



Department of
Sustainability
and Environment



GIPSY POINT

URBAN DESIGN FRAMEWORK

COASTAL TOWNS DESIGN FRAMEWORK
VOLUME 3

MARCH 2007



EAST GIPPSLAND
SHIRE COUNCIL



Copyright © Meinhardt Infrastructure & Environment Pty Ltd 2007

Disclaimer

Information in this document is current as of March 2007. While all professional care has been undertaken in preparing the document, Meinhardt accepts no liability for loss or damages incurred as a result of reliance placed upon its content.

The mention of any company, product or process in this report does not constitute or imply endorsement by Meinhardt.

CONTENTS

1.	INTRODUCTION	1
2.	PROJECT SCOPE AND APPROACH	2
3.	SETTLEMENT STUDY AREA	5
3.1	REGIONAL INFLUENCES	5
3.2	SETTLEMENT DESCRIPTION	5
4.	PLANNING AND DEVELOPMENT CONTEXT	10
4.1	STATE / REGIONAL PLANNING POLICY	10
4.2	EAST GIPPSLAND PLANNING SCHEME	13
4.3	DEVELOPMENT SUMMARY	15
5.	COMMUNITY VIEWS	17
5.1	CONSULTATION PROGRAM	17
5.2	KEY MATTERS FROM COMMUNITY FEEDBACK	19
6.	URBAN DESIGN FRAMEWORK PRINCIPLES	20
7.	ANALYSIS	22
7.1	ISSUES AND OPPORTUNITIES	22
8.	STRATEGIC FRAMEWORK	24
8.1	VISION	24
8.2	KEY OBJECTIVES AND STRATEGIES	25
9.	IMPLEMENTATION	26
9.1	INTRODUCTION	26
9.2	MASTER PLANS	26
9.3	PLANNING SCHEME PROVISIONS	28
9.4	PRIORITIES	30
9.5	OTHER ACTIONS	30

PLANS

PLAN 1	GIPSY POINT VEGETATION QUALITY PLAN
PLAN 2	GIPSY POINT ZONING PLAN
PLAN 3	GIPSY POINT URBAN DESIGN ANALYSIS
PLAN 4	GIPSY POINT STRATEGY PLAN
PLAN 5	GIPSY POINT MASTER PLAN

APPENDICES

Appendix A

COASTAL SETTLEMENT FRAMEWORK

Appendix B

ENVIRONMENTAL DETAIL

Appendix C

SUMMARY OF LAND USE ZONES

Appendix D

COMMUNITY CONSULTATION SUMMARY

Appendix E

PROPOSED PLANNING CONTROLS

Appendix F

DESIGN GUIDELINES

Appendix G

COUNCIL CONSIDERATION OF PUBLIC SUBMISSIONS

COASTAL TOWNS DESIGN FRAMEWORK

THE VISION FOR GIPSY POINT

“Gipsy Point will remain a small bushland retreat with a residential community as well as some visitor accommodation.

The settlement will continue to be in harmony with the attractive natural setting of the Croajingolong National Park and the tranquil waters of the Genoa River.

It will provide opportunities for both residents and visitors to enjoy the river and foreshore and appropriate facilities are to be provided.

Little growth is anticipated, however any new development will respect the bushland setting of the area.”

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

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

This document is the result of the combined contributions of:

- The community of Gipsy Point
- Project Steering Committee

Kate Nelson,
East Gippsland Shire

Alan Freitag,
Department of Sustainability &
Environment

Kim Phillips,
Wellington Shire

Barry Hearsey,
Department of Sustainability
& Environment

Brett Millington,
Gippsland Coastal Board

Peter Boyle,
Department of Sustainability &
Environment

- East Gippsland Shire Councillors & officers
- Wellington Shire Councillors & officers
- Consultant Team

David Fetterplace,
Meinhardt Infrastructure & Environment

Lidia Orsini,
Meinhardt Infrastructure & Environment

Sarah Davison,
Meinhardt Infrastructure & Environment

Dominique Miot,
Meinhardt Infrastructure & Environment

David Hudson,
Meinhardt Infrastructure & Environment

Bertha Polianlis,
Meinhardt Infrastructure & Environmen

Christine Wallis,
Urban Futures Consulting

Stephen Axford,
Urban Futures Consulting

Bill Unkles,
Saturn Corporate Resources

Emma Moysey,
Ecology Australia

Geoff Carr,
Ecology Australia

Darren Quin,
Ecology Australia

Bruce Echberg,
Urban Initiatives

Leila Heggie,
Urban Initiatives

Jen Petrie,
Urban Initiatives

Sally Malone,
Urban Initiatives

Thomas Sichelkow,
Urban Initiatives

1. INTRODUCTION

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

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

What is an Urban Design Framework (UDF)?

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

In preparing a UDF it is critical to:

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

Project Objectives

The objective of the Coastal Towns Design Framework Project is:

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

Particular project objectives are:

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

2. PROJECT SCOPE AND APPROACH

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

Wellington Shire	East Gippsland Shire
- Robertsons Beach - Manns Beach - McLoughlins Beach - Woodside Beach - Seaspray - The Honeysuckles - Paradise Beach / Golden Beach - Loch Sport	- Paynesville - Raymond Island - Eagle Point - Metung - Nungurner - Lakes Entrance - Lake Tyers Beach - Marlo - Bemm River - Mallacoota - Gipsy Point

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

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

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

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

The final output from the Coastal Towns Design Framework project comprises three volumes: Volume 1 contains the Strategic Regional Background Report; Volume 2 contains the Between Settlements Strategic Framework; and Volume 3 contains the 19 individual Urban Design Frameworks.

The map displays the Gipsy Point area in Victoria, Australia. Key features include:

- Coastline and Water Bodies:** The coastline is shown with various bays and lakes, including Phillip Island Marine and Coastal Park, Phillip Island National Park, and Phillip Island.
- Towns and Settlements:** Labeled towns include Melbourne, Geelong, Ballarat, and Phillip Island.
- Roads:** Major roads are shown, including the Phillip Island Highway, Phillip Island Road, and Phillip Island Drive.
- Parks and Reserves:** Phillip Island National Park, Phillip Island Marine and Coastal Park, Phillip Island, and Phillip Island are labeled.
- Inset Map:** An inset map shows the location of Gipsy Point relative to Melbourne and the surrounding regions of Victoria and New South Wales. The inset map includes labels for Melbourne, Geelong, Ballarat, Phillip Island, and Phillip Island.

Report Structure

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

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

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

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

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

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



Genoa River at Gipsy Point

3. SETTLEMENT STUDY AREA

3.1 REGIONAL INFLUENCES

Gipsy Point is located in the far eastern part of East Gippsland Shire, approximately 500 km from Melbourne and 550 km from Sydney, via the NSW south coast and is relatively remote. It is a tiny settlement situated between Genoa and Mallacoota, on the Genoa River. Gipsy Point is surrounded by Croajingolong National Park and the outlook to the river completes the stunning natural setting.

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

Of particular relevance to the future of Gipsy Point are the following points:

- East Gippsland Shire population as a whole is likely to grow strongly and will age significantly over the next 30 years.
- The ageing of the population requires particular services and this demographic change affects the community dynamic of a town.
- Tourism activity will expand in the far east part of the region with important resources for nature based and adventure tourism. Mallacoota, Orbost and Eden (NSW) will continue to provide most higher order services in this part of the region.
- Gipsy Point has the potential for some limited growth in the tourism sector, through the provision of experiences connected to the natural assets of the area. Proximity to National Parks and the unique setting of the town provides a major opportunity in terms of tourism in the region.
- Development must not adversely impact upon the water quality of Genoa River Inlet or affect Croajingolong National Park, which is an extremely significant conservation reserve.
- Petrol price increases may impact on visitor numbers and will contribute to the rising cost of goods and services.

3.2 SETTLEMENT DESCRIPTION

3.2.1 Township Profile

Gipsy Point is a small and isolated enclave of residential allotments that overlook the Genoa River in a natural bushland setting. It is located 10km from Genoa and 2km off the Genoa-Mallacoota Road.

The settlement has a very small population, which is fairly evenly split between permanent residents and holiday-makers. Many Gipsy Point residents and visitors have lived in or visited the area for a number of years and there exists a strong sense of community.

The settlement is situated around an area of open space at the foreshore, which provides access to the Genoa River and limited facilities for visitors (eg, car park, toilet, picnic table). The main road leads straight down to the river and there is only one route in and out of Gipsy Point.



Foreshore car park area

There are no retail uses within the village, although there exist two commercial accommodation establishments. The topography is undulating with most lots sloping down to the river's edge. Local roads are gravelled and with the exception of the foreshore car park, not dominant elements in the landscape. Development is generally well sited within vegetation, although building materials could be better suited to the bushland character of the locale. Gipsy Point is surrounded by National Park and there is significant wildlife present in the area.

3.2.2 Coastal Settlement Framework and Role

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

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

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

Based on this framework an overview of the role and development potential is provided in Appendix A. In this context the future for Gipsy Point in relation to the other coastal towns within the study area is as a **Small Village likely to be developed within the existing area**. Some of the attributes of a Small Village include a population less than 200 and a general store or no facilities.

3.2.3 Population Profile

Gipsy Point is a small settlement located near Mallacoota and largely dependant upon that town for employment opportunities. It is not large enough to warrant a Census Collector District (CCD) in its own right and it is part therefore of a wider area that borders Mallacoota, the state border, Genoa and areas to the north. This analysis is based on the total CCD, which includes the Gipsy Point area. As such there may be an overestimation of the farm based population.

The population of the CCD at the time of the 2001 census was 258 persons. Unusually for a remote rural area, there is an over representation of females with the female male ratio being 1.7:1. If the projected average annual increase for East Gippsland Shire was applied to the local area the population would reach 280 by 2031, it more likely that the area's growth would be influenced by growth at Mallacoota, which has averaged 2.2 times that of the Shire in the past 15 years. On this basis the population by 2031 could be between 280 and 320 persons. In context of the region the area is unlikely to experience great growth pressure.



Gravelled local streets, dense vegetation



Treed residential development

As of the 2001 Census there were 116 dwellings in the CCD, 37.0% of which were unoccupied. The mean number of persons per occupied dwelling was 2.18, slightly below the shire average of 2.36 and well below the rural Victorian average of 2.52. After allowing for a slight fall in the ratio of persons per dwelling and the projected population trends, it is estimated there may be demand for a further 20 to 35 new dwellings in the region. However, demand for holiday accommodation may escalate these numbers.

A count of existing dwellings from 2001 aerial photography indicates 34 dwellings in Gipsy Point. Based on the Census statistics for dwelling occupancy and persons per dwelling in the CCD, this equates to a population of approximately 46 persons. Based on the population growth estimated above, dependent on land supply the population of Gipsy Point could grow to up to 60 persons by 2031.

The median age of the local residents in 2001 was only 34, well below the Shire average of 41. Only 8.1% of the population was aged 65, while 35.4% of local residents were aged below 25 years, compared to only 31.1% for the shire of East Gippsland. Only 5.9% of the locals were unemployed as of the time of the Census, despite a reasonably high participation rate of 57.6%.

Almost 45.4% of the local population has a qualification compared to only 25.4% for the Shire and similar proportion for Rural Victoria. Despite the high levels of tertiary qualifications, median and mode weekly incomes are similar to the East Gippsland average, however the estimated mean individual and household incomes are significantly higher.

3.2.4 Natural Resources

General Description

Gipsy Point is located at the entrance of the Genoa River into the Mallacoota Inlet, and is situated on the northern edge of Croajingolong National Park.

Flora Values

The indigenous vegetation of the Gipsy Point area has been little modified for agriculture with only a small area cleared at the western edge of the settlement for grazing: much of this land is steeply sloping. The indigenous vegetation of Gipsy Point is substantially intact, retaining its original structure and floristic composition. There has however been significant invasion of the forest around the town by a suite of weed species that have 'escaped' from cultivation.

Residential and commercial development is greatly constrained at Gipsy Point because only a small area of cleared land exists, the development of which is also highly constrained by the steepness of the slopes.

Within the township, the exceptional landscape values derived from a sense of the remote location with highly intact indigenous vegetation, and superb views, is likely to be greatly compromised by removal of vegetation associated with development.

Fauna Values

Gipsy Point and Mallacoota are included within the Mallacoota Inlet Site of Zoological Significance. Dowell Creek (approximately 7km east of Gipsy Point) is the site of the most regular, and last traditional camp used by the Grey-headed Flying-fox in Victoria. There are regular records around Mallacoota / Gipsy Point of Eastern Curlew, Sanderling, Eastern Bristlebird and Diamond Python.

Mallacoota Inlet has breeding colonies of three species of tern, Caspian Tern, Little Tern and Crested Tern. The forests around Mallacoota Inlet, particularly on the northern shore contain a large variety of terrestrial fauna including the Long-nosed Potoroo, Long-nosed Bandicoot and Southern Emu-wren in the wet heath near the Inlet. A large population of Ground Parrots lives near Howe Flat.

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



Gipsy Point property with kangaroos

Vegetation Quality

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

The quality of vegetation in and around Gipsy Point has been classified as follows:

High Quality Vegetation Areas - (High development constraints)

Existing Modified Areas - urban, various densities (Moderate development constraints)

Low Quality Vegetation Areas - pasture with scattered or isolated trees (Low development constraints).

Within the township, the exceptional landscape values derived from a sense of the remote location with highly intact indigenous vegetation, and superb views, is likely to be greatly compromised by removal of vegetation associated with development.

Refer Plan 1 Gipsy Point Vegetation Quality Plan.

3.2.5 Cultural Heritage Values

All of the settlements covered by the Coastal Towns Design Framework Project are likely to contain substantial Aboriginal heritage values, due to their location in coastal and / or riverine environments, which were preferred occupation areas for Aboriginal people. Comprehensive cultural heritage survey in and around these settlements is very limited, although a number of sites of value have been identified in many of the towns.

Given the sensitivity of these areas, the very limited previous cultural heritage assessments and the high likelihood of further Aboriginal sites to exist in the relevant locations, it is strongly recommended that further investigations are undertaken prior to significant development in these settlements.

Based on information provided by Aboriginal Affairs Victoria (AAV) and drawn from the AAV register and other sources, within the Gipsy Point area, there exist:

- One Register of the National Estate listing (Wallagaraugh River Landscape, Gipsy Point);
- No listings with Heritage Victoria; and
- No sites covered by the Heritage Overlay in the East Gippsland Planning Scheme.

Under Part IIA of the Commonwealth Aboriginal and Torres Strait Islander Heritage Protection Act 1984, Gipsy Point is associated with the Far East Gippsland Aboriginal Corporation.

There is no current Native Title claim in the area.

It is important to note that the potential for further (unrecorded) Aboriginal heritage sites to occur in Gipsy Point is extremely high.

It is also noted that a Local Heritage Study is being undertaken for East Gippsland Shire and may include additional places of heritage importance within Gipsy Point.

4. PLANNING AND DEVELOPMENT CONTEXT

4.1 STATE / REGIONAL PLANNING POLICY

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

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

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

Figure 2 Policy Structure

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

4.1.1 Victorian Coastal Strategy

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

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

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

Coastal Land

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

People on the Coast

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

Coastal Access

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



Boating is the key recreational activity at Gipsy Point

Built Environment

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

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

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

4.1.2 Climate Change and Sea Level Rise

The world's climate is changing and Australia's average temperatures have increased 0.8°C since 1900. It has been concluded by the Intergovernmental Panel on Climate Change (IPCC) that the activities of humans are interfering with the climate.

Carbon dioxide emissions caused by burning fossil fuels for electricity and transportation, as well as land clearing and the release of methane and nitrous oxide are the key contributors to climate change.

Climate change can affect precipitation, wind patterns and the frequency and severity of extreme weather events. Potential impacts of climate change include: reduced agricultural production due to higher temperatures and rainfall decreases affecting grazing and horticulture; rainfall and evaporation changes affecting the Mitchell, Tambo and Snowy Rivers and the water quality of the Gippsland Lakes and wetlands; and

threats to marine biodiversity and estuarine ecosystems due to changes to salinity, sea-level rise and loss of vegetation on the coastal fringe.

The issue of sea level rise is an important consideration for coastal communities. A report prepared by the CSIRO titled Urban sea level rise projections for urban planning in Australia (2003) reviews the latest estimates for both global mean and regional sea level changes. The study notes that the current estimates for global mean sea level rise range from 3-30 centimetres by 2040.

The study discusses ways in which sea level rise predictions can be dealt with by Councils/Shires, including artificial beach nourishment and establishment of sea walls.

The CSIRO has also recently prepared a series of reports identifying some of the key factors influencing climate and weather events along the Gippsland coast. This first phase of the Climate Change Study predicts that impacts to be expected include more frequent and more extreme storm events and a range of sea level rise implications.

The Gippsland Coastal Board is now seeking to use the knowledge gained during Phase 1 of the Climate Change Study to model the vulnerability (exposure) and risk (probability of change) for the Gippsland Coast, its geomorphological features and processes, and the associated built and natural assets.

The Board should continue its work in assessing climate change impacts on the coast in Gippsland together with East Gippsland and Wellington Shire Councils and other government agencies.

4.2 EAST GIPPSLAND PLANNING SCHEME

4.2.1 Municipal Strategic Statement

The East Gippsland Municipal Strategic Statement (MSS) identifies key influences for the municipality and includes a range of objectives and strategies (21.05) relating to: community development; economic development and employment; conservation and natural resource management; and land use and development.

Key policies contained in the MSS relevant to Gipsy Point include:

- Encouragement of nature based tourism on public and private land.
- Upgrade the management of visitor impact on river frontage used for recreation.
- Encourage good design in relation to new tourist facilities and other uses so that they relate well to the natural environment.
- Consider the impact of new development on adjacent National Parks and other Crown Land including opportunities for complementary activities.
- Protect and enhance the visual and environmental qualities of lakeshore and river frontage areas.

Other specific strategies included in 21.06 Strategies for Sub-regions, Towns and Localities, provide that Gipsy Point retain its existing role as a riverside holiday retreat, with commercial accommodation that serves as a base for fishing and nature-based tourism. Enhancement of the

nature based tourism function will be encouraged and small scale tourist or commercial uses in association with rural activities may be considered for rural areas adjoining.

4.2.2 Local Policies

Local policies most relevant to the coastal towns of East Gippsland include: Heritage Policy (22.10), Aboriginal Heritage Policy (22.11) and Significant Landscapes Policy (22.12).

The Heritage Policy (22.10) and the Aboriginal Heritage Policy (22.11) apply to all land in the municipality.

The Heritage Policy closely relates to the Heritage Overlay although it is noted that recent heritage studies of many of the coastal towns are yet to be implemented through a Heritage Overlay amendment. The Policy aims to conserve and enhance heritage places of natural and cultural significance, including heritage rivers, as well as those elements which contribute to the significance of heritage places.

The Aboriginal Heritage Policy aims to promote the identification, protection and management of Aboriginal cultural heritage values and to ensure that the views of local Aboriginal communities are taken into account in providing for the conservation and enhancement of places, sites and objects of Aboriginal cultural heritage value. In relation to development proposals, the policy seeks to ensure the conservation of known or potential indigenous cultural heritage sites is addressed through expert evaluation and assessment of such sites as part of the application process.

The Significant Landscapes Policy applies to the whole of Gipsy Point by virtue of its location within the Croajingolong Significant Regional Landscape (Refer Map 7 in the East Gippsland Municipal Strategic Statement). The Policy is designed to ensure that all significant regional landscapes are protected and enhanced and not compromised by development.

The Policy is implemented through the consideration of applications in terms of impacts on landscape values and visual amenity and it is envisaged that Significant Landscape Overlays may be introduced in the future.

Local policies contained within the planning scheme relating to the broader municipality include: Special Water Supply Catchment Areas; Industry Development; Dwellings in Rural Areas; Tourist, Commercial or Industrial Development in Non-Urban Areas; Identification of Development Constraints; and Small-lot Subdivision in Rural Zones. The Tourist, Commercial or Industrial Development in Non-Urban Areas Policy (22.06) seeks to protect the amenity and environment of non-urban areas in relation to tourist and similar development proposals. The Small Lot Subdivisions in Rural Zones Policy (22.08) is aimed at providing subdivision flexibility for appropriate activities in rural zones that require a site less than the zone minimum. The policy also assists the creation of a site for tourist purposes in non-urban areas.

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

4.2.3 Zoning

Gipsy Point is largely covered by the Township Zone (TZ) with a large area of Rural Living 3 (RLZ3) located to the southwest along Gipsy Point Road. The settlement is generally surrounded by public land (National Park) although there are areas nearby covered by the Rural Use Zone (RUZ1).

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

Refer Plan 2 Gipsy Point Zoning and Overlay Controls Plan (DSE 2006).

The current zoning is considered appropriate for the foreseeable future, as expansion of Gipsy Point is not envisaged.

4.2.4 Overlays

There are no overlays in the planning scheme applicable to Gipsy Point.

Overlays may be appropriate to guide building siting and design or prevent vegetation removal. Many developed lots retain substantial areas of natural vegetation.

It is worth noting that therefore no vegetation protection exists other than the Net Gain provisions included in the SPPF. There are areas included in the Township Zone that contain stands of high quality vegetation. These parcels exist on the western side of McDonald Street and the eastern side of Gipsy Point Road. These parcels are understood to be in public ownership.

4.3 DEVELOPMENT SUMMARY

4.3.1 Building Approvals

There were four building permits issued for new dwellings in Gipsy Point between 2000 and 2004. This rate of development is consistent with the rate at Bemm River (eight permits) during the same period, but significant considering the limited land supply in this area.

4.3.2 Land Supply

There are virtually no vacant lots available within Gipsy Point and there is no prospect of land being released in the area located to the southeast of the town as it is public land. The area zoned RLZ could potentially be developed as some of it has already been cleared, however significant expansion of the town is not desirable.

4.3.3 Infrastructure

Gipsy Point has no reticulated water or sewer and this situation is unlikely to change given the size and location of the settlement. Improved storm water management along Gipsy Point Road is desirable to protect water quality and prevent sedimentation.

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

5. COMMUNITY VIEWS

5.1 CONSULTATION PROGRAM

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

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

As illustrated below the three stages are:

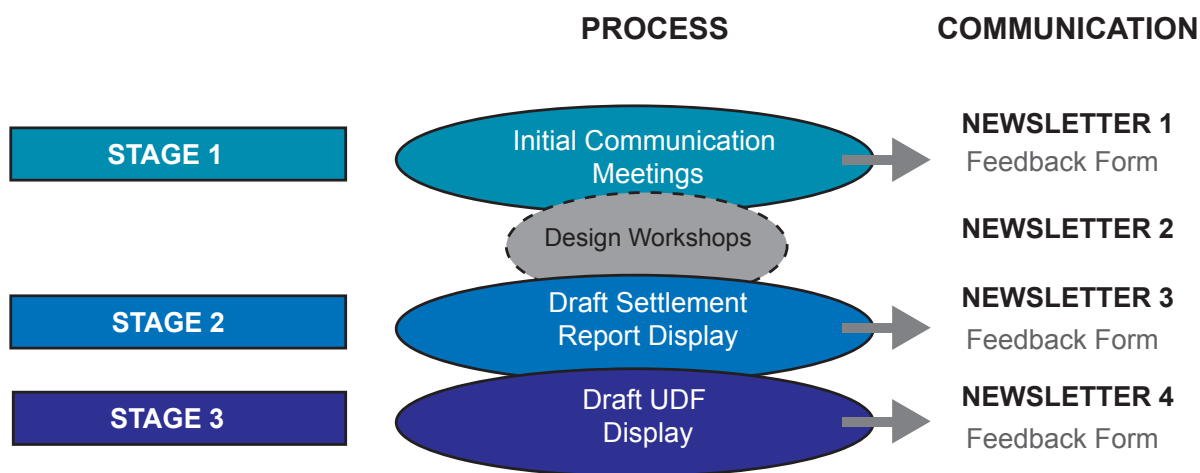
Stage 1: Initial Community Meetings and feedback

Stage 2: Draft Settlement Report display and feedback

Stage 3: Draft UDF display and feedback

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

Figure 3 Overview of Consultation Process



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

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

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

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

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

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

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

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

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

A summary of the key points raised in the submissions and the response considered by Council is provided in Appendix G. There were many matters of detail raised in relation to the draft UDFs including the content of the Master Plans, the proposed planning scheme amendments and other items. These matters will be addressed through the future implementation processes (see Section 9).

5.2 KEY MATTERS FROM COMMUNITY FEEDBACK

A summary of the information provided by the Gipsy Point community in Stages 1 and 2 of the consultation process is provided in Attachment D – Community Consultation.

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



Public meeting, January 2005

Stage 1

Gipsy Point

Key Issues from
Initial Public
Consultation

(Approximately 26
people attended the
consultation meeting
and 23 submissions
were received)

Community Values

- Peace and quiet, remoteness and isolation.
- Bushland setting, wildlife, birds, flora and fauna.
- Discrete housing.

Key Issues

- Increasing day visitation and limited infrastructure.
- Adverse environmental impacts from stormwater and visitor activities.
- Fire risk management.
- Maintain settlement character and scale.
- Adverse environmental impacts particularly storm water drainage.

Priority Improvements

- Fire safety.
- Improvement to boating facilities and water access.
- Improvements to public facilities and car park.

Stage 2

Gipsy Point

Draft Settlement
Report Feedback

(4 submissions were
received)

Major Issues

- Eco lodge concept for Crown land not supported.

Other Comments

- Foreshore pathway linkage between residential areas is required.
- Public works (pathway treatment) should be low key and consistent with bush character.

6. URBAN DESIGN FRAMEWORK PRINCIPLES

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

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

Figure 4 Urban Design Framework Process



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

The analysis is based on four broad subject areas:

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

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

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

GENERAL DESIGN PRINCIPLES

ENHANCE LOCAL CHARACTER

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

CONSERVE THE ENVIRONMENT

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

PROMOTE ACTIVITY TO SUSTAIN COMMUNITIES

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

IMPROVE ACCESS

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

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

7. ANALYSIS

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

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

7.1 ISSUES AND OPPORTUNITIES

7.1.1 Local Character

The ‘heart’ of the Gipsy Point settlement is the foreshore area at the end of Gipsy Point Road. This area is dominated by an exposed gravel car park, with some recreational facilities. The foreshore area could be improved in terms of aesthetics, to better reflect the high quality surrounding natural environment.

The general outlook to the Genoa River is attractive and the settlement is generally well-vegetated which adds to its wilderness quality. Gipsy Point is a small village and the establishment of a clear town boundary will ensure it remains a residential hamlet. This would prevent inappropriate development of the RLZ land and thus avoid potential environmental impacts. A planning overlay could be used to protect vegetation, if required.

Existing buildings are generally sympathetic to the environment with regard to design and materials and gardens are generally well-vegetated. Limited additional development is possible and hence guidance on building design may not provide significant benefit.

7.1.2 Environment

The interface with the Genoa River presents potential environmental impacts associated with boating, waste management and drainage. Similarly, proximity to Croajingolong National Park has environmental implications for development. Management of storm water flow along Gipsy Point Road needs to be improved. Design improvement to the car parking area could include storm water detention areas.

7.1.3 Activities

Activities within Gipsy Point are limited due to the small size of the settlement. The foreshore car park, jetty and boat launching ramp are the centre of activity and attract day visitors in significant numbers. The intensity of use on the foreshore consequently requires sound environmental management. A reconfiguration of the foreshore area will improve the functioning of this area for both residents and day visitors. The Gippsland Boating CAP identifies specific improvements required in relation to the boat launching ramp and adjacent area, which should be taken into account in a redesign of this area.

There is no community hub as such, however this is not vital for a



Erosion due to storm water flows



Informal local streets



Boat ramp area is well used



Gipsy Point accommodation overlooking the water



Boat trailer parking at the foreshore

settlement of this size and facilities established adjacent to the car park could serve this purpose. The re-establishment of the hotel use could also be appropriate.

There are two accommodation establishments and there is some tourist activity in Gipsy Point. Limited additional provision may be possible on large lots subject to tree retention and satisfactory waste disposal.

7.1.4 Movement and Access

There exists a single access road to Gipsy Point and this leads directly to the foreshore. There are a few residential streets which provide local access and are not used by day visitors.

The walkability of Gipsy Point is compromised by the lack of pathways along Gipsy Point Road and there is no connection along the foreshore. A footpath along Gipsy Point Road would provide a safe route for pedestrians / cyclists.

In addition, the foreshore car park is not clearly delineated in relation to pedestrian access and some conflict with vehicles can arise, including cars towing boat trailers. Rationalisation of the foreshore car park may improve circulation and make this area more pedestrian-friendly.

The boat ramp provides access to the Genoa River and into Croajingolong National Park, however it is modest in size and there can be congestion here during the peak season.

Fire safety has been noted as an issue of concern for the local community. The delineation of a preferred fire refuge area is required.

8. STRATEGIC FRAMEWORK

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

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

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

8.1 VISION

The way forward for Gipsy Point addresses the significant issues identified during the analysis and consultation processes and builds on the key opportunities for enhancing the special qualities of the settlement.

The proposed vision for Gipsy Point is stated below and key objectives and strategies designed to realise this vision are also included.

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

“Gipsy Point will remain a small bushland retreat with a residential community as well as some visitor accommodation.

The settlement will continue to be in harmony with the attractive natural setting of the Croajingolong National Park and the tranquil waters of the Genoa River.

It will provide opportunities for both residents and visitors to enjoy the river and foreshore and appropriate facilities are to be provided.

Little growth is anticipated, however any new development will respect the bushland setting of the area.”



Tranquil setting is highly valued



Limited visitor facilities

8.2 KEY OBJECTIVES AND STRATEGIES

OBJECTIVE 1:

To improve the foreshore area and focal point of Gipsy Point.

STRATEGIES:

- 1.1 Rationalise the carpark and improve access, while reducing the opportunity for pedestrian / vehicle conflicts.
- 1.2 In the longer term consider the relocation of the public toilet and picnic area to create a more pleasant environment for users of the area.
- 1.3 Upgrade the boat ramp and jetty facility.

OBJECTIVE 2:

To improve pedestrian circulation and safety.

STRATEGIES:

- 2.1 Introduce footpaths along Gipsy Point Road and surrounds where appropriate.
- 2.2 Create a walking trail west along the foreshore from the end of Gipsy Point Road.

OBJECTIVE 3:

To ensure sound environmental management.

STRATEGIES:

- 3.1 Rezone public land in McDonald Street and on the east side of Gipsy Point Road from Township Zone to PCRZ.
- 3.2 Introduce drainage measures along roads where stormwater runoff is causing problems (eg, Gipsy Point Road).
- 3.3 Ensure that all new development or redevelopment incorporates satisfactory on-site waste disposal and water sensitive urban design techniques for storm water management.
- 3.4 Ensure that new development or redevelopment provides for the retention of existing native vegetation and incorporates replanting programs as appropriate.

These strategies are illustrated in the Gipsy Point Strategy Plan, which establishes a proposed town boundary, describes intended future land use, indicates pedestrian links and identifies areas for improvement.

Refer Plan 4 Gipsy Point Strategy Plan.



Improve car park area

9. IMPLEMENTATION

9.1 INTRODUCTION

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

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

9.2 MASTER PLANS

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

The criteria used to select projects for Master Plans are:

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

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

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

Definition of master plan:

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

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

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

9.2.1 Master Plan Description:

1. Stormwater management along Gipsy Point Road

The gravel shoulder to Gipsy Point Road needs to be grassed and a new swale drainage system should be designed to collect upstream sediments and filter storm water through a constructed reed bed. This could become a feature within the foreshore reserve. This proposed drainage improvement needs to be carefully designed as a system from the ridge line to water's edge.

2. Anglers Drive improvement

A short section of Anglers Drive would be sealed and constructed to form part of a more compact carpark circulation system. Water would be carefully directed into the new swale drainage system.

3. Carpark rationalisation

Vehicle access will be contained to the boat ramp and otherwise held back from the foreshore. About 22 car spaces and 6 trailer spaces can be provided. Surface drainage needs to be carefully managed.

4. New footpath system

A new footpath system is suggested to link the jetties with the car park and through the settlement. A timber bridge is suggested over the drainage swale.

5. Foreshore openspace

This design recovers a strip about 20 metres wide for development as lawns and picnic facilities adjoining the river edge. Revegetation of this edge is possible.

6. Possible expansion of the day visitor parking area

If these facilities become overloaded the design allows the development of additional parking spaces by bridging the swale and extending car parking within the foreshore reserve to the east.

Refer Plan 5 Gipsy Point Master Plan.

9.2.2 Cost Estimates and Implementation Program

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

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

to the anticipated time of construction.

An indicative program for implementation is suggested in the following table. This has been determined considering the time required to plan and seek funding for projects, the logical order of development and the need to spread projects over the time horizon of this study. Project priorities are indicated on the basis of High (within 3 years), Medium (within 6 years) and Low (beyond 6 years). Many projects are likely to be staged over a number of years. This outline is a starting point for planning these projects. This programming is likely to change to fit availability of funds and even private sector and other community initiatives. Funding sources are discussed in Section 9.5.

Table 1 Master Plan Projects, Indicative Costs 2006

Project summary	Anticipated cost government sector (2006)	Project priority
1. Storm water management along Gipsy Point Road	\$10,080	High
2. Anglers Drive improvement	\$91,490	High
3. Carpark rationalisation	\$32,928	High
4. New footpath system	\$102,711	Medium
5. Foreshore open space	\$55,580	High
6. Possible expansion of the day visitor parking area	\$42,350	Low
TOTAL	\$335,139	

9.3 PLANNING SCHEME PROVISIONS

To assist the implementation of the Vision, objectives and strategies for Gipsy Point a number of planning scheme modifications are proposed.

9.3.1 Municipal Strategic Statement

Amendments to the MSS are required to provide for the Coastal Settlement Framework as described in Appendix A. Appropriate notations should be shown on the Strategic Framework Land Use Plan (Clause 21.04 - 3). Clause 21.06 - 2 'Lakes and Coastal' should be amended to reflect the Coastal Settlement Framework in the introductory section of that Clause.

In addition, Clause 21.06 - 2 should be amended to include the following specific township provisions:

"Facilitate development in accordance with the Gipsy Point Strategy Plan included in this clause.

Manage the future development of Gipsy Point in accordance with the

following vision.

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

Manage development of Gipsy Point so as to implement the following objectives and strategies.

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

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

9.3.2 Zones

The existing Township Zone should be amended to provide for the public land in McDonald Street and on the east side of Gipsy Point Road to be included in the Public Conservation and Resource Zone.

9.3.3 Overlays

Provide for a new Design and Development Overlay Schedule - Development in Coastal Settlements (East Gippsland) as detailed in Appendix E to apply to the Township Zone.

9.3.4 Other Planning Scheme Actions

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

Based on these proposed changes to the East Gippsland Planning Scheme and the policy analysis contained in the Strategic Regional Background Report, a review of the structure of the MSS and local policy in the planning scheme is recommended to provide greater clarity on policy direction and priorities.

9.3.5 Design Guidelines

Design Guidelines have been prepared to assist in the interpretation of the objectives and strategies in this UDF (see Appendix F). The guidelines identify the valued characteristics of the town and its surrounding context. Taking into account the vision and strategic objectives, design objectives have been developed that seek to ensure new development reinforces and contributes positively to the valued elements of the town and surrounds. Guidance is provided in relation to approaches to development that are likely to achieve the design outcomes sought.

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

9.3.6 Implementation of UDF

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

9.4 PRIORITIES

The priority actions for the implementation of this UDF are:

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

9.5 OTHER ACTIONS

9.5.1 Further Investigations

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

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

Most of these actions require cooperation with or leadership from various

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

9.5.2 Funding Sources

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

Commonwealth Government

Regional Partnerships

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

Australian Tourism Development Program (ATDP)

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

Victorian State Government

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

Regional Infrastructure Development Fund (RIDF)

The RIDF is an umbrella State fund managed by Regional Development Victoria that has several relevant programs within the 'Moving Forward in Provincial Victoria' initiative established by the Government in November 2005. Specific programs under this initiative relevant to the Coastal Towns Design Framework project include:

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

- Provincial Pathways – These funds provide for works to develop rail trails, walking tracks and pathways. Projects that assist the development of linkages, encourage tourism and facilitate bicycle use are likely to be given priority.

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

Community Support Fund (CSF)

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

Council Funds

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

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

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

Other Funding Sources

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

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

9.5.3 Community Involvement

The Coastal Towns Design Framework project has generated considerable community interest and involvement. There has been substantial

community response to public discussions and all newsletters and publicity provided on the project. The process of information provision and updates on the implementation of the UDF should continue through Council's regular community updates and newsletters.

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

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

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

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

PLANS

APPENDIX A - COASTAL SETTLEMENT FRAMEWORK

COASTAL SETTLEMENT FRAMEWORK AND ROLE

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

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

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

Settlement Framework

Settlement Type	Population ¹	Services & Facilities ²	Infrastructure ³
District Town	2,000 - 10,000	Wide range of commercial and community services, numerous accommodation stocks, Local Government sub-branches, police stations, medical facilities, secondary school.	Reticulated water, sewerage and electricity.
Town	500 - 2,000	Range of commercial and community services, community hall, school.	Reticulated water, sewerage and electricity.
Village	200 - 500	Very limited commercial and community services, community hall.	Reticulated water and electricity. No reticulated sewer.
Small Village	<200	General store or no facilities.	Reticulated water or on site water collection. On site waste disposal. Reticulated electricity.

Notes

1. Population range reflects ultimate population within the planning framework.
2. Facilities and services may vary according to geographical location in the region and the availability of services in accessible higher order settlements.
3. Assessment has included consideration of the Coastal Settlement Infrastructure Development Rating as provided in the Integrated Coastal Planning for Gippsland – Coastal Action Plan.

Based on this framework an overview of the role and development potential is provided in following figure (Overview of Settlement Futures). In this context the future for Gipsy Point in relation to the other coastal towns within the study area is as a **Small Village likely to be developed within the existing area.**

Overview of Settlement Futures

	DISTRICT TOWN	TOWN	VILLAGE	SMALL VILLAGE
SIGNIFICANT EXPANSION OF EXISTING AREA	Paynesville	Lake Tyers Beach Eagle Point		
MINOR EXPANSION OF EXISTING AREA	Lakes Entrance	Mallacoota	Marlo Seaspray	Nungurner Woodside Beach
DEVELOPMENT WITHIN EXISTING AREA		Metung Loch Sport Golden Beach / Paradise Beach	Raymond Island	Gipsy Point Bemm River The Honeysuckles McLoughlins Beach Manns Beach Robertsons Beach

The future development of Paynesville and Lakes Entrance will be important for Eagle Point and Lake Tyers Beach respectively and partly allow for the expansion of these towns.

APPENDIX B - ENVIRONMENTAL DETAILS

Extract from East Gippsland Urban
Design Frameworks - Ecological
Constraints
(Prepared by Ecology Australia 2005)

GIPSY POINT

Municipality – Shire of East Gippsland

Gipsy Point in the East Gippsland Lowlands Bioregion, is located at the confluence of the Genoa River and Mallacoota Inlet, and is situated on the edge of Croajingolong National Park.

Flora values

The indigenous vegetation of the Gipsy Point area has been little modified for agriculture with only a small area cleared at the western edge of the settlement for grazing: much of this land is steeply sloping. The indigenous vegetation of Gipsy Point is substantially intact, retaining its original structure and floristic composition. There has however been significant invasion of the forest around the town by a suite of weed species that have 'escaped' from cultivation.

A total of five Ecological Vegetation Classes have been mapped locally (see below).

Residential and commercial development is greatly constrained at Gipsy Point because only a small area of cleared land exists, the development of which is also highly constrained by the steepness of the slopes.

Within the township, the exceptional landscape values derived from a sense of the remote location with highly intact indigenous vegetation, and superb views, is likely to be greatly compromised by removal of vegetation associated with development.

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

Ecological Vegetation Classes	
EVC	Conservation status
Banksia Woodland	LC
Swamp Scrub	E
Lowland Forest	LC
Damp Forest	LC
Shrubby Dry Forestt	LC

Key:

EVC Conservation status (Subject to verification by DSE): End. – Endangered, Vul. – Vulnerable, R – rare, D. – Depleted LC – Least concern

Rare or threatened flora				
Common name	Scientific name	EPBC	DSE	FFG
Jungle Thyme-moss	<i>Mesochaete undulatum</i>		r	
Trim Shield-fern	<i>Lastreopsis decomposita</i>		v	
Creeping Shield-fern	<i>Lastreopsis microsora</i> ssp. <i>microsora</i>		r	
Lacy Wedge-fern	<i>Lindsaea microphylla</i>		r	
Small Fork-fern	<i>Tmesipteris parva</i>		r	
Sheath Sedge	<i>Cyathochaeta diandra</i>		r	
Branching Grass-flag	<i>Libertia paniculata</i>		r	
Fairy Orchid	<i>Caladenia alata</i>		k	
Bronze Bird-orchid	<i>Chiloglottis</i> x <i>pescottiana</i>		r	
Swamp Pelican-orchid	<i>Corybas fordhamii</i>		r	
Blotched Hyacinth-orchid	<i>Dipodium variegatum</i>		r	
Tangle Orchid	<i>Plectorrhiza tridentata</i>		r	
Upright Panic	<i>Entolasia stricta</i>		k	
Lilac Lily	<i>Schelhammera undulata</i>		r	
Dwarf Brunoniella	<i>Brunoniella pumilio</i>		e	L
Spicy Everlasting	<i>Ozothamnus argophyllus</i>		r	
Whiteroot	<i>Lobelia purpurascens</i>		r	
Trailing Guinea-flower	<i>Hibbertia dentata</i>			
Bolwarra	<i>Eupomatia laurina</i>		r	
Prickly Podolobium	<i>Podolobium ilicifolium</i>		r	
Soft Skullcap	<i>Scutellaria mollis</i>		r	
Tiny Logania	<i>Logania pusilla</i>		r	
Varied Mitrewort	<i>Mitrasacme polymorpha</i>		r	
Sandpaper Fig	<i>Ficus coronata</i>		v	L
Rough-barked Apple	<i>Angophora floribunda</i>		r	
Red Bloodwood	<i>Corymbia gummifera</i>		r	
Coast Grey-box	<i>Eucalyptus bosistoana</i>		r	
Paperbark Tea-tree	<i>Leptospermum trinervium</i>		r	
Giant Honey-myrtle	<i>Melaleuca armillaris</i> ssp. <i>armillaris</i>		r	
Rough-fruit Pittosporum	<i>Pittosporum revolutum</i>		r	
Smooth Geebung	<i>Persoonia levis</i>		r	
Birch Pomaderris	<i>Pomaderris betulina</i> ssp. <i>betulina</i>		r	
Blunt-leaf Pomaderris	<i>Pomaderris helianthemifolia</i>		r	
Blunt-leaf Pomaderris	<i>Pomaderris helianthemifolia</i> ssp. <i>hispida</i>		r	
Slender Pomaderris	<i>Pomaderris phyllicifolia</i> ssp. <i>phyllicifolia</i>		r	
Genoa River Correa	<i>Correa lawrenceana</i> var. <i>genoensis</i>	E	e	L

Key:
Environment Protection and Biodiversity Conservation Act (EPBC) categories: E = Endangered; V = Vulnerable. DSE (2005) categories: e = Endangered; r = Rare; v = Vulnerable; k = data deficient (Ross and Walsh 2003). State significance: FFG listings: L = listed

Fauna values

Gipsy Point and Mallacoota are included within the Mallacoota Inlet Site of Zoological Significance (Norris and Mansergh 1981). Dowell Creek (approximately 7 km east of Gipsy Point) is the site of the most regular, and last traditional camp used by the Grey-headed Flying-fox *Pteropus poliocephalus* in Victoria. There are regular records around Mallacoota/Gipsy Point of Eastern Curlew *Numenius madagascariensis*, Sanderling *Calidris alba*, Eastern Bristlebird *Dasyornis brachypterus* and Diamond Python *Morelia spilotes*. Mallacoota Inlet has breeding colonies of three species of tern, Caspian Tern *Hydroprogne caspia* Little Tern *Sterna albifrons*, and Crested Tern *Sterna bergii*. The forests around Mallacoota Inlet, particularly on the northern shore contain a large variety of terrestrial fauna including the Long-nosed Potoroo *Potorous tridactylus*, Long-nosed Bandicoot *Perameles nasuta* and Southern Emu-wren *Stipiturus malachurus* in the wet heath near the Inlet (Norris and Mansergh 1981). A large population of Ground Parrots lives near Howe Flat (Meredith and Isles 1980).

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

		No. of threatened Fauna species#			
	Introduced	EPBC	DSE	FFG	Total
Birds	2	1	8	17	135
Mammals	1	1	0	2	23
Reptiles	0	0	0	0	12
Frogs	0	1	0	1	10
Fish	0	0	2	3	26

Fauna species recorded within each study area and listed as threatened under the FFG Act, DSE (2003) or listed under the EPBC Act 1999 are outlined below.

Fauna species recorded within a 5km radius of Gipsy Point

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Topknot Pigeon	<i>Lopholaimus antarcticus</i>					
White-headed Pigeon	<i>Columba leucomela</i>					
Brown Cuckoo-Dove	<i>Macropygia phasianella</i>					
Common Bronzewing	<i>Phaps chalcoptera</i>					
Brush Bronzewing	<i>Phaps elegans</i>					
Wonga Pigeon	<i>Leucosarcia melanoleuca</i>					
Dusky Moorhen	<i>Gallinula tenebrosa</i>					
Purple Swamphen	<i>Porphyrio porphyrio</i>	M				
Eurasian Coot	<i>Fulica atra</i>					
Australasian Grebe	<i>Tachybaptus novaehollandiae</i>					
Great Cormorant	<i>Phalacrocorax carbo</i>					
Little Black Cormorant	<i>Phalacrocorax sulcirostris</i>					
Black-faced Cormorant	<i>Phalacrocorax fuscescens</i>	M			NT	
Pied Cormorant	<i>Phalacrocorax varius</i>				NT	
Little Pied Cormorant	<i>Phalacrocorax melanoleucos</i>					
Darter	<i>Anhinga melanogaster</i>					
Australian Pelican	<i>Pelecanus conspicillatus</i>	M				
Caspian Tern	<i>Sterna caspia</i>	Mi,M		L	NT	
Crested Tern	<i>Sterna bergii</i>	Mi,M				
Silver Gull	<i>Larus novaehollandiae</i>	Mi,M				

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Pied Oystercatcher	<i>Haematopus longirostris</i>	Mi				
Masked Lapwing	<i>Vanellus miles</i>	Mi				
Black-fronted Dotterel	<i>Elseyaornis melanops</i>	Mi				
Eastern Curlew	<i>Numenius madagascariensis</i>	Mi,M			NT	
Black-tailed Godwit	<i>Limosa limosa</i>	Mi,M			VU	
Bar-tailed Godwit	<i>Limosa lapponica</i>	Mi,M				
Australian White Ibis	<i>Threskiornis molucca</i>	M				
Straw-necked Ibis	<i>Threskiornis spinicollis</i>	M				
Royal Spoonbill	<i>Platalea regia</i>				VU	
Great Egret	<i>Ardea alba</i>	Mi,M		L	VU	
White-faced Heron	<i>Egretta novaehollandiae</i>					
Nankeen Night-Heron	<i>Nycticorax caledonicus hilli</i>	M			NT	
Black Bittern	<i>Ixobrychus flavicollis</i>			L	VU	
Australian Wood Duck	<i>Chenonetta jubata</i>	Mi				
Black Swan	<i>Cygnus atratus</i>	Mi				
Pacific Black Duck	<i>Anas superciliosa</i>	Mi				
Chestnut Teal	<i>Anas castanea</i>	Mi				
Grey Teal	<i>Anas gracilis</i>	Mi				
Musk Duck	<i>Biziura lobata</i>	Mi,M			VU	
Swamp Harrier	<i>Circus approximans</i>	Mi,M				
Brown Goshawk	<i>Accipiter fasciatus</i>	Mi,M				
Collared Sparrowhawk	<i>Accipiter cirrhocephalus</i>	Mi				
Wedge-tailed Eagle	<i>Aquila audax</i>	Mi				
White-bellied Sea-Eagle	<i>Haliaeetus leucogaster</i>	Mi,M		L	VU	
Whistling Kite	<i>Haliastur sphenurus</i>	Mi,M				
Australian Hobby	<i>Falco longipennis</i>	Mi				
Peregrine Falcon	<i>Falco peregrinus</i>	Mi				
Brown Falcon	<i>Falco berigora</i>	Mi				
Southern Boobook	<i>Ninox boobook</i>	M				
Barking Owl	<i>Ninox connivens</i>		NT	L	EN	
Powerful Owl	<i>Ninox strenua</i>			L	VU	
Rainbow Lorikeet	<i>Trichoglossus haematodus</i>					
Musk Lorikeet	<i>Glossopsitta concinna</i>					
Glossy Black-Cockatoo	<i>Calyptorhynchus lathami lathami</i>		NT	L	VU	
Yellow-tailed Black-Cockatoo	<i>Calyptorhynchus funereus</i>					
Gang-gang Cockatoo	<i>Callocephalon fimbriatum</i>					
Sulphur-crested Cockatoo	<i>Cacatua galerita</i>					
Galah	<i>Eolophus roseicapilla</i>					
Australian King-Parrot	<i>Alisterus scapularis</i>					
Crimson Rosella	<i>Platycercus elegans elegans</i>					
Eastern Rosella	<i>Platycercus eximius</i>					
Australian Owlet-nightjar	<i>Aegotheles cristatus</i>					
Azure Kingfisher	<i>Ceyx azurea</i>				NT	
Laughing Kookaburra	<i>Dacelo novaeguineae</i>					
White-throated Nightjar	<i>Eurostopodus mystacalis</i>	M				
White-throated Needletail	<i>Hirundapus caudacutus</i>	Mi,M				
Pallid Cuckoo	<i>Cuculus pallidus</i>	M				
Fan-tailed Cuckoo	<i>Cacomantis flabelliformis</i>	M				
Brush Cuckoo	<i>Cacomantis variolosus</i>	M				
Shining Bronze-Cuckoo	<i>Chrysococcyx lucidus</i>	M				
Superb Lyrebird	<i>Menura novaehollandiae</i>					

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Grey Fantail	<i>Rhipidura albiscapa</i>					
Rufous Fantail	<i>Rhipidura rufifrons</i>	M				
Willie Wagtail	<i>Rhipidura leucophrys</i>					
Leaden Flycatcher	<i>Myiagra rubecula</i>					
Satin Flycatcher	<i>Myiagra cyanoleuca</i>	M				
Restless Flycatcher	<i>Myiagra inquieta</i>					
Black-faced Monarch	<i>Monarcha melanopsis</i>	M				
Jacky Winter	<i>Microeca fascinans</i>					
Scarlet Robin	<i>Petroica boodang</i>					
Flame Robin	<i>Petroica phoenicea</i>	M				
Rose Robin	<i>Petroica rosea</i>					
Eastern Yellow Robin	<i>Eopsaltria australis</i>					
Golden Whistler	<i>Pachycephala pectoralis</i>					
Rufous Whistler	<i>Pachycephala rufiventris</i>					
Grey Shrike-thrush	<i>Colluricincla harmonica</i>					
Magpie-lark	<i>Grallina cyanoleuca</i>	M				
Crested Shrike-tit	<i>Falcunculus frontatus</i>					
Eastern Whipbird	<i>Psophodes olivaceus</i>					
Black-faced Cuckoo-shrike	<i>Coracina novaehollandiae</i>	M				
Cicadabird	<i>Coracina tenuirostris</i>	M				
Spotted Quail-thrush	<i>Cinclosoma punctatum</i>				NT	
Brown Gerygone	<i>Gerygone mouki</i>					
Striated Thornbill	<i>Acanthiza lineata</i>					
Brown Thornbill	<i>Acanthiza pusilla</i>					
Yellow-rumped Thornbill	<i>Acanthiza chrysorrhoa</i>					
White-browed Scrubwren	<i>Sericornis frontalis</i>					
Large-billed Scrubwren	<i>Sericornis magnirostris</i>					
Pilotbird	<i>Pycnoptilus floccosus</i>					
Southern Emu-wren	<i>Stipiturus malachurus</i>					
Superb Fairy-wren	<i>Malurus cyaneus</i>					
Varied Sittella	<i>Daphoenositta chrysoptera</i>					
White-throated Treecreeper	<i>Cormobates leucophaeus</i>					
Mistletoebird	<i>Dicaeum hirundinaceum</i>					
Spotted Pardalote	<i>Pardalotus punctatus punctatus</i>					
Silvereye	<i>Zosterops lateralis</i>	M				
White-naped Honeyeater	<i>Melithreptus lunatus</i>					
Brown-headed Honeyeater	<i>Melithreptus brevirostris</i>					
Scarlet Honeyeater	<i>Myzomela sanguinolenta</i>					
Eastern Spinebill	<i>Acanthorhynchus tenuirostris</i>					
Regent Honeyeater	<i>Xanthomyza phrygia</i>	EN,Mi	EN	L	CE	
Lewin's Honeyeater	<i>Meliphaga lewinii</i>					
Yellow-faced Honeyeater	<i>Lichenostomus chrysops</i>					
White-eared Honeyeater	<i>Lichenostomus leucotis</i>					
Yellow-tufted Honeyeater	<i>Lichenostomus melanops</i>					
Crescent Honeyeater	<i>Phylidonyris pyrrhoptera</i>					
New Holland Honeyeater	<i>Phylidonyris novaehollandiae</i>					
Bell Miner	<i>Manorina melanophrys</i>					
Little Wattlebird	<i>Anthochaera chrysoptera</i>					
Red Wattlebird	<i>Anthochaera carunculata</i>					
Australian Pipit	<i>Anthus australis</i>	M				
Beautiful Firetail	<i>Stagonopleura bella</i>					

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Olive-backed Oriole	<i>Oriolus sagittatus</i>					
Satin Bowerbird	<i>Ptilonorhynchus violaceus</i>					
White-winged Chough	<i>Corcorax melanorhamphos</i>					
Pied Currawong	<i>Strepera graculina</i>					
Grey Butcherbird	<i>Cracticus torquatus</i>					
Australian Magpie	<i>Gymnorhina tibicen</i>					
Bassian Thrush	<i>Zoothera lunulata</i>	Mi				
Australian Raven	<i>Corvus coronoides</i>					
Striated Pardalote	<i>Pardalotus striatus</i>					
Spotted Turtle-Dove	<i>Streptopelia chinensis</i>					*
Common Blackbird	<i>Turdus merula</i>					*
Agile Antechinus	<i>Antechinus agilis</i>					
White-footed Dunnart	<i>Sminthopsis leucopus</i>		DD	N	VU	
Southern Brown Bandicoot	<i>Isodon obesulus obesulus</i>	EN	NT	I	NT	
Common Brushtail Possum	<i>Trichosurus vulpecula</i>					
Common Ringtail Possum	<i>Pseudocheirus peregrinus</i>					
Greater Glider	<i>Petauroides volans</i>					
Yellow-bellied Glider	<i>Petaurus australis</i>		NT			
Sugar Glider	<i>Petaurus breviceps</i>					
Feathertail Glider	<i>Acrobates pygmaeus</i>					
Common Wombat	<i>Vombatus ursinus</i>					
Swamp Wallaby	<i>Wallabia bicolor</i>					
Red-necked Wallaby	<i>Macropus rufogriseus</i>					
Eastern Grey Kangaroo	<i>Macropus giganteus</i>					
White-striped Freetail-bat	<i>Tadarida australis</i>					
Gould's Long-eared Bat	<i>Nyctophilus gouldi</i>					
Lesser Long-eared Bat	<i>Nyctophilus geoffroyi</i>					
Chocolate Wattled Bat	<i>Chalinolobus morio</i>					
Southern Forest Bat	<i>Vespadelus regulus</i>					
Large Forest Bat	<i>Vespadelus darlingtoni</i>					
Bush Rat	<i>Rattus fuscipes</i>					
Swamp Rat	<i>Rattus lutreolus</i>					
Rabbit	<i>Oryctolagus cuniculus</i>					*
Dingo/Dog (feral)	<i>Canis familiaris</i>					
Jacky Lizard	<i>Amphibolurus muricatus</i>					
Dark-flecked Garden Sunskink	<i>Lampropholis delicata</i>					
Pale-flecked Garden Sunskink	<i>Lampropholis guichenoti</i>					
Weasel Skink	<i>Saproscincus mustelinus</i>					
Southern Forest Cool-skink	<i>Niveoscincus coventryi</i>					
Eastern Small-eyed Snake	<i>Cryptophis nigrescens</i>					
White-lipped Snake	<i>Drysdalia coronoides</i>					
Eastern Tiger Snake	<i>Notechis scutatus</i>					
Red-bellied Black Snake	<i>Pseudechis porphyriacus</i>					
Gippsland Water Dragon	<i>Physignathus lesueurii howittii</i>					
Black Rock Skink	<i>Egernia saxatilis intermedia</i>					
Yellow-bellied Water Skink	<i>Eulamprus heatwolei</i>					
Eastern Banjo Frog	<i>Limnodynastes dumerilii</i>					
Brown-striped Frog	<i>Limnodynastes peronii</i>					
Haswell's Frog	<i>Paracrinia haswelli</i>					
Southern Toadlet	<i>Pseudophryne dendyi</i>					
Common Eastern Froglet	<i>Crinia signifera</i>					

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Brown Tree Frog	<i>Litoria ewingii</i>					
Peron's Tree Frog	<i>Litoria peronii</i>					
Verreaux's Tree Frog	<i>Litoria verreauxii verreauxii</i>					
Whistling Tree Frog	<i>Litoria verreauxii verreauxii</i>					
Short-finned Eel	<i>Anguilla australis</i>					
Marbled Eel	<i>Anguilla reinhardtii</i>					
Sprat	<i>Herklotsichthys castelnaui</i>					
Australian Anchovy	<i>Engraulis australis</i>					
Climbing Galaxias	<i>Galaxias brevipinnis</i>					
Common Jollytail	<i>Galaxias maculatus</i>					
Dusky Flathead	<i>Platycephalus fuscus</i>					
Estuary Perch	<i>Macquaria colonorum</i>					
Australian Bass	<i>Macquaria novemaculeata</i>					
Tailor	<i>Pomatomus saltatrix</i>					
Silver Trevally	<i>Pseudocaranx dentex</i>					
Yellowfin Bream	<i>Acanthopagrus australis</i>					
Black Bream	<i>Acanthopagrus butcheri</i>					
Roach	<i>Gerres subfasciatus</i>					
Luderick	<i>Girella tricuspidata</i>					
Yelloweye Mullet	<i>Aldrichetta forsteri</i>					
Flat-tail Mullet	<i>Liza argentea</i>					
Sea Mullet	<i>Mugil cephalus</i>					*
Sand Mullet	<i>Myxus elongatus</i>					
Swan River Goby	<i>Pseudogobius olorum</i>					
Striped Gudgeon	<i>Gobiomorphus australis</i>				NT	
Cox's Gudgeon	<i>Gobiomorphus coxii</i>			L	EN	
Empire Gudgeon	<i>Hypseleotris compressa</i>			L	NT	
Flathead Gudgeon	<i>Philypnodon grandiceps</i>					
Dwarf Flathead Gudgeon	<i>Philypnodon sp.</i>					
Black Sole	<i>Synaptura nigra</i>					

Key:

EPBC – Status under the Environmental Protection and Biodiversity Conservation Act 1999

CE – Critically endangered

End – Endangered

Vul – Vulnerable

CD – Conservation dependent

Mi – Listed on Migratory schedule

M – listed on Marine overfly schedule

NAP – Status under the National Action Plan (Garnett and Crowley 2000)

NT – Near threatened

PK – Poorly known

FFG – Status under the Victorian Flora and Fauna Guarantee Act 1988

L – Listed under the Act

T – Listed as a Threatening Process under the Act

DSE – Status under DSE Advisory List of Threatened Vertebrate Fauna in Victoria (DSE 2003).

CEn – Critically endangered

EN – Endangered

VU – Vulnerable

NT – Near Threatened

DD – Data Deficient

Feral: * – Introduced species

APPENDIX C – SUMMARY OF LAND USE ZONES

SUMMARY OF LAND USE ZONES

Zone	Abbreviation	Intent	Permit Requirements
Residential 1 Zone	R1Z	To provide for residential development.	A permit is not required for a dwelling.
Low Density Residential Zone	LDRZ	To provide for residential development on lots of at least 0.4 hectare that may or may not have reticulated sewerage.	A permit is not required for a dwelling provided the appropriate density of development is retained.
Mixed Use Zone	MUZ	To provide for a range of residential, commercial, industrial and other uses.	A permit is not required for a dwelling on lots greater than 300m ² .
Township Zone	TZ	To provide for residential development and a range of commercial, industrial and other uses in small towns.	A permit is not required for a dwelling, provided certain requirements can be satisfied if reticulated sewerage, water and/or electricity are not available.
Industrial 1 Zone	IN1Z	To provide for manufacturing industry, the storage and distribution of goods and associated uses.	A permit is not required for a range of industrial uses. Accommodation is prohibited. A permit is required for all buildings and works.
Industrial 3 Zone	IN3Z	To provide for industries and associated uses that have less impact on nearby sensitive uses.	A permit is required for most uses within this zone. A permit is required for all buildings and works.
Business 1 Zone	B1Z	To provide for the intensive development of business centres for retailing and other complementary commercial, entertainment and community uses.	A range of retail and commercial uses do not require a permit. A permit is required for accommodation. A permit is required for all buildings and works.
Rural Zone	RUZ	To provide for the sustainable use of land for Extensive animal husbandry and Crop raising.	Some rural uses do not require a permit. A dwelling does not require a permit.
Rural Living Zone	RLZ	To provide for residential use in a rural environment, while also allowing for agricultural land uses.	A permit is not required for a dwelling provided the lot is at least eight hectares (or as specified in the relevant schedule).
Public Use Zone	PUZ	To provide for public utility use and community services and facilities (eg, education, health and community).	Limited uses are permitted within this zone.

Public Park and Recreation Zone	PPRZ	To provide for public recreation and open space and some commercial uses.	Limited uses are permitted within this zone.
Public Conservation and Resource Zone	PCRZ	To protect and conserve the natural environment, allowing for public education and interpretation facilities and some resource based uses.	Limited uses are permitted within this zone.
Road Zone	RDZ	To provide for significant roads.	Limited uses are permitted within this zone.

APPENDIX D - COMMUNITY CONSULTATION SUMMARY

GIPSY POINT

STAGE 1 CONSULTATION OUTCOMES

Public Meeting 19 January 2005 (25 people)

WHAT IS GIPSY POINT TO YOU?

- Peace and quiet
- Remote, isolated
- Bushland
- Wildlife, birds, flora/fauna
- Discrete housing

PRESSURES:

- Increasing day visitation, limited infrastructure
- Used by visitors from Mallacoota and further a field
- Toilet under pressure and concern for effluent disposal in the case of a flood.
- Picnic tables have attracted visitors but are in the wrong place (right next to the toilet)
- Boat Ramp usage during peak season.
- Car park full during peak season, garbage collection under pressure.
- Public Jetty usage full during peak season. Effluent disposal of boats moored at the jetty, effluent disposal system needed.

Other Infrastructure issues

- Flooding affects public toilet – within flood zone
- Roads, drainage and maintenance issues. Gravel from roads ends up in Genoa River
- Need to seal car park or just improve drainage?
- Anglers Drive and Tucks Drive are in poor condition
- Boat ramp siltation

ISSUES DISCUSSED:

Development

- Tourist ferry service and shop should not be developed any further.
- Generally no more commercial development – out of character
- No more subdivision and lots should not be any denser
- No more residential development
- Currently adhoc housing development, any new housing should be low height and be sympathetic to the environment

Existing Services

- Garbage, threat to Croajingalong National Park – weed outbreaks
- Roads, gravel is okay but roads need to be more effectively maintained
- Library Bus

- In the future more services were not requested by the community, just an improvement on the existing services.

Environmental Concerns

- Fire Risk – cypress tree avenues, existing reserves and topography surrounding the hamlet.
- Over-use of Genoa River - up/down stream influences
- Community is willing to monitor siltation in the river
- River edge is being eroded and weed problems are occurring along the river banks\

Key Projects / Actions

- Planning Overlay for vegetation protection
- Bird watching important activity to facilitate
- Walk from Genoa Peak to Gipsy Point
- Waterway
- Forest
- Pump out station for boats
- Tourist ferry service does not need to be developed further, no expansion of jetty required.
- No more release of Crown Land (apart from the CFA shed which is currently proposed)

SUMMARY OF ISSUES FROM JANUARY 2005 MEETING

Attendees at the Gipsy Point public meeting in January 2005 highly valued the **peace and quiet** of Gipsy Point due to its **isolation** and **bushland character**, providing habitat for **wildlife**.

Specific views were expressed in relation to the following issues:

Infrastructure: pressure on day visitor facilities (eg, toilet, car park) as well as boat ramp.

Environmental impacts: stormwater drainage issues, health of the Genoa River in general.

Use and built form: sympathetic buildings and no commercial development.

Gipsy Point residents expressed a strong and unanimous desire to maintain the settlement as is, protect the unique bushland setting and improve the health of the river. It was understood that day visitors need to be catered for, however tourism must be carefully managed to prevent impacts on the environment.

FEEDBACK FORMS AND SUBMISSIONS

There were 23 people with an interest in Gipsy Point who completed the feedback form or made a submission on the project. Of these, 9% were students, 57% were working and 30% were retired. 43% of the respondents were permanent residents, while temporary residents (ie, holiday home owners) represented 52%.

The favourite aspects of Gipsy Point identified by respondents included: the peace and quiet, wildlife, small population and the tranquillity.

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

- 1) Fire safety (52%)
- 2) Inadequate boating facilities / water access (43%)
- 3) Road / stormwater drainage, environmental conservation (both 29%)

The top three suggested improvements are to:

- 1) Improve fishing facilities and lake / beach access (43%)
- 2) Create CFA / fire fighting facilities (39%)
- 3) Improve public toilets and beach / park facilities (35%)

GIPSY POINT

STAGE 2 CONSULTATION OUTCOMES

Feedback On Draft Settlement Report

Number of Responses: 4

Groups/Organisations responding: Gipsy Point Ratepayers Association

MAJOR ISSUES RAISED & COMMENTS

VISION

Supported.

OTHER COMMENTS

- Eco lodge opposed, retain as public land- Crown land bordering MacDonald St, has been discussed with community in detail previously and advice regarding proposed formal reservation has been received from DSE.
- Low key treatment of public works. Paths treatment low key - bush walk character.
- Vegetation management of public land required.
- Path required to link two residential areas along the waterfront.
- Junction of Wallagaraugh and Genoa Rivers - Gypsy Point an exceptional asset and should be shown on plan. Important environmental asset and needs maintenance

PROPOSED ACTIONS FROM CONSULTATION:

- Discuss with Council the idea for Crown land / eco lodge, Crown land site.
- Show junction of rivers - Gipsy Point on map.

APPENDIX E - PROPOSED PLANNING CONTROLS

SCHEDULE ? TO THE DESIGN AND DEVELOPMENT OVERLAY

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

DEVELOPMENT IN COASTAL SETTLEMENTS (EAST GIPPSLAND)

1.0 Design objectives

To protect the coastal township character of these settlements.

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

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

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

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

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

2.0 Buildings and works

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

Settlement	Building height above natural ground level	Total area of proposed works on a site (including building construction)	Slope of land where works are to be carried out	Total building area proposed on a site	External finishes and materials of buildings and works
Mallacoota	Greater than 5 metres	Greater than 150 square metres	Greater than 15 per cent	Greater than 300 square metres	If the external materials, colours and finishes are not: low reflective, subdued tones and colours drawn from nature, natural timber
Gipsy Point	Greater than 7.5 metres			Greater than 300 square metres	
Bemm River	Greater than 5 metres				
Marlo	Greater than 5 metres			Greater than 300 square metres	
Lake Tyers Beach	Greater than 5 metres		Greater than 15 per cent	Greater than 300 square metres	
Lakes Entrance	Greater than 7.5 metres	Greater than 150 square metres	Greater than 15 per cent	Greater than 300 square metres	
Nungurner	Greater than 7.5 metres				

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

In the Shaving Point Residential Area, Metung (insert land description details), buildings and works except landscaping must be more than 6 metres from the mean high water mark of Bancroft Bay.

3.0 Application Requirements

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

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

4.0 Decision Guidelines

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

- The design objectives of this schedule.
- Any siting and design guidelines adopted by the responsible authority.

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

In relation to a proposed subdivision:

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

APPENDIX F - DESIGN GUIDELINES

Gipsy Point Design Guidelines



Private Property located at the centre of Gipsy Point



Significant Tree Planting



Genoa River View



1



1



1



1 Foreshore Precinct

Open grassy river frontage with boating facilities modest services and shallow river edge beach

2 Residential Precinct

Characterised by secluded homes and holiday accommodation set in bushland with river views, established gardens on hillside lots

3 Private Foreshore Precinct

Gravel carpark with private boating facilities, reached via steep gravel road

4 Southern Residential Precinct

Characterised by small holiday homes set in bushland overlooking Genoa River



COASTAL TOWNS DESIGN FRAMEWORK

Gipsy Point Design Guidelines

INTRODUCTION

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

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

EXISTING URBAN CHARACTER ASSESSMENT

Refer to Cover Sheet for map, assessment and photographs.

URBAN DESIGN FRAMEWORK VISION FOR GIPSY POINT

"Gipsy Point will remain a small bushland retreat with a residential community as well as some visitor accommodation. The settlement will continue to be in harmony with the attractive natural setting of the Croajingolong National Park and the tranquil waters of the Genoa River. It will provide opportunities for both residents and visitors to enjoy the river and foreshore and appropriate facilities are to be provided. Little growth is anticipated, however any new development will respect the bushland setting of the area."

COASTAL SPACES LANDSCAPE ASSESSMENT STUDY

Statement of Significance – Mallacoota Inlet and surrounds

Mallacoota Inlet is an intricate inland waterbody with a backdrop of densely vegetated hills that come right down to the water. Its landscape and scenic qualities are of state significance.

The inlet is the dominant feature of the landscape but its context is integral to its visual significance. The small coastal township of Mallacoota overlooks the inlet and is sheltered from the wild seas of the Tasman Ocean by high coastal sand dunes. The deeply dissected surrounding ranges are cloaked in coastal sclerophyll forests, with temperate rainforests in the more enclosed valleys. A variety of views are experienced from within the landscape, including wide ocean views from the beaches, and an outlook across the inlet to a forested mountain backdrop, from the township.

Mallacoota Inlet is a popular holiday destination for visitors from across Victoria and New South Wales. Apart from its notable scenic qualities, it offers a range of recreational activities including snorkelling, rock pooling, walking, fishing, nature study, and artistic pursuits. The landscape is listed by the National Trust for its scenic qualities and is on the Register of the National Estate for its Aboriginal heritage values including occupation sites, ceremonial sites, and middens.

Assessment: State Significance



Gipsy Point Design Guidelines

DESIGN GUIDELINE OBJECTIVES

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

TOWNSHIP VALUED CHARACTER ELEMENTS

Residential Areas

- The views from the surrounding landscape, both rural and views from the water.
- The spacing between buildings and the predominantly indigenous vegetation that in-fills between buildings.
- The low rise form of buildings with roof forms generally below the prevailing tree canopy.
- The generally small building mass of buildings in the landscape.
- The fragmented roof forms and mostly subdued colour of buildings; a result of either their paint or cladding colour or the masking effect of vegetation.
- The open nature of development with an absence of fencing enabling safe wildlife corridors through residential properties.

OUTCOMES SOUGHT FROM APPLICATION OF THE GUIDELINES

Protecting the valued elements of the township

- Buildings should be sited to minimise their visual intrusion through and above the surrounding tree canopy especially when they can be viewed from distant viewpoints.
- Buildings and works should be sited to minimise excavation. Site disturbance in the form of fill or cut and fill should be avoided for houses, outbuildings or landscaping.
- The felling of existing native trees and ground flora should be minimised. Where trees or ground flora are removed, new indigenous trees or ground flora should be planted so that in time they create a canopy and masking effect that returns the development site to the natural or semi natural character that is valued by the local community.



COASTAL TOWNS DESIGN FRAMEWORK

Gipsy Point Design Guidelines

- Wildlife corridors should be maintained through residential areas equivalent to the development conditions. This involves limiting fencing and maintaining natural vegetation on all development sites.

New buildings and works to respect the valued character of the township

- The State Government has developed Siting and Design Guidelines for Structures on the Victorian Coast. Landscape Setting types have been defined for the Gippsland coast. These Guidelines express generic principles for sustainable coastal design and are to be considered in relation to all site specific design responses.
- The Coastal Spaces Landscape Assessment Study has analysed the significance of coastal landscapes in the region. Protection of the valued landscape character elements of the area is to be achieved through the application of Significant Landscape Overlays in the non-urban areas and Design and Development Overlays in the urban areas. The valued coastal landscape character elements of the applicable sub-region are to be considered in relation to proposals for development. Projects are to be implemented having regard to the Best Practice Guidelines.
- New or renovated residential and service buildings should be complimentary and subservient within the designated landscape. New buildings derived from another context and poorly sited can intrude upon a coastal town's landscape in a way that is disappointing to the local community and visitors alike.
- While there is a place for new and old architecture in every context, coastal towns in Gippsland generally derive their character from the prevailing natural landscape and a built form of modest buildings with framed construction, coloured and clad to merge with the local natural landscape character. These are the attributes, expressed through contemporary architecture that the guidelines seek to encourage.
- Buildings should be sited to respect the amenity and privacy of neighbouring properties.

PARTICULAR CHARACTER ELEMENTS OF GIPSY POINT TOWNSHIP THAT SHOULD BE RESPECTED AND REINFORCED.

Private Foreshore Precinct (Area 1)

This precinct is a modified natural landscape that is part public and part private. Any required buildings or structures should have high quality design sympathetic to the natural setting. This area should be developed to accommodate appropriate public access for use by residents and visitors. Refer to Master Plan design studies for design intent.



Gipsy Point Design Guidelines

Gipsy Point Residential Precinct (Area 2)

New development and other improvements in this precinct should fit with the natural setting. Preservation and enhancement of indigenous and culturally significant vegetation is important.

Public Foreshore Precinct (Area 3)

Further development of this area is not anticipated.

Southern Residential Precinct (Area 4)

This small isolated precinct should maintain its present character and particularly preserve vegetation that screens views of buildings from the water. Avoid exotic plants that could spread to surrounding natural bushland.



APPENDIX G - COUNCIL CONSIDERATION OF PUBLIC SUBMISSIONS

CONSIDERATION OF SUBMISSIONS TO DRAFT URBAN DESIGN FRAMEWORKS

On 12 December 2006, the East Gippsland Shire Council considered a report on the submissions made to the draft Urban Design Frameworks for ten communities and resolved to adopt them, subject to a number of modifications.

The officer's report to Council outlined a number of Shire-wide issues that were considered to be of importance to many of the communities. An edited summary of these issues is included below, together with a table outlining the Shire's response to the principal issues raised by stakeholders regarding the Gipsy Point UDF and any subsequent changes recommended to the report.

Shire-Wide Strategic Issues

Analysis of submissions on the Coastal Towns Design Frameworks for East Gippsland indicated widespread support for the Visions and Objectives established for each town and raised many specific matters relating to particular localities. It also identified a number of key strategic issues that are relevant to many communities, including:

- The potential impact of climate change
- Maximum building heights
- Traffic and parking issues
- The role of the Master Plans and Council's intentions regarding them.

Climate Change

Climate change is a major issue facing coastal communities, which represent substantial investments in potentially vulnerable areas. Planning authorities throughout Australia are grappling with the best way to respond to predicted sea level rises and the consequences of increased frequency and severity of extreme weather events.

Many East Gippsland coastal townships are low lying and parts are already subject to occasional inundation. Other towns may be at risk due to more complex events involving combinations of floods, unusually high tides and adverse weather conditions.

A substantial body of work is presently being undertaken by the Gippsland Coastal Board examining the possible impact of climate change along the Gippsland Coast. The results of this work are not yet available in a form that enables them to be used to determine effective land use planning strategies to avoid or mitigate risks.

The UDF reports do not recommend variations in the Shire's approach to climate change and coastal development at this time. However, they acknowledge that research on climate change needs to be monitored and its recommendations factored into future planning.

Developing appropriate planning responses to climate change in coastal areas requires national or state leadership and direction, in order to ensure a co-ordinated and equitable approach.

Building Heights

Residents in many towns expressed fears that the urban form suggested in the UDF reports may cause unwelcome changes in the nature and character of the respective settlements. Concerns related to the height and density of buildings, loss of vegetation, design quality and increased intensity of use, leading to more people and more traffic.

Communities – particularly in Lakes Entrance and Paynesville, but to a lesser extent in Mallacoota and Metung – were sensitive about allowable building heights, which they perceived as the catalyst for other undesirable changes.

There are sound planning principles that promote more intensive development in towns and activity centres. This approach is supported by State Planning Policy and is a strategy that is being actively pursued in many urban areas.

The general aim of the UDF documents in respect to building height is to encourage a mix of medium density development with a mix of retail. For all but the smallest settlements, the aim is to encourage a mix of medium density housing and business uses in town and activity centres, with shops and other commercial premises providing an active street frontage at ground level and residential uses on the upper floors. This type of development provides increased housing style and choice, which can support tourist accommodation options where appropriate.

Vibrant urban centres encourage increased economic activity and support local shops, facilities and services. Providing opportunities for mixed use in higher buildings can act as an incentive for redevelopment and upgrading of run-down or less attractive areas. Allowing for some increased density of development in specified areas of towns can also assist in relieving pressure for ongoing expansion of towns.

It is important to note that the proposed planning controls do not impose a maximum height limit in residential areas, but seek to manage development through the Planning Scheme. In the commercial centres of Lakes Entrance, Paynesville, Mallacoota and Metung, a preferred maximum building height has been nominated. This is generally 10.5 metres, except in the central areas of Lakes Entrance, where higher buildings are contemplated.

Traffic and Parking

Many submitters were concerned about the implications of the UDF proposals for the availability of parking, particularly in town centres.

There is a perception in the community that Council does not always require sufficient parking to be provided on-site when properties in business areas are being redeveloped. This is incorrect, as Council has consistently applied the parking standards set out in the relevant section of the Planning Scheme.

More intense development may generate additional traffic and lead to increased parking demand, but it can also encourage walking and cycling as a result of a range of attractions being located in close proximity.

Council acknowledges the need for detailed consideration of the traffic and parking implications of intensified development in the identified precincts within larger town centres. The results of this analysis will be integrated with the overall development proposals for the identified areas.

Role of the Master Plans

The Master Plans have been developed to provide some preliminary ideas about how design issues and opportunities might be addressed for each town. While the plans contain enough detail for the community to be able to understand what is envisaged, they are not finished designs or 'blue-prints' for future development.

The Master Plans play an important role in the UDF process as they provide documented concepts that can be developed into projects for implementation and funding.

The feedback received in the last round of consultation has resulted in some of the Master Plans being amended in the final version of the UDF. Each Master Plan will require additional expertise and consultation with the community to enable them to be further developed into detailed designs.

Response to Issues Raised at Gipsy Point

Number of Submissions Received: 12

Issue	Response
Strategy Plan Strategies Mostly supported Walking track to east opposed (by owners in area primarily).	- Modify walkway – delete pathway outside of main area (area to east and through bushland.) as this is not considered to be a strategic link and it would appear that there are alternative pedestrian connections available or potentially available to this area. - Show Crown Land on western boundary as PCRZ.
Master Plan Intent to upgrade foreshore supported but detailed issues to resolve such as: - Proper location for drainage outfall - Management of erosion problem - More provision for boat trailer parking.	Concept to be refined with further local consultation and detailed site information.