

# Draft Addendum to **Concept Master Plan**

## **Bullock Island**

For: East Gippsland Shire Council

10.08.2020







#### PASSIVE RECREATION AREA

The passive recreation area includes:

- Easy access from mainland by pedestrians and cyclists
- Seating, shade and bbq facilities
- Shared trail connects precinct to the wider activities within the island

#### BULLOCK ISLAND PARKLAND

The parkland includes:

- Passive recreation in a mostly natural setting
- Artful interpretive elements
- Connections to board walk areas
- Fishing areas
- Seating and bbqs

#### PASSIVE RECREATION AREAS

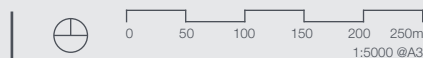
The recreation areas include:

- Board walk edge connecting the shared path and trail system
- Informal open space area with opportunities for seating, shade and bbqs
- Car park facilities
- Fishing areas and platforms
- Interpretive signage

## Addendum to Concept Master Plan

### Bullock Island, Lakes Entrance

Date Issued: 10/08/2020  
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Drawn by: BN | Checked by: SOC



Urban Design  
Landscape Architecture  
Town Planning





What is the Addendum and why is it required?

In 2015 a Master Plan to guide the development of Bullock Island, was adopted. This plan was jointly developed by East Gippsland Shire Council, Gippsland Ports and the Department of Environment, Land, Water and Planning (DELWP). The plan was very extensive and involved significant consultation with other landowners, users of the island and the broader community.

It has now been five years since the Master Plan was prepared and adopted. In this time many things have changed included the transfer of management of a large portion of the island to East Gippsland Shire Council in late 2019; the advancement of plans and funding for a Fish Café by Lakes Entrance Fishing Limited (LEFL); the growth of fishing and crabbing on the island; planned extension of Reeves Jetty by Gippsland Ports; the identified need to replace the Bullock Island Bridge; and the recently announced funds for other improvements to Bullock Island by both the Victorian and Australian governments.

Based on these changes, there was a need to update the Master Plan to reflect both current and future planned works; and to provide more detailed planning around some of the public areas of the island – to guide the investment into these upgrades. Council took the lead in the review of the Master Plan and formed a reference group to jointly work on the review. This reference group comprises representatives from the local community (including Lakes Entrance Action and Development Association), Lakes Entrance Fishing Limited, Gippsland Ports, TAFE Gippsland, Regional Development Victoria, Gunaikurnai Land and Waters Aboriginal Corporation (GLaWAC), Destination Gippsland, Department of Environment, Land, Water and Planning, local Members of Parliament and Council.

The reference group recognised that much of the original Master Plan was still sound and it needed updating rather than replacing. Therefore, the need

for an Addendum to the plan was developed rather than wholesale revision of the original Master Plan.

Vision for Bullock Island

This Addendum confirms that the vision for Bullock Island and any upgrade to the island should be to:

- Enhance the visitor experience
- Maximise visitation, and
- Contribute to the visitor economy of Lakes Entrance and the broader region.

Changes from the original Master Plan

The changes proposed as part of this Addendum, that differ from the originally adopted Master Plan are as follows:

- The Passive Recreation Area to the north-east corner of the island, has increased carparking capacity from 10 to 20 carparks, including 2 accessible carparks.
- The entrance from Bullock Island Road supports a shared path network, providing connectivity to Lakes Entrance and the recently upgraded pathways along the Esplanade.
- Carparking nearest LEFL (formally LEFCOL) and Gippsland TAFE/Seamac (Formerly Advance TAFE) has been removed.
- An upgraded landing and new Fish Café have been identified on the water frontages of the LEFL managed area.
- The need for movement and access to separate the commercial and recreational activities has been revised due to service location constraints and the new LEFL Fish Café and upgraded landing providing a destination for visitors. Bullock Island Road now continues clockwise, providing access along the south to the west, removing the requirement for the emergency vehicle access. The northern loop road has been discontinued due to the service constraints and substituted for

- a shared use path for cyclists and pedestrians.
- 2 coach spaces are included on Bullock Island Road nearest the central carpark, south of the Gippsland Ports Works Depot. The upgrade to this area also includes an ablution block.
- The upgraded Reeves Landing has been amended and the associated carpark has increased capacity from 20 to 26 carparks, including 2 accessible carparks.
- Carparking west of Gippsland Ports Works Depot and Boat Yard Extension, has decreased capacity from 34 to 28 carparks, including 4 accessible carparks. This carpark also includes a second ablution block. The carpark provides a turn-around area for vehicles and coaches and allows port maintenance vehicles to access the existing jetty from a single road access.
- The berthing jetty has been removed in the north-west and notated as Future Marine Berthing Area in line with Gippsland Ports aspiration for additional vessel moorings in the long term for Lakes Entrance.
- The promenade and boardwalk areas have been refined to reduce areas of deck and provide a shared user path to the edge of the island. The deck areas to the western and southern tips of the island have been rationalised.
- The Bullock Island Parkland has been revised to provide a focus towards the islands natural setting with views towards the water. As such the heavily programmed design of the shelter, kiosk, playground and kick-about lawn areas have been removed to retain existing vegetation and the barbecue and picnic settings have been located nearer to the water’s edge. The path network has been rationalised, providing organic forms to allow for the retention and protection of existing native vegetation.

The intention of the updated Master Plan remains to develop a passive recreational area for public use by Lakes Entrance locals and visitors alike. The development will be sensitively undertaken befitting the Ramsar listed Gippsland Lakes, entrance to Bass Strait, and scenic surroundings.

- Amenities to be provided in the Plan include:
- Fishing platforms and boardwalks
  - Picnic and barbecue facilities, including facilities for cooking freshly caught crabs and fish
  - Walkways for use by both pedestrians and cyclists
  - Two ablution facilities
  - Artful interpretation of a parkland area in a natural setting reflecting the Island’s heritage and environment
  - Parking and access roads
  - Interpretive elements

Whilst not shown spatially in the Addendum, there is also a need to upgrade the seawalls that surround much of Bullock Island. The maintenance and replacement of the seawalls remains the responsibility of DELWP and will be incrementally addressed over time.

How has this Addendum been developed?

In 2014 and 2015 the original Bullock Island Master Plan went through an extensive consultation process prior to adoption. This community input has been honoured as much as possible, with much of the input still reflected in the Addendum. As part of drafting this Addendum a range of discussions have been held with tourism operators, visitors, fishing industry representatives, community members and reference group representatives.

Implementing the Addendum

Approximately \$9 million is currently committed to the projects shown in the Addendum to the Master Plan. These projects will be implemented over the next two years. The Addendum will also be used to seek additional funds to implement the remainder of the Master Plan Addendum.