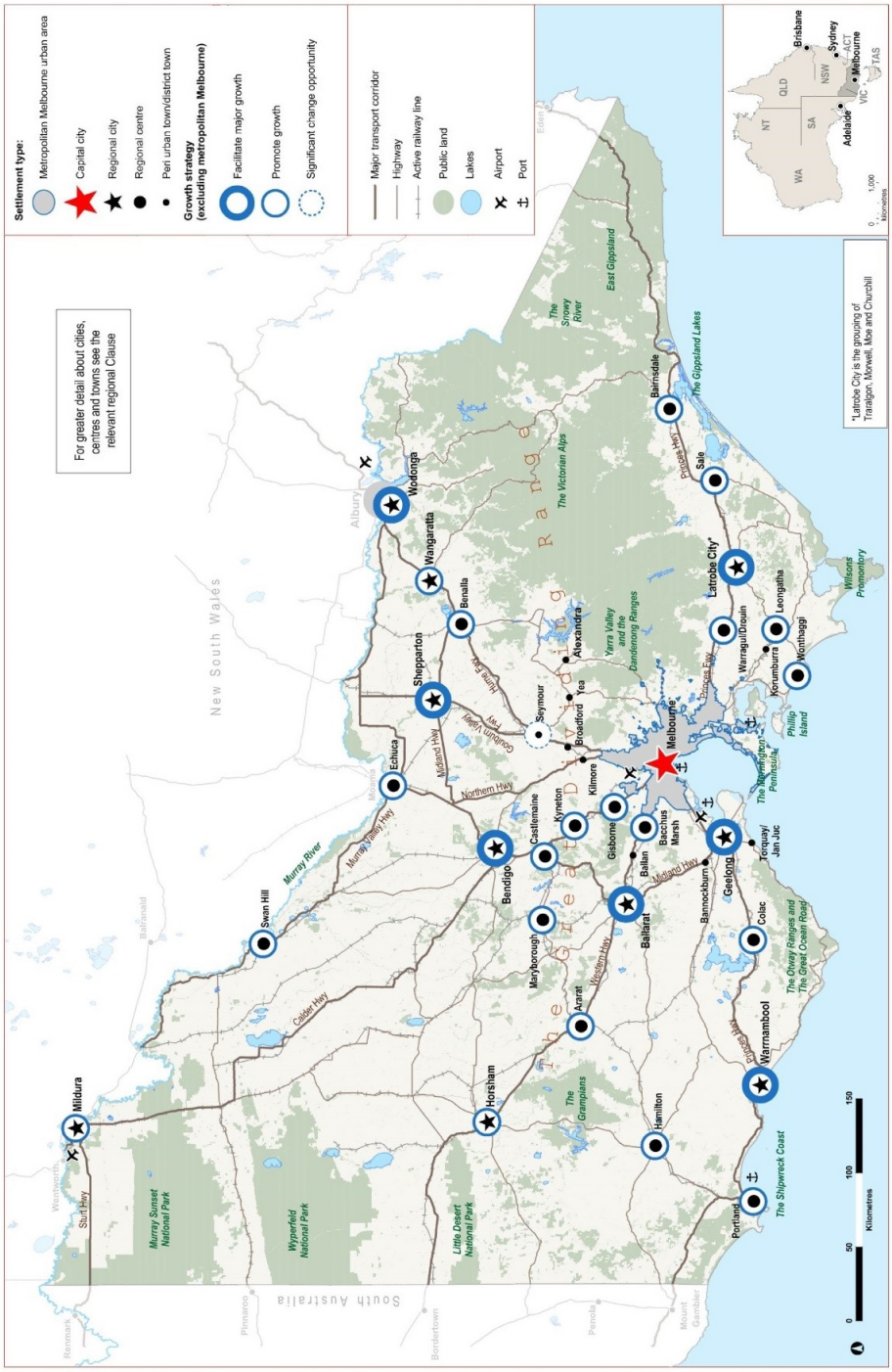
Policy documents

Consider as relevant:

- *Central Highlands Regional Growth Plan* (Victorian Government, 2014)
- *G21 Regional Growth Plan* (Geelong Region Alliance, 2013)
- *Gippsland Regional Growth Plan* (Victorian Government, 2014)
- *Great South Coast Regional Growth Plan* (Victorian Government, 2014)
- *Hume Regional Growth Plan* (Victorian Government, 2014)
- *Loddon Mallee North Regional Growth Plan* (Victorian Government, 2014)
- *Loddon Mallee South Regional Growth Plan* (Victorian Government, 2014)
- *Wimmera Southern Mallee Regional Growth Plan* (Victorian Government, 2014)
- *Plan Melbourne 2017-2050: Metropolitan Planning Strategy* (Department of Environment, Land, Water and Planning, 2017)
- *Plan Melbourne 2017-2050: Addendum 2019* (Department of Environment, Land, Water and Planning, 2019)

EAST GIPPSLAND PLANNING SCHEME

Victoria Settlement Framework



11.01-1R Settlement - Gippsland

31/07/2018
VC148

Strategies

Support urban growth in Latrobe City as Gippsland's regional city, at Bairnsdale, Leongatha, Sale, Warragul/Drouin and Wonthaggi as regional centres, and in sub-regional networks of towns.

Support new urban growth fronts in regional centres where natural hazards and environmental risks can be avoided or managed.

Support the continuing role of towns and small settlements in providing services to their districts, recognising their relationships and dependencies with larger towns.

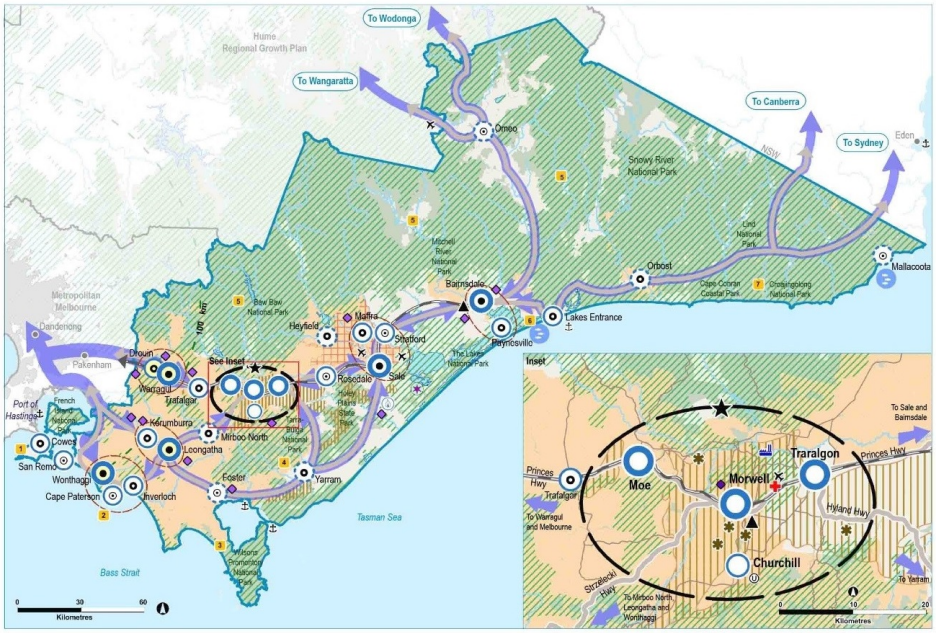
Create vibrant and prosperous town centres that are clearly defined and provide commercial and service activities that respond to changing population and market conditions.

Provide regional social infrastructure in the regional city and regional centres.

Plan for increased seasonal demand on services and infrastructure in towns with high holiday home ownership.

EAST GIPPSLAND PLANNING SCHEME

Gippsland Regional Growth Plan



SETTLEMENTS

Regional city - Latrobe City* | Regional centre | Town | Small town

**Latrobe City is the grouping of Traralgon, Morwell, Moe and Churchill*

Promote growth | Support growth | Sustainable change | Designated identified growth centre in Plan Melbourne(1)

Sub regional network | Areas within 100 km of central Melbourne | Melbourne's urban area

(1) Plan Melbourne (Chapter 6 – State of Cities) identifies Warragul/Drouin, Wonthaggi and Leongatha as peri-urban towns with potential to attract housing and population growth out of Melbourne

CONNECTIVITY AND TRANSPORT

Networks supporting movement and access | Potential freight and logistics precincts

Key road corridor | Key rail corridor | Arterial road (insert map only) | Airport | Port

ECONOMIC DEVELOPMENT

Food manufacturing hubs | Key agriculture and forestry land | Macalister Irrigation District

Brown coal reserves | Power station | Longford gas plant | Australian Paper Maryvale

Organic recycling facility | University | Hospital | Fishing port

STRATEGIC TOURISM INVESTMENT AREAS

1 Phillip Island | 2 Bunurong Coast | 3 Wilsons Promontory National Park | 4 Tarra-Bulga National Park

5 Australian Alps | 6 Gippsland Lakes | 7 Croajingolong National Park

ENVIRONMENT

Areas containing high value terrestrial habitat | Public land | Lakes | Rivers

11.01-1L-01 East Gippsland settlements

~~25/11/2022 C162egip~~ ~~--/--/----~~ Proposed C169egip

Strategies

~~Encourage infill or incremental development of existing towns in preference to dispersed development~~Support settlement growth in accordance with the East Gippsland Settlement Framework Plan at Clause 02.04.

~~Encourage the consolidation of existing township areas through the development and subdivision of existing lots.~~

~~Allow limited infill development in townships where lots are capable of retaining wastewater.~~

~~Design new subdivision within or adjacent to unsewered towns to have lot sizes appropriate for on-site treatment and disposal of wastewater~~Encourage settlement growth within existing settlement boundaries to enable the efficient, coordinated and sustainable use of land and infrastructure.

~~Support residential infill development within existing residential zones~~Maintain and enhance the distinctive character of towns and settlements across East Gippsland.

~~Protect areas for future urban growth, particularly avoiding the fragmentation of rural residential land on the urban fringe.~~

~~Support medium density development for tourist and residential use in residential zones.~~Manage the growth of settlements to address natural hazards and protect natural resources, areas of environmental significance and significant landscapes.

~~Preserve intervening areas of rural or natural landscapes to protect the separation between settlements~~Protect the separation between settlements by preserving intervening areas of rural land.

~~Provide any new lot created in the Township Zone or Low Density Residential Zone with urban infrastructure.~~

~~Encourage development of township centres through consolidation of retail and commercial areas.~~

~~Encourage retail and commercial uses requiring larger sites to locate adjacent to the central commercial areas, rather than in free-standing sites on the outskirts of towns.~~

11.01-1L-02 ~~Growth area towns~~Nicholson ~~Bairnsdale~~

~~25/11/2022 C162egip~~Proposed C169egip

~~Policy application~~

~~This policy applies to all land in the Bairnsdale Framework Plan and the East Bairnsdale – Lucknow Precinct Plan to this clause.~~

~~Strategies - Bairnsdale~~

~~Support infill medium density housing close to Bairnsdale CBD to provide greater housing choices.~~

~~Facilitate urban development for Bairnsdale within the existing town boundary.~~

~~Encourage residential development in Brookfield Lakes and Shannon Waters Estate.~~

~~Encourage infill industrial activity on serviced industrial land.~~

~~Encourage industrial expansion around the Bosworth Rd-Holloway-Kyle Street area.~~

~~Avoid further linear expansion of commercial development and activities adjacent to the Princes Highway outside the town boundary.~~

~~Enhance the Mitchell River corridor, restoration of the Port of Bairnsdale and development of a Botanical Gardens in the area between Clifton Creek backwater and the Mitchell River.~~

~~Facilitate development of 26 Phillips Lane, Lucknow in accordance with the *Site Specific Control – 26 Phillips Lane, Lucknow* (May 2012) Incorporated Document.~~

~~Facilitate development of 870 Princes Highway, Hillside in accordance with the *Specific Control for Land at 1015 Bairnsdale-Dargo Road, Hillside* (October 2010) Incorporated Document.~~

~~Encourage light industry, motels, take-away food premises and service stations in the Mixed-Use Zone north of the Princes Highway.~~

~~Encourage transport businesses and light industry in the Mixed-Use Zone south of the Princes Highway.~~

~~Encourage medical related uses and offices in the Mixed-Use Zone at Main Street / Gould Street.~~

~~Encourage motels, medical centres and small offices in the Mixed-Use Zone at Main Street / Macleod.~~

~~Encourage residential development fronting Wood Street and a mix of residential and service industrial type uses fronting Macleod Street in the Mixed-Use Zone at Macleod Street (east of Wood Street).~~

~~Protect Macleods Morass from adverse impacts of urban uses and facility operations.~~

~~Strategies – East Bairnsdale~~

~~Facilitate the East Bairnsdale – Lucknow precinct for urban growth with a mix of activities including residential, local area commercial and industrial.~~

~~Provide roads within the precinct for connectivity, efficient access and dispersal of traffic.~~

~~Ensure the future Princes Highway diversion is not compromised.~~

~~Design road layout, open space and lots in residential subdivisions as a buffer from industrial activity.~~

~~Plan for community and recreation infrastructure, including a multipurpose space in East Bairnsdale.~~

~~Preserve remnant vegetation and incorporate it into public open spaces.~~

~~Design development along Princes Highway at the eastern gateway as an attractive entrance to Bairnsdale.~~

Design drainage in subdivisions to support water management plans.

Provide urban infrastructure to support new residential and business development.

Support residential development in East Bairnsdale provided that it minimises amenity impacts and protects existing rights of local industry.

Consolidate employment opportunities in planned industrial and commercial land use activities.

Avoid land uses that adversely impact on the industrial activities in the precinct.

Policy guideline – East Bairnsdale

Consider as relevant:

- Whether to specify community and development infrastructure in a Section 173 agreement under the Planning and Environment Act 1987 implementing the *East Bairnsdale - Lucknow Precinct Structure Plan*.

Paynesville

Policy application

This policy applies to all land in the Paynesville Framework Plan to this clause.

Strategies - Paynesville

Provide a variety of housing types and styles that add to the special character of Paynesville.

Provide linkages between residential, commercial, recreation, town centre activity areas, the foreshore, the waterfront and the hinterland.

Develop tourism opportunities and event spaces that facilitate an all year-round destination.

Encourage the maritime industry (including marinas and workshop facilities) and service industry in the Industrial 3 Zone at Slip Road.

Discourage industry that is not reliant on access to water in the Industrial 3 Zone on Slip Road.

Expand the town westwards generally between Waratah Avenue and Grandview Road.

Contain urban development within the area to the east of Grandview Road.

Promote higher densities in the redevelopment of existing areas.

Provide a distinct separation of Eagle Point and Paynesville incorporating extensive open space areas.

Provide expansive green edges to abut entry roads to maintain the sense of country atmosphere to the arrival experience.

Encourage development of a variety of tourist accommodation options within Paynesville, particularly in the town centre or close to the canals.

Encourage the use of the site adjoining the coast north-west of Paynesville, to be developed for resort development or for urban/residential use.

Plan any resort development as an integrated development that does not include land uses that would be prejudicial to the primacy of the Paynesville activity centre.

Policy guideline - Paynesville

Consider as relevant:

- Encouraging a variety of lot sizes in new subdivisions on greenfield sites, with an average gross lot yield of 8-10 lots per hectare.

~~**Lakes Entrance**~~

~~**Policy application**~~

~~This policy applies to all land in the Lakes Entrance Framework Plan to this clause and Rural Living Zones in the Colquhoun area.~~

~~**Strategies - Lakes Entrance**~~

~~Restrict development outside the Lakes Entrance settlement boundary.~~

~~Protect vegetated areas, particularly in vulnerable undeveloped areas within the town boundary as part of the subdivision process.~~

~~Provide additional industrial land in Lakes Entrance as identified on the Lakes Entrance Framework Plan.~~

~~Support development of the Colquhoun land north of Lakes Entrance for rural living.~~

~~Limit the adverse impacts of subdivision, use and residential development in environmentally sensitive areas in the Colquhoun area.~~

~~Improve the town entry by the creation of a new gateway landscape.~~

~~Improve linkages between the town centre and Kalimna residential area.~~

~~Develop the large rural holding north of Kalimna, adjoining North Arm, either for a resort-style development or an integrated residential development with recreational/tourist components.~~

~~Improve pedestrian connections across The Esplanade between the commercial edge and foreshore in particular adjacent to the Tourist Precinct and the Civic/Village Precinct.~~

~~Improve pedestrian access in the retail centre, particularly to the rear of The Esplanade in the vicinity of Church Street and along the foreshore.~~

~~Protect and maximise foreshore views along The Esplanade through building design.~~

~~Focus recreational and tourism uses within the Tourist Precinct and along the foreshore opposite the Tourist Precinct and the Civic/Village Precinct.~~

~~Locate recreational and tourist opportunities in the western portion of Bullock Island.~~

~~Integrate Bullock Island into the town's recreation/tourism attractions, in particular those located within the Tourist Precinct.~~

~~Provide improved linkages between the two nodes of Lakes Entrance and Bullock Island.~~

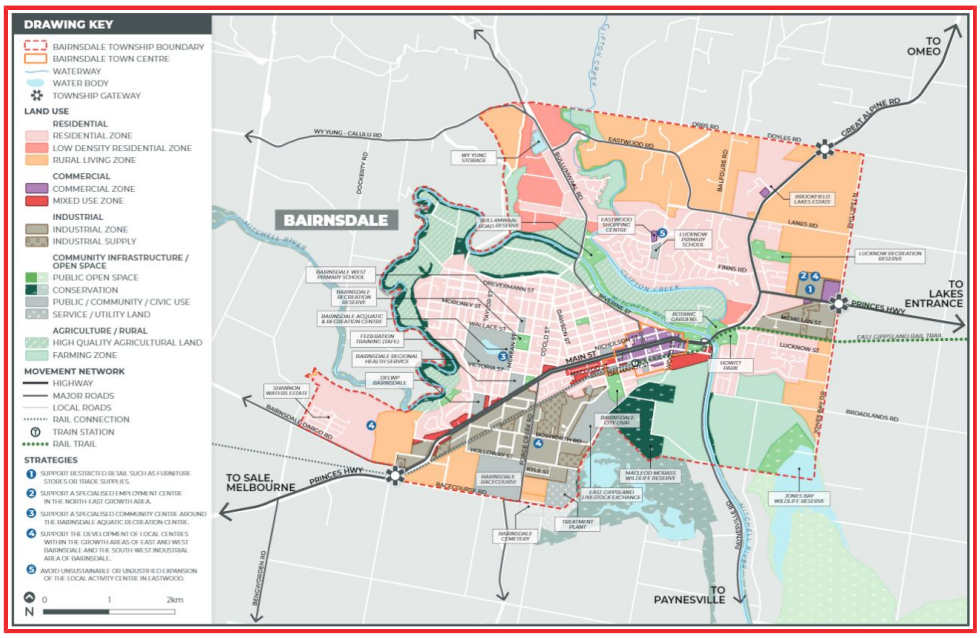
~~**Policy guideline - Lakes Entrance**~~

~~Consider as relevant:~~

- ~~Providing urban infrastructure, open space and community facilities in accordance with the *Lakes Entrance Northern Growth Area Development Contributions Plan* (August, 2012) when subdividing any land included in the Outline Development Plan.~~
- ~~Preserving environmental values through planting revegetation, rehabilitation or fencing on Rural Residential Zoned land in the Colquhoun area.~~
- ~~The need for an agreement under Section 173 of the Planning and Environment Act 1987 to implement or control future use and maintenance of the rural residential land in the Colquhoun area.~~

EAST GIPPSLAND PLANNING SCHEME

~~Bairnsdale Framework Plan~~



~~East Bairnsdale – Lucknow Precinct Plan~~

EAST GIPPSLAND PLANNING SCHEME



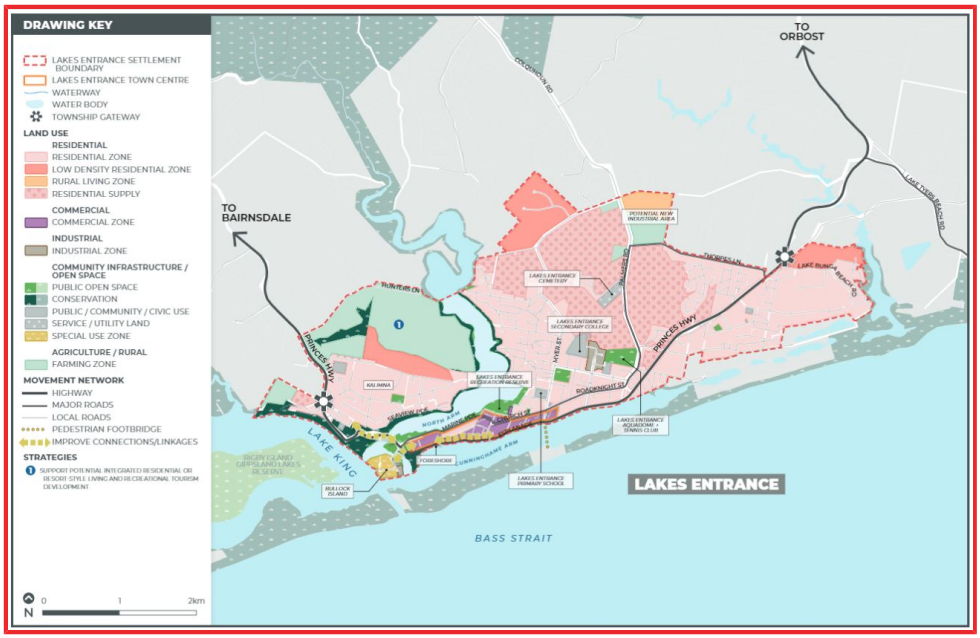
EAST GIPPSLAND PLANNING SCHEME

~~Paynesville Framework Plan~~



EAST GIPPSLAND PLANNING SCHEME

~~**Lakes Entrance Framework Plan**~~



~~11.01-1L-03~~ ~~Rural settlements~~

~~25/11/2022 C162egip~~

~~Twin River towns~~

Policy ~~application~~application

This policy applies to all land ~~in the Nicholson, Johnsonville and Swan Reach framework plans~~shown in Map 1 to this clause.

~~Strategies~~Strategies

Manage township growth to protect and enhance the environmental and landscape values of Nicholson.

~~Preserve the separation between Nicholson, Johnsonville and Swan Reach.~~

~~Consolidate the existing~~Encourage consolidation of undeveloped and underutilised land in the Township Zone.

~~Encourage development of the undeveloped Low Density and Rural Living Zone land.~~

Encourage the development of infill commercial and tourism opportunities on sites with frontage to the Princes Highway.

~~Provide tourist accommodation in the Comprehensive Development Zone to the south east of the Nicholson township.~~

~~Direct township growth to the north of the existing Township Zone at 100 Nicholson Sarsfield Road.~~

~~Improve pedestrian connectivity between the Township Zone areas on either side of the Rivers.~~

Improve pedestrian connections adjacent to the Princes Highway ~~including connections between Nicholson and settlement areas east of the Nicholson River, including~~from residential areas to the rural living areas, including to the Nicholson Primary School~~, and between Johnsonville and Swan Reach~~.

~~Improve pedestrian and cycle connections between Nicholson, Johnsonville and the Rail Trail.~~

Improve entry treatments adjacent to the Princes Highway.

Improve linkages between the East Gippsland Rail Trail and ~~townships~~the township.

Protect vegetation on road reserves, streamlines and habitat corridors, including Princes Highway.

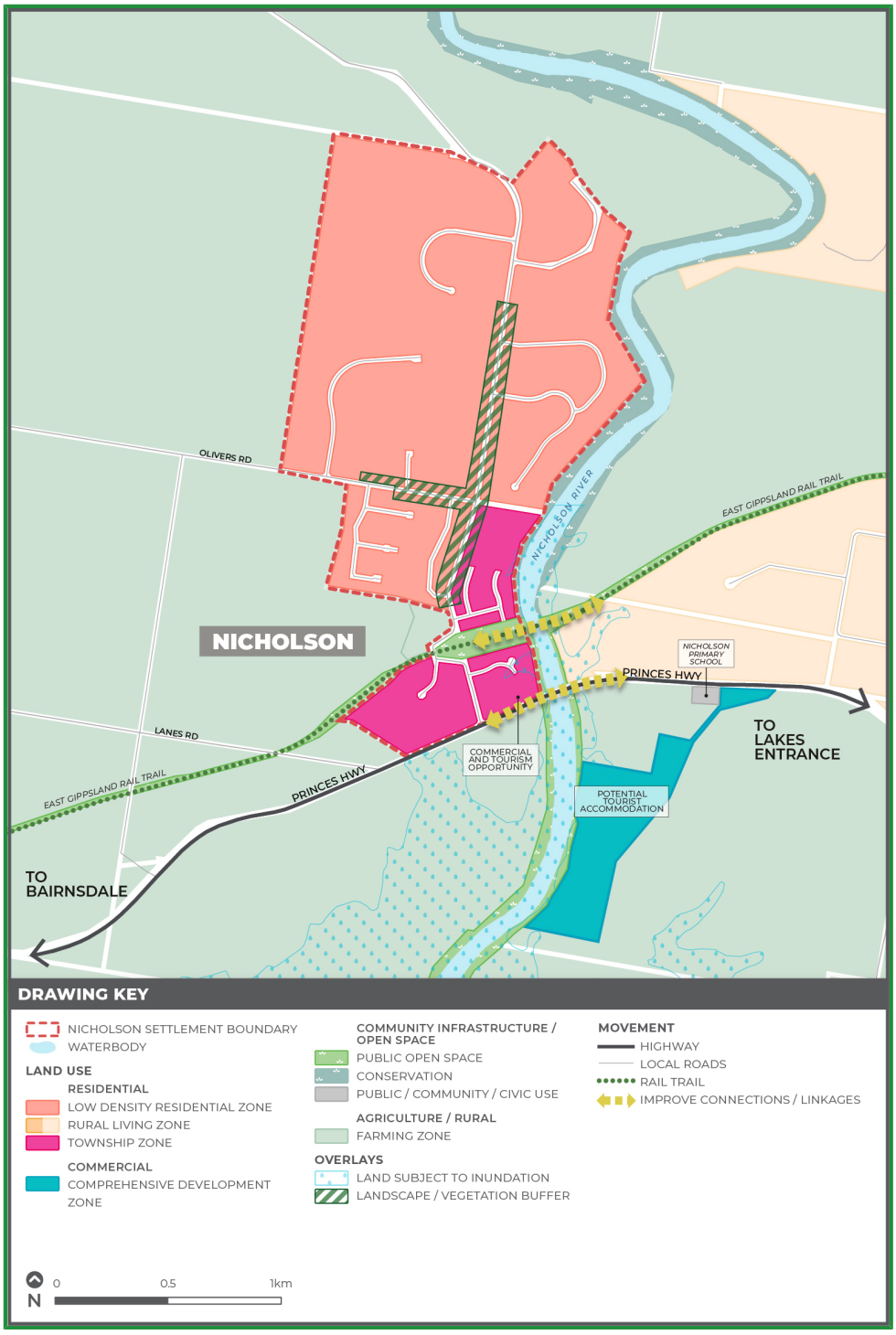
Policy documents

Consider as relevant:

- *Twin Rivers Land Use Plan* (Meinhardt Infrastructure and Environment and Essential Economics, 2012)

EAST GIPPSLAND PLANNING SCHEME

Map 1 - Nicholson Framework Plan



11.01-1L-03 Johnsonville

--/--/----
Proposed C169egip

Policy application

This policy applies to all land shown in Map 1 to this clause.

Strategies

Manage township growth to protect and enhance the environmental and landscape values of Johnsonville.

Protect corridors of ~~roadside vegetation~~vegetation on road reserves, streamlines and habitat corridors including ~~on the Princes Highway, Bumberrah~~Bumberrah Road, Punt Road and the Tambo River.

~~Protect the Princes Highway corridor and river corridor from inappropriate development~~Encourage consolidation of land in the Township Zone.

~~Protect roadside vegetation, waterways and habitat corridors near the Tambo River, Princes Highway, Mossiface Swan Reach Road, Cunningham Road and Old Orbost Road~~Improve pedestrian connectivity along Princes Highway and between the Princes Highway and the Tambo River.

Improve township entry treatments adjacent to the Princes Highway.

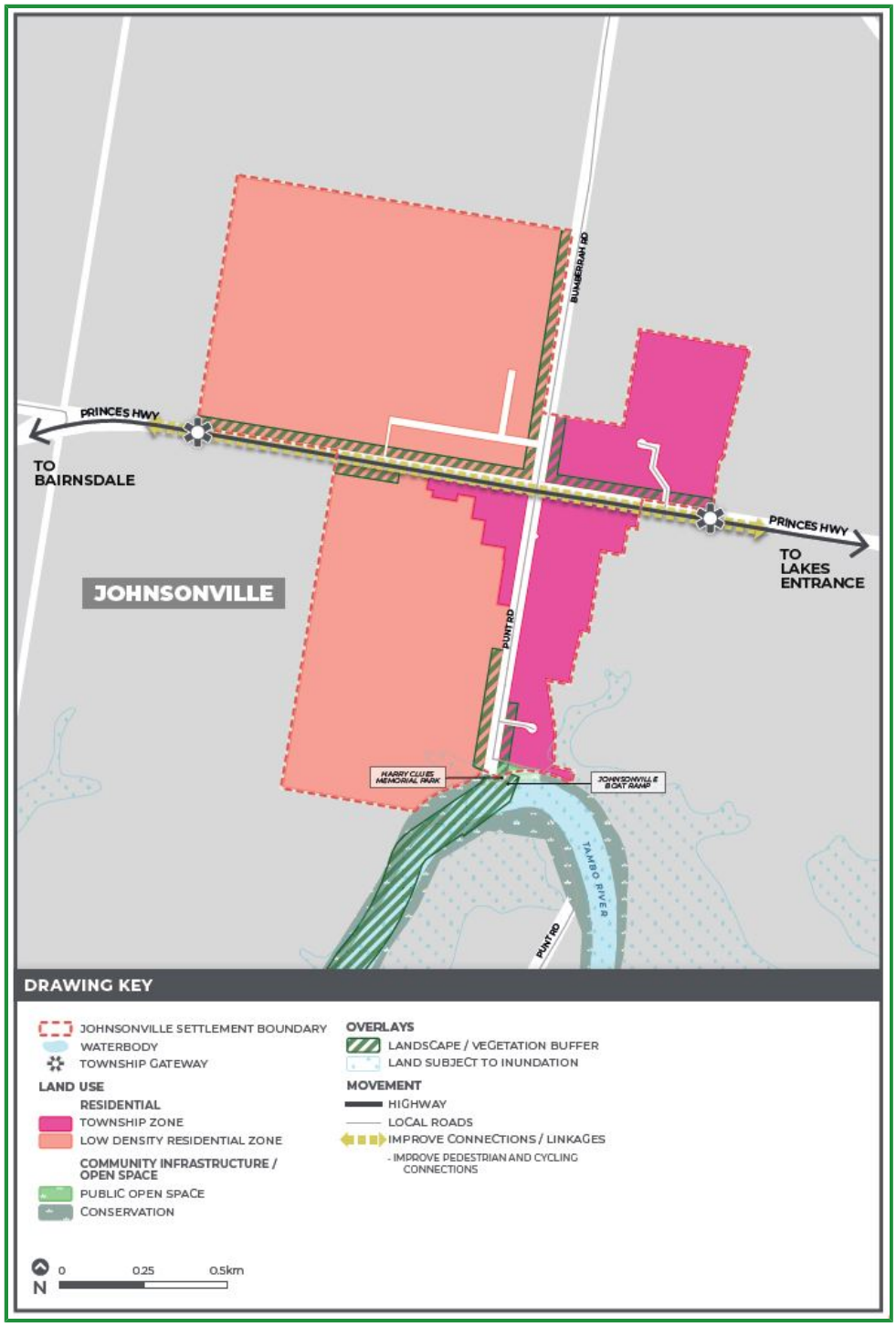
Policy ~~documents~~documents

Consider as relevant:

- ~~*Twin Rivers Land Use Plan* (Meinhardt Infrastructure and Environment and Essential Economics, 2012)~~
  Twin Rivers Land Use Plan (Meinhardt Infrastructure and Environment and Essential Economics, 2012)

EAST GIPPSLAND PLANNING SCHEME

~~Nowa Nowa~~Map 1 - Johnsonville Framework Plan



11.01-1L-04 Swan Reach

Proposed C169egip

Policy ~~application~~application

This policy applies to all land ~~in the Nowa Nowa township~~shown in Map 1 to this clause.

~~Strategies~~Strategies

Manage township growth to protect and enhance the environmental and landscape values of Swan Reach.

~~Support Nowa Nowa's roles as a local retail and highway service centre and significant timber industry location~~Protect corridors of vegetation in road reserves, streamlines and habitat corridors including Mossiface Swan Reach Road, Old Orbost Road and the Tambo River.

Encourage consolidation of land in the Township Zone.

~~Encourage retail and commercial activities on the~~Improve pedestrian connectivity along Princes Highway and ~~the Nowa Nowa-Bruthen Road~~to the Tambo River.~~–~~

~~Encourage value-adding in timber industry, on or adjacent to sites occupied by existing timber enterprises~~Improve township entry treatments adjacent to the Princes Highway.~~–~~

~~Encourage tourist facilities, subject to servicing being provided by the developer.~~ Policy documents

~~Lindenow~~Consider as relevant:

~~Policy application~~

~~This policy applies to all land in the Lindenow Framework Plan to this clause.~~

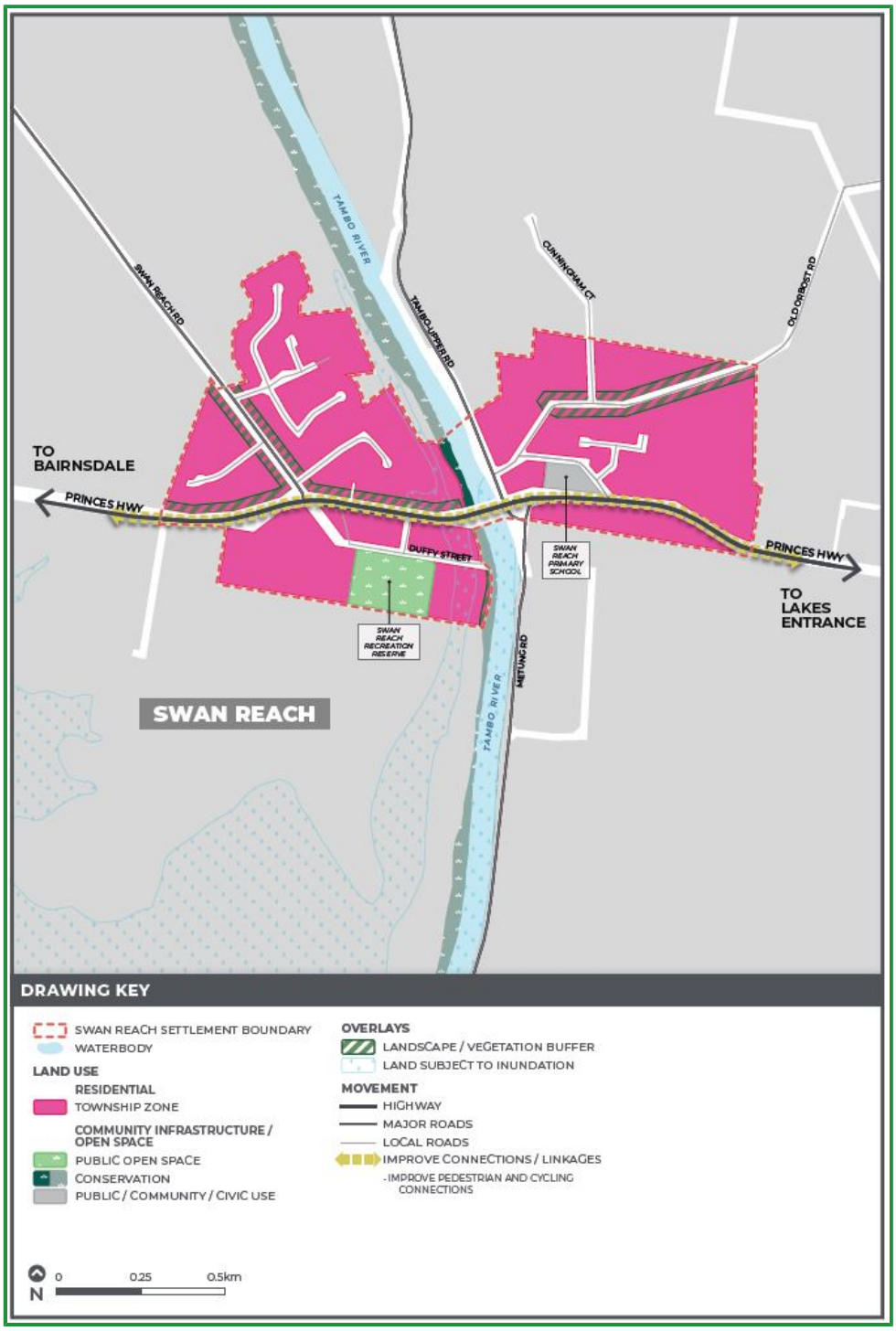
- *Twin Rivers Land Use Plan* (Meinhardt Infrastructure and Environment and Essential Economics, 2012)

~~Strategies~~

~~Support development in the Lindenow local centre.~~Map 1 - Swan Reach Framework Plan

~~Encourage land uses that facilitate vegetable processing and dairy products.~~

EAST GIPPSLAND PLANNING SCHEME



11.01-1L-05 Omeo

--/--/----
Proposed C169egip

~~Policy application~~ Policy application

This policy applies to all land ~~in the Omeo Framework Plan~~shown in Map 1 to this clause.

~~Strategies~~Strategies

Support Omeo as a ~~district centre for the north west and a centre for pastoral industry~~service town for agricultural activities, rural industry and tourism.

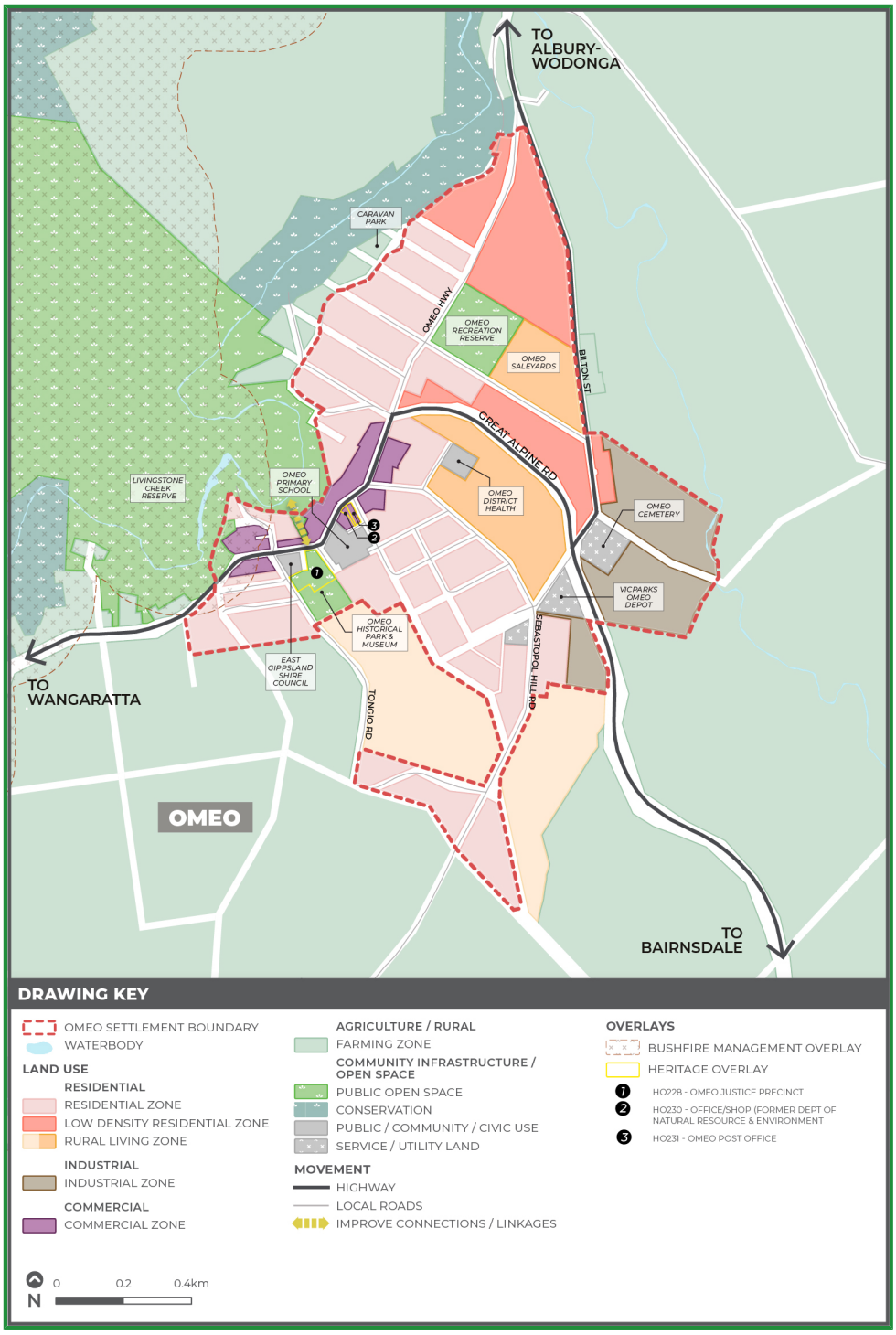
~~Ensure development along the Great Alpine Road between Omeo and Dinner Plain provides attractive environments for tourism or permanent living.~~

~~Prevent ribbon development and adverse effects on the environment or landscape of the area~~Discourage ribbon development.

Preserve and enhance the character, cultural heritage ~~of the~~and landscape values of Omeo and its environs.

Improve linkages between the town and Livingstone Creek.

Map 1 - Omeo Framework Plan



11.01-1L-06 Orbost/Newmerella

--/--/----
Proposed C169egip

Policy ~~application~~application

This policy applies to all land ~~in the Orbost Framework Plan~~shown in Map 1 to this clause.

~~Strategies~~Strategies

Support Orbost as a ~~district centre for the timber, dairying and vegetable industries.~~service town for agricultural activities and rural industries.

Avoid long term expansion east of Arnold Street until existing infill opportunities are taken up and reticulated sewerage and drainage ~~services are able to be connected.~~are available.

Accommodate ~~smaller~~ industrial activities on existing industrial zoned land including the Rifle Range.

~~Cann River~~

~~Policy application~~

~~This policy applies to all land in the Cann River township.~~

~~Strategies~~

~~Support Cann River as a local retail and highway service centre, timber industry location and access point for National Parks.~~

~~Encourage new value-adding timber processing industry.~~

~~Enhance Cann River as a base for nature-based tourism.~~

~~Encourage small-scale value-adding to dairy produce.~~

~~Encourage retail / commercial development to concentrate along the Princes and Monaro Highways, unless specific needs make another site more appropriate.~~

~~Encourage value-adding activities on the sawmill sites to the east of the town, in preference to the low-lying area near the river.~~

~~Mosquito Point~~

~~Policy application~~

~~This policy applies to all land in the Mosquito Point township.~~

~~Strategies~~

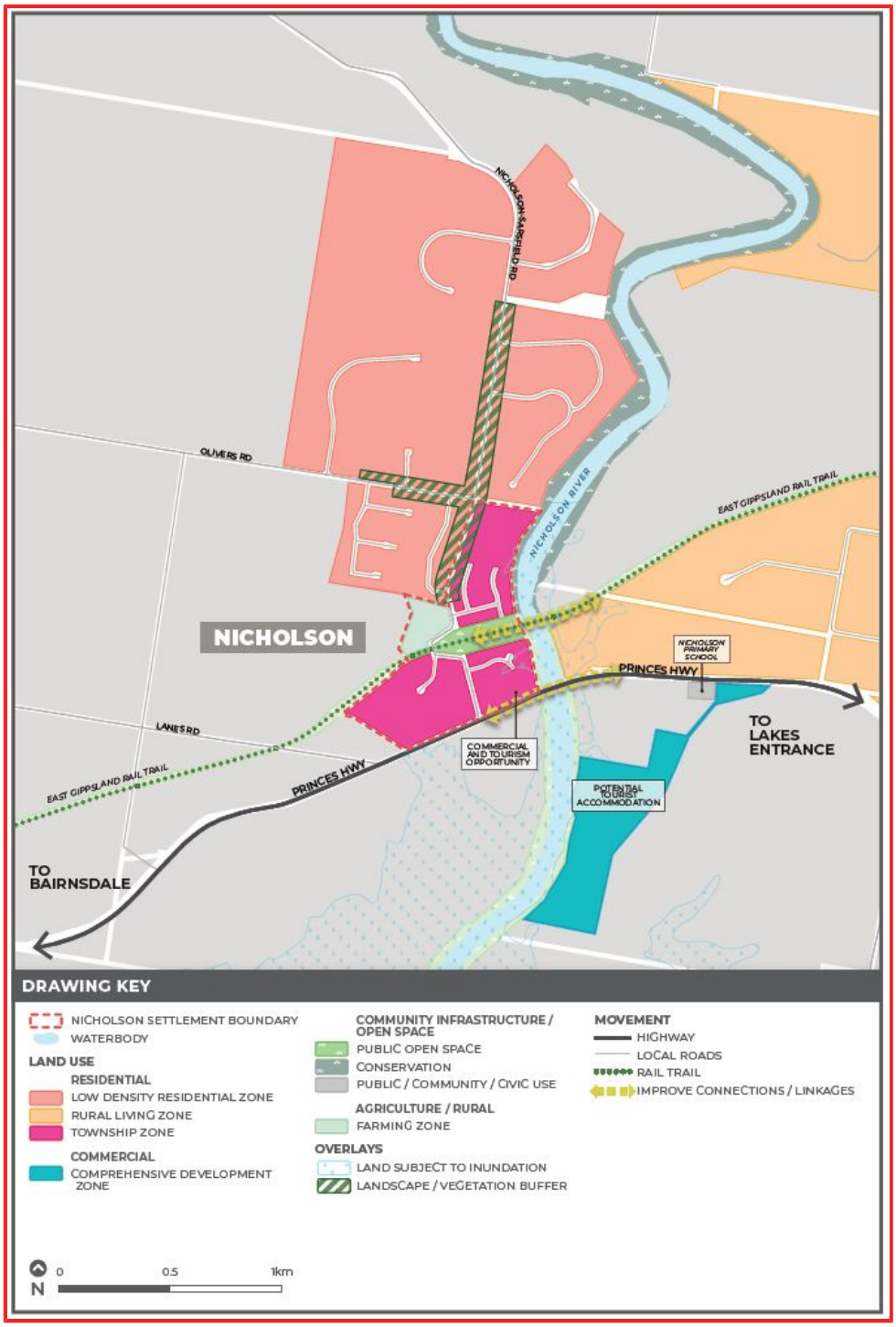
~~Support the existing role of Mosquito Point as a small holiday residential community.~~

~~Strictly limit further development in Mosquito Point.~~

~~Discourage development of more than one dwelling on any lot unless the environmental qualities of the area will not be adversely affected.~~

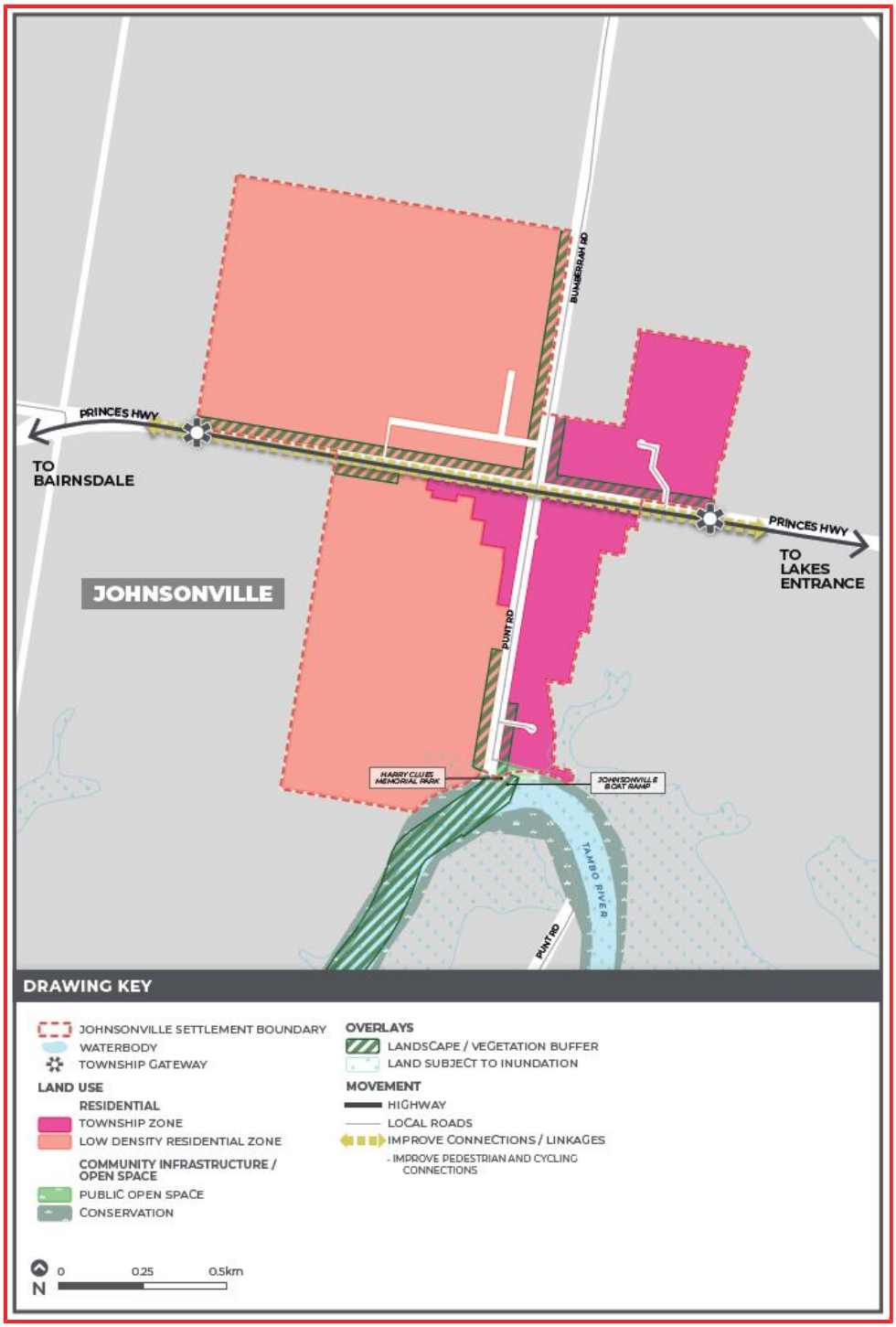
EAST GIPPSLAND PLANNING SCHEME

~~Nicholson Framework Plan~~



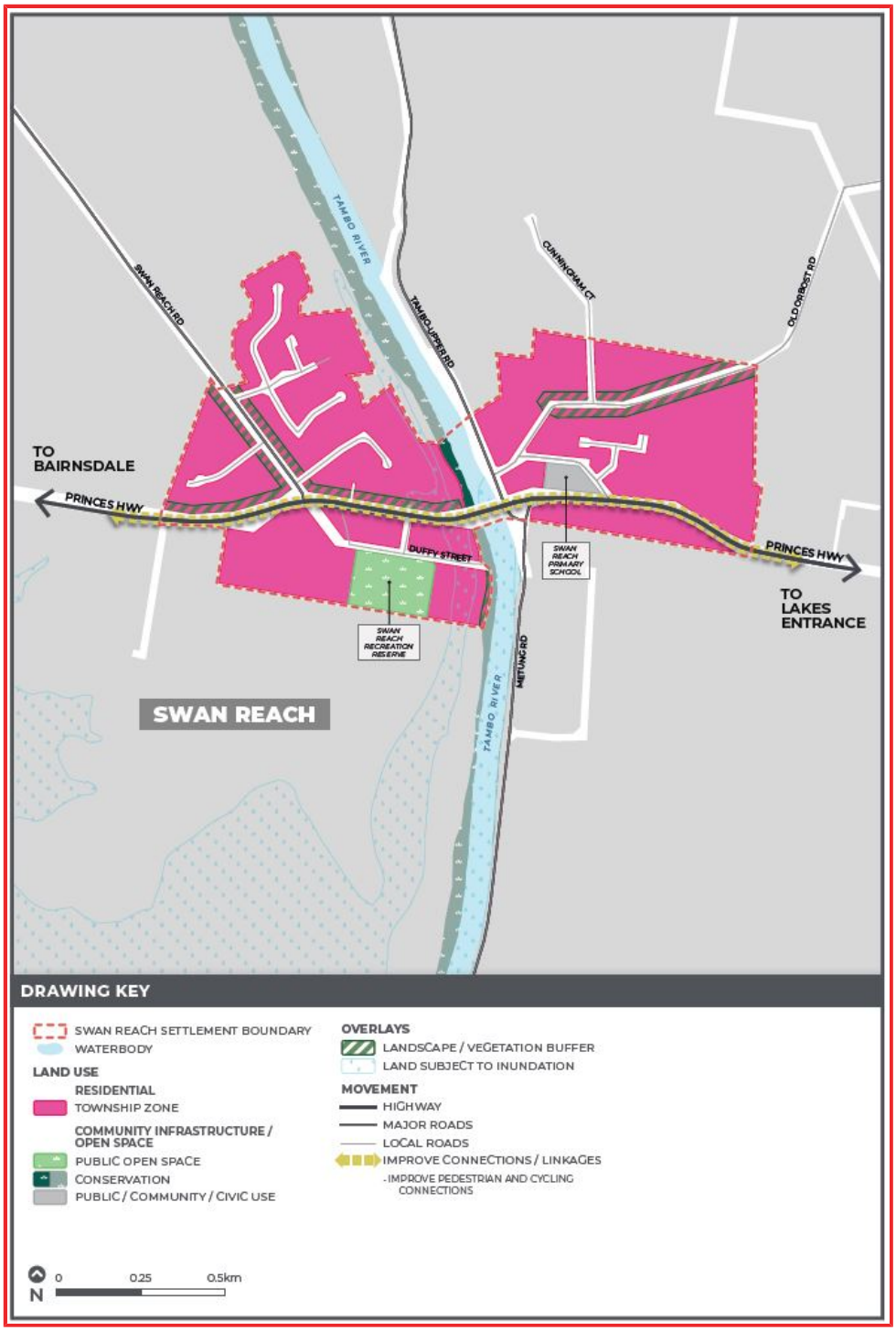
EAST GIPPSLAND PLANNING SCHEME

~~**Johnsonville Framework Plan**~~



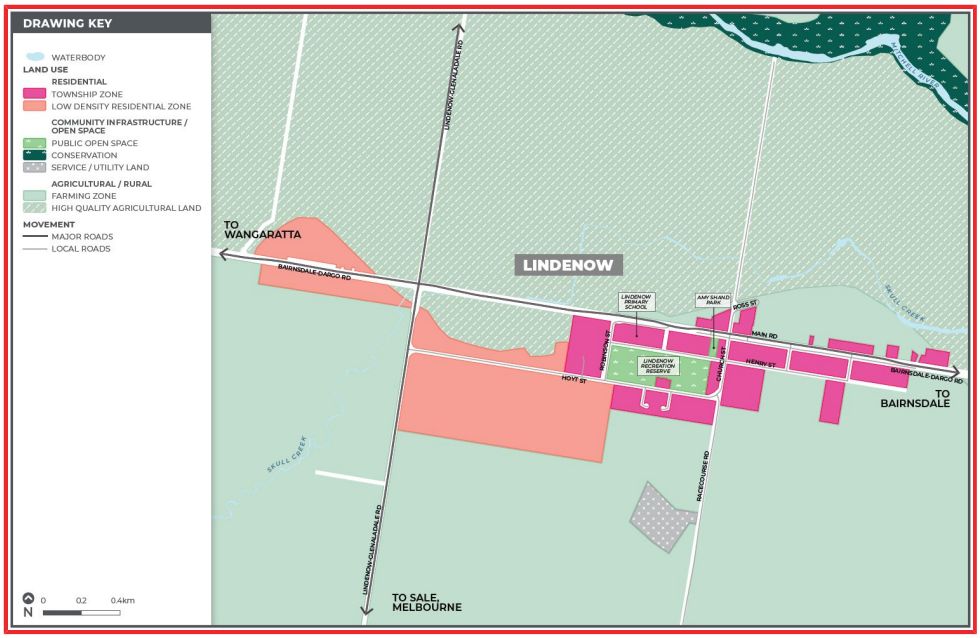
EAST GIPPSLAND PLANNING SCHEME

~~Swan Reach Framework Plan~~



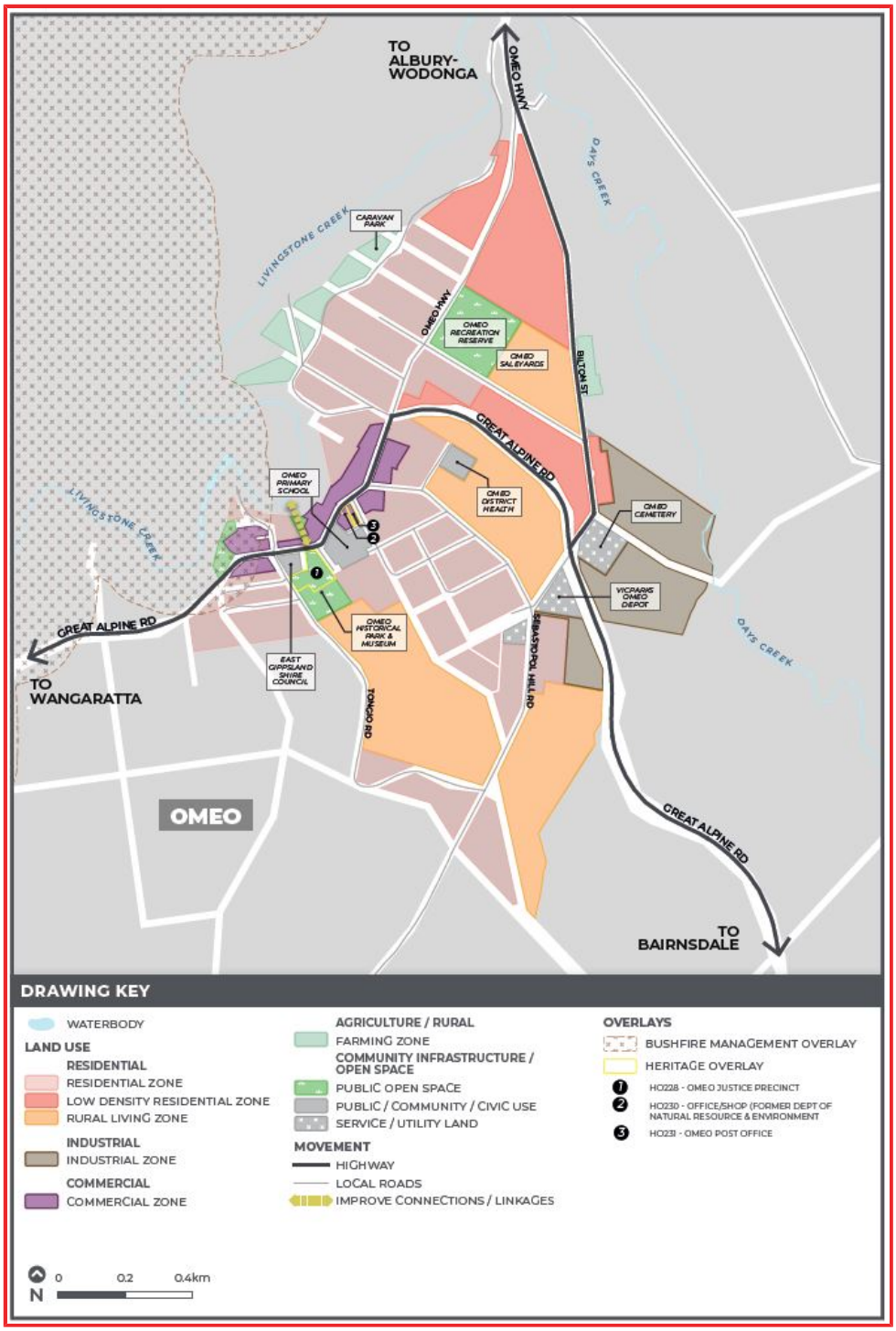
EAST GIPPSLAND PLANNING SCHEME

~~**Lindenow Framework Plan**~~



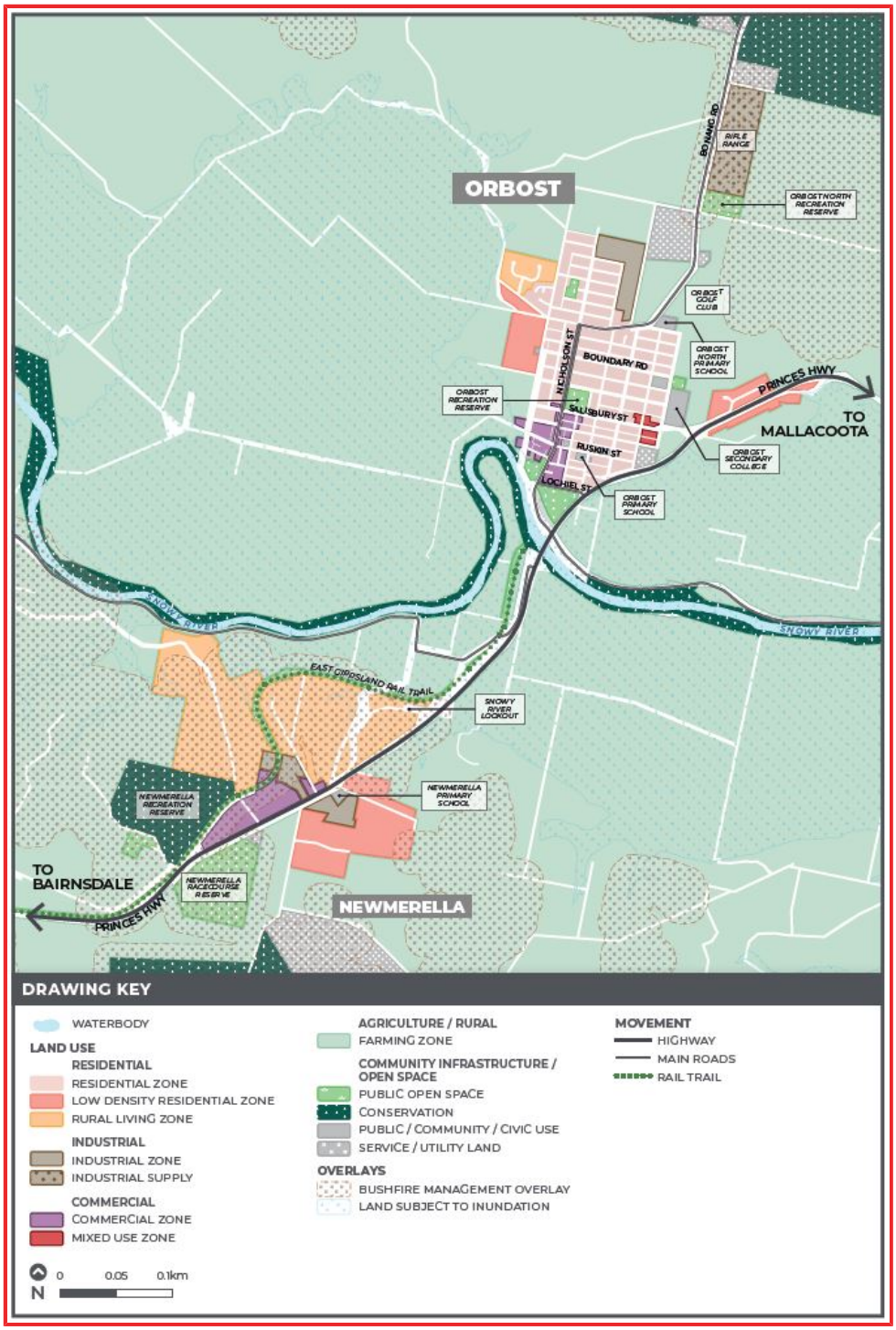
EAST GIPPSLAND PLANNING SCHEME

~~**Omeo Framework Plan**~~

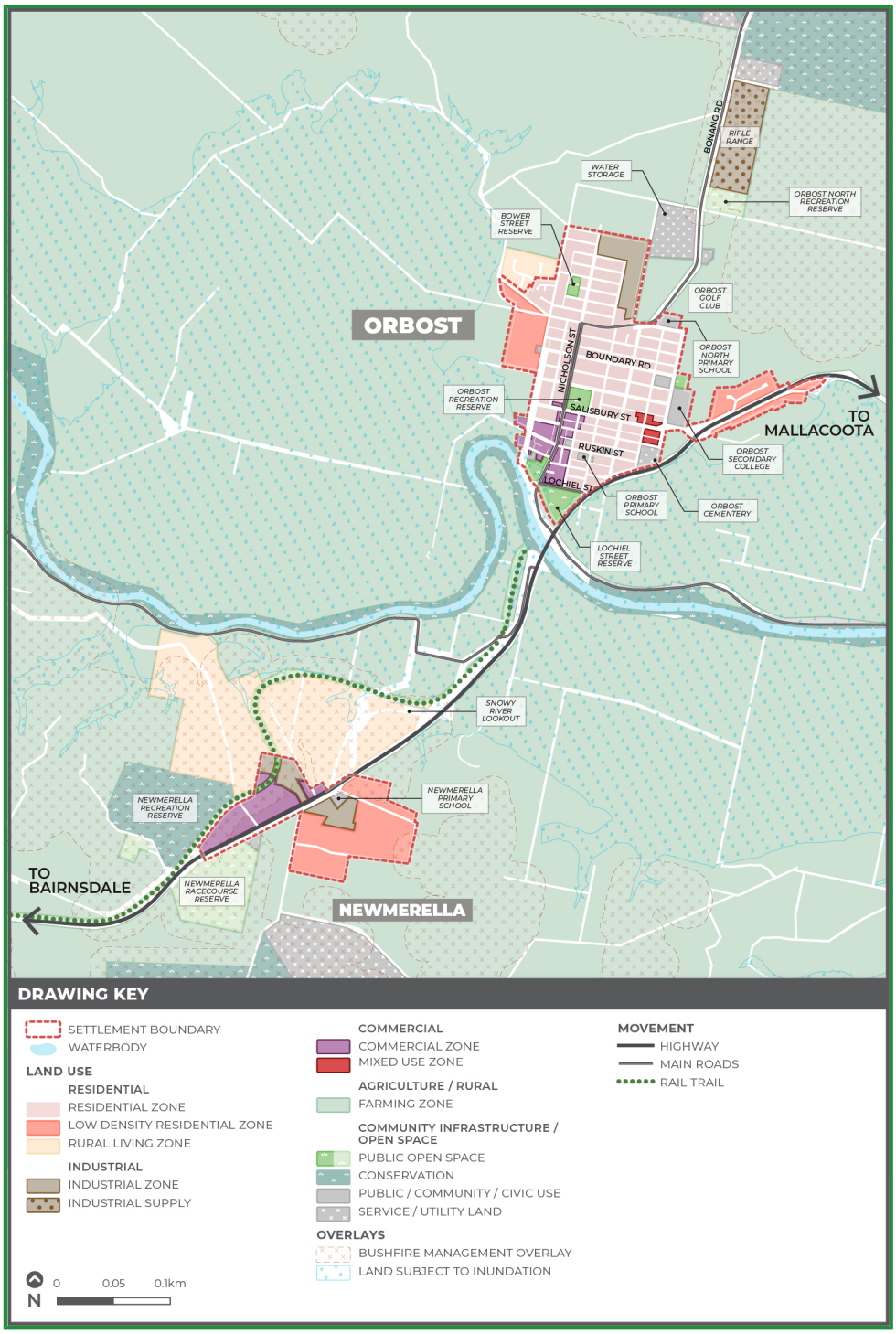


EAST GIPPSLAND PLANNING SCHEME

~~Orbost Newmerella Framework Plan~~**Map 1 - Orbost/Newmerella Framework Plan**

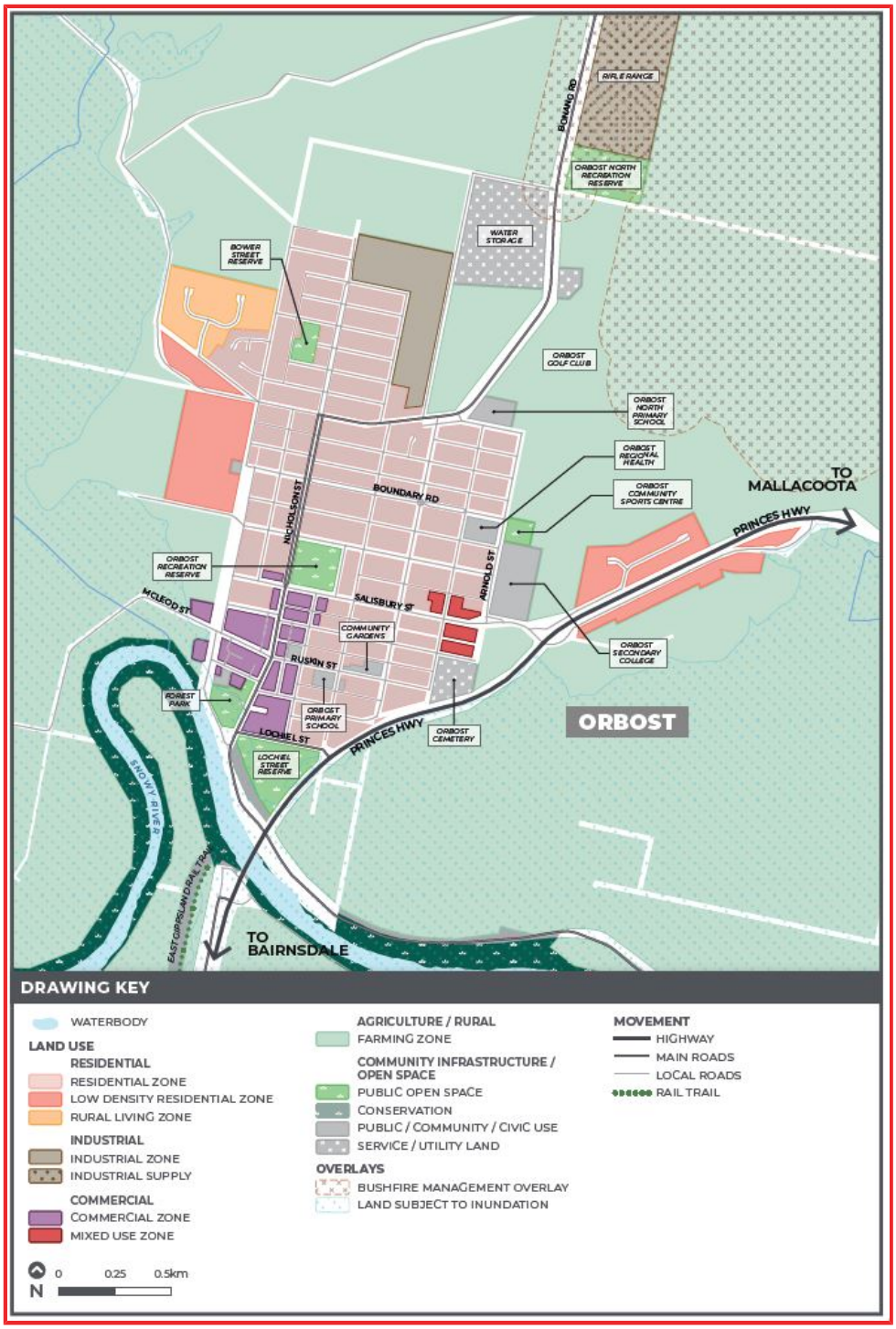


EAST GIPPSLAND PLANNING SCHEME



EAST GIPPSLAND PLANNING SCHEME

~~**Orbost Framework Plan**~~



11.01-1L-0407 Smaller rural settlementsLindenow

25/11/2022 -/-/---- C162egipProposed C169egip

Policy application

This policy applies to the smaller rural settlements identified on the Strategic Framework Plan at Clause 02.04all land shown in Map 1 to this clause.

Strategies

Restructure Fernbank to reduce the potential development density.

Discourage lots being subdivided in Bullumwaal below a size that is environmentally capable of sustaining development.

Encourage the establishment of a major sporting facility in BengwordenSupport development in the local service/commercial centre.

Encourage agricultural intensification in Bengworden.

Encourage small scale tourist developments in rural areas at Clifton Creek and Woodglen.

Encourage Glen Wills to be restructured for low-density development.

Determine the environmental/ land use capability of the Cassilis Valley.

Retain large parcels of rural land at Swifts Creek for pastoral uses.

Support a range of small-scale tourist enterprises at Swifts Creek.

Encourage value-adding to timber products at Swifts Creek, subject to maintenance of buffer distances for air and noise emissions between the mill site and sensitive uses such as the schools and residences.

Encourage small scale tourist developments in rural areas at Goongerah.

Encourage Deddick, Tubbut, Bonang, Delegate River and Bendoc to develop their potential for nature-based tourism.

Encourage value-adding in timber industry, particularly at Bendoc.

Encourage plantation development on appropriate sites at Deddick, Tubbut, Bonang, Delegate River and Bendoc where these do not impact adversely on the community or adjoining owners and where appropriate road and bridge infrastructure can be guaranteed.

Encourage small scale tourist developments in Tubbut rural areas.

Develop Bonang, Delegate River and Bendoc as a base for nature-based tourism.

Encourage value-adding in timber industry at Bendoc.

Avoid residential or other urban development at Bengworden, Hinnomunjie, Tongio Munjie, Waygara, Manorina and Tabbara unless specific studies find the area to be suitable.

Ensure consolidation of lots at Bengworden, Hinnomunjie, Tongio Munjie, Waygara, Manorina and Tabbara.

Limit development on Ocean Grange and Barrier to protect the environmental qualities of the area and the ability of the land to absorb wastes.

Encourage enhanced river and lake frontages at Tambo Bay, protecting the quality of natural environment.

Encourage opportunities for cultural and nature-based tourism at Lake Tyers.

Avoid intensification of development, including more than one dwelling on a lot or the extension of the Tamboon and Tamboon South settlements.

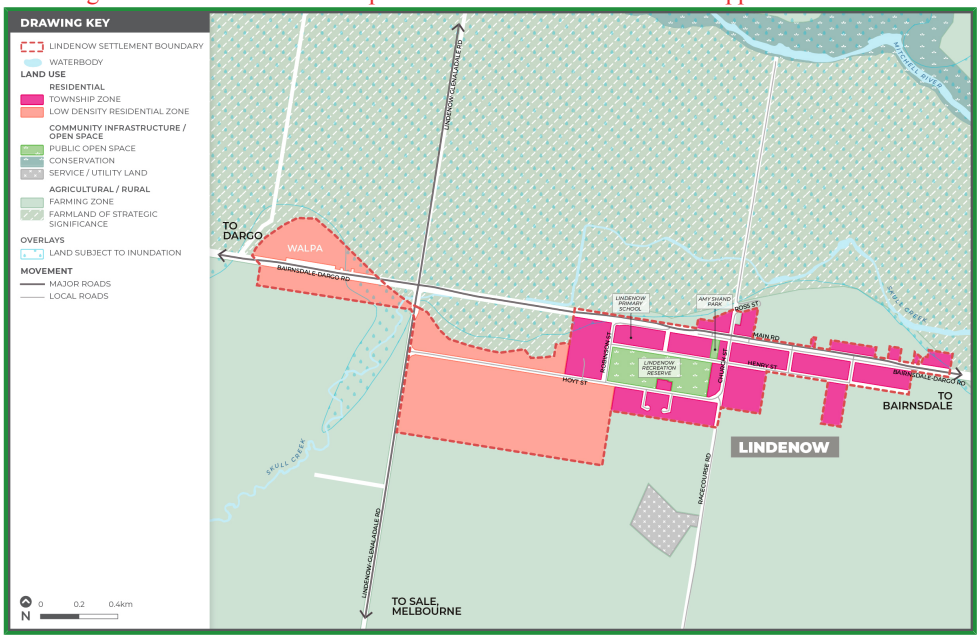
Develop Genoa as the Eastern 'Gateway' with opportunities for small-scale tourist or commercial uses in association with rural activities.

Retain large rural lot sizes in Genoa.

Encourage ~~the retail, commercial and tourism role of Bruthen including small-scale tourist accommodation~~land uses that facilitate the processing of produce which complement existing agricultural activities in the Lindenow area.

~~Support Buchan as a local retail centre and for tourism, the timber industry, mining and quarrying.~~Map 1 - Lindenow Framework Plan

~~Encourage small scale tourist developments in rural areas near Tambo Upper.~~



EAST GIPPSLAND PLANNING SCHEME

11.03 PLANNING FOR PLACES

31/07/2018
VC148

11.03-1S Activity centres

03/02/2022
VC199

Objective

To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.

Strategies

Build up activity centres as a focus for high-quality development, activity and living by developing a network of activity centres that:

- Comprises a range of centres that differ in size and function.
- Is a focus for business, shopping, working, leisure and community facilities.
- Provides different types of housing, including forms of higher density housing.
- Is connected by transport.
- Maximises choices in services, employment and social interaction.

Support the role and function of each centre in the context of its classification, the policies for housing intensification, and development of the public transport network.

Undertake strategic planning for the use and development of land in and around activity centres.

Give clear direction on preferred locations for investment.

Encourage a diversity of housing types at higher densities in and around activity centres.

Reduce the number of private motorised trips by concentrating activities that generate high numbers of (non-freight) trips in highly accessible activity centres.

Improve access by walking, cycling and public transport to services and facilities.

Support the continued growth and diversification of activity centres to give communities access to a wide range of goods and services, provide local employment and support local economies.

Encourage economic activity and business synergies.

Improve the social, economic and environmental performance and amenity of activity centres.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)
- *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021)

11.03-1L-01 Bairnsdale Activity Centre

--/--/----
Proposed C169egip

Policy application

This policy applies to all land shown on Map 1 to this clause.

Strategies

Consolidate commercial development within the town boundary.

Locate major retail development within the core retail area and discourage fragmentation of this area.

Encourage revitalisation of the activity centre and further improve its appearance and image.

Encourage motels, medical centres and small offices to locate within the mixed use zone at Main Street and Macleod Street.

Support development that enhances linkages between Bairnsdale CBD and the Mitchell River.

Facilitate improved vehicle, pedestrian and cycle circulation and movement patterns within the Bairnsdale activity centre.

Maintain heritage elements in the activity centre, such as brick channels and metal grates.

Facilitate development of administrative, cultural, recreational and community services within the Bairnsdale activity centre.

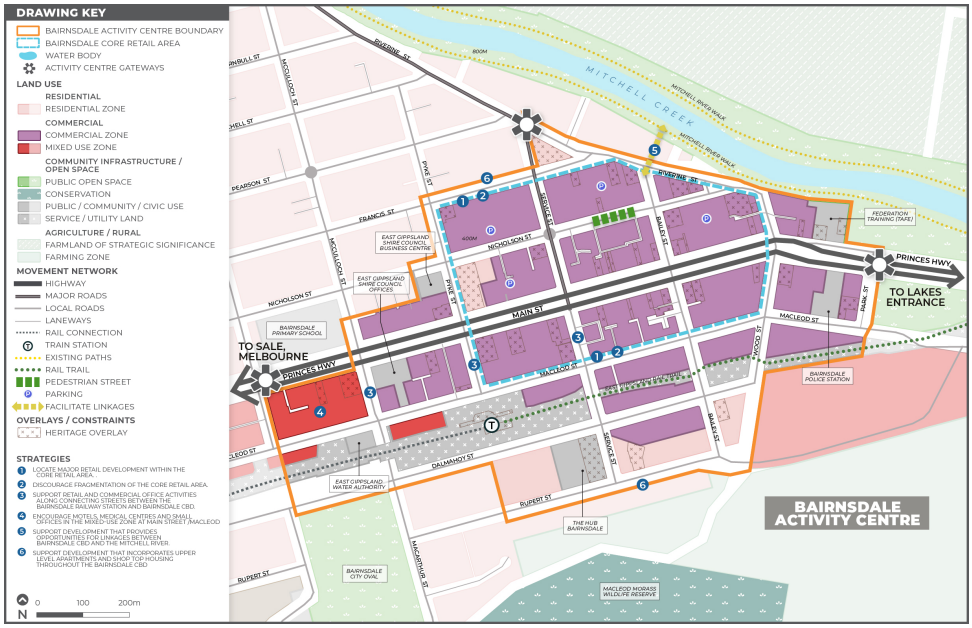
Support retail and commercial office activities along connecting streets between the Bairnsdale Railway Station and Bairnsdale activity centre.

Protect and enhance the Main Street gardens as a recreation and community space that is a distinguishing characteristic of Bairnsdale.

Support development adjoining laneways that incorporate active laneway frontages.

Facilitate improvements to the north-south connections between the Nicholson Street Mall and Main Street Gardens.

Map 1 - Bairnsdale Activity Centre Framework Plan



11.03-1L-02 Paynesville Activity Centre

--/--/----
Proposed C169egip

Policy application

This policy applies to Map 1 to this clause.

Strategies

Facilitate integration and linkages between the activity centre and the foreshore, the active waterfront and the Slip Road Maritime precinct.

Enhance and create existing and new public spaces in the activity centre.

Encourage built form, architectural and design features that reflect the village like feel, pedestrian scale and distinctive maritime character of Paynesville.

Facilitate an active waterfront as a place where boats and visitors can access the activity centre.

Develop tourism opportunities to support the nature based and eco-tourism experiences at this gateway to the Gippsland Lakes.

Support retail premises, tourist accommodation, hotels and motels, holiday flats and restaurants.

Encourage non-vehicular pedestrian and bicycle trails that link activity spaces, precincts and the wider township area.

EAST GIPPSLAND PLANNING SCHEME

Map 1 - Paynesville Activity Centre



11.03-1L-03 Lakes Entrance Activity Centre

--/--/----
Proposed C169egip

Policy application

This policy applies to all land shown on Map 1 to this clause.

Strategies

Contain development of the central business area between Church Street and the Esplanade west of Myer Street.

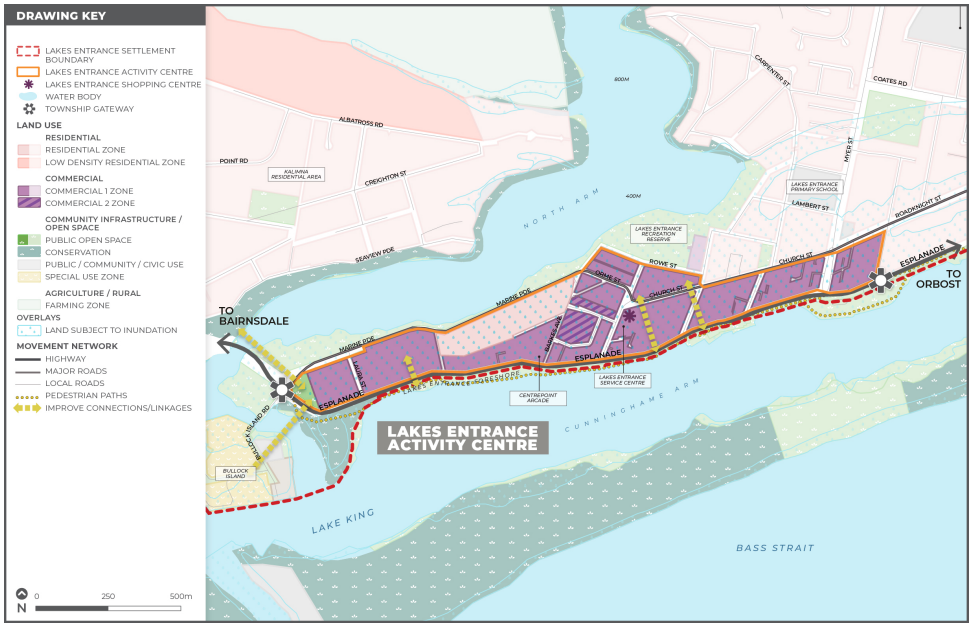
Encourage buildings on main commercial streets to have active retail ground floor uses and residential uses above.

Encourage medium-rise residential and commercial development.

Encourage development with no front setbacks along The Esplanade to provide street level activity.

Encourage service businesses and large floor space retail uses to locate in the Commercial 2 Zone east of Barkes Avenue.

Map 1 - Lakes Entrance Activity Centre Framework Plan



11.03-2S Growth areas

04/05/2022
VC210

Objective

To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas.

Strategies

Concentrate urban expansion into growth areas that are served by high-capacity public transport.

Implement the strategic directions in the Growth Area Framework Plans.

Encourage average overall residential densities in the growth areas of a minimum of 15 dwellings per net developable hectare, and over time, seek an overall increase in residential densities to more than 20 dwellings per net developable hectare.

Deliver timely and adequate provision of public transport and local and regional infrastructure and services, in line with a preferred sequence of land release.

Provide for significant amounts of local employment opportunities and in some areas, provide large scale industrial or other more regional employment generators.

Create a network of mixed-use activity centres that are high quality, well designed and create a sense of place.

Provide a diversity of housing type and distribution.

Retain unique characteristics of established areas impacted by growth.

Protect and manage natural resources and areas of heritage, cultural and environmental significance.

Create well planned, easy to maintain and safe streets and neighbourhoods that reduce opportunities for crime, improve perceptions of safety and increase levels of community participation.

Develop Growth Area Framework Plans that will:

- Include objectives for each growth area.
- Identify the long term pattern of urban growth.
- Identify the location of broad urban development types, for example activity centre, residential, employment, freight centres and mixed use employment.
- Identify the boundaries of individual communities, landscape values and, as appropriate, the need for discrete urban breaks and how land uses in these breaks will be managed.
- Identify transport networks and options for investigation, such as future railway lines and stations, freight activity centres, freeways and arterial roads.
- Identify the location of open space to be retained for recreation, and/or biodiversity protection and/or flood risk reduction purposes guided and directed by regional biodiversity conservation strategies.
- Show significant waterways as opportunities for creating linear trails, along with areas required to be retained for biodiversity protection and/or flood risk reduction purposes.
- Identify appropriate uses for constrained areas, including quarry buffers.

Develop precinct structure plans consistent with the *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021) approved by the Minister for Planning to:

- Establish a sense of place and community.
- Create greater housing choice, diversity and affordable places to live.
- Create highly accessible and vibrant activity centres.
- Provide for local employment and business activity.

- Provide better transport choices.
- Respond to climate change and increase environmental sustainability.
- Deliver accessible, integrated and adaptable community infrastructure.

Policy documents

Consider as relevant:

- Any applicable Growth Area Framework Plans (Department of Sustainability and Environment, 2006)
- *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021)
- *Ministerial Direction No. 12 – Urban Growth Areas*

11.03-2L-01 Bairnsdale

--/--/----
Proposed C169egip

Policy application

This policy applies to all land shown in Map 1 to this clause.

Strategies

Encourage infill industrial development on serviced industrial land and encourage expansion around Bosworth Road, Holloway Street and Kyle Street.

Avoid further linear expansion of commercial use and development adjacent to the Princes Highway outside the township boundary.

Encourage enhancement of the Mitchell River corridor, restoration of the Port of Bairnsdale and development of a Botanical Gardens in the area between Clifton Creek backwater and the Mitchell River.

Encourage transport businesses and light industry in the Mixed-Use Zone south of the Princes Highway.

Encourage medical related uses and offices in the Mixed-Use Zone at Main Street and Gould Street.

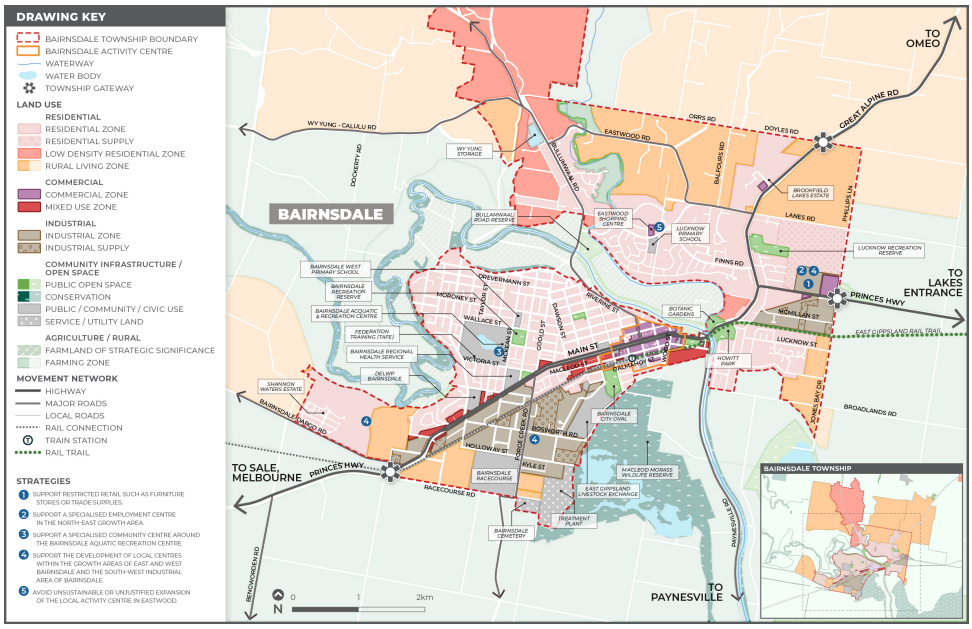
Protect Macleods Morass from adverse impacts of urban uses.

Encourage a consolidated community and recreation node with opportunities for medium density housing and neighbourhood activity centre within 400 metres walking distance of the Bairnsdale Aquatic Recreation Centre.

Consider expansion of the local activity centre in Eastwood where it can be justified and will not detract from the primary activity centre of Bairnsdale or other neighbourhood activity centres.

Support opportunities for low density residential development located close to existing towns where access to infrastructure is available and environmental constraints can be appropriately managed.

Map 1 - Bairnsdale Framework Plan



11.03-2L-02 East Bairnsdale/Lucknow

--/--/----
Proposed C169egip

Policy application

This policy applies to all land shown in Map 1 to this clause.

Objective

To implement the East Bairnsdale/Lucknow Structure Plan.

General strategies

Promote the East Bairnsdale and Lucknow precinct for urban growth with a mix of residential, local scale commercial and industrial uses.

Encourage a diversity of dwelling types to meet a range of housing needs.

Encourage housing renewal along Great Alpine Road.

Ensure development along Princes Highway and at the eastern township gateway provides an attractive entrance to Bairnsdale.

Ensure development positively addresses waterways, passive open space areas, East Gippsland Rail Trail and the Lucknow Recreation Reserve.

Ensure residential development is compatible with land use activities in commercial and industrial areas.

Improve connectivity by providing a movement network that integrates with existing neighbourhoods, employment and recreation facilities.

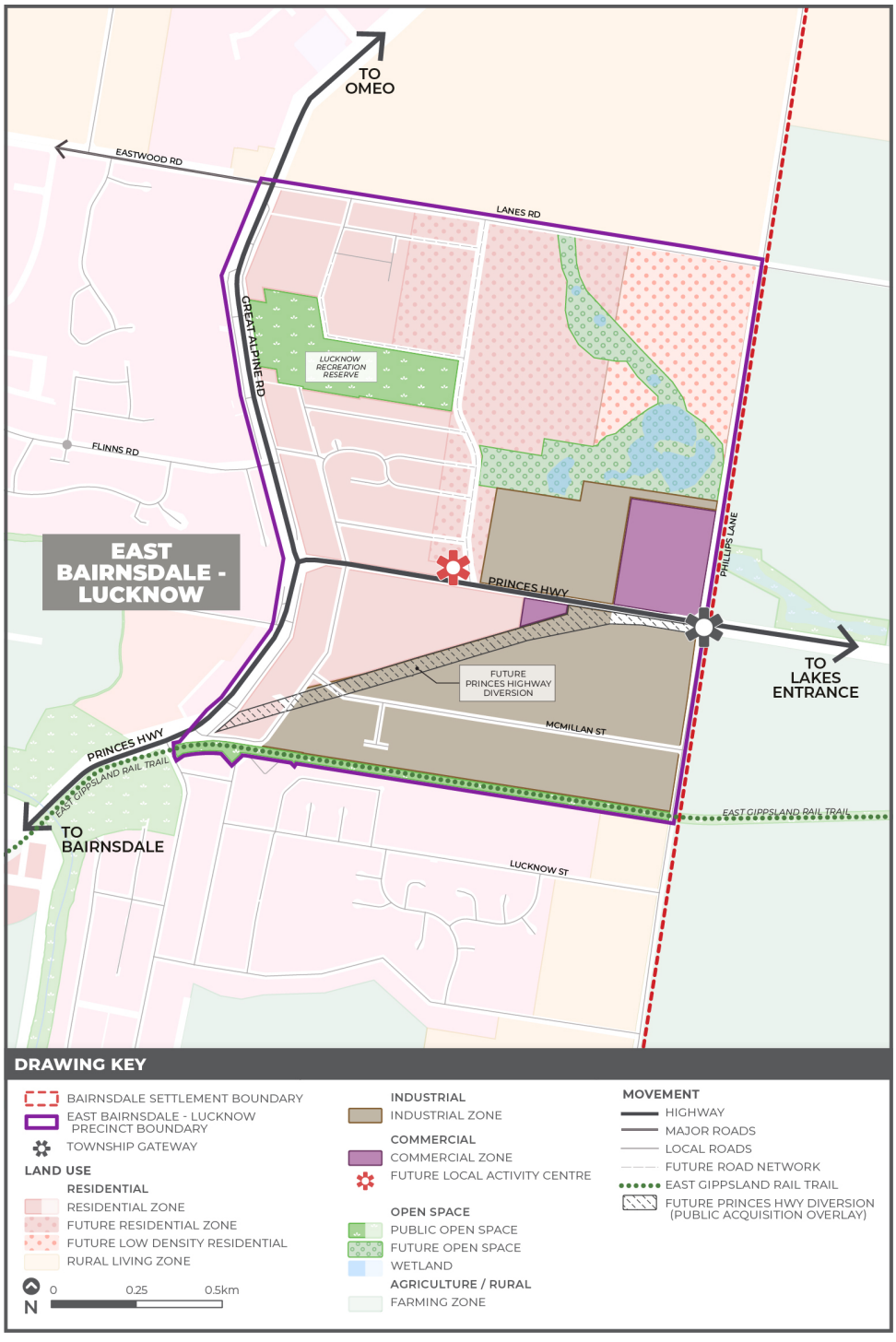
Plan for community and recreation infrastructure, including a multipurpose community centre.

Policy document

East Bairnsdale/Lucknow Structure Plan (2013)

EAST GIPPSLAND PLANNING SCHEME

Map 1 - East Bairnsdale and Lucknow Precinct Plan



11.03-2L-03 Lakes Entrance

--/--/----
Proposed C169egip

Policy application

This policy applies to all land shown in Map 1 to this clause and Rural Living Zones in the Colquhoun area.

Strategies

Provide additional industrial land in Lakes Entrance as identified on Map 1 to this clause.

Ensure subdivision, use and development in the Colquhoun area protects and enhances environmental values through revegetation and rehabilitation.

Improve the town entry by the use of enhanced landscape treatment.

Improve linkages between the town centre and the Kalimna residential area.

Encourage the development of the large rural holding north of Kalimna (adjoining North Arm) either for a resort-style development or an integrated residential development with recreational/tourist components.

Improve pedestrian connections in the retail centre between Church Street, The Esplanade, and the foreshore.

Protect and enhance foreshore views along The Esplanade through sensitive building design.

Encourage a variety of recreational and tourism use and development that is well connected to the commercial centre.

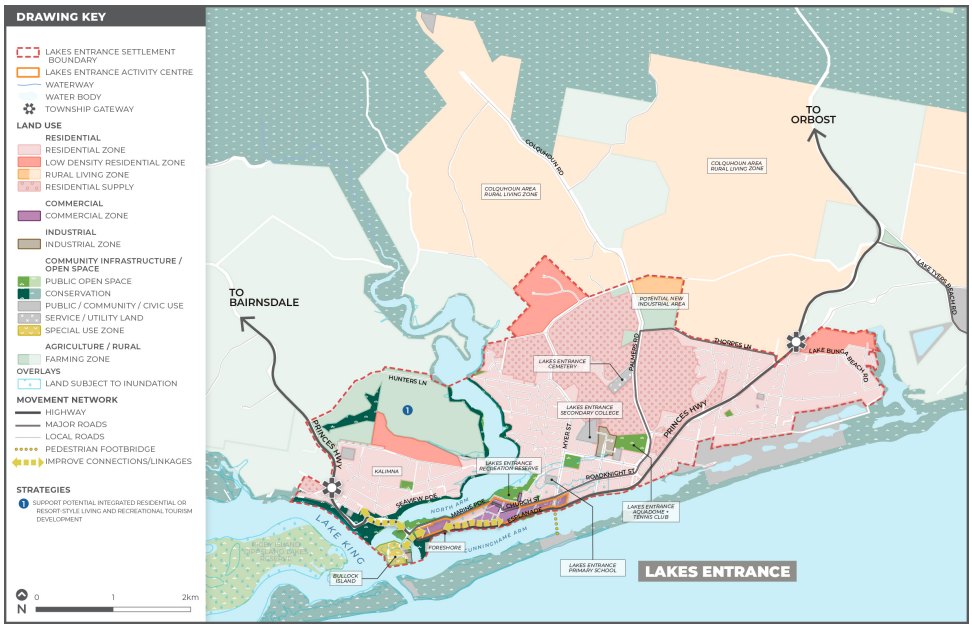
Support recreational and tourist opportunities to be located in the western portion of Bullock Island and provide improved linkages between Bullock Island and Lakes Entrance commercial centre.

Policy guideline

Consider as relevant:

- Preserving environmental values through revegetation, rehabilitation or fencing on land in the Rural Living Zones in the Colquhoun area.
- The need for an agreement under Section 173 of the Planning and Environment Act 1987 to implement or control future use and maintenance of the rural residential land in the Colquhoun area.

Map 1 - Lakes Entrance Framework Plan



11.03-2L-04 Paynesville

--/--/----
Proposed C169egip

Policy application

This policy applies to all land in the Paynesville Framework Plan to this clause.

Strategies

Provide a variety of lot sizes and housing types to meet community needs.

Provide linkages between residential, commercial, recreation, activity centres, the foreshore, the waterfront and the hinterland.

Develop tourism opportunities and event spaces that facilitate all year-round visitation.

Encourage the maritime and water reliant service industries to locate in the Industrial 3 Zone in Slip Road.

Expand the town westwards with the urban limit being Grandview Road as shown on the Paynesville Framework Plan.

Provide expansive green edges to abut entry roads to maintain a sense of arrival and country atmosphere.

Encourage development of varied tourist accommodation options, especially close to the town centre and canals.

Encourage a resort style development within the north west section of Paynesville and ensure that such a development would not adversely affect the viability of the Paynesville activity centre.

EAST GIPPSLAND PLANNING SCHEME

Map 1 - Paynesville Framework Plan



11.03-3S Peri-urban areas

31/07/2018
VC148

Objective

To manage growth in peri-urban areas to protect and enhance their identified valued attributes.

Strategies

Identify and protect areas that are strategically important for the environment, biodiversity, landscape, open space, water, agriculture, energy, recreation, tourism, environment, cultural heritage, infrastructure, extractive and other natural resources.

Provide for development in established settlements that have capacity for growth having regard to complex ecosystems, landscapes, agricultural and recreational activities including in Warragul-Drouin, Bacchus Marsh, Torquay-Jan Juc, Gisborne, Kyneton, Wonthaggi, Kilmore, Broadford, Seymour and Ballan and other towns identified by Regional Growth Plans as having potential for growth.

Establish growth boundaries for peri-urban towns to avoid urban sprawl and protect agricultural land and environmental assets.

Enhance the character, identity, attractiveness and amenity of peri-urban towns.

Prevent dispersed settlement and provide for non-urban breaks between urban areas.

Ensure development is linked to the timely and viable provision of physical and social infrastructure.

Improve connections to regional and metropolitan transport services.

11.03-4S Coastal settlement

20/03/2023
VC229

Objective

To plan for sustainable coastal development.

Strategies

Plan and manage coastal population growth and increased visitation so that impacts do not cause unsustainable use of coastal resources.

Support a network of diverse coastal settlements that provide for a broad range of housing types, economic opportunities and services.

Identify a clear settlement boundary around coastal settlements to ensure that growth in coastal areas is planned and coastal values are protected. Where no settlement boundary is identified, the extent of a settlement is defined by the extent of existing urban zoned land and any land identified on a plan in the planning scheme for future urban settlement.

Minimise linear urban sprawl along the coastal edge and ribbon development in rural landscapes.

Protect areas between settlements for non-urban use.

Limit development in identified coastal hazard areas, on ridgelines, primary coastal dune systems, shorelines of estuaries, wetlands and low-lying coastal areas, or where coastal processes may be detrimentally impacted.

Encourage the restructure of old and inappropriate subdivisions to reduce development impacts on the environment.

Ensure a sustainable water supply, stormwater management and sewerage treatment for all development.

Minimise the quantity and enhance the quality of stormwater discharge from new development into the ocean, bays and estuaries.

Prevent the development of new residential canal estates.

Policy documents

Consider as relevant:

- *G21 Regional Growth Plan* (Geelong Region Alliance, 2013)
- *Gippsland Regional Growth Plan* (Victorian Government, 2014)
- *Great South Coast Regional Growth Plan* (Victorian Government, 2014)
- *Marine and Coastal Policy* (Department of Environment, Land, Water and Planning, 2020)
- *Marine and Coastal Strategy* (Department of Environment, Land, Water and Planning, 2022)
- *Siting and Design Guidelines for Structures on the Victorian Coast* (Department of Environment, Land, Water and Planning, 2020)

11.03-4L-01 Coastal settlements

--/--/----
Proposed C169egip

Strategies

Maintain the character of coastal settlements.

Ensure development protects and enhances landscape and environmental values and minimises impacts on sensitive coastal ecosystems and processes.

Provide high quality infrastructure, recreation facilities and open space networks that are well connected to activity nodes and sensitively link with areas of environmental and landscape value.

Direct lake-based tourism development to locate within urban areas.

Retain existing native vegetation and encourage indigenous vegetation planting on public and private land and as part of new development.

11.03-4L-02 Newlands Arm

--/--/----
Proposed C169egip

Policy application

This policy applies to all land shown in Map 1 to this clause.

Strategies

Protect the coastal character and setting of Newlands Arm by maintaining the underlying lot configuration created by the Newlands Arm Restructure Plan.

Encourage built form that is low in scale, is not visually intrusive and is sympathetic to the lakeshore location.

Protect and enhance the natural environment of the area, including the foreshore, Newlands backwater and Lake Victoria edge.

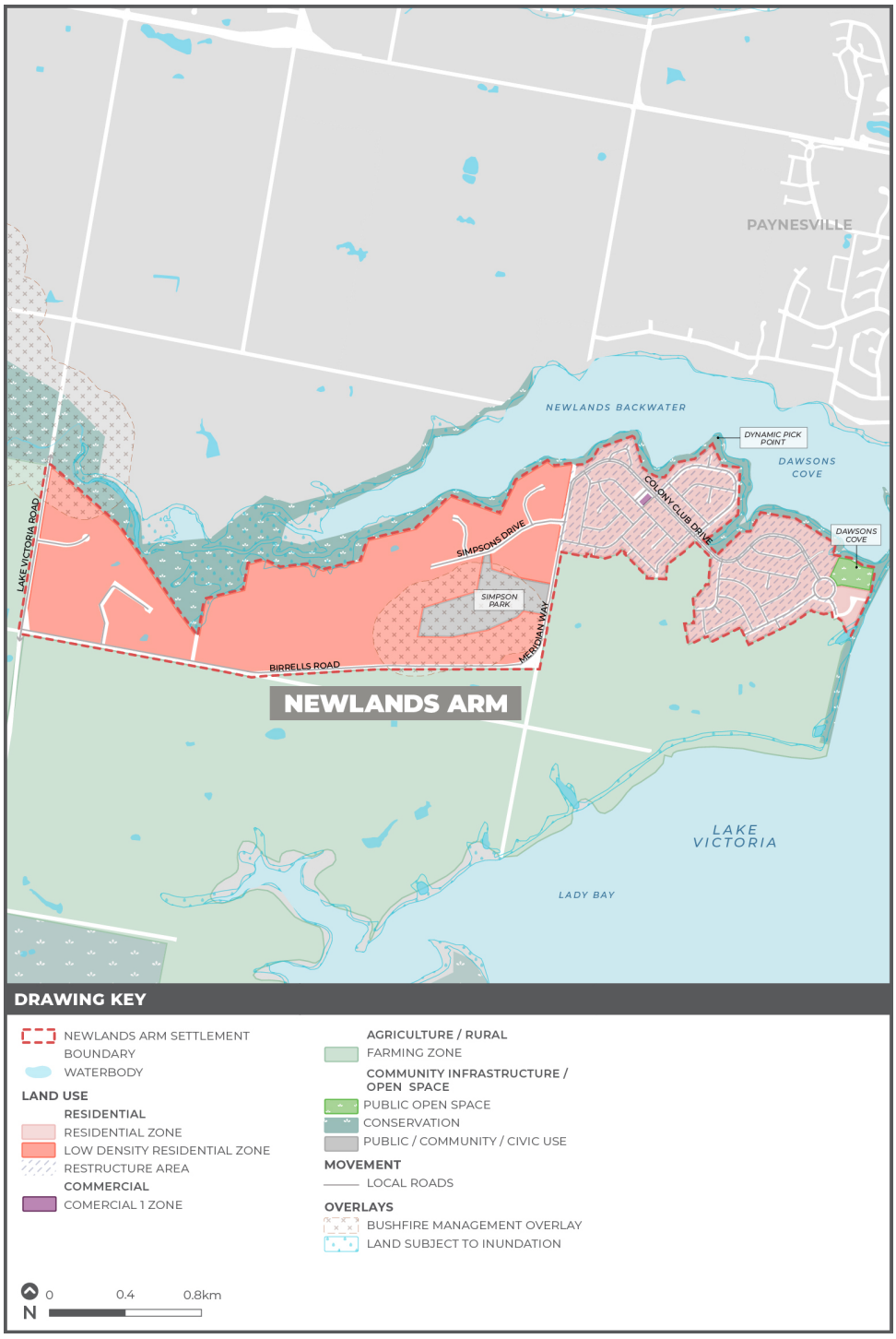
Protect views from the Newlands backwater and Lake Victoria through responsive landscaping, building siting and building height.

Encourage diversity in housing and small scale tourist accommodation.

Provide a pathway network within the town, linking key open space areas and focal points.

EAST GIPPSLAND PLANNING SCHEME

Map 1 - Newlands Arm Framework Plan



11.03-4L-03 Raymond Island

--/--/----
Proposed C169egip

Policy application

This policy applies to all land shown in Map 1 to this clause.

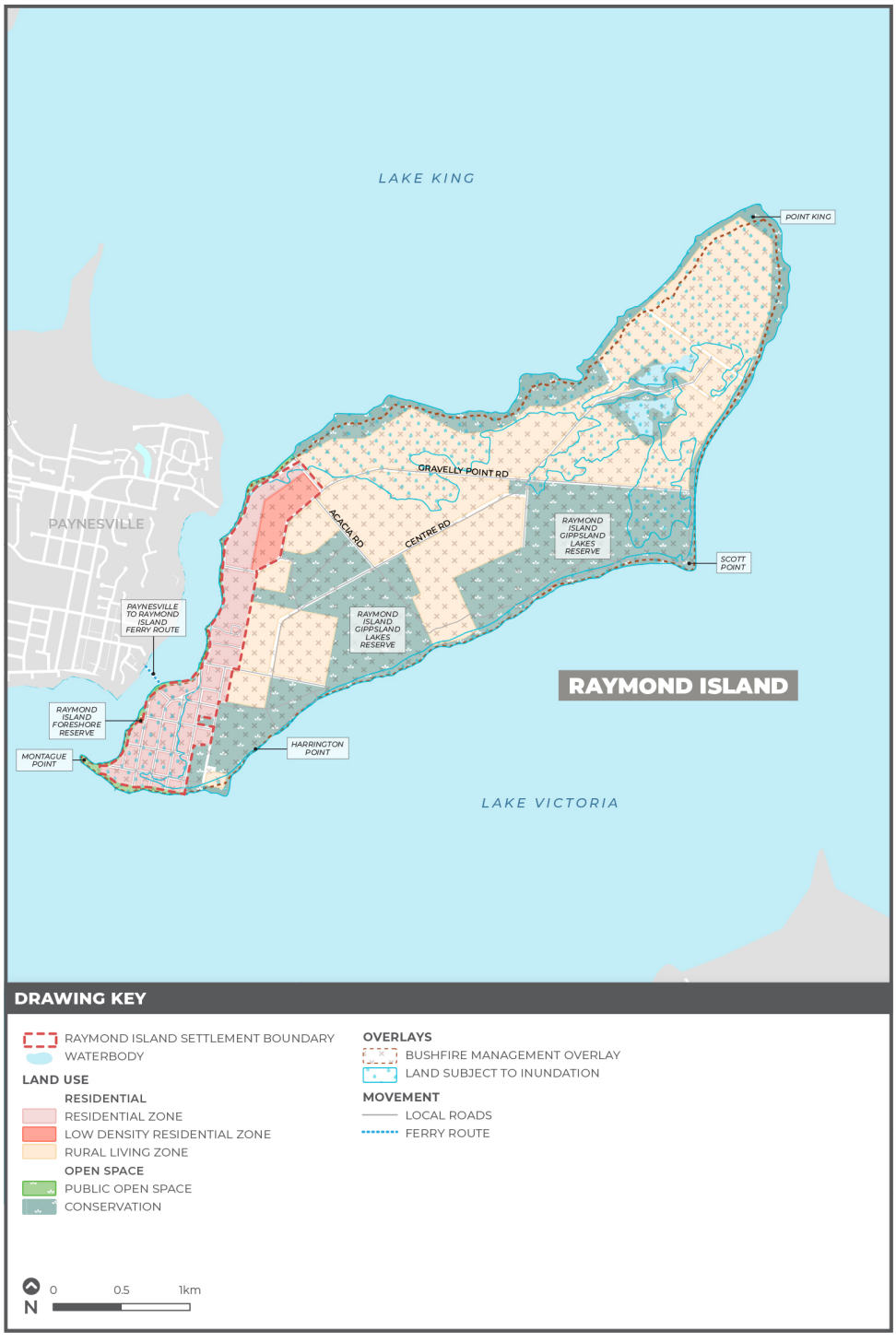
Strategies

Protect and enhance the well vegetated, low scale character of Raymond Island.

Facilitate small scale eco-tourism accommodation that respects the character of Raymond Island.

EAST GIPPSLAND PLANNING SCHEME

Map 1 - Raymond Island Framework Plan



11.03-4L-04 Metung

--/--/----
Proposed C169egip

Policy application

This policy applies to all land shown in Map 1 to this clause.

Strategies

Protect the landscape setting and environmental qualities that contribute to the 'village' character of Metung.

Ensure building heights and footprints retain the human and village scale of the area.

Protect visually and environmentally significant native vegetation, the vegetated escarpment of Lake King and vegetated wildlife corridors and wetlands.

Facilitate visual connections to the water and increased water edge activities.

Facilitate additional parking opportunities on the fringe of the village centre.

Ensure signage respects the village character of Metung.

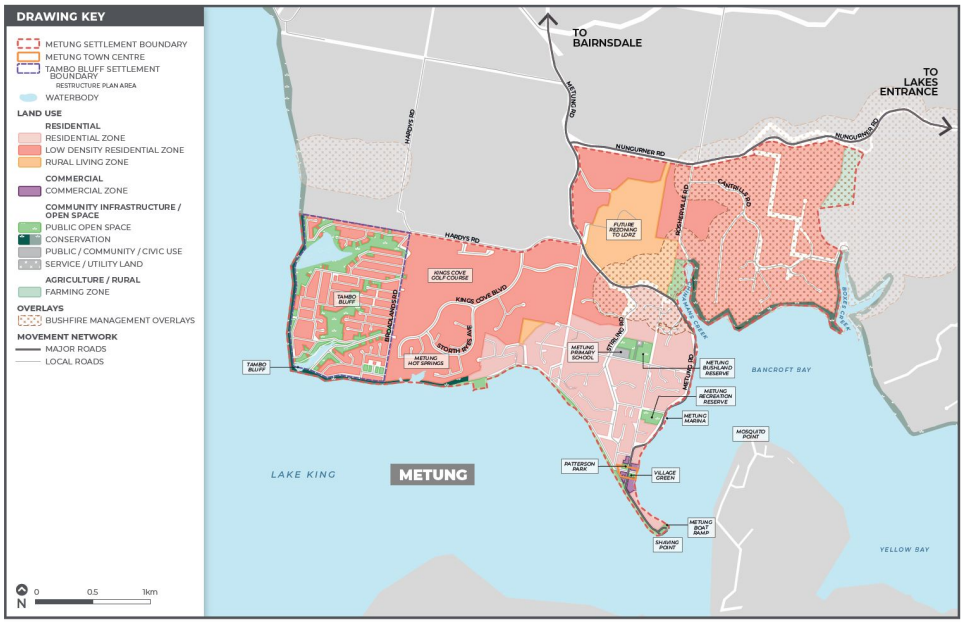
Encourage improved pedestrian connections throughout Metung.

Encourage resort style development at the Kings Cove precinct.

Avoid development adjoining Metung Road, Nungurner Road and Kalimna West Road that detracts from the views and scenic landscape values of the road corridors.

Support Metung's role as a boating centre.

Map 1 - Metung Framework Plan



11.03-4L-05 Nungurner

--/--/----
Proposed C169egip

Policy application

This policy applies to all land shown in Map 1 to this clause.

Strategies

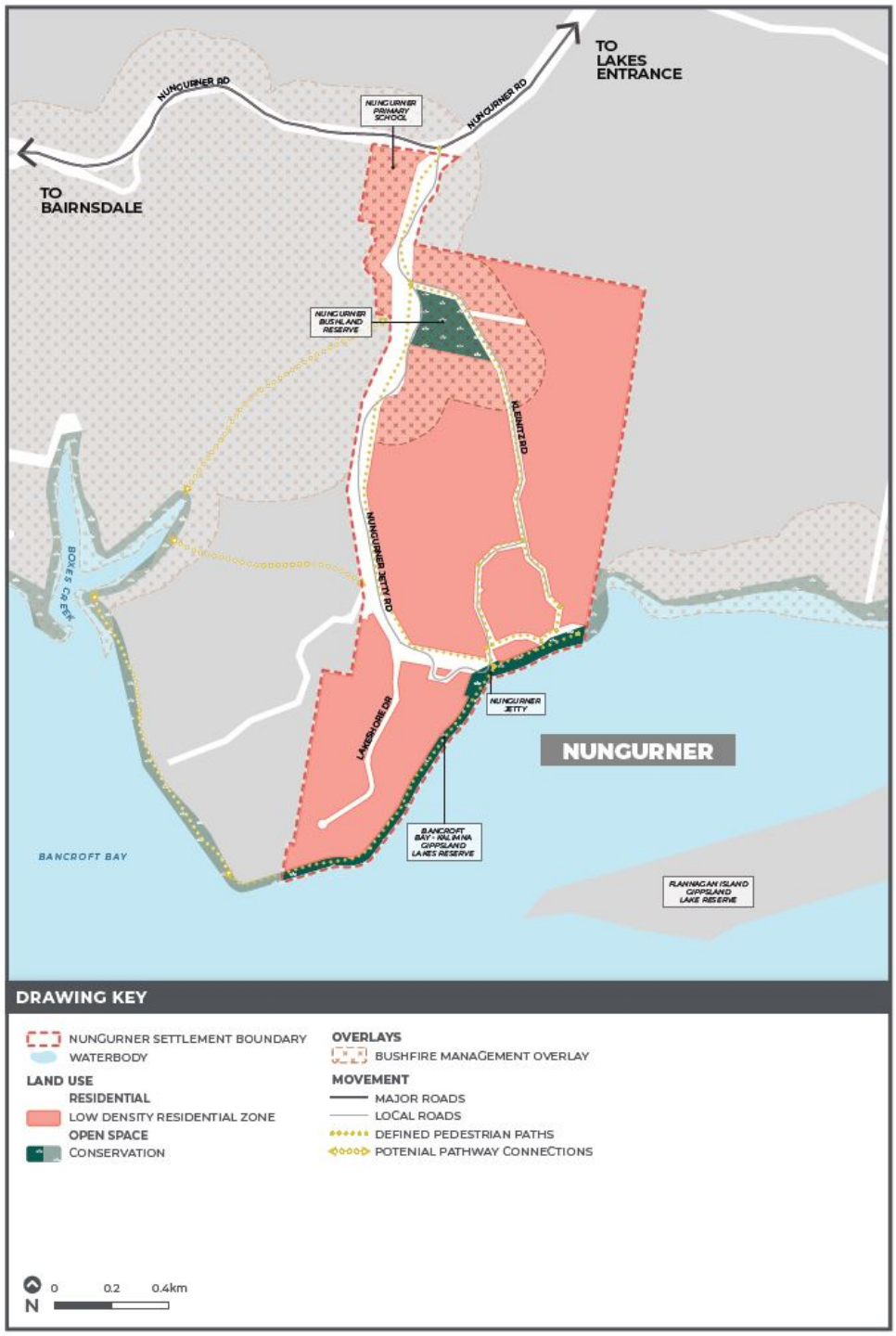
Maintain the low-density bushland character of Nungurner.

Encourage environmentally responsive development through the use of materials and finishes that respect the bush setting.

Provide walking trail opportunities and linkages as part of use and development.

EAST GIPPSLAND PLANNING SCHEME

Map 1 - Nungurner Framework Plan



11.03-4L-06 Tambo Bluff

--/--/----
Proposed C169egip

Policy application

This policy applies to all land shown in Map 1 to this clause.

Strategies

Ensure low density residential development at Tambo Bluff is respectful of the attractive natural setting of vegetated hill slopes, gullies and wetlands.

Encourage planting and revegetation to improve visual amenity and minimise the impact of development when viewed from the Gippsland Lakes.

Protect the coastal character and setting of Tambo Bluff by maintaining the underlying lot configuration created by the Tambo Bluff Restructure Plan.

Map 1 - Tambo Bluff Framework Plan



11.03-4L-07 Lake Tyers Beach

--/--/----
Proposed C169egip

Policy application

This policy applies to all land shown in Map 1 to this clause.

Strategies

Ensure development in the future urban area to the north of Lake Tyers Beach township reflects the coastal character.

Ensure development manages sedimentation and nutrient inflow to Lake Tyers to protect water quality.

Facilitate access to the northern boat ramp that reduces impacts on residential areas.

Incorporate expanded foreshore vegetation buffers and revegetation corridors in new development areas.

Prioritise consolidation of development within existing residential areas.

Encourage tourist development that responds to the coastal character of Lake Tyers Beach.

Encourage a local scale activity centre within the future urban area to the north of Lake Tyers Beach township.

EAST GIPPSLAND PLANNING SCHEME

Map 1 - Lake Tyers Framework Plan



11.03-4L-08 Marlo

--/--/----
Proposed C169egip

Policy application

This policy applies to all land shown in Map 1 to this clause.

Strategies

Ensure that the built form of new development is consistent with the existing character and scale of the township.

Consolidate commercial uses to Argyle Parade.

Encourage visual connections to the Snowy River and Bass Strait.

Improve connections to the foreshore south of Marine Parade.

Map 1 - Marlo Framework Plan



11.03-4L-09 Bemm River

--/--/----
Proposed C169egip

Policy application

This policy applies to all land shown in Map 1 to this clause.

Strategies

Ensure development reflects the well vegetated 'fishing village' coastal character of Bemm River.

EAST GIPPSLAND PLANNING SCHEME

Map 1 - Bemm River Framework Plan



11.03-4L-10 Mallacoota

--/--/----
Proposed C169egip

Policy application

This policy applies to all land shown in Map 1 to this clause.

Strategies

Ensure development is consistent with the coastal character and village atmosphere of Mallacoota.

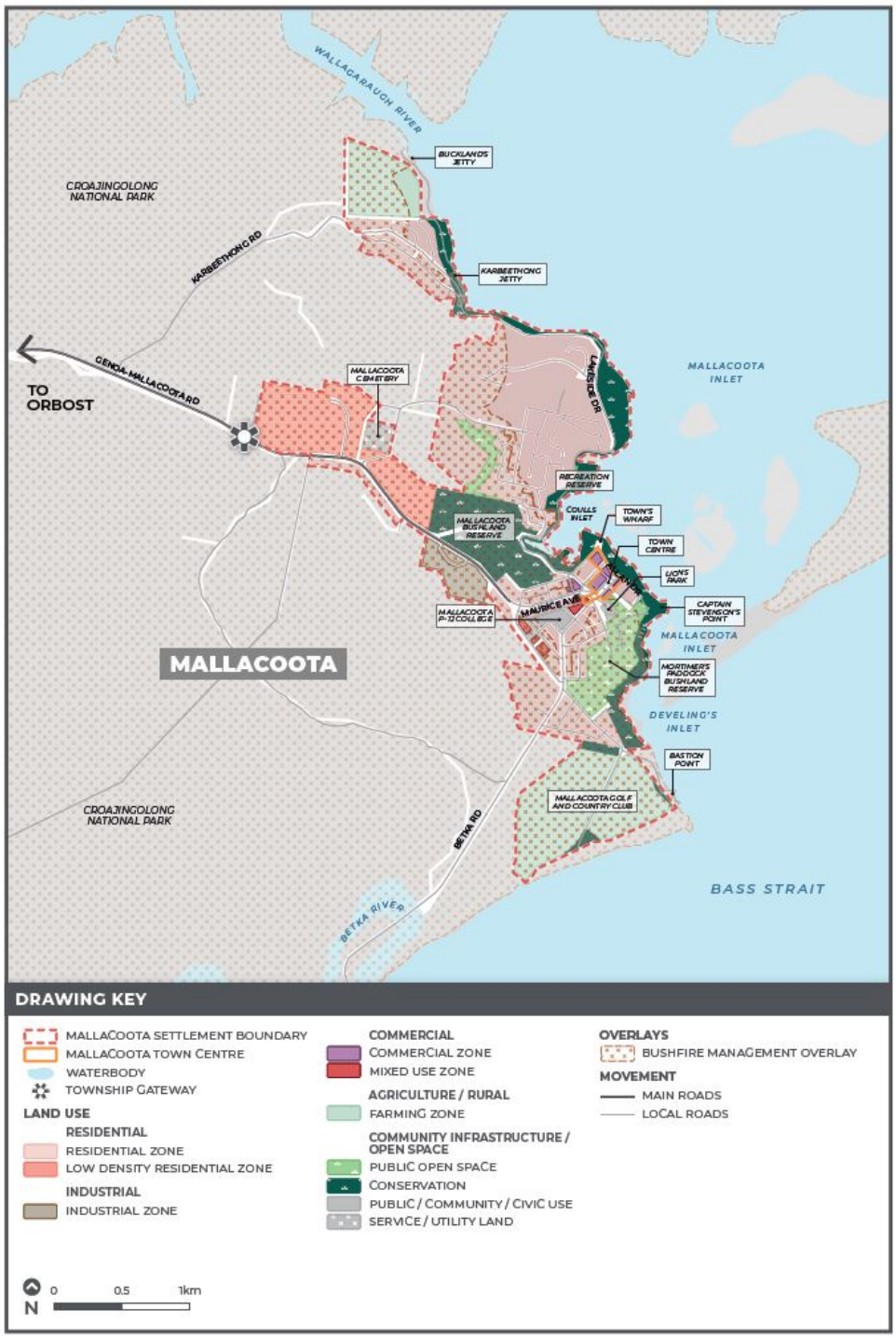
Encourage infill development of vacant sites along Maurice Avenue and Allan Drive with links to the public open space areas.

Encourage high quality tourist accommodation.

Support activity nodes for public use at the Wharf, Karbeethong and Bastion Point.

EAST GIPPSLAND PLANNING SCHEME

Map 1 - Mallacoota Framework Plan



11.03-4L-11 Gipsy Point

--/--/----
Proposed C169egip

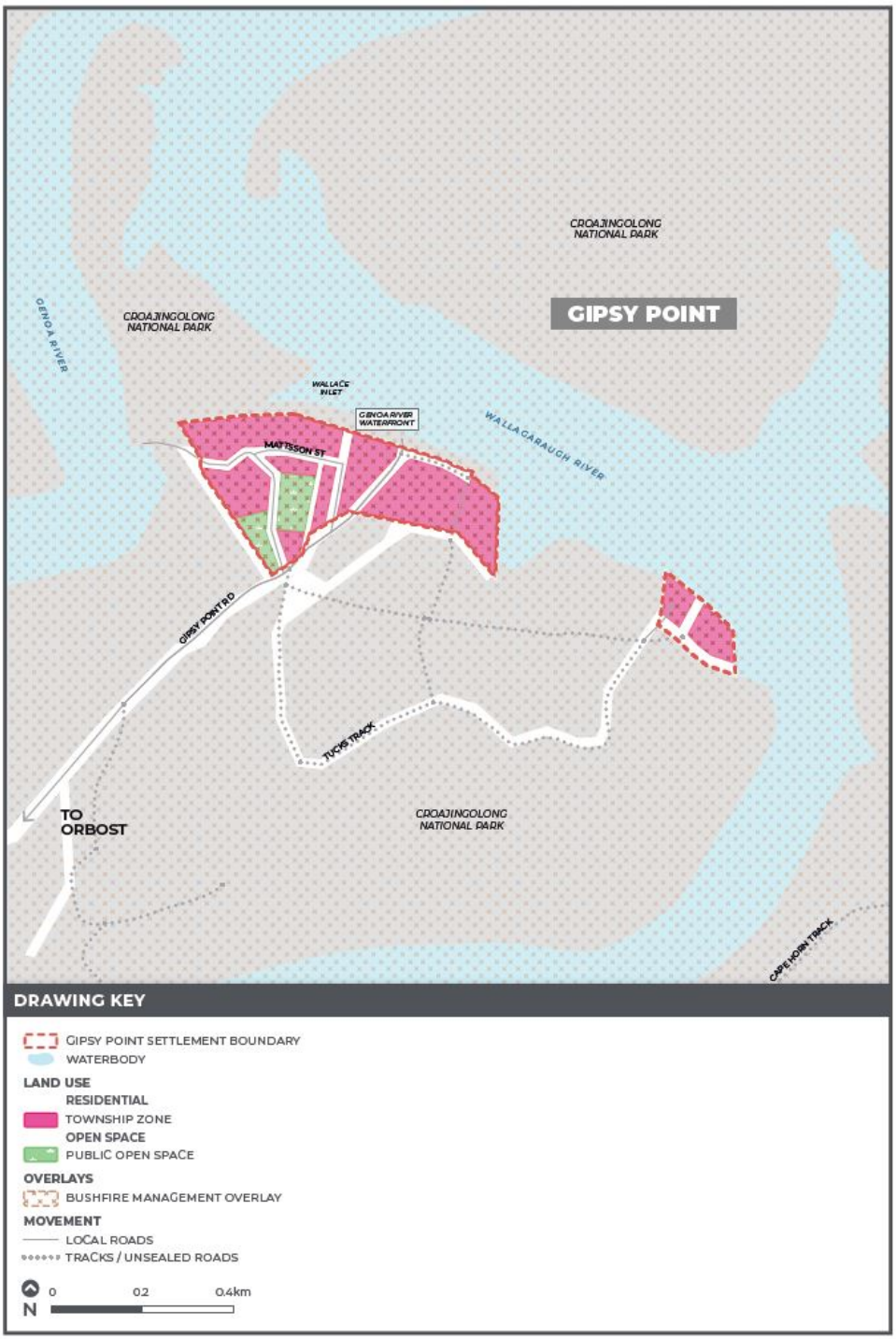
Policy application

This policy applies to all land shown in Map 1 to this clause.

Strategies

Ensure development respects the bushland setting of Gipsy Point.

Map 1 - Gipsy Point Framework Plan



11.03-4L-12 Eagle Point

25/11/2022
C162egip

Policy application

This policy applies to all land in the Eagle Point Framework Plan to this clause.

Strategies

Ensure building character in Eagle Point remains low in scale and not be visually intrusive.

Protect views to Eagle Point from the Lakes through responsive landscaping, building siting and building height.

Maintain view corridors to the lakes and northern ranges.

Retain the Gippsland Redgum throughout the township.

Encourage a community and local commercial centre near the school and caravan park.

Encourage retirement housing and associated facilities.

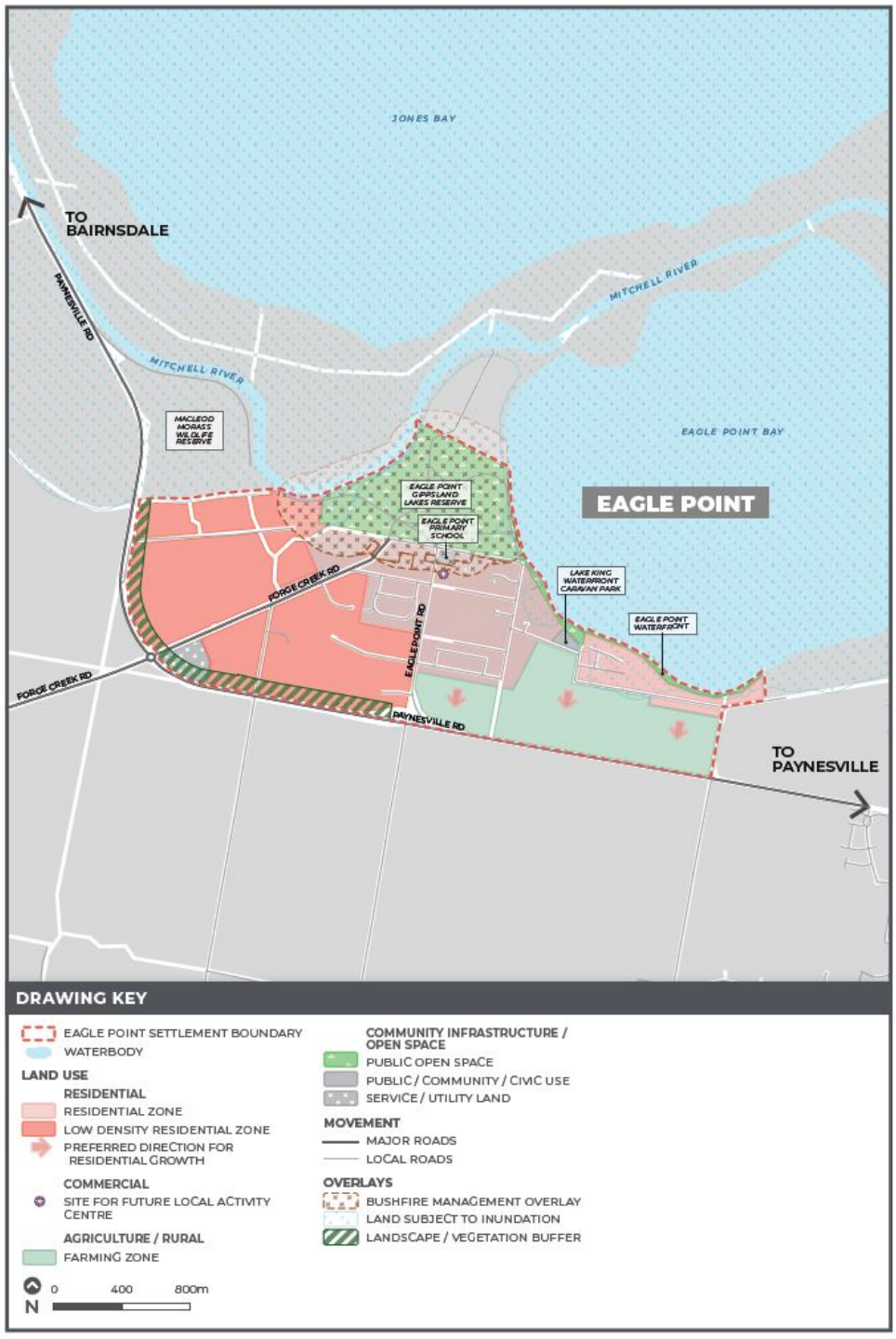
Retain indigenous vegetation in development areas.

Extend wildlife corridors with additional planting.

Encourage residential development along the Paynesville-Bairnsdale Road including a vegetated buffer adjacent to the road.

EAST GIPPSLAND PLANNING SCHEME

Eagle Point Framework Plan



11.03-5S Distinctive areas and landscapes

30/04/2021
VC185

Objective

To recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes.

Strategies

Recognise the unique features and special characteristics of these areas and landscapes.

Implement the strategic directions of approved Localised Planning Statements and Statements of Planning Policy.

Integrate policy development, implementation and decision-making for declared areas under Statements of Planning policy.

Recognise the important role these areas play in the state as tourist destinations.

Protect the identified key values and activities of these areas.

Enhance conservation of the environment, including the unique habitats, ecosystems and biodiversity of these areas.

Support use and development where it enhances the valued characteristics of these areas.

Avoid use and development that could undermine the long-term natural or non-urban use of land in these areas.

Protect areas that are important for food production.

Policy documents

Consider as relevant:

- *Bellarine Peninsula Localised Planning Statement* (Victorian Government, 2015)
- *Macedon Ranges Statement of Planning Policy* (Victorian Government, 2019)
- *Mornington Peninsula Localised Planning Statement* (Victorian Government, 2014)
- *Yarra Ranges Localised Planning Statement* (Victorian Government, 2017)

11.03-6S Regional and local places

31/07/2018
VC148

Objective

To facilitate integrated place-based planning.

Strategies

Integrate relevant planning considerations to provide specific direction for the planning of sites, places, neighbourhoods and towns.

Consider the distinctive characteristics and needs of regional and local places in planning for future land use and development.

EAST GIPPSLAND PLANNING SCHEME

11.03 PLANNING FOR PLACES

31/07/2018
VC148

11.03-1S Activity centres

03/02/2022
VC199

Objective

To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.

Strategies

Build up activity centres as a focus for high-quality development, activity and living by developing a network of activity centres that:

- Comprises a range of centres that differ in size and function.
- Is a focus for business, shopping, working, leisure and community facilities.
- Provides different types of housing, including forms of higher density housing.
- Is connected by transport.
- Maximises choices in services, employment and social interaction.

Support the role and function of each centre in the context of its classification, the policies for housing intensification, and development of the public transport network.

Undertake strategic planning for the use and development of land in and around activity centres.

Give clear direction on preferred locations for investment.

Encourage a diversity of housing types at higher densities in and around activity centres.

Reduce the number of private motorised trips by concentrating activities that generate high numbers of (non-freight) trips in highly accessible activity centres.

Improve access by walking, cycling and public transport to services and facilities.

Support the continued growth and diversification of activity centres to give communities access to a wide range of goods and services, provide local employment and support local economies.

Encourage economic activity and business synergies.

Improve the social, economic and environmental performance and amenity of activity centres.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)
- *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021)

11.03-1L-01 Bairnsdale ~~CBD~~Activity Centre

~~25/11/2022 -/--/----~~
~~C162egip~~Proposed C169egip

Policy application

This policy applies to ~~land within the Bairnsdale Framework Plan~~all land shown on Map 1 to this clause.

Strategies

Consolidate commercial development within the town boundary.–

Locate major retail development within the core retail area and discourage fragmentation of this area.–

~~Discourage fragmentation of the core retail area.~~

~~Revitalise the shopping~~Encourage revitalisation of the activity centre and further improve its appearance and image.–

~~Link the shopping centre with the river frontage~~Encourage motels, medical centres and small offices to locate within the mixed use zone at Main Street and Macleod Street.–

Support development that ~~provides opportunities for~~enhances linkages between Bairnsdale CBD and the Mitchell River.–

Facilitate improved vehicle, pedestrian and cycle circulation and movement patterns within ~~Bairnsdale and the CBD~~the Bairnsdale activity centre.–

Maintain heritage elements in the ~~CBD~~activity centre, such as brick channels and metal grates.–

Facilitate development of administrative, cultural, recreational and community services within the Bairnsdale ~~CBD~~activity centre.

~~Support development that encourages the revitalisation of Bairnsdale CBD.~~

~~Encourage medium-rise residential or commercial development.~~

~~Support development that incorporates upper level apartments and shop top housing throughout the Bairnsdale CBD.~~

~~Support restricted retail such as furniture stores or trade supplies in Area 8 in the Bairnsdale Growth Strategy and at Plan 2 Retail and Commercial Hierarchy.~~

~~Support a specialised employment centre in the north-east growth area.~~

~~Support a specialised community centre around the Bairnsdale Aquatic Recreation Centre.~~

~~Support the development of local centres within the growth areas of east and west Bairnsdale and the south-west industrial area of Bairnsdale.~~

Support retail and commercial office activities along connecting streets between the Bairnsdale Railway Station and Bairnsdale ~~CBD~~activity centre.

~~Avoid unsustainable or unjustified expansion of the local activity centre in Eastwood.~~

~~**Policy guidelines**~~

~~Consider as relevant:~~Protect and enhance the Main Street gardens as a recreation and community space that is a distinguishing characteristic of Bairnsdale.

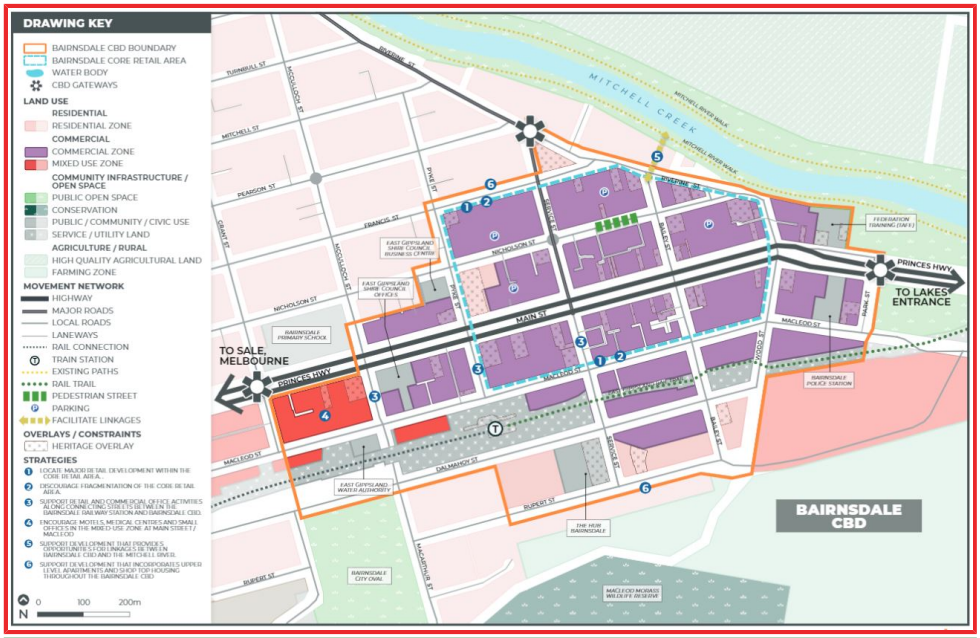
Support development adjoining laneways that incorporate active laneway frontages.

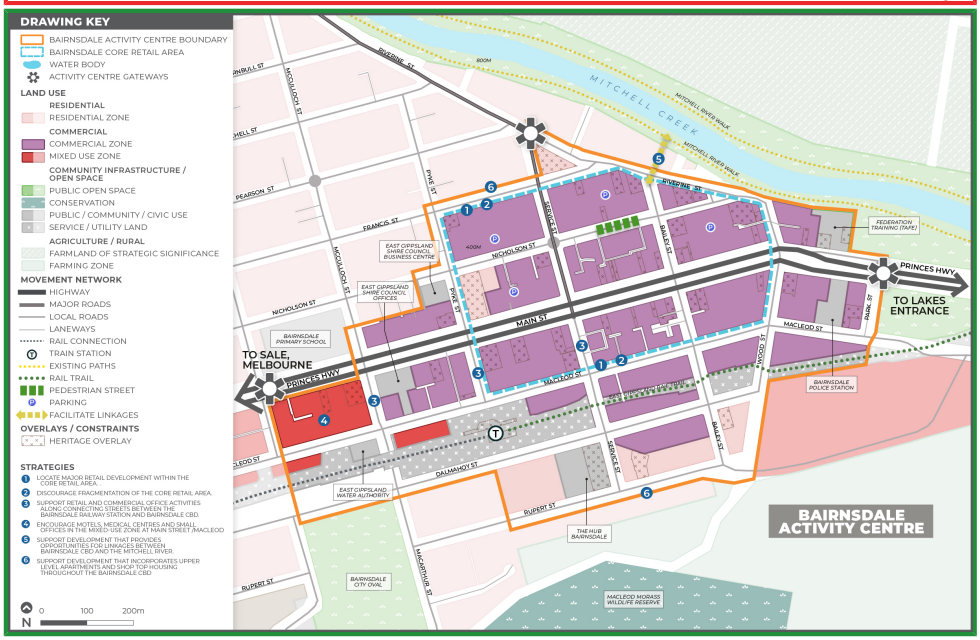
- ~~Encouraging medium-rise residential or commercial development of more than three storeys high.~~
- ~~Supporting industry/manufacturing, restricted retail, and supermarket/retail up to 1,000 square metres of retail floor space within the north-east growth area centre, located within close proximity to address along the northern and southern side of the Princes Highway.~~

- ~~Supporting a mix of community, recreation, education and health related activities at the Bairnsdale Aquatic and Recreation Centre with medium density housing and supermarket/retail up to 1,000 square metres of retail floor space.~~
- ~~Facilitating convenience retailing/shop activities in local centres with a retail floor space of 300 – 500 square metres in local centres.~~

Facilitate improvements to the north-south connections between the Nicholson Street Mall and Main Street Gardens.

~~**Bairnsdale Framework Plan**~~**Map 1 - Bairnsdale Activity Centre Framework Plan**





11.03-1L-02 Paynesville Activity Centre

25/11/2022 -/-/---- C162egip Proposed C169egip

Policy application

This policy applies to the Paynesville Town Centre on the map attached Map 1 to this clause.

Strategies

Facilitate integration and linkages between the townactivity centre and the foreshore, the active waterfront and the Slip Road Maritime precinct.

Enhance and create existing and new public spaces in the townactivity centre.

Encourage built form, architectural and design features that reflect the importance of the maritime character and the authentic local distinctivenessvillage like feel, pedestrian scale and distinctive maritime character of Paynesville.

Facilitate an active waterfront as a place where boats and visitors use the facilities of the towncan access the activity centre.

Develop tourism opportunities to embracesupport the nature based and eco-tourism experiences at this gateway to the Gippsland Lakes.

Support retail premises, tourist accommodation, hotels and motels, holiday flats and restaurants.

Consolidate future commercial and mixed-use development within existing business zoned areas.

Encourage non-vehicular pedestrian and bicycle trails that link activity spaces and precincts, precincts and the wider township area.

Ensure that buildings do not overshadow the foreshore or other public areas.

Protect unobstructed views of the water.

Encourage built form that respects the village-like feel and pedestrian scale of the Paynesville Town Centre.

Incorporate protection from coastal winds, rain and the provision of shade into building design.

Encourage a maritime theme in the built environment through bulk, form, colours and architectural details.

Encourage building design that is consistent with the character of the town centre.

Provide parking with shade trees at the rear of buildings in the town centre.

Policy guidelines

Consider as relevant:

• Facilitating building height up to two storeys with the opportunity to add a third storey at the rear of key landmark sites.

EAST GIPPSLAND PLANNING SCHEME

~~Paynesville Town Centre Map~~Map 1 - Paynesville Activity Centre



EAST GIPPSLAND PLANNING SCHEME



11.03-1L-03 Lakes Entrance Activity Centre

~~25/11/2022~~ ~~C162egip~~Proposed C169egip

Policy application

This policy applies to ~~use and development in the Lakes Entrance Activity Centre Policy Area as shown on the map~~all land shown on Map 1 to this clause.

Strategies

Contain development of the central business area between Church Street and the Esplanade west of Myer Street.

Encourage buildings on main commercial streets to have active retail ground floor uses ~~in the main commercial streets~~and residential uses above.

Encourage ~~residential use on floors located above a commercial ground floor~~medium-rise residential and commercial development.

Encourage development ~~to the property line~~ with no front setbacks along The Esplanade to provide street level activity.

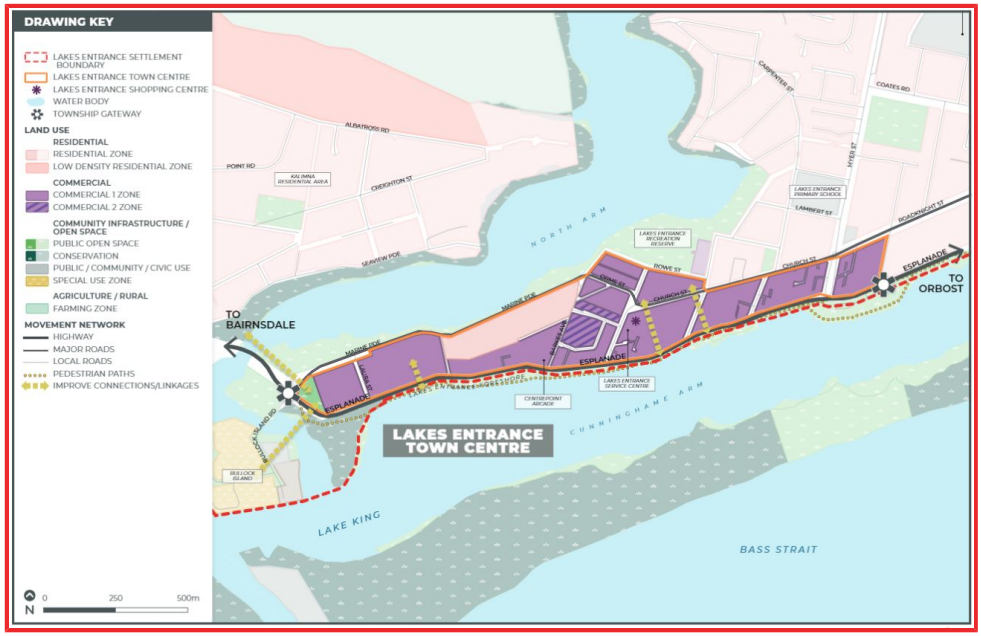
Encourage service businesses and large floor space retail uses to locate in the Commercial 2 Zone ~~in the commercial area of Lakes Entrance west of Mechanics Street~~east of Barkes Avenue.

~~**Policy guidelines**~~

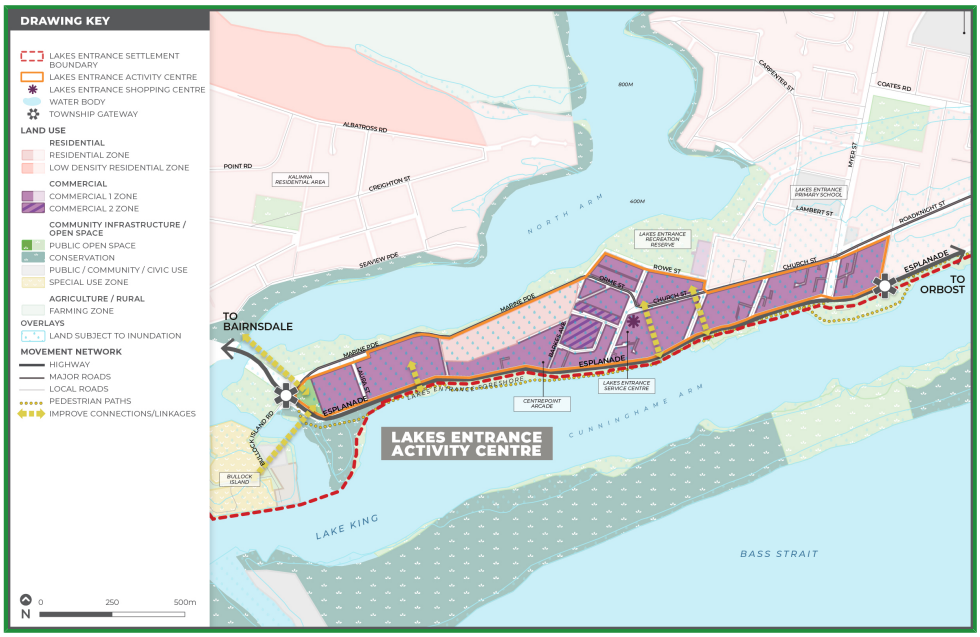
~~Consider as relevant:~~

- ~~Encouraging medium-rise residential or commercial development of more than three storeys high.~~

Map 1 - Lakes Entrance Activity Centre ~~Policy Area~~Framework Plan



EAST GIPPSLAND PLANNING SCHEME



11.03-2S Growth areas

04/05/2022
VC210

Objective

To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas.

Strategies

Concentrate urban expansion into growth areas that are served by high-capacity public transport.

Implement the strategic directions in the Growth Area Framework Plans.

Encourage average overall residential densities in the growth areas of a minimum of 15 dwellings per net developable hectare, and over time, seek an overall increase in residential densities to more than 20 dwellings per net developable hectare.

Deliver timely and adequate provision of public transport and local and regional infrastructure and services, in line with a preferred sequence of land release.

Provide for significant amounts of local employment opportunities and in some areas, provide large scale industrial or other more regional employment generators.

Create a network of mixed-use activity centres that are high quality, well designed and create a sense of place.

Provide a diversity of housing type and distribution.

Retain unique characteristics of established areas impacted by growth.

Protect and manage natural resources and areas of heritage, cultural and environmental significance.

Create well planned, easy to maintain and safe streets and neighbourhoods that reduce opportunities for crime, improve perceptions of safety and increase levels of community participation.

Develop Growth Area Framework Plans that will:

- Include objectives for each growth area.
- Identify the long term pattern of urban growth.
- Identify the location of broad urban development types, for example activity centre, residential, employment, freight centres and mixed use employment.
- Identify the boundaries of individual communities, landscape values and, as appropriate, the need for discrete urban breaks and how land uses in these breaks will be managed.
- Identify transport networks and options for investigation, such as future railway lines and stations, freight activity centres, freeways and arterial roads.
- Identify the location of open space to be retained for recreation, and/or biodiversity protection and/or flood risk reduction purposes guided and directed by regional biodiversity conservation strategies.
- Show significant waterways as opportunities for creating linear trails, along with areas required to be retained for biodiversity protection and/or flood risk reduction purposes.
- Identify appropriate uses for constrained areas, including quarry buffers.

Develop precinct structure plans consistent with the *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021) approved by the Minister for Planning to:

- Establish a sense of place and community.
- Create greater housing choice, diversity and affordable places to live.
- Create highly accessible and vibrant activity centres.
- Provide for local employment and business activity.

- Provide better transport choices.
- Respond to climate change and increase environmental sustainability.
- Deliver accessible, integrated and adaptable community infrastructure.

Policy documents

Consider as relevant:

- Any applicable Growth Area Framework Plans (Department of Sustainability and Environment, 2006)
- *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021)
- *Ministerial Direction No. 12 – Urban Growth Areas*

11.03-2L-01 Bairnsdale

--/--/----
Proposed C169egip

Policy application

This policy applies to all land shown in Map 1 to this clause.

Strategies

Encourage infill industrial development on serviced industrial land and encourage expansion around Bosworth Road, Holloway Street and Kyle Street.

Avoid further linear expansion of commercial use and development adjacent to the Princes Highway outside the township boundary.

Encourage enhancement of the Mitchell River corridor, restoration of the Port of Bairnsdale and development of a Botanical Gardens in the area between Clifton Creek backwater and the Mitchell River.

Encourage transport businesses and light industry in the Mixed-Use Zone south of the Princes Highway.

Encourage medical related uses and offices in the Mixed-Use Zone at Main Street and Gould Street.

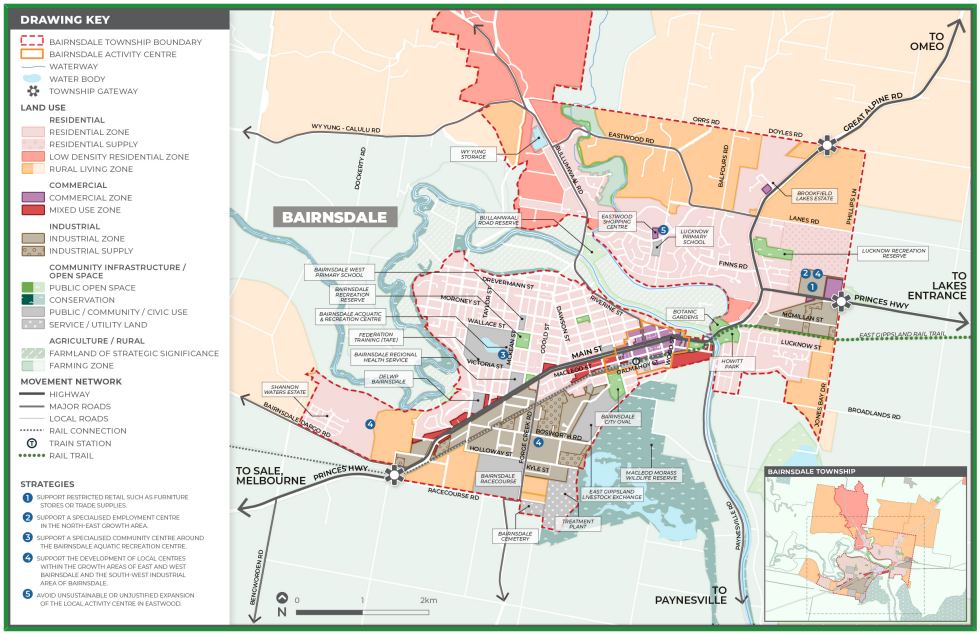
Protect Macleods Morass from adverse impacts of urban uses.

Encourage a consolidated community and recreation node with opportunities for medium density housing and neighbourhood activity centre within 400 metres walking distance of the Bairnsdale Aquatic Recreation Centre.

Consider expansion of the local activity centre in Eastwood where it can be justified and will not detract from the primary activity centre of Bairnsdale or other neighbourhood activity centres.

Support opportunities for low density residential development located close to existing towns where access to infrastructure is available and environmental constraints can be appropriately managed.

Map 1 - Bairnsdale Framework Plan



11.03-2L-02 East Bairnsdale/Lucknow

--/--/----
Proposed C169egip

Policy application

This policy applies to all land shown in Map 1 to this clause.

Objective

To implement the East Bairnsdale/Lucknow Structure Plan.

General strategies

Promote the East Bairnsdale and Lucknow precinct for urban growth with a mix of residential, local scale commercial and industrial uses.

Encourage a diversity of dwelling types to meet a range of housing needs.

Encourage housing renewal along Great Alpine Road.

Ensure development along Princes Highway and at the eastern township gateway provides an attractive entrance to Bairnsdale.

Ensure development positively addresses waterways, passive open space areas, East Gippsland Rail Trail and the Lucknow Recreation Reserve.

Ensure residential development is compatible with land use activities in commercial and industrial areas.

Improve connectivity by providing a movement network that integrates with existing neighbourhoods, employment and recreation facilities.

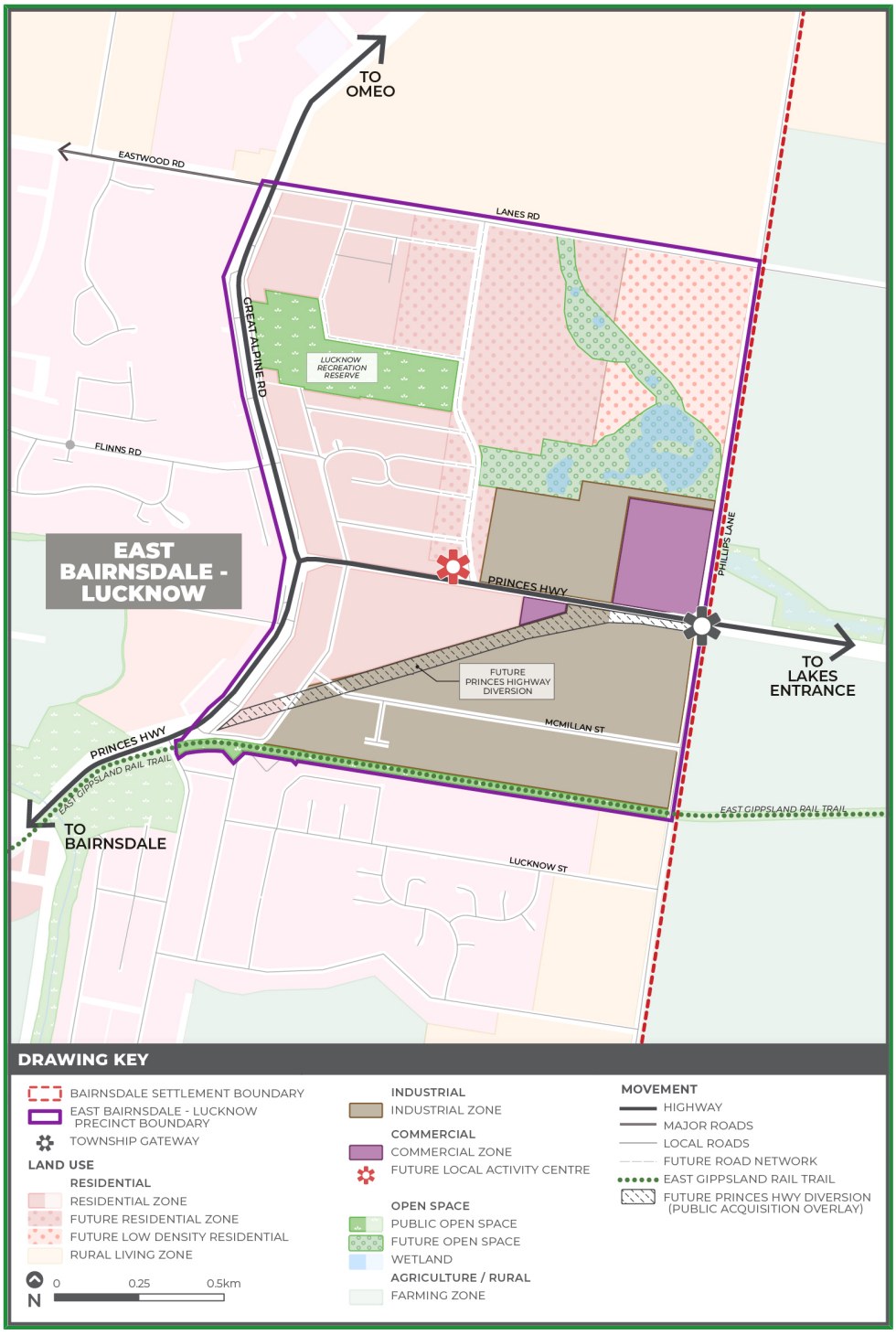
Plan for community and recreation infrastructure, including a multipurpose community centre.

Policy document

East Bairnsdale/Lucknow Structure Plan (2013)

EAST GIPPSLAND PLANNING SCHEME

Map 1 - East Bairnsdale and Lucknow Precinct Plan



11.03-2L-03 Lakes Entrance

--/--/----
Proposed C169egip

Policy application

This policy applies to all land shown in Map 1 to this clause and Rural Living Zones in the Colquhoun area.

Strategies

Provide additional industrial land in Lakes Entrance as identified on Map 1 to this clause.

Ensure subdivision, use and development in the Colquhoun area protects and enhances environmental values through revegetation and rehabilitation.

Improve the town entry by the use of enhanced landscape treatment.

Improve linkages between the town centre and the Kalimna residential area.

Encourage the development of the large rural holding north of Kalimna (adjoining North Arm) either for a resort-style development or an integrated residential development with recreational/tourist components.

Improve pedestrian connections in the retail centre between Church Street, The Esplanade, and the foreshore.

Protect and enhance foreshore views along The Esplanade through sensitive building design.

Encourage a variety of recreational and tourism use and development that is well connected to the commercial centre.

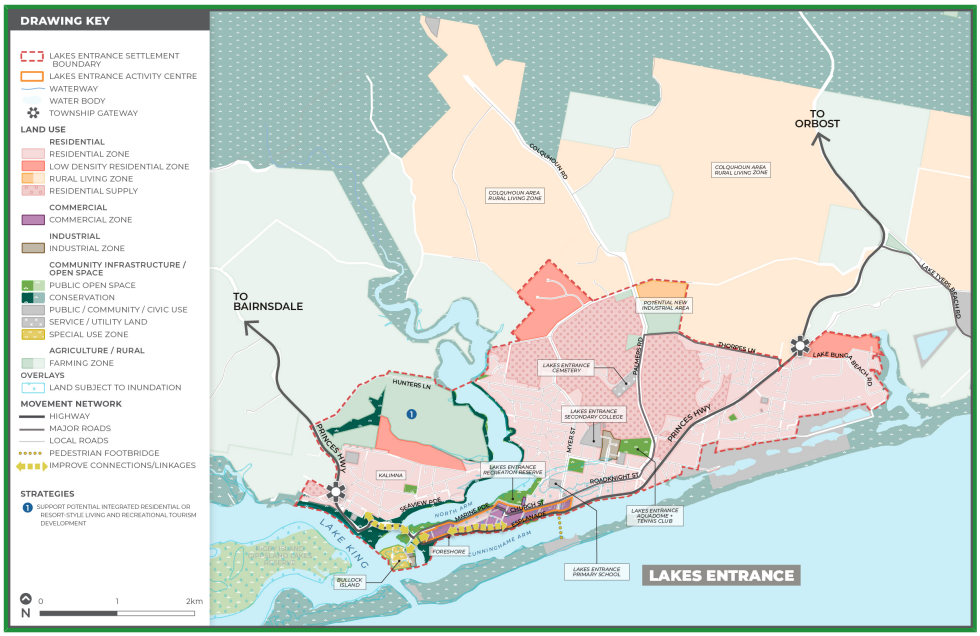
Support recreational and tourist opportunities to be located in the western portion of Bullock Island and provide improved linkages between Bullock Island and Lakes Entrance commercial centre.

Policy guideline

Consider as relevant:

- Preserving environmental values through revegetation, rehabilitation or fencing on land in the Rural Living Zones in the Colquhoun area.
- The need for an agreement under Section 173 of the Planning and Environment Act 1987 to implement or control future use and maintenance of the rural residential land in the Colquhoun area.

Map 1 - Lakes Entrance Framework Plan



11.03-2L-04 Paynesville

--/--/----
Proposed C169egip

Policy application

This policy applies to all land in the Paynesville Framework Plan to this clause.

Strategies

Provide a variety of lot sizes and housing types to meet community needs.

Provide linkages between residential, commercial, recreation, activity centres, the foreshore, the waterfront and the hinterland.

Develop tourism opportunities and event spaces that facilitate all year-round visitation.

Encourage the maritime and water reliant service industries to locate in the Industrial 3 Zone in Slip Road.

Expand the town westwards with the urban limit being Grandview Road as shown on the Paynesville Framework Plan.

Provide expansive green edges to abut entry roads to maintain a sense of arrival and country atmosphere.

Encourage development of varied tourist accommodation options, especially close to the town centre and canals.

Encourage a resort style development within the north west section of Paynesville and ensure that such a development would not adversely affect the viability of the Paynesville activity centre.

Map 1 - Paynesville Framework Plan



11.03-3S Peri-urban areas

31/07/2018
VC148

Objective

To manage growth in peri-urban areas to protect and enhance their identified valued attributes.

Strategies

Identify and protect areas that are strategically important for the environment, biodiversity, landscape, open space, water, agriculture, energy, recreation, tourism, environment, cultural heritage, infrastructure, extractive and other natural resources.

Provide for development in established settlements that have capacity for growth having regard to complex ecosystems, landscapes, agricultural and recreational activities including in Warragul-Drouin, Bacchus Marsh, Torquay-Jan Juc, Gisborne, Kyneton, Wonthaggi, Kilmore, Broadford, Seymour and Ballan and other towns identified by Regional Growth Plans as having potential for growth.

Establish growth boundaries for peri-urban towns to avoid urban sprawl and protect agricultural land and environmental assets.

Enhance the character, identity, attractiveness and amenity of peri-urban towns.

Prevent dispersed settlement and provide for non-urban breaks between urban areas.

Ensure development is linked to the timely and viable provision of physical and social infrastructure.

Improve connections to regional and metropolitan transport services.

11.03-4S Coastal settlement

20/03/2023
VC229

Objective

To plan for sustainable coastal development.

Strategies

Plan and manage coastal population growth and increased visitation so that impacts do not cause unsustainable use of coastal resources.

Support a network of diverse coastal settlements that provide for a broad range of housing types, economic opportunities and services.

Identify a clear settlement boundary around coastal settlements to ensure that growth in coastal areas is planned and coastal values are protected. Where no settlement boundary is identified, the extent of a settlement is defined by the extent of existing urban zoned land and any land identified on a plan in the planning scheme for future urban settlement.

Minimise linear urban sprawl along the coastal edge and ribbon development in rural landscapes.

Protect areas between settlements for non-urban use.

Limit development in identified coastal hazard areas, on ridgelines, primary coastal dune systems, shorelines of estuaries, wetlands and low-lying coastal areas, or where coastal processes may be detrimentally impacted.

Encourage the restructure of old and inappropriate subdivisions to reduce development impacts on the environment.

Ensure a sustainable water supply, stormwater management and sewerage treatment for all development.

Minimise the quantity and enhance the quality of stormwater discharge from new development into the ocean, bays and estuaries.

Prevent the development of new residential canal estates.

Policy documents

Consider as relevant:

- *G21 Regional Growth Plan* (Geelong Region Alliance, 2013)
- *Gippsland Regional Growth Plan* (Victorian Government, 2014)
- *Great South Coast Regional Growth Plan* (Victorian Government, 2014)
- *Marine and Coastal Policy* (Department of Environment, Land, Water and Planning, 2020)
- *Marine and Coastal Strategy* (Department of Environment, Land, Water and Planning, 2022)
- *Siting and Design Guidelines for Structures on the Victorian Coast* (Department of Environment, Land, Water and Planning, 2020)

11.03-4L-01 Coastal settlements

25/11/2022 -/--/---- C162egip Proposed C169egip

Policy application

This policy applies to the towns of Paynesville and Lakes Entrance, and to all towns marked as 'Coastal' on the Strategic Framework Plan at Clause 02.04.

Strategies

Contain development within existing zoned boundaries Maintain the character of coastal settlements.

Ensure tourist and commercially oriented coastal developments minimise development protects and enhances landscape and environmental values and minimises impacts on sensitive coastal ecosystems and processes.

Provide a broad range of recreation activities and access for large numbers of people in activity nodes high quality infrastructure, recreation facilities and open space networks that are well connected to activity nodes and sensitively link with areas of environmental and landscape value.

Ensure development does not adversely affect landscape and environmental values and incorporates measures to protect those values.

Provide access roads/ tracks/ paths, car and boat trailer parking, boat ramps, jetties, toilet blocks, caravan parks, kiosks and other services in activity nodes.

Direct lake-based holiday tourism development to fully serviced locate within urban areas.

Minimise small lot rural development in coastal settlements.

Discourage small-lot subdivision along river frontages and lakes.

Encourage indigenous vegetation plantings in public and private development.

Incorporate on-site waste disposal and water sensitive urban design techniques for storm water management in new development.

Retain existing native vegetation and incorporate replanting in encourage indigenous vegetation planting on public and private land and as part of new development.

11.03-4L-02 Newlands Arm

~~25/11/2022 C162egip~~ ~~-/--/----~~ Proposed C169egip

Policy application

This policy applies to all land ~~in the Newlands Arm Framework Plan~~shown in Map 1 to this clause.

Strategies

~~Maintain~~Protect the coastal character and setting of Newlands Arm by maintaining the underlying lot configuration created by the Newlands Arm Restructure Plan.

Encourage ~~buildings that remain~~built form that is low in scale ~~and are~~, is not visually intrusive and is sympathetic to the lakeshore location.

~~Encourage built form to be sympathetic to Newlands Arm's lakeshore location.~~

Protect and enhance the natural environment of the area, including the foreshore, Newlands backwater and Lake Victoria edge.

Protect views from the Newlands backwater and Lake Victoria through responsive landscaping, building siting and building height.

~~Encourage retirement housing and associated facilities.~~

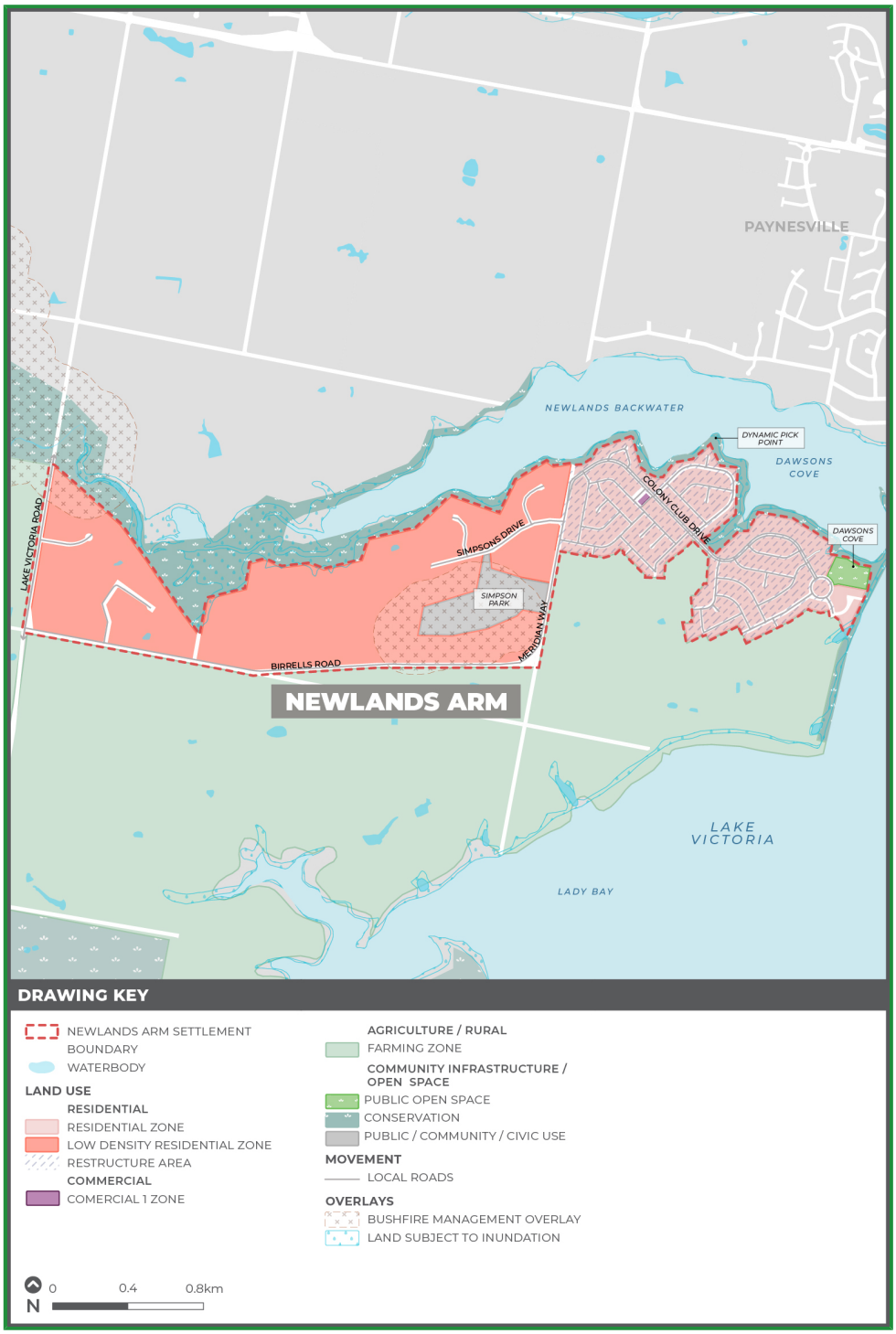
Encourage diversity in housing and small scale tourist accommodation.

Provide a pathway network within the town, linking key open space areas and focal points.

~~Complete lot consolidations identified on the Newlands Arm Estate Restructure Plan.~~ Map 1 - Newlands Arm Framework Plan

~~Discourage development on unconsolidated lots on the Newlands Arm Estate Restructure Plan.~~

EAST GIPPSLAND PLANNING SCHEME



EAST GIPPSLAND PLANNING SCHEME

~~**Newlands Arm Framework Plan**~~



11.03-4L-03 Raymond Island

~~25/11/2022 -/--/----~~
~~C162egip~~Proposed C169egip

Policy application

This policy applies to all land ~~in the Raymond Island Framework Plan~~ shown in Map 1 to this clause.

Strategies

Protect and ~~maintain~~enhance the well vegetated ~~coastal settlement and low intensity~~ , low scale character of Raymond Island.

~~Limit new low intensity development on Raymond Island as an attractive visitor destination for nature based tourism experiences.~~

~~Contain residential and low density residential development to currently zoned areas.~~

~~Encourage the use of indigenous planting on private land~~Facilitate small scale eco-tourism accommodation that respects the character of Raymond Island.

~~Facilitate low impact, small scale and environmentally friendly tourist accommodation.~~

EAST GIPPSLAND PLANNING SCHEME

Map 1 - Raymond Island Framework Plan



EAST GIPPSLAND PLANNING SCHEME



11.03-4L-04 Metung

~~25/11/2022 C162egip~~Proposed C169egip

Policy application

This policy applies to all land ~~in the Metung Framework Plan~~shown in Map 1 to this clause.

Strategies

~~Retain~~Protect the landscape setting~~,~~ and environmental qualities ~~and lifestyle~~ that contribute to the 'village' character of Metung.

Ensure building heights and footprints retain the human and village scale of the area.

~~Limit urban development to areas south of Metung – Nungurner Road and Hardys Road.~~

~~Retain the north-east area of Metung as low density residential development.~~

Protect visually and environmentally significant native vegetation, the vegetated escarpment of Lake King and vegetated wildlife corridors and wetlands.

~~Encourage planting of indigenous plant species.~~

Facilitate visual connections to the water and increased water edge activities.

Facilitate additional parking opportunities on the fringe of the village centre.

Ensure ~~low key signage that is consistent with the character of the village~~signage respects the village character of Metung.

~~Improve pedestrian connections along both sides of the peninsula.~~

~~Provide waterfront links between the village centre and the rest of Metung.~~

~~Design development adjoining the Village Green and Patterson Park to be consistent with the character of the village~~Encourage improved pedestrian connections throughout Metung.~~-~~

Encourage ~~the development of the Storth Ryes site on the Framework Plan as a resort or for low density residential uses, subject to the preparation of an Incorporated Plan~~resort style development at the Kings Cove precinct.~~–~~

Avoid development adjoining Metung Road, Nungurner Road and Kalimna West Road that detracts from the views and scenic landscape values of the road corridors.

Support Metung's role as a boating centre~~ role~~.

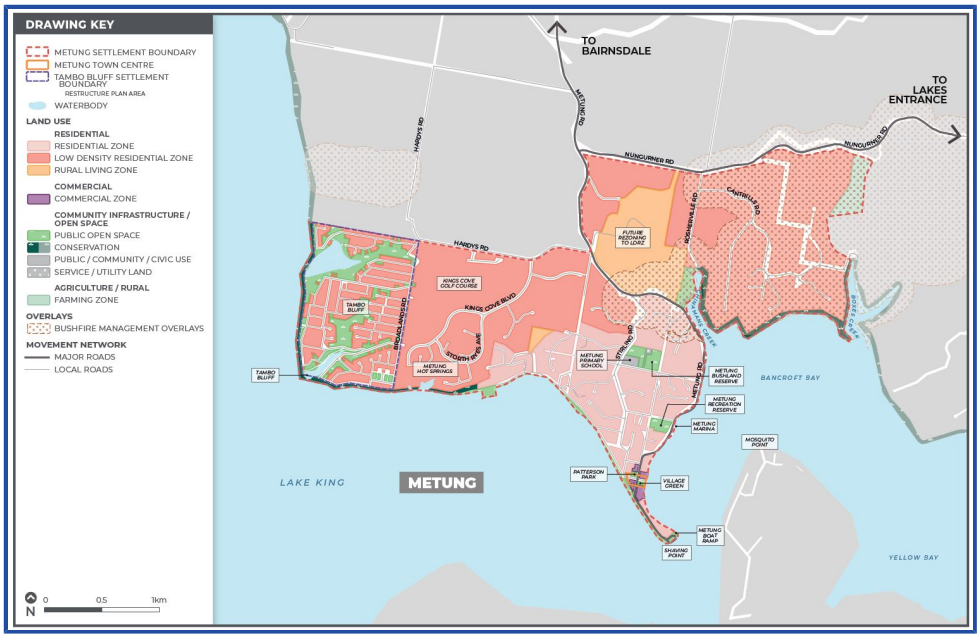
~~**Policy guideline**~~

~~Consider as relevant:~~

- ~~Linking the village centre to buildings of two to three levels with materials and colours that complement the natural environment.~~

EAST GIPPSLAND PLANNING SCHEME

Map 1 - Metung Framework Plan



11.03-4L-05 Nungurner

~~25/11/2022 C162egip~~Proposed C169egip

Policy application

This policy applies to all land ~~in the Nungurner Framework Plan~~ shown in Map 1 to this clause.

Strategies

Maintain the low-density bushland character of Nungurner.

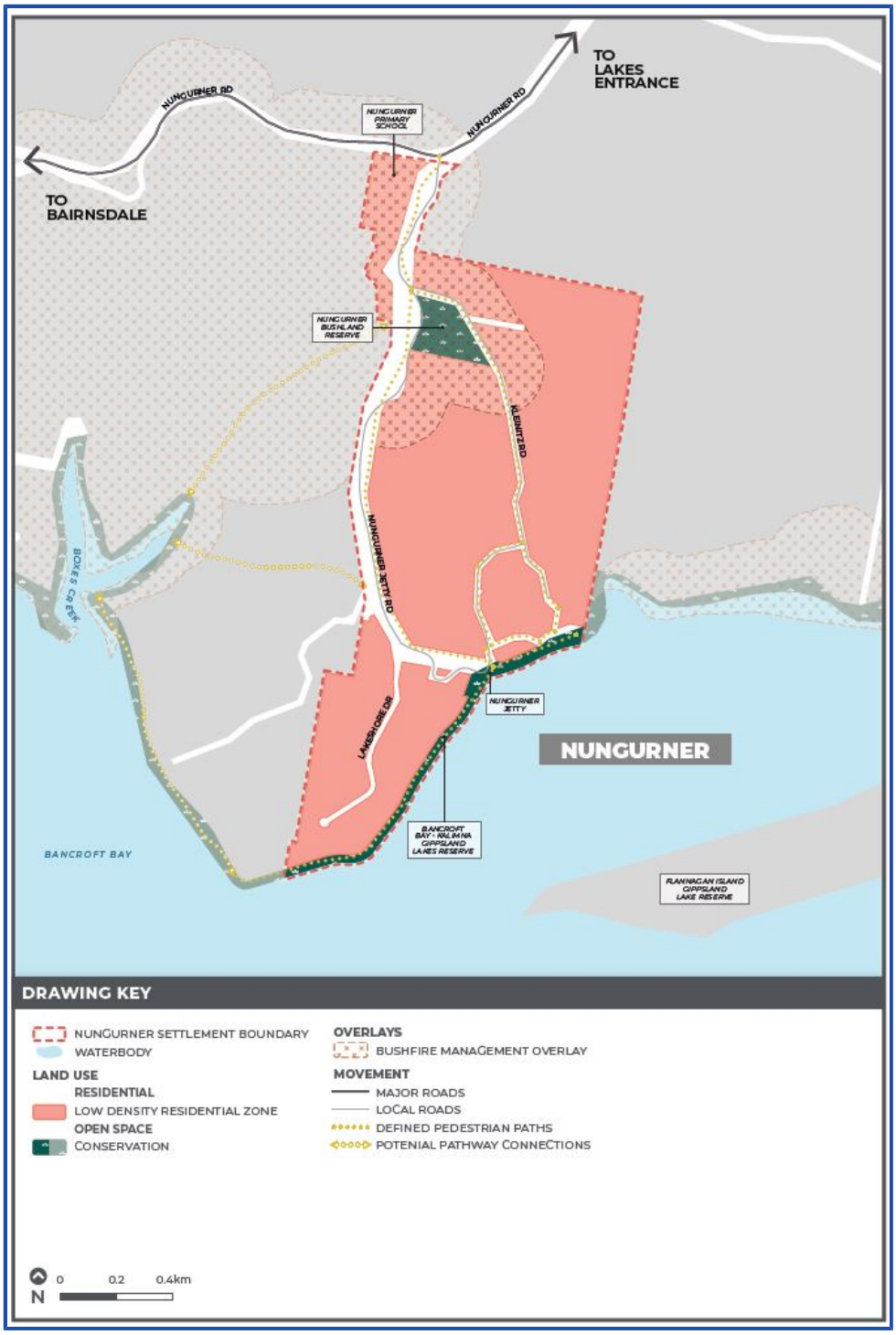
~~Design development that will be environmentally responsive, using~~Encourage environmentally responsive development through the use of materials and finishes ~~reflective of~~that respect the bush ~~environment~~setting.

~~Limit subdivision to the Low Density Residential Zone or the Farming zone.~~

Provide walking trail opportunities and linkages as part of ~~development approvals~~use and development.

~~Promote on-site storm water management for new and existing development within the settlement.~~

Map 1 - Nungurner Framework Plan



11.03-4L-06 Tambo Bluff

~~25/11/2022~~ ~~C162egip~~Proposed C169egip

Policy application

This policy applies to all land ~~in the Tambo Bluff Framework Plan~~shown in Map 1 to this clause.

Strategies

Ensure low density residential development at Tambo Bluff is respectful of the attractive natural setting of vegetated hill slopes, gullies and ~~natural~~ wetlands.

~~Minimise building height and footprint.~~

Encourage planting and revegetation to improve visual amenity and minimise the impact of development ~~on views from the lakes to Tambo Bluff~~when viewed from the Gippsland Lakes.

Protect the coastal character and setting of Tambo Bluff by maintaining the underlying lot configuration created by the Tambo Bluff Restructure Plan.

Map 1 - Tambo Bluff Framework Plan



11.03-4L-07 Lake Tyers Beach

~~25/11/2022 C162egip~~ ~~-/--/----~~ Proposed C169egip

Policy application

This policy applies to all land ~~in the Lake Tyers Framework Plan~~shown in Map 1 to this clause.

Strategies

~~Design development~~Ensure development in the future urban area to the north of Lake Tyers Beach township ~~to protect the water quality of Lake Tyers and to reflect the lake edge/seaside~~ reflects the coastal character.

~~Control~~Ensure development manages sedimentation and nutrient inflow to Lake Tyers to protect water quality.

~~Connect new development to reticulated sewerage.~~

~~Provide for on-site stormwater management in new development.~~

Facilitate access to the northern boat ramp that reduces impacts on residential areas.

Incorporate expanded foreshore vegetation buffers and revegetation corridors in new development areas.

~~Encourage consolidation within existing boundaries before allowing expansion of the town~~Prioritise consolidation of development within existing residential areas.

~~Facilitate future tourist developments in residential zones~~Encourage tourist development that responds to the coastal character of Lake Tyers Beach.

~~Encourage a neighbourhood convenience goods store and/or take away food store.~~

~~Discourage ribbon development along Lake Tyers Beach Road and other access roads to the Lake~~Encourage a local scale activity centre within the future urban area to the north of Lake Tyers Beach township.

Map 1 - Lake Tyers Framework Plan



11.03-4L-08 Marlo

~~25/11/2022~~ ~~C162egip~~Proposed C169egip

Policy application

This policy applies to all land ~~in the Marlo Framework Plan~~shown in Map 1 to this clause.

Strategies

~~Maintain the existing scale of residential development.~~

~~Contain development to south of Healeys Road.~~

~~Protect the scale and character of the residential areas in the 'old town' area.~~

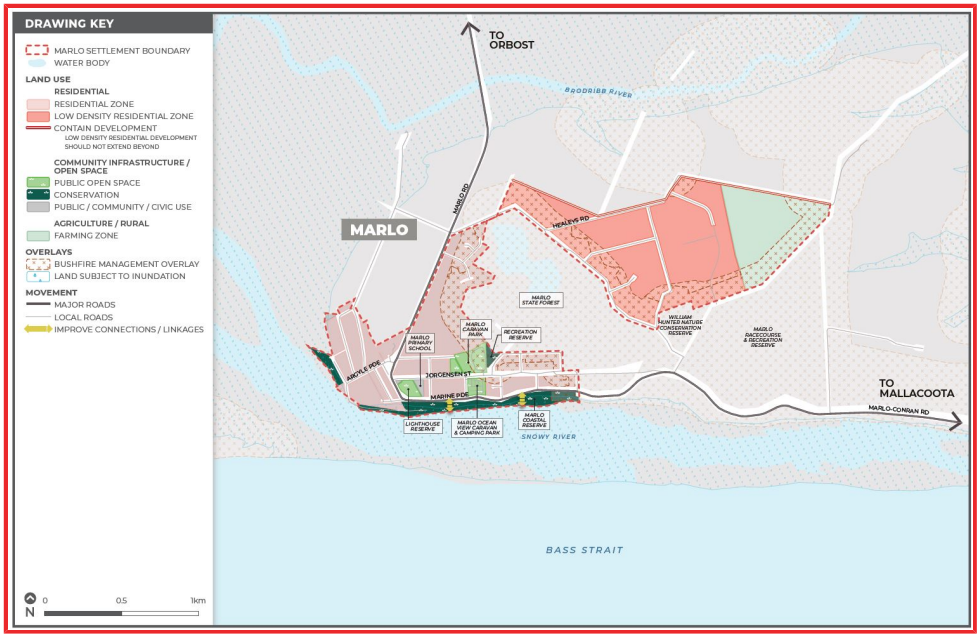
Ensure that the ~~scale and character of development in Marine Parade~~ built form of new development is consistent with the ~~prevailing development form and height~~existing character and scale of the township.

~~Locate~~Consolidate commercial uses ~~on~~to Argyle Parade ~~to consolidate commercial development~~.

~~Increase~~Encourage visual connections to the Snowy River and Bass Strait.

~~Provide~~Improve connections to the foreshore south of Marine Parade.

Map 1 - Marlo Framework Plan



EAST GIPPSLAND PLANNING SCHEME



11.03-4L-09 Bemm River

~~25/11/2022 C162egip~~Proposed C169egip

Policy application

This policy applies to all land ~~in the Bemm River Framework Plan~~shown in Map 1 to this clause.

Strategies

~~Protect~~Ensure development reflects the well~~-vegetated coastal hamlet~~ vegetated 'fishing village' coastal character of Bemm River.

~~Design development that reflects the 'fishing village' character of the Bemm River hamlet.~~

~~Develop land to the north of Kathleen Drive for limited residential development with on-site waste disposal arrangements.~~

EAST GIPPSLAND PLANNING SCHEME

Map 1 - Bemm River Framework Plan



EAST GIPPSLAND PLANNING SCHEME



11.03-4L-10 Mallacoota

~~25/11/2022~~ ~~C162egip~~Proposed C169egip

Policy application

This policy applies to all land ~~in the Mallacoota Framework Plan~~shown in Map 1 to this clause.

Strategies

~~Design development that reflects~~ Ensure development is consistent with the coastal character and village atmosphere of Mallacoota.

Encourage infill development of vacant sites along Maurice Avenue and Allan Drive with links to the public open space ~~precinct~~areas.

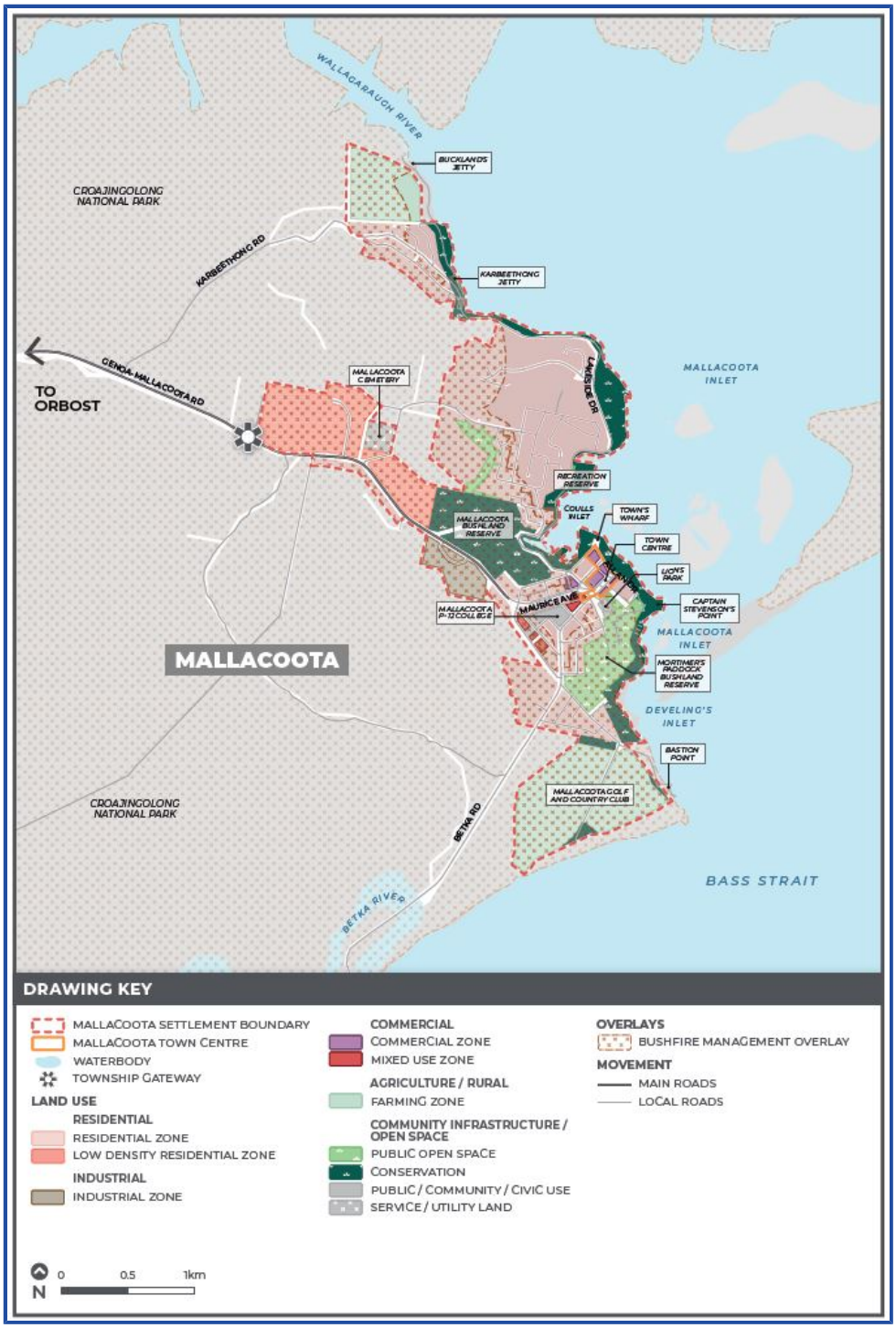
~~Design development to preserve the village atmosphere of the town centre.~~

Encourage high quality tourist accommodation.

~~Establish~~Support activity nodes for public use at the Wharf, Karbeethong and Bastion Point.

EAST GIPPSLAND PLANNING SCHEME

Map 1 - Mallacoota Framework Plan



11.03-4L-11 Gipsy Point

~~25/11/2022 C162egip~~Proposed C169egip

Policy application

This policy applies to all land ~~in the Gipsy Point Framework Plan~~shown in Map 1 to this clause.

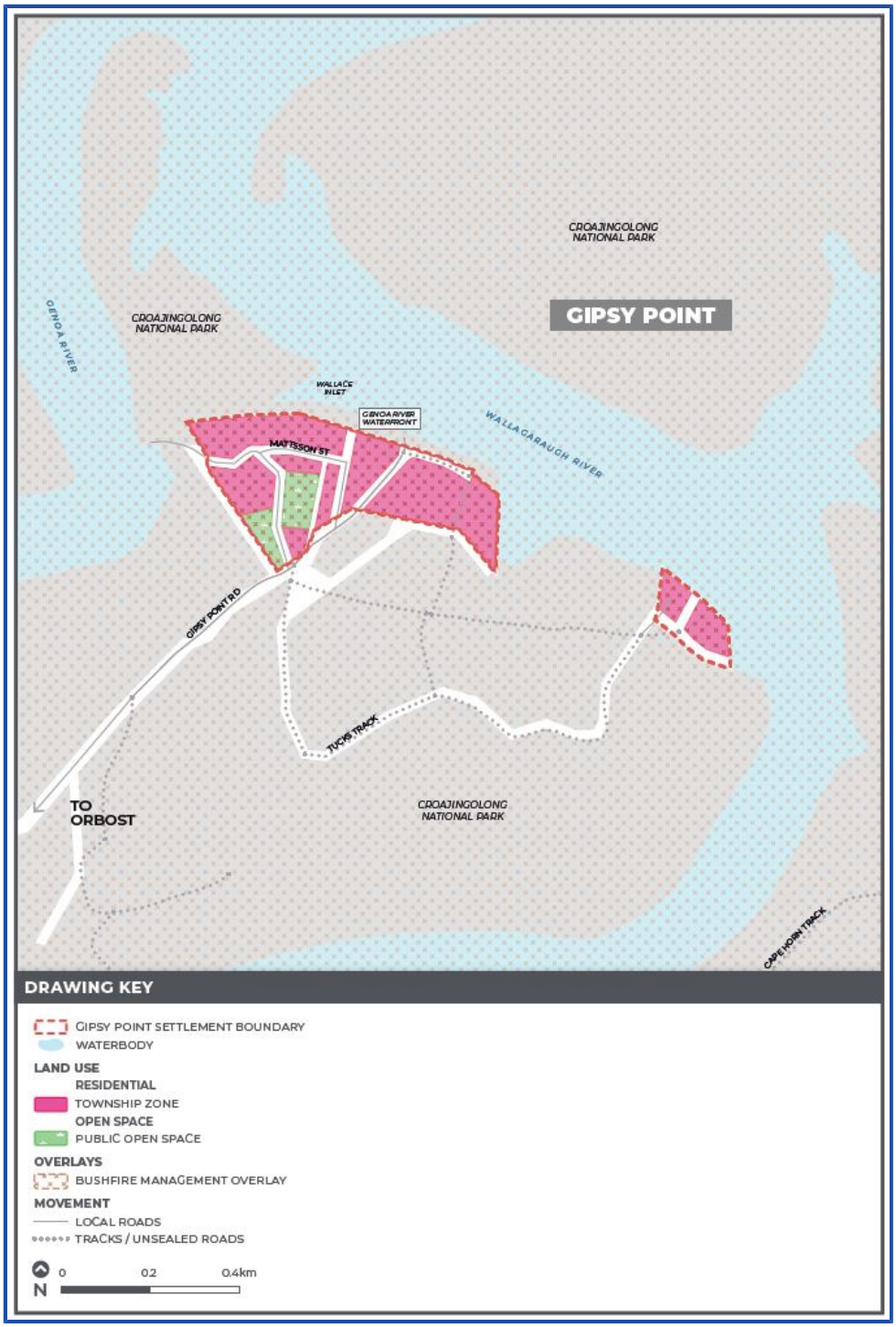
Strategies

~~Limit growth in Gipsy Point.~~

Ensure development respects the bushland setting of Gipsy Point.

EAST GIPPSLAND PLANNING SCHEME

Map 1 - Gipsy Point Framework Plan



11.03-4L-12 Eagle Point

25/11/2022
C162egip

Policy application

This policy applies to all land in the Eagle Point Framework Plan to this clause.

Strategies

Ensure building character in Eagle Point remains low in scale and not be visually intrusive.

Protect views to Eagle Point from the Lakes through responsive landscaping, building siting and building height.

Maintain view corridors to the lakes and northern ranges.

Retain the Gippsland Redgum throughout the township.

Encourage a community and local commercial centre near the school and caravan park.

Encourage retirement housing and associated facilities.

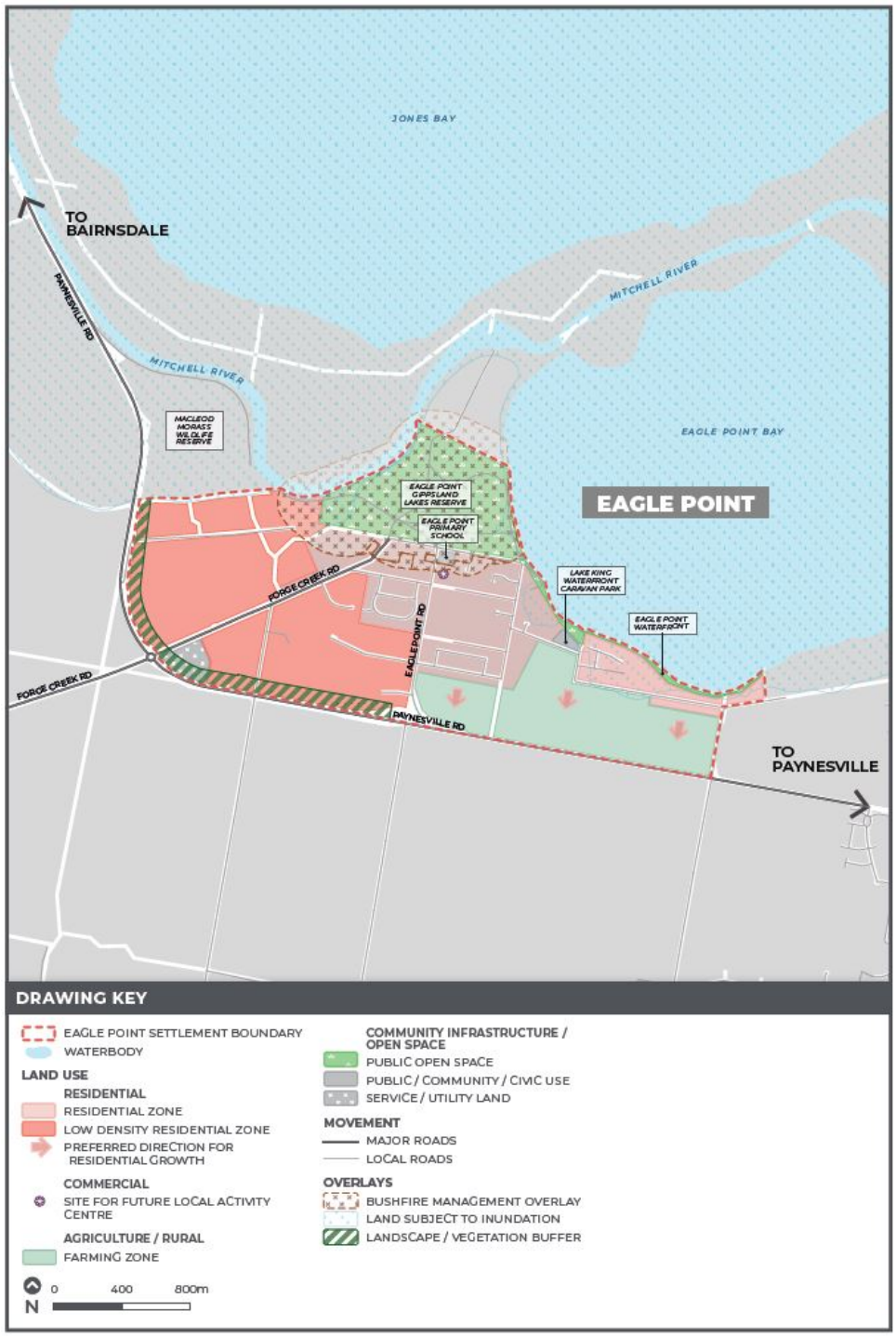
Retain indigenous vegetation in development areas.

Extend wildlife corridors with additional planting.

Encourage residential development along the Paynesville-Bairnsdale Road including a vegetated buffer adjacent to the road.

EAST GIPPSLAND PLANNING SCHEME

Eagle Point Framework Plan



~~11.03-4L-13~~ ~~Lake Victoria settlements~~

~~25/11/2022~~
~~C162egip~~

~~Policy application~~

~~This policy applies to Goon Nure, Wattle Point and the Banksia Peninsula as identified on the Strategic Framework Plan to Clause 02.04.~~

~~Strategies~~

~~Discourage further small lot subdivision at Goon Nure, Wattle Point and the Banksia Peninsula.~~

~~Develop nature based tourism at Wattle Pont.~~

~~Support group accommodation and environmental / outdoor education on Banksia Peninsula.~~

~~Allow limited development of existing lots at Goon Nure.~~

11.03-5S Distinctive areas and landscapes

30/04/2021
VC185

Objective

To recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes.

Strategies

Recognise the unique features and special characteristics of these areas and landscapes.

Implement the strategic directions of approved Localised Planning Statements and Statements of Planning Policy.

Integrate policy development, implementation and decision-making for declared areas under Statements of Planning policy.

Recognise the important role these areas play in the state as tourist destinations.

Protect the identified key values and activities of these areas.

Enhance conservation of the environment, including the unique habitats, ecosystems and biodiversity of these areas.

Support use and development where it enhances the valued characteristics of these areas.

Avoid use and development that could undermine the long-term natural or non-urban use of land in these areas.

Protect areas that are important for food production.

Policy documents

Consider as relevant:

- *Bellarine Peninsula Localised Planning Statement* (Victorian Government, 2015)
- *Macedon Ranges Statement of Planning Policy* (Victorian Government, 2019)
- *Mornington Peninsula Localised Planning Statement* (Victorian Government, 2014)
- *Yarra Ranges Localised Planning Statement* (Victorian Government, 2017)

11.03-6S Regional and local places

31/07/2018
VC148

Objective

To facilitate integrated place-based planning.

Strategies

Integrate relevant planning considerations to provide specific direction for the planning of sites, places, neighbourhoods and towns.

Consider the distinctive characteristics and needs of regional and local places in planning for future land use and development.

EAST GIPPSLAND PLANNING SCHEME

12.01 BIODIVERSITY

31/07/2018
VC148

12.01-1S Protection of biodiversity

20/03/2023
VC229

Objective

To protect and enhance Victoria's biodiversity.

Strategies

Use biodiversity information to identify important areas of biodiversity, including key habitat for rare or threatened species and communities, and strategically valuable biodiversity sites.

Strategically plan for the protection and conservation of Victoria's important areas of biodiversity.

Ensure that decision making takes into account the impacts of land use and development on Victoria's biodiversity, including consideration of:

- Cumulative impacts.
- Fragmentation of habitat.
- The spread of pest plants, animals and pathogens into natural ecosystems.

Avoid impacts of land use and development on important areas of biodiversity.

Consider impacts of any change in land use or development that may affect the biodiversity value of national parks and conservation reserves or nationally and internationally significant sites; including wetlands and wetland wildlife habitat designated under the Convention on Wetlands of International Importance (the Ramsar Convention) and sites utilised by species listed under the Japan-Australia Migratory Birds Agreement (JAMBA), the China-Australia Migratory Birds Agreement (CAMBA), or the Republic of Korea-Australia Migratory Bird Agreement (ROKAMBA).

Assist in the identification, protection and management of important areas of biodiversity.

Assist in the establishment, protection and re-establishment of links between important areas of biodiversity, including through a network of green spaces and large-scale native vegetation corridor projects.

Support land use and development that contributes to protecting and enhancing habitat for indigenous plants and animals in urban areas.

Policy guidelines

Consider as relevant:

- State biodiversity information maintained by the Department of Energy, Environment and Climate Action.

Policy documents

Consider as relevant:

- *Any applicable biodiversity strategies, including the relevant Regional Catchment Strategy (prepared under Part 4 of the Catchment and Land Protection Act 1994)*
- *Biodiversity Conservation Strategy for Melbourne's Growth Corridors* (Department of Environment and Primary Industries, 2013)
- *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017)
- *Protecting Victoria's Environment – Biodiversity 2037* (Department of Environment, Land, Water and Planning, 2017)
- *Victorian Waterway Management Strategy* (Department of Environment and Primary Industries, 2013)

12.01-1L Protection of biodiversity

--/--/----
Proposed C169egip

Strategies

Identify and protect biodiversity and significant habitats and encourage restoration of these areas, especially those subject to land use change.

Manage the impact of land use and development on significant flora and fauna habitats and remnant indigenous vegetation, including roadside vegetation.

Protect and link existing fragmented biodiversity habitat areas and identified wildlife corridors.

Encourage land use and development that facilitates community interaction with the natural environment and biodiversity.

12.01-2S Native vegetation management

20/03/2023
VC229

Objective

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

Strategies

Ensure decisions that involve, or will lead to, the removal, destruction or lopping of native vegetation, apply the three-step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017):

- Avoid the removal, destruction or lopping of native vegetation.
- Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
- Provide an offset to compensate for the biodiversity impact from the removal, destruction or lopping of native vegetation.

Policy guidelines

Consider as relevant:

- State biodiversity information maintained by the Department of Energy, Environment and Climate Action.

Policy documents

Consider as relevant:

- *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017)
- *Assessor's handbook – applications to remove, destroy or lop native vegetation* (Department of Environment, Land, Water and Planning, 2017)

12.01-2L Native vegetation management

--/--/----
Proposed C169egip

Strategies

Encourage the planting of locally indigenous and native vegetation species, and the removal of exotic and environmental weed species, particularly in large scale revegetation projects.

Discourage the removal of remnant native vegetation and protect high quality occurrences of the Plains Grassy Woodland and Plains Grasslands of the Gippsland Plains.

EAST GIPPSLAND PLANNING SCHEME

12.01 BIODIVERSITY

31/07/2018
VC148

12.01-1S Protection of biodiversity

20/03/2023
VC229

Objective

To protect and enhance Victoria's biodiversity.

Strategies

Use biodiversity information to identify important areas of biodiversity, including key habitat for rare or threatened species and communities, and strategically valuable biodiversity sites.

Strategically plan for the protection and conservation of Victoria's important areas of biodiversity.

Ensure that decision making takes into account the impacts of land use and development on Victoria's biodiversity, including consideration of:

- Cumulative impacts.
- Fragmentation of habitat.
- The spread of pest plants, animals and pathogens into natural ecosystems.

Avoid impacts of land use and development on important areas of biodiversity.

Consider impacts of any change in land use or development that may affect the biodiversity value of national parks and conservation reserves or nationally and internationally significant sites; including wetlands and wetland wildlife habitat designated under the Convention on Wetlands of International Importance (the Ramsar Convention) and sites utilised by species listed under the Japan-Australia Migratory Birds Agreement (JAMBA), the China-Australia Migratory Birds Agreement (CAMBA), or the Republic of Korea-Australia Migratory Bird Agreement (ROKAMBA).

Assist in the identification, protection and management of important areas of biodiversity.

Assist in the establishment, protection and re-establishment of links between important areas of biodiversity, including through a network of green spaces and large-scale native vegetation corridor projects.

Support land use and development that contributes to protecting and enhancing habitat for indigenous plants and animals in urban areas.

Policy guidelines

Consider as relevant:

- State biodiversity information maintained by the Department of Energy, Environment and Climate Action.

Policy documents

Consider as relevant:

- *Any applicable biodiversity strategies, including the relevant Regional Catchment Strategy (prepared under Part 4 of the Catchment and Land Protection Act 1994)*
- *Biodiversity Conservation Strategy for Melbourne's Growth Corridors* (Department of Environment and Primary Industries, 2013)
- *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017)
- *Protecting Victoria's Environment – Biodiversity 2037* (Department of Environment, Land, Water and Planning, 2017)
- *Victorian Waterway Management Strategy* (Department of Environment and Primary Industries, 2013)

12.01-1L Protection of biodiversity

--/--/----
Proposed C169egip

Strategies

Identify and protect biodiversity and significant habitats and encourage restoration of these areas, especially those subject to land use change.

Manage the impact of land use and development on significant flora and fauna habitats and remnant indigenous vegetation, including roadside vegetation.

Protect and link existing fragmented biodiversity habitat areas and identified wildlife corridors.

Encourage land use and development that facilitates community interaction with the natural environment and biodiversity.

12.01-2S Native vegetation management

20/03/2023
VC229

Objective

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

Strategies

Ensure decisions that involve, or will lead to, the removal, destruction or lopping of native vegetation, apply the three-step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017):

- Avoid the removal, destruction or lopping of native vegetation.
- Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
- Provide an offset to compensate for the biodiversity impact from the removal, destruction or lopping of native vegetation.

Policy guidelines

Consider as relevant:

- State biodiversity information maintained by the Department of Energy, Environment and Climate Action.

Policy documents

Consider as relevant:

- *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017)
- *Assessor's handbook – applications to remove, destroy or lop native vegetation* (Department of Environment, Land, Water and Planning, 2017)

12.01-2L Native vegetation management

--/--/----
Proposed C169egip

Strategies

Encourage the planting of locally indigenous and native vegetation species, and the removal of exotic and environmental weed species, particularly in large scale revegetation projects.

Discourage the removal of remnant native vegetation and protect high quality occurrences of the Plains Grassy Woodland and Plains Grasslands of the Gippsland Plains.

12.02 MARINE AND COASTAL ENVIRONMENT

06/09/2021
VC171

12.02-1S Protection of the marine and coastal environment

20/03/2023
VC229

Objective

To protect and enhance the marine and coastal environment.

Strategies

Manage privately-owned foreshore consistently with the adjoining public land.

Protect coastal and foreshore environments and improve public access and recreation facilities around Port Phillip Bay and Western Port by focusing development in areas already developed or in areas that can tolerate more intensive use.

Enhance the ecological values of the ecosystems in the marine and coastal environment.

Protect and enhance the overall extent and condition of native habitats and species diversity distributions across public and private land in the marine and coastal environment.

Encourage revegetation of cleared land abutting coastal reserves.

Minimise direct, cumulative and synergistic effects on ecosystems and habitats.

Maintain the natural drainage patterns, water quality and biodiversity in and adjacent to coastal estuaries, wetlands and waterways.

Maintain and enhance water and soil quality by minimising disturbance of sediments.

Avoid disturbance of coastal acid sulfate soils.

Protect and enhance natural features, landscapes, seascapes and public visual corridors.

Plan for marine development and infrastructure to be sensitive to marine national parks and environmental assets.

Protect the heritage values, the aesthetic quality of locations, cultural links with maritime activities, sea country and sense of place.

Policy guidelines

Consider as relevant:

- Any applicable Regional and Strategic Partnership Product, environmental management plan or coastal and marine management plan approved under the *Marine and Coastal Act 2018* or *National Parks Act 1975*

Policy documents

Consider as relevant:

- *Coastal Spaces Landscape Assessment Study* (Department of Sustainability and Environment, 2006)
- *Marine and Coastal Policy* (Department of Environment, Land, Water and Planning, 2020)
- *Marine and Coastal Strategy* (Department of Environment, Land, Water and Planning, 2022)
- *Siting and Design Guidelines for Structures on the Victorian Coast* (Department of Environment, Land, Water and Planning, 2020)
- *Victorian Best Practice Guidelines for Assessing and Managing Coastal Acid Sulfate Soils* (Department of Environment, Land, Water and Planning, 2010)
- *Victorian Coastal Acid Sulfate Soils Strategy* (Department of Sustainability and Environment, 2009)

12.02-1L Protection of coastal areas

--/--/----
Proposed C169egip

Strategies

Encourage developers to restore environmental values on Crown land foreshore areas.

Encourage the restoration and improvement of environmental values on private foreshore areas.

Ensure access to public foreshore land achieves a balance between convenience for users and the protection of landscape values.

Encourage shared or multiple use of sites and facilities on public coastal land.

Protect and enhance coastal wetlands identified under the Ramsar Convention.

Protect and enhance the landscapes, important vistas, visual qualities and environmental qualities of marine and coastal areas through responsive siting and design.

Protect seagrass beds and mangroves.

12.02-2S Marine and coastal Crown land

20/03/2023
VC229

Objective

To ensure the use and development of marine and coastal Crown land is ecologically sustainable, minimises impacts on cultural and environmental values, and improves public benefit for current and future generations.

Strategies

Design, locate and maintain buildings and structures to effectively manage:

- Any increase in exposure to coastal hazard risk, including rates of sea level rise, erosion, accretion or inundation.
- Exposure to public health and safety risks.
- Any detrimental impacts (in particular increased hazard risk) on neighbouring Crown or private land.
- Adverse effects on the environment and associated uses and values.
- Impact on marine and coastal functions and processes.

Ensure the siting and design of development on marine and coastal Crown land:

- Facilitates shared infrastructure and the use of land for more than one use.
- Uses materials and finishes that are sympathetic to the coastal environment.
- Is durable in the long term.
- Minimises the environmental footprint.

Ensures that use and development on or adjacent to marine and coastal Crown land:

- Maintains safe, equitable public access.
- Improves public benefit.
- Demonstrates need and has a coastal dependency.
- Minimises loss of public open space.

Policy guidelines

Consider as relevant:

- Any applicable Victorian Environmental Assessment Council recommendations
- The purpose for which land is reserved under the *Crown Land (Reserves) Act 1978*
- Any relevant environmental management plan or coastal and marine management plan approved under the *Marine and Coastal Act 2018* or *National Parks Act 1975*

Policy documents

Consider as relevant:

- *Marine and Coastal Policy* (Department of Environment, Land, Water and Planning, 2020)
- *Marine and Coastal Strategy* (Department of Environment, Land, Water and Planning, 2022)
- *Siting and Design Guidelines for Structures on the Victorian Coast* (Department of Environment, Land, Water and Planning, 2020)

12.02 MARINE AND COASTAL ENVIRONMENT

06/09/2021
VC171

12.02-1S Protection of the marine and coastal environment

20/03/2023
VC229

Objective

To protect and enhance the marine and coastal environment.

Strategies

Manage privately-owned foreshore consistently with the adjoining public land.

Protect coastal and foreshore environments and improve public access and recreation facilities around Port Phillip Bay and Western Port by focusing development in areas already developed or in areas that can tolerate more intensive use.

Enhance the ecological values of the ecosystems in the marine and coastal environment.

Protect and enhance the overall extent and condition of native habitats and species diversity distributions across public and private land in the marine and coastal environment.

Encourage revegetation of cleared land abutting coastal reserves.

Minimise direct, cumulative and synergistic effects on ecosystems and habitats.

Maintain the natural drainage patterns, water quality and biodiversity in and adjacent to coastal estuaries, wetlands and waterways.

Maintain and enhance water and soil quality by minimising disturbance of sediments.

Avoid disturbance of coastal acid sulfate soils.

Protect and enhance natural features, landscapes, seascapes and public visual corridors.

Plan for marine development and infrastructure to be sensitive to marine national parks and environmental assets.

Protect the heritage values, the aesthetic quality of locations, cultural links with maritime activities, sea country and sense of place.

Policy guidelines

Consider as relevant:

- Any applicable Regional and Strategic Partnership Product, environmental management plan or coastal and marine management plan approved under the *Marine and Coastal Act 2018* or *National Parks Act 1975*

Policy documents

Consider as relevant:

- *Coastal Spaces Landscape Assessment Study* (Department of Sustainability and Environment, 2006)
- *Marine and Coastal Policy* (Department of Environment, Land, Water and Planning, 2020)
- *Marine and Coastal Strategy* (Department of Environment, Land, Water and Planning, 2022)
- *Siting and Design Guidelines for Structures on the Victorian Coast* (Department of Environment, Land, Water and Planning, 2020)
- *Victorian Best Practice Guidelines for Assessing and Managing Coastal Acid Sulfate Soils* (Department of Environment, Land, Water and Planning, 2010)
- *Victorian Coastal Acid Sulfate Soils Strategy* (Department of Sustainability and Environment, 2009)

12.02-1L Protection of coastal areas

25/11/2022 -/-/---- C162egip Proposed C169egip

Strategies

Minimise the environmental impacts of use or development on coastal land.

Manage the coastal foreshore for environmental protection, preservation of landscape quality.

Manage public and private land on and adjacent to the coast for a range of activities and for public access to foreshore, lake and estuary recreation areas.

Develop privately owned coastal areas in sympathy with the values of adjoining or nearby Crown land.

Encourage developers to restore foreshoreenvironmental values on Crown land foreshore areas.

Protect foreshore and lakeshore reserves and river frontages to retain public access for recreation purposes.

Direct major developments in coastal areas to the 'activity nodes' defined in theEncourage the restoration and improvement of environmental *Victorian Coastal Strategy* (Victorian Coastal Council, 2014)values on private foreshore areas.

Provide public Ensure access to public foreshore Crown land at designated locations through access roads, tracks, boardwalks and pathsland achieves a balance between convenience for users and the protection of landscape values.

Encourage shared or multiple use of sites and facilities on public coastal land.

Protect and enhance coastal wetlands identified under the Ramsar Convention.

Protect and enhance the landscapes, important vistas, visual qualities and environmental qualities of marine and coastal areas through responsive siting and design.

Protect seagrass beds and mangroves.

12.02-2S Marine and coastal Crown land

20/03/2023
VC229

Objective

To ensure the use and development of marine and coastal Crown land is ecologically sustainable, minimises impacts on cultural and environmental values, and improves public benefit for current and future generations.

Strategies

Design, locate and maintain buildings and structures to effectively manage:

- Any increase in exposure to coastal hazard risk, including rates of sea level rise, erosion, accretion or inundation.
- Exposure to public health and safety risks.
- Any detrimental impacts (in particular increased hazard risk) on neighbouring Crown or private land.
- Adverse effects on the environment and associated uses and values.
- Impact on marine and coastal functions and processes.

Ensure the siting and design of development on marine and coastal Crown land:

- Facilitates shared infrastructure and the use of land for more than one use.
- Uses materials and finishes that are sympathetic to the coastal environment.
- Is durable in the long term.
- Minimises the environmental footprint.

Ensures that use and development on or adjacent to marine and coastal Crown land:

- Maintains safe, equitable public access.
- Improves public benefit.
- Demonstrates need and has a coastal dependency.
- Minimises loss of public open space.

Policy guidelines

Consider as relevant:

- Any applicable Victorian Environmental Assessment Council recommendations
- The purpose for which land is reserved under the *Crown Land (Reserves) Act 1978*
- Any relevant environmental management plan or coastal and marine management plan approved under the *Marine and Coastal Act 2018* or *National Parks Act 1975*

Policy documents

Consider as relevant:

- *Marine and Coastal Policy* (Department of Environment, Land, Water and Planning, 2020)
- *Marine and Coastal Strategy* (Department of Environment, Land, Water and Planning, 2022)
- *Siting and Design Guidelines for Structures on the Victorian Coast* (Department of Environment, Land, Water and Planning, 2020)

EAST GIPPSLAND PLANNING SCHEME

12.03 WATER BODIES AND WETLANDS

31/07/2018
VC148

12.03-1S River and riparian corridors, waterways, lakes, wetlands and billabongs

16/12/2022
VC201

Objective

To protect and enhance waterway systems including river and riparian corridors, waterways, lakes, wetlands and billabongs.

Strategies

Protect the environmental, cultural, landscape values of all waterway systems as significant economic, environmental and cultural assets.

Conserve waterway systems and the landscapes and environmental values surrounding them by protecting ecological values, indigenous vegetation, terrestrial and aquatic habitats and encouraging biodiversity.

Sensitively design and site development to maintain and enhance the waterway system and the surrounding landscape setting, environmental assets, and ecological and hydrological systems.

Address the impacts of use and development on drought and flooding events at a catchment and site scale to protect the health and natural function of waterway systems and their surrounding landscape and environment.

Protect geomorphology, bank stability and flood management capacity to strengthen the environmental value and health of waterway systems by:

- Retaining, enhancing and re-establishing indigenous riparian vegetation along waterway systems, ensuring it responds to the bushfire risk of a location.
- Enhancing and re-establishing both terrestrial and aquatic habitats and their linkages along and surrounding waterway systems.
- Limiting earthworks in proximity to waterway systems to minimise alterations to geomorphology, natural drainage, natural flows and water quality.
- Facilitating the restoration of waterway systems through the removal of weeds, invasive species and pests.

Enhance a sense of place and landscape identity by:

- Conserving areas of identified Victorian Aboriginal cultural heritage significance relating to waterway systems.
- Retaining and re-establishing vegetation, including grasslands and canopy trees, surrounding waterway systems to enhance and connect to the landscape setting, ensuring it responds to the bushfire risk of a location.
- Protecting existing topographic features and maintaining a sense of naturalness through sensitive design and siting.

Retain and enhance the recreation and amenity values along waterway systems by:

- Planning for surrounding green spaces as recreation and tourism resources without adversely impacting environmental values and flood management capacity.
- Protecting and enhancing parklands for their economic, social and environmental values.
- Protecting and enhancing public access to waterway systems and surrounding parklands.
- Enhancing existing and providing new green links, pedestrian and cycle connections and open space.
- Discouraging privatisation of spaces that interface with or provide access to waterway systems.
- Avoiding overshadowing of waterway systems, their banks and adjacent public open space.
- Promoting safety by maximising visibility and passive surveillance and providing good connections and access.

Design and site development to maintain and enhance the natural environment of waterway systems by:

- Minimising the visual intrusion of development on the natural landscape views from major roads, bridge crossings, public open space, recreation trails and within waterway systems themselves.
- Ensuring development is visually subordinate to the local landscape setting, including through the use of vegetation to filter views of development.
- Ensuring development adjacent to waterways adopts high quality materials and respectful design and siting.
- Avoiding impeding the natural flow of waterways and future flood events.
- Directing growth to established settlements where water and wastewater can be managed.

Policy guidelines

Consider as relevant:

- Locating earthworks, including dams, a minimum of 30 metres from waterway systems.
- Locating development a minimum of 30 metres from the banks of waterway systems.
- The views of floodplain and waterway managers.
- Any regional catchment strategy and related plans approved under the Catchment and Land Protection Act 1994.

Policy documents

Consider as relevant:

- *Melbourne Water's Guidelines for Approval of Jetties* (Melbourne Water, 2011)
- *Healthy Waterways Strategy* (Melbourne Water, 2018)

12.03-1R High value water body assets - Gippsland

31/07/2018
VC148

Strategy

Minimise the impact of urban growth on high value water body assets such as the Gippsland Lakes, Corner Inlet, Anderson Inlet, Mallacoota Inlet and their source rivers.

12.03-1L River corridors, waterways, lakes and wetlands

--/--/----
Proposed C169egip

Strategies

Protect the water quality of the Gippsland Lakes and associated river and wetland systems.

Limit the impact of infrastructure works, including roads and services on waterways and their environs.

Encourage infrastructure design that facilitates free upstream and downstream movement of marine fauna.

Encourage revegetation of land near waterways to enhance bank stability, habitat corridors and water quality.

Avoid direct discharge of stormwater into waterways.

Rehabilitate urban waterways to protect and enhance sensitive ecosystems.

Maintain post-development waterway discharge at pre-development levels.

Protect the water quality of dependent natural systems that are sensitive to the impacts of development.

EAST GIPPSLAND PLANNING SCHEME

12.03 WATER BODIES AND WETLANDS

31/07/2018
VC148

12.03-1S River and riparian corridors, waterways, lakes, wetlands and billabongs

16/12/2022
VC201

Objective

To protect and enhance waterway systems including river and riparian corridors, waterways, lakes, wetlands and billabongs.

Strategies

Protect the environmental, cultural, landscape values of all waterway systems as significant economic, environmental and cultural assets.

Conserve waterway systems and the landscapes and environmental values surrounding them by protecting ecological values, indigenous vegetation, terrestrial and aquatic habitats and encouraging biodiversity.

Sensitively design and site development to maintain and enhance the waterway system and the surrounding landscape setting, environmental assets, and ecological and hydrological systems.

Address the impacts of use and development on drought and flooding events at a catchment and site scale to protect the health and natural function of waterway systems and their surrounding landscape and environment.

Protect geomorphology, bank stability and flood management capacity to strengthen the environmental value and health of waterway systems by:

- Retaining, enhancing and re-establishing indigenous riparian vegetation along waterway systems, ensuring it responds to the bushfire risk of a location.
- Enhancing and re-establishing both terrestrial and aquatic habitats and their linkages along and surrounding waterway systems.
- Limiting earthworks in proximity to waterway systems to minimise alterations to geomorphology, natural drainage, natural flows and water quality.
- Facilitating the restoration of waterway systems through the removal of weeds, invasive species and pests.

Enhance a sense of place and landscape identity by:

- Conserving areas of identified Victorian Aboriginal cultural heritage significance relating to waterway systems.
- Retaining and re-establishing vegetation, including grasslands and canopy trees, surrounding waterway systems to enhance and connect to the landscape setting, ensuring it responds to the bushfire risk of a location.
- Protecting existing topographic features and maintaining a sense of naturalness through sensitive design and siting.

Retain and enhance the recreation and amenity values along waterway systems by:

- Planning for surrounding green spaces as recreation and tourism resources without adversely impacting environmental values and flood management capacity.
- Protecting and enhancing parklands for their economic, social and environmental values.
- Protecting and enhancing public access to waterway systems and surrounding parklands.
- Enhancing existing and providing new green links, pedestrian and cycle connections and open space.
- Discouraging privatisation of spaces that interface with or provide access to waterway systems.
- Avoiding overshadowing of waterway systems, their banks and adjacent public open space.
- Promoting safety by maximising visibility and passive surveillance and providing good connections and access.

Design and site development to maintain and enhance the natural environment of waterway systems by:

- Minimising the visual intrusion of development on the natural landscape views from major roads, bridge crossings, public open space, recreation trails and within waterway systems themselves.
- Ensuring development is visually subordinate to the local landscape setting, including through the use of vegetation to filter views of development.
- Ensuring development adjacent to waterways adopts high quality materials and respectful design and siting.
- Avoiding impeding the natural flow of waterways and future flood events.
- Directing growth to established settlements where water and wastewater can be managed.

Policy guidelines

Consider as relevant:

- Locating earthworks, including dams, a minimum of 30 metres from waterway systems.
- Locating development a minimum of 30 metres from the banks of waterway systems.
- The views of floodplain and waterway managers.
- Any regional catchment strategy and related plans approved under the Catchment and Land Protection Act 1994.

Policy documents

Consider as relevant:

- *Melbourne Water's Guidelines for Approval of Jetties* (Melbourne Water, 2011)
- *Healthy Waterways Strategy* (Melbourne Water, 2018)

12.03-1R High value water body assets - Gippsland

31/07/2018
VC148

Strategy

Minimise the impact of urban growth on high value water body assets such as the Gippsland Lakes, Corner Inlet, Anderson Inlet, Mallacoota Inlet and their source rivers.

12.03-1L ~~Waterways~~River corridors, waterways, lakes and wetlands

~~25/11/2022 C162egip~~Proposed C169egip

Strategies

Protect the water quality of the Gippsland Lakes and associated river and wetland systems.~~-~~

Limit the impact of infrastructure works, including roads and services on waterways and their environs.

~~Design infrastructure in a waterway in a manner~~ Encourage infrastructure design that facilitates free ~~movement of marine fauna~~ upstream and downstream ~~of the structure~~movement of marine fauna.

Encourage revegetation of land near waterways to enhance bank stability, habitat corridors and water quality.

Avoid direct discharge of stormwater into waterways.

Rehabilitate urban waterways to protect and enhance sensitive ecosystems.

Maintain post-development waterway discharge at pre-development levels.~~-~~

~~Direct development away from major wetlands.~~

~~Rehabilitate urban waterways to protect and enhance sensitive ecosystems.~~

Protect the water quality of dependent natural systems that are sensitive to the impacts of development.~~-~~

~~Manage use and development in the catchments of Lake Hume and Lake Dartmouth to protect the quality of water flowing into these storages.~~

12.05 SIGNIFICANT ENVIRONMENTS AND LANDSCAPES

31/07/2018
VC148

12.05-1S Environmentally sensitive areas

31/07/2018
VC148

Objective

To protect and conserve environmentally sensitive areas.

Strategies

Protect environmentally sensitive areas with significant recreational value from development that would diminish their environmental conservation or recreational values. These areas include the Dandenong and Macedon Ranges, the Upper Yarra Valley, Western Port and Port Phillip Bay and their foreshores, the Mornington Peninsula, the Yarra and Maribyrnong Rivers and the Merri Creek, the Grampians, the Gippsland Lakes and its foreshore, the coastal areas and their foreshores, Alpine areas and nominated urban conservation areas, historic buildings and precincts.

12.05-1L Environmentally sensitive areas

--/--/----
Proposed C169egip

Objective

To protect and enhance environmental, cultural and aesthetic values within East Gippsland.

Strategies

Protect and enhance significant landscapes identified on the Strategic Framework Plan at Clause 02.04 for their ecological, biophysical, geomorphological/geological, cultural, Aboriginal, aesthetic and archaeological values.

Protect and enhance the visual and environmental qualities of coastal, lakeshore and river-frontage areas, townships and recreation activity centres through responsive siting and design.

Minimise the impacts of use or development on land adjacent to State and National Parks, State Forests, Marine Sanctuaries, Marine National Parks or other Crown Land identified on the Strategic Framework Plan at Clause 02.04.

Protect and conserve the environmental values of places of Aboriginal cultural heritage significance.

12.05-2S Landscapes

31/07/2018
VC148

Objective

To protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.

Strategies

Ensure significant landscape areas such as forests, the bays and coastlines are protected.

Ensure development does not detract from the natural qualities of significant landscape areas.

Improve the landscape qualities, open space linkages and environmental performance in significant landscapes and open spaces, including green wedges, conservation areas and non-urban areas.

Recognise the natural landscape for its aesthetic value and as a fully functioning system.

Ensure important natural features are protected and enhanced.

12.05-2L Landscapes

--/--/----
Proposed C169egip

Strategies

Protect the landscape and cultural values of areas classified by the National Trust as landscapes of special regional significance.

Protect rural landscapes by ensuring development complements the established rural landscape character.

Protect locally significant views and vistas and areas of high landscape sensitivity including visually prominent ridgelines, areas adjacent to the coastline, lakes or rivers by:

- Siting development low on visible slopes wherever possible.
- Designing buildings that follow the contours of the landscape.

Protect significant views along Scenic Roads identified on the Strategic Framework Plan at Clause 02.04.

12.05 SIGNIFICANT ENVIRONMENTS AND LANDSCAPES

31/07/2018
VC148

12.05-1S Environmentally sensitive areas

31/07/2018
VC148

Objective

To protect and conserve environmentally sensitive areas.

Strategies

Protect environmentally sensitive areas with significant recreational value from development that would diminish their environmental conservation or recreational values. These areas include the Dandenong and Macedon Ranges, the Upper Yarra Valley, Western Port and Port Phillip Bay and their foreshores, the Mornington Peninsula, the Yarra and Maribyrnong Rivers and the Merri Creek, the Grampians, the Gippsland Lakes and its foreshore, the coastal areas and their foreshores, Alpine areas and nominated urban conservation areas, historic buildings and precincts.

12.05-1L Environmentally sensitive areas

~~25/11/2022~~ ~~C162egip~~Proposed C169egip

Objective

To protect and enhance environmental, cultural and aesthetic values within East Gippsland.

Strategies

Protect and enhance ~~sites of significance including those referenced on the map to this clause~~ significant landscapes identified on the Strategic Framework Plan at Clause 02.04 for their ecological, biophysical, geomorphological/geological, cultural, Aboriginal, aesthetic and archaeological values.

~~Design development in significant landscape areas including those referenced on the map to this clause that is sympathetic to the character of the area and preserves its aesthetic values.~~

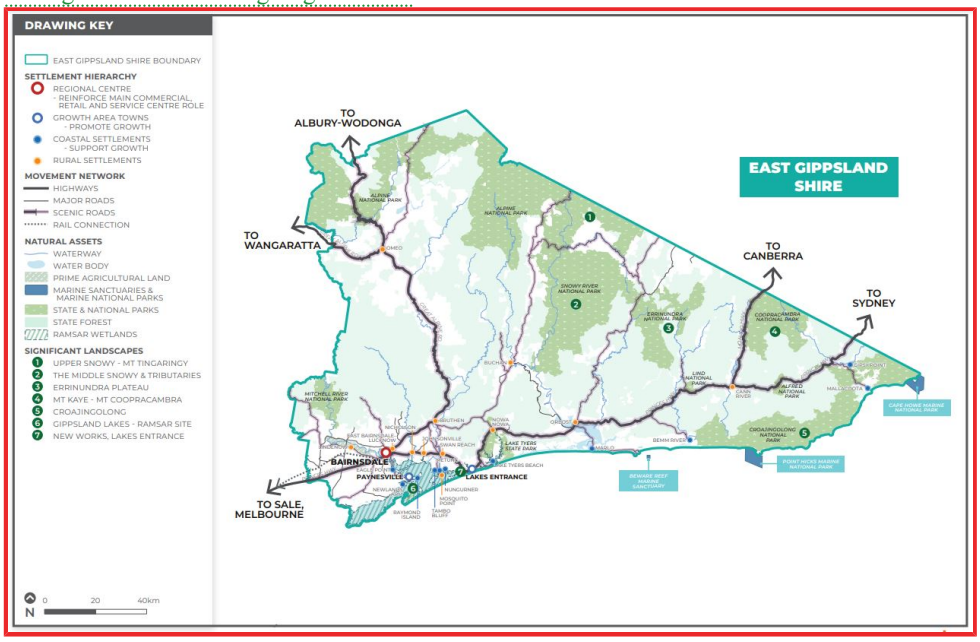
Protect and enhance ~~landscapes, important vistas and~~ the visual and environmental qualities of coastal, lakeshore and river-frontage areas, townships~~,~~ and recreation activity centres ~~through~~ responsive siting and design.

~~Protect areas of high landscape sensitivity including visually prominent ridgelines, areas adjacent to the coastline, lakes or rivers and remnant vegetation in cleared areas, views from significant lookout points and scenic roads including those referenced on the map to this clause.~~

~~Protect landscapes with high aesthetic or cultural values as identified by the National Trust of Australia on the map to this clause.~~

Minimise the impacts of use or development on land adjacent to State and National Parks, State Forests, ~~Coastal~~Marine Sanctuaries, Marine National Parks~~.~~ or other Crown Land identified on the Strategic Framework Plan at Clause 02.04.

~~Strategic Framework Plan Map~~Protect and conserve the environmental values of places of Aboriginal cultural heritage significance.



12.05-2S Landscapes

31/07/2018
VC148

Objective

To protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.

Strategies

Ensure significant landscape areas such as forests, the bays and coastlines are protected.

Ensure development does not detract from the natural qualities of significant landscape areas.

Improve the landscape qualities, open space linkages and environmental performance in significant landscapes and open spaces, including green wedges, conservation areas and non-urban areas.

Recognise the natural landscape for its aesthetic value and as a fully functioning system.

Ensure important natural features are protected and enhanced.

12.05-2L Landscapes

--/--/----
Proposed C169egip

Strategies

Protect the landscape and cultural values of areas classified by the National Trust as landscapes of special regional significance.

Protect rural landscapes by ensuring development complements the established rural landscape character.

Protect locally significant views and vistas and areas of high landscape sensitivity including visually prominent ridgelines, areas adjacent to the coastline, lakes or rivers by:

- Siting development low on visible slopes wherever possible.
- Designing buildings that follow the contours of the landscape.

Protect significant views along Scenic Roads identified on the Strategic Framework Plan at Clause 02.04.

EAST GIPPSLAND PLANNING SCHEME

13.04 SOIL DEGRADATION

31/07/2018
VC148

13.04-1S Contaminated and potentially contaminated land

04/05/2022
VC210

Objective

To ensure that contaminated and potentially contaminated land is used and developed safely.

Strategies

Ensure contaminated or potentially contaminated land is or will be suitable for the proposed use, prior to the commencement of any use or development.

Protect a sensitive use (residential use, childcare centre, kindergarten, pre-school centre, primary school, even if ancillary to another use), children's playground or secondary school from the effects of contamination.

Facilitate the remediation of contaminated land to make the land suitable for future intended use or development.

Policy guideline

Consider as relevant the potential for contamination to impact the proposed use or development through an assessment that is proportionate to the risk, including:

- An assessment in accordance with the *National Environment Protection (Assessment of Site Contamination) Measure* (National Environment Protection Council, 1999)
- A preliminary risk screen assessment or environmental audit under Part 8.3 of the *Environment Protection Act 2017*.

Policy documents

Consider as relevant:

- *Ministerial Direction No. 1 - Potentially Contaminated Land*
- *National Environment Protection (Assessment of Site Contamination) Measure* (National Environment Protection Council, 1999)

13.04-2S Erosion and landslip

31/07/2018
VC148

Objective

To protect areas prone to erosion, landslip or other land degradation processes.

Strategies

Identify areas subject to erosion or instability in planning schemes and when considering the use and development of land.

Prevent inappropriate development in unstable areas or areas prone to erosion.

Promote vegetation retention, planting and rehabilitation in areas prone to erosion and land instability.

Policy guidelines

Consider as relevant:

- Any applicable regional catchment strategy.
- Any special area plan approved under the *Catchment and Land Protection Act 1994*.

13.04-2L Erosion

--/--/----
Proposed C169egip

Policy application

This policy applies to all land within the Erosion Management Overlay (EMO).

Strategies

Direct use and development to locations that minimise its vulnerability to the threat of erosion.

Minimise the impact of development in areas subject to high erosion hazard.

Promote vegetation retention, planting and rehabilitation in areas prone to erosion and land instability.

13.04-3S Salinity

31/07/2018
VC148

Objective

To minimise the impact of salinity and rising water tables on land uses, buildings and infrastructure in rural and urban areas and areas of environmental significance and reduce salt load in rivers.

Strategies

Identify areas subject to salinity in the preparation of planning schemes and land use planning decisions.

Promote vegetation retention and replanting in aquifer recharge areas contributing to groundwater salinity problems.

Prevent inappropriate development in areas affected by groundwater salinity.

Policy guidelines

Consider as relevant:

- Any applicable regional catchment strategy and any associated implementation plan or strategy (particularly salinity management plans and regional vegetation plans).
- Any special area plan approved under the *Catchment and Land Protection Act 1994.*

Policy documents

Consider as relevant:

- *Salinity Information Kit: Volume 1 - A Local Government Planning Guide for Dryland Salinity* (Department of Conservation and Natural Resources, 1995)

EAST GIPPSLAND PLANNING SCHEME

13.04 SOIL DEGRADATION

31/07/2018
VC148

13.04-1S Contaminated and potentially contaminated land

04/05/2022
VC210

Objective

To ensure that contaminated and potentially contaminated land is used and developed safely.

Strategies

Ensure contaminated or potentially contaminated land is or will be suitable for the proposed use, prior to the commencement of any use or development.

Protect a sensitive use (residential use, childcare centre, kindergarten, pre-school centre, primary school, even if ancillary to another use), children's playground or secondary school from the effects of contamination.

Facilitate the remediation of contaminated land to make the land suitable for future intended use or development.

Policy guideline

Consider as relevant the potential for contamination to impact the proposed use or development through an assessment that is proportionate to the risk, including:

- An assessment in accordance with the *National Environment Protection (Assessment of Site Contamination) Measure* (National Environment Protection Council, 1999)
- A preliminary risk screen assessment or environmental audit under Part 8.3 of the *Environment Protection Act 2017*.

Policy documents

Consider as relevant:

- *Ministerial Direction No. 1 - Potentially Contaminated Land*
- *National Environment Protection (Assessment of Site Contamination) Measure* (National Environment Protection Council, 1999)

13.04-2S Erosion and landslip

31/07/2018
VC148

Objective

To protect areas prone to erosion, landslip or other land degradation processes.

Strategies

Identify areas subject to erosion or instability in planning schemes and when considering the use and development of land.

Prevent inappropriate development in unstable areas or areas prone to erosion.

Promote vegetation retention, planting and rehabilitation in areas prone to erosion and land instability.

Policy guidelines

Consider as relevant:

- Any applicable regional catchment strategy.
- Any special area plan approved under the *Catchment and Land Protection Act 1994*.

13.04-2L Erosion

~~25/11/2022 -/--/----~~
~~C162egip~~Proposed C169egip

Policy application

This policy applies to all land within the Erosion Management Overlay (EMO).

Strategies

Direct use and development to locations that minimise its vulnerability to the threat of erosion.

Minimise the impact of development in areas subject to high erosion hazard.

~~Design channels in a subdivision in accordance with channel stability and the potential for erosion.~~

~~Prevent soil erosion in the design and construction of roads in subdivisions~~Promote vegetation retention, planting and rehabilitation in areas prone to erosion and land instability.-

13.04-3S Salinity

31/07/2018
VC148

Objective

To minimise the impact of salinity and rising water tables on land uses, buildings and infrastructure in rural and urban areas and areas of environmental significance and reduce salt load in rivers.

Strategies

Identify areas subject to salinity in the preparation of planning schemes and land use planning decisions.

Promote vegetation retention and replanting in aquifer recharge areas contributing to groundwater salinity problems.

Prevent inappropriate development in areas affected by groundwater salinity.

Policy guidelines

Consider as relevant:

- Any applicable regional catchment strategy and any associated implementation plan or strategy (particularly salinity management plans and regional vegetation plans).
- Any special area plan approved under the *Catchment and Land Protection Act 1994.*

Policy documents

Consider as relevant:

- *Salinity Information Kit: Volume 1 - A Local Government Planning Guide for Dryland Salinity* (Department of Conservation and Natural Resources, 1995)

~~13.04-3L~~ ~~Salinity~~

~~25/11/2022~~
~~C162egip~~

~~Policy application~~

~~This policy applies to all land within the Salinity Management Overlay (SMO).~~

~~Strategies~~

~~Direct use and development to locations that minimise its vulnerability to the threat of land degradation.~~

~~Minimise the risks of land salinisation as a result of works in saline water table areas.~~

EAST GIPPSLAND PLANNING SCHEME

14.03 EARTH AND ENERGY RESOURCES

31/07/2018
VC148

14.03-1S Resource exploration and extraction

19/08/2021
VC196

Objective

To encourage exploration and extraction of natural resources in accordance with acceptable environmental standards.

Strategies

Provide for the long-term protection of natural resources in Victoria.

Protect the opportunity for exploration and extraction of natural resources where this is consistent with overall planning considerations and acceptable environmental practice.

Recognise the possible need to provide infrastructure, including transport networks, for the exploration and extraction of natural resources.

Ensure planning schemes do not impose conditions on the use or development of land that are inconsistent with the *Mineral Resources (Sustainable Development) Act 1990,* the *Greenhouse Gas Geological Sequestration Act 2008,* the *Geothermal Energy Resources Act 2005,* or the *Petroleum Act 1998*.

Develop and maintain buffers around mining and extractive industry activities.

Ensure planning permit applications clearly define buffer areas appropriate to the nature of the proposed extractive uses, which are to be owned or controlled by the proponent of an extractive industry.

Determine buffer areas between extractive activities and sensitive land uses on the following considerations:

- Appropriate limits on effects can be met at the sensitive locations using practical and available technology.
- Whether a change of land use in the vicinity of the extractive industry is proposed.
- Use of land within the buffer areas is not limited by adverse effects created by the extractive activities.
- Performance standards identified under the relevant legislation.
- Types of activities within land zoned for public use.

Identify and protect extractive industry resources within Strategic Extractive Resource Areas, based on their current or potential contribution to state supply, access to supporting transport networks and proximity to demand markets.

Facilitate the use and development of Strategic Extractive Resource Areas for extractive industries and other compatible land uses.

Protect the brown coal resource in Central Gippsland by ensuring that:

- Changes in use and development of land overlying coal resources, as generally defined in *Framework for the Future* (Minister for Industry, Technology and Resources and Minister for Planning and Environment, 1987) and the *Land Over Coal and Buffer Area Study* (Ministry for Planning and Environment, 1988), do not compromise the winning or processing of coal.
- Coal-related development is adequately separated from residential or other sensitive uses and main transport corridors by buffer areas to minimise adverse effects such as noise, dust, fire, earth subsidence and visual intrusion.
- Use and development within the buffer areas are compatible with use and development adjacent to these areas.
- Ensure that the use and development of land for extractive industry responds to potential environmental risks and maintains or improves the quality of the air, land, acoustic and water environments.

Policy documents

Consider as relevant:

- *Mineral Resources (Sustainable Development) Act 1990*
- *Greenhouse Gas Geological Sequestration Act 2008*
- *Geothermal Energy Resources Act 2005*
- *Petroleum Act 1998*
- *Melbourne Supply Area - Extractive Industry Interest Areas Review* (Geological Survey of Victoria Technical Record, 2003/2)
- *Ballarat Supply Area - Extractive Industry Interest Areas* (Geological Survey of Victoria Technical Record, 1997/3)
- *Bendigo Supply Area - Extractive Industry Interest Areas* (Geological Survey of Victoria Technical Record, 1998/6)
- *Geelong Supply Area - Extractive Industry Interest Areas* (Geological Survey of Victoria Technical Record, 1999/2)
- *La Trobe Supply Area - Extractive Industry Interest Areas* (Geological Survey of Victoria Technical Record, 1999/4)
- *Strategic Extractive Resource Areas Pilot Project Report* (Victorian Government, 2020)

~~14.03-1L~~

~~25/11/2022~~
~~C162egip~~

~~Resource exploration and extraction~~

~~Objective~~

~~To encourage exploration for and development of mineral resources.~~

~~Strategies~~

~~Avoid sterilising future extractive industries by incompatible development, including on adjoining land.~~

~~Enable all effluent to be disposed of within the boundaries of the lot on which it is generated.~~

~~Encourage development of the copper and other mineral resources at Benambra.~~

~~Protect prospective areas at Benambra from incompatible development.~~

EAST GIPPSLAND PLANNING SCHEME

14.03 EARTH AND ENERGY RESOURCES

31/07/2018
VC148

14.03-1S Resource exploration and extraction

19/08/2021
VC196

Objective

To encourage exploration and extraction of natural resources in accordance with acceptable environmental standards.

Strategies

Provide for the long-term protection of natural resources in Victoria.

Protect the opportunity for exploration and extraction of natural resources where this is consistent with overall planning considerations and acceptable environmental practice.

Recognise the possible need to provide infrastructure, including transport networks, for the exploration and extraction of natural resources.

Ensure planning schemes do not impose conditions on the use or development of land that are inconsistent with the *Mineral Resources (Sustainable Development) Act 1990,* the *Greenhouse Gas Geological Sequestration Act 2008,* the *Geothermal Energy Resources Act 2005,* or the *Petroleum Act 1998*.

Develop and maintain buffers around mining and extractive industry activities.

Ensure planning permit applications clearly define buffer areas appropriate to the nature of the proposed extractive uses, which are to be owned or controlled by the proponent of an extractive industry.

Determine buffer areas between extractive activities and sensitive land uses on the following considerations:

- Appropriate limits on effects can be met at the sensitive locations using practical and available technology.
- Whether a change of land use in the vicinity of the extractive industry is proposed.
- Use of land within the buffer areas is not limited by adverse effects created by the extractive activities.
- Performance standards identified under the relevant legislation.
- Types of activities within land zoned for public use.

Identify and protect extractive industry resources within Strategic Extractive Resource Areas, based on their current or potential contribution to state supply, access to supporting transport networks and proximity to demand markets.

Facilitate the use and development of Strategic Extractive Resource Areas for extractive industries and other compatible land uses.

Protect the brown coal resource in Central Gippsland by ensuring that:

- Changes in use and development of land overlying coal resources, as generally defined in *Framework for the Future* (Minister for Industry, Technology and Resources and Minister for Planning and Environment, 1987) and the *Land Over Coal and Buffer Area Study* (Ministry for Planning and Environment, 1988), do not compromise the winning or processing of coal.
- Coal-related development is adequately separated from residential or other sensitive uses and main transport corridors by buffer areas to minimise adverse effects such as noise, dust, fire, earth subsidence and visual intrusion.
- Use and development within the buffer areas are compatible with use and development adjacent to these areas.
- Ensure that the use and development of land for extractive industry responds to potential environmental risks and maintains or improves the quality of the air, land, acoustic and water environments.

Policy documents

Consider as relevant:

- *Mineral Resources (Sustainable Development) Act 1990*
- *Greenhouse Gas Geological Sequestration Act 2008*
- *Geothermal Energy Resources Act 2005*
- *Petroleum Act 1998*
- *Melbourne Supply Area - Extractive Industry Interest Areas Review* (Geological Survey of Victoria Technical Record, 2003/2)
- *Ballarat Supply Area - Extractive Industry Interest Areas* (Geological Survey of Victoria Technical Record, 1997/3)
- *Bendigo Supply Area - Extractive Industry Interest Areas* (Geological Survey of Victoria Technical Record, 1998/6)
- *Geelong Supply Area - Extractive Industry Interest Areas* (Geological Survey of Victoria Technical Record, 1999/2)
- *La Trobe Supply Area - Extractive Industry Interest Areas* (Geological Survey of Victoria Technical Record, 1999/4)
- *Strategic Extractive Resource Areas Pilot Project Report* (Victorian Government, 2020)

EAST GIPPSLAND PLANNING SCHEME

15.01 BUILT ENVIRONMENT

31/07/2018
VC148

15.01-1S Urban design

31/07/2018
VC148

Objective

To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Strategies

Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.

Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.

Ensure the interface between the private and public realm protects and enhances personal safety.

Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.

Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.

Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.

Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.

Promote good urban design along and abutting transport corridors.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

15.01-1L-01 Urban design- General

25/11/2022 -/--/---- C162egip Proposed C169egip

Strategies

Encourage high standards of design in urban areas, coastal and lakeside areas, areas of high landscape quality, and land adjacent to parks and reserves.

Design development to be in keeping with landscape and town character.

Avoid overshadowing by buildings of foreshores and other public areas.

Protect and enhance the visual quality of road corridors, especially between towns.

Protect and enhance roadside vegetation corridors at town entrances.

Encourage advertising thatEnsure signage complements the architectural style, built form and character of the place.

Support commercial development that provides weather protection such as awnings and verandahs.

Support transparent ground floor windows and door openings to commercial developments.

~~15.01-1L-02~~ ~~Urban design – Bairnsdale~~

~~25/11/2022~~
~~C162egip~~

~~Policy application~~

~~This policy applies to Bairnsdale Framework Plan to this clause.~~

~~Objective - Bairnsdale~~

~~To encourage improvements to building frontages, laneways and arcades, and residential streets in the Bairnsdale CBD and residential areas.~~

~~Strategies - Bairnsdale~~

~~Protect the Main Street gardens as a recreation and community space that is a distinguishing characteristic of Bairnsdale.~~

~~Support development in the Bairnsdale CBD that provides active frontages to adjoining streets.~~

~~Rationalise the number of signs on a site, including permanent, removable and temporary forms of advertising.~~

~~Ensure signage, including corporate colouring:~~

- ~~Complements character.~~
- ~~Is in proportion to the building.~~
- ~~Avoids bright or fluorescent block colouring.~~
- ~~Respects sensitive areas and the heritage significance of buildings.~~

Ensure industrial uses do not detract from the appearance and amenity of the surrounding area.

~~Encourage signage that maintains active street frontages, shop fronts, windows and passive surveillance.~~

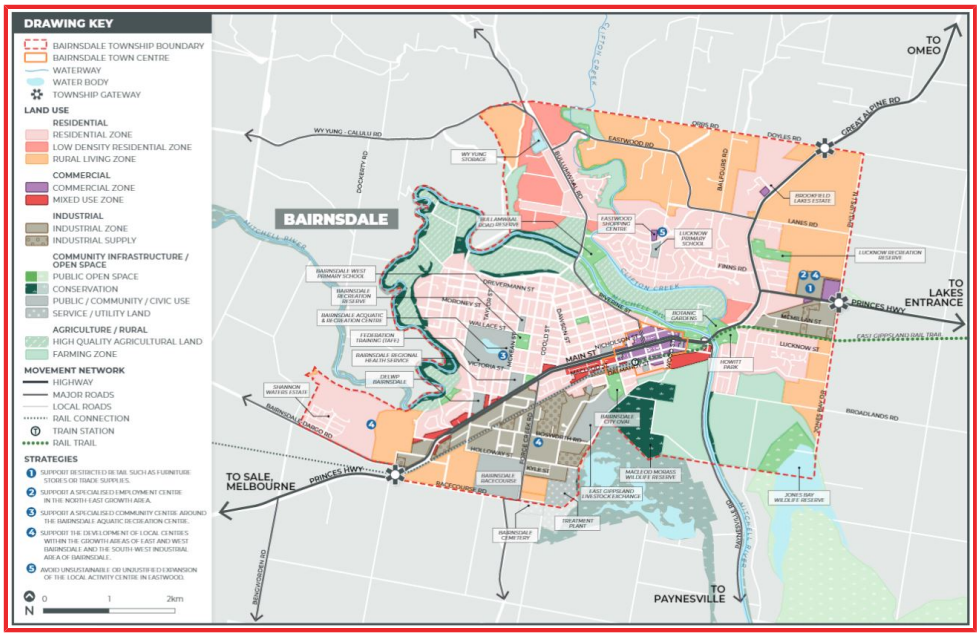
~~Avoid development that impedes the flow of pedestrian traffic.~~

~~Revitalise Bairnsdale CBD laneways by opening up the north-south connections between the Nicholson Street Mall and Main Street Gardens.~~

~~Support development adjoining laneways that incorporate active edges and upper floors that are active to laneways.~~

EAST GIPPSLAND PLANNING SCHEME

~~**Bairnsdale Urban Design Framework Plan**~~



15.01-2S Building design

01/01/2024
VC250

Objective

To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

Strategies

Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale, massing and energy performance of new development.

Ensure development responds and contributes to the strategic and cultural context of its location.

Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.

Improve the energy performance of buildings through siting and design measures that encourage:

- Passive design responses that minimise the need for heating, cooling and lighting.
- On-site renewable energy generation and storage technology.
- Use of low embodied energy materials.

Restrict the provision of reticulated natural gas in new dwelling development.

Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste.

Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.

Encourage water efficiency and the use of rainwater, stormwater and recycled water.

Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.

Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.

Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.

Ensure development is designed to protect and enhance valued landmarks, views and vistas.

Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.

Encourage development to retain existing vegetation.

Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)
- *Waste Management and Recycling in Multi-unit Developments* (Sustainability Victoria, 2019)

15.01-2L Environmentally Sustainable Design

--/--/----
Proposed C169egip

Policy application

This policy applies to the use or development of land for the following:

- Three or more dwellings on a lot.
- A residential building, residential village or retirement village.
- Commercial or office building with a gross floor area of more than 500 square metres.
- An extension to the gross floor area of an existing commercial or office building by more than 500 square metres.
- In the case of additions, the policy only applies to the additions to an existing building.

Objective

To achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

Strategies

Encourage environmentally sustainable development that responds to site opportunities and constraints and adopts best practice through a combination of methods, processes and locally available technology to minimise environmental impacts.

Energy performance

Reducing both energy use and energy peak demand through design measures such as:

- Building orientation.
- Shading to glazed surfaces.
- Optimising glazing to exposed surfaces.
- Inclusion of or space allocation for renewable technologies.

Integrated water management

Reducing total operating potable water use through appropriate design measures such as water efficient fixtures, appliances, equipment, irrigation and landscaping.

Encouraging the appropriate use of alternative water sources (including greywater, recycled water, rainwater and stormwater).

Incorporating best practice water sensitive urban design to improve the quality of stormwater runoff and reduce impacts on water systems and water bodies.

Indoor environment quality

Achieving a healthy indoor environment quality, including thermal comfort and access to fresh air and daylight by, prioritising passive design over mechanical heating, ventilation, cooling and lighting.

Reducing indoor air pollutants through the use of low-toxicity materials.

Minimising noise levels and noise transfer within and between buildings and associated external areas.

Transport

Designing development that promotes the use of walking, cycling and public transport, in that order; and minimises car dependency.

Promoting the use of low emissions vehicle technologies by providing supporting infrastructure.

Waste management

Promoting waste avoidance, reuse and recycling during the design, construction and operation stages of development.

Encouraging use of durable and reuseable building materials.

Providing sufficient space for future change in waste management needs, including (where possible) composting and green waste facilities.

Urban ecology

Enhancing biodiversity by incorporating natural habitats and planting indigenous vegetation.

Reducing urban heat island effects through building design, landscape design, water sensitive urban design and the retention and provision of canopy and significant trees.

Providing space for productive gardens, particularly in larger residential developments.

Policy guidelines

Consider as relevant:

Residential

A Sustainable Design Assessment (including an assessment using BESS, STORM or other methods) for:

- 1 - 9 dwellings.
- A building used for accommodation other than dwellings.

A Sustainability Management Plan including an assessment using BESS/Green star, STORM/MUSIC or other methods) for:

- 10 or more dwellings.
- A building used for accommodation other than dwellings with a value over $2 million.

Non-residential

A Sustainable Design Assessment (including an assessment using BESS and STORM/MUSIC or other methods) for:

- A non-residential building with a gross floor area of more than 500 square metres.
- An extension to an existing non-residential building creating more than 500 square metres of additional gross floor area (excluding outbuildings).
- In an Industrial 1 Zone, construction of a building or construction or carrying out works with an estimated cost of up to $1,000,000.
- In. Commercial 1 Zone, construction of a building or construction or carry out works with an estimated cost of up to $500,000.

Mixed use

Applicable assessments for the residential and non-residential components of a development.

Policy documents

Consider as relevant the following tools to support a Sustainable Design Assessment or Sustainability Management Plan:

- *Sustainable Design Assessment in the Planning Process (IMAP, 2015)*

- *Built Environment Sustainability Scorecard 'BESS' (Council Alliance for a Sustainable Built Environment 'CASBE', 2015)*
- *Green Star (Green Building Council of Australia)*
- *Model for Urban Stormwater Improvement Conceptualisation 'MUSIC' (Melbourne Water)*
- *Nationwide House Energy Rating Scheme 'NatHERS' (Department of Climate Change and Energy Efficiency)*
- *Stormwater Treatment Objective - Relative Measure 'STORM' (Melbourne Water)*
- *Urban Stormwater Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999)*
- *Waste Management and Recycling in Multi-Unit Developments - Better Practice Guide (Sustainability Victoria, 2018).*

Expiry

This policy will expire when it is superseded by a comparable provision of the Victoria Planning Provisions.

15.01-3S Subdivision design

01/01/2024
VC250

Objective

To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

Strategies

In the development of new residential areas and in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by:

- Creating compact neighbourhoods that have walkable distances between activities.
- Developing activity centres in appropriate locations with a mix of uses and services and access to public transport.
- Creating neighbourhood centres that include services to meet day to day needs.
- Creating urban places with a strong sense of place that are functional, safe and attractive.
- Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.
- Creating landscaped streets and a network of open spaces to meet a variety of needs with links to regional parks where possible.
- Protecting and enhancing habitat for native flora and fauna, and providing opportunities for people to experience nature in urban areas.
- Facilitating an urban structure where neighbourhoods are clustered to support larger activity centres served by high quality public transport.
- Reduce car dependency by allowing for:
  - Convenient and safe public transport.
  - Safe and attractive spaces and networks for walking and cycling.
  - Subdivision layouts that allow easy movement within and between neighbourhoods.
  - A convenient and safe road network.
- Minimising exposure of sensitive uses to air and noise pollution from the transport system.

- Being accessible to people with disabilities.
- Creating an urban structure that:
  - Responds to climate related hazards.
  - Incorporates integrated water management, including sustainable irrigation of open space.
  - Minimises peak demand on the electricity network.
  - Supports energy efficiency and solar energy generation through urban layout and lot orientation.
  - Supports waste minimisation and increased resource recovery.
- Providing utilities and services that support the uptake of renewable energy technologies, such as microgrids and energy storage systems, including batteries.
- Providing all-electric lots.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

15.01-4S Healthy neighbourhoods

31/07/2018
VC148

Objective

To achieve neighbourhoods that foster healthy and active living and community wellbeing.

Strategies

Design neighbourhoods that foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity by providing:

- Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life.
- Streets with direct, safe and convenient access to destinations.
- Conveniently located public spaces for active recreation and leisure.
- Accessibly located public transport stops.
- Amenities and protection to support physical activity in all weather conditions.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

15.01-4L Health and wellbeing

~~25/11/2022 -/--/----~~
~~C162egip~~Proposed C169egip

~~Strategy~~Objective

To ensure that land use and development is socially sustainable and results in net community benefit.

Strategies

Support ~~community health, wellbeing and safety as an integral part of any development~~land use and development that enhances community health and wellbeing, social connectedness, diversity and inclusion.~~-~~

Ensure that land use and development resulting in significant social impact is justified by the preparation of a Social Impact Assessment Management Plan.

Policy ~~guideline~~documents

Consider as relevant:

- ~~The social impacts of any subdivision in excess of 20 lots in accordance with the *Social Impact Assessment Guidelines for Development Applications* (East Gippsland Shire Council)~~

Social Impact Assessment Guidelines for Development Applications (East Gippsland Shire Council, 2013)

15.01-5S Neighbourhood character

09/10/2020
VC169

Objective

To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Strategies

Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.

Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:

- Pattern of local urban structure and subdivision.
- Underlying natural landscape character and significant vegetation.
- Neighbourhood character values and built form that reflect community identity.

15.01-6S Design for rural areas

31/07/2018
VC148

Objective

To ensure development respects valued areas of rural character.

Strategies

Ensure that the siting, scale and appearance of development protects and enhances rural character.

Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.

Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.

EAST GIPPSLAND PLANNING SCHEME

15.01 BUILT ENVIRONMENT

31/07/2018
VC148

15.01-1S Urban design

31/07/2018
VC148

Objective

To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Strategies

Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.

Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.

Ensure the interface between the private and public realm protects and enhances personal safety.

Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.

Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.

Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.

Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.

Promote good urban design along and abutting transport corridors.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

15.01-1L Urban design

--/--/----
Proposed C169egip

Strategies

Encourage high standards of design in urban areas, coastal and lakeside areas, areas of high landscape quality, and land adjacent to parks and reserves.

Avoid overshadowing of foreshores and other public areas.

Protect and enhance roadside vegetation corridors at town entrances.

Ensure signage complements the architectural style, built form and character of the place.

Support transparent ground floor windows and door openings to commercial developments.

Ensure industrial uses do not detract from the appearance and amenity of the surrounding area.

15.01-2S Building design

01/01/2024
VC250

Objective

To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

Strategies

Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale, massing and energy performance of new development.

Ensure development responds and contributes to the strategic and cultural context of its location.

Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.

Improve the energy performance of buildings through siting and design measures that encourage:

- Passive design responses that minimise the need for heating, cooling and lighting.
- On-site renewable energy generation and storage technology.
- Use of low embodied energy materials.

Restrict the provision of reticulated natural gas in new dwelling development.

Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste.

Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.

Encourage water efficiency and the use of rainwater, stormwater and recycled water.

Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.

Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.

Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.

Ensure development is designed to protect and enhance valued landmarks, views and vistas.

Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.

Encourage development to retain existing vegetation.

Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)
- *Waste Management and Recycling in Multi-unit Developments* (Sustainability Victoria, 2019)

15.01-2L Environmentally Sustainable Design

--/--/----
Proposed C169egip

Policy application

This policy applies to the use or development of land for the following:

- Three or more dwellings on a lot.
- A residential building, residential village or retirement village.
- Commercial or office building with a gross floor area of more than 500 square metres.
- An extension to the gross floor area of an existing commercial or office building by more than 500 square metres.
- In the case of additions, the policy only applies to the additions to an existing building.

Objective

To achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

Strategies

Encourage environmentally sustainable development that responds to site opportunities and constraints and adopts best practice through a combination of methods, processes and locally available technology to minimise environmental impacts.

Energy performance

Reducing both energy use and energy peak demand through design measures such as:

- Building orientation.
- Shading to glazed surfaces.
- Optimising glazing to exposed surfaces.
- Inclusion of or space allocation for renewable technologies.

Integrated water management

Reducing total operating potable water use through appropriate design measures such as water efficient fixtures, appliances, equipment, irrigation and landscaping.

Encouraging the appropriate use of alternative water sources (including greywater, recycled water, rainwater and stormwater).

Incorporating best practice water sensitive urban design to improve the quality of stormwater runoff and reduce impacts on water systems and water bodies.

Indoor environment quality

Achieving a healthy indoor environment quality, including thermal comfort and access to fresh air and daylight by, prioritising passive design over mechanical heating, ventilation, cooling and lighting.

Reducing indoor air pollutants through the use of low-toxicity materials.

Minimising noise levels and noise transfer within and between buildings and associated external areas.

Transport

Designing development that promotes the use of walking, cycling and public transport, in that order; and minimises car dependency.

Promoting the use of low emissions vehicle technologies by providing supporting infrastructure.

Waste management

Promoting waste avoidance, reuse and recycling during the design, construction and operation stages of development.

Encouraging use of durable and reuseable building materials.

Providing sufficient space for future change in waste management needs, including (where possible) composting and green waste facilities.

Urban ecology

Enhancing biodiversity by incorporating natural habitats and planting indigenous vegetation.

Reducing urban heat island effects through building design, landscape design, water sensitive urban design and the retention and provision of canopy and significant trees.

Providing space for productive gardens, particularly in larger residential developments.

Policy guidelines

Consider as relevant:

Residential

A Sustainable Design Assessment (including an assessment using BESS, STORM or other methods) for:

- 1 - 9 dwellings.
- A building used for accommodation other than dwellings.

A Sustainability Management Plan including an assessment using BESS/Green star, STORM/MUSIC or other methods) for:

- 10 or more dwellings.
- A building used for accommodation other than dwellings with a value over $2 million.

Non-residential

A Sustainable Design Assessment (including an assessment using BESS and STORM/MUSIC or other methods) for:

- A non-residential building with a gross floor area of more than 500 square metres.
- An extension to an existing non-residential building creating more than 500 square metres of additional gross floor area (excluding outbuildings).
- In an Industrial 1 Zone, construction of a building or construction or carrying out works with an estimated cost of up to $1,000,000.
- In. Commercial 1 Zone, construction of a building or construction or carry out works with an estimated cost of up to $500,000.

Mixed use

Applicable assessments for the residential and non-residential components of a development.

Policy documents

Consider as relevant the following tools to support a Sustainable Design Assessment or Sustainability Management Plan:

- *Sustainable Design Assessment in the Planning Process (IMAP, 2015)*

- *Built Environment Sustainability Scorecard 'BESS' (Council Alliance for a Sustainable Built Environment 'CASBE', 2015)*
- *Green Star (Green Building Council of Australia)*
- *Model for Urban Stormwater Improvement Conceptualisation 'MUSIC' (Melbourne Water)*
- *Nationwide House Energy Rating Scheme 'NatHERS' (Department of Climate Change and Energy Efficiency)*
- *Stormwater Treatment Objective - Relative Measure 'STORM' (Melbourne Water)*
- *Urban Stormwater Best Practice Environmental Management Guidelines (Victorian Stormwater Committee, 1999)*
- *Waste Management and Recycling in Multi-Unit Developments - Better Practice Guide (Sustainability Victoria, 2018).*

Expiry

This policy will expire when it is superseded by a comparable provision of the Victoria Planning Provisions.

15.01-3S Subdivision design

01/01/2024
VC250

Objective

To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

Strategies

In the development of new residential areas and in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by:

- Creating compact neighbourhoods that have walkable distances between activities.
- Developing activity centres in appropriate locations with a mix of uses and services and access to public transport.
- Creating neighbourhood centres that include services to meet day to day needs.
- Creating urban places with a strong sense of place that are functional, safe and attractive.
- Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.
- Creating landscaped streets and a network of open spaces to meet a variety of needs with links to regional parks where possible.
- Protecting and enhancing habitat for native flora and fauna, and providing opportunities for people to experience nature in urban areas.
- Facilitating an urban structure where neighbourhoods are clustered to support larger activity centres served by high quality public transport.
- Reduce car dependency by allowing for:
  - Convenient and safe public transport.
  - Safe and attractive spaces and networks for walking and cycling.
  - Subdivision layouts that allow easy movement within and between neighbourhoods.
  - A convenient and safe road network.
- Minimising exposure of sensitive uses to air and noise pollution from the transport system.

- Being accessible to people with disabilities.
- Creating an urban structure that:
  - Responds to climate related hazards.
  - Incorporates integrated water management, including sustainable irrigation of open space.
  - Minimises peak demand on the electricity network.
  - Supports energy efficiency and solar energy generation through urban layout and lot orientation.
  - Supports waste minimisation and increased resource recovery.
- Providing utilities and services that support the uptake of renewable energy technologies, such as microgrids and energy storage systems, including batteries.
- Providing all-electric lots.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

15.01-4S Healthy neighbourhoods

31/07/2018
VC148

Objective

To achieve neighbourhoods that foster healthy and active living and community wellbeing.

Strategies

Design neighbourhoods that foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity by providing:

- Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life.
- Streets with direct, safe and convenient access to destinations.
- Conveniently located public spaces for active recreation and leisure.
- Accessibly located public transport stops.
- Amenities and protection to support physical activity in all weather conditions.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

15.01-4L Health and wellbeing

--/--/----
Proposed C169egip

Objective

To ensure that land use and development is socially sustainable and results in net community benefit.

Strategies

Support land use and development that enhances community health and wellbeing, social connectedness, diversity and inclusion.

Ensure that land use and development resulting in significant social impact is justified by the preparation of a Social Impact Assessment Management Plan.

Policy documents

Consider as relevant:

Social Impact Assessment Guidelines for Development Applications (East Gippsland Shire Council, 2013)

15.01-5S Neighbourhood character

09/10/2020
VC169

Objective

To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Strategies

Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.

Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:

- Pattern of local urban structure and subdivision.
- Underlying natural landscape character and significant vegetation.
- Neighbourhood character values and built form that reflect community identity.

15.01-6S Design for rural areas

31/07/2018
VC148

Objective

To ensure development respects valued areas of rural character.

Strategies

Ensure that the siting, scale and appearance of development protects and enhances rural character.

Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.

Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.

EAST GIPPSLAND PLANNING SCHEME

16.01 RESIDENTIAL DEVELOPMENT

31/07/2018
VC148

16.01-1S Housing supply

20/12/2021
VC174

Objective

To facilitate well-located, integrated and diverse housing that meets community needs.

Strategies

Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.

Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.

Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

Identify opportunities for increased residential densities to help consolidate urban areas.

Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.

Encourage the development of well-designed housing that:

- Provides a high level of internal and external amenity.
- Incorporates universal design and adaptable internal dwelling design.

Support opportunities for a range of income groups to choose housing in well-serviced locations.

Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

Policy documents

Consider as relevant:

- *Homes for Victorians - Affordability, Access and Choice* (Victorian Government, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)

16.01-1L Housing supply

--/--/----
Proposed C169egip

Objective

To facilitate well located, integrated and diverse housing that meets community needs.

Strategies

Encourage a diverse range of housing in locations with access to jobs, services and public transport in accordance with the Settlement Hierarchy at clause 02.03.

Encourage higher density infill housing in the form of apartments, shop top housing or townhouses in substantial change areas within 400m walking distance of the Bairnsdale Activity Centre.

Encourage medium density infill housing in the form of units and townhouses in incremental change areas within 800m walking distance of the Bairnsdale Activity Centre or 400m of existing or planned neighbourhood or local activity centres in Bairnsdale, Service Towns, Towns and Rural Towns in accordance with the Settlement Hierarchy at clause 02.03.

Support lower density infill housing in established residential areas outside substantial and incremental change areas.

Support opportunities for low density residential development located close to existing towns where access to infrastructure is available and environmental constraints can be appropriately managed.

Ensure infill housing development:

- Appropriately manages environmental risks.
- Does not adversely affect established environmental values.
- Has access to appropriate reticulated services and infrastructure.
- Enhances streetscape character.

16.01-2S Housing affordability

09/10/2020
VC169

Objective

To deliver more affordable housing closer to jobs, transport and services.

Strategies

Improve housing affordability by:

- Ensuring land supply continues to be sufficient to meet demand.
- Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
- Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.
- Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.

Increase the supply of well-located affordable housing by:

- Facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.
- Ensuring the redevelopment and renewal of public housing stock better meets community needs.

Facilitate the delivery of social housing by identifying surplus government land suitable for housing.

Policy documents

Consider as relevant:

- *Homes for Victorians - Affordability, Access and Choice* (Victorian Government, 2017)

16.01-2L Housing affordability

--/--/----
Proposed C169egip

Strategies

Facilitate social and affordable housing within substantial and incremental change areas.

Support the development of affordable and culturally appropriate accommodation and housing for the First Nations community.

16.01-3S Rural residential development

09/10/2020
VC169

Objective

To identify land suitable for rural residential development.

Strategies

Manage development in rural areas to protect agriculture and avoid inappropriate rural residential development.

Encourage the consolidation of new housing in existing settlements where investment in physical and community infrastructure and services has already been made.

Demonstrate need and identify locations for rural residential development through a housing and settlement strategy.

Ensure planning for rural residential development avoids or significantly reduces adverse economic, social and environmental impacts by:

- Maintaining the long-term sustainable use and management of existing natural resource attributes in activities including agricultural production, water, mineral and energy resources.
- Protecting existing landscape values and environmental qualities such as water quality, native vegetation, biodiversity and habitat.
- Minimising or avoiding property servicing costs carried by local and state governments.
- Maintaining an adequate buffer distance between rural residential development and animal production.

Ensure land is not zoned for rural residential development if it will encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources.

Discourage development of small lots in rural zones for residential use or other incompatible uses.

Encourage consolidation of existing isolated small lots in rural zones.

Ensure land is only zoned for rural residential development where it:

- Is located close to existing towns and urban centres, but not in areas that will be required for fully serviced urban development.
- Can be supplied with electricity, water and good quality road access.

16.01-3L Rural residential development

--/--/----
Proposed C169egip

Policy application

This policy applies to all land within the Low Density Residential Zone (LDRZ) and the Rural Living Zone (RLZ).

Strategies

Support the increased density of rural residential development in existing Low Density Residential or Rural Living zoned precincts where:

- The impact on environmental values and productive agricultural land is minimised.
- Reticulated services, good quality road access and active transport opportunities are available.
- Land management and biodiversity outcomes are enhanced.

16.01-4S Community care accommodation

04/11/2022
VC226

Objective

To facilitate the establishment of community care accommodation and support their location being kept confidential.

Strategies

Planning schemes should not require a planning permit for or prohibit the use of land in a residential area for community care accommodation provided no more than 20 clients are accommodated and the use is funded by, or carried out by or on behalf of, a government department or public authority, including a public authority established for a public purpose under a Commonwealth Act.

Facilitate the confidential establishment of community care accommodation through appropriate permit, notice and review exemptions.

16.01-5S Residential aged care facilities

09/10/2020
VC169

Objective

To facilitate the development of well-designed and appropriately located residential aged care facilities.

Strategies

Recognise that residential aged care facilities contribute to housing diversity and choice, and are an appropriate use in a residential area.

Recognise that residential aged care facilities are different to dwellings in their purpose and function, and will have a different built form (including height, scale and mass).

Ensure local housing strategies, precinct structure plans and activity centre structure plans provide for residential aged care facilities.

Ensure that residential aged care facilities are located in residential areas, activity centres and urban renewal precincts, close to services and public transport.

Encourage planning for housing that:

- Delivers an adequate supply of land or redevelopment opportunities for residential aged care facilities.
- Enables older people to live in appropriate housing in their local community.

Provide for a mix of housing for older people with appropriate access to care and support services.

Ensure that proposals to establish residential aged care facilities early in the life of a growth area are in locations that will have early access to services and public transport.

Ensure that residential aged care facilities are designed to respond to the site and its context.

Promote a high standard of urban design and architecture in residential aged care facilities.

Policy guidelines

Consider as relevant:

- The Commonwealth Government's Responsible ratios for the provision of aged care places under the *Aged Care Act 1997*.

EAST GIPPSLAND PLANNING SCHEME

16.01 RESIDENTIAL DEVELOPMENT

31/07/2018
VC148

16.01-1S Housing supply

20/12/2021
VC174

Objective

To facilitate well-located, integrated and diverse housing that meets community needs.

Strategies

Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.

Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.

Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

Identify opportunities for increased residential densities to help consolidate urban areas.

Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.

Encourage the development of well-designed housing that:

- Provides a high level of internal and external amenity.
- Incorporates universal design and adaptable internal dwelling design.

Support opportunities for a range of income groups to choose housing in well-serviced locations.

Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

Policy documents

Consider as relevant:

- *Homes for Victorians - Affordability, Access and Choice* (Victorian Government, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)

16.01-1L Housing supply

-/-/----
Proposed C169egip

Objective

To facilitate well located, integrated and diverse housing that meets community needs.

Strategies

Encourage a diverse range of housing in locations with access to jobs, services and public transport in accordance with the Settlement Hierarchy at clause 02.03.

Encourage higher density infill housing in the form of apartments, shop top housing or townhouses in substantial change areas within 400m walking distance of the Bairnsdale Activity Centre.

Encourage medium density infill housing in the form of units and townhouses in incremental change areas within 800m walking distance of the Bairnsdale Activity Centre or 400m of existing or planned neighbourhood or local activity centres in Bairnsdale, Service Towns, Towns and Rural Towns in accordance with the Settlement Hierarchy at clause 02.03.

Support lower density infill housing in established residential areas outside substantial and incremental change areas.

Support opportunities for low density residential development located close to existing towns where access to infrastructure is available and environmental constraints can be appropriately managed.

Ensure infill housing development:

- Appropriately manages environmental risks.
- Does not adversely affect established environmental values.
- Has access to appropriate reticulated services and infrastructure.
- Enhances streetscape character.

16.01-2S Housing affordability

09/10/2020
VC169

Objective

To deliver more affordable housing closer to jobs, transport and services.

Strategies

Improve housing affordability by:

- Ensuring land supply continues to be sufficient to meet demand.
- Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
- Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.
- Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.

Increase the supply of well-located affordable housing by:

- Facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.
- Ensuring the redevelopment and renewal of public housing stock better meets community needs.

Facilitate the delivery of social housing by identifying surplus government land suitable for housing.

Policy documents

Consider as relevant:

- *Homes for Victorians - Affordability, Access and Choice* (Victorian Government, 2017)

16.01-2L ~~Location of residential development~~Housing affordability

~~25/11/2022~~ ~~C162egip~~Proposed C169egip

Strategies

Facilitate ~~development in residential areas near the Mitchell River and the Mitchell River Backwater that complement the environmental and landscape characteristics of the active floodplain~~social and affordable housing within substantial and incremental change areas.

~~Encourage residential development in locations that minimises negative impacts on the Shire's urban waterways~~Support the development of affordable and culturally appropriate accommodation and housing for the First Nations community.

16.01-3S Rural residential development

09/10/2020
VC169

Objective

To identify land suitable for rural residential development.

Strategies

Manage development in rural areas to protect agriculture and avoid inappropriate rural residential development.

Encourage the consolidation of new housing in existing settlements where investment in physical and community infrastructure and services has already been made.

Demonstrate need and identify locations for rural residential development through a housing and settlement strategy.

Ensure planning for rural residential development avoids or significantly reduces adverse economic, social and environmental impacts by:

- Maintaining the long-term sustainable use and management of existing natural resource attributes in activities including agricultural production, water, mineral and energy resources.
- Protecting existing landscape values and environmental qualities such as water quality, native vegetation, biodiversity and habitat.
- Minimising or avoiding property servicing costs carried by local and state governments.
- Maintaining an adequate buffer distance between rural residential development and animal production.

Ensure land is not zoned for rural residential development if it will encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources.

Discourage development of small lots in rural zones for residential use or other incompatible uses.

Encourage consolidation of existing isolated small lots in rural zones.

Ensure land is only zoned for rural residential development where it:

- Is located close to existing towns and urban centres, but not in areas that will be required for fully serviced urban development.
- Can be supplied with electricity, water and good quality road access.

16.01-3L-01 Rural livingresidential development

25/11/2022 -/-/----
C162egipProposed C169egip

Policy application

This policy applies to all land within the Low Density Residential Zone (LDRZ) and the Rural Living Zone (RLZ).

Strategies

Discourage commercial or industrial uses in the Rural Living Zone and the Low Density Residential Zone.

Provide for primarily residential uses in a non-urban environment on land zonedSupport the increased density of rural residential development in existing Low Density Residential or Rural Living zoned precincts where:

Allow subdivision for small (hobby) farm lots only where land degradation, environmental, and management problems will not be created.

Locate low density (rural residential) house lots only around fully serviced townships and on land suitable for septic tanks or other on-site wastewater treatment systems.

Allow rural living development as an interim measure in areas with the capacity for full urban services or in identified future growth corridors; ensuring the subdivision design facilitates re-subdivision in future.

Policy guidelines

Consider as relevant:

- Providing for lots consistent with the above strategies, as follows:
- Residential lots in a non-urban environment on land zoned Low Density Residential at lot sizes from 4000 square metres to 2 hectares.
- Rural living lots of 2 to 8 hectares.
- Small (hobby) farm lots up to 40 hectares.
- Low density (rural residential) house lots of 0.4 to 2 hectares.

~~16.01-3L-02~~ ~~Colquhoun area~~

~~25/11/2022~~
~~C462egip~~

~~Policy application~~

~~This policy applies to the Rural Living Zones in the Colquhoun area.~~

~~Objective~~

~~To limit the adverse impacts of subdivision, use and residential development in environmentally sensitive areas.~~

~~Strategies~~

~~Retain identified areas of vegetation in one ownership when subdividing land to limit its fragmentation.~~

~~Design residential subdivision so that buildings and works will be separated from tracts of major vegetation.~~

~~Design residential subdivision so that buildings and works will be in areas designated for replanting and able to be sited so as to minimise the effect of residential intrusion on environmental values.~~

~~Preserve and enhance Warm Temperate Rainforest vegetation systems in residential subdivision.~~

~~Revegetate valley bottoms and lower slopes in the Bunga Creek valley and tributaries.~~

~~Provide for the extension of rural living close to Lakes Entrance.~~

~~Avoid clearing vegetation on land that contributes to the landscape significance of the area.~~

~~Maintain and enhance the visual amenity of the area by the design, siting and materials of any proposed building.~~

~~Discourage land use and density of development that will impact adversely on the environmental values of the area.~~

~~Avoid the fire risk to the northern and western sections of the area, where State forest and privately owned native forest carry high fuel loads, and where access is restricted.~~

~~Prevent intensive development on steep slopes.~~

~~Limit development that will lead to sediment movement or nutrient transfer to either of the two sensitive estuaries into which the area drains.~~

~~Policy guidelines~~

~~Consider as relevant:~~

- ~~Preserving environmental values through planting, revegetation, rehabilitation or fencing on the land.~~
- ~~Measures to limit potential land degradation, sedimentation or nutrient transfer issues.~~
- ~~Implementing alternative methods of disposal of wastewater, energy efficiency techniques and self-sufficiency in relation to water supply.~~
- ~~Landscape design that includes vegetation species, plant numbers and location of landscaping consistent with preserving environmental values.~~
- ~~Implementation of weed control programs.~~
- ~~Providing for use and development where it responds to the limited availability of existing infrastructure, particularly reticulated water and, to a lesser extent, the effect of increased traffic on the surrounding road network.~~
  The impact on environmental values and productive agricultural land is minimised.

- Reticulated services, good quality road access and active transport opportunities are available.
- ~~The need for an agreement under Section 173 of the Planning and Environment Act 1987 to implement or control future use and maintenance of the land.~~
  Land management and biodiversity outcomes are enhanced.

16.01-4S Community care accommodation

04/11/2022
VC226

Objective

To facilitate the establishment of community care accommodation and support their location being kept confidential.

Strategies

Planning schemes should not require a planning permit for or prohibit the use of land in a residential area for community care accommodation provided no more than 20 clients are accommodated and the use is funded by, or carried out by or on behalf of, a government department or public authority, including a public authority established for a public purpose under a Commonwealth Act.

Facilitate the confidential establishment of community care accommodation through appropriate permit, notice and review exemptions.

~~16.01-4L~~

~~25/11/2022~~
~~C162egip~~

~~Community care accommodation~~

~~Strategy~~

~~Facilitate the development of community housing.~~

~~Support expansion of housing and support services for young people, particularly in Lakes Entrance and Orbost, including:~~

- ~~Crisis accommodation.~~
- ~~Adolescent community placement.~~
- ~~Group homes or adolescent units.~~
- ~~Generalist youth services.~~

16.01-5S Residential aged care facilities

09/10/2020
VC169

Objective

To facilitate the development of well-designed and appropriately located residential aged care facilities.

Strategies

Recognise that residential aged care facilities contribute to housing diversity and choice, and are an appropriate use in a residential area.

Recognise that residential aged care facilities are different to dwellings in their purpose and function, and will have a different built form (including height, scale and mass).

Ensure local housing strategies, precinct structure plans and activity centre structure plans provide for residential aged care facilities.

Ensure that residential aged care facilities are located in residential areas, activity centres and urban renewal precincts, close to services and public transport.

Encourage planning for housing that:

- Delivers an adequate supply of land or redevelopment opportunities for residential aged care facilities.
- Enables older people to live in appropriate housing in their local community.

Provide for a mix of housing for older people with appropriate access to care and support services.

Ensure that proposals to establish residential aged care facilities early in the life of a growth area are in locations that will have early access to services and public transport.

Ensure that residential aged care facilities are designed to respond to the site and its context.

Promote a high standard of urban design and architecture in residential aged care facilities.

Policy guidelines

Consider as relevant:

- The Commonwealth Government's Responsible ratios for the provision of aged care places under the *Aged Care Act 1997*.

~~**16.01-5L Residential aged care**~~

~~25/11/2022~~
~~C162egip~~

~~**Strategy**~~

~~Encourage the supply of elderly persons' housing in the main centres.~~

EAST GIPPSLAND PLANNING SCHEME

17.01 EMPLOYMENT

31/07/2018
VC148

17.01-1S Diversified economy

31/07/2018
VC148

Objective

To strengthen and diversify the economy.

Strategies

Protect and strengthen existing and planned employment areas and plan for new employment areas.

Facilitate regional, cross-border and inter-regional relationships to harness emerging economic opportunities.

Facilitate growth in a range of employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region.

Improve access to jobs closer to where people live.

Support rural economies to grow and diversify.

17.01-1R Diversified economy - Gippsland

31/07/2018
VC148

Strategies

Support production and processing facilities that add value to local agricultural, forestry and fisheries products.

Support the development of industry sectors focussed on growing Asian and other international markets.

Support development of coal-to-products industries such as diesel, fertiliser and gas, for both domestic and export markets.

Improve Gippsland's capacity in advanced manufacturing and engineering with particular reference to Latrobe Valley industries.

Support Gippsland's fishing industry by maintaining ports and enabling development of fishing operations at Lakes Entrance, Mallacoota, Port Welshpool, San Remo, Port Franklin and Port Albert.

Facilitate opportunities within aviation-related industries.

17.01-1L Diversified economy

--/--/----
Proposed C169egip

Strategies

Encourage new and emerging businesses including home based businesses that provide employment opportunities.

Encourage the development of businesses and industries which support active retirees.

Expand the number and range of employment opportunities in rural industries.

Encourage renewable power generation projects in appropriate locations.

Support the existing offshore fishing industry and encourage its expansion on an ecologically sustainable basis.

Support the abalone fishery off Mallacoota.

17.01-2S Innovation and research

04/10/2018
VC149

Objective

To create opportunities for innovation and the knowledge economy within existing and emerging industries, research and education.

Strategies

Encourage the expansion and development of logistics and communications infrastructure.

Support the development of business clusters.

Support the development of enterprise precincts that build the critical mass of employment in an area, leverage the area's public and private sector economic competitive strengths and assets, and cater to a diversity of employment types and scales.

Promote an accessible, well-connected, high-amenity and collaborative physical environment that is conducive to innovation and to creative activities.

Encourage the provision of infrastructure that helps people to be innovative and creative, learn new skills and start new businesses in locations identified to accommodate employment and economic growth.

Support well-located, appropriate and low-cost premises for not-for-profit or start-up enterprises.

Improve access to community-based information and training through further developing libraries as community learning centres.

17.01-2R Innovation and Research - Gippsland

31/07/2018
VC148

Strategies

Facilitate opportunities for innovation and industry development arising from climate change and initiatives to reduce greenhouse gas emissions.

Support development of the region's research and development capacity in places with an established presence including Churchill and Ellinbank.

17.01 EMPLOYMENT

31/07/2018
VC148

17.01-1S Diversified economy

31/07/2018
VC148

Objective

To strengthen and diversify the economy.

Strategies

Protect and strengthen existing and planned employment areas and plan for new employment areas.

Facilitate regional, cross-border and inter-regional relationships to harness emerging economic opportunities.

Facilitate growth in a range of employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region.

Improve access to jobs closer to where people live.

Support rural economies to grow and diversify.

17.01-1R Diversified economy - Gippsland

31/07/2018
VC148

Strategies

Support production and processing facilities that add value to local agricultural, forestry and fisheries products.

Support the development of industry sectors focussed on growing Asian and other international markets.

Support development of coal-to-products industries such as diesel, fertiliser and gas, for both domestic and export markets.

Improve Gippsland's capacity in advanced manufacturing and engineering with particular reference to Latrobe Valley industries.

Support Gippsland's fishing industry by maintaining ports and enabling development of fishing operations at Lakes Entrance, Mallacoota, Port Welshpool, San Remo, Port Franklin and Port Albert.

Facilitate opportunities within aviation-related industries.

17.01-1L Diversified economy

~~25/11/2022~~ ~~C162egip~~Proposed C169egip

Strategies

Encourage new and emerging ~~business~~businesses including home based businesses that provide employment opportunities.

Encourage the development of ~~recreational and personal services, 'lifestyle' industries and other niche market opportunities targeting~~ businesses and industries which support active retirees.

Expand the number and range of employment opportunities in rural industries.

Encourage renewable power generation projects in appropriate locations.

Support the existing offshore fishing industry and encourage its expansion on an ecologically sustainable basis.

Support the abalone fishery off Mallacoota.

17.01-2S Innovation and research

04/10/2018
VC149

Objective

To create opportunities for innovation and the knowledge economy within existing and emerging industries, research and education.

Strategies

Encourage the expansion and development of logistics and communications infrastructure.

Support the development of business clusters.

Support the development of enterprise precincts that build the critical mass of employment in an area, leverage the area's public and private sector economic competitive strengths and assets, and cater to a diversity of employment types and scales.

Promote an accessible, well-connected, high-amenity and collaborative physical environment that is conducive to innovation and to creative activities.

Encourage the provision of infrastructure that helps people to be innovative and creative, learn new skills and start new businesses in locations identified to accommodate employment and economic growth.

Support well-located, appropriate and low-cost premises for not-for-profit or start-up enterprises.

Improve access to community-based information and training through further developing libraries as community learning centres.

17.01-2R Innovation and Research - Gippsland

31/07/2018
VC148

Strategies

Facilitate opportunities for innovation and industry development arising from climate change and initiatives to reduce greenhouse gas emissions.

Support development of the region's research and development capacity in places with an established presence including Churchill and Ellinbank.

17.02 COMMERCIAL

31/07/2018
VC148

17.02-1S Business

15/03/2024
VC256

Objective

To encourage development that meets the community's needs for retail, entertainment, office and other commercial services.

Strategies

Plan for an adequate supply of commercial land in appropriate locations.

Ensure commercial facilities are aggregated and provide net community benefit in relation to their viability, accessibility and efficient use of infrastructure.

Locate commercial facilities in existing or planned activity centres.

Provide new convenience shopping facilities to provide for the needs of the local population in new residential areas and within, or immediately adjacent to, existing commercial centres.

Provide small scale shopping opportunities that meet the needs of local residents and workers in convenient locations.

Provide outlets of trade-related goods or services directly serving or ancillary to industry that have adequate on-site car parking.

Locate cinema based entertainment facilities within or on the periphery of existing or planned activity centres.

Apply a five year time limit for commencement to any planning permit for a shopping centre or shopping centre expansion of more than 1000 square metres leasable floor area.

Regulate the use and development of land for a sex services premises in commercial and mixed use areas in the same way as for other types of shop.

Ensure that planning for the use and development of land for a sex services premises and home based business is consistent with decriminalisation of sex work and provides for the reduction of discrimination against, and harm to, sex workers.

17.02-1R Commercial centres - Gippsland

31/07/2018
VC148

Strategy

Support redevelopment initiatives in commercial centres that will be subject to significant growth (Traralgon, Morwell Mid Valley, Warragul, Wonthaggi, Leongatha, Sale and Bairnsdale) to improve their attractiveness and usability.

17.02-1L Commercial centres

--/--/----
Proposed C169egip

Strategy

Support the role of local retail and highway service centres in rural communities.

17.02-2S Out-of-centre development

31/07/2018
VC148

Objective

To manage out-of-centre development.

Strategies

Discourage proposals for expansion of single use retail, commercial and recreational facilities outside activity centres.

Give preference to locations in or on the border of an activity centre for expansion of single use retail, commercial and recreational facilities.

Discourage large sports and entertainment facilities of metropolitan, state or national significance in out-of-centre locations unless they are on the Principal Public Transport Network and in locations that are highly accessible to their catchment of users.

Ensure that out-of-centre proposals are only considered where the proposed use or development is of net benefit to the community in the region served by the proposal or provides small scale shopping opportunities that meet the needs of local residents and workers in convenient locations.

17.02 COMMERCIAL

31/07/2018
VC148

17.02-1S Business

15/03/2024
VC256

Objective

To encourage development that meets the community's needs for retail, entertainment, office and other commercial services.

Strategies

Plan for an adequate supply of commercial land in appropriate locations.

Ensure commercial facilities are aggregated and provide net community benefit in relation to their viability, accessibility and efficient use of infrastructure.

Locate commercial facilities in existing or planned activity centres.

Provide new convenience shopping facilities to provide for the needs of the local population in new residential areas and within, or immediately adjacent to, existing commercial centres.

Provide small scale shopping opportunities that meet the needs of local residents and workers in convenient locations.

Provide outlets of trade-related goods or services directly serving or ancillary to industry that have adequate on-site car parking.

Locate cinema based entertainment facilities within or on the periphery of existing or planned activity centres.

Apply a five year time limit for commencement to any planning permit for a shopping centre or shopping centre expansion of more than 1000 square metres leasable floor area.

Regulate the use and development of land for a sex services premises in commercial and mixed use areas in the same way as for other types of shop.

Ensure that planning for the use and development of land for a sex services premises and home based business is consistent with decriminalisation of sex work and provides for the reduction of discrimination against, and harm to, sex workers.

17.02-1R Commercial centres - Gippsland

31/07/2018
VC148

Strategy

Support redevelopment initiatives in commercial centres that will be subject to significant growth (Traralgon, Morwell Mid Valley, Warragul, Wonthaggi, Leongatha, Sale and Bairnsdale) to improve their attractiveness and usability.

17.02-1L Commercial centres

--/--/----
Proposed C169egip

Strategy

Support the role of local retail and highway service centres in rural communities.

17.02-2S Out-of-centre development

31/07/2018
VC148

Objective

To manage out-of-centre development.

Strategies

Discourage proposals for expansion of single use retail, commercial and recreational facilities outside activity centres.

Give preference to locations in or on the border of an activity centre for expansion of single use retail, commercial and recreational facilities.

Discourage large sports and entertainment facilities of metropolitan, state or national significance in out-of-centre locations unless they are on the Principal Public Transport Network and in locations that are highly accessible to their catchment of users.

Ensure that out-of-centre proposals are only considered where the proposed use or development is of net benefit to the community in the region served by the proposal or provides small scale shopping opportunities that meet the needs of local residents and workers in convenient locations.

17.03 INDUSTRY

31/07/2018
VC148

17.03-1S Industrial land supply

14/01/2025
VC237

Objective

To ensure availability of land for industry.

Strategies

Provide an adequate supply of industrial land in appropriate locations including sufficient stocks of large sites for strategic investment.

Identify land for industrial development in urban growth areas where:

- Good access for employees, freight and road transport is available.
- Appropriate buffer areas can be provided between the proposed industrial land and nearby sensitive land uses.

Protect and carefully plan existing industrial areas to, where possible, facilitate further industrial development.

Preserve locally significant industrial land for industrial or employment generating uses, unless long-term demand for these uses can be demonstrably met elsewhere.

Avoid non-industrial land uses that will prejudice the availability of land in identified industrial areas for future industrial use.

Policy documents

Consider as relevant:

- *Separation Distance Guideline* (Environment Protection Authority, August 2024)
- *Landfill Buffer Guideline* (Environment Protection Authority, August 2024)

17.03-1R Industrial land supply - Gippsland

31/07/2018
VC148

Strategy

Facilitate the release of additional industrial zoned land in towns including Warragul, Leongatha, Sale, Lakes Entrance, Paynesville and Mallacoota.

17.03-1L Industrial land supply

--/--/----
Proposed C169egip

Objective

To ensure the supply of land for a range of industries, including service industries.

Strategies

Encourage the retention and establishment of major industrial development in Bairnsdale.

Ensure that developers of industrial subdivisions equitably contribute to the provision of services commensurate with the scale and use of the development.

Promote and encourage development of a freight hub in the vicinity of Bairnsdale.

17.03-2S Sustainable industry

14/01/2025
VC237

Objective

To facilitate the sustainable operation of industry.

Strategies

Ensure that industrial activities requiring substantial threshold distances are located in the core of industrial areas.

Encourage activities with minimal threshold requirements to locate towards the perimeter of the industrial area.

Minimise inter-industry conflict and encourage like industries to locate within the same area.

Protect industrial activity in industrial zones from the encroachment of commercial, residential and other sensitive uses that would adversely affect industry viability.

Encourage industrial uses that meet appropriate standards of safety and amenity to locate within activity centres.

Support the retention of small-scale industries servicing established urban areas through appropriate zoning.

Provide adequate separation and buffer areas between sensitive uses and offensive or dangerous industries and quarries to ensure that residents are not affected by adverse environmental effects, nuisance or exposure to hazards.

Encourage manufacturing and storage industries that generate significant volumes of freight to locate close to air, rail and road freight terminals.

Policy documents

Consider as relevant:

- *Separation Distance Guideline* (Environment Protection Authority, August 2024)
- *Landfill Buffer Guideline* (Environment Protection Authority, August 2024)

17.03-3S Significant industrial land

14/01/2025
VC237

Objective

To protect significant industrial land.

Strategies

Protect state significant industrial precincts from incompatible land uses to allow for future growth. State significant industrial precincts include but are not limited to:

- Southern Industrial Precinct - Dandenong South.
- Northern Industrial Precinct - Campbellfield, Somerton and Thomastown.
- Western Industrial Precinct - Laverton North and Derrimut.
- Officer / Pakenham Industrial Precinct.
- Port of Hastings Industrial Precinct.

Ensure sufficient availability of strategically located land for major industrial development, particularly for industries and storage facilities that require significant threshold distances from sensitive or incompatible uses.

Protect heavy industrial areas from inappropriate development and maintain adequate buffer distances from sensitive or incompatible uses.

Policy documents

Consider as relevant:

- *Melbourne Industrial and Commercial Land Use Plan* (Department of Environment, Land, Water and Planning, 2020)

EAST GIPPSLAND PLANNING SCHEME

17.03 INDUSTRY

31/07/2018
VC148

17.03-1S Industrial land supply

14/01/2025
VC237

Objective

To ensure availability of land for industry.

Strategies

Provide an adequate supply of industrial land in appropriate locations including sufficient stocks of large sites for strategic investment.

Identify land for industrial development in urban growth areas where:

- Good access for employees, freight and road transport is available.
- Appropriate buffer areas can be provided between the proposed industrial land and nearby sensitive land uses.

Protect and carefully plan existing industrial areas to, where possible, facilitate further industrial development.

Preserve locally significant industrial land for industrial or employment generating uses, unless long-term demand for these uses can be demonstrably met elsewhere.

Avoid non-industrial land uses that will prejudice the availability of land in identified industrial areas for future industrial use.

Policy documents

Consider as relevant:

- *Separation Distance Guideline* (Environment Protection Authority, August 2024)
- *Landfill Buffer Guideline* (Environment Protection Authority, August 2024)

17.03-1R Industrial land supply - Gippsland

31/07/2018
VC148

Strategy

Facilitate the release of additional industrial zoned land in towns including Warragul, Leongatha, Sale, Lakes Entrance, Paynesville and Mallacoota.

17.03-1L Industrial land supply

25/11/2022 -/--/----
C162egipProposed C169egip

ObjectiveObjective

To encourage the development ofensure the supply of land for a range of industries, including service industries, in appropriate locations or adjacent to all major towns.

Strategies

Encourage industry to locate in areas zoned for industrial use.Strategies

Minimise the effects of residual air and noise emissions from industry on sensitive land usesEncourage the retention and establishment of major industrial development in Bairnsdale.–

Buffer industrial operations from residential zones, hospitals and schools.

Ensure industrial uses not detract from the appearance and amenity of the surrounding area.

Encourage development to the west of Bairnsdale for major industrial enterprisesEnsure that developers of industrial subdivisions equitably contribute to the provision of services commensurate with the scale and use of the development.-

Promote and encourage development of a freight hub in the vicinity of Bairnsdale.

Facilitate the development of a gas-fired power station at Bairnsdale.

Protect sensitive land uses from industry south of the Princes Highway in East Bairnsdale.

Facilitate the development of an industrial estate on the Old Rifle Range site at Orbost.

Facilitate the expansion of the industrial estate at Mallacoota.

Encourage development of an ecologically sustainable sea urchin industry in Mallacoota.

Encourage development in the vicinity of the Shire landfill site in Rosherville Road, Metung for marine-related and other local service industries.

Provide sewerage connections at the developer's cost, to land in industrial zones that is not currently sewered.

17.03-2S Sustainable industry

14/01/2025
VC237

Objective

To facilitate the sustainable operation of industry.

Strategies

Ensure that industrial activities requiring substantial threshold distances are located in the core of industrial areas.

Encourage activities with minimal threshold requirements to locate towards the perimeter of the industrial area.

Minimise inter-industry conflict and encourage like industries to locate within the same area.

Protect industrial activity in industrial zones from the encroachment of commercial, residential and other sensitive uses that would adversely affect industry viability.

Encourage industrial uses that meet appropriate standards of safety and amenity to locate within activity centres.

Support the retention of small-scale industries servicing established urban areas through appropriate zoning.

Provide adequate separation and buffer areas between sensitive uses and offensive or dangerous industries and quarries to ensure that residents are not affected by adverse environmental effects, nuisance or exposure to hazards.

Encourage manufacturing and storage industries that generate significant volumes of freight to locate close to air, rail and road freight terminals.

Policy documents

Consider as relevant:

- *Separation Distance Guideline* (Environment Protection Authority, August 2024)
- *Landfill Buffer Guideline* (Environment Protection Authority, August 2024)

17.03-3S Significant industrial land

14/01/2025
VC237

Objective

To protect significant industrial land.

Strategies

Protect state significant industrial precincts from incompatible land uses to allow for future growth. State significant industrial precincts include but are not limited to:

- Southern Industrial Precinct - Dandenong South.
- Northern Industrial Precinct - Campbellfield, Somerton and Thomastown.
- Western Industrial Precinct - Laverton North and Derrimut.
- Officer / Pakenham Industrial Precinct.
- Port of Hastings Industrial Precinct.

Ensure sufficient availability of strategically located land for major industrial development, particularly for industries and storage facilities that require significant threshold distances from sensitive or incompatible uses.

Protect heavy industrial areas from inappropriate development and maintain adequate buffer distances from sensitive or incompatible uses.

Policy documents

Consider as relevant:

- *Melbourne Industrial and Commercial Land Use Plan* (Department of Environment, Land, Water and Planning, 2020)

EAST GIPPSLAND PLANNING SCHEME

17.04 TOURISM

31/07/2018
VC148

17.04-1S Facilitating tourism

31/07/2018
VC148

Objective

To encourage tourism development to maximise the economic, social and cultural benefits of developing the state as a competitive domestic and international tourist destination.

Strategies

Encourage the development of a range of well-designed and sited tourist facilities, including integrated resorts, accommodation, host farm, bed and breakfast and retail opportunities.

Seek to ensure that tourism facilities have access to suitable transport.

Promote tourism facilities that preserve, are compatible with and build on the assets and qualities of surrounding activities and attractions.

Create innovative tourism experiences.

Encourage investment that meets demand and supports growth in tourism.

Policy guidelines

Consider as relevant:

- Any applicable regional tourism development strategy.

Policy documents

Consider as relevant:

- *Tourism Investment Guidelines – Your Guide to Tourism Investment in Victoria* (Tourism Victoria, 2008)

17.04-1R Tourism - Gippsland

31/07/2018
VC148

Strategies

Facilitate tourism in strategic tourism investment areas shown on the Gippsland Regional Growth Plan.

Facilitate tourism development in existing urban settlements to maximise access to infrastructure, services and labour and to minimise impacts on the environment and exposure to natural hazards.

Support nature-based tourism proposals that complement and are compatible with the region's environment and landscape attractions or are close to identified strategic tourism investment areas.

17.04-1L Tourism - East Gippsland

--/--/----
Proposed C169egip

Objective

To develop and promote East Gippsland as a major tourist destination.

Strategies

Encourage tourism proposals that are site responsive and well located to make use of existing services and infrastructure.

Encourage small scale tourist accommodation where appropriate, including ‘bed and breakfast’ and self-contained units or cottages.

Design tourist facilities that are in keeping with the landscape, environment and the character of the area.

Facilitate the provision of services and facilities to support rail trail users in settlements along the East Gippsland Rail Trail.

17.04-2S Coastal and maritime tourism and recreation

20/03/2023
VC229

Objective

To encourage a diverse range of strategically located and well-designed coastal and maritime tourism and recreational opportunities that strengthen people's connection with the marine and coastal environment.

Strategies

Support safe and sustainable recreation and tourism development including ecotourism, tourism and major maritime events that:

- Responds to identified demand.
- Minimises impact on environmental and cultural values.
- Minimises impact on other users.
- Minimises direct and cumulative impacts.
- Maintains public safety.
- Responds to the carrying capacity of the site.
- Minimises exposure to coastal hazard risks and risks posed by climate change.

Ensure a diverse range of accommodation options and coastal experiences are provided for and maintained.

Ensure sites and facilities are accessible to all.

Ensure tourism development, within non-urban areas, demonstrates a tourist accommodation need and supports a nature-based approach.

Ensure development is of an appropriate scale, use and intensity relative to its location and minimises impacts on the surrounding natural, visual, environmental and coastal character.

Develop a network of maritime precincts around Port Phillip and Western Port that serve both local communities and visitors.

Maintain and expand boating and recreational infrastructure around the bays in maritime precincts at Frankston, Geelong, Hastings, Hobsons Bay, Mordialloc, Mornington, Patterson River, Portarlington, Queenscliff, St Kilda, Stony Point/Cowes and Wyndham.

Support a sustainable network of facilities for recreational boating and water-based activities that respond to:

- Identified demand.
- Use and safety considerations.
- The carrying capacity of the location.
- Coastal processes.
- Environmental values.

Strategically plan and operate ports to complement each other in the context of the broader economy, transport networks and the maritime and coastal environments within which they are regulated.

Provide public access to recreational facilities and activities on land and water.

Policy guidelines

Consider as relevant:

- *Coastal Spaces Landscape Assessment Study* (Department of Sustainability and Environment, 2006)
- *Gippsland Boating Coastal Action Plan 2013 - Gippsland Coastal Board*

- *Recreational Boating Facilities Framework July 2014 - Central Coastal Board*
- *Western Boating Coastal Action Plan 2010 - Western Coastal Board*

Policy documents

Consider as relevant:

- *Marine and Coastal Policy* (Department of Environment, Land, Water and Planning, 2020)
- *Marine and Coastal Strategy* (Department of Environment, Land, Water and Planning, 2022)
- *Siting and Design Guidelines on the Victorian Coast* (Department of Environment, Land, Water and Planning, 2020)

EAST GIPPSLAND PLANNING SCHEME

17.04 TOURISM

31/07/2018
VC148

17.04-1S Facilitating tourism

31/07/2018
VC148

Objective

To encourage tourism development to maximise the economic, social and cultural benefits of developing the state as a competitive domestic and international tourist destination.

Strategies

Encourage the development of a range of well-designed and sited tourist facilities, including integrated resorts, accommodation, host farm, bed and breakfast and retail opportunities.

Seek to ensure that tourism facilities have access to suitable transport.

Promote tourism facilities that preserve, are compatible with and build on the assets and qualities of surrounding activities and attractions.

Create innovative tourism experiences.

Encourage investment that meets demand and supports growth in tourism.

Policy guidelines

Consider as relevant:

- Any applicable regional tourism development strategy.

Policy documents

Consider as relevant:

- *Tourism Investment Guidelines – Your Guide to Tourism Investment in Victoria* (Tourism Victoria, 2008)

17.04-1R Tourism - Gippsland

31/07/2018
VC148

Strategies

Facilitate tourism in strategic tourism investment areas shown on the Gippsland Regional Growth Plan.

Facilitate tourism development in existing urban settlements to maximise access to infrastructure, services and labour and to minimise impacts on the environment and exposure to natural hazards.

Support nature-based tourism proposals that complement and are compatible with the region's environment and landscape attractions or are close to identified strategic tourism investment areas.

17.04-1L Tourism - ~~Shire~~East Gippsland

~~25/11/2022~~ ~~C162egip~~Proposed C169egip

Objective

To develop and promote East Gippsland as a major tourist destination.

Strategies

Encourage ~~accommodation and camping facilities adjacent to Errinundra and Snowy River National Parks~~tourism proposals that are site responsive and well located to make use of existing services and infrastructure.

~~Encourage nature based tourism in the Shire.~~

~~Encourage the tourism potential of public land including National Parks and reserves.~~

Encourage small scale tourist accommodation where appropriate, including 'bed and breakfast'~~,~~ and self-contained units or cottages~~, farm stay accommodation~~.

Design tourist facilities that are in keeping with the landscape, environment and the character of the area.

~~Support 'freestanding' tourist developments on undeveloped land that is environmentally and aesthetically responsive and capable of supporting development and able to be serviced.~~

~~Avoid private residential development especially involving subdivision of land for detached dwellings in tourist projects outside existing urban areas.~~

~~Support staged development for residential use of resort sites, where these adjoin existing urban areas, are capable of being serviced and form a logical extension of a town.~~

~~Encourage tourist-oriented facilities or small-scale retail in association with horticultural or pastoral activities, such as vineyards.~~

~~Promote recreation and tourist-focused uses within each town.~~

~~Encourage the clustering of commercial areas for local convenience and tourism related uses, including visitor accommodation, food and wine tourism, or other nature-based tourism based activities.~~Facilitate the provision of services and facilities to support rail trail users in settlements along the East Gippsland Rail Trail.

~~Promote tourist development adjacent to Princes Highway tourist route.~~

17.04-2S Coastal and maritime tourism and recreation

20/03/2023
VC229

Objective

To encourage a diverse range of strategically located and well-designed coastal and maritime tourism and recreational opportunities that strengthen people's connection with the marine and coastal environment.

Strategies

Support safe and sustainable recreation and tourism development including ecotourism, tourism and major maritime events that:

- Responds to identified demand.
- Minimises impact on environmental and cultural values.
- Minimises impact on other users.
- Minimises direct and cumulative impacts.
- Maintains public safety.
- Responds to the carrying capacity of the site.
- Minimises exposure to coastal hazard risks and risks posed by climate change.

Ensure a diverse range of accommodation options and coastal experiences are provided for and maintained.

Ensure sites and facilities are accessible to all.

Ensure tourism development, within non-urban areas, demonstrates a tourist accommodation need and supports a nature-based approach.

Ensure development is of an appropriate scale, use and intensity relative to its location and minimises impacts on the surrounding natural, visual, environmental and coastal character.

Develop a network of maritime precincts around Port Phillip and Western Port that serve both local communities and visitors.

Maintain and expand boating and recreational infrastructure around the bays in maritime precincts at Frankston, Geelong, Hastings, Hobsons Bay, Mordialloc, Mornington, Patterson River, Portarlington, Queenscliff, St Kilda, Stony Point/Cowes and Wyndham.

Support a sustainable network of facilities for recreational boating and water-based activities that respond to:

- Identified demand.
- Use and safety considerations.
- The carrying capacity of the location.
- Coastal processes.
- Environmental values.

Strategically plan and operate ports to complement each other in the context of the broader economy, transport networks and the maritime and coastal environments within which they are regulated.

Provide public access to recreational facilities and activities on land and water.

Policy guidelines

Consider as relevant:

- *Coastal Spaces Landscape Assessment Study* (Department of Sustainability and Environment, 2006)
- *Gippsland Boating Coastal Action Plan 2013 - Gippsland Coastal Board*

- *Recreational Boating Facilities Framework July 2014 - Central Coastal Board*
- *Western Boating Coastal Action Plan 2010 - Western Coastal Board*

Policy documents

Consider as relevant:

- *Marine and Coastal Policy* (Department of Environment, Land, Water and Planning, 2020)
- *Marine and Coastal Strategy* (Department of Environment, Land, Water and Planning, 2022)
- *Siting and Design Guidelines on the Victorian Coast* (Department of Environment, Land, Water and Planning, 2020)

EAST GIPPSLAND PLANNING SCHEME

18.01 LAND USE AND TRANSPORT

09/12/2021
VC204

18.01-1S Land use and transport integration

09/12/2021
VC204

Objective

To facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport.

Strategies

Plan and develop a transport system that facilitates:

- Social and economic inclusion for all people and builds community wellbeing.
- The best use of existing social and economic infrastructure.
- A reduction in the distances people have to travel to access jobs and services.
- Better access to, and greater mobility within, local communities.
- Network-wide efficiency and coordinated operation.

Plan land use and development to:

- Protect existing transport infrastructure from encroachment or detriment that would impact on the current or future function of the asset.
- Protect transport infrastructure that is in delivery from encroachment or detriment that would impact on the construction or future function of the asset.
- Protect planned transport infrastructure from encroachment or detriment that would impact deliverability or future operation.
- Protect identified potential transport infrastructure from being precluded by land use and development.

Plan land use and development to allow for the ongoing improvement and development of the State Transport System in the short and long term.

Plan movement networks and adjoining land uses to minimise disruption to residential communities and their amenity.

Plan the timely delivery of transport infrastructure and services to support changing land use and associated transport demands.

Plan improvements to public transport, walking and cycling networks to coordinate with the ongoing development and redevelopment of urban areas.

Plan the use of land adjacent to the transport system having regard to the current and future development and operation of the transport system.

Reserve land for strategic transport infrastructure to ensure the transport system can be developed efficiently to meet changing transport demands.

Support urban development that makes jobs and services more accessible:

- In accordance with forecast demand.
- By taking advantage of all available modes of transport.

Protect existing and facilitate new walking and cycling access to public transport.

Locate major government and private sector investments in regional cities and centres on major transport corridors to maximise the access and mobility of communities.

Design neighbourhoods to:

- Better support active living.
- Increase the share of trips made using sustainable transport modes.
- Respond to the safety needs of all users.

Design the transport system and adjacent areas to achieve visual outcomes that are responsible to local context with particular reference to:

- Landscaping.
- The placement of signs.
- Providing buffer zones and resting places.

Policy documents

Consider as relevant:

- *Movement and Place in Victoria* (Department of Transport, February 2019)
- *Delivering the Goods, Creating Victorian Jobs: Victorian Freight Plan* (Department of Economic Development, Jobs, Transport and Resources, July 2018)

18.01-2S Transport system

09/12/2021
VC204

Objective

To facilitate the efficient, coordinated and reliable movement of people and goods by developing an integrated and efficient transport system.

Strategies

Plan and develop a transport system integrated across all movement networks that:

- Facilitates the efficient, coordinated and reliable movement of people and goods at all times.
- Optimises transport system capacity.
- Improves connectivity and facilitates the growth and development of regional Victoria.
- Improves connectivity between Victoria's regional cities and metropolitan Melbourne.
- Ensures sufficient capacity for the movement of passengers into and out of Victoria at Principal Transport Gateways.
- Improves how goods are moved to local, interstate and overseas markets.
- Maximises access to residential areas, employment, markets, services and recreation.
- Improves local transport options to support 20-minute neighbourhoods in Melbourne's suburbs and Victoria's regional cities and towns.
- Is legible and enables easy access and movement between modes.

Plan movement networks that share the same space to do so in a way that balances the needs of the different users of the transport system.

Plan and develop the State Transport System comprising the:

- Principal Bicycle Network: Existing and future high quality cycling routes that provide access to major destinations and facilitate cycling for transport, sport, recreation and fitness.
- Principal Public Transport Network: Existing and future high quality public transport routes in the Melbourne metropolitan area.
- Regional Rail Network: Existing and future passenger rail routes in regional Victoria.
- Principal Road Network: Declared arterial roads and freeways under the *Road Management Act 2004*.
- Principal Freight Network: Existing and future corridors and precincts where the movement of high volumes of freight are concentrated or of strategic value.
- Principal Transport Gateways: Existing and future ports, airports and interstate terminals that serve as key locations for moving passengers and freight into, out of and around Victoria.

Facilitate delivery of:

- Declared major transport projects and their ancillary projects that are of economic, social or environmental significance to the State of Victoria.
- Transport projects that improve the State Transport System.

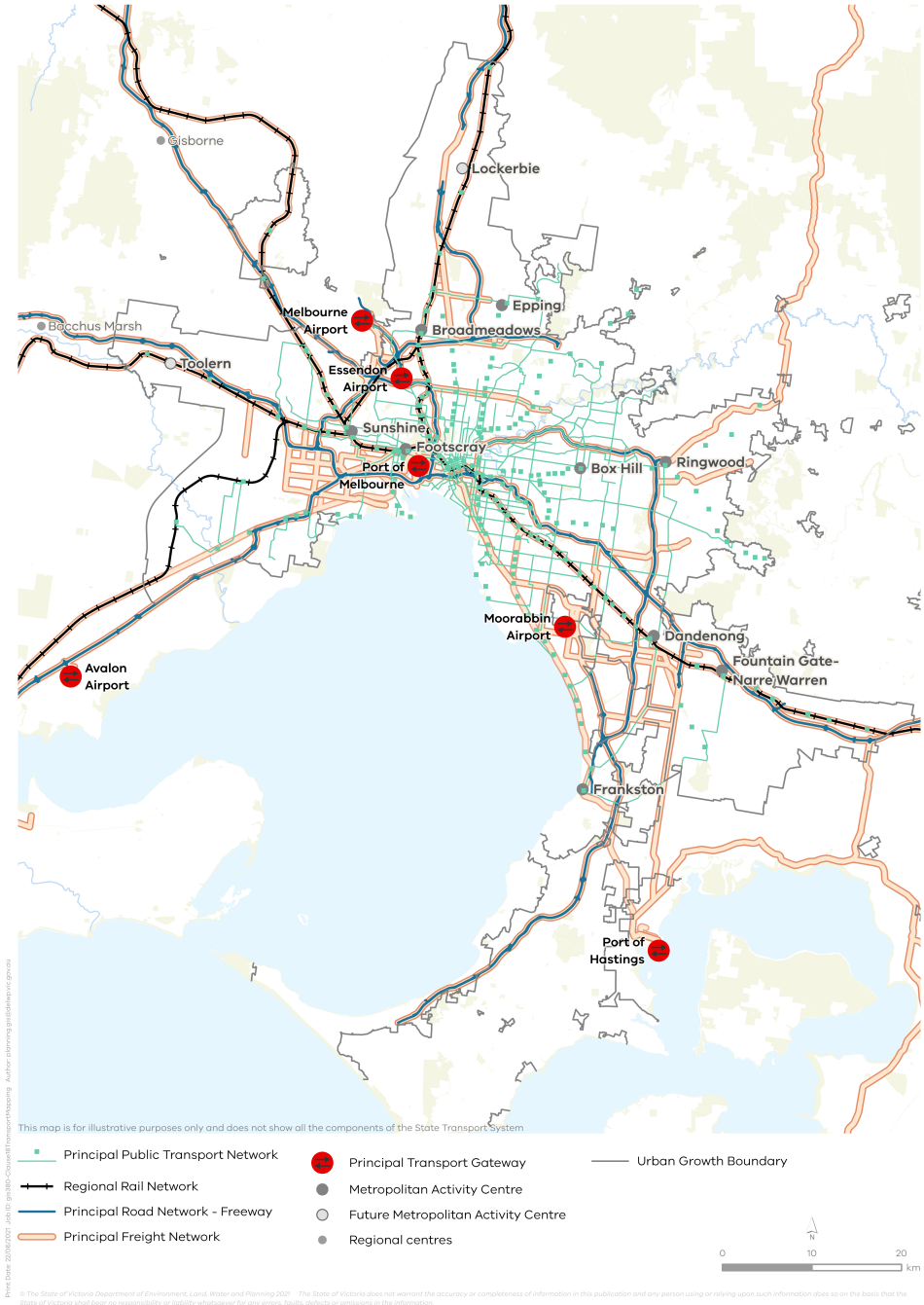
Policy documents

Consider as relevant:

- *Movement and Place in Victoria* (Department of Transport, February 2019)

EAST GIPPSLAND PLANNING SCHEME

State Transport System – Metropolitan Melbourne Plan



EAST GIPPSLAND PLANNING SCHEME

State Transport System – Regional Victoria Plan



18.01-2R Transport system - Gippsland

31/07/2018
VC148

Strategy

Support timely improvements to the road, rail and public transport networks within and beyond Gippsland as population and economic growth increases to improve access to services and employment.

18.01-3S Sustainable and safe transport

09/12/2021
VC204

Objective

To facilitate an environmentally sustainable transport system that is safe and supports health and wellbeing.

Strategies

Plan and develop the transport system to:

- Maximise the efficient use of resources including infrastructure, land, services and energy.
- Prepare for and adapt to climate change impacts.
- Prioritise the use of sustainable personal transport.
- Protect, conserve and improve the natural environment by supporting forms of transport, energy use and transport technologies that have the least environmental impact.
- Avoid, minimise and offset harm to the environment by:
  - Protecting biodiversity.
  - Reducing transport-related greenhouse gas emissions.

Plan the transport system to be safe by:

- Developing safe transport infrastructure.
- Optimising accessibility, emergency access, service and amenity.
- Separating pedestrians, bicycles and motor vehicles, where practicable.
- Reducing the need for cyclists to mix with other road users.
- Supporting road users to make safe choices through design and wayfinding techniques.
- Prioritising transport safety when designing high-speed roads and intersections.

Support forms of transport and energy use that have the greatest benefit for, and least negative impact on, health and wellbeing.

Design the transport system to be accessible to all users.

Design new suburbs to respond to the safety, health and wellbeing needs of all road users.

Design development to promote walking, cycling and the use of public transport, in that order, and minimise car dependency.

Policy documents

Consider as relevant:

- *Victorian Road Safety Strategy 2021-2030* (Department of Transport, 2021)

18.01-3L Sustainable transport

--/--/----
Proposed C169egip

Strategies

Provide pedestrian and cycle path networks in new residential estates and as part of the intensification and redevelopment of established areas to improve the connection of pedestrian and cycle networks.

Integrate pedestrian and cycle path networks with development of wildlife corridors.

Improve pedestrian and cycle connections between Nicholson, Johnsonville and the East Gippsland Rail Trail.

18.01 LAND USE AND TRANSPORT

09/12/2021
VC204

18.01-1S Land use and transport integration

09/12/2021
VC204

Objective

To facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport.

Strategies

Plan and develop a transport system that facilitates:

- Social and economic inclusion for all people and builds community wellbeing.
- The best use of existing social and economic infrastructure.
- A reduction in the distances people have to travel to access jobs and services.
- Better access to, and greater mobility within, local communities.
- Network-wide efficiency and coordinated operation.

Plan land use and development to:

- Protect existing transport infrastructure from encroachment or detriment that would impact on the current or future function of the asset.
- Protect transport infrastructure that is in delivery from encroachment or detriment that would impact on the construction or future function of the asset.
- Protect planned transport infrastructure from encroachment or detriment that would impact deliverability or future operation.
- Protect identified potential transport infrastructure from being precluded by land use and development.

Plan land use and development to allow for the ongoing improvement and development of the State Transport System in the short and long term.

Plan movement networks and adjoining land uses to minimise disruption to residential communities and their amenity.

Plan the timely delivery of transport infrastructure and services to support changing land use and associated transport demands.

Plan improvements to public transport, walking and cycling networks to coordinate with the ongoing development and redevelopment of urban areas.

Plan the use of land adjacent to the transport system having regard to the current and future development and operation of the transport system.

Reserve land for strategic transport infrastructure to ensure the transport system can be developed efficiently to meet changing transport demands.

Support urban development that makes jobs and services more accessible:

- In accordance with forecast demand.
- By taking advantage of all available modes of transport.

Protect existing and facilitate new walking and cycling access to public transport.

Locate major government and private sector investments in regional cities and centres on major transport corridors to maximise the access and mobility of communities.

Design neighbourhoods to:

- Better support active living.
- Increase the share of trips made using sustainable transport modes.
- Respond to the safety needs of all users.

Design the transport system and adjacent areas to achieve visual outcomes that are responsible to local context with particular reference to:

- Landscaping.
- The placement of signs.
- Providing buffer zones and resting places.

Policy documents

Consider as relevant:

- *Movement and Place in Victoria* (Department of Transport, February 2019)
- *Delivering the Goods, Creating Victorian Jobs: Victorian Freight Plan* (Department of Economic Development, Jobs, Transport and Resources, July 2018)

18.01-2S Transport system

09/12/2021
VC204

Objective

To facilitate the efficient, coordinated and reliable movement of people and goods by developing an integrated and efficient transport system.

Strategies

Plan and develop a transport system integrated across all movement networks that:

- Facilitates the efficient, coordinated and reliable movement of people and goods at all times.
- Optimises transport system capacity.
- Improves connectivity and facilitates the growth and development of regional Victoria.
- Improves connectivity between Victoria's regional cities and metropolitan Melbourne.
- Ensures sufficient capacity for the movement of passengers into and out of Victoria at Principal Transport Gateways.
- Improves how goods are moved to local, interstate and overseas markets.
- Maximises access to residential areas, employment, markets, services and recreation.
- Improves local transport options to support 20-minute neighbourhoods in Melbourne's suburbs and Victoria's regional cities and towns.
- Is legible and enables easy access and movement between modes.

Plan movement networks that share the same space to do so in a way that balances the needs of the different users of the transport system.

Plan and develop the State Transport System comprising the:

- Principal Bicycle Network: Existing and future high quality cycling routes that provide access to major destinations and facilitate cycling for transport, sport, recreation and fitness.
- Principal Public Transport Network: Existing and future high quality public transport routes in the Melbourne metropolitan area.
- Regional Rail Network: Existing and future passenger rail routes in regional Victoria.
- Principal Road Network: Declared arterial roads and freeways under the *Road Management Act 2004*.
- Principal Freight Network: Existing and future corridors and precincts where the movement of high volumes of freight are concentrated or of strategic value.
- Principal Transport Gateways: Existing and future ports, airports and interstate terminals that serve as key locations for moving passengers and freight into, out of and around Victoria.

Facilitate delivery of:

- Declared major transport projects and their ancillary projects that are of economic, social or environmental significance to the State of Victoria.
- Transport projects that improve the State Transport System.

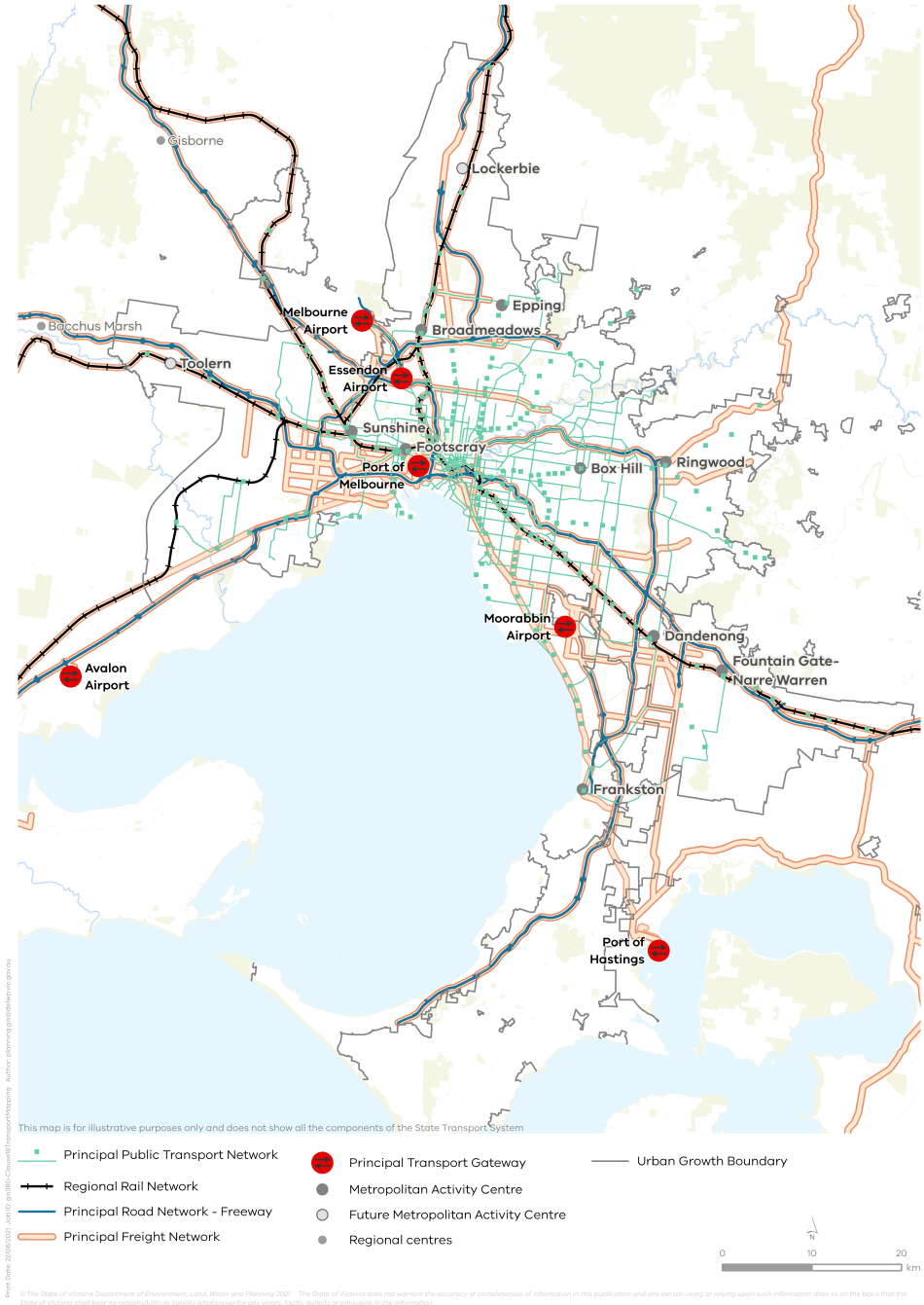
Policy documents

Consider as relevant:

- *Movement and Place in Victoria* (Department of Transport, February 2019)

EAST GIPPSLAND PLANNING SCHEME

State Transport System – Metropolitan Melbourne Plan



EAST GIPPSLAND PLANNING SCHEME

State Transport System – Regional Victoria Plan



18.01-2R Transport system - Gippsland

31/07/2018
VC148

Strategy

Support timely improvements to the road, rail and public transport networks within and beyond Gippsland as population and economic growth increases to improve access to services and employment.

18.01-3S Sustainable and safe transport

09/12/2021
VC204

Objective

To facilitate an environmentally sustainable transport system that is safe and supports health and wellbeing.

Strategies

Plan and develop the transport system to:

- Maximise the efficient use of resources including infrastructure, land, services and energy.
- Prepare for and adapt to climate change impacts.
- Prioritise the use of sustainable personal transport.
- Protect, conserve and improve the natural environment by supporting forms of transport, energy use and transport technologies that have the least environmental impact.
- Avoid, minimise and offset harm to the environment by:
  - Protecting biodiversity.
  - Reducing transport-related greenhouse gas emissions.

Plan the transport system to be safe by:

- Developing safe transport infrastructure.
- Optimising accessibility, emergency access, service and amenity.
- Separating pedestrians, bicycles and motor vehicles, where practicable.
- Reducing the need for cyclists to mix with other road users.
- Supporting road users to make safe choices through design and wayfinding techniques.
- Prioritising transport safety when designing high-speed roads and intersections.

Support forms of transport and energy use that have the greatest benefit for, and least negative impact on, health and wellbeing.

Design the transport system to be accessible to all users.

Design new suburbs to respond to the safety, health and wellbeing needs of all road users.

Design development to promote walking, cycling and the use of public transport, in that order, and minimise car dependency.

Policy documents

Consider as relevant:

- *Victorian Road Safety Strategy 2021-2030* (Department of Transport, 2021)

18.01-3L Sustainable transport

~~25/11/2022~~ ~~C162egip~~Proposed C169egip

Strategies

Provide pedestrian and cycle path networks in new residential estates and as part of the intensification and redevelopment of established areas to improve the connection of pedestrian and cycle networks.

Integrate pedestrian and cycle path networks with development of wildlife corridors.

Improve pedestrian and cycle connections between Nicholson, Johnsonville and the East Gippsland Rail Trail.

EAST GIPPSLAND PLANNING SCHEME

18.02 MOVEMENT NETWORKS

31/07/2018
VC148

18.02-1S Walking

09/12/2021
VC204

Objective

To facilitate an efficient and safe walking network and increase the proportion of trips made by walking.

Strategies

Plan and develop walking networks to:

- Provide pedestrian routes that are safe, direct and comfortable to use.
- Enable walking as a part of everyday life.
- Enable people to meet more of their needs locally and rely less on their cars.
- Be accessible to vehicles that use footpaths, including wheelchairs, prams and scooters.
- Accommodate emerging forms of low-emission, low-speed personal transport.

Develop principal pedestrian networks for local areas that link with the transport system.

Provide walking infrastructure in all major transport projects.

Design walking routes to be comfortable by providing shelter from the sun through canopy trees, verandahs and other structures.

Design direct, comfortable and connected walking infrastructure to and between key destinations including activity centres, public transport interchanges, employment areas, urban renewal precincts and major attractions.

Policy documents

Consider as relevant:

- *Guidelines for developing Principal Pedestrian Networks* (Department of Economic Development, Jobs, Transport and Resources, 2015)

18.02-2S Cycling

09/12/2021
VC204

Objective

To facilitate an efficient and safe bicycle network and increase the proportion of trips made by cycling.

Strategies

Plan and develop cycling networks to:

- Provide routes that are safe, comfortable, low-stress and well connected.
- Enable cycling as a part of everyday life.
- Enable people to meet more of their needs locally by cycling and to rely less on their cars.
- Accommodate emerging forms of low emission, low and moderate speed personal transport.

Protect and develop the Principal Bicycle Network to provide high-quality cycling routes that are direct and connected, to and between key destinations including activity centres, public transport interchanges, employment areas, urban renewal precincts and major attractions.

Develop Strategic Cycling Corridors by:

- Integrating them with stations and major interchanges on the public transport network that serve places of state significance.
- Integrating them with the central city, national employment and innovation clusters, major activity centres and other destinations of metropolitan or state significance.
- Facilitating safer, lower stress and more direct journeys using a combination of cycleways, cycle paths and shared streets.
- Providing the most direct route practical.
- Designing transport corridors to prioritise cycling links and cyclists.

Protect Strategic Cycling Corridors from encroachment by development and incompatible interface treatments such as cross overs.

Support increased cycling by providing:

- Cycling routes and cycling infrastructure early in new developments and in in all major transport projects.
- Cycle parking and related end of trip facilities to meet demand at education, recreation, transport, shopping, commercial, public transport interchanges and community facilities, significant trip generating developments and other major attractions.
- Facilities for cyclists, particularly storage, at public transport interchanges and rail stations.
- Vegetation to shade cycling routes.

Policy documents

Consider as relevant:

- *Principal Bicycle Network* (VicRoads, 2012)
- *Strategic Cycling Corridors* (Department of Transport, 2021)
- *Victorian Cycling Strategy 2018-28* (Transport for Victoria)

18.02-3S Public transport

09/12/2021
VC204

Objective

To facilitate an efficient and safe public transport network and increase the proportion of trips made by public transport.

Strategies

Plan and develop public transport to:

- Connect activity centres, job-rich areas and outer suburban areas.
- Enable people to not have to rely on cars for personal transport.
- Integrate bus and tram networks and stops and public transport interchanges in new development areas, including key urban renewal precincts and outer-suburban areas.
- Integrate with land use and development in outer suburban and growth areas.

Protect and develop the Principal Public Transport Network and Regional Rail Network to facilitate:

- High quality public transport services that support increased diversity and density of development, particularly at interchanges, activity centres and where Principal Public Transport Network routes intersect.
- Modern commuter-style public transport services that link Melbourne with the regional growth areas of Geelong, Bendigo, Ballarat, Seymour and Traralgon.
- Service improvements to other regional and rural areas.
- A metro-style rail system that provides a very high frequency of service in the Melbourne metropolitan area.
- A new high quality orbital rail (Suburban Rail Loop) through Melbourne's middle suburbs.
- A balance between the rail usage needs of public transport and freight.

Facilitate public transport infrastructure in all major transport projects.

Allocate adequate land and infrastructure to support public transport provision in activity centres, transport interchanges and major commercial, retail and community facilities.

Locate higher density and increased development on or close to the Principal Public Transport Network in a way that does not compromise the efficiency of the Principal Public Transport Network.

Support development that facilitates the delivery and operation of public transport services.

Policy documents

Consider as relevant:

- *Principal Public Transport Network* (State Government of Victoria, 2017)
- *VicTrack Rail Development Interface Guidelines* (VicTrack, 2019)
- *Public Transport Guidelines for Land Use Development* (Department of Transport, 2008)

18.02-4S Roads

20/03/2023
VC229

Objective

To facilitate an efficient and safe road network that integrates all movement networks and makes best use of existing infrastructure.

Strategies

Plan and develop the road network to:

- Ensure people are safe on and around roads.
- Improve people's perceptions of safety on and around roads.
- Improve road connections for all road users.
- Facilitate the use of public transport, cycling and walking.
- Integrate new and emerging technologies into road design, including the increasing connectivity and automation of vehicles.
- Accommodate the expansion of the High Productivity Freight Vehicle Network, and oversize and overmass vehicles.

Protect and develop the Principal Road Network to:

- Provide high mobility for through traffic and the efficient movement of freight by facilitating adequate movement capacity and speeds.
- Improve cross-town arterial links in outer suburbs and growth areas, including circumferential and radial movement to facilitate access to jobs and services.
- Limit access points to high-volume, high-speed roads by utilising urban design techniques such as service roads and internal connector roads.
- Improve high-capacity on-road public transport.

Develop declared freeways to:

- Link Melbourne with major regional cities, major interstate locations and other key locations important to the economy along major national and state transport corridors.
- Connect and provide access to Principal Transport Gateways and freight-generating areas.
- Improve connections to national employment and innovation clusters.
- Connect dispersed major residential areas with key destinations and lower density employment areas.
- Avoid private access, except for service centres.

Provide for grade separation at railway crossings, except with the approval of the Minister for Transport and Infrastructure.

Improve Melbourne's distinctive, established boulevards by developing a connected, contemporary network of boulevards within the urban growth boundary.

Design road space to complement land use and meet business and community needs through the provision of wider footpaths, bicycle lanes, transit lanes (for buses and commercial passenger vehicles) and freight routes, in line with the designated role of the road.

Design roads to facilitate the safe movement of people and goods while providing places for people to interact and gather in high pedestrian areas like activity centres, around schools and around community facilities.

Plan an adequate supply of car parking that is designed and located to:

- Protect the role and function of nearby roads.

- Enable the efficient movement and delivery of goods.
- Facilitate the use of public transport.
- Maintain journey times and the reliability of the on-road public transport network.
- Protect residential areas from the effects of road congestion created by on-street parking.
- Enable easy and efficient use.
- Achieve a high standard of urban design.
- Protect the amenity of the locality, including the amenity of pedestrians and other road users.
- Create a safe environment, particularly at night.

Allocate land for car parking considering:

- The existing and potential modes of access including public transport.
- The demand for off-street car parking.
- Road capacity.
- The potential for demand-management of car parking.

Consolidate car parking facilities to improve efficiency.

Design public car parks to incorporate electric charging facilities to support the use of low-emission vehicles.

Policy documents

Consider as relevant:

- *Victorian Road Safety Strategy 2021-2030* (Department of Transport, 2021)
- *Movement and Place in Victoria* (Department of Transport, February 2019)

18.02-4L-01 RoadRoads

25/11/2022 -/--/----
C162egipProposed C169egip

Strategies

Facilitate improvements to the road system while maintaining roadside native vegetationto meet increased demand from intensification and redevelopment of established urban areas.

Minimise the number of access and egress points directly onto highwaysEnsure improvements to the road system maintain roadside native vegetation where possible.

Minimise the impact of development on the efficiency and safety of the road system.

Minimise the potential for Provide noise mitigation measures to address noise generated by major roads.

Restrict commercial development adjoining highways and major roads between towns where it adversely impacts on the efficiency and amenity of the road corridor.

Discourage new vehicle access points to the Princes Highway.

~~18.02-4L-02~~ ~~Car parking~~

~~25/11/2022~~
~~C162egip~~

~~Strategy~~

~~Encourage the use of off-street car parking for highway based businesses.~~

18.02-5S Freight

09/12/2021
VC204

Objective

To facilitate an efficient, coordinated, safe and sustainable freight and logistics system that enhances Victoria's economic prosperity and liveability.

Strategies

Plan and develop Victoria's freight and logistics system to:

- Support the movement of freight within Victoria's freight and logistics system.
- Improve freight efficiency and capacity.
- Manage negative impacts of freight generating activities on urban amenity, the development of urban areas, and on the efficient operation of movement networks.
- Prioritise new technologies that enhance road and rail safety, optimise the metropolitan road network, better manage congestion and reduce supply chain costs.
- Accommodate High Productivity Freight Vehicles, and oversize and overmass vehicles.
- Increase the capacity of the rail network to carry larger volumes of freight.

Protect and develop the Principal Freight Network, including freight movement corridors and freight places, and Principal Transport Gateways, by:

- Facilitating the movement of high volumes of freight and freight of strategic value.
- Linking areas of production and manufacturing to national and international gateways and export markets.
- Increasing the capacity of Principal Transport Gateways and supporting their use and development as important locations for employment and economic activity.
- Designing the Principal Freight Network to adapt to commodity, market and operating changes.
- Managing encroachment from incompatible land use and development that would undermine its ability to operate.

Support the development of freight and logistics precincts in strategic locations within and adjacent to Principal Transport Gateways and along the Principal Freight Network movement corridors by:

- Allocating land for complementary uses and employment-generating activities, such as distribution and warehousing.
- Reserving and appropriately zoning land for interstate freight terminals to support development that allows for the direct and immediate delivery of goods to market.
- Allocating land to allow high-volume freight customers to locate adjacent to interstate freight terminals, including the Western Interstate Freight Terminal and the Beveridge Interstate Freight Terminal.

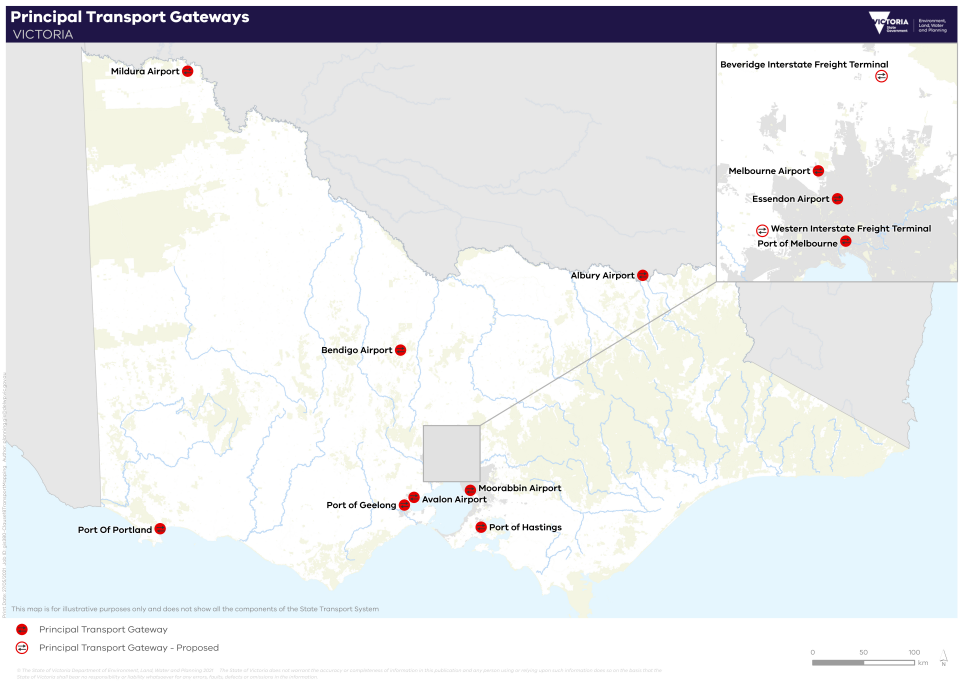
Policy documents

Consider as relevant:

- *Principal Freight Network* (Department of Transport, 2021)
- *Principal Transport Gateways* (Department of Transport, 2021)
- *Delivering the Goods, Creating Victorian Jobs: Victorian Freight Plan* (Department of Economic Development, Jobs, Transport and Resources, July 2018)

EAST GIPPSLAND PLANNING SCHEME

Principal Transport Gateways



18.02-5R Freight links - Gippsland

09/12/2021
VC204

Strategies

Plan for improved rail and road connections to the Port of Hastings and other freight and logistic precincts.

Support development of freight and logistics precincts at Morwell and Bairnsdale and improve key transport links.

18.02-6S Ports

09/12/2021
VC204

Planning for ports objective

To support the effective and competitive operation of Victoria's commercial trading ports at local, national and international levels, and to facilitate their ongoing sustainable operation and development.

Planning for ports strategies

Provide for the ongoing development of ports at Melbourne, Geelong, Hastings and Portland in accordance with approved Port Development Strategies.

Identify and protect key transport corridors linking ports to the broader transport network.

Manage any impacts of a commercial trading port and any related industrial development on nearby sensitive uses to minimise the impact of vibration, light spill, noise and air emissions from port activities.

Planning for port environs objective

To plan for and manage land near commercial trading ports so that development and use are compatible with port operations and provide reasonable amenity expectations.

Planning for port environs strategies

Protect commercial trading ports from encroachment of sensitive and incompatible land uses in the port environs.

Plan for and manage land in the port environs to accommodate uses that depend upon, or gain significant economic advantage from, proximity to the port's operations.

Ensure that industrially zoned land within the environs of a commercial trading port is maintained and continues to support the role of the port as a critical freight and logistics precinct.

Identify and protect key transport corridors linking ports to the broader transport network.

Ensure any new use or development within the environs of a commercial trading port does not prejudice the efficient and curfew-free operations of the port.

Ensure that the use and intensity of development does not expose people to unacceptable health or safety risks and consequences associated with an existing major hazard facility.

Ensure that any use or development within port environs:

- Is consistent with policies for the protection of the environment.
- Takes into account planning for the port.

Policy documents

Consider as relevant:

- *Statement of Planning Policy No 1 - Western Port* (1970-varied 1976)
- *2018 Port Development Strategy* (Port of Hastings Development Authority, December 2018)
- *Port of Geelong Port Development Strategy 2018* (Victorian Regional Channels Authority, 2018)
- *2050 Port Development Strategy, 2020 edition* (Port of Melbourne, 2020)
- *Port of Portland – Port Development Strategy* (Port of Portland, 2019)

18.02-7S Airports and airfields

18/05/2022
VC218

Objective

To strengthen the role of Victoria's airports and airfields within the state's economic and transport infrastructure, guide their siting and expansion, and safeguard their ongoing, safe and efficient operation.

Strategies

Protect airports and airfields from incompatible land use and development.

Prevent land use or development that poses risks to the safety or efficiency of an airport or airfield, including any of the following risks:

- Building-generated windshear and turbulence.
- Increased risk of wildlife strike.
- Pilot distraction from lighting.
- Intrusion into protected airspace.
- Interference with communication, navigation and surveillance facilities.
- Increased risk to public safety at the end of runways.

Minimise the detrimental effects of aircraft noise when planning for areas around airports and airfields.

Limit the intensification of noise-sensitive land uses, and avoid zoning or overlay changes that allow noise-sensitive land use and development, where ultimate capacity or long-range noise modelling indicates an area is within a 20 Australian Noise Exposure Forecast (ANEF) contour or higher.

Avoid zoning or overlay changes that allow noise-sensitive land uses outside the Urban Growth Boundary, and encourage measures to reduce the impact of aircraft noise in planning for areas within the Urban Growth Boundary, where ultimate capacity or long-range noise modelling indicates an area is within 'number above' contours (N Contours) representing:

- 20 or more daily events greater than 70 dB(A).
- 50 or more daily events of greater than 65 dB(A).
- 100 or more daily events greater than 60 dB(A).
- 6 events or more between the hours of 11pm to 6am greater than 60 dB(A).

Ensure land use and development at airports and airfields contributes to the aviation needs of the state and the efficient and functional operation of the airport or airfield.

Ensure land use and development at airports complements the role of the airport including as listed below:

- Melbourne Airport – major domestic and international airport with no curfew, 24-hour access, freight capability and an adjoining employment precinct.
- Avalon Airport – domestic and international airport with no curfew, 24-hour access, freight capability and an adjoining employment precinct.
- Essendon Fields Airport – a general aviation airport that is an important regional and state aviation asset with specialised functions, including executive charter, emergency aviation services, freight, logistics and an adjoining employment precinct.

- Moorabbin Airport – a general aviation airport that is an important regional and state aviation asset supporting the state's aviation industry and access to regional Victoria.
- Point Cook Airfield – an operating airport complementary to Moorabbin Airport.

Plan for areas around airports and airfields so that land use or development does not prejudice future airport or airfield operations or expansions in accordance with an approved strategy or master plan for that airport or airfield.

Preserve long-term options for a new general aviation airport south-east of metropolitan Melbourne by ensuring urban land use and development does not infringe on possible sites, buffer zones or flight paths.

Avoid the location of new airports and airfields in areas that have greater long-term value to the community for other purposes.

Ensure that in the planning of airports and airfields, land use decisions are integrated, appropriate land use buffers are in place and provision is made for associated businesses that service airports.

Plan the location of airports and airfields, nearby existing and potential development, and the land-based transport system required to serve them, as an integrated operation.

Plan the visual amenity and impact of any land use or development on the approaches to an airport or airfield to be consistent with the status of the airport or airfield.

Policy documents

Consider as relevant:

- *National Airports Safeguarding Framework* (as agreed by Commonwealth, State and Territory Ministers at the meeting of the Standing Council on Transport and Infrastructure on 18 May 2012)
- *Avalon Airport Master Plan* (Avalon Airport Australia Pty Ltd, 2015)
- *Avalon Airport Strategy* (Department of Business and Employment/Aerospace Technologies of Australia, 1993) and its associated Aircraft Noise Exposure Concepts
- *Melbourne Airport Strategy* (Government of Victoria/Federal Airports Corporation, approved 1990) and its associated *Final Environmental Impact Statement*

18.02-7L ~~Lakes Entrance airports~~Airports

~~25/11/2022 -/--/---- C162egip~~Proposed C169egip ~~Strategy~~Strategies

Support the upgrade of the Bairnsdale Airport to provide enhanced emergency management, commercial passenger and freight services.

Support the upgrade of ~~at least one of the~~ private airfields at Lakes Entrance.

Support continued operations and improved functions of airfields at Marlo and Mallacoota.

18.02 MOVEMENT NETWORKS

31/07/2018
VC148

18.02-1S Walking

09/12/2021
VC204

Objective

To facilitate an efficient and safe walking network and increase the proportion of trips made by walking.

Strategies

Plan and develop walking networks to:

- Provide pedestrian routes that are safe, direct and comfortable to use.
- Enable walking as a part of everyday life.
- Enable people to meet more of their needs locally and rely less on their cars.
- Be accessible to vehicles that use footpaths, including wheelchairs, prams and scooters.
- Accommodate emerging forms of low-emission, low-speed personal transport.

Develop principal pedestrian networks for local areas that link with the transport system.

Provide walking infrastructure in all major transport projects.

Design walking routes to be comfortable by providing shelter from the sun through canopy trees, verandahs and other structures.

Design direct, comfortable and connected walking infrastructure to and between key destinations including activity centres, public transport interchanges, employment areas, urban renewal precincts and major attractions.

Policy documents

Consider as relevant:

- *Guidelines for developing Principal Pedestrian Networks* (Department of Economic Development, Jobs, Transport and Resources, 2015)

18.02-2S Cycling

09/12/2021
VC204

Objective

To facilitate an efficient and safe bicycle network and increase the proportion of trips made by cycling.

Strategies

Plan and develop cycling networks to:

- Provide routes that are safe, comfortable, low-stress and well connected.
- Enable cycling as a part of everyday life.
- Enable people to meet more of their needs locally by cycling and to rely less on their cars.
- Accommodate emerging forms of low emission, low and moderate speed personal transport.

Protect and develop the Principal Bicycle Network to provide high-quality cycling routes that are direct and connected, to and between key destinations including activity centres, public transport interchanges, employment areas, urban renewal precincts and major attractions.

Develop Strategic Cycling Corridors by:

- Integrating them with stations and major interchanges on the public transport network that serve places of state significance.
- Integrating them with the central city, national employment and innovation clusters, major activity centres and other destinations of metropolitan or state significance.
- Facilitating safer, lower stress and more direct journeys using a combination of cycleways, cycle paths and shared streets.
- Providing the most direct route practical.
- Designing transport corridors to prioritise cycling links and cyclists.

Protect Strategic Cycling Corridors from encroachment by development and incompatible interface treatments such as cross overs.

Support increased cycling by providing:

- Cycling routes and cycling infrastructure early in new developments and in in all major transport projects.
- Cycle parking and related end of trip facilities to meet demand at education, recreation, transport, shopping, commercial, public transport interchanges and community facilities, significant trip generating developments and other major attractions.
- Facilities for cyclists, particularly storage, at public transport interchanges and rail stations.
- Vegetation to shade cycling routes.

Policy documents

Consider as relevant:

- *Principal Bicycle Network* (VicRoads, 2012)
- *Strategic Cycling Corridors* (Department of Transport, 2021)
- *Victorian Cycling Strategy 2018-28* (Transport for Victoria)

18.02-3S Public transport

09/12/2021
VC204

Objective

To facilitate an efficient and safe public transport network and increase the proportion of trips made by public transport.

Strategies

Plan and develop public transport to:

- Connect activity centres, job-rich areas and outer suburban areas.
- Enable people to not have to rely on cars for personal transport.
- Integrate bus and tram networks and stops and public transport interchanges in new development areas, including key urban renewal precincts and outer-suburban areas.
- Integrate with land use and development in outer suburban and growth areas.

Protect and develop the Principal Public Transport Network and Regional Rail Network to facilitate:

- High quality public transport services that support increased diversity and density of development, particularly at interchanges, activity centres and where Principal Public Transport Network routes intersect.
- Modern commuter-style public transport services that link Melbourne with the regional growth areas of Geelong, Bendigo, Ballarat, Seymour and Traralgon.
- Service improvements to other regional and rural areas.
- A metro-style rail system that provides a very high frequency of service in the Melbourne metropolitan area.
- A new high quality orbital rail (Suburban Rail Loop) through Melbourne's middle suburbs.
- A balance between the rail usage needs of public transport and freight.

Facilitate public transport infrastructure in all major transport projects.

Allocate adequate land and infrastructure to support public transport provision in activity centres, transport interchanges and major commercial, retail and community facilities.

Locate higher density and increased development on or close to the Principal Public Transport Network in a way that does not compromise the efficiency of the Principal Public Transport Network.

Support development that facilitates the delivery and operation of public transport services.

Policy documents

Consider as relevant:

- *Principal Public Transport Network* (State Government of Victoria, 2017)
- *VicTrack Rail Development Interface Guidelines* (VicTrack, 2019)
- *Public Transport Guidelines for Land Use Development* (Department of Transport, 2008)

18.02-4S Roads

20/03/2023
VC229

Objective

To facilitate an efficient and safe road network that integrates all movement networks and makes best use of existing infrastructure.

Strategies

Plan and develop the road network to:

- Ensure people are safe on and around roads.
- Improve people's perceptions of safety on and around roads.
- Improve road connections for all road users.
- Facilitate the use of public transport, cycling and walking.
- Integrate new and emerging technologies into road design, including the increasing connectivity and automation of vehicles.
- Accommodate the expansion of the High Productivity Freight Vehicle Network, and oversize and overmass vehicles.

Protect and develop the Principal Road Network to:

- Provide high mobility for through traffic and the efficient movement of freight by facilitating adequate movement capacity and speeds.
- Improve cross-town arterial links in outer suburbs and growth areas, including circumferential and radial movement to facilitate access to jobs and services.
- Limit access points to high-volume, high-speed roads by utilising urban design techniques such as service roads and internal connector roads.
- Improve high-capacity on-road public transport.

Develop declared freeways to:

- Link Melbourne with major regional cities, major interstate locations and other key locations important to the economy along major national and state transport corridors.
- Connect and provide access to Principal Transport Gateways and freight-generating areas.
- Improve connections to national employment and innovation clusters.
- Connect dispersed major residential areas with key destinations and lower density employment areas.
- Avoid private access, except for service centres.

Provide for grade separation at railway crossings, except with the approval of the Minister for Transport and Infrastructure.

Improve Melbourne's distinctive, established boulevards by developing a connected, contemporary network of boulevards within the urban growth boundary.

Design road space to complement land use and meet business and community needs through the provision of wider footpaths, bicycle lanes, transit lanes (for buses and commercial passenger vehicles) and freight routes, in line with the designated role of the road.

Design roads to facilitate the safe movement of people and goods while providing places for people to interact and gather in high pedestrian areas like activity centres, around schools and around community facilities.

Plan an adequate supply of car parking that is designed and located to:

- Protect the role and function of nearby roads.

- Enable the efficient movement and delivery of goods.
- Facilitate the use of public transport.
- Maintain journey times and the reliability of the on-road public transport network.
- Protect residential areas from the effects of road congestion created by on-street parking.
- Enable easy and efficient use.
- Achieve a high standard of urban design.
- Protect the amenity of the locality, including the amenity of pedestrians and other road users.
- Create a safe environment, particularly at night.

Allocate land for car parking considering:

- The existing and potential modes of access including public transport.
- The demand for off-street car parking.
- Road capacity.
- The potential for demand-management of car parking.

Consolidate car parking facilities to improve efficiency.

Design public car parks to incorporate electric charging facilities to support the use of low-emission vehicles.

Policy documents

Consider as relevant:

- *Victorian Road Safety Strategy 2021-2030* (Department of Transport, 2021)
- *Movement and Place in Victoria* (Department of Transport, February 2019)

18.02-4L Roads

--/--/----
Proposed C169egip

Strategies

Facilitate improvements to the road system to meet increased demand from intensification and redevelopment of established urban areas.

Ensure improvements to the road system maintain roadside native vegetation where possible.

Minimise the impact of development on the efficiency and safety of the road system.

Provide noise mitigation measures to address noise generated by major roads.

18.02-5S Freight

09/12/2021
VC204

Objective

To facilitate an efficient, coordinated, safe and sustainable freight and logistics system that enhances Victoria's economic prosperity and liveability.

Strategies

Plan and develop Victoria's freight and logistics system to:

- Support the movement of freight within Victoria's freight and logistics system.
- Improve freight efficiency and capacity.
- Manage negative impacts of freight generating activities on urban amenity, the development of urban areas, and on the efficient operation of movement networks.
- Prioritise new technologies that enhance road and rail safety, optimise the metropolitan road network, better manage congestion and reduce supply chain costs.
- Accommodate High Productivity Freight Vehicles, and oversize and overmass vehicles.
- Increase the capacity of the rail network to carry larger volumes of freight.

Protect and develop the Principal Freight Network, including freight movement corridors and freight places, and Principal Transport Gateways, by:

- Facilitating the movement of high volumes of freight and freight of strategic value.
- Linking areas of production and manufacturing to national and international gateways and export markets.
- Increasing the capacity of Principal Transport Gateways and supporting their use and development as important locations for employment and economic activity.
- Designing the Principal Freight Network to adapt to commodity, market and operating changes.
- Managing encroachment from incompatible land use and development that would undermine its ability to operate.

Support the development of freight and logistics precincts in strategic locations within and adjacent to Principal Transport Gateways and along the Principal Freight Network movement corridors by:

- Allocating land for complementary uses and employment-generating activities, such as distribution and warehousing.
- Reserving and appropriately zoning land for interstate freight terminals to support development that allows for the direct and immediate delivery of goods to market.
- Allocating land to allow high-volume freight customers to locate adjacent to interstate freight terminals, including the Western Interstate Freight Terminal and the Beveridge Interstate Freight Terminal.

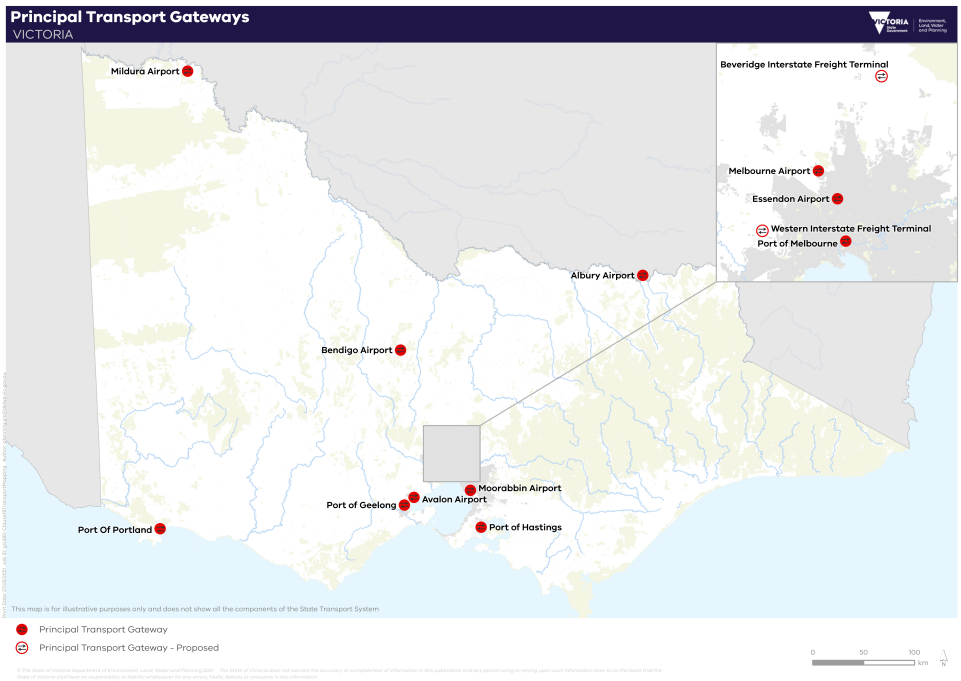
Policy documents

Consider as relevant:

- *Principal Freight Network* (Department of Transport, 2021)
- *Principal Transport Gateways* (Department of Transport, 2021)
- *Delivering the Goods, Creating Victorian Jobs: Victorian Freight Plan* (Department of Economic Development, Jobs, Transport and Resources, July 2018)

EAST GIPPSLAND PLANNING SCHEME

Principal Transport Gateways



18.02-5R Freight links - Gippsland

09/12/2021
VC204

Strategies

Plan for improved rail and road connections to the Port of Hastings and other freight and logistic precincts.

Support development of freight and logistics precincts at Morwell and Bairnsdale and improve key transport links.

18.02-6S Ports

09/12/2021
VC204

Planning for ports objective

To support the effective and competitive operation of Victoria's commercial trading ports at local, national and international levels, and to facilitate their ongoing sustainable operation and development.

Planning for ports strategies

Provide for the ongoing development of ports at Melbourne, Geelong, Hastings and Portland in accordance with approved Port Development Strategies.

Identify and protect key transport corridors linking ports to the broader transport network.

Manage any impacts of a commercial trading port and any related industrial development on nearby sensitive uses to minimise the impact of vibration, light spill, noise and air emissions from port activities.

Planning for port environs objective

To plan for and manage land near commercial trading ports so that development and use are compatible with port operations and provide reasonable amenity expectations.

Planning for port environs strategies

Protect commercial trading ports from encroachment of sensitive and incompatible land uses in the port environs.

Plan for and manage land in the port environs to accommodate uses that depend upon, or gain significant economic advantage from, proximity to the port's operations.

Ensure that industrially zoned land within the environs of a commercial trading port is maintained and continues to support the role of the port as a critical freight and logistics precinct.

Identify and protect key transport corridors linking ports to the broader transport network.

Ensure any new use or development within the environs of a commercial trading port does not prejudice the efficient and curfew-free operations of the port.

Ensure that the use and intensity of development does not expose people to unacceptable health or safety risks and consequences associated with an existing major hazard facility.

Ensure that any use or development within port environs:

- Is consistent with policies for the protection of the environment.
- Takes into account planning for the port.

Policy documents

Consider as relevant:

- *Statement of Planning Policy No 1 - Western Port* (1970-varied 1976)
- *2018 Port Development Strategy* (Port of Hastings Development Authority, December 2018)
- *Port of Geelong Port Development Strategy 2018* (Victorian Regional Channels Authority, 2018)
- *2050 Port Development Strategy, 2020 edition* (Port of Melbourne, 2020)
- *Port of Portland – Port Development Strategy* (Port of Portland, 2019)

18.02-7S Airports and airfields

18/05/2022
VC218

Objective

To strengthen the role of Victoria's airports and airfields within the state's economic and transport infrastructure, guide their siting and expansion, and safeguard their ongoing, safe and efficient operation.

Strategies

Protect airports and airfields from incompatible land use and development.

Prevent land use or development that poses risks to the safety or efficiency of an airport or airfield, including any of the following risks:

- Building-generated windshear and turbulence.
- Increased risk of wildlife strike.
- Pilot distraction from lighting.
- Intrusion into protected airspace.
- Interference with communication, navigation and surveillance facilities.
- Increased risk to public safety at the end of runways.

Minimise the detrimental effects of aircraft noise when planning for areas around airports and airfields.

Limit the intensification of noise-sensitive land uses, and avoid zoning or overlay changes that allow noise-sensitive land use and development, where ultimate capacity or long-range noise modelling indicates an area is within a 20 Australian Noise Exposure Forecast (ANEF) contour or higher.

Avoid zoning or overlay changes that allow noise-sensitive land uses outside the Urban Growth Boundary, and encourage measures to reduce the impact of aircraft noise in planning for areas within the Urban Growth Boundary, where ultimate capacity or long-range noise modelling indicates an area is within 'number above' contours (N Contours) representing:

- 20 or more daily events greater than 70 dB(A).
- 50 or more daily events of greater than 65 dB(A).
- 100 or more daily events greater than 60 dB(A).
- 6 events or more between the hours of 11pm to 6am greater than 60 dB(A).

Ensure land use and development at airports and airfields contributes to the aviation needs of the state and the efficient and functional operation of the airport or airfield.

Ensure land use and development at airports complements the role of the airport including as listed below:

- Melbourne Airport – major domestic and international airport with no curfew, 24-hour access, freight capability and an adjoining employment precinct.
- Avalon Airport – domestic and international airport with no curfew, 24-hour access, freight capability and an adjoining employment precinct.
- Essendon Fields Airport – a general aviation airport that is an important regional and state aviation asset with specialised functions, including executive charter, emergency aviation services, freight, logistics and an adjoining employment precinct.

- Moorabbin Airport – a general aviation airport that is an important regional and state aviation asset supporting the state's aviation industry and access to regional Victoria.
- Point Cook Airfield – an operating airport complementary to Moorabbin Airport.

Plan for areas around airports and airfields so that land use or development does not prejudice future airport or airfield operations or expansions in accordance with an approved strategy or master plan for that airport or airfield.

Preserve long-term options for a new general aviation airport south-east of metropolitan Melbourne by ensuring urban land use and development does not infringe on possible sites, buffer zones or flight paths.

Avoid the location of new airports and airfields in areas that have greater long-term value to the community for other purposes.

Ensure that in the planning of airports and airfields, land use decisions are integrated, appropriate land use buffers are in place and provision is made for associated businesses that service airports.

Plan the location of airports and airfields, nearby existing and potential development, and the land-based transport system required to serve them, as an integrated operation.

Plan the visual amenity and impact of any land use or development on the approaches to an airport or airfield to be consistent with the status of the airport or airfield.

Policy documents

Consider as relevant:

- *National Airports Safeguarding Framework* (as agreed by Commonwealth, State and Territory Ministers at the meeting of the Standing Council on Transport and Infrastructure on 18 May 2012)
- *Avalon Airport Master Plan* (Avalon Airport Australia Pty Ltd, 2015)
- *Avalon Airport Strategy* (Department of Business and Employment/Aerospace Technologies of Australia, 1993) and its associated Aircraft Noise Exposure Concepts
- *Melbourne Airport Strategy* (Government of Victoria/Federal Airports Corporation, approved 1990) and its associated *Final Environmental Impact Statement*

18.02-7L Airports

--/--/----
Proposed C169egip

Strategies

Support the upgrade of the Bairnsdale Airport to provide enhanced emergency management, commercial passenger and freight services.

Support the upgrade of private airfields at Lakes Entrance.

Support continued operations and improved functions of airfields at Marlo and Mallacoota.

EAST GIPPSLAND PLANNING SCHEME

19.02 COMMUNITY INFRASTRUCTURE

31/07/2018
VC148

19.02-1S Health facilities

31/07/2018
VC148

Objective

To assist the integration of health facilities with local and regional communities.

Strategies

Facilitate the location of health and health-related facilities (including acute health, aged care, disability services and community care facilities) taking into account demographic trends, the existing and future demand requirements and the integration of services into communities.

Plan public and private developments together, where possible, including some degree of flexibility in use.

Locate hospitals and other large health facilities in designated health precincts and areas highly accessible to public and private transport.

Provide adequate car parking for staff and visitors of health facilities.

19.02-2S Education facilities

29/09/2022
VC222

Objective

To assist the integration of education and early childhood facilities with local and regional communities.

Strategies

Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities.

Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes.

Ensure childcare, kindergarten and primary school and secondary school facilities provide safe vehicular drop-off zones.

Facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities.

Recognise that primary and secondary education facilities are different to dwellings in their purpose and function and can have different built form (including height, scale and mass).

Locate secondary school and tertiary education facilities in designated education precincts and areas that are highly accessible to public transport.

Locate tertiary education facilities within or adjacent to activity centres.

Ensure streets and accessways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access.

Consider the existing and future transport network and transport connectivity.

Develop libraries as community based learning centres.

Co-locate a kindergarten facility with all new Victorian Government primary schools.

19.02-2L Education facilities

--/--/----
Proposed C169egip

Strategies

Support the development of TAFE campuses and services.

Support environmental and outdoor education activities at the Banksia Peninsula.

Support tertiary, vocational and environmental education opportunities across East Gippsland.

19.02-3S Cultural facilities

31/07/2018
VC148

Objective

To develop a strong cultural environment and increase access to arts, recreation and other cultural facilities.

Strategies

Encourage a wider range of arts, cultural and entertainment facilities including cinemas, restaurants, nightclubs and live theatres in the Central City and at Metropolitan Activity Centres.

Reinforce the existing major precincts for arts, sports and major events of state wide appeal.

Establish new facilities at locations well served by public transport.

19.02-4S Social and cultural infrastructure

31/07/2018
VC148

Objective

To provide fairer distribution of and access to, social and cultural infrastructure.

Strategies

Identify and address gaps and deficiencies in social and cultural infrastructure, including additional regionally significant cultural and sporting facilities.

Encourage the location of social and cultural infrastructure in activity centres.

Ensure social infrastructure is designed to be accessible.

Ensure social infrastructure in growth areas, is delivered early in the development process and in the right locations.

Plan and design community places and buildings so they can adapt as the population changes and different patterns of work and social life emerge.

Support innovative ways to maintain equitable service delivery to settlements that have limited or no capacity for further growth, or that experience population decline.

Identify and protect land for cemeteries and crematoria.

19.02-5S Emergency services

31/07/2018
VC148

Objective

To ensure suitable locations for police, fire, ambulance and other emergency services.

Strategies

Ensure police, fire, ambulance and other emergency services are provided for in or near activity centres.

Locate emergency services together in newly developing areas.

19.02-6S Open space

31/07/2018
VC148

Objective

To establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community.

Strategies

Plan for regional and local open space networks for both recreation and conservation of natural and cultural environments.

Ensure that open space networks:

- Are linked, including through the provision of walking and cycling trails.
- Are integrated with open space from abutting subdivisions.
- Incorporate, where possible, links between major parks and activity areas, along waterways and natural drainage corridors, connecting places of natural and cultural interest.
- Maintain public accessibility on public land immediately adjoining waterways and coasts.

Create opportunities to enhance open space networks within and between settlements.

Ensure that land is set aside and developed in residential areas for local recreational use and to create pedestrian and bicycle links to commercial and community facilities.

Ensure that land use and development adjoining regional open space networks, national parks and conservation reserves complements the open space in terms of visual and noise impacts, preservation of vegetation and treatment of waste water to reduce turbidity and pollution.

Improve the quality and distribution of open space and ensure long-term protection.

Protect large regional parks and significant conservation areas.

Ensure land identified as critical to the completion of open space links is transferred for open space purposes.

Ensure that where there is a reduction of open space due to a change in land use or occupation, additional or replacement parkland of equal or greater size and quality is provided.

Ensure that urban open space provides for nature conservation, recreation and play, formal and informal sport, social interaction, opportunities to connect with nature and peace and solitude.

Accommodate community sports facilities in a way that is not detrimental to other park activities.

Ensure open space provision is fair and equitable with the aim of providing access that meets the needs of all members of the community, regardless of age, gender, ability or a person's location.

Develop open space to maintain wildlife corridors and greenhouse sinks.

Provide new parkland in growth areas and in areas that have an undersupply of parkland.

Encourage the preparation of management plans or explicit statements of management objectives for urban parks.

Ensure exclusive occupation of parkland by community organisations is restricted to activities consistent with management objectives of the park to maximise broad community access to open space.

Ensure the provision of buildings and infrastructure is consistent with the management objectives of the park.

Ensure public access is not prevented by developments along stream banks and foreshores.

Ensure public land immediately adjoining waterways and coastlines remains in public ownership.

Plan open space areas for multiple uses, such as community gardens, sports and recreation, active transport routes, wildlife corridors and flood storage basins.

EAST GIPPSLAND PLANNING SCHEME

19.02 COMMUNITY INFRASTRUCTURE

31/07/2018
VC148

19.02-1S Health facilities

31/07/2018
VC148

Objective

To assist the integration of health facilities with local and regional communities.

Strategies

Facilitate the location of health and health-related facilities (including acute health, aged care, disability services and community care facilities) taking into account demographic trends, the existing and future demand requirements and the integration of services into communities.

Plan public and private developments together, where possible, including some degree of flexibility in use.

Locate hospitals and other large health facilities in designated health precincts and areas highly accessible to public and private transport.

Provide adequate car parking for staff and visitors of health facilities.

19.02-2S Education facilities

29/09/2022
VC222

Objective

To assist the integration of education and early childhood facilities with local and regional communities.

Strategies

Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities.

Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes.

Ensure childcare, kindergarten and primary school and secondary school facilities provide safe vehicular drop-off zones.

Facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities.

Recognise that primary and secondary education facilities are different to dwellings in their purpose and function and can have different built form (including height, scale and mass).

Locate secondary school and tertiary education facilities in designated education precincts and areas that are highly accessible to public transport.

Locate tertiary education facilities within or adjacent to activity centres.

Ensure streets and accessways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access.

Consider the existing and future transport network and transport connectivity.

Develop libraries as community based learning centres.

Co-locate a kindergarten facility with all new Victorian Government primary schools.

19.02-2L Education facilities

~~25/11/2022~~ -/--/----
~~C162egip~~Proposed C169egip

Strategies

Support the development of TAFE campuses and services.

Support environmental and outdoor education activities at the Banksia Peninsula.

Support tertiary, vocational and environmental education opportunities across East Gippsland.

19.02-3S Cultural facilities

31/07/2018
VC148

Objective

To develop a strong cultural environment and increase access to arts, recreation and other cultural facilities.

Strategies

Encourage a wider range of arts, cultural and entertainment facilities including cinemas, restaurants, nightclubs and live theatres in the Central City and at Metropolitan Activity Centres.

Reinforce the existing major precincts for arts, sports and major events of state wide appeal.

Establish new facilities at locations well served by public transport.

19.02-4S Social and cultural infrastructure

31/07/2018
VC148

Objective

To provide fairer distribution of and access to, social and cultural infrastructure.

Strategies

Identify and address gaps and deficiencies in social and cultural infrastructure, including additional regionally significant cultural and sporting facilities.

Encourage the location of social and cultural infrastructure in activity centres.

Ensure social infrastructure is designed to be accessible.

Ensure social infrastructure in growth areas, is delivered early in the development process and in the right locations.

Plan and design community places and buildings so they can adapt as the population changes and different patterns of work and social life emerge.

Support innovative ways to maintain equitable service delivery to settlements that have limited or no capacity for further growth, or that experience population decline.

Identify and protect land for cemeteries and crematoria.

19.02-5S Emergency services

31/07/2018
VC148

Objective

To ensure suitable locations for police, fire, ambulance and other emergency services.

Strategies

Ensure police, fire, ambulance and other emergency services are provided for in or near activity centres.

Locate emergency services together in newly developing areas.

19.02-6S Open space

31/07/2018
VC148

Objective

To establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community.

Strategies

Plan for regional and local open space networks for both recreation and conservation of natural and cultural environments.

Ensure that open space networks:

- Are linked, including through the provision of walking and cycling trails.
- Are integrated with open space from abutting subdivisions.
- Incorporate, where possible, links between major parks and activity areas, along waterways and natural drainage corridors, connecting places of natural and cultural interest.
- Maintain public accessibility on public land immediately adjoining waterways and coasts.

Create opportunities to enhance open space networks within and between settlements.

Ensure that land is set aside and developed in residential areas for local recreational use and to create pedestrian and bicycle links to commercial and community facilities.

Ensure that land use and development adjoining regional open space networks, national parks and conservation reserves complements the open space in terms of visual and noise impacts, preservation of vegetation and treatment of waste water to reduce turbidity and pollution.

Improve the quality and distribution of open space and ensure long-term protection.

Protect large regional parks and significant conservation areas.

Ensure land identified as critical to the completion of open space links is transferred for open space purposes.

Ensure that where there is a reduction of open space due to a change in land use or occupation, additional or replacement parkland of equal or greater size and quality is provided.

Ensure that urban open space provides for nature conservation, recreation and play, formal and informal sport, social interaction, opportunities to connect with nature and peace and solitude.

Accommodate community sports facilities in a way that is not detrimental to other park activities.

Ensure open space provision is fair and equitable with the aim of providing access that meets the needs of all members of the community, regardless of age, gender, ability or a person's location.

Develop open space to maintain wildlife corridors and greenhouse sinks.

Provide new parkland in growth areas and in areas that have an undersupply of parkland.

Encourage the preparation of management plans or explicit statements of management objectives for urban parks.

Ensure exclusive occupation of parkland by community organisations is restricted to activities consistent with management objectives of the park to maximise broad community access to open space.

Ensure the provision of buildings and infrastructure is consistent with the management objectives of the park.

Ensure public access is not prevented by developments along stream banks and foreshores.

Ensure public land immediately adjoining waterways and coastlines remains in public ownership.

Plan open space areas for multiple uses, such as community gardens, sports and recreation, active transport routes, wildlife corridors and flood storage basins.

EAST GIPPSLAND PLANNING SCHEME

19.03 DEVELOPMENT INFRASTRUCTURE

31/07/2018
VC148

19.03-1S Development and infrastructure contributions plans

24/01/2020
VC160

Objective

To facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans and infrastructure contributions plans.

Strategies

Prepare development contributions plans and infrastructure contributions plans, under the *Planning and Environment Act 1987*, to manage contributions towards infrastructure.

Collect development contributions on the basis of approved development and infrastructure contributions plans.

Require annual reporting by collecting and development agencies to monitor the collection and expenditure of levies and the delivery of infrastructure.

Policy documents

Consider as relevant:

- *Development Contributions Guidelines* (Department of Sustainability and Environment, 2003 -as amended 2007)
- *Infrastructure Contributions Plan Guidelines* (Department of Environment, Land, Water and Planning, November 2019)
- *Ministerial Direction on the Preparation and Content of Development Contribution Plans and Reporting Requirements for Development Contributions Plans*
- *Ministerial Direction on the Preparation and Content of Infrastructure Contribution Plans and Reporting Requirements for Infrastructure Contributions Plans*

19.03-1L Development contributions

25/11/2022
C162egip

Strategies

Ensure developers of residential subdivisions equitably contribute to the provision of services commensurate with the scale and nature of the development.

Ensure developers equitably contribute to upgrading existing facilities.

19.03-2S Infrastructure design and provision

09/10/2020
VC169

Objective

To provide timely, efficient and cost-effective development infrastructure that meets the needs of the community.

Strategies

Provide an integrated approach to the planning and engineering design of new subdivision and development.

Integrate developments with infrastructure and services, whether they are in existing suburbs, growth areas or regional towns.

19.03-2L Infrastructure, planning, design and construction

25/11/2022
C162egip

Strategy

Encourage a consistent approach to the design and construction of infrastructure across the municipality.

Policy guideline

Consider as relevant:

- *The Infrastructure Design Manual* (Local Government Infrastructure Design Association, 2020) or an approved Precinct Structure Plan for subdivision and development.

Policy document

Consider as relevant:

- *Infrastructure Design Manual* (Local Government Infrastructure Design Association, 2020)

19.03-3S Integrated water management

22/11/2024
VC263

Objective

To sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.

Strategies

Plan and coordinate integrated water management, bringing together stormwater, wastewater, drainage, water supply, water treatment and re-use, to:

- Take into account the catchment context.
- Protect downstream environments, waterways and bays.
- Manage and use potable water efficiently.
- Reduce pressure on Victoria's drinking water supplies.
- Minimise drainage, water or wastewater infrastructure and operational costs.
- Minimise flood risks.
- Provide urban environments that are more resilient to the effects of climate change.

Integrate water into the landscape to facilitate cooling, local habitat improvements and provision of attractive and enjoyable spaces for community use.

Facilitate use of alternative water sources such as rainwater, stormwater, recycled water and run-off from irrigated farmland.

Ensure that development protects and improves the health of water bodies including creeks, rivers, wetlands, estuaries and bays by:

- Minimising stormwater quality and quantity related impacts.
- Filtering sediment and waste from stormwater prior to discharge from a site.
- Managing industrial and commercial toxicants in an appropriate way.
- Requiring appropriate measures to mitigate litter, sediment and other discharges from construction sites.

Manage stormwater quality and quantity through a mix of on-site measures and developer contributions at a scale that will provide greatest net community benefit.

Provide for sewerage at the time of subdivision or ensure lots created by the subdivision are capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot.

Ensure land is set aside for water management infrastructure at the subdivision design stage.

Minimise the potential impacts of water, sewerage and drainage assets on the environment.

Protect significant water, sewerage and drainage assets from encroaching sensitive and incompatible uses.

Protect areas with potential to recycle water for forestry, agriculture or other uses that can use treated effluent of an appropriate quality.

Ensure that the use and development of land identifies and appropriately responds to potential environmental risks, and contributes to maintaining or improving the environmental quality of water and groundwater.

Policy guidelines

Consider as relevant:

- Any applicable Sustainable Water Strategy endorsed under Division 1B of Part 3 of the *Water Act 1989*.

Policy documents

Consider as relevant:

- *Water for Victoria - Water Plan* (Victorian Government, 2016)
- *Environment Reference Standard* (Gazette No. S 245, 26 May 2021)
- *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999)
- *Planning Permit Applications in Special Water Supply Catchment Areas* (Department of Energy, Environment and Climate Action, 2024)
- *Victorian guideline for water recycling* (Publication 1910, Environment Protection Authority, March 2021)
- *Technical information for the Victorian guideline for water recycling* (Publication 1911, Environment Protection Authority, March 2021)

19.03-3L Integrated water management

--/--/----
Proposed C169egip

Strategies

Ensure stormwater management design prevents high nutrient and sediment concentrations entering river, lake and estuarine systems from townships, major activity nodes and new developments.

Ensure foreshore carpark designs use innovative stormwater management solutions to reduce sediment inputs and avoid redirecting flows.

Ensure the design of local drainage schemes avoid adverse effects on nearby waterways.

Promote the use of water sensitive urban design (WSUD) principles to combine stormwater management with habitat creation, including wetlands, bio-retention swales and permeable surfaces.

Promote the use of fauna friendly culverts at road crossings to promote safe wildlife movement.

Limit the number of new creek crossings to maintain habitat connectivity and avoid fragmenting natural areas.

Support design measures that provide for filtration of nutrients from the first flush and diversion of higher flows.

Improve water quality in rivers, coastal estuaries, lakes and townships.

Ensure development prevents degradation of waterways.

Reduce sewage effluent from river-side and coastal townships.

Provide public toilets on foreshore or on river frontages that are sewered or use other technologies.

Protect waterways and adjacent land and infrastructure by encouraging innovative design of local drainage schemes to minimise stormwater run-off, including providing land for stormwater detention, filtration of nutrients, re-using stormwater and providing permeable surfaces.

19.03-4S Telecommunications

04/11/2022
VC226

Objective

To facilitate the orderly development, extension and maintenance of telecommunications infrastructure.

Strategies

Facilitate the upgrading and maintenance of telecommunications facilities.

Ensure that modern telecommunications facilities are widely accessible and that the telecommunications needs of business, domestic, entertainment and community services are met.

Encourage the continued deployment of telecommunications facilities that are easily accessible by:

- Increasing and improving access for all sectors of the community to the telecommunications network.
- Supporting access to transport and other public corridors for the deployment of telecommunications networks in order to encourage infrastructure investment and reduce investor risk.

Ensure a balance between the provision of telecommunications facilities and the need to protect the environment from adverse impacts arising from telecommunications infrastructure.

Co-locate telecommunications facilities wherever practical.

Planning should have regard to national implications of a telecommunications network and the need for consistency in infrastructure design and placement.

19.03-5S Waste and resource recovery

14/01/2025
VC237

Objective

To reduce waste and maximise resource recovery to reduce reliance on landfills and minimise environmental, amenity and public health impacts.

Strategies

Ensure future waste and resource recovery infrastructure needs are identified and planned for to safely and sustainably manage all waste streams and maximise opportunities for resource recovery.

Ensure the long-term viability of waste and resource recovery infrastructure is secured through the use of defined buffer areas that protect against encroachment from incompatible land uses.

Ensure waste and resource recovery facilities are sited, designed, built and operated so as to minimise impacts on surrounding communities and the environment.

Enable waste and resource recovery facilities to be located in proximity to other related facilities and to materials' end-market destinations, to reduce the impacts of waste transportation and improve the economic viability of resource recovery.

Site, design, manage and rehabilitate waste disposal facilities to prevent or minimise contamination of groundwater and surface waters, litter, odour, dust and noise.

Integrate waste and resource recovery infrastructure planning with land use and transport planning.

Encourage technologies that increase recovery and treatment of resources to produce high value, marketable end products.

Encourage development that facilitates sustainable waste and resource recovery, including facilities for Victoria's container deposit scheme.

Policy documents

Consider as relevant:

- *Victorian Recycling Infrastructure Plan* (Department of Energy, Environment and Climate Action, October 2024)
- *Management and Storage of Combustible Recyclable and Waste Materials - Guideline* (Publication 1667, Environment Protection Authority, October 2018)
- *Best Practice Environmental Management Guideline (Siting, Design, Operation and Rehabilitation of Landfills)* (Environment Protection Authority, 2015)
- *Designing, Constructing and Operating Composting Facilities* (Publication 1588, Environment Protection Authority, June 2015)
- *Separation Distance Guideline* (Environment Protection Authority, August 2024)
- *Landfill Buffer Guideline* (Environment Protection Authority, August 2024)
- *Waste Management and Recycling in Multi-unit Developments. Better Practice Guide* (Sustainability Victoria, 2019)
- *Recycling Victoria A New Economy* (DELWP, February 2020*)*

19.03-5L Waste and resource recovery

--/--/----
Proposed C169egip

Strategies

Establish waste management facilities that are environmentally sound, equitable and efficient and meet the needs of the residents.

Encourage use and development that facilitates a transition to a circular economy.

19.03 DEVELOPMENT INFRASTRUCTURE

31/07/2018
VC148

19.03-1S Development and infrastructure contributions plans

24/01/2020
VC160

Objective

To facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans and infrastructure contributions plans.

Strategies

Prepare development contributions plans and infrastructure contributions plans, under the *Planning and Environment Act 1987*, to manage contributions towards infrastructure.

Collect development contributions on the basis of approved development and infrastructure contributions plans.

Require annual reporting by collecting and development agencies to monitor the collection and expenditure of levies and the delivery of infrastructure.

Policy documents

Consider as relevant:

- *Development Contributions Guidelines* (Department of Sustainability and Environment, 2003 -as amended 2007)
- *Infrastructure Contributions Plan Guidelines* (Department of Environment, Land, Water and Planning, November 2019)
- *Ministerial Direction on the Preparation and Content of Development Contribution Plans and Reporting Requirements for Development Contributions Plans*
- *Ministerial Direction on the Preparation and Content of Infrastructure Contribution Plans and Reporting Requirements for Infrastructure Contributions Plans*

19.03-1L Development contributions

25/11/2022
C162egip

Strategies

Ensure developers of residential subdivisions equitably contribute to the provision of services commensurate with the scale and nature of the development.

Ensure developers equitably contribute to upgrading existing facilities.

19.03-2S Infrastructure design and provision

09/10/2020
VC169

Objective

To provide timely, efficient and cost-effective development infrastructure that meets the needs of the community.

Strategies

Provide an integrated approach to the planning and engineering design of new subdivision and development.

Integrate developments with infrastructure and services, whether they are in existing suburbs, growth areas or regional towns.

19.03-2L Infrastructure, planning, design and construction

25/11/2022
C162egip

Strategy

Encourage a consistent approach to the design and construction of infrastructure across the municipality.

Policy guideline

Consider as relevant:

- *The Infrastructure Design Manual* (Local Government Infrastructure Design Association, 2020) or an approved Precinct Structure Plan for subdivision and development.

Policy document

Consider as relevant:

- *Infrastructure Design Manual* (Local Government Infrastructure Design Association, 2020)

19.03-3S Integrated water management

22/11/2024
VC263

Objective

To sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.

Strategies

Plan and coordinate integrated water management, bringing together stormwater, wastewater, drainage, water supply, water treatment and re-use, to:

- Take into account the catchment context.
- Protect downstream environments, waterways and bays.
- Manage and use potable water efficiently.
- Reduce pressure on Victoria's drinking water supplies.
- Minimise drainage, water or wastewater infrastructure and operational costs.
- Minimise flood risks.
- Provide urban environments that are more resilient to the effects of climate change.

Integrate water into the landscape to facilitate cooling, local habitat improvements and provision of attractive and enjoyable spaces for community use.

Facilitate use of alternative water sources such as rainwater, stormwater, recycled water and run-off from irrigated farmland.

Ensure that development protects and improves the health of water bodies including creeks, rivers, wetlands, estuaries and bays by:

- Minimising stormwater quality and quantity related impacts.
- Filtering sediment and waste from stormwater prior to discharge from a site.
- Managing industrial and commercial toxicants in an appropriate way.
- Requiring appropriate measures to mitigate litter, sediment and other discharges from construction sites.

Manage stormwater quality and quantity through a mix of on-site measures and developer contributions at a scale that will provide greatest net community benefit.

Provide for sewerage at the time of subdivision or ensure lots created by the subdivision are capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot.

Ensure land is set aside for water management infrastructure at the subdivision design stage.

Minimise the potential impacts of water, sewerage and drainage assets on the environment.

Protect significant water, sewerage and drainage assets from encroaching sensitive and incompatible uses.

Protect areas with potential to recycle water for forestry, agriculture or other uses that can use treated effluent of an appropriate quality.

Ensure that the use and development of land identifies and appropriately responds to potential environmental risks, and contributes to maintaining or improving the environmental quality of water and groundwater.

Policy guidelines

Consider as relevant:

- Any applicable Sustainable Water Strategy endorsed under Division 1B of Part 3 of the *Water Act 1989*.

Policy documents

Consider as relevant:

- *Water for Victoria - Water Plan* (Victorian Government, 2016)
- *Environment Reference Standard* (Gazette No. S 245, 26 May 2021)
- *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999)
- *Planning Permit Applications in Special Water Supply Catchment Areas* (Department of Energy, Environment and Climate Action, 2024)
- *Victorian guideline for water recycling* (Publication 1910, Environment Protection Authority, March 2021)
- *Technical information for the Victorian guideline for water recycling* (Publication 1911, Environment Protection Authority, March 2021)

19.03-3L Integrated water management

~~25/11/2022~~ ~~C162egip~~Proposed C169egip

Strategies

Ensure stormwater management design prevents high nutrient and sediment concentrations entering river, lake and estuarine systems from townships, major activity nodes and new developments.

~~Reduce sediment inputs by sealing and landscaping large unsealed gravel foreshore car parking areas.~~

~~Reduce sediment inputs by sealing and landscaping the Mallacoota Inlet wharf area~~Ensure foreshore carpark designs use innovative stormwater management solutions to reduce sediment inputs and avoid redirecting flows.

~~Design~~Ensure the design of local drainage schemes ~~to~~ avoid adverse effects on nearby waterways.

Promote the use of water sensitive urban design (WSUD) principles to combine stormwater management with habitat creation, including wetlands, bio-retention swales and permeable surfaces.

Promote the use of fauna friendly culverts at road crossings to promote safe wildlife movement.

Limit the number of new creek crossings to maintain habitat connectivity and avoid fragmenting natural areas.

Support design measures that provide for filtration of nutrients from the first flush and diversion of higher flows.

Improve water quality in rivers, coastal estuaries, lakes and townships.

~~Design developments to prevent~~Ensure development prevents degradation of waterways.

Reduce sewage effluent from river-side and coastal townships.

Provide public toilets on foreshore or on river frontages that are sewered or use other technologies.

Protect waterways and adjacent land and infrastructure by encouraging innovative design of local drainage schemes to minimise stormwater run-off, including providing land for stormwater detention, filtration of nutrients, re-using stormwater and providing permeable surfaces.

19.03-4S Telecommunications

04/11/2022
VC226

Objective

To facilitate the orderly development, extension and maintenance of telecommunications infrastructure.

Strategies

Facilitate the upgrading and maintenance of telecommunications facilities.

Ensure that modern telecommunications facilities are widely accessible and that the telecommunications needs of business, domestic, entertainment and community services are met.

Encourage the continued deployment of telecommunications facilities that are easily accessible by:

- Increasing and improving access for all sectors of the community to the telecommunications network.
- Supporting access to transport and other public corridors for the deployment of telecommunications networks in order to encourage infrastructure investment and reduce investor risk.

Ensure a balance between the provision of telecommunications facilities and the need to protect the environment from adverse impacts arising from telecommunications infrastructure.

Co-locate telecommunications facilities wherever practical.

Planning should have regard to national implications of a telecommunications network and the need for consistency in infrastructure design and placement.

19.03-5S Waste and resource recovery

14/01/2025
VC237

Objective

To reduce waste and maximise resource recovery to reduce reliance on landfills and minimise environmental, amenity and public health impacts.

Strategies

Ensure future waste and resource recovery infrastructure needs are identified and planned for to safely and sustainably manage all waste streams and maximise opportunities for resource recovery.

Ensure the long-term viability of waste and resource recovery infrastructure is secured through the use of defined buffer areas that protect against encroachment from incompatible land uses.

Ensure waste and resource recovery facilities are sited, designed, built and operated so as to minimise impacts on surrounding communities and the environment.

Enable waste and resource recovery facilities to be located in proximity to other related facilities and to materials' end-market destinations, to reduce the impacts of waste transportation and improve the economic viability of resource recovery.

Site, design, manage and rehabilitate waste disposal facilities to prevent or minimise contamination of groundwater and surface waters, litter, odour, dust and noise.

Integrate waste and resource recovery infrastructure planning with land use and transport planning.

Encourage technologies that increase recovery and treatment of resources to produce high value, marketable end products.

Encourage development that facilitates sustainable waste and resource recovery, including facilities for Victoria's container deposit scheme.

Policy documents

Consider as relevant:

- *Victorian Recycling Infrastructure Plan* (Department of Energy, Environment and Climate Action, October 2024)
- *Management and Storage of Combustible Recyclable and Waste Materials - Guideline* (Publication 1667, Environment Protection Authority, October 2018)
- *Best Practice Environmental Management Guideline (Siting, Design, Operation and Rehabilitation of Landfills)* (Environment Protection Authority, 2015)
- *Designing, Constructing and Operating Composting Facilities* (Publication 1588, Environment Protection Authority, June 2015)
- *Separation Distance Guideline* (Environment Protection Authority, August 2024)
- *Landfill Buffer Guideline* (Environment Protection Authority, August 2024)
- *Waste Management and Recycling in Multi-unit Developments. Better Practice Guide* (Sustainability Victoria, 2019)
- *Recycling Victoria A New Economy* (DELWP, February 2020)

19.03-5L Waste and resource recovery

~~25/11/2022~~ -/--/----
~~C162egip~~Proposed C169egip

Strategies

Establish waste management facilities that are environmentally sound, equitable and efficient and meet the needs of the residents.

Encourage use and development that facilitates a transition to a circular economy.

EAST GIPPSLAND PLANNING SCHEME

31/07/2018
VC148

SCHEDULE TO CLAUSE 51.01 SPECIFIC SITES AND EXCLUSIONS

1.0 Specific sites and exclusions

~~27/08/2021~~ ~~--/--/----~~
~~C158egip~~Proposed C169egip

Address of land	Title of incorporated document
The Crown Land identified in the Schedule to the Metung Land Act 1991	Storth Ryes Boat Harbour and Marina Development, (May 1999)
Lot 2 PS 420967K Storth Ryes, Hardys Road, Metung	Resort Hotel/Motel and Convention Facility Development, (May 1999)
Lot 3 PS 420967K Storth Ryes, Hardys Road, Metung	Storth Ryes Service Commercial Centre, (May 1999)
Lot S2 PS 323054A and Common Property on PS 323054A, 220 Baades Road, Lakes Entrance	220 Baades Road, Subdivision of Approved Development, (June 1999)
~~1015 Bairnsdale – Dargo Road, Hillside being lot 1 on TP102160W and lots 1, 2, 3 & 4 on TP842498C.~~	~~Specific control for land at 1015 Bairnsdale – Dargo Road, Hillside (October 2010)~~
~~26 Phillips Road LUCKNOW VIC3875 being Lot 2 LP 542296~~	~~Site Specific control – 26 Phillips Lane, Lucknow – (May 2012)~~
~~870 Princes Highway, Hillside being Lot 2 PS 516537)~~	~~*Newspaper Printing and Production Facility, 870 Princes Highway*, (March 2011)~~
73 Ewing Marsh Road, Corringle	Patricia Baleen Gas Plant, (June 2014)
Crown Allotment 10 Section 4 Parish of Guttamurra (Residential Village site) Crown Allotments 3 and 4 Section 7A Township of Benambra (Car Park site) Crown Allotment 6 Section 11 Parish of Hinno-Munjie (Borefield site) All land depicted in the maps attached to the Stockman Base Metals Project Incorporated Document, along Limestone and McCallums Roads associated with the linear infrastructure corridors and road widening	Stockman Base Metals Project Incorporated Document, (2020)

EAST GIPPSLAND PLANNING SCHEME

31/07/2018
VC148

SCHEDULE TO CLAUSE 51.01 SPECIFIC SITES AND EXCLUSIONS

1.0

--/--/----
Proposed C169egip

Specific sites and exclusions

Address of land	Title of incorporated document
The Crown Land identified in the Schedule to the Metung Land Act 1991	Storth Ryes Boat Harbour and Marina Development, (May 1999)
Lot 2 PS 420967K Storth Ryes, Hardys Road, Metung	Resort Hotel/Motel and Convention Facility Development, (May 1999)
Lot 3 PS 420967K Storth Ryes, Hardys Road, Metung	Storth Ryes Service Commercial Centre, (May 1999)
Lot S2 PS 323054A and Common Property on PS 323054A, 220 Baades Road, Lakes Entrance	220 Baades Road, Subdivision of Approved Development, (June 1999)
73 Ewing Marsh Road, Corringle	Patricia Baleen Gas Plant, (June 2014)
Crown Allotment 10 Section 4 Parish of Guttamurra (Residential Village site) Crown Allotments 3 and 4 Section 7A Township of Benambra (Car Park site) Crown Allotment 6 Section 11 Parish of Hinno-Munjie (Borefield site) All land depicted in the maps attached to the Stockman Base Metals Project Incorporated Document, along Limestone and McCallums Roads associated with the linear infrastructure corridors and road widening	Stockman Base Metals Project Incorporated Document, (2020)

EAST GIPPSLAND PLANNING SCHEME

15/01/2024
VC249

SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

1.0 Incorporated documents

--/--/----
Proposed C169egip

Name of document	Introduced by:
220 Baades Road Subdivision of Approved Development (June 1999)	NPS1
598-610 Main Street, Bairnsdale (November 2021)	C163egip
Bullock Island - Lakes Entrance Concept Plan (November 2011)	C88
Ellasville Road, Nicholson, Subdivision Process	C1
Extract from Lake Tyers Beach and Surrounding Strategy Plan being Plan 4 Residential Opportunities (1991)	C32
Extract from Lakes Entrance Strategy Plan Figure 4.3 Outline Development Plan (1987)	C33
Fernbank Restructure Plan	NPS1
Glen Wills Restructure Plan (1995, updated 2013)	C116
Healeys Road Overall Development Plan	C63
Hospital Emergency Medical Services - Helicopter Flight Path Protection Areas Incorporated Document (June 2017)	GC49
Lakes Entrance Northern Growth Area Development Contributions Plan (Urban Enterprise, December 2023)	VC249
Lakes Entrance Northern Growth Area Native Vegetation Precinct Plan (East Gippsland Shire Council, October 2023)	C168egip
Newlands Arm Estate Restructure Plan, Version 7 (March 2017)	C138
Patricia Baleen Gas Plant (June 2014)	C120
Resort Hotel/Motel and Convention Facility Development (May 1999)	NPS1
Stockman Base Metals Project Incorporated Document (2020)	C130
Storth Ryes Boat Harbour and Marina Development (May 1999)	NPS1
Storth Ryes Incorporated Plan (June 2000)	C2
Storth Ryes Service Commercial Centre (May 1999)	NPS1
Tambo Bluff Restructure Plan (2018)	C139egip
Township of Sunnyside Restructure Plan	NPS1

EAST GIPPSLAND PLANNING SCHEME

15/01/2024
VC249

SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

1.0 Incorporated documents

15/08/2024 -/-/----
C168egip Proposed C169egip

Name of document	Introduced by:
220 Baades Road Subdivision of Approved Development, *220 Baades Road Subdivision of Approved Development* (June 1999)	NPS1
598-610 Main Street, Bairnsdale *598-610 Main Street, Bairnsdale* (November 2021)	C163egip
Bullock Island - Lakes Entrance Concept Plan, *Bullock Island - Lakes Entrance Concept Plan* (November 2011)	C88
Ellasville Road, Nicholson, Subdivision Process*Ellasville Road, Nicholson, Subdivision Process*	C1
Extract from Lake Tyers Beach and Surrounding Strategy Plan *Extract from Lake Tyers Beach and Surrounding Strategy Plan being Plan 4 Residential Opportunities* (1991) being Plan 4 Residential Opportunities	C32
Extract from Lakes Entrance Strategy Plan *Extract from Lakes Entrance Strategy Plan*Figure 4.3 Outline Development Plan (1987) Figure 4.3 Outline Development Plan	C33
Fernbank Restructure Plan*Fernbank Restructure Plan*	NPS1
Glen Wills Restructure Plan 1995 – (Updated*Glen Wills Restructure Plan* (1995, updated 2013)	C116
Healeys Road Overall Development Plan*Healeys Road Overall Development Plan*	C63
Hospital Emergency Medical Services - Helicopter Flight Path Protection Areas Incorporated Document, *Hospital Emergency Medical Services - Helicopter Flight Path Protection Areas Incorporated Document* (June 2017)	GC49
Lakes Entrance Northern Growth Area Development Contributions Plan (Urban Enterprise, December 2023)	VC249
Lakes Entrance Northern Growth Area Native Vegetation Precinct Plan (East Gippsland Shire Council, October 2023)	C168egip
Newlands Arm Estate Restructure Plan, Version 7, *Newlands Arm Estate Restructure Plan, Version 7* (March 2017)	C138
Newspaper Printing and Production Facility (March 2011)	C71
Patricia Baleen Gas Plant, *Patricia Baleen Gas Plant* (June 2014)	C120
Resort Hotel/Motel and Convention Facility Development, *Resort Hotel/Motel and Convention Facility Development* (May 1999)	NPS1
Site Specific control – 26 Phillips Lane, Lucknow – (May 2012)	C109
Specific control for land at 1015 Bairnsdale-Dargo Road, Hillside (October 2010)	C86
Stockman Base Metals Project Incorporated Document, *Stockman Base Metals Project Incorporated Document* (2020)	C130
Storth Ryes Boat Harbour and Marina Development, *Storth Ryes Boat Harbour and Marina Development* (May 1999)	NPS1
Storth Ryes Incorporated Plan, *Storth Ryes Incorporated Plan* (June 2000)	C2
Storth Ryes Service Commercial Centre, *Storth Ryes Service Commercial Centre* (May 1999)	NPS1
Tambo Bluff Restructure Plan *Tambo Bluff Restructure Plan* (2018)	C139egip
Township of Sunnyside Restructure Plan*Township of Sunnyside Restructure Plan*	NPS1

EAST GIPPSLAND PLANNING SCHEME

20/04/2020
GC112

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0 Background documents

--/--/----
Proposed C169egip

Name of background document	Amendment number - clause reference
A Land Capability Study of the Cassilis Valley, Swifts Creek. Technical Report No. 27, Centre for Land Protection Research, D. M. Rees (Department of Conservation and Natural Resources, Victoria, 1995)	Clause 44.01s
East Gippsland Housing and Settlement Strategy (SGS Economics and Planning, 2023)	C169egip Clause 02.01 Clause 02.03-1 Clause 02.03-6 Clause 11.01-1L Clause 16.01-1L Clause 16.01-2L Clause 16.01-3L Clause 18.01-3L Clause 18.02-4L
Draft East Gippsland Native Vegetation Plan (Government of Victoria and East Gippsland Catchment Management Authority, 2000)	Clause 42.02s8
East Gippsland Shire Municipal Reference Document, Coastal Spaces Landscape Assessment Study (Planisphere, 2006)	Clause 42.03s1 Clause 42.03s2 Clause 42.03s3 Clause 42.03s4 Clause 42.03s5 Clause 42.03s6
East Gippsland Sites of Biological Significance (Department of Natural Resources and Environment, 1997)	Clause 42.01
East Gippsland Soil Erosion Management Plan (Department of Primary Industries, 2009)	Clause 44.01s
Erosion Hazard Map, Bairnsdale Region (1:100,000) based on Aldrick, J. M. et al., A study of the land in the catchment of the Gippsland Lakes (Vols. 1& 2) (Department of Conservation and Natural Resources, Victoria, 1992)	Clause 44.01s
Gippsland Lakes Coastal Action Plan (Gippsland Coastal Board, 1999)	Clause 42.02s2 Clause 42.02s4 Clause 42.02s5 Clause 42.02s6
Gippsland Lakes Environs Survey. D. F. Howe and T. Poutsma (Department of Conservation, Forests and Lands, unpublished)	Clause 44.01s
Infrastructure Design Manual (2020, Local Government Infrastructure Design Association)	GC112 Clause 21.11-6
Input to Twin Rivers Land Use Plan – Economic Assessment of Future land Requirements (Essential Economics Pty Ltd, August 2011)	Clause 43.04s9

EAST GIPPSLAND PLANNING SCHEME

Name of background document	Amendment number - clause reference
Lakes Entrance Northern Growth Area Social Impact Assessment (East Gippsland Shire Council, August 2012)	Clause 43.04s8
Lakes Entrance Urban Design Framework (Meinhardt Infrastructure and Environment, March 2007)	Clause 43.02s13
Mallacoota Urban Design Framework (Meinhardt Infrastructure and Environment, March 2007)	Clause 43.02s12
North Arm Action Plan. Friends of North Arm (East Gippsland Shire and Department of Natural Resources and Environment, 1996)	Clause 42.02s7
Northern Growth Area Lakes Entrance Development Concept Plan Hydrology, Water Technology (Water Technology Pty Ltd, October 2013)	Clause 43.04s8
Paynesville Urban Design Framework (Meinhardt Infrastructure and Environment, March 2007)	Clause 43.02s14
Raymond Island Strategy (Shire of Bairnsdale, 1992)	Clause 42.02s2
Revegetation Planting Standards	Clause 43.04s4 Clause 43.04s7
Roadside Management Plan (East Gippsland Shire Council, 1995)	Clause 42.02s1
Salinity Hazard Map, Bairnsdale Region (1:100,000) based on Aldrick, J. M. et al., A study of the land in the catchment of the Gippsland Lakes (Vols. 1& 2) (Department of Conservation and Natural Resources, Victoria, 1992)	Clause 44.02s
The Siting and Design Guidelines for Structures on the Victorian Coast (Victorian Coastal Council, 1998)	Clause 42.03s1 Clause 42.03s2 Clause 42.03s3 Clause 42.03s4 Clause 42.03s5 Clause 42.03s6
Social Impact Assessment Guidelines for Development Applications (East Gippsland Shire Council, 2013).	Clause 15.01-4L
State Overview Report, Coastal Spaces Landscape Assessment Study (Planisphere, 2006)	Clause 42.03s1 Clause 42.03s2 Clause 42.03s3 Clause 42.03s4 Clause 42.03s5 Clause 42.03s6
Twin Rivers Land Use Plan – Final Report (Meinhardt Infrastructure & Environment Pty Ltd, May 2012)	Clause 43.04s9
Twin Rivers Land Use Plan, Nicholson – Options for future Township Zone growth Desktop Analysis (Meinhardt, 2012)	Clause 43.04s9
Victoria's Native Vegetation Management – A Framework for Action	Clause 43.04s3 Clause 43.04s4 Clause 43.04s7
*Urban Design Frameworks for Bemm River, Eagle Point, Gipsy Point, Lake Tyers Beach, Marlo, Metung, Newlands Arm, Nungurner, Raymond Island and Tambo Bluff (*Meinhardt Infrastructure and Environment, March 2007)	Clause 43.02s11

EAST GIPPSLAND PLANNING SCHEME

Name of background document	Amendment number - clause reference
Urban Waterway Guidelines *(East Gippsland Shire Council, March 2013)*	Clause 43.04s9

EAST GIPPSLAND PLANNING SCHEME

20/04/2020
GC112

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0 Background documents

~~25/11/2022~~ ~~-/--/----~~
~~C162egip~~Proposed C169egip

Name of background document	Amendment number - clause reference
A Land Capability Study of the Cassilis Valley, Swifts Creek. Technical Report No. 27, Centre for Land Protection Research, D. M. Rees (Department of Conservation and Natural Resources, Victoria, 1995)~~.~~	Clause 44.01s
East Gippsland Housing and Settlement Strategy (SGS Economics and Planning, 2023)	C169egip Clause 02.01 Clause 02.03-1 Clause 02.03-6 Clause 11.01-1L Clause 16.01-1L Clause 16.01-2L Clause 16.01-3L Clause 18.01-3L Clause 18.02-4L
Draft East Gippsland Native Vegetation Plan (Government of Victoria and East Gippsland Catchment Management Authority, 2000)	Clause 42.02s8
East Gippsland Shire Municipal Reference Document, Coastal Spaces Landscape Assessment Study (Planisphere, 2006)	Clause 42.03s1 Clause 42.03s2 Clause 42.03s3 Clause 42.03s4 Clause 42.03s5 Clause 42.03s6
East Gippsland Sites of Biological Significance~~,~~ (Department of Natural Resources and Environment, 1997)	Clause 42.01
East Gippsland Soil Erosion Management Plan (Department of Primary Industries, 2009)	Clause 44.01s
Erosion Hazard Map, Bairnsdale Region (1:100,000) based on Aldrick, J. M. et al.,- A study of the land in the catchment of the Gippsland Lakes (Vols. 1& 2) (Department of Conservation and Natural Resources, Victoria, 1992)	Clause 44.01s
Gippsland Lakes Coastal Action Plan (Gippsland Coastal Board, 1999)	Clause 42.02s2 Clause 42.02s4 Clause 42.02s5 Clause 42.02s6
Gippsland Lakes Environs Survey. D. F. Howe and T. Poutsma (Department of Conservation, Forests and Lands, unpublished)	Clause 44.01s
Infrastructure Design Manual (2020, Local Government Infrastructure Design Association)	GC112 ~~GC112 -~~Clause 21.11-6
~~Input to Twin Rivers Land Use Plan – Economic Assessment of Future land Requirements *(Essential Economics Pty Ltd, August 2011)*~~*Input to Twin Rivers Land Use Plan – Economic Assessment of Future land Requirements* (Essential Economics Pty Ltd, August 2011)	Clause 43.04s9

EAST GIPPSLAND PLANNING SCHEME

Name of background document	Amendment number - clause reference
Lakes Entrance Northern Growth Area Social Impact Assessment (East Gippsland Shire Council, August 2012)	Clause 43.04s8
Lakes Entrance Urban Design Framework (Meinhardt Infrastructure and Environment, March 2007)	Clause 43.02s13
Mallacoota Urban Design Framework (Meinhardt Infrastructure and Environment, March 2007)	Clause 43.02s12
~~North Arm Action Plan. Friends of North Arm~~ *North Arm Action Plan. Friends of North Arm* (East Gippsland Shire and Department of Natural Resources and Environment, 1996)	Clause 42.02s7
Northern Growth Area Lakes Entrance Development Concept Plan Hydrology, Water Technology (Water Technology Pty Ltd, October 2013)	Clause 43.04s8
Paynesville Urban Design Framework (Meinhardt Infrastructure and Environment, March 2007)	Clause 43.02s14
Raymond Island Strategy (Shire of Bairnsdale, 1992)	Clause 42.02s2
Revegetation Planting Standards	Clause 43.04s4 Clause 43.04s7
Roadside Management Plan (East Gippsland Shire Council, 1995)	Clause 42.02s1
Salinity Hazard Map, Bairnsdale Region (1:100,000) based on Aldrick, J. M. et al.,- A study of the land in the catchment of the Gippsland Lakes (Vols. 1& 2) (Department of Conservation and Natural Resources, Victoria, 1992)	Clause 44.02s
The Siting and Design Guidelines for Structures on the Victorian Coast (Victorian Coastal Council, 1998)	Clause 42.03s1 Clause 42.03s2 Clause 42.03s3 Clause 42.03s4 Clause 42.03s5 Clause 42.03s6
Social Impact Assessment Guidelines for Development Applications (East Gippsland Shire Council, 2013).	Clause 15.01-4L
State Overview Report, Coastal Spaces Landscape Assessment Study (Planisphere, 2006)	Clause 42.03s1 Clause 42.03s2 Clause 42.03s3 Clause 42.03s4 Clause 42.03s5 Clause 42.03s6
~~Twin Rivers Land Use Plan – Final Report *(Meinhardt Infrastructure & Environment Pty Lty, May 2012)*~~ *Twin Rivers Land Use Plan – Final Report* (Meinhardt Infrastructure & Environment Pty Ltd, May 2012)	Clause 43.04s9
~~Twin Rivers Land Use Plan, Nicholson – Options for future Township Zone growth Desktop Analysis – 2012, Meinhardt~~ *Twin Rivers Land Use Plan, Nicholson – Options for future Township Zone growth Desktop Analysis* (Meinhardt, 2012)	Clause 43.04s9
Victoria's Native Vegetation Management – A Framework for Action	Clause 43.04s3 Clause 43.04s4 Clause 43.04s7

EAST GIPPSLAND PLANNING SCHEME

Name of background document	Amendment number - clause reference
*Urban Design Frameworks for Bemm River, Eagle Point, Gipsy Point, Lake Tyers Beach, Marlo, Metung, Newlands Arm, Nungurner, Raymond Island and Tambo Bluff (*Meinhardt Infrastructure and Environment, March 2007)	Clause 43.02s11
Urban Waterway Guidelines *(East Gippsland Shire Council, March 2013)*	Clause 43.04s9

EAST GIPPSLAND PLANNING SCHEME

25/11/2022
C162egip

SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK

1.0 Further strategic work

--/--/----
Proposed C169egip

Review of the Coastal Settlements Design and Development Overlays.

Review Heritage Gap Study, prepare local planning policy and update schedule to the Heritage Overlay.

Prepare and implement into the planning scheme the Rural Land Use Strategy.

Monitor the demand and supply of land in the Rural Living and Low Density Residential Zones and review schedules to these zones to increase supply within existing zoned areas, where appropriate.

Review Coastal Inundation and Erosion Policy as part of any update to the flood mapping, policy and schedules, including consideration of the implications of climate change and sea level rise.

Prepare a Planning Scheme Amendment to implement planning controls to protect landfill and water infrastructure.

Prepare Planning Scheme Amendment to implement the Paynesville Growth Area Structure Plan (PGASP).

Prepare Planning Scheme Amendment to implement the Eagle Point Structure Plan.

Prepare and implement a review of the Bairnsdale Growth Strategy.

Prepare Structure Plans for Lindenow, Omeo, Orbost and Mallacoota.

Review and update the Erosion Management Overlay mapping, schedules and local policy.

Prepare an Industrial land demand and supply analysis.

Review and update the mapping and schedules to the Environmental Significance Overlay.

Review and update the development contributions plans for Lakes Entrance Northern Growth Area.

Develop built form and development guidelines for medium density housing.

Review and implement East Bairnsdale Lucknow Precinct Structure Plan (November 2013).

EAST GIPPSLAND PLANNING SCHEME

25/11/2022 C162egip

SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK

1.0 Further strategic work

~~25/11/2022 -/-/---- C162egip~~Proposed C169egip

Review of the Coastal Settlements Design and Development Overlays.

~~Prepare a planning scheme amendment to update municipal planning statement, including a municipal overview and integration of the Council Plan 2021-2025.~~

Review Heritage Gap Study, prepare local planning policy and update schedule to the Heritage Overlay.

Prepare and implement into the planning scheme the Rural Land Use Strategy.

~~Undertake a review of the land~~Monitor the demand and supply ~~for rural living~~of land in the Rural Living and Low Density Residential Zones and review schedules to these zones to increase supply within existing zoned areas, where appropriate.

~~Prepare and implement into the planning scheme the Settlement and Housing Strategy.~~

~~Prepare a land supply and demand analysis for residential land at a municipal wide level.~~

Review Coastal Inundation and Erosion Policy as part of ~~the Update~~any update to the ~~flooding~~flood mapping, policy and schedules, including consideration of the implications of climate change and sea level rise.

Prepare a Planning Scheme Amendment to implement planning controls to protect landfill and water infrastructure.

Prepare Planning Scheme Amendment to implement the Paynesville Growth Area Structure Plan (PGASP).

Prepare Planning Scheme Amendment to implement the Eagle Point Structure Plan.

~~Review and update~~Prepare and implement a review of the Bairnsdale Growth Strategy.

~~Prepare a land demand and supply analysis for industrial land at a municipal wide level.~~

Prepare ~~a~~ Structure ~~Plan for Lindenow~~Plans for Lindenow, Omeo, Orbost and Mallacoota.

Review and update the Erosion Management Overlay mapping, schedules and local policy.

~~Review and update the Flooding mapping, schedules and planning policy.~~

~~Consider planning policy implications of climate change, sea level rise and coastal inundation as part of the update of the planning scheme flooding controls.~~

~~Review and update the Bushfire Management mapping, schedules, planning policy and develop schedules for strategically identified townships.~~

Prepare an Industrial land demand and supply analysis.

Review and update the mapping and ~~schedule~~ schedules to the Environmental Significance Overlay.

Review and update the development contributions plans for Lakes Entrance Northern Growth Area.

~~Prepare a Planning Scheme Amendment to update planning policy, zoning review and residential land supply for Omeo~~Develop built form and development guidelines for medium density housing.

~~Prepare an Open Space Strategy.~~

~~Work with the landowner to prepare a Structure Plan for Lake Tyers Beach~~Review and implement East Bairnsdale Lucknow Precinct Structure Plan (November 2013).

~~Review Master Plans contained in the Urban Design Frameworks on a township and needs basis as part of the review and preparation of structure plans.~~

OFFICIAL

Submission 1

GMW Ref: PSA-25-00005
Doc ID: A5370675

East Gippsland Shire Council
Planning Department
planning@egipps.vic.gov.au

24 April 2025

Dear Sir and/or Madam,

Planning Scheme Amendment C169egip

Thank you for your letter and information received 25 March 2025 giving Goulburn-Murray Water (GMW) the opportunity to consider this Planning Scheme Amendment.

Goulburn Murray Water's (GMW) areas of interest are surface water and groundwater quality, use and disposal. GMW requires that development proposals do not impact detrimentally on GMW's infrastructure and the flow and quality of surface water and groundwater. Applicants must ensure that any required water supplies are available from an approved source.

GMW has reviewed the information provided and understands Council are seeking the planning scheme amendment to implement the land use planning elements of various adopted plans and strategies into the East Gippsland Planning Scheme. These include the East Gippsland Council Plan 2021-2025, the East Gippsland Economic Development Strategy 2022-2032, the East Gippsland Environmental Sustainability Strategy 2022-2032 and the East Gippsland Housing and Settlement Strategy 2023-2033. The amendment will update the Municipal Planning Strategy (MPS) and local policy content within the Planning Policy Framework (PPF). The amendment does not propose any changes to zones or overlays.

Based on the information provided, GMW has no objection to Planning Scheme Amendment C169egip.

If you require further information please e-mail propertyservices@gmwater.com.au or contact 1800 013 357.

Yours sincerely

Ranine McKenzie
PROPERTY MANAGER
Per: (original signed by Tara Linkhorn)

PO Box 165 Tatura Victoria 3616 Australia
reception@gmwater.com.au
1800 013 357
www.gmwater.com.au

ABN: 46 761 336 846

OFFICIAL

EAST GIPPSLAND CATCHMENT MANAGEMENT AUTHORITY

OFFICIAL

Submission 2

574 Main Street
(PO Box 1012)
Bairnsdale Vic 3875

EGCMA Ref: EGCMA-F-2025-00072
Document No: 1
Council Ref: C169
Date: 26 May 2025

Martin Richardson
Manager Planning and Development
East Gippsland Shire Council

Dear Martin,

Regarding: Planning Scheme Amendment – C169

Property	**Street:**	East Gippsland Planning Scheme Amendment C169 Bairnsdale Vic 3875
	Cadastral:	CP172065, Parish Of Bairnsdale

I refer to your correspondence received at the East Gippsland Catchment Management Authority ('the Authority') on 25 March 2025 in relation to updates to the Municipal Planning Strategy (MPS) and Planning Policy Framework (PPF). The Authority understands that the amendment proposes to implement the following adopted plans and strategies into the East Gippsland Planning Scheme:

- East Gippsland Council Plan (2021–2025)
- East Gippsland Economic Development Strategy (2022-2032)
- East Gippsland Environmental Sustainability Strategy (2022-2032)
- East Gippsland Housing & Settlement Strategy (2022-2032).

The amendment does this by updating the MPS and local policy content within the PPF.

MPS and Settlement Clauses
The Authority notes that clause 2.03-1, 2.03-2 and 2.03-3 (MPS) and clause 11.01-1L (Settlement) include directions, strategies and policies that recognise the need to consider environmental hazards such as flooding, sea level rise and storm surges and the impact that climate change will have on increasing the risk associated with these hazards. The Authority supports the approach of avoiding development in areas subject to riverine flooding and/or coastal inundation.

The Authority also notes and supports that these clauses recognise the need to protect coastal/lakes areas and river catchments and vegetation on streamlines.

Framework Plans
It is noted that some, but not all, framework plans show land subject to inundation.

Plans which do not show flood prone land are:

- Bairnsdale Activity Centre Framework Plan (also shows Mitchell River as Mitchell Creek)
- Paynesville Activity Centre Framework Plan
- Bairnsdale Framework Plan
- East Bairnsdale Framework Plan

- Paynesville Framework Plan (plan is low resolution and difficult to review)
- Nungurner Framework Plan
- Tambo Bluff Framework Plan
- Lake Tyers Framework Plan (map title inconsistent with clause title – Lake Tyers Beach vs Lake Tyers Framework Plan)
- Bemm River Framework Plan
- Mallacoota Framework Plan (plan is low resolution and difficult to review)
- Gipsy Point Framework Plan
- Eagle Point Framework Plan (plan is low resolution and difficult to review).

It is also noted that on the plans where flood prone land is shown, the mapping is based on current Land Subject to Inundation Overlay (LSIO) extents which does not always reflect the most up to date flood data available.

All Framework Plans and Activity Centre Framework Plans should show flood prone land based on current and future (year 2100) 1% Annual Exceedance Probability (AEP) flood extent mapping rather than the LSIO. This would ensure that the plans reflect the known flood hazards/constraints based on the most up to date data available and ensure alignment with MPS and clause 11.01-1L which seek to recognise and require consideration of riverine and coastal Inundation as well as the impacts of climate change.

Should you have any queries, please do not hesitate to contact Ben Proctor on 1300 094 262 or email planning@wgcma.vic.gov.au. To assist the Authority in handling any enquiries please quote **EGCMA-F-2025-00072** in your correspondence with us.

Yours sincerely,

[redacted]

Adam Dunn
Gippsland Floodplain Officer

The information contained in this correspondence is subject to the disclaimers and definitions attached.

OFFICIAL

Definitions

1. **AEP** as Annual Exceedance Probability is the likelihood of occurrence of a flood of given size or larger occurring in any one year. AEP is expressed as a percentage (%) risk and may be expressed as the reciprocal of ARI (Average Recurrence Interval).

   Please note that the 1% probability flood is not the probable maximum flood (PMF). There is always a possibility that a flood larger in height and extent than the 1% probability flood may occur in the future.

2. **AHD** as Australian Height Datum is the adopted national height datum that generally relates to height above mean sea level. The elevation is in metres.

3. **ARI** as Average Recurrence Interval is the likelihood of occurrence, expressed in terms of the long-term average number of years, between flood events as large as, or larger than, the design flood event. For example, floods with a discharge as large as, or larger than, the 100 year ARI flood will occur on average once every 100 years.

4. **Finished Floor Level** is the level of the top layer of the floor. This is the layer of floor that you will see and walk on.

5. **Flood Resistant Materials** are materials used in building construction that are capable of withstanding direct and prolonged contact with floodwaters without sustaining significant damage. Some examples of this are concrete, metal, brick and some timber. Avoid using materials like carpet, plaster and some timber.

6. **Nominal Flood Protection Level** is the minimum height required to protect a building or its contents, which includes a freeboard above the 1% AEP flood level.

Disclaimers

1. The area referred to in this letter as the ‘proposed development location’ is the land parcel(s) that, according to the Authority’s assessment, most closely represent(s) the location identified by the applicant. The identification of the ‘proposed development location’ on the Authority’s GIS has been done in good faith and in accordance with the information given to the Authority by the applicant(s) and/or the local government authority.

2. While every endeavour has been made by the Authority to identify the proposed development location on its GIS using VicMap Parcel and Address data, the Authority accepts no responsibility for, or makes no warranty regarding, the accuracy or naming of this proposed development location according to its official land title description.

3. No warranty is made as to the accuracy or liability of any studies, estimates, calculations, opinions, conclusions, recommendations (which may change without notice) or other information contained in this letter and, to the maximum extent permitted by law, the Authority disclaims all liability and responsibility for any direct or indirect loss or damage which may be suffered by any recipient or other person through relying on anything contained in or omitted from this letter.

4. This letter has been prepared for the sole use by the party to whom it is addressed, and no responsibility is accepted by the Authority regarding any third-party use of the whole or of any part of its contents. Neither the whole nor any part of this letter or any reference thereto may be included in any document, circular or statement without the Authority’s written approval of the form and context in which it would appear.

5. The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.

6. Please note that land levels provided by the Authority are an estimate only and should not be relied on by the applicant. Prior to any detailed planning or building approvals, a licensed surveyor should be engaged to confirm the above levels.

7. The flood information provided in this letter is generally more up to date than the Flood Overlay (FO) or Land Subject to Inundation Overlay (LSIO). This is because the Authority continually updates its flood information whenever new information becomes available. The overlays mentioned above are maintained by Council and are often out of date (by years in some areas).

DEVELOPMENT SOLUTIONS VICTORIA
PLAN | CONNECT | FACILITATE

Submission 3

Our Ref: 23114

29th May, 2025

Kellinde Chester
East Gippsland Shire Council
Strategic Planning Coordinator
PO Box 1618
Bairnsdale Vic 3875

Dear Kellinde,

Re: Planning Scheme Amendment C169egip
Update the Municipal Planning Strategy and the Planning Policy Framework
Request for RLZ Schedule Variation or Rezoning to LDRZ (McTaggarts Road, Eagle Point)

Development Solutions Victoria act on behalf of [redacted] owners of land in McTaggarts Road, Eagle Point.

This submission responds to Amendment C169 to the East Gippsland Planning Scheme, which proposes updates to the Municipal Planning Strategy (MPS) and Planning Policy Framework (PPF) to implement strategic directions outlined in the Council Plan (CP), Economic Development Strategy (EDS), Environmental Sustainability Strategy (ESS), and Housing and Settlement Strategy (HSS).

McTaggarts Road is an established rural residential area with allotments ranging from 5 to 14 hectares. The road extends approximately 1.6 kilometres from Paynesville Road to Jones Road and lies just beyond the current township boundary. A minor increase in residential density, achievable through reduced minimum lot sizes via a revised Rural Living Zone (RLZ) schedule or rezoning to Low Density Residential Zone (LDRZ) would allow for a limited number of additional lots while preserving the area's semi-rural character.

This area is ideally positioned to accommodate incremental growth due to its proximity to the Paynesville township boundary and existing infrastructure. Allowing carefully managed infill development here would support regional growth objectives and improve housing affordability and availability.

In 2023, several McTaggarts Road landowners engaged Development Solutions Victoria to begin discussions with East Gippsland Shire Council's strategic planning team. These preliminary conversations indicated that, subject to expert assessment, the area could accommodate additional development without adversely affecting environmental values.

Section 8.5 of the 2023 Housing and Settlement Strategy notes that increased density within RLZ or LDRZ areas should only occur where environmental impacts are minimal, hazard risks are low, and infrastructure is sufficient. Based on earlier communications with Council, there is confidence that these conditions can be met.

48 Bailey Street, Bairnsdale VIC 3875 03 5152 4858 admin@devsolvic.com.au www.devsolvic.com.au

DEVELOPMENT SOLUTIONS VICTORIA
PLAN | CONNECT | FACILITATE

Victoria's current housing crisis highlights the need for strategic planning that accommodates diverse lifestyle preferences, including rural residential living. While the Eagle Point Growth Area Structure Plan will deliver higher-density housing within the township boundary, nearby areas like McTaggarts Road although outside the designated structure plan areas, can play a complementary role by providing low-density, lifestyle-oriented housing. Supporting limited rural residential development here would increase housing choice, while maintaining the area's character and ensuring growth is directed to locations with existing infrastructure and minimal environmental risk.

It is respectfully requested that landowners in the McTaggarts Road and Jones Road be given the opportunity to present their case to any appointed Planning Panel, and that Council consider rezoning this area to LDRZ or amend the existing RLZ schedule to allow smaller minimum lot sizes while retaining the rural character and environmental integrity of the locality.

Should you wish to discuss any element of this request further, please do not hesitate to contact our office on 03 5152 4858.

Regards,



Courtney Campbell
Development Solutions Victoria

Submission 4

URPS

Melbourne
Level 3, 107 Elizabeth St
Melbourne VIC 3001
03 8593 9650

urps.com.au

ADL | MEL | PER

Ref: 22MEL-0020

30 May 2025

East Gippsland Shire Council
Strategic Planning Team
PO Box 1618
Bairnsdale VIC 3875

Via email: strategicplanning@egipps.vic.gov.au

Submission to Amendment C169egip

URPS have been engaged to prepare a submission in response to proposed Amendment C169egip (the Amendment). The Amendment proposes to implement several Council strategies by introducing new or revised local policy content into the East Gippsland Planning Scheme, specifically in relation to the Council Plan, economic development, environmental sustainability, and housing and settlement. This submission addresses the proposed changes concerning housing and settlement ordinance.

We submit that, as currently drafted, the Amendment contains preferential policy for infill development and does not provide an appropriate avenue for Council to consider alternative housing supply opportunities, particularly for new opportunities for low density residential development.

It is acknowledged that infill development is critical to delivering diversified housing stock and infrastructure efficiencies. For regional municipalities, the benefits of infill development are more notable when considering the complexities of non-metropolitan planning; however, positioning infill development as a policy panacea for future housing supply will only serve to constrain Council's scope of discretion, particularly when considering residential development is directly influenced by market demands.

In a previous submission to Council in relation to Bairnsdale, we highlighted that the adopted East Gippsland Housing and Settlement Strategy (HSS) did not undertake the necessary analysis to support the position that there is sufficient housing supply available based on the following:

- The dwelling capacity results consist of vacant and non-vacant capacity. The majority of capacity within Bairnsdale comprised of non-vacant land (69%), with vacant capacity at 31% comparatively.
- Bairnsdale's housing supply (24 years of supply) is predicated on infill development; however, the HSS did not undertake a detailed analysis of historical take-up rates

for the township, including historical rates of infill development within established areas.

When considering the above, we submit that the limited scope of the amendment may result in unintended consequences given the reliance of infill development for future housing supply. We also note that the amendment contains little policy guidance for non-infill growth, which effectively embeds infill as the only form of development to be granted consideration by the East Gippsland Planning Scheme.

We highlight Clause 11.01-1R (Settlement – Gippsland) contains the following strategy:

> *Support new urban growth fronts in regional centres where natural hazards and environmental risks can be avoided or managed.*

We submit that the amendment does not align with the policy contained in Clause 11.01-1R and may unreasonably restrict consideration of future planning opportunities due to its myopic structure. In submission to Amendment C169, we propose minor additions to the draft Municipal Planning Strategy and Local Planning Policy Framework ordinance. The proposed changes are included as attachments to this submission.

The proposed changes are intended to provide scope for the consideration of new growth fronts, consistent with State and Regional policy, to provide alternative supply of housing (such as low density residential lots) where infrastructure is available and environmental impacts can be appropriately managed.

We submit that our proposed changes do not undermine the intent of proposed Amendment C169; however, enables a wider scope of consideration for Council in relation to future housing supply and settlement for Bairnsdale.

We look forward to your position consideration of this submission. Should you have any queries regarding this submission, please contact the undersigned on [redacted] or via email (pbeatty@urps.com.au).

Yours sincerely,

[redacted]

Paul Beatty
Director

02.03 STRATEGIC DIRECTIONS

25/11/2022
C162egip

02.03-1 Settlement

--/--/----
Proposed C169egip

Managing growth

The East Gippsland Settlement Framework Plan at Clause 02.04 illustrates the roles of towns and settlements within the municipality.

The Regional Centre, Service Towns and Towns have the greatest capacity to accommodate additional growth and are the priority for future urban development. New urban development should be supported by reticulated services, coordinated infrastructure and community facilities.

A network of small rural towns and settlements is critical to the environmental, social and economic prosperity of the municipality. Small rural towns and settlements will be supported to ensure the long-term viability of these communities.

Council seeks to manage growth by:

- Directing growth within the settlement boundaries of towns and settlements in accordance with their role and function as set out in the East Gippsland Settlement Roles Plan at Clause 02.04.
- Prioritising efficient and effective use of existing urban zoned land resources over spatial growth of settlements.
- Not supporting residential development where there is an unacceptable risk to human life from bushfire, flood, or erosion, or in areas of significant environmental value.

Settlement Roles

Settlement Category	Current Role	Future Role
REGIONAL CENTRE Bairnsdale	▪ A large, diverse population and housing base providing essential services including education, health, sport and recreation, civic functions, commercial, retail and interchange points for public transport. ▪ Large employment base with strong connections with surrounding settlements. ▪ Fully serviced by reticulated water and sewerage, with low density residential development reliant upon onsite wastewater disposal.	▪ Maintains and enhances its current role as the primary centre for population, employment and services. ▪ Primary location for future population growth and residential development. ▪ Growth is supported through further development of existing residentially zoned areas. ▪ Maintains role as primary commercial, industrial, retail and service centre.
SERVICE TOWNS Lakes Entrance, Paynesville, Orbost and Omeo	▪ Moderate to larger populations providing a variety of housing and a moderate employment base within commercial and industrial centres. ▪ Service Towns are generally popular visitor and retirement destinations. ▪ Fully serviced by reticulated water and sewerage, with low density residential development reliant upon onsite wastewater disposal.	▪ Population growth and residential development is supported, subject to consideration of environmental values and environmental risk constraints. ▪ Demand for housing is encouraged through diverse, medium density, infill development in established residential areas. ▪ Maintains role as secondary commercial, industrial, retail and service centre.

Settlement Category	Current Role	Future Role
TOWNS Eagle Point, Metung, Lindenow, Bruthen, Swan Reach, Johnsonville, Nicholson, Newmerella, Marlo, Cann River, Mallacoota	▪ Small to moderate populations and includes a local employment base. ▪ Commercial activity and community facilities are limited but provide important local services. ▪ Partially serviced by reticulated water and sewerage infrastructure.	▪ Incremental change will be supported within the extent of existing residential zoned areas through medium density infill development, subject to consideration of environmental risk constraints. ▪ Maintains small scale commercial and community facilities.
RURAL TOWNS Raymond Island, Newlands Arm, Nungurner, Swifts Creek, Buchan, Bemm River, Ensay, Nowa Nowa, Lake Tyers Beach	▪ Limited urban zoned land and small populations. ▪ Commercial areas and community facilities are limited but provide important local services. ▪ Generally, do not have access to reticulated services.	▪ Small scale population growth and housing development is supported within existing residentially zoned areas. ▪ Minimal change via infill development in established residential areas is preferred, subject to consideration of environmental values and environmental risk constraints.
REMOTE SETTLEMENTS AND RURAL DISTRICTS Including places such as: Club Terrace, Bonang, Bendoc, Cabbage Tree Creek, Tambo Upper	▪ Areas of dispersed dwellings primarily within the Farming Zone. ▪ Limited urban zoning, commercial activity, community facilities or reticulated services.	▪ Development that is justified to support population retention will be considered, subject to consideration of environmental values and environmental risk constraints.

02.03-2
--/--/----
Proposed C169egip

Environmental and landscape values

Environmental Sustainability Principles

The *East Gippsland Environmental Sustainability Strategy 2022-2032* promotes the following goals:

- Conservation of the natural environment and biodiversity.
- Sustainable management of natural resources, including climate mitigation.
- Community participation in climate response.
- Respect and alignment with the rights of Traditional Owner Groups.
- Sustainable economic growth and new job opportunities.
- Growth in the circular economy.
- Community resilience to increasing climate risk and natural disasters.

These goals guide Council's strategic approach to preserve and enhance environmental and landscape values.

Biodiversity and habitat conservation

East Gippsland is renowned for its biodiversity and habitat values and hosts many significant sites. Council seeks to manage biodiversity and habitat by:

- Protecting and enhancing the habitat and biodiversity of our remnant native forests, rivers, waterways, lakes, wetlands and marine environments.
- Protecting remnant native vegetation.
- Managing the use of lakes, marine and coastal areas in a sustainable manner.

- Ensuring land use and development responds to and respects significant biodiversity and habitat values.
- Managing the impact of land use and development on areas of high value biodiversity and habitat significance.

Significant environments and landscape

East Gippsland is home to significant environments and landscapes, highly valued for their aesthetics, biodiversity and cultural qualities. Large areas of East Gippsland are classified by the National Trust as landscapes of special regional significance.

Council seeks to manage significant environments and landscapes by:

- Protecting areas of environmental, landscape, heritage or scenic value, particularly coastal/lakes areas; river catchments; scenic transport corridors; ridgelines and roadside vegetation.
- Encouraging development in significant landscape areas that respects its character and preserves its aesthetic values.

02.03-3 Environmental risks and amenity

--/--/----
Proposed C169egip

Council plays an important role in managing and mitigating the environmental risks associated with:

- Sea level rise and storm surges.
- Bushfire, relative to many other areas of Victoria.
- Flooding associated with major river basins and the Gippsland Lakes.
- Variability in geology and landform resulting in areas being prone to erosion and landslip.

These risks are exacerbated by climate change which is causing an increase in sea levels, a decrease in rainfall and more frequent and severe fire and storm events. This will impact settlements, biodiversity, stormwater quality, infrastructure and agriculture.

Council seeks to manage environmental risks and amenity by:

- Prioritising the protection of life and property.
- Ensuring land use and development considers community resilience.
- Avoiding land use and development in areas where an environmental risk has been identified, including on land:
  - Affected by riverine flooding and/or coastal inundation.
  - Prone to salinity or acid sulphate soils.
  - Prone to erosion, subsidence and/or landslip.
  - Prone to bushfire.
- Collaborating with relevant agencies to understand the impact of climate-induced environmental risks.
- Encouraging appropriate management of private and public land to protect and enhance environmental quality.

02.03-4 Natural resource management

25/11/2022
C162egip

The region's considerable natural resources include agriculture, forestry and timber, water and minerals.

Special Water Supply Catchments for domestic water supply on the southern side of the Great Dividing Range have been identified and need to be protected.

The Lindenow district covers some of the most productive agricultural land in East Gippsland and sustains a very diverse agricultural industry. Lindenow is recognised for producing top quality vegetables for the local and national market as well as high grade fine wool and dairy products.

The Mitchell River flats have a small minimum lot size for subdivision, in order to facilitate restructuring of holdings for agricultural purposes. Development of dwellings will generally require a permit, to minimise the impact of non-agricultural uses on valuable land and the operations being carried out on it.

Council's strategic directions for natural resource management are:

- Protecting water quality and quantity, particularly in water catchments used for domestic supply.
- Providing opportunities to add value to agricultural and timber products.
- Protecting high quality agricultural land from inappropriate development.
- Avoiding small lot subdivision of rural land.
- Providing for small lots where there is a lack of availability of undeveloped lots of the proposed size range in the area.
- Controlling the release of small-lot rural land and rezoning at a rate that ensures that land released does not compete with fully serviced lots in urban centres.
- Encouraging exploration for and development of mineral resources in appropriate areas.

02.03-5 Built environment and heritage

--/--/---- Proposed C169egip

The built environment of East Gippsland is characterised by a network of settlements connected by areas of natural beauty, environmental and cultural value. Each settlement has a distinctive history, character and cultural heritage which is evidenced by the many buildings and places of known heritage significance.

Council seeks to manage the built environment and heritage by:

- Supporting appropriately designed and located development that complements the built form, character, environmental, topographical and landscape values of its location.
- Supporting environmentally sustainable development and seeking to optimise energy, water and natural resource efficiency in the planning of urban areas and construction and operation of buildings.
- Protecting places of Aboriginal or post-European settlement heritage significance.

02.03-6 Housing

--/--/---- Proposed C169egip

Housing Supply

It is projected that approximately 8,300 new homes will be required to accommodate population growth by 2041. There is a need to diversify housing types to meet challenges associated with affordable housing and changing demographics, including an ageing population and smaller household sizes.

Increasing environmental risks associated with climate change means there is a need to provide housing that optimises the use of existing residential land resources and embeds environmentally sustainable design principles.

Council seeks to manage housing supply by:

- Supporting the efficient use of land and infrastructure by encouraging medium density infill development in existing residential areas with convenient access to employment, shops and services.

- Aligning housing development with the provision of appropriate infrastructure.
- Encouraging diversity in dwelling type, size, adaptability and accessibility to provide greater choice and affordability to suit a range of community needs.
- Encouraging housing development that enhances the character and environmental values of towns and settlements.
- Encouraging environmentally sustainable design and integrated water management measures within new development.
- Investigating opportunities for low density residential development located close to existing towns where access to infrastructure is available and environmental constraints can be appropriately managed.

Formatted: Bulleted + Level: 1 + Aligned at: 2.62 cm + Indent at: 3.26 cm

Rural residential development

Rural living areas in East Gippsland offer lifestyle opportunities, however, they must be managed to ensure they positively contribute to the character of East Gippsland and support sustainable land use practices.

Council seeks to manage rural residential development by:

- Directing rural residential development to appropriate Rural Living Zone areas.
- Ensuring rural residential development does not adversely impact viable agricultural land.
- Considering rural residential development opportunities in remote rural settlements only where it is justified to support population retention and subject to the consideration of environmental hazards, environmental constraints, and accessibility.

02.03-7 Economic development

--/--/----
Proposed C169egip

Employment

Key existing industries in East Gippsland include agriculture, forestry, tourism, hospitality, fishing, timber, education and health care services. These industries should be preserved to ensure ongoing economic growth and employment opportunities.

There is an opportunity to diversify and strengthen the economy through the growth and maturation of emerging industries such as food manufacturing, arts, culture and heritage education.

A resilient and growing economy will provide benefits for local people, businesses, and the natural environment.

Council seeks to support employment growth by:

- Protecting the productivity of key existing agriculture, forestry, tourism, hospitality, fishing, timber, education, and health care industries.
- Supporting a sustainable forestry and timber processing sector.
- Supporting the growth of emerging high-tech manufacturing, food processing, arts, culture and heritage education industries.
- Supporting the provision of appropriate digital infrastructure for East Gippsland businesses.

Tourism

The tourism industry attracted over 1.3 million visitors in 2017-18, contributing over $325 million to the regional economy. East Gippsland is seen as a region with great tourism potential based on its nature based experiences.

Council seeks to encourage nature based tourism development to complement opportunities in the State and National Parks.

02.03-8 Transport

--/--/----
Proposed C169egip

East Gippsland contains three key vehicle routes: Princes Highway, Monaro Highway and the Great Alpine Road. These routes provide access to key population centres, important transport and freight networks and offer touring routes and links to tourism destinations. The quality and efficiency of transport networks are vital to the competitiveness of key commercial and industrial sectors, particularly tourism and agriculture.

There is an opportunity to improve transport opportunities for sustainable forms of transport such as walking and cycling. New development must provide for active transport infrastructure to reduce car dependency.

Council seeks to support transport by:

- Encouraging the provision of a diverse range of transport modes including private vehicles, public transport, pedestrian and cyclist facilities between and within towns.
- Protecting and enhancing the operation of local airfields, ports and rail infrastructure to support economic development, emergency management and tourism.

02.03-9 Infrastructure

--/--/----
Proposed C169egip

As development in East Gippsland occurs, the demand for infrastructure grows. This includes community infrastructure such as health, education, arts and culture and recreation, and development infrastructure such as water supply, sewerage, roads, drainage and waste management.

Council and developers will need to invest in community and development infrastructure to service growth. Infrastructure must be delivered in a coordinated, efficient and timely manner, utilising developer contributions where appropriate.

Council seeks to support the efficient delivery of community and development infrastructure by:

- Facilitating the coordinated delivery of a range of education, health, aged care, art and culture and community facilities and services in the region in conjunction with other agencies.
- Supporting the provision of public open space to offer passive and active recreation opportunities for a diverse range of users.
- Ensuring developers financially contribute to the delivery of infrastructure and services that are required to meet increasing community demands as a result of new development.
- Supporting environmentally sustainable infrastructure and digital connectivity.
- Supporting provision of reticulated sewerage in un-serviced towns where practical.
- Addressing local capacity issues relating to drainage infrastructure and impacts to existing drainage basins and floodplains.

EAST GIPPSLAND PLANNING SCHEME

11.03 PLANNING FOR PLACES

31/07/2018
VC148

11.03-1S Activity centres

03/02/2022
VC199

Objective

To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.

Strategies

Build up activity centres as a focus for high-quality development, activity and living by developing a network of activity centres that:

- Comprises a range of centres that differ in size and function.
- Is a focus for business, shopping, working, leisure and community facilities.
- Provides different types of housing, including forms of higher density housing.
- Is connected by transport.
- Maximises choices in services, employment and social interaction.

Support the role and function of each centre in the context of its classification, the policies for housing intensification, and development of the public transport network.

Undertake strategic planning for the use and development of land in and around activity centres.

Give clear direction on preferred locations for investment.

Encourage a diversity of housing types at higher densities in and around activity centres.

Reduce the number of private motorised trips by concentrating activities that generate high numbers of (non-freight) trips in highly accessible activity centres.

Improve access by walking, cycling and public transport to services and facilities.

Support the continued growth and diversification of activity centres to give communities access to a wide range of goods and services, provide local employment and support local economies.

Encourage economic activity and business synergies.

Improve the social, economic and environmental performance and amenity of activity centres.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)
- *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021)

11.03-1L-01 Bairnsdale Activity Centre

--/--/----
Proposed C169egip

Policy application

This policy applies to all land shown on Map 1 to this clause.

Strategies

Consolidate commercial development within the town boundary.

Locate major retail development within the core retail area and discourage fragmentation of this area.

Encourage revitalisation of the activity centre and further improve its appearance and image.

Encourage motels, medical centres and small offices to locate within the mixed use zone at Main Street and Macleod Street.

Support development that enhances linkages between Bairnsdale CBD and the Mitchell River.

Facilitate improved vehicle, pedestrian and cycle circulation and movement patterns within the Bairnsdale activity centre.

Maintain heritage elements in the activity centre, such as brick channels and metal grates.

Facilitate development of administrative, cultural, recreational and community services within the Bairnsdale activity centre.

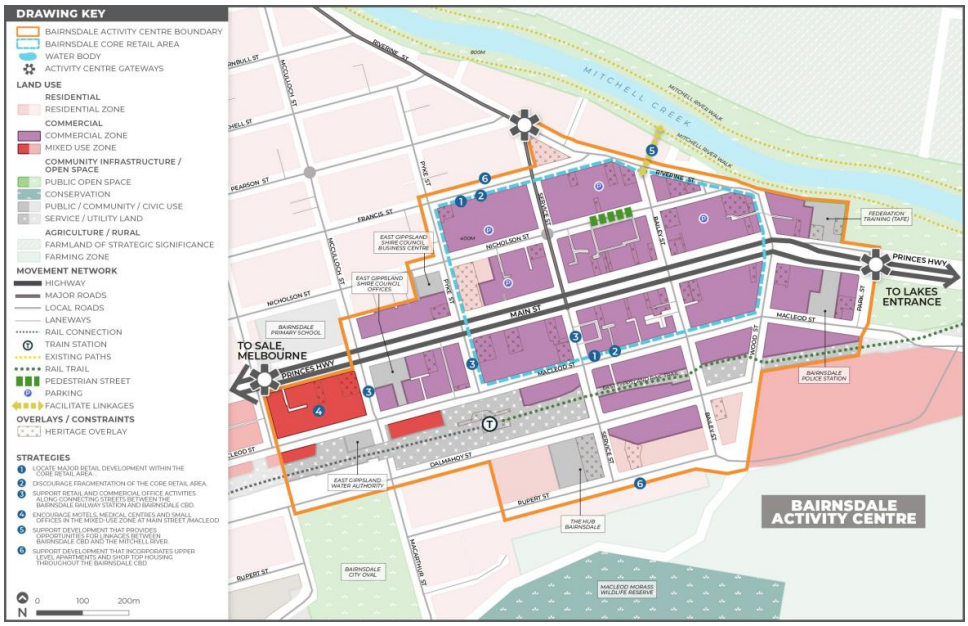
Support retail and commercial office activities along connecting streets between the Bairnsdale Railway Station and Bairnsdale activity centre.

Protect and enhance the Main Street gardens as a recreation and community space that is a distinguishing characteristic of Bairnsdale.

Support development adjoining laneways that incorporate active laneway frontages.

Facilitate improvements to the north-south connections between the Nicholson Street Mall and Main Street Gardens.

Map 1 - Bairnsdale Activity Centre Framework Plan



11.03-1L-02 Paynesville Activity Centre

--/--/----
Proposed C169egip

Policy application

This policy applies to Map 1 to this clause.

Strategies

Facilitate integration and linkages between the activity centre and the foreshore, the active waterfront and the Slip Road Maritime precinct.

Enhance and create existing and new public spaces in the activity centre.

Encourage built form, architectural and design features that reflect the village like feel, pedestrian scale and distinctive maritime character of Paynesville.

Facilitate an active waterfront as a place where boats and visitors can access the activity centre.

Develop tourism opportunities to support the nature based and eco-tourism experiences at this gateway to the Gippsland Lakes.

Support retail premises, tourist accommodation, hotels and motels, holiday flats and restaurants.

Encourage non-vehicular pedestrian and bicycle trails that link activity spaces, precincts and the wider township area.

EAST GIPPSLAND PLANNING SCHEME

Map 1 - Paynesville Activity Centre



11.03-1L-03 Lakes Entrance Activity Centre

--/--/----
Proposed C169egip

Policy application

This policy applies to all land shown on Map 1 to this clause.

Strategies

Contain development of the central business area between Church Street and the Esplanade west of Myer Street.

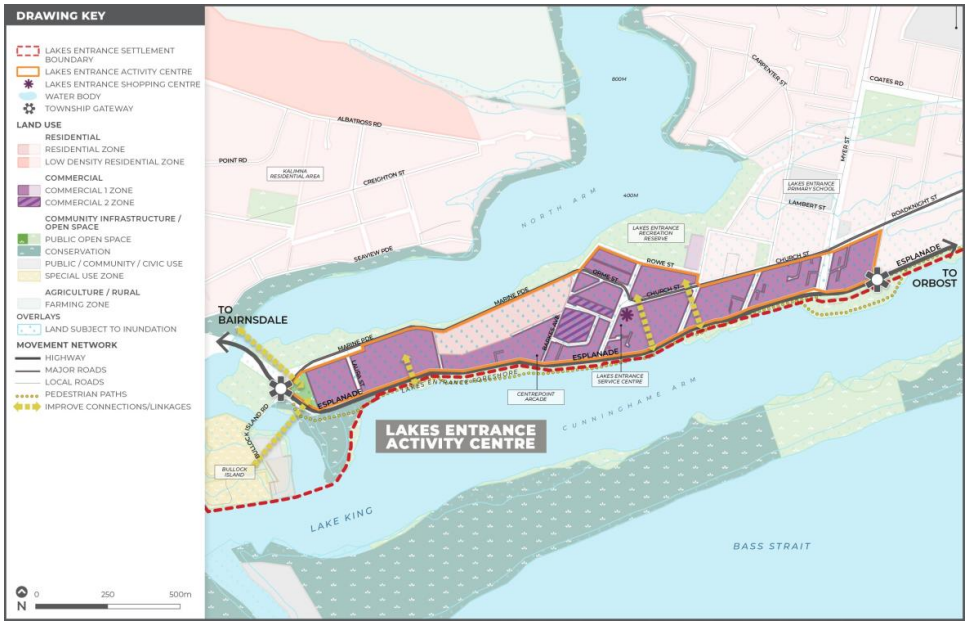
Encourage buildings on main commercial streets to have active retail ground floor uses and residential uses above.

Encourage medium-rise residential and commercial development.

Encourage development with no front setbacks along The Esplanade to provide street level activity.

Encourage service businesses and large floor space retail uses to locate in the Commercial 2 Zone east of Barkes Avenue.

Map 1 - Lakes Entrance Activity Centre Framework Plan



11.03-2S Growth areas

04/05/2022
VC210

Objective

To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas.

Strategies

Concentrate urban expansion into growth areas that are served by high-capacity public transport.

Implement the strategic directions in the Growth Area Framework Plans.

Encourage average overall residential densities in the growth areas of a minimum of 15 dwellings per net developable hectare, and over time, seek an overall increase in residential densities to more than 20 dwellings per net developable hectare.

Deliver timely and adequate provision of public transport and local and regional infrastructure and services, in line with a preferred sequence of land release.

Provide for significant amounts of local employment opportunities and in some areas, provide large scale industrial or other more regional employment generators.

Create a network of mixed-use activity centres that are high quality, well designed and create a sense of place.

Provide a diversity of housing type and distribution.

Retain unique characteristics of established areas impacted by growth.

Protect and manage natural resources and areas of heritage, cultural and environmental significance.

Create well planned, easy to maintain and safe streets and neighbourhoods that reduce opportunities for crime, improve perceptions of safety and increase levels of community participation.

Develop Growth Area Framework Plans that will:

- Include objectives for each growth area.
- Identify the long term pattern of urban growth.
- Identify the location of broad urban development types, for example activity centre, residential, employment, freight centres and mixed use employment.
- Identify the boundaries of individual communities, landscape values and, as appropriate, the need for discrete urban breaks and how land uses in these breaks will be managed.
- Identify transport networks and options for investigation, such as future railway lines and stations, freight activity centres, freeways and arterial roads.
- Identify the location of open space to be retained for recreation, and/or biodiversity protection and/or flood risk reduction purposes guided and directed by regional biodiversity conservation strategies.
- Show significant waterways as opportunities for creating linear trails, along with areas required to be retained for biodiversity protection and/or flood risk reduction purposes.
- Identify appropriate uses for constrained areas, including quarry buffers.

Develop precinct structure plans consistent with the *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021) approved by the Minister for Planning to:

- Establish a sense of place and community.
- Create greater housing choice, diversity and affordable places to live.
- Create highly accessible and vibrant activity centres.
- Provide for local employment and business activity.

- Provide better transport choices.
- Respond to climate change and increase environmental sustainability.
- Deliver accessible, integrated and adaptable community infrastructure.

Policy documents

Consider as relevant:

- Any applicable Growth Area Framework Plans (Department of Sustainability and Environment, 2006)
- *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021)
- *Ministerial Direction No. 12 – Urban Growth Areas*

11.03-2L-01 Bairnsdale

--/--/----
Proposed C169egip

Policy application

This policy applies to all land shown in Map 1 to this clause.

Strategies

Encourage infill industrial development on serviced industrial land and encourage expansion around Bosworth Road, Holloway Street and Kyle Street.

Avoid further linear expansion of commercial use and development adjacent to the Princes Highway outside the township boundary.

Encourage enhancement of the Mitchell River corridor, restoration of the Port of Bairnsdale and development of a Botanical Gardens in the area between Clifton Creek backwater and the Mitchell River.

Encourage transport businesses and light industry in the Mixed-Use Zone south of the Princes Highway.

Encourage medical related uses and offices in the Mixed-Use Zone at Main Street and Gould Street.

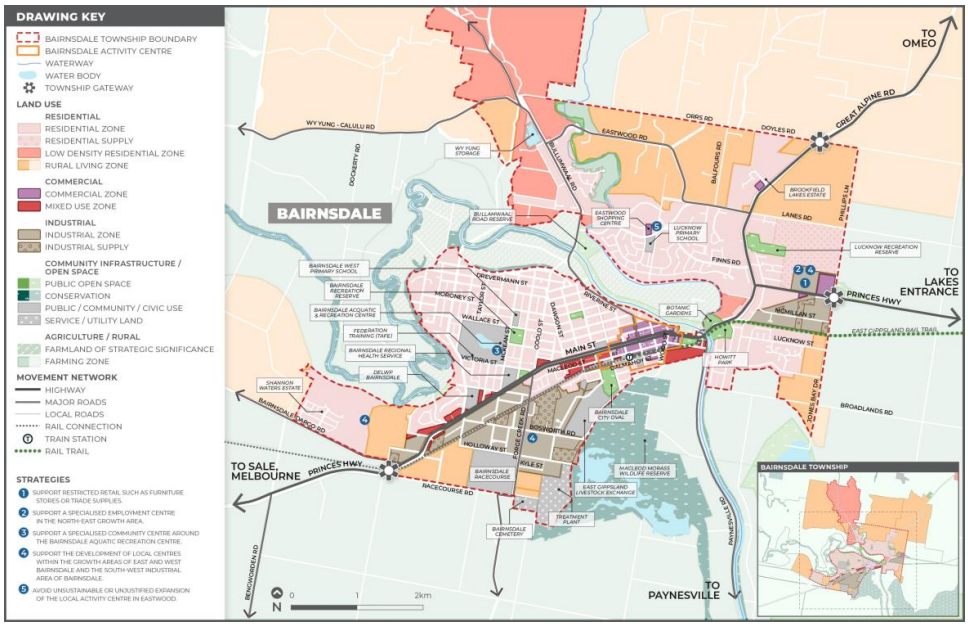
Protect Macleods Morass from adverse impacts of urban uses.

Encourage a consolidated community and recreation node with opportunities for medium density housing and neighbourhood activity centre within 400 metres walking distance of the Bairnsdale Aquatic Recreation Centre.

Consider expansion of the local activity centre in Eastwood where it can be justified and will not detract from the primary activity centre of Bairnsdale or other neighbourhood activity centres.

Investigate opportunities for new low density residential development where land has access to existing infrastructure and environmental risks can be appropriately managed.

Map 1 - Bairnsdale Framework Plan



11.03-2L-02 East Bairnsdale/Lucknow

--/--/----
Proposed C169egip

Policy application

This policy applies to all land shown in Map 1 to this clause.

Objective

To implement the East Bairnsdale/Lucknow Structure Plan.

General strategies

Promote the East Bairnsdale and Lucknow precinct for urban growth with a mix of residential, local scale commercial and industrial uses.

Encourage a diversity of dwelling types to meet a range of housing needs.

Encourage housing renewal along Great Alpine Road.

Ensure development along Princes Highway and at the eastern township gateway provides an attractive entrance to Bairnsdale.

Ensure development positively addresses waterways, passive open space areas, East Gippsland Rail Trail and the Lucknow Recreation Reserve.

Ensure residential development is compatible with land use activities in commercial and industrial areas.

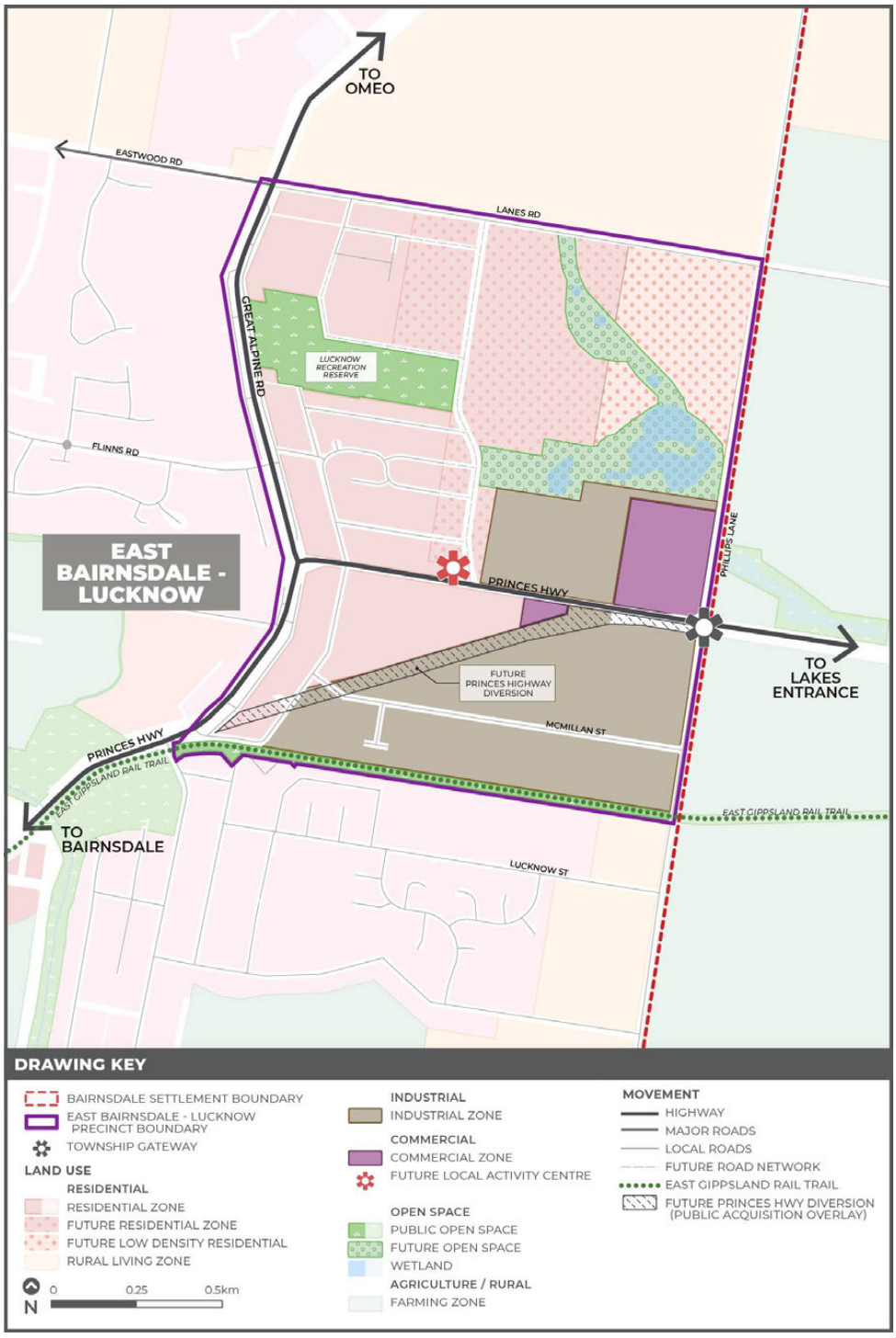
Improve connectivity by providing a movement network that integrates with existing neighbourhoods, employment and recreation facilities.

Plan for community and recreation infrastructure, including a multipurpose community centre.

Policy document

East Bairnsdale/Lucknow Structure Plan (2013)

Map 1 - East Bairnsdale and Lucknow Precinct Plan



11.03-2L-03 Paynesville

--/--/----
Proposed C169egip

Policy application

This policy applies to all land in the Paynesville Framework Plan to this clause.

Strategies

Provide a variety of housing types and styles that add to the special character of Paynesville.

Provide linkages between residential, commercial, recreation, town centre activity areas, the foreshore, the waterfront and the hinterland.

Develop tourism opportunities and event spaces that facilitate an all year-round destination.

Encourage the maritime industry (including marinas and workshop facilities) and service industry in the Industrial 3 Zone at Slip Road.

Discourage industry that is not reliant on access to water in the Industrial 3 Zone on Slip Road. Expand the town westwards generally between Waratah Avenue and Grandview Road.

Contain urban development within the area to the east of Grandview Road. Promote higher densities in the redevelopment of existing areas.

Provide a distinct separation of Eagle Point and Paynesville incorporating extensive open space areas.

Provide expansive green edges to abut entry roads to maintain the sense of country atmosphere to the arrival experience.

Encourage development of a variety of tourist accommodation options within Paynesville, particularly in the town centre or close to the canals.

Encourage the use of the site adjoining the coast north-west of Paynesville, to be developed for resort development or for urban/residential use.

Plan any resort development as an integrated development that does not include land uses that would be prejudicial to the primacy of the Paynesville activity centre.

Policy guideline - Paynesville

Consider as relevant:

Encouraging a variety of lot sizes in new subdivisions on greenfield sites, with an average gross lot yield of 8-10 lots per hectare.

EAST GIPPSLAND PLANNING SCHEME

Map 1 - Paynesville Framework Plan



11.03-2L-04 Lakes Entrance

--/--/----
Proposed C169egip

Policy application

This policy applies to all land shown in Map 1 to this clause and Rural Living Zones in the Colquhoun area.

Strategies

Provide additional industrial land in Lakes Entrance as identified on Map 1 to this clause.

Ensure subdivision, use and development in the Colquhoun area protects and enhances environmental values through revegetation and rehabilitation.

Improve the town entry by the use of enhanced landscape treatment.

Improve linkages between the town centre and the Kalimna residential area.

Encourage the development of the large rural holding north of Kalimna (adjoining North Arm) either for a resort-style development or an integrated residential development with recreational/tourist components.

Improve pedestrian connections in the retail centre between Church Street, The Esplanade, and the foreshore.

Protect and enhance foreshore views along The Esplanade through sensitive building design.

Encourage a variety of recreational and tourism use and development that is well connected to the commercial centre.

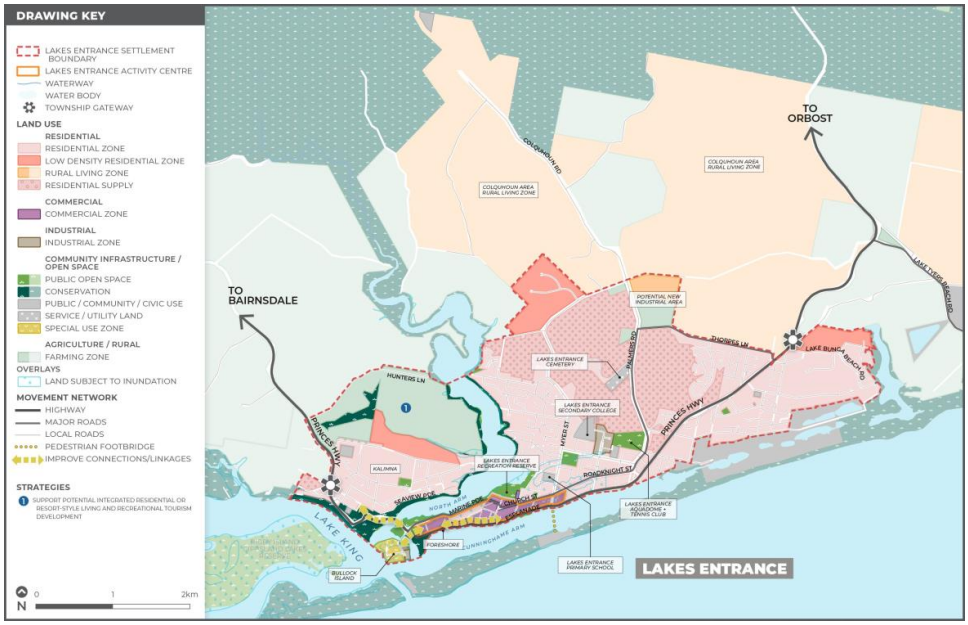
Support recreational and tourist opportunities to be located in the western portion of Bullock Island and provide improved linkages between Bullock Island and Lakes Entrance commercial centre.

Policy guideline

Consider as relevant:

- Preserving environmental values through revegetation, rehabilitation or fencing on land in the Rural Living Zones in the Colquhoun area.
- The need for an agreement under Section 173 of the Planning and Environment Act 1987 to implement or control future use and maintenance of the rural residential land in the Colquhoun area.

Map 1 - Lakes Entrance Framework Plan



11.03-3S Peri-urban areas

31/07/2018
VC148

Objective

To manage growth in peri-urban areas to protect and enhance their identified valued attributes.

Strategies

Identify and protect areas that are strategically important for the environment, biodiversity, landscape, open space, water, agriculture, energy, recreation, tourism, environment, cultural heritage, infrastructure, extractive and other natural resources.

Provide for development in established settlements that have capacity for growth having regard to complex ecosystems, landscapes, agricultural and recreational activities including in Warragul-Drouin, Bacchus Marsh, Torquay-Jan Juc, Gisborne, Kyneton, Wonthaggi, Kilmore, Broadford, Seymour and Ballan and other towns identified by Regional Growth Plans as having potential for growth.

Establish growth boundaries for peri-urban towns to avoid urban sprawl and protect agricultural land and environmental assets.

Enhance the character, identity, attractiveness and amenity of peri-urban towns.

Prevent dispersed settlement and provide for non-urban breaks between urban areas.

Ensure development is linked to the timely and viable provision of physical and social infrastructure.

Improve connections to regional and metropolitan transport services.

11.03-4S Coastal settlement

20/03/2023
VC229

Objective

To plan for sustainable coastal development.

Strategies

Plan and manage coastal population growth and increased visitation so that impacts do not cause unsustainable use of coastal resources.

Support a network of diverse coastal settlements that provide for a broad range of housing types, economic opportunities and services.

Identify a clear settlement boundary around coastal settlements to ensure that growth in coastal areas is planned and coastal values are protected. Where no settlement boundary is identified, the extent of a settlement is defined by the extent of existing urban zoned land and any land identified on a plan in the planning scheme for future urban settlement.

Minimise linear urban sprawl along the coastal edge and ribbon development in rural landscapes.

Protect areas between settlements for non-urban use.

Limit development in identified coastal hazard areas, on ridgelines, primary coastal dune systems, shorelines of estuaries, wetlands and low-lying coastal areas, or where coastal processes may be detrimentally impacted.

Encourage the restructure of old and inappropriate subdivisions to reduce development impacts on the environment.

Ensure a sustainable water supply, stormwater management and sewerage treatment for all development.

Minimise the quantity and enhance the quality of stormwater discharge from new development into the ocean, bays and estuaries.

Prevent the development of new residential canal estates.

Policy documents

Consider as relevant:

- *G21 Regional Growth Plan* (Geelong Region Alliance, 2013)
- *Gippsland Regional Growth Plan* (Victorian Government, 2014)
- *Great South Coast Regional Growth Plan* (Victorian Government, 2014)
- *Marine and Coastal Policy* (Department of Environment, Land, Water and Planning, 2020)
- *Marine and Coastal Strategy* (Department of Environment, Land, Water and Planning, 2022)
- *Siting and Design Guidelines for Structures on the Victorian Coast* (Department of Environment, Land, Water and Planning, 2020)

11.03-4L-01 Coastal settlements

--/--/----
Proposed C169egip

Strategies

Maintain the character of coastal settlements.

Ensure development protects and enhances landscape and environmental values and minimises impacts on sensitive coastal ecosystems and processes.

Provide high quality infrastructure, recreation facilities and open space networks that are well connected to activity nodes and sensitively link with areas of environmental and landscape value.

Direct lake-based tourism development to locate within urban areas.

Retain existing native vegetation and encourage indigenous vegetation planting on public and private land and as part of new development.

11.03-4L-02 Newlands Arm

--/--/----
Proposed C169egip

Policy application

This policy applies to all land shown in Map 1 to this clause.

Strategies

Protect the coastal character and setting of Newlands Arm by maintaining the underlying lot configuration created by the Newlands Arm Restructure Plan.

Encourage built form that is low in scale, is not visually intrusive and is sympathetic to the lakeshore location.

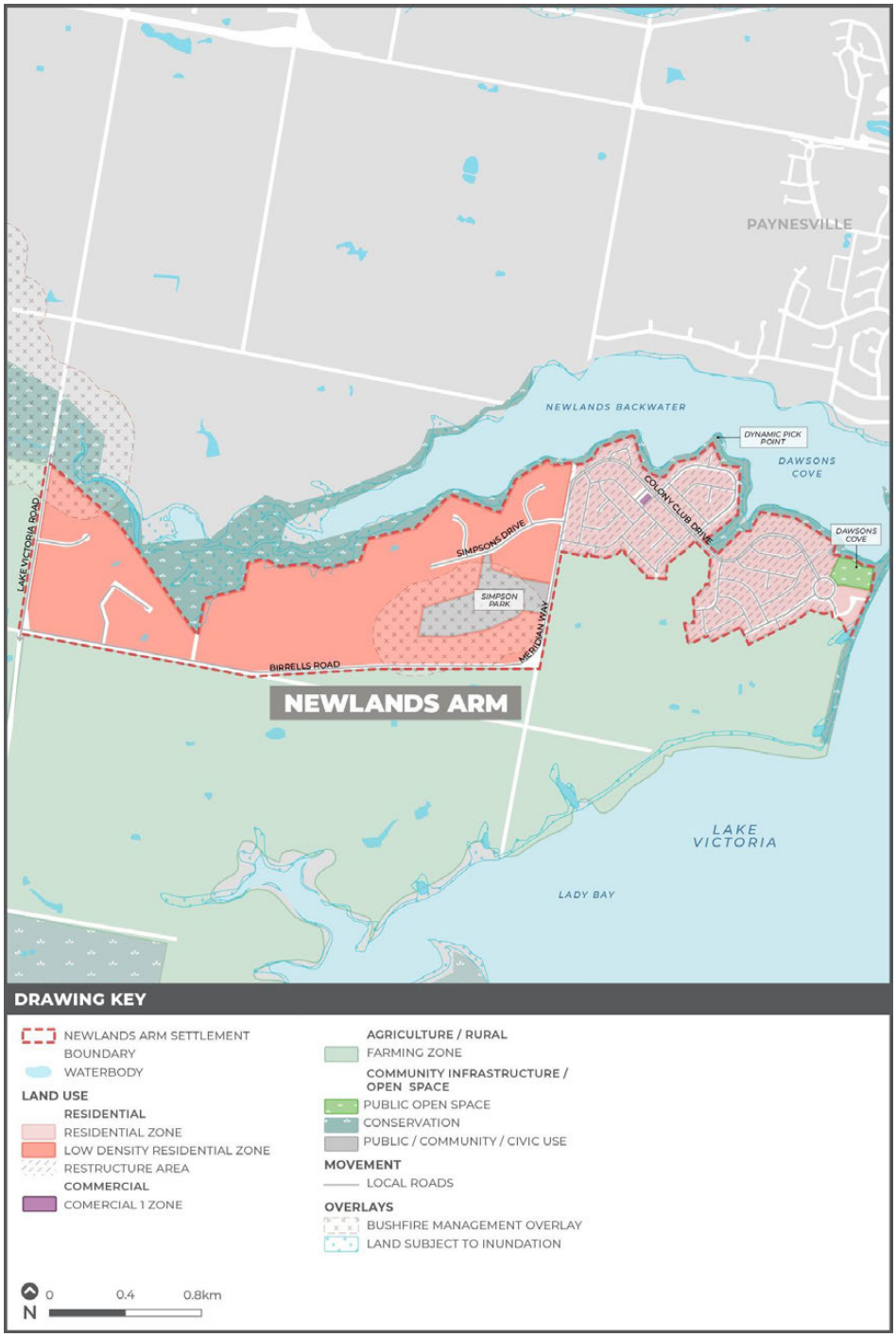
Protect and enhance the natural environment of the area, including the foreshore, Newlands backwater and Lake Victoria edge.

Protect views from the Newlands backwater and Lake Victoria through responsive landscaping, building siting and building height.

Encourage diversity in housing and small scale tourist accommodation.

Provide a pathway network within the town, linking key open space areas and focal points.

Map 1 - Newlands Arm Framework Plan



11.03-4L-03 Raymond Island

--/--/----
Proposed C169egip

Policy application

This policy applies to all land shown in Map 1 to this clause.

Strategies

Protect and enhance the well vegetated, low scale character of Raymond Island.

Facilitate small scale eco-tourism accommodation that respects the character of Raymond Island.

EAST GIPPSLAND PLANNING SCHEME

Map 1 - Raymond Island Framework Plan



11.03-4L-04 Metung

--/--/----
Proposed C169egip

Policy application

This policy applies to all land shown in Map 1 to this clause.

Strategies

Protect the landscape setting and environmental qualities that contribute to the 'village' character of Metung.

Ensure building heights and footprints retain the human and village scale of the area.

Protect visually and environmentally significant native vegetation, the vegetated escarpment of Lake King and vegetated wildlife corridors and wetlands.

Facilitate visual connections to the water and increased water edge activities.

Facilitate additional parking opportunities on the fringe of the village centre.

Ensure signage respects the village character of Metung.

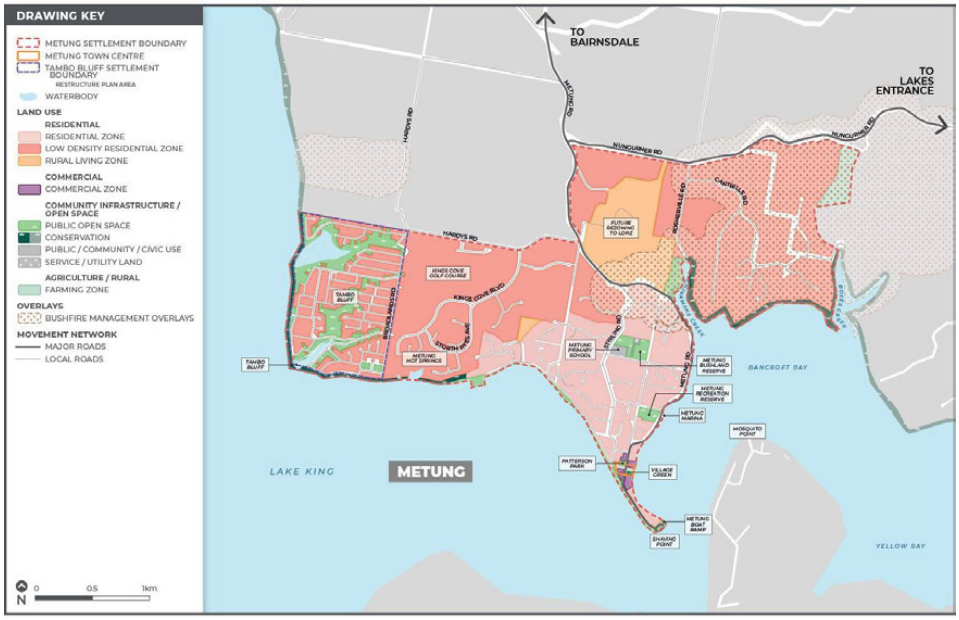
Encourage improved pedestrian connections throughout Metung.

Encourage resort style development at the Kings Cove precinct.

Avoid development adjoining Metung Road, Nungurner Road and Kalimna West Road that detracts from the views and scenic landscape values of the road corridors.

Support Metung's role as a boating centre.

Map 1 - Metung Framework Plan



11.03-4L-05 Nungurner

--/--/----
Proposed C169egip

Policy application

This policy applies to all land shown in Map 1 to this clause.

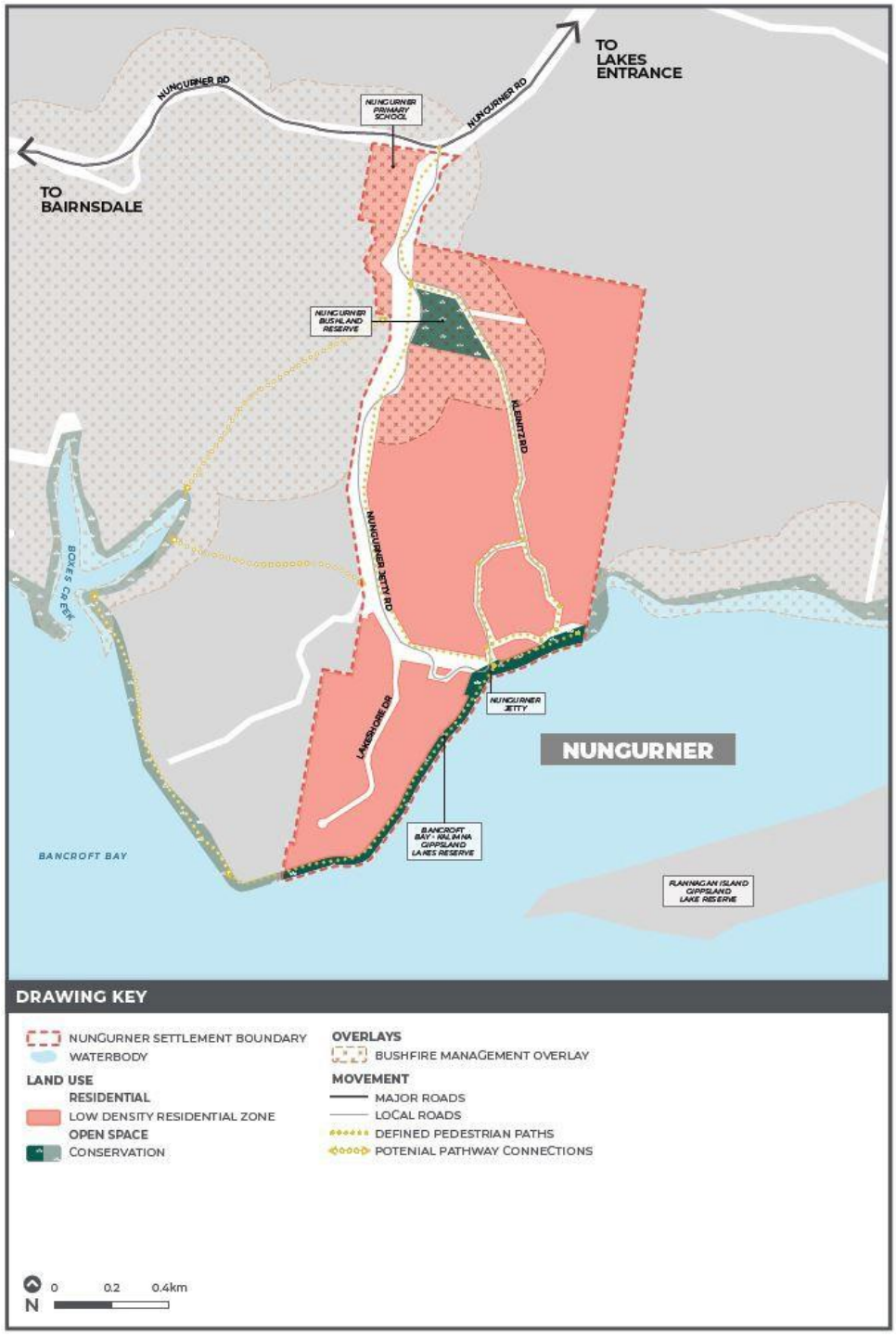
Strategies

Maintain the low-density bushland character of Nungurner.

Encourage environmentally responsive development through the use of materials and finishes that respect the bush setting.

Provide walking trail opportunities and linkages as part of use and development.

Map 1 - Nungurner Framework Plan



11.03-4L-06 Tambo Bluff

--/--/----
Proposed C169egip

Policy application

This policy applies to all land shown in Map 1 to this clause.

Strategies

Ensure low density residential development at Tambo Bluff is respectful of the attractive natural setting of vegetated hill slopes, gullies and wetlands.

Encourage planting and revegetation to improve visual amenity and minimise the impact of development when viewed from the Gippsland Lakes.

Protect the coastal character and setting of Tambo Bluff by maintaining the underlying lot configuration created by the Tambo Bluff Restructure Plan.

Map 1 - Tambo Bluff Framework Plan



11.03-4L-07 Lake Tyers Beach

--/--/----
Proposed C169egip

Policy application

This policy applies to all land shown in Map 1 to this clause.

Strategies

Ensure development in the future urban area to the north of Lake Tyers Beach township reflects the coastal character.

Ensure development manages sedimentation and nutrient inflow to Lake Tyers to protect water quality.

Facilitate access to the northern boat ramp that reduces impacts on residential areas.

Incorporate expanded foreshore vegetation buffers and revegetation corridors in new development areas.

Prioritise consolidation of development within existing residential areas.

Encourage tourist development that responds to the coastal character of Lake Tyers Beach.

Encourage a local scale activity centre within the future urban area to the north of Lake Tyers Beach township.

Map 1 - Lake Tyers Framework Plan



11.03-4L-08 Marlo

--/--/----
Proposed C169egip

Policy application

This policy applies to all land shown in Map 1 to this clause.

Strategies

Ensure that the built form of new development is consistent with the existing character and scale of the township.

Consolidate commercial uses to Argyle Parade.

Encourage visual connections to the Snowy River and Bass Strait.

Improve connections to the foreshore south of Marine Parade.

Map 1 - Marlo Framework Plan



11.03-4L-09 Bemm River

--/--/----
Proposed C169egip

Policy application

This policy applies to all land shown in Map 1 to this clause.

Strategies

Ensure development reflects the well vegetated 'fishing village' coastal character of Bemm River.

Map 1 - Bemm River Framework Plan



11.03-4L-10 Mallacoota

--/--/----
Proposed C169egip

Policy application

This policy applies to all land shown in Map 1 to this clause.

Strategies

Ensure development is consistent with the coastal character and village atmosphere of Mallacoota.

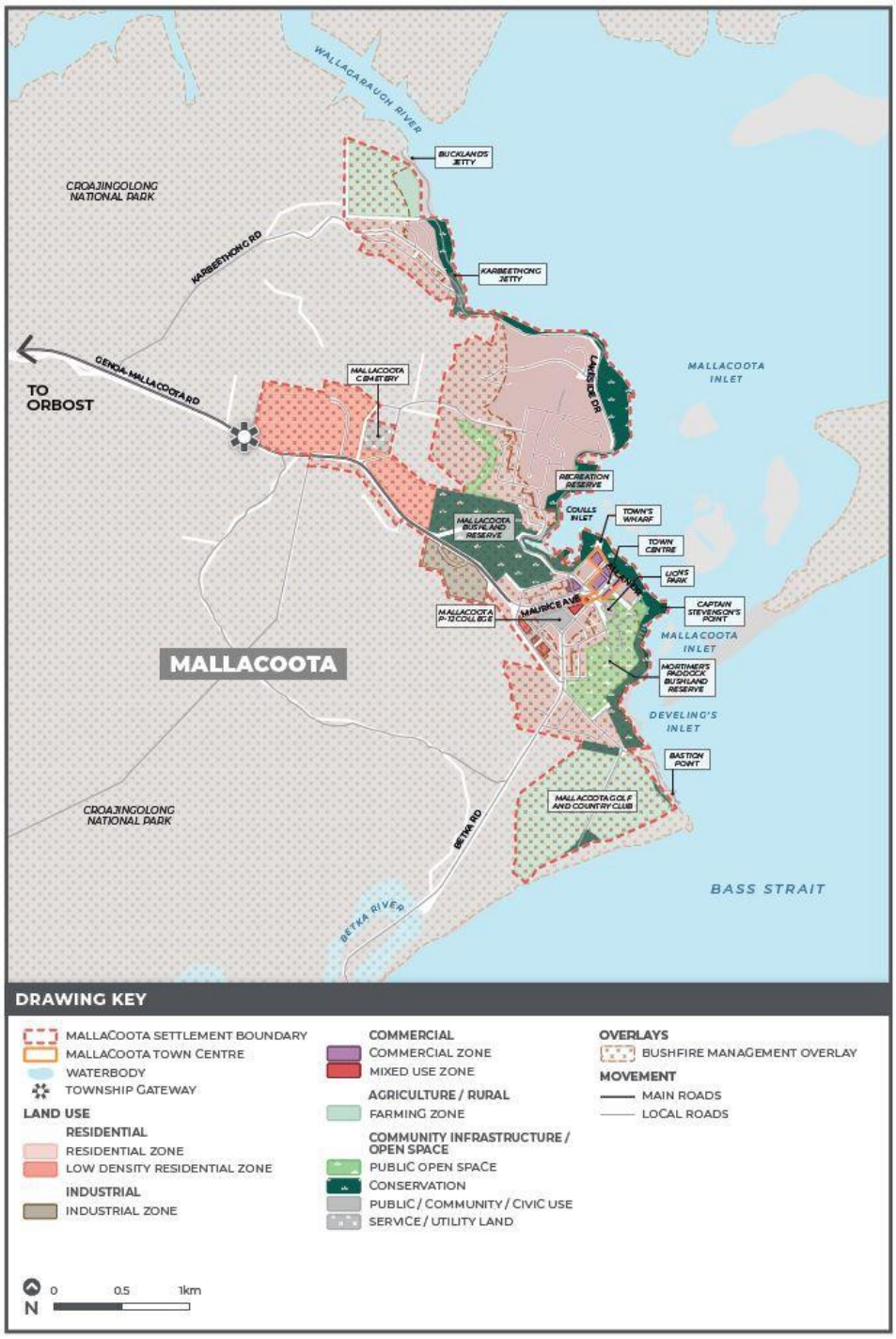
Encourage infill development of vacant sites along Maurice Avenue and Allan Drive with links to the public open space areas.

Encourage high quality tourist accommodation.

Support activity nodes for public use at the Wharf, Karbeethong and Bastion Point.

EAST GIPPSLAND PLANNING SCHEME

Map 1 - Mallacoota Framework Plan



11.03-4L-11 Gipsy Point

--/--/----
Proposed C169egip

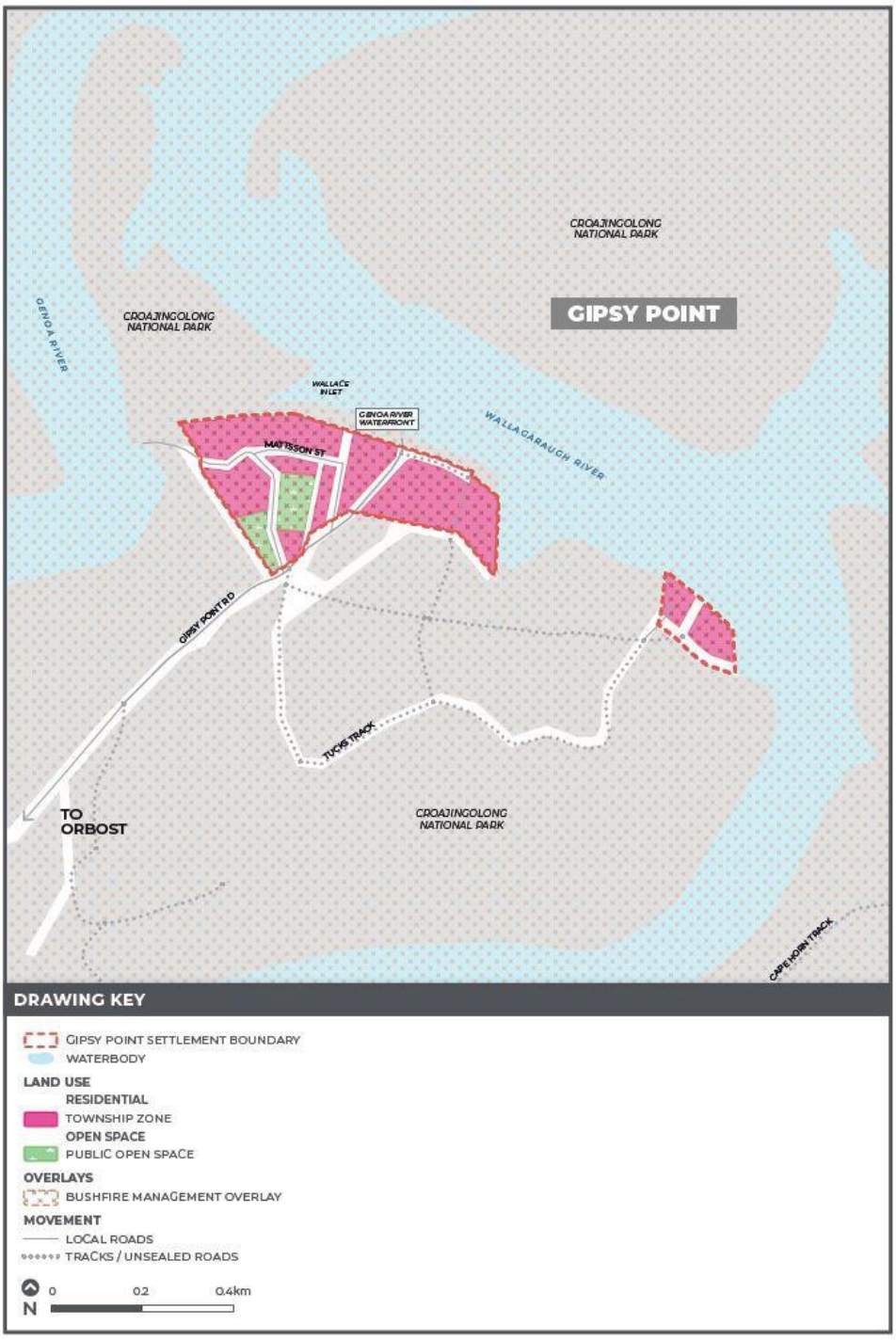
Policy application

This policy applies to all land shown in Map 1 to this clause.

Strategies

Ensure development respects the bushland setting of Gipsy Point.

Map 1 - Gipsy Point Framework Plan



11.03-4L-12 Eagle Point

25/11/2022
C162egip

Policy application

This policy applies to all land in the Eagle Point Framework Plan to this clause.

Strategies

Ensure building character in Eagle Point remains low in scale and not be visually intrusive.

Protect views to Eagle Point from the Lakes through responsive landscaping, building siting and building height.

Maintain view corridors to the lakes and northern ranges.

Retain the Gippsland Redgum throughout the township.

Encourage a community and local commercial centre near the school and caravan park.

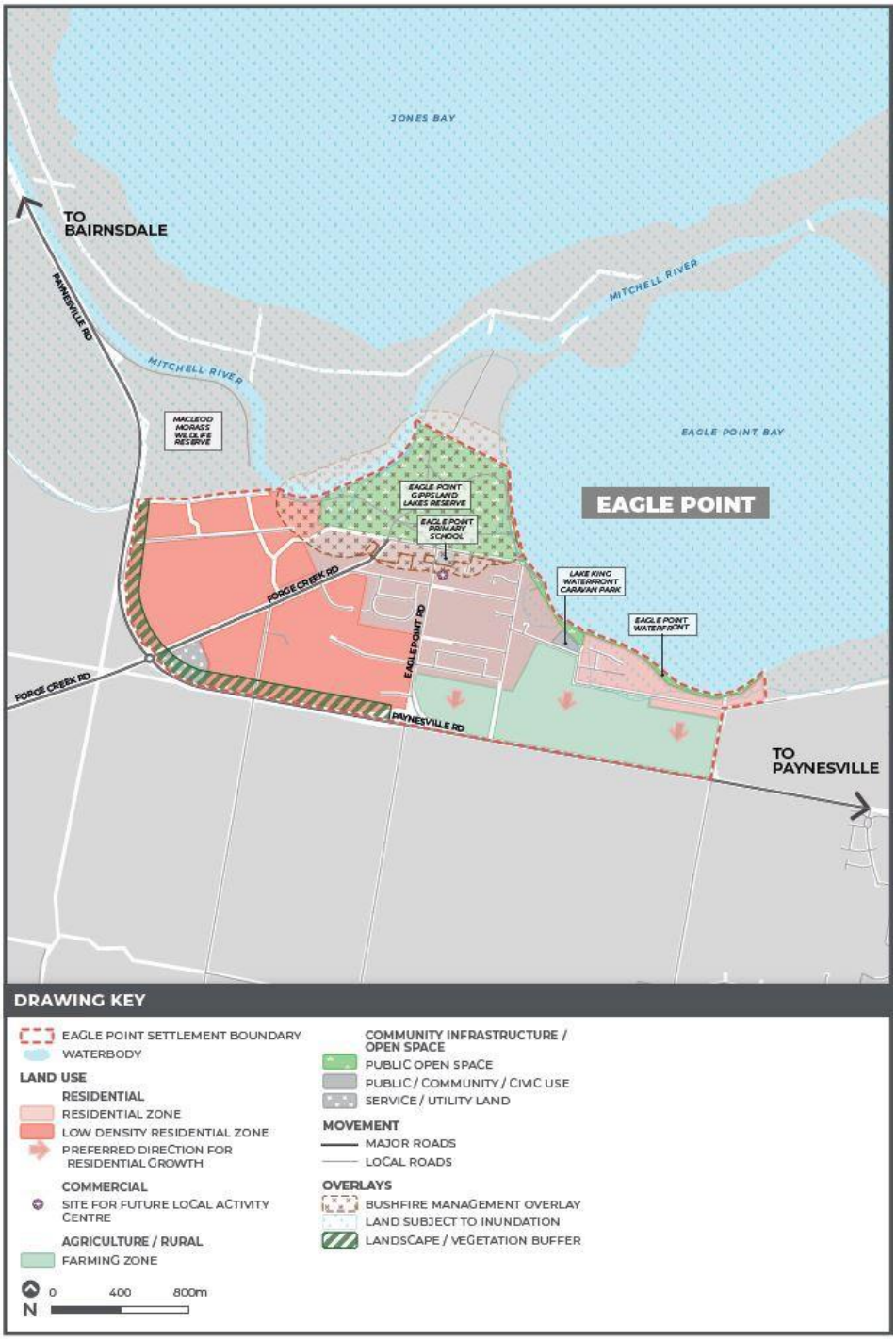
Encourage retirement housing and associated facilities.

Retain indigenous vegetation in development areas.

Extend wildlife corridors with additional planting.

Encourage residential development along the Paynesville-Bairnsdale Road including a vegetated buffer adjacent to the road.

Eagle Point Framework Plan



11.03-5S Distinctive areas and landscapes

30/04/2021
VC185

Objective

To recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes.

Strategies

Recognise the unique features and special characteristics of these areas and landscapes.

Implement the strategic directions of approved Localised Planning Statements and Statements of Planning Policy.

Integrate policy development, implementation and decision-making for declared areas under Statements of Planning policy.

Recognise the important role these areas play in the state as tourist destinations.

Protect the identified key values and activities of these areas.

Enhance conservation of the environment, including the unique habitats, ecosystems and biodiversity of these areas.

Support use and development where it enhances the valued characteristics of these areas.

Avoid use and development that could undermine the long-term natural or non-urban use of land in these areas.

Protect areas that are important for food production.

Policy documents

Consider as relevant:

- *Bellarine Peninsula Localised Planning Statement* (Victorian Government, 2015)
- *Macedon Ranges Statement of Planning Policy* (Victorian Government, 2019)
- *Mornington Peninsula Localised Planning Statement* (Victorian Government, 2014)
- *Yarra Ranges Localised Planning Statement* (Victorian Government, 2017)

11.03-6S Regional and local places

31/07/2018
VC148

Objective

To facilitate integrated place-based planning.

Strategies

Integrate relevant planning considerations to provide specific direction for the planning of sites, places, neighbourhoods and towns.

Consider the distinctive characteristics and needs of regional and local places in planning for future land use and development.

16.01 RESIDENTIAL DEVELOPMENT

31/07/2018
VC148

16.01-1S Housing supply

20/12/2021
VC174

Objective

To facilitate well-located, integrated and diverse housing that meets community needs.

Strategies

Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.

Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.

Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

Identify opportunities for increased residential densities to help consolidate urban areas.

Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.

Encourage the development of well-designed housing that:

- Provides a high level of internal and external amenity.
- Incorporates universal design and adaptable internal dwelling design.

Support opportunities for a range of income groups to choose housing in well-serviced locations.

Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

Policy documents

Consider as relevant:

- *Homes for Victorians - Affordability, Access and Choice* (Victorian Government, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)

16.01-1L Housing supply

--/--/----
Proposed C169egip

Objective

To facilitate well located, integrated and diverse housing that meets community needs.

Strategies

Encourage a diverse range of housing in locations with access to jobs, services and public transport in accordance with the Settlement Hierarchy at clause 02.03.

Encourage higher density infill housing in the form of apartments, shop top housing or townhouses in substantial change areas within 400m walking distance of the Bairnsdale Activity Centre.

Encourage medium density infill housing in the form of units and townhouses in incremental change areas within 800m walking distance of the Bairnsdale Activity Centre or 400m of existing or planned neighbourhood or local activity centres in Bairnsdale, Service Towns, Towns and Rural Towns in accordance with the Settlement Hierarchy at clause 02.03.

Support lower density infill housing in established residential areas outside substantial and incremental change areas.

Support opportunities for low density residential development where appropriately located, with access to existing infrastructure and where environmental risks can be appropriately managed.

Ensure infill housing development:

- Appropriately manages environmental risks.
- Does not adversely affect established environmental values.
- Has access to appropriate reticulated services and infrastructure.
- Enhances streetscape character.

16.01-2S Housing affordability

09/10/2020
VC169

Objective

To deliver more affordable housing closer to jobs, transport and services.

Strategies

Improve housing affordability by:

- Ensuring land supply continues to be sufficient to meet demand for a range of housing types.
- Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
- Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.
- Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.

Increase the supply of well-located affordable housing by:

- Facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.
- Ensuring the redevelopment and renewal of public housing stock better meets community needs.

Facilitate the delivery of social housing by identifying surplus government land suitable for housing.

Policy documents

Deleted: .

Consider as relevant:

- *Homes for Victorians - Affordability, Access and Choice* (Victorian Government, 2017)

16.01-2L Housing affordability

--/--/----
Proposed C169egip

Strategies

Facilitate social and affordable housing within substantial and incremental change areas.

Support the development of affordable and culturally appropriate accommodation and housing for the First Nations community.

16.01-3S Rural residential development

09/10/2020
VC169

Objective

To identify land suitable for rural residential development.

Strategies

Manage development in rural areas to protect agriculture and avoid inappropriate rural residential development.

Encourage the consolidation of new housing in existing settlements where investment in physical and community infrastructure and services has already been made.

Demonstrate need and identify locations for rural residential development through a housing and settlement strategy.

Ensure planning for rural residential development avoids or significantly reduces adverse economic, social and environmental impacts by:

- Maintaining the long-term sustainable use and management of existing natural resource attributes in activities including agricultural production, water, mineral and energy resources.
- Protecting existing landscape values and environmental qualities such as water quality, native vegetation, biodiversity and habitat.
- Minimising or avoiding property servicing costs carried by local and state governments.
- Maintaining an adequate buffer distance between rural residential development and animal production.

Ensure land is not zoned for rural residential development if it will encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources.

Discourage development of small lots in rural zones for residential use or other incompatible uses.

Encourage consolidation of existing isolated small lots in rural zones.

Ensure land is only zoned for rural residential development where it:

- Is located close to existing towns and urban centres, but not in areas that will be required for fully serviced urban development.
- Can be supplied with electricity, water and good quality road access.

16.01-3L Rural residential development

--/--/----
Proposed C169egip

Policy application

This policy applies to all land within the Low Density Residential Zone (LDRZ) and the Rural Living Zone (RLZ).

Strategies

Support the increased density of rural residential development in existing Low Density Residential or Rural Living zoned precincts where:

- The impact on environmental values and productive agricultural land is minimised.
- Reticulated services, good quality road access and active transport opportunities are available.
- Land management and biodiversity outcomes are enhanced.

16.01-4S Community care accommodation

04/11/2022
VC226

Objective

To facilitate the establishment of community care accommodation and support their location being kept confidential.

Strategies

Planning schemes should not require a planning permit for or prohibit the use of land in a residential area for community care accommodation provided no more than 20 clients are accommodated and the use is funded by, or carried out by or on behalf of, a government department or public authority, including a public authority established for a public purpose under a Commonwealth Act.

Facilitate the confidential establishment of community care accommodation through appropriate permit, notice and review exemptions.

16.01-5S Residential aged care facilities

09/10/2020
VC169

Objective

To facilitate the development of well-designed and appropriately located residential aged care facilities.

Strategies

Recognise that residential aged care facilities contribute to housing diversity and choice, and are an appropriate use in a residential area.

Recognise that residential aged care facilities are different to dwellings in their purpose and function, and will have a different built form (including height, scale and mass).

Ensure local housing strategies, precinct structure plans and activity centre structure plans provide for residential aged care facilities.

Ensure that residential aged care facilities are located in residential areas, activity centres and urban renewal precincts, close to services and public transport.

Encourage planning for housing that:

- Delivers an adequate supply of land or redevelopment opportunities for residential aged care facilities.
- Enables older people to live in appropriate housing in their local community.

Provide for a mix of housing for older people with appropriate access to care and support services.

Ensure that proposals to establish residential aged care facilities early in the life of a growth area are in locations that will have early access to services and public transport.

Ensure that residential aged care facilities are designed to respond to the site and its context.

Promote a high standard of urban design and architecture in residential aged care facilities.

Policy guidelines

Consider as relevant:

- The Commonwealth Government's Responsible ratios for the provision of aged care places under the *Aged Care Act 1997*.

Submission 5

East Gippsland Water

133 Macleod Street, PO Box 52, Bairnsdale Victoria 3875
Tel: (03) 5150 4444 **Fax:** (03) 5150 4477
Email: egw@egwater.vic.gov.au **Web:** www.egwater.vic.gov.au

Our Ref: DOC/25/22763

30 May 2025

Kellinde Chester
Strategic Planning Projects Coordinator
East Gippsland Shire Council
strategicplanning@egipps.vic.gov.au

Dear Kellinde,

Re: C169egip to the East Gippsland Planning Scheme Amendment - East Gippsland Housing and Settlement Strategy (SGS Economics and Planning, 2023)

Thank you for taking the time to meet with our representatives and discuss items of interest to East Gippsland Water in relation to Planning Scheme Amendment c169egip.

East Gippsland Water supports the proposed planning scheme amendment and supports the integrated planning for growth in conjunction with developer investment in required water and sewerage infrastructure.

Our general comments relating to the amendment are summarised below:

1. East Gippsland Water supports the enhancement and strengthening of Integrated Water Management policy including environmentally sustainable design practices, potable water efficiencies and maximising alternative water sources.
2. East Gippsland Water encourage mechanisms under the planning scheme for early engagement regarding water and wastewater infrastructure and development plans.
3. We agree that it is appropriate to retain (reinstate deletions) changes to 12.03-1L. (Waterways) River Corridors, waterways, lakes and wetlands, of the following clauses:
    a. "Maintain post-development waterway discharge at pre-development levels."
    b. "Protect the water quality of dependent natural systems that are sensitive to the impacts of development"
4. With regard to Schedule 17.03-1L Industry, East Gippsland Water's preference would be to retain the deleted strategy "Provide sewerage connections at the developer's cost, to land in industrial zones that is not currently sewered". However, an acceptable alternative would be to replace it with a strategy as follows, "Ensure developers of Industrial subdivisions equitably contribute to the provision of services commensurate with the scale and nature of the development."

Further enquiries may be directed to Adrian Kelly on [redacted] or via email to planning@egwater.vic.gov.au.

Yours faithfully,

[redacted]

NEVILLE PEARCE
GENERAL MANAGER SUSTAINABILITY AND INFRASTRUCTURE
East Gippsland Water

Submission 6

Department of Energy, Environment and Climate Action

Kellinde Chester
Strategic Planning Projects Coordinator
East Gippsland Shire Council

Ref: 00008327

strategicplanning@egipps.vic.gov.au

Dear Mx Chester

PLANNING SCHEME AMENDMENT: C169EGIP
ADDRESS: UPDATES TO THE MUNICIPAL PLANNING STRATEGY (MPS) AND PLANNING POLICY FRAMEWORK (PPF)

Thank you for your correspondence dated 26 March 2025 referring details of the above amendment to the Department of Energy, Environment and Climate Action (the **Department**) in accordance with Section 19 of the *Planning and Environment Act 1987* (the **Act**).

The amendment seeks to update the municipal planning strategy and planning policy framework to implement various Council plans and strategies. The amendment proposes the following changes to the East Gippsland Planning Scheme:

- Introduce the vision and strategic objectives of the Council Plan into the Municipal Planning Strategy (MPS) section of the Planning Scheme.
- Introduce recommendations from the Economic Development Strategy into the MPS and
- Planning Policy Framework (PPF) sections of the Planning Scheme. This includes diversification of the East Gippsland economy and promoting tourism opportunities.
- Introduce recommendations from the Environmental Sustainability Strategy into the MPS and PPF including the protection and enhancement of environmental values and landscape features. Policies will also be strengthened to address environmental risks and require environmentally sustainable development (ESD) for certain types of development.
- Introduce recommendations from the Housing and Settlement Strategy into the MPS and PPF. This includes planning for settlements, housing supply, rural residential development, housing affordability and medium density housing.

The Department have reviewed the documents on exhibition and has assessed the proposed planning scheme amendment with consideration to environmental and landscape values, biodiversity protection and impacts to Crown land.

Comments

The Department of Energy, Environment and Climate Action generally supports the proposed changes, with the inclusion of local policies to Clause 12.01 Biodiversity and updated strategies for the protection of coastal areas in Clause 12.02 Marine and Coastal Environment.

The following comments have been provided for the Planning Authority to consider to further enhance environmental and coastal objectives:

Privacy Statement
Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2000. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Privacy Coordinator, Department of Environment, Land, Water and Planning, PO Box 500, East Melbourne, Victoria 8002

VICTORIA State Government

OFFICIAL

12.01-1L Protection of biodiversity
Strategies
Identify and protect biodiversity and ~~critical~~ (change to 'significant' instead of critical) habitats and encourage restoration of these areas, especially those subject to land use change.
Protect and link existing fragmented biodiversity habitat areas and ~~identified~~ (remove identified) ~~identified~~ wildlife corridors.

12.01-2L Native vegetation management
Strategies
Discourage the removal of remnant native vegetation ~~in the Red Gum Plains~~ (remove)

Insert the following:

Protect high quality occurrences of the Plains Grassy Woodland and Plains Grasslands of the Gippsland Plains.

12.02-1L Protection of coastal areas
Strategies
Insert the following:

Protect seagrass beds and mangroves.

12.05-1L Environmentally sensitive areas
Strategies
Protect and enhance ~~sites of significance~~ significant landscapes identified on the Strategic Framework Plan at Clause 02.04 Should the wording be updated to reflect the wording in the framework plans?

Minimise the impacts of use or development on land adjacent to State and National Parks, State Forests, Coastal and Marine Sanctuaries, Marine National Parks or other Crown Land identified on the Strategic Framework Plan at Clause 02.04. (Retain the word Coastal which is proposed to be removed).

13.04-2L Erosion
Insert the following:

Promote vegetation retention, planting and rehabilitation in areas prone to erosion and land instability.

19.03-3L Integrated water management
Strategies
Insert the following:

Consideration should be given to the following:

- Use water-sensitive urban design (WSUD) principles to combine stormwater management with habitat creation, including wetlands, bio-retention swales, and permeable surfaces.
- Incorporate fauna-friendly culverts etc. at road crossings to promote safe wildlife movement (As an example, see the Crossing Design Standards developed to manage Growling Grass Frog within the Melbourne Strategic Assessment area).
- Limit the number of new creek crossings to maintain habitat connectivity and avoid fragmenting natural areas.
- Any waterway crossings to include design for fauna and fish passage e.g Guidelines for fish passage at small structures (ARI 2017) and Guidelines for the design, approval and construction of fishways (ARI 2017).

If you have any queries regarding this matter, please contact me at pe.assessment@delwp.vic.gov.au.

OFFICIAL

Yours sincerely



Lucy Yang
Team Leader, Planning Services – Central East
Planning and Environmental Assessment

30 May 2025

Submission 7

NORTON ROSE FULBRIGHT

30 May 2025

Norton Rose Fulbright Australia
ABN 32 720 868 049
Level 38, Olderfleet
477 Collins Street
MELBOURNE VIC 3000
AUSTRALIA

Tel +61 3 8686 6000
Fax +61 3 8686 6505
GPO Box 4592, Melbourne VIC 3001
DX 445 Melbourne
nortonrosefulbright.com

Direct line
[redacted]

Email
[redacted]

By email: kellindec@egipps.vic.gov.au
strategicplanning@egipps.vic.gov.au

Kellinde Chester
East Gippsland Shire Council
Strategic Planning Projects Coordinator
PO Box 1618
Bairnsdale Vic 3875

Your reference:

Our reference:
4052688

Dear Ms Chester

East Gippsland Planning Scheme Amendment C169egip
Land: [redacted], Paynesville

We act for [redacted], the owner of land known as [redacted] (**Land**), affected by *East Gippsland Planning Scheme Amendment C169egip* (**Amendment**).

[redacted] seeks to raise the following matters for Council's attention in relation to proposed Clause 11.03-2L-03 (Paynesville):

- The following strategy under the "Strategies" section:

  Provide a variety of housing types and styles that add to the special character of Paynesville.

  be amended as follows:

  Provide a variety of lot sizes and housing types to meet community needs.

- The following guideline under the "Policy guideline – Paynesville" section be deleted:

  ~~Encouraging a variety of lot sizes in new subdivisions on greenfield sites, with an average gross lot yield of 8-10 lots per hectare.~~

It is respectfully submitted that it is premature and unnecessary to specify densities in such policy, when the Development Plan Overlay that will apply to the Paynesville greenfield areas contemplates that the Development Plan must provide a layout that includes a range of lots sizes and densities which provide the opportunity for a diverse range of housing types. Accordingly, such matters should be assessed at the appropriate time (i.e. during the preparation of the Development Plan and permit application stage).

TLC intends to engage with Council to work together constructively on these matters.

TLC is still considering the Amendment more broadly, and respectfully seeks an opportunity to provide an addendum submission if required.

APAC-#312471113-v1

Norton Rose Fulbright Australia is a law firm as defined in the legal profession legislation of the Australian states and territory in which it practises.
Norton Rose Fulbright Australia, Norton Rose Fulbright LLP, Norton Rose Fulbright Canada LLP, Norton Rose Fulbright South Africa Inc and Norton Rose Fulbright US LLP are separate legal entities and all of them are members of Norton Rose Fulbright Verein, a Swiss verein. Norton Rose Fulbright Verein helps coordinate the activities of the members but does not itself provide legal services to clients. Details of each entity, with certain regulatory information, are available at nortonrosefulbright.com.

NORTON ROSE FULBRIGHT

Please keep us updated on the Council's progress of the Amendment, and associated key dates moving forward.

Please contact the undersigned on [redacted] should you have any queries in respect of this submission.

Yours faithfully

[redacted]

Nick Sutton
Partner
Norton Rose Fulbright Australia

Submission 8

NORTON ROSE FULBRIGHT

30 May 2025

Norton Rose Fulbright Australia
ABN 32 720 868 049
Level 38, Olderfleet
477 Collins Street
MELBOURNE VIC 3000
AUSTRALIA

Tel +61 3 8686 6000
Fax +61 3 8686 6505
GPO Box 4592, Melbourne VIC 3001
DX 445 Melbourne
nortonrosefulbright.com

Direct line
[redacted]

Email
[redacted]

By email: kellindec@egipps.vic.gov.au
strategicplanning@egipps.vic.gov.au

Kellinde Chester
East Gippsland Shire Council
Strategic Planning Projects Coordinator
PO Box 1618
Bairnsdale Vic 3875

Your reference:

Our reference:
4052688

Dear Ms Chester

East Gippsland Planning Scheme Amendment C169egip
Land: [redacted], Paynesville

We act for [redacted] the owner of land known as [redacted], Paynesville (**Land**), affected by *East Gippsland Planning Scheme Amendment C169egip* (**Amendment**).

[redacted] seeks to raise the following matters for Council's attention in relation to proposed Clause 11.03-2L-03 (Paynesville):

- The following strategy under the "Strategies" section:

  Provide a variety of housing types and styles that add to the special character of Paynesville.

  be amended as follows:

  Provide a variety of lot sizes and housing types to meet community needs.

- The following guideline under the "Policy guideline – Paynesville" section be deleted:

  ~~Encouraging a variety of lot sizes in new subdivisions on greenfield sites, with an average gross lot yield of 8-10 lots per hectare.~~

It is respectfully submitted that it is premature and unnecessary to specify densities in such policy, when the Development Plan Overlay that will apply to the Paynesville greenfield areas contemplates that the Development Plan must provide a layout that includes a range of lots sizes and densities which provide the opportunity for a diverse range of housing types. Accordingly, such matters should be assessed at the appropriate time (i.e. during the preparation of the Development Plan and permit application stage).

CCW intends to engage with Council to work together constructively on these matters.

CCW is still considering the Amendment more broadly, and respectfully seeks an opportunity to provide an addendum submission if required.

Norton Rose Fulbright Australia is a law firm as defined in the legal profession legislation of the Australian states and territory in which it practises.
Norton Rose Fulbright Australia, Norton Rose Fulbright LLP, Norton Rose Fulbright Canada LLP, Norton Rose Fulbright South Africa Inc and Norton Rose Fulbright US LLP are separate legal entities and all of them are members of Norton Rose Fulbright Verein, a Swiss verein. Norton Rose Fulbright Verein helps coordinate the activities of the members but does not itself provide legal services to clients. Details of each entity, with certain regulatory information, are available at nortonrosefulbright.com.

NORTON ROSE FULBRIGHT

Please keep us updated on the Council's progress of the Amendment, and associated key dates moving forward.

Please contact the undersigned on [redacted] should you have any queries in respect of this submission.

Yours faithfully

[redacted]

Nick Sutton
Partner
Norton Rose Fulbright Australia

Submission 9

NORTON ROSE FULBRIGHT

30 May 2025

Norton Rose Fulbright Australia
ABN 32 720 868 049
Level 38, Olderfleet
477 Collins Street
MELBOURNE VIC 3000
AUSTRALIA

Tel +61 3 8686 6000
Fax +61 3 8686 6505
GPO Box 4592, Melbourne VIC 3001
DX 445 Melbourne
nortonrosefulbright.com

Direct line
[redacted]

Email
[redacted]

By email: kellindec@egipps.vic.gov.au
strategicplanning@egipps.vic.gov.au

Kellinde Chester
East Gippsland Shire Council
Strategic Planning Projects Coordinator
PO Box 1618
Bairnsdale Vic 3875

Your reference:

Our reference:
4052688

Dear Ms Chester

East Gippsland Planning Scheme Amendment C169egip
Land: [redacted]
Eagle Point

We act for [redacted] (**Owners**), the owners of land known as [redacted] Eagle Point (**Land**), affected by *East Gippsland Planning Scheme Amendment C169egip* (**Amendment**).

The Owners seek to raise that the following strategy in relation to proposed Clause 11.03-2L-03 (Paynesville) should be deleted:

> ~~Provide a distinct separation of Eagle Point and Paynesville incorporating extensive open space areas.~~

The Owners intend to engage with Council to work together constructively on these matters.

The Owners are still considering the Amendment more broadly, and respectfully seek an opportunity to provide an addendum submission if required.

Please keep us updated on the Council's progress of the Amendment, and associated key dates moving forward.

Please contact the undersigned on [redacted] should you have any queries in respect of this submission.

Yours faithfully

[redacted]

Nick Sutton
Partner
Norton Rose Fulbright Australia

APAC-#312471175-v1

Norton Rose Fulbright Australia is a law firm as defined in the legal profession legislation of the Australian states and territory in which it practises.
Norton Rose Fulbright Australia, Norton Rose Fulbright LLP, Norton Rose Fulbright Canada LLP, Norton Rose Fulbright South Africa Inc and Norton Rose Fulbright US LLP are separate legal entities and all of them are members of Norton Rose Fulbright Verein, a Swiss verein. Norton Rose Fulbright Verein helps coordinate the activities of the members but does not itself provide legal services to clients. Details of each entity, with certain regulatory information, are available at nortonrosefulbright.com.

NORTON ROSE FULBRIGHT

11 June 2025

Norton Rose Fulbright Australia
ABN 32 720 868 049
Level 38, Olderfleet
477 Collins Street
MELBOURNE VIC 3000
AUSTRALIA

Tel +61 3 8686 6000
Fax +61 3 8686 6505
GPO Box 4592, Melbourne VIC 3001
DX 445 Melbourne
nortonrosefulbright.com

Direct line
+61 3 8686 6319

Email
nick.sutton@nortonrosefulbright.com

Your reference:

Our reference:
4081157

By email: kellindec@egipps.vic.gov.au
strategicplanning@egipps.vic.gov.au

Kellinde Chester
East Gippsland Shire Council
Strategic Planning Projects Coordinator
PO Box 1618
Bairnsdale Vic 3875

Dear Ms Chester

East Gippsland Planning Scheme Amendment C169egip
Land: [redacted]

We continue to act for [redacted] (**Owners**), the owners of land known as [redacted] (**Land**), affected by *East Gippsland Planning Scheme Amendment C169egip* (**Amendment**).

We refer to our client's submission dated 30 May 2025, and as foreshadowed, provide the following further submission in respect of the Amendment.

The Owners thank Council for its engagement to date. In this respect, the Owners note that the Council has agreed to delete the following proposed strategy in Clause 11.03-2L-03 (Paynesville), as requested:

> ~~Provide a distinct separation of Eagle Point and Paynesville incorporating extensive open space areas.~~

The Owners additionally seek the following amendments to proposed clause 17.04-1L (Tourism – East Gippsland):

1. Deletion of the following strategy:

   ~~*Encourage tourism proposals that integrate with settlements and leverage existing tourist and urban infrastructure.*~~

2. Retain the following strategy (which is currently in clause 17.04-1L):

   Support staged development for residential use of resort sites, where these adjoin existing urban areas, are capable of being serviced and form a logical extension of a town.

Please keep us updated on the Council's progress of the Amendment, and associated key dates moving forward.

APAC-#312562124-v1

Norton Rose Fulbright Australia is a law firm as defined in the legal profession legislation of the Australian states and territory in which it practises.
Norton Rose Fulbright Australia, Norton Rose Fulbright LLP, Norton Rose Fulbright Canada LLP, Norton Rose Fulbright South Africa Inc and Norton Rose Fulbright US LLP are separate legal entities and all of them are members of Norton Rose Fulbright Verein, a Swiss verein. Norton Rose Fulbright Verein helps coordinate the activities of the members but does not itself provide legal services to clients. Details of each entity, with certain regulatory information, are available at nortonrosefulbright.com.

NORTON ROSE FULBRIGHT

Please contact the undersigned on [redacted] should you have any queries in respect of this submission.

Yours faithfully

[redacted]

Nick Sutton
Partner
Norton Rose Fulbright Australia

Post Exhibition Changes for C169egip				
Item	**Clause**	**What is changing**	**What is the reason for the change**	**Related submission/s**
1	02.03-6	**Add the following dot point:** *Investigating opportunities for low density residential development located close to existing towns where access to infrastructure is available and environmental constraints can be appropriately managed.*	Specific policy to support development types beyond conventional residential and infill development.	Submission 4
2	11.03-2L-01	**Add the following dot point:** *Investigating opportunities for new low density residential development where land has access to infrastructure iand environemtal risks can be appropriately managed.*	Specific policy to support development types beyond conventional residential and infill development.	Submission 4
3	16.01-1L	**Add the following dot point:** *Support opportunities for low density residential development located close to existing towns where access to infrastructure is available and environemtal constraints can be appropriately managed.*	Specific policy to support development types beyond conventional residential and infill development.	Submission 4
4	12.03-1L	**Do not delete the following:** *Maintain post-development waterway discharge at pre-development levels* **and** *Protect the water quality of dependant natural systems that are sensitive to the impacts of development*	Specfic policy that supports East Gippsland Water's policies	Submission 5
5	17.03-1L	**Add the following:** *Ensure that developers of industrial subdivisions equitably contribute to the provision of services commensurate with the scale and nature of the development.*	Specfic policy that supports East Gippsland Water's policies	Submission 5
6	12.01-1L	Replace 'critcal' with 'significant' and remove 'identified'	Specific changes which better align with State Policy.	Submission 6
7	12.01-2L	Remove 'red gum plains' **Add in the following:** *Protect high quality occurances of the Plains Grassy Woodland and Plains Grasslands of the Gippsland Plains*	Specific changes which better align with State Policy.	Submission 6
8	12.02-1L	**Add the following:** Protect seagrass beds and mangroves	Specific changes which better align with State Policy.	Submission 6
9	12.05-1L	Replace 'sites of significance' with 'significant landscapes' and retain the word 'coastal'	Specific changes which better align with State Policy.	Submission 6
10	13.04-2L	**Add in the following:** *Promote vegetation retention, planting and rehabilitation in areas prone to erosion and land instability.*	Specific changes which better align with State Policy.	Submission 6
11	19.03-3L	**Add in the following:** *Use water-sensitive urban design (WSUD) principles to combine stormwater management with habitat creation, including wetlands, bio-retention swales and permeable surfaces.* *Incorporate fauna-friendly culverts at road crossings to promote safe wildlife movement.* *Limit the number of new creek crossings to maintain habitat connectivity and avoid fragmenting natural areas.*	Specific changes which better align with State Policy.	Submission 6
12	11.03-2L-03	**Replace:** *'Provide a variety of housing types and styles that add to the special character of Paynesville'* with *'Provide a variety of lot sizes and housing types to meet community needs'*	Changes are consistent with C172egip	Submission 7 & 8
13	11.03-2L-03	**Delete:** *'Encouraging a variety of lot sizes in new subdivisions on greenfield sites, with an average gross lot yeild of 8-10 lots per hectare'*	Changes are consistent with C172egip	Submission 7 & 8
14	11.03-2L-03	**Delete:** *'Provide a distinct separation of Eagle Point and Paynesville incorporating extensive open space areas'*	This matter is being dealt with as part of C171egip and C172egip	Submission 9
15	2.01	Reworded the paragraph relating to Traditional Owners to align with the adopted Council Plan and updated the population statistics	Councillors requested this change to accord with adopted Council Plan	Nil
16	2.02	Reworded the whole vision to align with the adopted Council Plan	Councillors requested this change to accord with adopted Council Plan	Nil
17	02.03-6	Updated the population statistics	Councillors requested this change	Nil
18	17.04-1L	**Replace**: *Encourage tourism proposals that integrate with settlements and leverage existing tourist and urban infrastructure* with *Encourage tourism proposals that are site responsive and well located to make use of existing services and infrastructure .*	In response to a negotiated wording change with the submitter	Submission 10 (late)

No.	Name	Property Address	Contact details	Support	Submission Summary	Theme/s	Officer Response	Action taken	Resolved	Withdrawn
1	Goulburn-Murray Water	N/A	40 Casey Street, Tatura 3616 propertyservices@gmwater.com.au	Yes	GMW supports the amendment. No objections or changes are sought in this instance.	NA	NA			
2	East Gippsland Catchment Management Authority	N/A	574 Main Street, Bairnsdale, 3875	Partial	EGCMA generally supports the amendment in terms of identification of environmental hazards (e.g., flooding, sea level rise, storm surges) and the impacts of climate change. It raises concerns pertaining to the framework plans not accurately relfecting the flood risks.	Flood Mapping/ Data consistency.	Comments regarding the Framework Plans and the absence of flood risk notations are acknowledged. It is noted that the Framework Plans will be updated as part of the flood mapping project, to ensure consistency across all planning documents. Council has commenced the flood mapping project in collaboration with the CMA. Relevant updates to the Framework Plans will be incorporated into a future Planning Scheme Amendment associated with this project.	Response provided to EGCMA via email containing the officers response.	Yes	No
3	Development Solutions Victoria on behalf of Dwayne and Roni Morrison, Lyndal and Wayne Farrar, Chris and Annette Eaton, Paula and Sam Logan, Steve and Cherie MacLaren and Nick & Peta Ross.	McTaggarts Road, Eagle Point	48 Bailey Street, Bairnsdale, 3875	Partial	The landowner group would like the amendment to include changes the Rural Living Zone (RLZ) schedule to allow smaller minimum lot sizes or to rezone the land to Low Density Residential Zone (LDRZ) to support increased housing choice.	Rezoning of land	Rezoning of land is outside the scope of this amendment which seeks to update policy, not rezone land. Furthermore, the review of the Rural Living Zone is a separate project which has been commenced.	Response provided to submitters to advise them that their request is outside the scope of this amendment and that a separate project has commenced.	Partial	No
4	URPS	N/A	Level 3, 107 Elizabeth Street Melbourne 3000	With changes	East Gippsland Planning Scheme place an undue emphasis on infill development, without sufficient policy support for alternative housing options, particularly low-density residential growth. It argues that housing strategy under consideration is mainly based on land supply data that includes land already under some use. The strategy also fails to be consistent with the State planning policy, which supports new growth areas if risks like bushfire or flooding can be managed. Amended wording is requested.	Strategic justification lacking for emphasis on infill development.	Agree with the proposed new wording.	Response provided to submitter to confirm that the wording will be amended as requested.	Yes	Yes
5	East Gippsland Water	N/A	133 Macleod Street, P.O. Box 52, Bairnsdale, 3875	Partial	EGW supports strengthening of Integrated Water Management Policy including incorporation of ESD standards etc. It also expresses support for retention of previously deleted provisions pertaining to Clause 12.03 - 1l(Waterways). Further to this, it seeks to retain original strategy pertaining to Clause 17.03 -1l (Industry) or suggests alternative wording i.e. "Ensure developers of industrial subdivisions equitably contribute to the provision of services commensurate with the scale and nature of development.	Updation/ Insertion of strategies pertaining to specific clauses.	Agree with the proposed new wording.	Response provided to submitter to confirm that the wording will be amended as requested.	Yes	No
6	DEECA	N/A	71 Hotham St, Traralgon VIC 3844	With changes	DEECA supports proposed amendment particularly inclusion of local policy in Clause 12.01 (Biodiversity) as well as updated strategies in Clause 12.02 (Marine and Coastal Environment). It also suggests wording changes/insertion of strategies pertaining to Clause 12.01-1l, Clause 12.01-2l, Clause 12.05 - 1l, Clause 13.04-2l and Clause 19.03-3l.	Updation/ Insertion of strategies pertaining to specific clauses.	Agree with the proposed new wording.	Response provided to submitter to confirm that the wording will be amended as requested.	Yes	No
7	Norton Rose Fulbright on behalf of TLC Unlimited Pty Ltd.	5 Grandview Road, Paynesville	Level 38, Olderfleet, 477 Collins Street, Melbourne	With changes	It seeks to amend following wording pertaining to the Strategy i.e. from "Provide a variety of housing types and styles that add to the special character of Paynesville" to ""Provide a variety of lot sizes and housing types to meet community needs." It also objects to following guideline i.e. "Encouraging a variety of lot sizes in new subdivisions on greenfield sites, with an average gross lot yield of 8–10 lots per hectare." The rationale given is that Development Plan Overlay (DPO) already requires varied lot sizes and densities and these parameters should be determined at the Development Plan and permit application stage.	Updation/ Insertion of strategies pertaining to specific clauses.	Agree with the proposed new wording.	Response provided to submitter to confirm that the wording will be amended as requested.	Yes	No
8	Norton Rose Fullbright on behalf of CCW Properties Ltd	95 Grandview Road, Paynesville	Level 38, Olderfleet, 477 Collins Street, Melbourne	With changes	The submission proposes an amendment to the existing strategy, recommending that the wording be changed from: "Provide a variety of housing types and styles that add to the special character of Paynesville" to: "Provide a variety of lot sizes and housing types to meet community needs." It also raises an objection to the following policy guideline: "Encouraging a variety of lot sizes in new subdivisions on greenfield sites, with an average gross lot yield of 8–10 lots per hectare." The basis for this objection is that the Development Plan Overlay (DPO) already recommends diversity of lot sizes and housing densities. Therefore, matters pertaining to specific density outcomes will be appropriately addressed during the preparation of the Development Plan and at the planning permit stage.	Updation/ Insertion of strategies pertaining to specific clauses.	Agree with the proposed new wording.	Response provided to submitter to confirm that the wording will be amended as requested.	Yes	No
9	Nick Sutton on behalf of Albert Robert Laurence Ah Yee, the estate of Frederick George Ah Yee, and Christopher John Ah Yee (Owners), the owners of land known as 25 Waterview Road, Eagle Point, 25A Waterview Road, Eagle Point and 1180 Paynesville Road, Eagle Point.	25 Waterview Road, 25A Waterview Road and 1180 Paynesville Road, Eagle Point	Level 38, Olderfleet, 477 Collins Street, Melbourne	With changes	The submission proposes to delete the following strategy in relation to proposed Clause 11.03-2L-03 (Paynesville)i.e. "Provide a distinct separation of Eagle Point and Paynesville incorporating extensive open space areas".	Deletion of strategies pertaining to specific clauses.	Agree to proposed changes as the separation between Eagle Point and Paynesville is a key matter being considered as part of separate planning scheme amendments C171egip and C172egip	Response provided to submitter to confirm that the wording will be amended as requested.	Yes	No

Engagement Report

Planning Scheme Amendment C169egip

Public Consultation Period 27 March 2025 – 30 May 2025

June 2025

Table of contents

1 Executive summary **3**
2 Engagement design overview **4**
2.1 Methodology 4
2.2 Engagement Design and Communication Tools 5

1 Executive summary

The exhibition period for planning scheme amendment C169egip ran for nine (9) weeks from 27 March 2025 to 30 May 2025.

Nine (9) submissions were received and the main themes were:

- requests for changes to local policy
- rezoning of specific land (outside the scope of the amendment)

Given the broad nature of this amendment, there appeared to be limited interest.

Most of the submissions received also related to other planning scheme amendments or projects where work is being undertaken to consider whether or what changes may be required so would be captured more specifically elsewhere.

2 Engagement design overview

2.1 Methodology

Council's *Community Engagement Policy* applies the International Association of Public Participation's (IAP2) "Public Participation Spectrum" which establishes five levels of engagement.

The engagement design targeted a "Consult" level of public consultation within the IAP2 Spectrum (refer *Figure*).

	Inform	Consult	Involve	Collaborate	Empower
Our Goal	To provide balanced and objective information to make our community aware of something that has happened or will happen	To listen to our community's feedback on ideas, alternatives, and proposals to inform our decision making	To seek input to identify issues, concerns, and aspirations to inform decision making and show how that input has informed the decision	To work with our community to develop a detailed understanding of all the issues and opportunities and identify agreed solutions at every step of the process	To build the capacity of our community to identify solutions and/or lead change
Our promise to the community	We will keep you informed	We will listen to and acknowledge your concerns	We will work with you to exchange information, ideas, and concerns	We will seek advice and innovation from amongst the various stakeholder groups	We will work with you to identify options that will influence the final decision
Role of community and/or stakeholders	Listen	Contribute	Participate	Partner	Lead
Examples of Methods	Signs Advertisements Fact sheets Newsletter Public Notices Social media Websites	Focus groups Public exhibition Surveys (online and hard copy) Ideas boards Creative projects Online pin dropping map tools Face-to-face interviews and discussions	Workshops • Community panels • Advisory groups • Online forums • Co designing • Detailed online mapping, ranking and prioritising tools • Regularly reporting back to the community across multiple stages of engagement • Elements of deliberative engagement processes		Independently governed reference groups Citizens juries Representative deliberative panels Deliberative budgeting

Figure 1: East Gippsland Shire Council's Spectrum of Engagement

2.2 Engagement Design and Communication Tools

The period for public consultation was 27 March until 30 May 2025.

Table 1 below documents each activity undertaken as part of the consultation process.

Engagement Tool	Total No.	Date and engagement details	Success measures
Notice in local paper • Have Your Say Shire ad • Classifieds	2	2 April 2025 7 May 2025	Circulation: • Advertiser: 6,450
Government Gazette	1	27 March 2025	Difficult to measure reach or success
Meetings and communication with key stakeholders (External)	1	20 May 2025 (Meeting with EGW)	
External Referrals	13	Email notification sent 23 March 2025 • 10 Agencies • 3 Ministers	Awareness only Difficult to measure reach or success
Meetings and communication with key stakeholders (Internal)	3	Prior to commencement of exhibition: • Advised Statutory Planning team • Advised Customer Service and Media teams • Advised Councillors	Awareness only *Further distribution to team, difficult to measure reach or success
Hardcopies	9	Hardcopies of all documents available on request via Customer Service or for viewing at each site	Difficult to measure reach or success with hard copy engagement tools
YourSay East Gippsland webpage **(Source: YourSay Report)**		Live from 27 March 2025	Approximately 309 visits

Table 1 - Communications activity undertaken as part of the consultation process

Figure 2 below summarises and measures the success of the communication channels and engagement methods for this round of engagement.

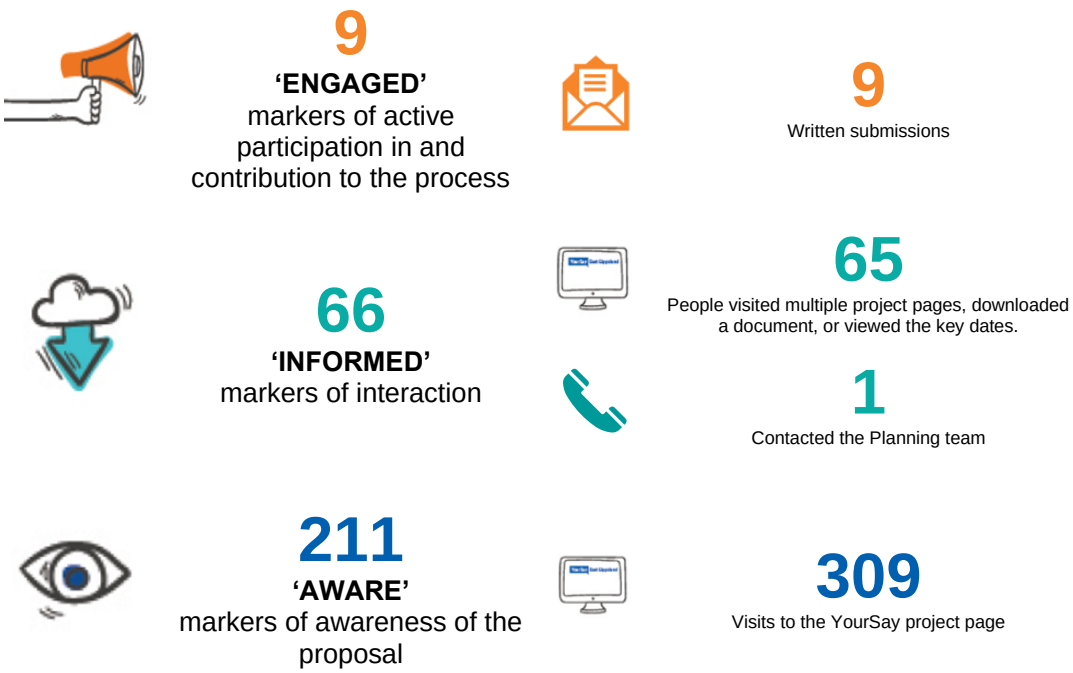


Figure 2 - Communication channels and engagement methods summary

5.1.4 Business Engagement Approach

Authorised by General Manager Place and Community

Purpose

To present a recommendation to dissolve the Economic Development Advisory Committee (EDAC) and outline the transition to the newly developed Business and Industry Engagement Framework as Council's primary mechanism for engaging with the local business community.

Key Points

Council has developed a comprehensive Business and Industry Engagement Framework (July 2025) to guide how it interacts with East Gippsland's diverse businesses and industries. The Framework introduces a tiered engagement model that segments businesses by business category, industry, location and strategic alignment, enabling more targeted, inclusive, and impactful engagement. It aligns with the Council Plan 2025–2029 and the East Gippsland Economic Development Strategy 2022–2032.

East Gippsland's business environment is shaped by geographic dispersion, a high proportion of small businesses, and increasing exposure to natural disasters and transition. To effectively engage with our business community, Council needs to move from reactive, resource-intensive engagement to a more strategic, scalable and outcomes focused model that delivers greater impact..

The Framework introduces a tiered engagement model that enables Council to engage with businesses based on their size, strategic relevance, and sectoral needs. This model is considered more effective engagement than a fixed advisory committee structure.

Through segmentation and tiered engagement, the Framework ensures that all business types—from sole traders to major employers—have access to appropriate engagement pathways. This approach addresses the limitations of EDAC, which may not fully reflect the diversity of East Gippsland's business community.

The Framework embeds business engagement across Council operations, supported by internal training, shared tools, and cross-team collaboration. This reduces reliance on external advisory structures and ensures consistency and responsiveness in engagement. The Framework also includes mechanisms for continuous feedback, performance monitoring, and transparent reporting. These tools allow Council to remain agile and responsive to business needs, in contrast to the slower, consensus-based processes of EDAC.

Recommendation

That Council:

1. ***endorses the Business and Industry Engagement Framework (July 2025) as the primary mechanism for engaging with the local business community, as provided at Attachment 1;***

2. ***acknowledges the contributions of Economic Development Advisory Committee members and ensures appropriate recognition and communication regarding the transition;***

3. ***formally dissolves the Economic Development Advisory Committee in recognition of the enhanced engagement mechanisms provided by the Business and Industry Engagement Framework;***

4. ***supports the integration of key stakeholders from Economic Development Advisory Committee into the new engagement tiers; and***

5. ***approves the operationalisation of the Framework, including stakeholder mapping, engagement activity planning, feedback mechanisms, and internal capacity building as outlined in Attachment 1.***

Strategic Alignment

The proposed approach aligns with Council's Economic Development Strategy 2022–2032 and Community Vision 2040. It also supports Council's obligations under the *Local Government Act 2020* to promote economic and community development, and to engage meaningfully with stakeholders.

This report has been prepared and aligned with the following themes set out in the Council Plan 2025-2029:

Theme 1: Community wellbeing and social responsibility
Outcome – A stronger collaborative community that is actively engaged and supported

Theme 4: Managing Council well
Outcome – Decision-making is streamlined, efficient, and responsive to community needs

Climate change

This report is assessed as having no direct impact on climate change.

Conflicts of Interest

Officers preparing this report have no conflict of interest to declare.

Attachments

1. DRAFT Business and Industry Engagement Framework July 2025 [**5.1.4.1** - 11 pages]

Business and Industry Engagement Framework

Purpose

The Business and Industry Engagement Framework (Framework) is designed to establish a structured, consistent and strategic approach to how Council engages with the local business community. This framework will guide the team's interactions, partnerships and communications with businesses across the region to ensure engagement efforts are purposeful, coordinated and responsive to local economic conditions.

Key objectives include:

- **Building Stronger Relationships**: Foster trust and collaboration between Council and the local business community through meaningful, two-way engagement.
- **Supporting Business Needs**: Ensure Council's programs, policies and services are informed by current business challenges, opportunities and aspirations.
- **Improving Responsiveness**: Create clear pathways for businesses to access support, provide feedback, and influence economic initiatives and decision-making.
- **Maximising Impact**: Align engagement activities with Council's economic development priorities and available resources to deliver tangible outcomes.
- **Enhancing Communication**: Ensure consistent and targeted communication that reflects the diversity of industries, business sizes and stages of growth across the municipality.
- **Encouraging Collaboration**: Strengthen connections between businesses, industry bodies and other stakeholders to foster innovation, investment and local job creation.

This Framework is built on the Council Plan 2025-2029, the East Gippsland Economic Development Strategy 2022-2032 and leans on findings from the 2024 Business Roundtables, the Economic Recovery Lessons Learned and the draft Business and Industry Engagement Framework prepared by Snowy Advisory.

Ultimately, the framework will help embed a culture of proactive, transparent and accountable business engagement within Council operations, supporting a resilient and thriving local economy.

Introduction

East Gippsland is home to a diverse and geographically dispersed business community, with over 4,500 registered businesses spanning a wide range of sectors. The region's economic base is underpinned by agriculture, forestry and fishing, construction, health, tourism and manufacturing. A significant proportion of local businesses employ less the 20 FTE, many of which are family-owned and locally operated, with varying levels of capacity and maturity.

Council plays a key role in fostering a vibrant and resilient business environment but must do so in a context of limited resources and increasing complexity of economic challenges and opportunities. Delivering meaningful engagement across such a large and varied region requires a strategic, scalable, and prioritised approach.

This Business Engagement Framework responds to that need by:

- Segmenting businesses in a way that recognises their diversity,
- Clarifying levels of engagement through a tiered model,
- Focusing Council's efforts where they can have the greatest impact, and
- Ensuring engagement is inclusive, consistent and aligned with Council's broader economic development objectives.

Through this framework, Council aims to do more with less—targeting resources, strengthening partnerships and building a more connected, informed and resilient business community across East Gippsland.

Framework Principles

The Framework is underpinned by guiding principles that provide a foundation for consistent, values-based engagement within the business community:

1. **Strategic Sustainable Economic Growth** – Focus on high-potential sectors and remove barriers to growth.
2. **Respect and Partnership -** Engage with respect and build genuine, long-term relationships
3. **Timely and Targeted Engagement** – Engage stakeholders at the right time and level.
4. **Two-Way Communication** – Engagement is a dialogue, not a broadcast.
5. **Clear Relationship Management** – Assign account managers to avoid fragmented communication.
6. **Consistency and Coordination** - Our approach is coordinated across Council for a seamless business experience.
7. **Transparency and Accountability** – Ensure consistent updates and reporting.
8. **Cultural Sensitivity and Inclusion** – Respect diverse perspectives and local contexts.
9. **Value Creation and** Impact - Our engagement aims to deliver real value and positive economic outcomes.
10. **Continuous Improvement** – Regularly review and refine engagement practices

Stakeholder Segmentation

To engage effectively and deliver meaningful economic outcomes, Council must understand the diversity of stakeholders that make up East Gippsland's business ecosystem. These stakeholders range from micro and home-based enterprises to major employers, across sectors as varied as agriculture, tourism, health, and manufacturing.

By segmenting stakeholders based on business category, number of employees, industry, location and strategic relevance, Council can tailor its engagement approach to meet differing needs, build stronger relationships, and focus resources where they will have the greatest impact. This segmentation also supports more inclusive and equitable engagement, ensuring that all parts of the business community—regardless of size or visibility—can connect with Council and contribute to shaping the region's economic future.

Segment Matrix

Dimension	Classification
Business category	Major, Growth or Foundation
Number of employees	#
Industry	ANZSIC codes
Location	Town/Post Code
Strategic relevance	High impact employers, transition-affected, innovation or high growth potential, export capable or market ready, investment or development partners, anchor tenants or precinct leaders, sustainability-aligned enterprises, workforce development collaborators, sector influences or peak bodies

The Business categories and Strategic relevance dimensions are outlined in more detail below.

Business Categories

Businesses are segmented into three categories:

Majors (100 employees)

A Major Business is defined as a strategically significant enterprise with a substantial operational footprint in East Gippsland. These businesses typically employ more than 100 people locally and are often recognised for their strong brand equity, category leadership, and long-standing commercial presence.

Key characteristics include:

- **Scale and Reach:** Operates at a national level, with head office and key decision-makers potentially located interstate.

- **Export Orientation:** Frequently engages in trade beyond East Gippsland, contributing to regional economic visibility and growth.
- **Market Maturity:** Demonstrates a sophisticated marketing strategy, clearly defined market segments, and well-established business relationships.
- **Governance:** May be privately held or publicly listed, with strategic decisions made across multiple jurisdictions.
- **Strategic Value:** These businesses are considered anchor institutions within the local economy and are prioritised for retention and proactive engagement.

Growth (20 – 100 employees)

A Growth Business is defined as a locally driven enterprise that is actively scaling its operations and is characterised by strong ambition, customer focus, and a clear strategic direction. These businesses typically employ between 20 and 100 people or are projected to reach this scale within 3–5 years.

Key characteristics include:

- **Growth Orientation:** Demonstrates a clear business plan and a strong desire to expand, particularly into export markets, even if not yet an established exporter.
- **Leadership and Vision:** Often founder-led or family-run, with the Managing Director playing a central role in shaping the company's direction and culture.
- **Market Focus:** Primarily rooted in the domestic market but actively building capability to compete beyond East Gippsland.
- **Business Maturity:** Operates with a defined customer base, a growing reputation, and a commitment to continuous improvement and innovation.
- **Strategic Value:** These businesses are key drivers of local employment and economic diversification and are prioritised for support and capability uplift.

Foundation (1-20 employees)

A Foundation Business is defined as a small-scale enterprise that contributes to East Gippsland's economic and community fabric, often driven by personal passion and lifestyle objectives. These businesses typically employ between 1 and 20 people, with many operating as sole traders or micro-enterprises.

Key characteristics include:

- **Purpose-Driven:** Business objectives may extend beyond profit, reflecting the personal values and life goals of the owner/operator.
- **Business Structure:** Often home-based or operating from small commercial premises within East Gippsland.
- **Planning and Strategy:** May not have a formal business plan but demonstrates commitment to their product, service, or community.
- **Ownership and Leadership:** Commonly founder-led, with deep local roots and a strong sense of identity.
- **Strategic Value:** These businesses are vital to the region's diversity, resilience, and local employment, and are prioritised for capability uplift and targeted support.

Strategic Alignment

In addition to business category, number of employees, industry and location, businesses can also be segmented based on their strategic alignment to Council's economic development objectives. This lens recognises that some businesses—regardless of their size—have the potential to significantly influence local employment, innovation, resilience, investment, or transition outcomes.

- **Low relevance** businesses typically have limited economic reach or growth potential.
- **Medium relevance** businesses demonstrate moderate alignment with strategic objectives – they may contribute to key sectors, show growth or transition potential or be open to collaboration or capacity building.
- **High relevance** businesses are those with significant influence on local employment, investment, innovation or advocacy.

Identifying and engaging these strategically relevant stakeholders enables Council to focus its resources where they can have the greatest impact. This approach also supports more proactive collaboration on region-shaping initiatives and ensures alignment between business engagement and long-term economic priorities for East Gippsland.

Strategic Alignment	Examples
High impact employers	Major regional employers such as Patties Foods or local health services
Transition affected businesses	Businesses impacted by the native timber transition or energy policy changes
Innovation or high-growth potential	Tech-enabled start-ups, value-added food producers, advanced manufacturers
Export capable or market-ready businesses	Agribusinesses or manufacturers looking to expand into interstate or international markets
Investment or development partners	Landowners or developers progressing significant commercial or industrial projects
Anchor tenants or precinct leaders	Business operating in key industrial zones or town centres that influence broader economic activity
Sustainability-aligned enterprises	Businesses actively progressing circular economy, climate adaptation or eco-certification initiatives
Workforce development collaborators	Employers engaged with local schools, TAFE or workforce attraction efforts
Sector influences or peak bodies	Chambers of commerce, industry associations or cooperative marketing groups.

Tiered Engagement Model

Building on the stakeholder segmentation a tiered engagement model allows Council to tailor its approach to business engagement based on the category and strategic value of each business type. Recognising that businesses operate at different scales, with varying levels of complexity, ambition, and strategic influence, the model ensures that engagement is purposeful, proportionate, and aligned with the region's economic development priorities.

Tiered Engagement

Tier 1: Broad Reach – Inform & Connect

Purpose: To empower businesses by ensuring they have access to timely, relevant information and a clear, low-barrier connection to Council. This tier supports broad engagement across the business community, particularly sole traders and micro-enterprises, by providing consistent, accessible communication and visibility of opportunities.

This includes:

- Digital engagement through newsletters and social media
- Streamlined publications and website content
- CRM-driven communications
- Business directory listings
- Concierge support for general enquiries
- General forums and webinars

This tier primarily supports Foundation businesses and sole traders, offering accessible, low-touch engagement that builds awareness, trust, and connection. By leveraging digital channels such as newsletters, social media, and website content—alongside CRM-driven communications, streamlined publications, and concierge-style support—Council ensures that even the smallest enterprises are empowered to participate in East Gippsland's economic development journey.

The intended outcomes of this tier include broad awareness of Council initiatives, grants, and support; increased visibility of opportunities and services; and a low-barrier entry point into Council's broader engagement ecosystem. It serves as the foundation for inclusive communication and early-stage engagement, enabling businesses to stay informed and connected without requiring intensive interaction.

Tier 2: Targeted Support – Consult & Collaborate

Purpose: To deepen engagement with priority sectors and businesses that are navigating growth, transition, or specific challenges. This tier focuses on building stronger relationships and delivering tailored support that aligns Council services with industry needs.

This includes:

- Industry roundtables and working groups
- Surveys and targeted consultation

- Training, mentoring, and capability-building programs
- Business visits and one-on-one support

This tier primarily supports Growth-stage businesses, key sectors such as tourism, manufacturing, and agriculture, and businesses impacted by change (e.g. transition industries). Engagement is more personalised and responsive, enabling Council to co-develop solutions, strengthen collaboration on local economic priorities, and enhance business capability and resilience across the region.

Tier 3: Strategic Partnership – Co-design & Influence

Purpose: To foster high-trust, strategic partnerships with businesses and stakeholders that have the capacity to influence long-term economic outcomes for East Gippsland. This tier focuses on collaboration at the highest level, enabling shared investment, policy alignment, and co-designed initiatives that support regional prosperity.

This includes:

- Direct representation in advisory committees or reference groups
- Co-design of initiatives and pilot projects
- Joint advocacy or investment attraction efforts
- Regular executive-level engagement

This tier is designed for Major businesses, anchor institutions, regional industry leaders, and peak bodies. Engagement is led by senior Council executives and is focused on long-term, high-impact collaboration. The intended outcomes include strategic alignment on economic development goals, shared investment in priority projects, and informed, forward-thinking policy and planning.

Business Engagement Matrix

aligning Stakeholder Segmentation and Engagement Tiers

Tier of Engagement	Business Category	Level of Strategic Relevance	Engagement Approach
Tier 1 Inform and Consent	**Foundation Businesses**	Low to moderate	Broad Reach. Newsletters, social media, online resources, concierge, general forums and events.
Tier 2 Consult and Collaborate	**Growth Businesses**	Moderate to high	Targeted Support. Industry roundtables, working groups, surveys, skills development, mentoring, business visits and one-one-one support.
Tier 3 Co-design and Influence	**Major Businesses**	High	Strategic Partnerships. Co-design of initiatives, advocacy, collaboration, executive level engagement.

Operationalising the Framework

Successfully implementing the Business Engagement Framework requires a coordinated, whole-of-Council effort that translates strategy into action.

This operationalising plan outlines the practical steps required to embed the tiered engagement model—aligned to Major, Growth, and Foundation business segments—into Council's day-to-day operations. It provides clear actions across five key areas: establishing internal foundations, stakeholder mapping, designing engagement activities, strengthening communication and feedback loops, and building team capacity. The plan supports a scalable model of engagement that prioritises impact and enables Council to build stronger, more productive relationships with business.

Step 1. Establish Internal Foundations

Establishing internal foundations seeks to ensure alignment, ownership and shared understanding across Council to support consistent and effective business engagement.

Action	Success Indicator
Finalise the Business Engagement Framework	Formal endorsement and clear mandate
Brief key staff to build understanding of their role in engagement and KPI alignment	Staff awareness and consistency
Develop internal guidelines for staff engaging with business	Shared tools and messaging templates
Integrate principles into existing workflows	Framework informs Council activities

Step 2. Stakeholder Mapping

Effective business engagement begins with a clear understanding of who our stakeholders are. Given East Gippsland's diverse and dispersed business landscape, stakeholder mapping is a critical step in ensuring Council's efforts are targeted, inclusive and impactful. This process involves consolidating existing business data and classifying businesses into the three core segments of the engagement model: **Major**, **Growth**, and **Foundation**. By layering this segmentation with industry, location and strategic alignment, Council can identify priority groups, engagement gaps and emerging opportunities.

Action	Success Indicator
Consolidate and clean existing business database	Comprehensive and accurate dataset
Segment business data by size, sector, location, growth aspirations and strategic relevance	Stakeholder map aligned with segments
Identify gaps in current engagement and data	Focus areas for proactive outreach

Step 3. Design Engagement Activities

With a clear understanding of stakeholder segments and strategic alignment, the next step is to design tailored engagement activities that reflect the varying needs, capacities and influence of East Gippsland's business community. By aligning each activity to the appropriate engagement tier—Inform & Connect, Consult & Collaborate, or Co-design & Influence—Council can ensure its approach is both targeted and scalable.

Action	Success Indicator
Develop annual engagement calendar across all tiers	Coordinated, proactive outreach. Calendar in place
Develop Tier 1 activities: • Review Business Matters newsletter • Review and update online resources with clearer navigation • Develop social media plan • Promote business concierge services and info sessions	Broad business community reached. Increased subscription, engagement and reach
Plan Tier 2 activities: • Schedule industry roundtables • Support sector forums and issue based working groups. • Develop annual economic forum • Develop calendar of business visits • Review Investment Pipeline • Communicate facilitation support	Deepened engagement and targeted support.
Establish Tier 3 activities: • Establish strategic partnership meetings • Connect into Council's Advocacy Strategy	Key partners identified and engaged. Strategic input into Council initiatives and advocacy

Step 4. Feedback Loops and Continuous Improvement

Effective business engagement is not a one-way process—it requires open communication, active listening, and a willingness to evolve. To build trust and deliver value, Council must ensure that businesses not only receive timely, relevant information, but also have clear pathways to provide feedback, contribute ideas, and influence decision-making.

This step focuses on strengthening two-way communication and embedding continuous improvement into Council's engagement practices. By establishing structured feedback mechanisms, reporting transparently on outcomes, and regularly reviewing performance, Council can adapt its approach to stay responsive to the changing needs of East Gippsland's business community and ensure that engagement efforts remain meaningful, inclusive and outcomes-focused.

Action	Success Indicator
Launch feedback mechanism	Annual business survey developed. Feedback received and acted upon
Establish baseline engagement data and KPIs	Clear metrics identified
Develop half-yearly business engagement update reports	Council see transparent outcomes

Step 5. Building Team Capacity

Delivering consistent, high-quality business engagement requires more than a well-designed framework—it depends on the capability, confidence and coordination of the people implementing it. Building internal capacity across Council ensures that all staff involved in economic development, place-based initiatives and business-facing roles understand their responsibilities, use a shared language, and apply the tools and principles of the engagement model effectively.

This step focuses on equipping teams with the skills, resources and support they need to engage meaningfully with local businesses, while fostering a whole-of-Council culture that values responsiveness, collaboration and continuous learning. By investing in internal capacity, Council strengthens its ability to deliver impactful engagement and adapt to the evolving needs of East Gippsland's business community.

Action	Success Indicator
Provide staff training in business engagement techniques	Increased confidence and capability
Develop templates and toolkits for engagement	Consistent data collation, messaging and approach
Encourage cross-team collaboration and whole-of-Council engagement	Increased coordination and reduced duplication.
Promote an internal culture of customer service and responsiveness	Embedded values across organisation

Business and Industry Engagement Key Performance Indicators

To ensure that the Business and Industry Engagement Framework is delivering value to East Gippsland's business community and supporting Council's economic development objectives, a clear set of Key Performance Indicators (KPIs) has been developed.

These KPIs focus on measuring the reach, effectiveness and responsiveness of engagement activities. By tracking performance against these indicators, Council can assess what's working, identify gaps, and continuously improve its approach. The KPIs also provide a transparent mechanism to demonstrate outcomes to stakeholders and inform decision-making, resource allocation and future planning.

Measure	Annual Targets
Industry Sector Roundtables	4 sector specific roundtables delivered with at least 20 businesses in attendance.
Economic Forum	Annual Economic Forum with at least 40 businesses in attendance.
New businesses have been engaged	20 new Major and Growth businesses have been engaged
Business intelligence recorded	100 business intelligence records created (including thought business concierge)
Unique visits	80 unique visits (all Major and Growth businesses visited as well as capturing Foundation engagements)
Investment Pipeline	10 new investment projects captured on the pipeline
Investment Facilitation	10 businesses provided facilitation support to navigate grants and/or approvals

5.2 Assets and Environment

5.2.1 CON2025 1732 Construction of Buchan-Orbost Road Landslip Repair

Authorised by General Manager Assets and Environment

Confidentiality Notice

The information contained in **Confidential Attachment 1** is confidential under section 3(1) of the *Local Government Act* 2020 because it relates to: (g) Private Commercial Information, being information provided by a business, commercial or financial undertaking that—(ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage.

Pursuant to section 66(5)(b) of the *Local Government Act* 2020, if released, the information discussed or considered in relation to this agenda item would unreasonably expose the business, commercial or financial undertaking to disadvantage, by disclosing financial information to competitors.

Purpose

To recommend that Council award contract CON2025 1732 Construction of Buchan-Orbost Road Landslip Repair near Buchan.

Key Points

The objective of this project is to mitigate the risk of a potential landslip event and to safeguard road user safety along this critical section of Buchan-Orbost Road. This road serves as a vital link between the townships of Buchan and Orbost, providing access to numerous rural and agricultural properties.

In May 2024, the road pavement began to show signs of structural failure, with evidence that the underlying soil was gradually shifting, raising concerns about the potential for sudden subsidence, particularly during extreme weather events.

As an interim measure, Council undertook short-term remediation works, including the application of approximate 150mm thick asphalt overlay to stabilise the pavement and the installation of culvert and chute to manage surface water and reduce seepage beneath the road.

Following this, Council allocated funding for detailed geotechnical and drainage investigations. These investigations recommended the construction of retaining structures to prevent lateral soil movement. Based on these findings, a detailed design was developed for the construction of two anchored retaining wall sections.

The proposed works will include the installation of anchor beams, anchor rods, and a combination of pile and sheet retaining walls. These structural elements will be followed by full road pavement reconstruction and the installation of road safety infrastructure. The extent and location of the retaining wall works are detailed in **Attachment 2.**

Recommendation

That Council:

1. ***accepts the tender submitted by _____ for CON2025 1732 Construction of Buchan-Orbost Road Landslip Repair for the Contract amount of $_____ exclusive of GST;***

2. ***authorises the Chief Executive Officer or delegate to finalise the terms and to sign the contract in the form proposed; and***

3. ***resolve that Confidential Attachment 1 to this report and all discussions relating to that attachment remain confidential.***

Strategic Alignment

This report has been prepared and aligned with the following strategic themes set out in the Council Plan 2025-2029:

Theme 3: *Making the most of what we've got*
Outcome: Our assets are well maintained, utilised and meet community needs.

Consultation/Community Engagement/Impacts

Community engagement for this project will be undertaken in accordance with Council's Community Engagement Policy. Affected residents and road users will be kept informed of the project scope, timelines, and any potential impacts throughout the duration of the works. To ensure continued access and minimise disruption, the road will always remain operational with at least one lane open. A comprehensive traffic management plan will be implemented by the successful contractor, and clear communication will be maintained to ensure all road users are aware of traffic arrangements and safety measures in place.

Opportunities and Risks

Financial

This project is fully funded by Council, as Council is the responsible road authority for this section of Buchan-Orbost Road. No external grant funding has been secured for this project. Council's direct investment reflects its commitment to maintaining critical infrastructure and ensuring the safety and accessibility of the local road network.

Economic

In accordance with the Council's Procurement Policy, the tender evaluation process used for this tender included a 5% weighting for local content, with preference given to contractors who employ locally and purchase goods and any subcontracted services locally.

Social

The project will restore safe access for the community and support regional connectivity. Community in and around Buchan and Orbost will benefit from this work.

Environmental

An ecological assessment has been conducted to evaluate potential impacts on the surrounding vegetation. The findings confirm that no native vegetation removal or clearance is required as part of the proposed works. All construction activities will be carefully planned and executed to minimise environmental impact and enhance the long-term resilience of the road corridor.

Human Resources

This project will be supervised by a Project Supervisor from the Council's Infrastructure Projects unit. The design technical lead will also carry out several inspections at key milestones throughout the project to ensure that the design intent is met on site.

Risks

It is important to acknowledge that a catastrophic landslip event could occur prior to the commencement of construction, particularly as a result of adverse weather conditions or other natural causes. In the event of such an incident, the road may need to be closed immediately to ensure public safety. Council is actively monitoring the site, and precautionary measures are in place to respond promptly should the situation escalate.

Climate change

This report considers potential climate change risks and impacts relevant to the Officer recommendation and aligns with the applicable climate change functions, categories, and legislative obligations, as detailed below:

Legislation

Local Government Act 2020 (including ss. 8-9).

Category

Asset Management: Climate change is considered in the design and maintenance of assets and includes responses to direct and indirect impacts.

Options

Tenders received have been assessed by a Tender Evaluation Panel (TEP). The TEP Report, provided at **Confidential Attachment 1**, details the assessment of options for the selection of a contractor for the project.

Council has the option to award a contract in accordance with the Tender Evaluation Report recommendation, or to not proceed with the procurement. Procurement has been undertaken in accordance with Council's Procurement Policy.

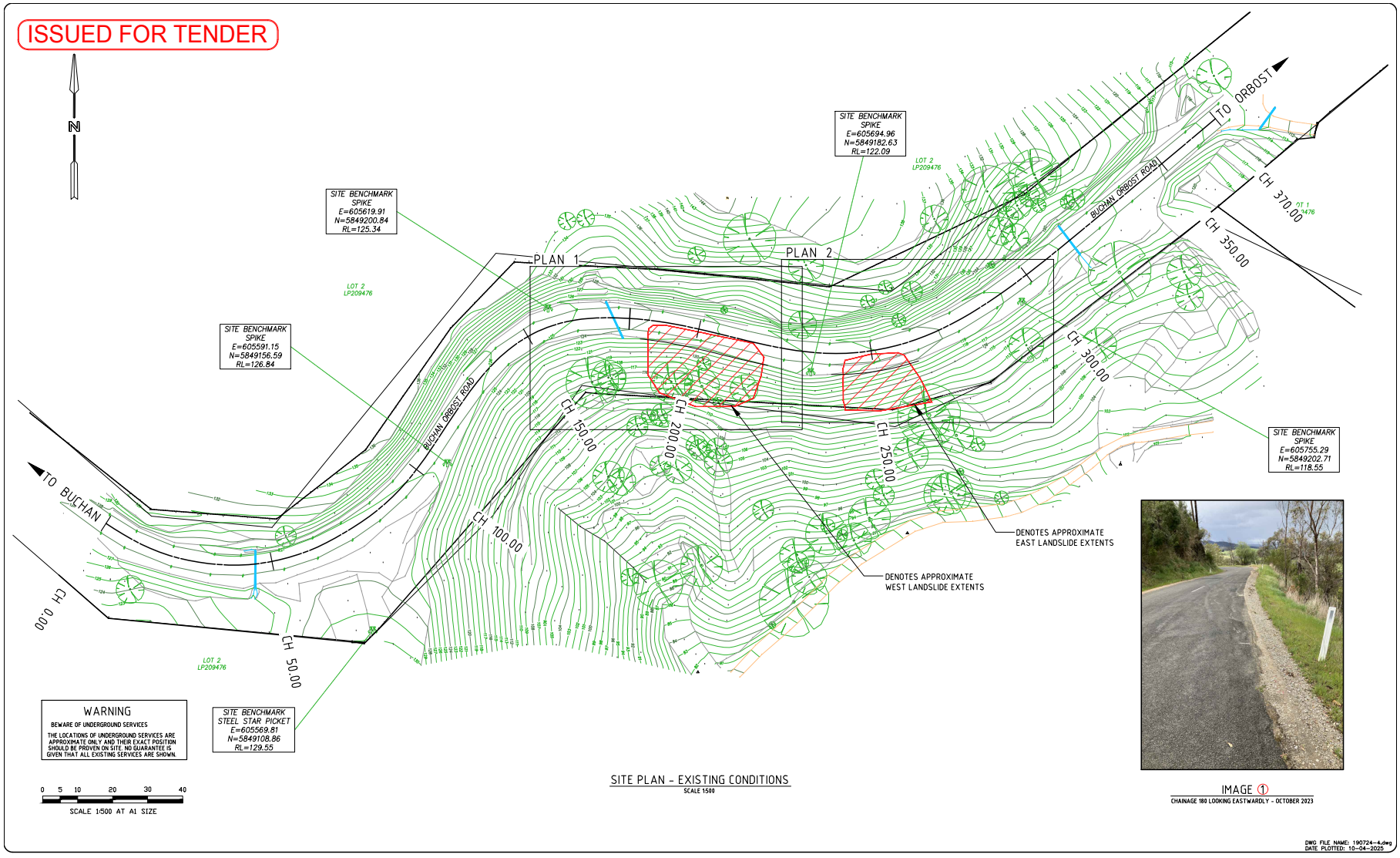
Conflicts of Interest

Officers preparing this report have no conflict of interest to declare.

Attachments

1. CONFIDENTIAL - CON2025 1732 TEP Buchan Orbost Road - Major Slip Repair [**5.2.1.1** - 10 pages]
2. CON2025 1732 Buchan Orbost Road - Major Slip Repair Location [**5.2.1.2** - 1 page]

ISSUED FOR TENDER



SITE PLAN - EXISTING CONDITIONS
SCALE 1:500

IMAGE ①
CHAINAGE 180 LOOKING EASTWARDLY - OCTOBER 2023

DWG FILE NAME: 190724-4.dwg
DATE PLOTTED: 10-04-2025

No.	REVISION	DATE	BY
–	ISSUED FOR TENDER	10-04-25	JGD
–	CONSTRUCTION STAGING SHOWN	31-03-25	JGD
–	ISSUED FOR TENDER	18-03-25	JGD
–	DETAILED ISSUE	13-01-25	JGD
–	PRELIMINARY ISSUE	22-11-24	JGD

EAST GIPPSLAND SHIRE COUNCIL

COPYRIGHT © 2025
COPYRIGHT IN THIS DOCUMENT IS THE PROPERTY OF CHRIS O'BRIEN & COMPANY PTY LTD. AND MUST NOT BE REPRODUCED, OR MADE AVAILABLE FOR USE BY ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF CHRIS O'BRIEN & COMPANY PTY LTD.

CLIENT: EAST GIPPSLAND SHIRE COUNCIL

CHRIS O'BRIEN & COMPANY PTY LTD
CONSULTING CIVIL & STRUCTURAL ENGINEERS
All correspondence to: P.O. Box 18 Traralgon Vic. 3844
134 Church Street Traralgon Vic. 3844
Telephone 03 5174 9911 Facsimile 03 5174 0011

DRAWN	JGD
DESIGNED	JGD
CHECKED	LDM
SIGNED	

SITE PLAN - EXISTING CONDITIONS

PROJECT: BUCHAN-ORBOST ROAD CHAINAGE 2.80km LANDSLIDE REMEDIATION WORKS
NEAR BUCHAN, VIC

DATE	JUL 2024
SCALE	AS SHOWN
SHEET No.	4 OF 21
PROJECT No.	190724

5.3 Business Excellence

5.3.1 Municipal Association of Victoria October 2025 State Council Meeting Motions

Authorised by Chief Executive Officer

Purpose

For Council to formally adopt motion/s to be presented to the Municipal Association of Victoria (MAV) State Council meeting, which will be held on 10 October 2025.

Key Points

The MAV calls for motions from Victorian Councils twice a year that are formally considered at the MAV State Council. Motions supported by State Council are then advocated on by MAV. The MAV Rules 2020 require motions to be of strategic relevance to the MAV or of such significance to local government that they ought to be considered at the State Council meeting.

The motions are to align with the 10 priorities (areas of focus) of the MAV Strategy 2024-27. These being active local democracy, connected places, health and wellbeing, sustainable economy, Future Gen, First Peoples local government relations, climate and regenerative design, diversity equity and inclusion, resilience and recovery and intergenerational infrastructure.

Through its Council Plan and informal discussions, the Councillor group has identified four issues for consideration for submissions as potential motions for the State Council meeting. The draft motions proposed are:

- Health and social supports, provided at **Attachment 1**.
- Social housing mandated targets, provided at **Attachment 2**.
- Victorian Transmissions and Renewable Energy Zones Benefits plans, provided at **Attachment 3**.
- Domestic Violence Disclosure Scheme, provided at **Attachment 4**.

In accordance with MAV Rules section 17.1 proposed motions for a MAV State Council meeting must be adopted by Council. These draft motions are presented separately for consideration. Motions supported by Council will be presented at the October 2025 MAV State Council Meeting.

Recommendation

That Council

1. ***endorses the Health and Social Supports motion, provided as Attachment 1 for submission to the Municipal Association of Victoria State Council on 10 October 2025;***

2. ***endorses the Social Housing Mandated Targets motion provided as Attachment 2 for submission to the Municipal Association of Victoria State Council on 10 October 2025;***

3. ***endorses the Victorian Transmission and Renewable Energy Zones Benefits Plans motion provided as Attachment 3 for submission to the Municipal Association of Victoria State Council on 10 October 2025; and***

4. ***endorses the Domestic Violence Disclosure Scheme motion provided as Attachment 4 for submission to the Municipal Association of Victoria State Council on 10 October 2025.***

Strategic Alignment

This report has been prepared and aligned with the following theme set out in the Council Plan 2025-2029:

Theme 1: Community wellbeing and social responsibility
Outcome – A connected and inclusive community, where no one is left behind

Climate change

This report considers potential climate change risks and impacts relevant to the Officer recommendation and aligns with the applicable climate change functions, categories, and legislative obligations, as detailed below:

Legislation

The *Municipal Association Act* 1907 provides for the operation of the Municipal Association of Victoria.

Category

This report is assessed as having no direct impact on climate change.

Conflicts of Interest

Officers preparing this report have no conflict of interest to declare.

Attachments

1. MAV Motion Health and social support investment - East Gippsland October 2025 [**5.3.1.1** - 2 pages]
2. MAV Motion Social housing mandated targets - East Gippsland October 2025 [**5.3.1.2** - 2 pages]
3. MAV Victorian Transmissions and REZ Benefit Plan - East Gippsland October 2025 [**5.3.1.3** - 2 pages]
4. MAV Motion Domestic Violence Disclosure Scheme - East Gippsland October 2025 [**5.3.1.4** - 2 pages]

East Gippsland Shire Council
Draft Motion for MAV State Council Meeting
10 October 2025

Name of Motion:
Resourcing to support health and social support agencies

Motion: No longer than 250 words / 1,700 characters
That the Municipal Association of Victoria (MAV) calls on the Victorian Government to increase resourcing support for agencies and local government that work with communities around the drivers that lead to homelessness.

Rationale: No longer than 350 words / 2,400 characters
Community agencies and health partners continue to deliver initiatives and programs - domestic violence intervention, drug intervention, health and financial sustainability services - aimed at addressing systemic issues that that have a high cost on society: homelessness, youth suicide, family and domestic violence, substance addiction. Resourcing is well short of matching the demand.

Increased demand for services has resulted in longer support periods, with the median duration of service support rising and placing additional strain on already stretched services. Regional areas across the state also face service delivery challenges, including geographic dispersion, fewer crisis accommodation options, limited public transport for accessing services, seasonal workforce, and natural disaster impacts.

Homelessness does not discriminate and can occur to anyone at any time throughout their lives. Individual impacts of homelessness include but are not limited to:

- Exposure to violence and victimisation
- Development of chronic health conditions
- Increased likelihood of mental illness
- Poor physical health (dental, nutritional, substance use)
- Higher rates of premature mortality, disability, and chronic illness
- Limited access to specialist health and support services
- Greater distances to travel for assistance / reduced public transport options
- Limited emergency accommodation options

More than three-quarters of homelessness services are finding it significantly harder to secure housing for clients.

Some social housing properties can sit vacant for months on end, and there is a community perception of a lack of urgency and/or support to get vacant properties filled.

Relevance to MAV Strategy 2024-27 priorities themes (nominate relevant priority):

MAV Strategy 2024-27 Priority	'Motion Title'
1. Active local democracy	

2. Connected places	
3. Health and wellbeing	Resourcing to support health and social support agencies
4. Sustainable economy	
5. Future Gen	
6. First Peoples local government relations	
7. Climate and regenerative design	
8. Diversity, equity and inclusion	
9. Resilience and recovery	
10. Intergenerational infrastructure	
Other – Of local government significance*	

* If Other is selection, supporting commentary must be included

East Gippsland Shire Council
Draft Motion for MAV State Council Meeting
10 October 2025

Name of Motion:
Mandated social housing quotas.

Motion: No longer than 250 words / 1,700 characters
That the Municipal Association of Victoria (MAV) calls on the Victorian Government to mandate the implementation of broad based social and affordable housing quotas and/or contributions for new developments.

Rationale: No longer than 350 words / 2,400 characters
Whilst there are overall housing targets set out in Plan for Victoria, a more nuanced approach to housing supply is required to ensure the correct type of housing is being delivered to meet community needs, including social and affordable housing.

Other states have legislated requirements for new developments to meet a dispersed ration of social and affordable housing as part of new developments of a certain lot size. Similarly new apartment developments must have a set ratio of social housing.

Some councils have policy that sets targets for new developments. Whilst this aspiration is admirable it is not supported by same legislated requirements that other states, including Western Australia, enforce.

As part of the reforms that accompany the Big Housing Build, The Victorian Government is developing a 10-year Social and Affordable Housing Strategy, in partnership with the community housing sector. This strategy is promoted as setting a shared long-term vision and objectives to continue to grow the social housing system alongside the state's population.

There is also opportunity to:

- Share details with the local government sector on the 10-year Social and Affordable Housing Strategy and how it addresses current housing gaps and targets per LGA.
- Liaise with relevant stakeholders (e.g. community housing providers) to understand what is required to meet future needs and address these recommendations as a priority.
- Consistent with the Victorian Aboriginal Housing and Homelessness Framework (2020), collaborate with Traditional Owner groups and relevant Aboriginal service providers to support the development of affordable and culturally appropriate accommodation and housing for the Aboriginal community.
- Acknowledge that provision of crisis and social housing is not just driven by need in Melbourne and regional cities, with provision also needed across most regional Victorian towns. Such provision should also be supported by assertive outreach services and social marketing to de-stigmatise the plight of the homeless.

Relevance to MAV Strategy 2024-27 priorities themes (nominate relevant priority):

MAV Strategy 2024-27 Priority	'Motion Title'
1. Active local democracy	
2. Connected places	
3. Health and wellbeing	Mandated social housing quotas.
4. Sustainable economy	
5. Future Gen	
6. First Peoples local government relations	
7. Climate and regenerative design	
8. Diversity, equity and inclusion	
9. Resilience and recovery	
10. Intergenerational infrastructure	
Other – Of local government significance*	

***** If Other is selection, supporting commentary must be included

East Gippsland Shire Council
Draft Motion for MAV State Council Meeting
10 October 2025

Name of Motion:
Victorian Transmission Plan and Renewable Energy Zone Benefit Plan

Motion: No longer than 250 words / 1,700 characters
That future iterations of the Victorian Transmission Plan and Renewable Energy Zone Benefit Plan must incorporate tailored engagement strategies, impact assessments and funding mechanisms that reflect the unique vulnerabilities and contributions of host communities and provide legacy benefit to these communities.
The REZ Benefit Plan is amended to explicitly include commercial fishing communities as eligible stakeholders, enabling investment in marine infrastructure, workforce transition programs, and co-designed mitigation strategies that ensure a fairer and more inclusive energy transition.

Rationale: No longer than 350 words / 2,400 characters
The Victorian Transmission Plan and the Renewable Energy Zone (REZ) Benefit Plan are critical mechanisms guiding the State's transition to renewable energy.

Without explicit inclusion in the Victorian Transmission Plan and REZ Benefit Plan, impacted communities risk being sidelined in decision-making processes and excluded from benefit-sharing arrangements.

Industries can and should coexist, but this requires a deliberate, collaborative and well-resourced approach. The respectful support for, and protection of, one of important maritime industries must be a priority as Australia transitions to a renewable energy future.

Consultation has often been delayed or deprioritised with some sectors (e.g. commercial fishing), with consultation processes designed for the public not industry. Some proponents have been advised not to engage during feasibility stages.

A lack of early and ongoing direct consultation has led to mistrust, missed opportunities for collaboration and proposals that fail to consider the operational realities of impacted industries. Tailored engagement strategies should include the funding of independent facilitation to ensure transparent dialogue and build trust between all parties, and formal consultation protocols at each project stage, with clear mechanisms for feedback to influence planning decisions and minimise impact.

Community benefit sharing involves the sharing of benefits with communities that host renewable energy generation, transmission and storage projects. The equitable distribution of benefits and impacts is a key method for gaining and maintaining social license. Community benefits should address community needs, mitigate impacts and deliver tangible, lasting outcomes where disruption occurs.
This can be addressed through:

- A formal, enforceable national compensation framework developed in collaboration with the fishing industry, incorporating assessments of both direct and indirect economic impacts.
- A framework that includes financial support for lost access, disruption during construction, and business continuity planning to ensure the sector remains viable throughout the offshore wind lifecycle.
- A Fisheries Benefit Fund with transparent governance is established to provide equitable compensation for all affected parties.

Supporting documents:

- MAV Draft Victorian Transmission Plan submission, July 2025
- East Gippsland Shire Council advocacy priority – Ensuring the long-term viability of Victoria's largest commercial fishing fleet amid offshore wind development, July 2025

Relevance to MAV Strategy 2024-27 priorities themes (nominate relevant priority):

MAV Strategy 2024-27 Priority	'Motion Title'
1. Active local democracy	
2. Connected places	
3. Health and wellbeing	
4. Sustainable economy	Victorian Transmission Plan and Renewable Energy Zone Benefit Plan
5. Future Gen	
6. First Peoples local government relations	
7. Climate and regenerative design	
8. Diversity, equity and inclusion	
9. Resilience and recovery	
10. Intergenerational infrastructure	Victorian Transmission Plan and Renewable Energy Zone Benefit Plan
Other – Of local government significance*	

* If Other is selection, supporting commentary must be included

East Gippsland Shire Council
Draft Motion for MAV State Council Meeting
10 October 2025

Name of Motion:
Support for the introduction of a Domestic Violence Disclosure Scheme (Clare's Law) in Victoria.

Motion: No longer than 250 words / 1,700 characters
That the Municipal Association of Victoria (MAV) calls on the Victorian Government to urgently introduce and implement a Domestic Violence Disclosure Scheme, known elsewhere as Clare's Law, empowering individuals at risk to access information about a partner's past violent or abusive behaviour. This proactive measure has the potential to save lives, reduce harm, and support victim-survivors of family violence in making informed and safe decisions.

Rationale: No longer than 350 words / 2,400 characters
Every day, behind closed doors, lives are shattered by domestic violence. It robs individuals of dignity, autonomy and safety - often leaving scars that never fully heal. Now is the time to act. Clare's Law, named after Clare Wood, who was murdered by a partner with a known history of violence, allows individuals to request police-held information about a partner's history of domestic abuse.
This disclosure scheme is a practical, life-saving tool that has already been implemented in the United Kingdom and is currently being petitioned for implementation in New South Wales.
We cannot accept a reality where fear, control, and violence dominate relationships. Clare's Law offers a vital lifeline - empowering people with the knowledge they need to make decisions about their safety before it is too late.

Victorian communities have a right to the same protections being pursued in other jurisdictions. Local government has a responsibility to advocate for measures that improve community safety and support our most vulnerable.

Clare's Law supports vulnerable populations, addresses trauma and long-term safety, and builds trust between communities and institutions.

It is recommended that the MAV advocate to the Victorian Government to:

1. Introduce and pass legislation establishing a Domestic Violence Disclosure Scheme (Clare's Law) in Victoria, following national and international best practice.
2. Ensure the scheme is developed with input from survivors, legal experts, police, and frontline family violence services, with safeguards to protect privacy, prevent misuse, and connect individuals to support.
3. Fund training, support services, and public awareness to ensure the scheme is implemented effectively and compassionately across the state.
4. Monitor and evaluate the program's impact to ensure continuous improvement and survivor safety.

An ePetition calling for Clare's Law has gained traction in New South Wales, urging the government to rise above political divides and act decisively in the face of Australia's ongoing

domestic violence crisis. It is time Victoria also shows leadership. By adopting Clare's Law, we can take a critical step toward justice, compassion, and a safer future for all.

A personal experience of using Clare's Law in the UK can be found here.

Relevance to MAV Strategy 2024-27 priorities themes (nominate relevant priority):

MAV Strategy 2024-27 Priority	'Motion Title'
1. Active local democracy	
2. Connected places	
3. Health and wellbeing	Support for the introduction of a Domestic Violence Disclosure Scheme (Clare's Law) in Victoria.
4. Sustainable economy	
5. Future Gen	
6. First Peoples local government relations	
7. Climate and regenerative design	
8. Diversity, equity and inclusion	
9. Resilience and recovery	
10. Intergenerational infrastructure	
Other – Of local government significance*	

* If Other is selection, supporting commentary must be included

5.3.2 Council Meeting Resolution Register

Authorised by General Manager Business Excellence

Confidentiality Notice

The information contained in the confidential attachments is confidential under section 3(1) of the *Local Government Act* 2020 because it relates to: (h) Confidential Meeting Information, being the records of meetings closed to the public under section 66(2)(a).

Pursuant to section 66(5)(b) of the *Local Government Act* 2020, if released, the information discussed or considered in relation to this agenda item could undermine the integrity of Council decision-making processes, disclose sensitive discussions or deliberations, or reveal personal, legal, or commercial information that may prejudice Council or third parties.

Purpose

To provide a status update on resolutions from Council meetings held between 1 April – 30 June 2025 (**Attachment 1** and **Confidential Attachment 2**) and the status of actions that were reported as outstanding in the previous quarterly report (**Attachment 3** and **Confidential Attachment 4**).

Key Points

The primary role of the Council is to provide good governance in its municipal district for the benefit and wellbeing of the municipal community. Council must perform its role in accordance with the Overarching Governance Principles as set out in section 9 (2)(i) of the *Local Government Act* 2020, in which one of the principles states '…the transparency of Council decisions, actions and information is to be ensured'.

The reporting of Council resolutions is a vital measure of Council's performance and provides the information it needs to demonstrate transparency and Council's accountability to the community.

For the period of 1 April – 30 June 2025, there were 26 open Council resolutions and one closed Council resolution (not including resolutions for noting only) in the reporting period, all of which have been completed.

Recommendation

That Council receives and notes this report and all attachments pertaining to this report.

Strategic Alignment

This report has been prepared in accordance with the *Local Government Act* 2020, specifically section 9 (2)(i) and section 58.

It aligns with the following strategic theme outlined in the following theme in the Council Plan 2025-2029:

Theme 4: Managing Council well
Outcome – Decision-making is streamlined, efficient, and responsive to community needs

Consultation/Community Engagement/Impacts

No community or external stakeholder engagement was conducted in developing this report, aside from the internal engagement to compile its content.

Opportunities and Risks

The report supports Council's commitment to good governance by providing an accessible and detailed update on resolution progress.

Climate change

This report is assessed as having no direct impact on climate change.

Conflicts of Interest

Officers preparing this report have no conflict of interest to declare.

Attachments

1. Open Council Meeting Resolutions from 1 April 30 June 2025 [**5.3.2.1** - 9 pages]
2. CONFIDENTIAL - Closed Council Meeting Resolutions from 1 April 30 June 2025 [**5.3.2.2** - 1 page]
3. Update on Open Council Resolutions up to 31 March 2025 [**5.3.2.3** - 1 page]
4. CONFIDENTIAL - Update on Closed Council Resolutions up to 31 March 2025 [**5.3.2.4** - 2 pages]

Open Council Meeting Resolutions from 1 April to 30 June 2025

Meeting Date	Item No.	Item	Resolution	Directorate	Status
15 April 2025	1 7 1.1	Change of Nature Strip Tree Variety, Houghton Crescent, Eagle Point	*That Council:* *1. receives the petition lodged by Mr Daryl Butler requesting 'We, the undersigned residents of Houghton Crescent, Eagle Point, request a change in the choice of street trees from Acacia Melanoxylon to Ornamental Pear (or a similar tree). The current trees have been planted in River Drive, therefore continuing this planting theme would be appropriate';* *2. notes that the petition will be referred to General Manager Assets and Environment for consideration and response; and* *3. notes that the Chief Executive Officer will arrange for Council Officers to write to the head petitioner advising them of these actions.*	Assets and Environment	Completed
15 April 2025	5 1.1	Planning Scheme Amendment C172egip - Implementation of the Paynesville Growth Area Structure Plan	*That Council:* *1. having formally considered all written submissions received to Amendment C172egip, notes the issues raised by the submissions and the officer's response to those issues, as outlined in Attachment 1;* *2. requests that the Minister for Planning appoints an Independent Planning Panel to consider all submissions received for Amendment C172egip as provided at Attachment 2, in accordance with Part 8 of the Planning and Environment Act 1987;* *3. refers all submissions to Amendment C172egip, including late submissions, to the Independent Planning Panel appointed by the Minister for Planning;* *4. endorses the Officer's response to the issues raised by the submissions and the recommended changes to Amendment C172egip as outlined in Attachment 1 and 3, as the basis for Council's submission to the Independent Planning Panel;* *5. notes that officers will also take a Council position to the Planning Panel as follows:* *a. that no substantial infrastructure shall be located within sensitive foreshore locations or below 2.8m AHD; and* *b. that the Development Plan Overlay and Schedule to the General Residential Zone contains provisions to regulate built form in a manner that promotes view-sharing, provision of a spacious neighbourhood character and retention of significant native vegetation.* *6. authorises the General Manager Place and Community to make any minor changes to Amendment C172egip which are consistent with the purpose and intent of Council's resolution;* *7. notes that if the amendment is approved and gazetted (after an Independent Planning Panel) and the Development Plan Overlay Schedule 10 is applied, then a Development Plan must be prepared, advertised for public comment and approved by Council prior to use or development commencing. The development plan must address a range of matters, including but not limited to:* *a. Infrastructure provision;* *b. Environmental and coastal matters;* *c. Subdivision layout and design; and* *d. Open space.* *8. approves the General Manager Place and Community or delegate to advise all submitters to Amendment C172egip of Council's decision.*	Place and Community	Completed

Meeting Date	Item No.	Item	Resolution	Directorate	Status
15 April 2025	5 1.2	Planning Scheme Amendment C171egip – Implementation of the Eagle Point Structure Plan	*That Council:* *1. having formally considered all written submissions received to Amendment C171egip, notes the issues raised by the submissions and the officer's response to those issues, as outlined in Attachment 1;* *2. requests the Minister for Planning appoints a Planning Panel to consider all submissions received for Amendment C171egip as provided at Attachment 2, in accordance with Part 8 of the Planning and Environment Act 1987;* *3. refers all submissions, including any late submissions, to the Planning Panel appointed by the Minister for Planning;* *4. endorses the Officer's response to the issues raised by the submissions and the recommended changes to Amendment C171egip, as outlined in Attachment 1 and 4, as the basis for Council's submission to the Planning Panel, with the exception of the introduction of the proposed Schedule 2 to the Low-Density Residential Zone;* *5. authorises the General Manager Place and Community to make any changes required to remove the proposed Schedule 2 to the Low-Density Residential Zone from Amendment C171egip and any other minor changes which are consistent with the purpose and intent of Council's resolution; and* *6. approves the General Manager Place and Community or delegate to advise all submitters to Amendment C171egip of Council's decision.*	Place and Community	Completed
15 April 2025	5 2.1	CON2025 1722 Sarsfield Recreation Reserve and Community Hall Revitalisation Project	*That Council:* *1. accepts the tender submitted by Brooker Builders Pty Ltd for CON2025 1722, Sarsfield Recreation Reserve and Community Hall Revitalisation Project for the contract amount $3,170,892.24 exclusive of GST;* *2. authorises the Chief Executive Officer or delegate to finalise the terms and to sign the contract in the form proposed; and* *3. resolves that Confidential Attachment 1 to this report and all discussions relating to the attachment remain confidential.*	Assets and Environment	Completed
15 April 2025	5 3.1	Award Geographic Information System (GIS) Panel of Providers contract (collaborative procurement with Wellington Shire)	*That Council:* *1. approves Wellington Shire Council to award Contract No 2025-064 Geographical Information System (GIS) Services – Panel of Providers on behalf of East Gippsland Shire for a three-year period to the following:* *a. COHGA Pty Ltd;* *b. ESRI Australia Pty Ltd;* *c. Technology One Pty Ltd;* *d. Woolpert Australia Pty Ltd; and* *e. For Consultancy Services only - GP One Pty Ltd* *2. approves and authorises the Chief Executive Officer or delegate to execute such documents as are necessary to give effect to the arrangements of the Geographical Information System (GIS) Services – Panel of Providers Contract 2025-064;* *3. delegates power to the Chief Executive Officer to exercise the two extension options of one year on the basis that all contractual requirements have been met by the suppliers; and* *4. resolves that Confidential Attachment 1 to this report and all discussions relating to that attachment remain confidential.*	Business Excellence	Completed
15 April 2025	5 3.2	Endorse Revised Audit and Risk Committee Charter	*That Council endorses the revised Audit and Risk Committee Charter, provided at Attachment 1.*	Business Excellence	Completed
15 April 2025	5 3.3	Proposal for Local Government Commissioner Role - Rural Councils Victoria	*That Council:* *1. writes to the Australian Government post the May 2025 election, expressing its support for Rural Councils Victoria's call for a new Local Government Commissioner role to be established and further, advocating that the position-holder be required to be based in a rural area and have a deep connection to rural issues and community; and* *2. notes the advocacy effort taken to date on this issue.*	Office of the CEO	Completed

Meeting Date	Item No.	Item	Resolution	Directorate	Status
20 May 2025	5 1.1	Draft Position Paper - Renewable Energy Planning Applications	*That Council:* *1. endorses the draft 'Position Paper – Renewable Energy Planning Applications' as provided at Attachment 1; and* *2. notes that all referrals of Planning Permit applications to Council by the Minister for Planning will be submitted to a Council meeting for decision in accordance with section 6.2 of East Gippsland Shire Council's Planning Delegations Policy.*	Place and Community	Completed
20 May 2025	5 1.2	Planning Scheme Amendment C159egip - Erosion Management Overlay	*That Council:* *1. requests the authorisation from the Minister for Planning to prepare and exhibit Planning Scheme Amendment C159egip to the East Gippsland Planning Scheme, in accordance with Section 8A of the Planning and Environment Act 1987;* *2. prepares the Planning Scheme Amendment C159egip to the East Gippsland Planning Scheme, generally in accordance with the documentation provided at Attachment 1, subject to Ministerial Authorisation; and* *3. places the Planning Scheme Amendment C159egip on public exhibition in accordance with the requirements of Section 19 of the Planning and Environment Act 1987, subject to Ministerial Authorisation.*	Place and Community	Completed
20 May 2025	5 1.3	Planning Scheme Amendment C165egip - Corrections to the Planning Scheme	*That Council:* *1. requests authorisation from the Minister for Planning to prepare and exhibit Planning Scheme Amendment C165egip to the East Gippsland Planning Scheme, in accordance with Section 8A of the Planning and Environment Act 1987;* *2. prepares the Planning Scheme Amendment C165egip to the East Gippsland Planning Scheme, generally in accordance with the documentation provided at Attachment 1, subject to Ministerial Authorisation; and* *3. places the Planning Scheme Amendment C165egip on public exhibition in accordance with the requirements of Section 19 of the Planning and Environment Act 1987, subject to Ministerial Authorisation.*	Place and Community	Completed
20 May 2025	5 1.4	Proposed new Pool and Spa Barrier Compliance Inspections and Fee	*That Council:* *1. approves the introduction of pool and spa safety barrier compliance inspections as a service offered by the Building Services team; and* *2. approves the fee of $385.00 for pool and spa safety barrier compliance inspections.*	Place and Community	Completed
20 May 2025	5 1.5	Agriculture Sector Advisory Committee Confirmed Minutes 6 February 2025 and New Member Appointment	*That Council:* *1. receives and notes this report and all attachments pertaining to this report;* *2. considers the recommendations in the Minutes of the Agricultural Sector Advisory Committee meeting held on 6 February 2025, at Attachment 1;* *3. appoints the industry representatives identified in Confidential Attachment 3 to the East Gippsland Shire Council Agriculture Sector Advisory Committee for 2 years until 2027 with the option to extend for a further two-years;* *4. notes that all applicants were assessed as suitable to be appointed;* *5. authorises the Chief Executive Officer or delegate to advise all applicants of the outcome of their expression of interest;* *6. authorises the Mayor or Chief Executive Officer to make a public statement on membership of the East Gippsland Agriculture Sector Advisory Committee;*	Place and Community	Completed

Meeting Date	Item No.	Item	Resolution	Directorate	Status
			7. appoints Cr Barry Davis a Councillor member to the Agriculture Sector Advisory Committee; *8. approves the changes to the Agricultural Sector Advisory Committee Charter to include Gippsland Agriculture Group as a sitting organisation member, adjust the industry representation to ten and bring the Charter into alignment with other Council Committees; and* *9. resolves that Confidential Attachment 3 and all discussions in relation to it remain confidential until applicants have been advised of the outcome of their expression of interest.*		
20 May 2025	5 2.1	Organisational Performance Report July 2024 to March 2025	*That Council* *1. endorses the full year forecast changes for operating and capital budgets, as included in the Organisational Performance Report for the period to 31 March 2025, as provided at Attachment 1; and* *2. notes that if endorsed, the Organisational Performance Report for the period to 31 March 2025, as provided at Attachment 1 and 2 will be published on Council's website.*	Business Excellence	Completed
20 May 2025	6.0	Urgent Business	*That Council:* *1. resolves to write to the Premier of Victoria, the Victorian Minister for Agriculture, the Minister for Regional Development, and the Minister for Local Government, requesting the extension of the Drought Support Package eligibility to include Omeo, Benambra, and other similarly affected areas within East Gippsland, recognising the significant and ongoing impacts of drought on these areas; and* *2. requests the Chief Executive Officer write to the Municipal Association of Victoria and Rural Councils Victoria to seek their support in advocating for this extension.*	Place and Community	Completed
10 June 2025	5 1.1	Endorsement of Council Submission – Proposed Renewable Energy Facility and Utility Installation (Solar Farm), 280 Bengworden Road, Bairnsdale	*That Council:* *1. endorses the submission to the Minister for Planning in relation to the planning application for use and development of land for a renewable energy facility and utility installation (Solar Farm and Battery Energy Storage System) at 280 Bengworden Road, Bairnsdale (application reference PA2503624) as circulated to Councillors on 10 June 2025 by Councillor Eastman;* *2. requests that the Minister for Planning as the decision maker on this application, requires an Environment Effects Statement;* *3. authorises the Chief Executive Officer, or delegate, to lodge the submission on behalf of Council; and* *4. notes that the Council-endorsed submission will be included as an attachment in the minutes of this meeting.*	Place and Community	Completed
10 June 2025	5 2.1	CON2019 1293 Road Maintenance Services Contract Extension	*That Council:* *1. approves the contract extension to CON2019 1293 Road Maintenance Services for East Gippsland Shire for Area 1 (Bairnsdale to Orbost and surrounds) and Area 2 (Omeo and surrounds) for the tendered Schedule of Rates, inclusive of annual CPI adjustments for a period of twenty-four (24) months to 31 July 2027, to Cranes Asphalting and Bitumen Sealing Pty Ltd;* *2. approves the contract extension to CON2019 1293 Road Maintenance Services for East Gippsland Shire for Area 3 (Mallacoota and surrounds) and Area 4 (Bonang, Tubbut and surrounds) for the tendered Schedule of Rates, inclusive of annual CPI adjustments for a period of twenty-four (24) months to 31 July 2027, to Whelans Group Investments Pty Ltd;* *3. authorises the Chief Executive Officer or delegate to finalise and execute the current contract extensions for CON2019 1293, as outlined in Recommendations 1 and 2, extending the contracts to 31 July 2027; and* *4. delegates authority to the Chief Executive Officer or delegate to approve and execute a further extension of up to twenty-four (24) months beyond 31 July 2027 for each contract, subject to the contractors maintaining satisfactory performance throughout the current extension period.*	Assets and Environment	Completed

<table>
<tr><th>Meeting Date</th><th>Item No.</th><th>Item</th><th>Resolution</th><th>Directorate</th><th>Status</th></tr>
<tr><td>10 June 2025</td><td>5 2.2</td><td>Addition of Roads to Council's Register of Public Roads</td><td>That Council:

1. declares the sections of road listed below as Public Road and be added to Council’s Register of Public Roads under the classifications shown;

<table>
<tr><th>Road Name</th><th>Locality</th><th>Land Tenure</th><th>Principle Places of Residence</th><th>Approx. length (Km)</th><th>Classification</th></tr>
<tr><td>Blair Road</td><td>Wiseleigh</td><td>Road Reserve</td><td>3</td><td>0.260</td><td>Rural Access</td></tr>
<tr><td>Wallers Road</td><td>Iguana Creek</td><td>Road Reserve</td><td>0</td><td>0.860</td><td>Rural Limited Access</td></tr>
<tr><td>Sam Hill Road</td><td>Omeo</td><td>Crown Land</td><td>0</td><td>2.300</td><td>Rural Limited Access</td></tr>
<tr><td>Milton Park Road</td><td>Wuk Wuk</td><td>Road Reserve</td><td>0</td><td>1.450</td><td>Rural Limited Access</td></tr>
<tr><td>Bennetts Brook Road</td><td>Swan Reach</td><td>Road Reserve</td><td>1</td><td>0.315</td><td>Rural Limited Access</td></tr>
</table>

2. determines not to add the below listed roads to the Register of Public Roads; and

<table>
<tr><th>Road Name</th><th>Locality</th><th>Land Tenure</th><th>Principle Places of Residence</th><th>Approx. length (Km)</th><th>Classification</th></tr>
<tr><td>Aerodrome Road</td><td>Bengworden</td><td>Road Reserve</td><td>0</td><td>1.062</td><td>N/A</td></tr>
<tr><td>Burgess Track</td><td>Wallagaraugh</td><td>Road Reserve</td><td>0</td><td>1.529</td><td></td></tr>
<tr><td>Jacksons Crossing Road</td><td>Buchan</td><td>Road Reserve</td><td>0</td><td>1.930</td><td></td></tr>
</table>

3. authorises Council’s Register of Public Roads to be updated accordingly as required by the Road Management Act 2004.</td><td>Assets and Environment</td><td>Completed</td></tr>
<tr><td>10 June 2025</td><td>5 3.1</td><td>Leasing and Licensing Policy</td><td>That Council:

1. receives and notes this report and all attachments pertaining to it;

2. rescinds the Leasing and Licensing Policy for Council-owned Land and Council-managed Land adopted by Council on 13 July 2021; and

3. adopts the Leasing and Licensing Policy, as provided at Attachment 1.</td><td>Assets and Environment</td><td>Completed</td></tr>
<tr><td>10 June 2025</td><td>5 3.2</td><td>Draft Internal Resolution Procedure</td><td>That Council adopts the Internal Resolution Procedure provided at Attachment 1.</td><td>Business Excellence</td><td>Completed</td></tr>
</table>

<table>
<tr><th>Meeting Date</th><th>Item No.</th><th>Item</th><th>Resolution</th><th>Directorate</th><th>Status</th></tr>
<tr><td>10 June 2025</td><td>5 3.3</td><td>Transparency of Councillor Briefings</td><td>That Council receives this report and:

1. endorses release of summaries of Councillor Briefing session discussion topics via inclusion in the monthly Council Meeting agenda to provide the community with greater insight into the Briefing discussions, commencing in July 2025;

2. notes that a review of the Public Transparency Policy will be undertaken following release of the Model Public Transparency Policy by Local Government Victoria, and further discussions will be held with Councillors as part of the review process;

3. notes that planning has commenced on development of a publicly accessible East Gippsland Transparency Portal for implementation in the second half of 2026;

4. notes that Officers will continue to explore and discuss with Councillors, additional measures to continually enhance transparency around Council's business through future reports to Council; and

5. notes that Mornington Peninsula Shire Council is yet to fully implement its resolution to open its briefings to the public but is proposing to divide its sessions into briefings and workshops.</td><td>Business Excellence</td><td>Completed</td></tr>
<tr><td>23 June 2025</td><td>5 1.1</td><td>Adopt Council Plan 2025-2029</td><td>That Council adopts the Council Plan 2025-2029, as provided at Attachment 1.</td><td>Business Excellence</td><td>Completed</td></tr>
<tr><td>23 June 2025</td><td>5 1.2</td><td>Adopt Council Budget 2025/26</td><td>That Council:

1. adopts the Budget 2025/26 as provided at Attachment 1 (including the schedule of fees and charges) in accordance with section 94 of the Local Government Act 2020;

2. in accordance with the Local Government Act 2020 and the Local Government (Planning and Reporting) Regulations 2020, declares the following:

(a) An amount of $73,692,414 be declared as the amount that Council intends to raise by general rates, municipal charge and waste collection charges, which is calculated as follows:

<table>
<tr><td>CATEGORY</td><td>INCOME</td></tr>
<tr><td></td><td>$</td></tr>
<tr><td>General Rate</td><td>41,251,552</td></tr>
<tr><td>Commercial / Industrial</td><td>5,954,178</td></tr>
<tr><td>Farm Rate</td><td>6,030,944</td></tr>
<tr><td>TOTAL RATES</td><td>53,236,674</td></tr>
<tr><td></td><td></td></tr>
<tr><td>Municipal charge</td><td>8,442,193</td></tr>
<tr><td></td><td></td></tr>
<tr><td>Waste levy</td><td>1,675,299</td></tr>
<tr><td></td><td></td></tr>
<tr><td>Waste Charges</td><td></td></tr>
<tr><td>Kerbside Waste/recycling collection (120 litre bin)</td><td>1,340,118</td></tr>
<tr><td>Kerbside Waste/recycling/green waste collection (120 litre bin)</td><td>8,735,364</td></tr>
<tr><td>Additional household waste bin</td><td>98,500</td></tr>
<tr><td>Additional Green/Recycling bin</td><td>51,986</td></tr>
<tr><td>Rural Waste Collection Charge</td><td>112,280</td></tr>
<tr><td>Total Waste Charges</td><td>10,338,248</td></tr>
<tr><td></td><td></td></tr>
<tr><td>TOTAL CHARGES</td><td>73,692,414</td></tr>
<tr><td></td><td></td></tr>
</table></td><td>Business Excellence</td><td>Completed</td></tr>
</table>

Meeting Date	Item No.	Item	Resolution	Directorate	Status

TOTAL RATES AND CHARGES	

(b) The general rate be declared for the period commencing 1 July 2025 and concluding on 30 June 2026:

i) It be further declared that subject to paragraph (iv) of this Part, the general rates be raised through the application of differential rates.

ii) The following rates in the dollar apply to property classifications:

Category	*% of General rate*	*Rate in the $*
General/Residential Rate	100%	0.00271314
Commercial/Industrial Rate	129%	0.00349995
Farm Rate	74%	0.00200773

iii. Differential rates apply to rateable properties with the following characteristics:

(a) General
General land is any land that is:

- *Used primarily for residential purposes; or*
- *Unoccupied but zoned Residential, Township or Rural Living under the East Gippsland Shire Council Planning Scheme; or*
- *Any land that is not defined as Farmland or Commercial/Industrial Land.*

(b) Commercial and Industrial
Commercial and Industrial Land is any land used primarily for:

- *the manufacture, or production of, or trade in, goods or services; or*
- *Obviously adapted for the primary use of commercial or industrial purposes; or*
- *Occupied primarily for the purpose of service delivery for tourism leisure and/or accommodation; or*
- *Unoccupied but zoned Business, Industrial, Mixed Use, Special Use or Comprehensive Development Zone under the East Gippsland Shire Council Planning Scheme; or*
- *Conforming to East Gippsland Shire Council guidelines for the classification of property as Commercial/Industrial Land.*

1. Farmland

Farmland is defined as any land which:

- *Is used primarily for a farming or agricultural business; and,*
- *Conforms to the definition of "farm land" as specified within the Valuation of Land Act 1960; and,*
- *Conforms to East Gippsland Shire Council guidelines for the classification of property as "farm land" as stipulated within East Gippsland Shire Council's "Application for Farm Rate"; and*
- *The ratepayer has Primary Producer status with the Australian Taxation Office and be located in a Farm Zone in accordance with Council's planning scheme, or have a permit from Council to operate a farming business.*

Meeting Date	Item No.	Item	Resolution	Directorate	Status

iv. Council has determined that the application of a differential rate for Farm and Commercial/Industrial Land will contribute to the equitable and efficient carrying out of its functions.

v. Council has determined that the differential percentage applied to Commercial/Industrial properties for the Economic Development Discretionary fund be 5 percent.

vi. Council has determined it will provide a rate rebate equivalent to $65.47 to eligible properties in the ownership of pensioners who qualify for a Victorian Government approved pension rebate. This rebate is provided in accordance with section 169(1)(a) of the Local Government Act 1989 and supports the development of the municipality in that it helps support pensioners to keep and stay in their own homes.

(c) Municipal Charge

i) A municipal charge be declared for the period commencing 1 July 2025 and concluding on 30 June 2026.

ii) A municipal charge be declared for the purpose of covering some of the administrative costs of Council.

iii) The municipal charge be the sum of $257.00 per each rateable property in respect of which a municipal charge can be levied.

(d) Waste Levy Charge

i. An annual service charge Waste Levy of $51.00 be declared for the period commencing 1 July 2025 and concluding 30 June 2026 to cover the increased costs levied by the Environment Protection Authority on the operation of landfills as well as the increased compliance costs required for the operation of landfills.

The charge to be levied on each property to which a municipal charge is applied.

(e) Waste Collection Charge

i) A charge for kerbside collection of waste with recycling, and for kerbside collection of waste with recycling and green waste, and a rural waste collection charge be declared for the period commencing 1 July 2024 and concluding on 30 June 2025 as follows:

Kerbside Waste/recycling collection (120 litre bin)	*$414.00*
Kerbside Waste/recycling/green waste collection (120 litre bin)	*$473.00*
Additional household waste bin	*$250.00*
Additional Green/Recycling bin	*$187.00*
Rural Waste Collection Charge	*$280.00*

(f) Authorises the Chief Executive Officer to levy and recover the general rates, municipal charge, waste levy, kerbside waste with recycling collection charge, kerbside waste with recycling and green waste collection charge and rural waste collection charge as per section 167 of the Local Government Act 1989.

(g) Council allows the following payment options in accordance with section 167 of the Local Government Act 1989, as well as options outlined in Council's Financial Hardship Policy and other options available for individual circumstances:

In Full	*Four Instalments*
15 February 2026	*30 September 2025*
	30 November 2025
	28 February 2026

Meeting Date	Item No.	Item	Resolution	Directorate	Status
			31 May 2026 *(h) Interest on unpaid rates and charges will be charged in accordance with section 172 of the Local Government Act 1989; and* *3. unlock the budgeted funds quarantined in December 2022 to support Home and Community Care transition and Aging Well which is funded under the Draft Council Plan action to Engage with older residents to promote involvement in the community, knowledge sharing and enhancing their sense of purpose and well-being.*		
23 June 2025	5 1.3	Adopt Four-Year Rating and Revenue Plan 2025/26 to 2028/29	*That Council adopts the Four-Year Rating and Revenue Plan 2025/26 - 2028/29, as provided at Attachment 1.*	Business Excellence	Completed
23 June 2025	5 1.4	Adopt 10-Year Financial Plan 2025/26 to 2034/35	*That Council adopts the 10-Year Financial Plan 2025/26 to 2034/35, as provided at Attachment 1.*	Business Excellence	Completed
23 June 2025	5 2.1	Adopt Asset Plan 2026 - 2035 and Asset Management Policy	*That Council:* *1. adopts the Asset Plan 2026–2035 as provided at Attachment 1; and* *2. adopts the Asset Management Policy as provided at Attachment 2.*	Assets and Environment	Completed
23 June 2025	5 2.2	CON2025 1702 Construction of Barkes Avenue T-Intersection Lakes Entrance	*That Council:* *1. accepts the tender submitted by Cranes Asphalting & Bitumen Sealing Pty Ltd for CON2025 1702, Construction of Barkes Avenue T-Intersection Lakes Entrance for the contract amount $526,524.83 exclusive of GST;* *2. authorises the Chief Executive Officer or delegate to finalise the terms and to sign the contract in the form proposed; and* *3. resolves that Confidential Attachment 1 to this report and all discussions relating to that attachment remain confidential.*	Assets and Environment	Completed

Update on open Council meeting resolutions up to 31 March 2025

Meeting Date	Item No.	Item	Resolution	Directorate	Status
18 February 2025	5 1.2	CON2025 1721 Landfill Compactor Purchase MAV VP44019	***That Council:*** ***1. accepts the quote submitted by BT Equipment Pty Ltd trading as Tutt Bryant Equipment for CON2025 1721 Supply Landfill Compactor MAV VP44019 for the submitted price of $843,000.00 exclusive of GST;*** ***2. authorises the Chief Executive Officer or delegate to finalise the terms and to sign the contract in the form proposed; and*** ***3. resolves that Confidential Attachment 1 to this report and all discussions relating to this attachment remain confidential.***	Assets and Environment	Completed

5.3.3 Summary of Councillor Briefing Sessions

Authorised by General Manager Business Excellence

Purpose

To provide a summary of topics discussed at recent Councillor Briefings.

Key Points

Councillor Briefings, while not formal decision-making forums, play a critical role in providing Councillors with information necessary for effective decision-making at formal Council meetings.

The provision of publicly available summaries of topics discussed during Councillor Briefings represents an opportunity to further enhance community understanding and trust in Council's deliberative processes.

At its meeting held on 10 June 2025 Council resolved to release summaries of Councillor Briefing session discussion topics in the monthly Council Meeting agenda to provide the community with greater insight into Councillor Briefing discussions.

This report includes notes from Councillor Briefings held on:

- Tuesday 8 July 2025;
- Tuesday 15 July 2025;
- Tuesday 29 July 2025; and
- Tuesday 5 August 2025.

The notes from each of these Councillor Briefings are provided in **Attachments 1–4**.

Recommendation

That Council receives and notes this report and all attachments pertaining to this report.

Strategic Alignment

This report has been prepared and aligned with the following theme in the Council Plan 2025-2029:

Theme 4: Managing Council well
Outcome – Council operates transparently and effectively with public trust

Climate change

This report is assessed as having no direct impact on climate change.

Conflicts of Interest

Officers preparing this report have no conflict of interest to declare.

Attachments

1. Councillor Briefing Notes - 8 July 2025 [**5.3.3.1** - 3 pages]
2. Councillor Briefing Notes - 15 July 2025 [**5.3.3.2** - 2 pages]
3. Councillor Briefing Notes - 29 July 2025 [**5.3.3.3** - 3 pages]
4. Councillor Briefing Notes - 5 August 2025 [**5.3.3.4** - 3 pages]

Councillor Briefing Notes

Tuesday 8 July 2025 at 10.00 am

273 Main Street, Bairnsdale 3875

Attendance

Mayor
Cr John White

Deputy Mayor
Cr Sonia Buckley (Online)

Councillors
Cr Arthur Allen
Cr Jodie Ashworth
Cr Tom Crook
Cr Joanne Eastman
Cr Bernie Farquhar
Cr Ian Trevaskis

Council Officers

Stuart McConnell	Acting Chief Executive Officer
Buddhima Edi	Acting General Manager Assets and Environment
Nola Brady	Acting General Manager Business Excellence
Chris Stephenson	General Manager Place and Community

Apologies

Cr Barry Davis
Fiona Weigall Chief Executive Officer
Sarah Johnston General Manager Business Excellence

Declaration of Conflict of Interest

Nil

Councillor Briefing Session

Presentation

1.1 Councillor Professional Development - Audit and Risk Committee

Councillors received a presentation on the role, responsibilities, and best practices of Audit and Risk Committees in local government. The presentation covered the legal requirements under the *Local Government Act 2020*, the importance of having a majority of independent members, and the need for a charter and annual work program.

1.2 Councillor Professional Development - The Local Government Environment

Councillors received a presentation on the current local government environment in Victoria, focusing on challenges and risks that can lead to ministerial intervention. The presentation highlighted the various ways the minister for local government can intervene, including suspension, dismissal, and the appointment of municipal monitors.

Place and Community

2.1 East Gippsland Rail Trail Committee of Management presentation

Councillors received a presentation on the East Gippsland Rail Trail, discussing its history, current status, funding challenges, and the need for ongoing maintenance support.

Assets and Environment

3.1 Raymond Island Ferry Portable Passes

Councillors discussed a range of community concerns relating to the Raymond Island Ferry and considered potential options to improve fairness and access, while balancing broader financial impacts.

3.2 Windjammer Court Paynesville - Update

Councillors noted the report which provide an update on the request for rear access to a property on Slip Road from Windjammer Court in Paynesville. No further discussion was required during the briefing.

Business Excellence

4.1 Councillor Support and Expense Policy Review

Councillors reviewed the draft Councillor Support and Expense Policy and discussed ways to ensure the policy remains fair, transparent, and fit for purpose. The review included consideration of vehicle use arrangements and other support provisions available to Councillors.

Reports to Future Council Meeting

5.1 Construction of Slip Road Maritime Precinct - Variation

This report seeks Council approval for a contract variation for the Slip Road Marina Precinct Upgrade Project and an exemption from the market engagement requirements of the Procurement Policy. Councillors were briefed on the draft report, which will be submitted to the 15 July 2025 Council Meeting for consideration.

5.2 Sale of Land - 8 Gannet Grove Metung

This report seeks a Council approval for the sale of 8 Gannet Grove, Metung, on the open market. Councillors noted the draft report, which will be submitted to the 15 July 2025 Council Meeting for consideration.

5.3 CONFIDENTIAL Council Insurances

Confidentiality Notice

The information contained in this report is confidential under section 3(1) of the *Local Government Act 2020* because it relates to: (a) Council Business Information, being information that would prejudice the Council's position in commercial negotiations, if prematurely released.

In accordance with section 66(5)(b) of the Local Government Act 2020, the information contained in and discussed under this agenda item is considered confidential. Public disclosure at this stage could reasonably be expected to disadvantage Council in its negotiations regarding insurance terms, particularly by revealing sensitive pricing and provider details prior to the finalisation of contractual arrangements.

Meeting Close

Meeting closed at: 5.00 pm

Approved by: Stuart McConnell Acting Chief Executive Officer

Councillor Briefing Notes

Tuesday 15 July 2025 at 2.30 pm

273 Main Street, Bairnsdale 3875

Attendance

Mayor	**Deputy Mayor**
Cr John White	Cr Sonia Buckley
Councillors	
Cr Arthur Allen	Cr Joanne Eastman
Cr Jodie Ashworth	Cr Bernie Farquhar
Cr Tom Crook	Cr Ian Trevaskis
Cr Barry Davis	
Council Officers	
Fiona Weigall	Chief Executive Officer
Stuart McConnell	General Manager Assets and Environment
Sarah Johnston	General Manager Business Excellence
Chris Stephenson	General Manager Place and Community

Apologies

Nil

Declaration of Conflict of Interest

Nil

Councillor Briefing Session

Council Meeting Agenda Discussion

1.1 Council Meeting Agenda Discussion

Attendance

Cr Barry Davis entered the Council Chamber at 4.42 pm.

Councillors and Officers reviewed the agenda for the Council meeting today, Tuesday 15 July 2025, and raised any matters for discussion prior to the meeting.

Meeting Close

Meeting closed at: 5.04 pm

Approved by: Fiona Weigall Chief Executive Officer

Councillor Briefing Notes

Tuesday 29 July 2025 at 10.30 am

273 Main Street, Bairnsdale 3875

Attendance

Mayor	**Deputy Mayor**
Cr John White	Cr Sonia Buckley (Online)

Councillors

Cr Arthur Allen	Cr Joanne Eastman
Cr Tom Crook	Cr Bernie Farquhar
Cr Barry Davis (Online)	Cr Ian Trevaskis

Council Officers

Fiona Weigall	Chief Executive Officer
Stuart McConnell	General Manager Assets and Environment
Sarah Johnston	General Manager Business Excellence
Wayne Richards	Acting General Manager Place and Community

- Other staff members as indicated for individual items
- Vanessa Hack, Governance Officer (minute taker)

Apologies

Cr Jodie Ashworth
Chris Stephenson General Manager Place and Community

Declaration of Conflict of Interest

Nil

Councillor Briefing Session

Place and Community

1.1 Place Planning Introduction

Councillors were briefed on the recommencement of place planning. The briefing covered the creation of integrated, action-oriented plans for each district, consolidating existing strategies and ensuring community needs and priorities are addressed.

Business Excellence

2.1 Annual Report timeline

Councillors were briefed on the process and timelines for the Annual Report, with a particular emphasis on the preparation and audit of the financial statements. The importance of Councillor understanding and training in financial matters was discussed, with offers of further support and resources to ensure Councillors are comfortable with their responsibilities in reviewing and approving the Annual Report.

Attendance

Cr Barry Davis left the meeting at 11.54am and did not return.

Presentation

3.1 Placement Opportunities - Distinctive Options (Noweyung)

Councillors received a presentation detailing the transformation of Noweyung (now merged with Distinctive Options) from a traditional care model to a person-centred, skill-building approach for people with disabilities in the Bairnsdale area. The presentation highlighted a range of programs—such as supported employment, art, woodwork, mechanics, IT, gardening, and volunteering—that focus on developing real-life skills, independence, and community inclusion.

The need for greater visibility and recognition of participants' contributions was raised, along with exploring opportunities to work with Council on collaborative projects like garden maintenance, plant propagation, art displays, and woodworking for public spaces, aiming to create meaningful, skill-building activities that benefit both individuals and the wider community.

Councillor Briefing Session

2.2 Call for Motions - Municipal Association of Victoria State Council Meeting - 10 October 2025 (3.15pm)

Councillors discussed the upcoming Call for Motions for the Municipal Association of Victoria (MAV) State Council Meeting, reviewing the process, strategic criteria, and previous outcomes to ensure proposed motions align with MAV's ten priority areas and have statewide significance.

Attendance

Cr Sonia Buckley left the meeting at 3.32pm and did not return.

Assets and Environment

4.1 CONFIDENTIAL – Use of Council Land - Bairnsdale Airport

Confidentiality Statement

The information contained in this report is confidential under section 3(1) of the *Local Government Act 2020* because it relates to: (a) Council Business Information, being information that would prejudice the Council's position in commercial negotiations, if prematurely released.

Pursuant to section 66(5)(b) of the *Local Government Act 2020*, if released, the information discussed or considered in relation to this agenda item could undermine Council's ability to negotiate future land use arrangements.

4.2 Mallacoota Foreshore Holiday Park Master Plan

Councillors were briefed on the proposed development of the Mallacoota Foreshore Holiday Park Master Plan, which aims to enhance the park's sustainability, visitor experience, and environmental stewardship.

5 Meeting Close

Approved by: Fiona Weigall Chief Executive Officer

Meeting Closed: 4.54pm

Councillor Briefing Notes

Tuesday 5 August 2025 at 11.00 am

273 Main Street, Bairnsdale 3875

Attendance

Mayor	**Deputy Mayor**
Cr John White	Cr Sonia Buckley
Councillors	
Cr Arthur Allen	Cr Joanne Eastman
Cr Jodie Ashworth	Cr Bernie Farquhar
Cr Barry Davis (Online)	Cr Ian Trevaskis
Council Officers	
Fiona Weigall	Chief Executive Officer
Stuart McConnell	General Manager Assets and Environment
Sarah Johnston	General Manager Business Excellence
Chris Stephenson	General Manager Place and Community

Absent

Cr Tom Crook

Declaration of Conflict of Interest

Sarah Johnston General Manager Business Excellence declared a conflict of interest in relation to item *1.1 CON2025 1732 Buchan Orbost Road - Major Slip Repair* as a general interest due to a family connection with one of the tenderers.

Councillor Briefing Session

Reports to Future Council Meeting

Conflict of Interest

Sarah Johnston General Manager Business Excellence, having declared a Conflict of Interest to item 1.1, left the meeting at 2.15 pm.

1.1 CON2025 1732 Buchan Orbost Road - Major Slip Repair

The report recommends that Council award contract CON2025 1732 Construction of Buchan-Orbost Road Landslip Repair near Buchan. Councillors noted the draft report, which will be submitted to the 19 August 2025 Council Meeting for consideration.

Attendance

Sarah Johnston General Manager Business Excellence returned to the meeting at 2.30 pm.

Presentation

2.1 CONFIDENTIAL Personnel Matter

Confidentiality Notice

The information for this item is confidential under section 3(1) of the *Local Government Act* 2020 because it relates to: (f) Personal Information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs.

Pursuant to section 66(5)(b) of the *Local Government Act* 2020, if released, the information discussed or considered in relation to this item would unreasonably disclose personal information about the Chief Executive Officer, including performance expectations and employment-related matters.

Councillor Briefing Session (continued)

1.2 Business Engagement Approach

The report presented a new and more refined approach to business engagement based on the business type, industry category, employee numbers and growth aspirations. and outlined the proposed transition to the newly developed Business and Industry Engagement Framework as Council's primary mechanism for engaging with the local business community. Councillors noted the draft report, which will be submitted to the 19 August 2025 Council Meeting for consideration.

1.3 Planning Permit Application - 5.2025.96.1 Two Lot Subdivision and Development of a Dwelling 34-36 Eighth Avenue, Raymond Island

This report considered planning permit application 5.2025.96.1 for a two-lot subdivision and development of a dwelling at 34-36 Eighth Avenue, Raymond Island. Councillors noted the draft report, which will be submitted to the 19 August 2025 Council Meeting for consideration.

1.4 Bairnsdale Outdoor Pool

The report provided an overview of the status and condition of the Bairnsdale Outdoor Pool and detailed the proposed next steps to address employee safety and management of an aging asset. Councillors noted the draft report, which will be submitted a future Council Meeting for consideration.

Chief Executive Officer

3.1 Municipal Association of Victoria State Council Meeting - Draft Motions

Attendance

Cr Sonia Buckley left the meeting at 5.12 pm and did not return.

Councillors were presented with the draft motions to be presented at the next Municipal Association of Victoria State Council Meeting on 10 October 2025. Councillors noted the draft report which will be submitted to the 19 August 2025 Council Meeting for consideration.

Meeting Close

Meeting closed at: 5.21 pm

Approved by: Fiona Weigall Chief Executive Officer

6 Urgent Business

7 Confidential Business

8 Close of Meeting