

Integrated Coastal Planning for Gippsland - Coastal Action Plan



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Integrated Coastal Planning for Gippsland - Coastal Action Plan

Prepared for the
Gippsland Coastal Board

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2002

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Foreword

The Integrated Coastal Planning for Gippsland – Coastal Action Plan provides for an integrated approach to coastal planning in Gippsland. It has been prepared as prescribed by the Coastal Management Act 1995 and is endorsed by the Victorian Government.

The Gippsland coast extends for approximately 700 km from San Remo near Phillip Island to Mallacoota and the New South Wales border. The coast is recognised for its diverse natural, cultural and landscape features and provides for a range of private and commercial uses. The Gippsland coast is increasingly attracting people seeking a lifestyle near the coast, and is also popular with holiday makers, sightseers, fishers and boat users.

Future planning must adopt an integrated approach to balance the complex interaction between sensitive physical and biological values and the on-going demand for people to live and use the Gippsland coast.

The Integrated Coastal Planning for Gippsland – Coastal Action Plan has been written within the framework of the Victorian Coastal Strategy (Victorian Coastal Council, 2002), which is the principle strategic document guiding the management and planning of Victoria's coast.

Features of the Gippsland coast and key coastal issues are summarised, population and visitor growth is predicted and a Coastal Policy for Local Government in Gippsland developed in this Coastal Action Plan. This policy, when incorporated into Municipal Planning Schemes, will apply to both Crown and freehold land and provide a basis for achieving integrated decisions and consistent planning outcomes.

I commend the Gippsland Coastal Board for its work in preparing this Coastal Action Plan.



Sherryl Garbutt MP

Minister for Environment and Conservation

Chairmans Message

The Gippsland Coastal Board was appointed by the Minister for Environment and Conservation, the Hon. Sherryl Garbutt MP in October 2000. It is one of three regional boards in Victoria, operating under the Victorian Coastal Council. The Gippsland Coastal Board has a strategic planning responsibility for the coastal zone from Andersons Inlet in South Gippsland to the New South Wales border, including the Gippsland Lakes.

The Integrated Coastal Planning for Gippsland – Coastal Action Plan was funded by the Natural Heritage Trust under the Commonwealth's Coastal and Marine Planning Program and links with similar projects in central and western Victoria and Nationally.

With the agreement and co-operation of the Central Coastal Board, the study area extends beyond the western boundary of the Gippsland Coastal Board to San Remo, near Phillip Island. The project has been supported by a range of Agencies and organisations including the Departments of Natural Resources and Environment and Infrastructure, Parks Victoria, Bass Coast, South Gippsland, Wellington and East Gippsland Shire Councils and Gippsland Ports. The community was invited to contribute through newsletters, a discussion paper, a community workshop and public meetings during the formal public consultation process.

Estimates of population growth along the coast are based on the 1996 census and predict only a moderate increase in population over the next decade, mainly in Inverloch, Paynesville and Metung. However, anecdotal evidence in the western end of Gippsland suggests that population growth rate, day visitation and development pressure on the coast is much greater than predicted.

This Coastal Action Plan provides the basis for achieving integrated decisions and consistent planning outcomes by outlining a Coastal Policy for Local Government in Gippsland. The Policy is recommended for inclusion into Shire planning schemes and would apply to both Crown and freehold land. The concept of "activity nodes" and the need to avoid strip development along the coast is strongly supported. The use of a development rating, in conjunction with local structure planning processes, is proposed to implement this objective.

Key actions relating to a range of coastal issues such as predicted sea level rise and inappropriate subdivisions are identified in this Coastal Action Plan and assessment criteria are listed for preliminary evaluation of proposals for coastal dependent uses/developments such as windfarms, commercial shipping and aquaculture.

The Gippsland Coastal Board's role is strategic in nature. Responsibility for actions and issues identified in the Coastal Action Plan has been allocated to relevant Agencies and the plan will be reviewed in five years.

I would like to thank all individuals, groups and Agencies that prepared submissions and contributed to the planning process. Thank you also to the project consultants and to the project manager for their work. Both the Gippsland Coastal Board and the Victorian Coastal Council have endorsed this Coastal Action Plan.



Duncan Malcolm
Chairman





Executive Summary

This Coastal Action Plan provides for an integrated approach to coastal planning in Gippsland. It will help ensure that coastal development occurs in a sustainable manner, thereby allowing broad community enjoyment of the many opportunities the coast offers while also preserving and protecting its natural features for future generations.

The Gippsland coast extends for approximately 700 kilometres from San Remo near Phillip Island to Mallacoota and the NSW border. The coast is recognised for its diverse natural, cultural and landscape features. Much of the coast is protected by major National, Marine or Coastal Parks such as Bunurong, Cape Liptrap, Wilsons Promontory, Corner Inlet, Nooramunga, Gippsland Lakes, Cape Conran and Croajingolong. Large areas of Crown land are also covered by various conservation reserves. The area includes Ramsar wetlands of international significance and is important to migratory birds protected under bilateral agreements with China and Japan.

These very attributes also make the Gippsland coast extremely popular as a place to live and as a destination for tourists. Coastal settlements of varying size occur along the coastline and large areas of private coastal land are utilised for primary production and agricultural purposes. The Gippsland coast offers a wide range of recreational opportunities. A moderate increase in the projected population of Gippsland over the next few decades will result in continued demand to develop coastal areas.

It is this complex interaction between sensitive physical and biological values and the ongoing demand for people to live on and use the Gippsland coast that highlights the need for future planning to adopt an integrated approach so as to achieve ecologically sustainable coastal development.

Planning decisions regarding development of coastal land are determined primarily by municipal planning schemes for private land and by public land management plans and policies for Crown land. These planning instruments have generally not been well coordinated or consistent in their approach to achieving sustainable coastal development and give only limited consideration to broader region-wide issues. There is therefore a need to adopt a consistent planning approach throughout Gippsland to decision making for coastal development proposals.

This Coastal Action Plan provides the basis for achieving integrated decisions and consistent planning outcomes by outlining a **Coastal Policy for Local Government in Gippsland**. The Policy is recommended for inclusion into the planning schemes of Bass Coast, South Gippsland, Wellington and East Gippsland Shire Council. The policy applies to all coastal land, both private and Crown.

The Coastal Policy for Local Government in Gippsland has been developed based on an assessment of a range of issues including:

- Population and visitor growth statistics;
- Planning and administrative arrangements for the Gippsland coast;
- Relationships between private and public land planning;
- Development potential for existing coastal townships and settlements based on an assessment of infrastructure capacity;
- Development criteria for areas beyond existing coastal settlements;
- Protection of coastal values based on the principle of ecologically sustainable development;
- Identification of coastal dependent uses and development opportunities;
- An overview of inappropriate subdivisions along the Gippsland coast;
- Requirements for siting and design guidelines; and
- Arrangements for offshore development and management.

The concept of 'activity nodes' and the need to avoid strip development along the coast is supported. In conjunction with local structure planning processes, this is further refined through assigning all coastal townships an overall development rating.

This Coastal Action Plan for integrated coastal planning in Gippsland includes a vision and objectives for coastal planning, and a series of policies and actions.



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List of Abbreviations

BCSC	Bass Coast Shire Council	NHT	Natural Heritage Trust
CAP	Coastal Action Plan	NRE	Natural Resources & Environment
CCB	Central Coastal Board	PV	Parks Victoria
EGSC	East Gippsland Shire Council	SGSC	South Gippsland Shire Council
EPA	Environment Protection Authority	VCC	Victorian Coastal Council
GCB	Gippsland Coastal Board	VCS	Victorian Coastal Strategy
GP	Gippsland Ports	WSC	Wellington Shire Council
MSV	Marine Safety Victoria		

This project is funded by the Commonwealth Government through the Natural Heritage Trust's Coasts & Clean Seas Program, managed by the Gippsland Coastal Board and supported by a range of agencies and organisations.



1 – Introduction

1.1. Vision for the Gippsland Coast

In 50 years the Gippsland coast will still be recognised as an area of outstanding beauty and ecological diversity, offering a range of recreational, lifestyle and economic opportunities for both local residents and tourists. Areas of natural and cultural significance will be identified, widely appreciated and protected. Coastal development and land use decisions will adopt an integrated approach founded on the principles of ecological sustainability and will be based on consistent municipal coastal planning policies across the entire Gippsland coast.

1.2. Objectives of Gippsland Integrated Coastal Action Plan

Integrated coastal planning is defined as the process by which planning decisions regarding development and management of the coast are based on policies which consider the full range of issues potentially affecting the coast. Integrated coastal planning requires consideration of:

- The impact on physical resources;
- The impact on biological resources;
- Cultural and heritage values;
- Landscape values;
- Differing demands for use of the coast;
- Social implications and; and
- Economic factors.

Importantly, integrated coastal planning requires extensive cooperation between all decision making authorities to ensure that the best available information is used in the decision making process and to minimise the administrative effort required in reaching a planning outcome.

The objectives for integrated coastal planning from a Gippsland perspective are:

- Consistent planning for coastal and marine areas with close cooperation between government agencies;
- Incorporation of the principle of ecologically sustainable management and development in all planning activities;
- Protection of natural, cultural and landscape values in all planning and development activities;
- A commitment by municipalities and other agencies to facilitate high quality siting and design in all development and improvement projects;
- A focus on key development areas with a commitment to avoid strip development;
- A high level of community involvement in planning processes; and
- Increased recognition of the high natural, cultural and landscape values of the Gippsland coast.

1.3. The Study Area

The study area extends from the eastern boundary of San Remo to the NSW border and includes land extending about 5km inland, and lake and estuarine shores. Marine waters to the State territorial limit of 5.5km are also included.

The area includes part of four municipalities: Bass Coast, South Gippsland, Wellington and East Gippsland. The main coastal towns in the area are Lakes Entrance, Paynesville, Inverloch and Mallacoota. The study area only includes those towns with a close affinity to the coast.

Strategic planning directions for towns within and around the Gippsland Lakes are also included in the Gippsland Lakes Coastal Action Plan (GCB, 1999).

1.4. Background - Gippsland Integrated Coastal Planning Project

This Coastal Action Plan forms part of a major study – the ***Gippsland Integrated Coastal Planning Project***. The project is largely funded by the Commonwealth Government through the Natural Heritage Trust, managed by the Gippsland Coastal Board and supported by a range of agencies and organisations including:

- Natural Resources and Environment (NRE)
- Parks Victoria (PV)
- Aboriginal Affairs Victoria (AAV)
- Dept of Infrastructure (DoI)
- South Gippsland Shire Council (SGSC)
- East Gippsland Shire Council (EGSC)
- Bass Coast Shire Council (BCSC)
- Wellington Shire Council (WSC)
- Gippsland Ports (GP)
- Lakes & Wilderness Tourism Assoc. Inc (LWT)
- Gippsland Development Ltd (GDL)
- Victorian Eastern Development Assoc. Inc (VEDA)
- Central Coast Regional Coastal Board
- Yanakie Coast Action

Work for the project was undertaken by a small team of consultants. Team members worked closely with the Gippsland Coastal Board, agencies and other stakeholders, and the community was invited to contribute through newsletters, a discussion paper, a community workshop and public presentations.

This Integrated Coastal Planning for Gippsland - Coastal Action Plan was released as a Draft document (GCB, 2001a) for public comment and meetings were held to explain the intent of the Plan to the public and other stakeholders. A total of 30 written submissions were received which, together with comments received at the public meetings, formed the basis of amendments to the Draft Plan.

The overall aims of the Gippsland Integrated Coastal Planning Project are to:

- Investigate key issues likely to affect the Gippsland coast in the future
- Improve and integrate planning and management of the Gippsland coast
- Ensure that future development protects natural, cultural and landscape values while maximising social and economic benefits
- Reduce conflicts between uses of coastal and marine resources
- Increase community understanding and involvement in planning and management of the coast
- Identify opportunities for cooperative partnerships between agencies, community groups and the private sector – organisations that plan, manage or use the coast
- Produce a detailed set of maps identifying important features and values of the Gippsland coast.

Reports forming part of the *Gippsland Integrated Coastal Planning Project* include technical papers (GCB, 2000a) exploring: coastal planning issues relating to planning schemes and public land management plans; development opportunities and constraints; sites of significance; residential and visitor growth projections; and marine parks and reserves. These papers culminated in a Discussion Paper - *The Gippsland Coast: Planning for the Future* (GCB, 2000b), which was released and made subject to public consultation.

The *Gippsland Integrated Coastal Planning Project* also involves the preparation and implementation of a Gippsland Coastal Communications Strategy and a Gippsland Coastal Mapping Series. These form separate documents.

The Gippsland Coastal Mapping Project (GCB, 2001b) identifies important features and values of the Gippsland coast at various scales:

- Strategic Planning Series maps at 1:100,000 scale
- Operational Planning Series maps at 1:25,000 scale
- Township Planning Series maps at 1:10,000 scale

The maps are available on CDROM from the Gippsland Coastal Board and a summary of the data used in preparing the maps is provided in Appendix 1.

This Coastal Action Plan provides a region-wide strategic approach to integrated coastal planning for the Gippsland coast from San Remo to the NSW border.

Other key strategic planning documents relevant to coastal planning in Gippsland include:

- Victorian Coastal Strategy (VCC, 2002)
- National Oceans Policy (Environment Australia, 1997)
- Gippsland Lakes Coastal Action Plan (GCB, 1999)
- Gippsland Boating Coastal Action Plan (GCB, 2002)
- Draft Coastal Waters Coastal Action Plan (GCB, in prep)
- Municipal planning schemes for Bass Coast, South Gippsland, Wellington, and East Gippsland Shires

The Gippsland Lakes Coastal Action Plan (GCB, 1999) provides additional details for the Gippsland Lakes, especially with respect to planning policy and township growth frameworks.

By providing strategic justification for recommended actions, Coastal Action Plans are important in forming the basis for funding applications to a variety of Government funding programs.





2 – Features of the Gippsland Coast

The Gippsland coast has diverse natural, cultural and landscape features, and provides for a range of private and commercial uses. The Gippsland coast attracts people seeking a lifestyle near the coast, and is also popular with holiday makers, sightseers and boat users.

A more detailed description of physical features along the Gippsland coast is provided in the Land Conservation Council's *Marine and Coastal Special Investigation Descriptive Report*, 1993.

2.1. Natural Values

Much of the coast is protected in major parks: Bunurong, Cape Liptrap, Wilsons Promontory, Corner Inlet, Nooramunga, Gippsland Lakes, The Lakes, Cape Conran and Croajingolong; or in other Crown land reserves.

Geological and geomorphological features include the oldest rocks on the Victorian coast (Cambrian greenstones at Cape Liptrap and Walkerville), spectacular granite outcrops at Wilsons Promontory, tidal flats at Corner Inlet, the Ninety Mile Beach, Gippsland Lakes and Croajingolong's rocky headlands, beaches and high dunes.

The coast supports a diverse range of terrestrial and marine flora and fauna. Coastal communities represented include cliffs/slopes, dunes, mangroves and marshes. Sites rated of national or international biological significance include Shallow Inlet, Wilsons Promontory, Corner Inlet, Gippsland Lakes and parts of Croajingolong. The Gippsland Lakes and Corner Inlet are recognised as Ramsar wetlands of international significance. The Gippsland coast also supports large numbers of migratory bird species listed on the Japan-Australia Migratory Bird Agreement (JAMBA) and the China-Australia Migratory Bird Agreement (CAMBA).

The study area includes four of the five marine biophysical regions in Victoria: the Central Region, Wilsons Promontory to Ninety Mile Beach, Ninety Mile Beach to the NSW border, and bays, inlets and estuaries.

2.2. Cultural Values

The Gippsland Coast has been inhabited and used by indigenous groups for thousands of years. There are significant cultural and archaeological sites, particularly shell middens and scarred trees, along the length of the Gippsland coast. Most of the Crown land is subject to Native Title claim. Indigenous cultural aspects and sites are an increasingly important component of tourism along this coast.

There are numerous significant sites along the coast from the post contact period including a range of shipwrecks, particularly near Wilsons Promontory, Port Albert, Lakes Entrance and Gabo Island.

Important structures include lighthouses at Wilsons Promontory, Point Hicks and Gabo Island, RAAF operations structures at Mallacoota, tramway remains and the Long Jetty at Port Welshpool, lime kilns at Walkerville, early buildings at Port Albert, and the Entrance and associated structures at Lakes Entrance.

2.3. Landscape Values

The Gippsland coast has many areas of high landscape value.

Highlights include the Entrance to the Gippsland Lakes, the Gippsland Lakes and the mountain backdrop, the Ninety Mile Beach, Bunurong coast near Cape Paterson, Cape Liptrap Coastal Park, Wilsons Promontory National Park, Cape Conran Coastal Park and Croajingolong National Park. Many of the rivers and small estuaries along the Gippsland Coast also offer spectacular scenery.

Most of these areas have been identified for their high aesthetic value in various landscape studies, and many have been classified by the National Trust of Australia (Victoria).



2.4. Settlements

The total population of the Gippsland coastal strip was estimated at about 19,100 in 1996 (compared with 222,500 for the whole of Gippsland). Only four coastal towns had more than 1,000 residents:

Lakes Entrance 5248

Paynesville area 3258

Inverloch 2448

Mallacoota 1034

Growth projections suggest that the population of the coastal strip will increase to between 21,700 and 24,400 by 2011 (13% to 27% increase). (Source: Australian Bureau of Statistics 1996 Census data).

The population in many coastal towns varies significantly through the year due to the summer influx of holiday makers. Infrastructure such as car parks and public toilets in some coastal towns often caters more for peak holiday periods than the resident population.

Many coastal towns along the Gippsland coast are relatively small and form part of a larger rural setting. Each town often has a distinct character which local residents, non-resident ratepayers and tourists frequently seek to retain.

2.5. Tourism and Recreation

Tourism is a key industry along the Gippsland coast and is growing at a modest rate (*Gippsland Integrated Coastal Planning Project - Technical Papers*. GCB, 2000a). All coastal townships offer holiday accommodation of some type, including bed & breakfasts, motels, resort style accommodation and many caravan and camping parks. Camping sites in National Parks and Reserves are also extremely popular.

The Gippsland coast attracts many people seeking recreational pursuits such as sightseeing, beach going, swimming, camping, boating, fishing and bushwalking. Commercial operated recreational fishing and offshore diving trips are becoming increasingly popular.

Gippsland's major coastal tourist attractions include: Wilsons Promontory, the Gippsland Lakes, Croajingalong National Park, beaches, coastal rivers and estuaries, art and craft industries, and wineries.

2.6. Coastal Industries

The Gippsland coast caters for a number of industries that are of significant economic importance to the Gippsland region.

Offshore oil and gas fields in Bass Strait are developed and serviced using many Gippsland based industries. The fields are serviced by boat from Barry Beach.

Ports at Lakes Entrance and in Corner Inlet, together with a number of smaller ports along the Gippsland coast support a range of commercial and recreational vessels.

Commercial offshore fishing along the Gippsland coast includes trawling, seining, dredging and diving for fish, aquatic molluscs including abalone, crustaceans including rock lobster and crab, and echinoderms (sea-urchins). Gippsland's commercial fishing catch contributes significantly to the state-wide catch and is of significant economic importance, particularly considering the degree of value adding undertaken in the region.

2.7. Coastal Subsidence

There has been considerable community concern regarding the potential for subsidence to occur on part of the Gippsland coast as a result of continued extraction of oil, gas and water from the Latrobe Aquifer. The amount of subsidence and the timeframe within which it is expected to occur is not clearly understood. Depending on assumptions used and the prediction timeframe, current estimates of subsidence vary between negligible to ten's of centimeters. The section of coast that may be affected lies approximately between Corner Inlet and Orbost.

Subsidence resulting in a lowering of coastal dunes along the Gippsland coast would have major implications in terms of flooding of coastal land and changes to the geomorphology of estuarine systems, particularly the Gippsland Lakes. Deformation of coastal land would also impact on roads and buried infrastructure (e.g. water, sewer, gas pipelines). Government agencies are investigating appropriate technologies to monitor the extent of any subsidence. Further investigations are required to determine the geological characteristics of the Latrobe Aquifer and to better explore options to prevent/reduce subsidence, including the potential for recharge of the aquifer with water.

2.8. Greenhouse and Sea Level Rise

Scientists around the world are improving their predictive knowledge regarding global climate change and sea level rise with the help of larger data sets and better computer models. An enhanced Greenhouse Effect, coupled with more severe and frequent El Nino and La Nina events, is likely to result in increased frequency and intensity of storms, leading to increased coastal erosion, river inflows and potential flooding.

Global sea level is predicted to rise in the order of 3cm to 14cm for the period 1990 to 2025; 5cm to 32cm for the 50 year period to 2050; and between 9cm and 88cm for the hundred year period up to 2100 (IPCC, 2001). Such a rise along the Gippsland coast has the potential to cause a breach of the outer dunes on the Gippsland Lakes and threaten coastal settlements and low lying areas along the coast. More subtle effects may include increased shore erosion, salinity changes in coastal rivers and estuaries, and changes in drainage relationships further inland from the coast. Greenhouse sea level rise coupled with coastal subsidence would increase the effect substantially.





3 – Population and Visitor Growth

Effective coastal planning is dependent on an understanding of future pressures that will develop as a result of population and visitor trends for the Gippsland coast.

3.1. Population growth

Assessment and forecasting to 2011 of available Gippsland coastal population trends and of building and dwelling statistics (by Gippsland Regional Information Services as cited in GCB, 2000a) indicates that:

- Population growth will be mainly in Inverloch, Paynesville and Metung with a lesser trend in Cape Paterson, Kilcunda, Venus Bay, Lakes Entrance and Lake Tyers Beach. Low growth or negative growth is predicted for all other coastal settlements in Gippsland.
- An additional 4439 people may be expected to live along the Gippsland coast by 2011 (a 14.9% increase overall in the next decade).
- The occupancy rates for dwellings in Gippsland's coastal settlements are variable. Many dwellings are holiday homes occupied for only short periods. The 1996 Census occupancy rates for major growth settlements are: Cape Paterson 33%; Inverloch 46%; Venus Bay 19%; Loch Sport 30%; Paynesville 73%; Metung 61%; Lakes Entrance 76%; Lake Tyers Beach 51%; and Mallacoota 66%. Very few of the minor coastal settlements have greater than 50% occupancy.
- It is expected that occupancy rates will rise as retirees and others seek to live permanently (or spend more time) at their holiday home location.

Population projections are detailed in the *Gippsland Integrated Coastal Planning Project: Technical Papers* (GCB, 2000a) and summarised in Appendix 2. Statistics are based on 1996 census data which were collected during the winter period. The data is based on "collector districts" which do not always correspond with township boundaries.

Anecdotal evidence suggests that for West Gippsland (at the western limit of the study area) the population growth rates and the number of day visitors from Melbourne are greater than those predicted in Appendix 2. With improved road access and public transport, people may increasingly commute on a daily basis from coastal settlements in far western Gippsland to work in south-east Melbourne. As a result, the type of lifestyle offered at these coastal settlements may change from small rural and holiday style towards one dominated by a larger, more permanent population, including a larger retired population.

Population growth will result in increased development pressure (new dwellings and subdivision of land) and increased pressure on existing infrastructure (water, sewerage, power and roads). The resulting environmental and landscape impacts of increased development will need to be minimised so as to ensure that development is sustainable. Coastal planning policy must anticipate these increased demands and prohibit inappropriate development proposals.

Most settlements for which some growth is forecast have adequate physical infrastructure to cope with this growth, except Venus Bay and Loch Sport where sewerage and water supply limit further development. Table 1 details infrastructure provision for coastal settlements in Gippsland. Appendix 3 summarises tourist accommodation capacity.

3.2. Visitor growth

The lack of useful data, particularly at a coastal level, makes forecasting of visitor numbers for the Gippsland coast difficult. During this study a good deal of anecdotal evidence was gained from various sources, such as tourism operators, tourism regions and local residents. These provide some support for the few useful data sets available.

- Parks Victoria continues to improve visitor monitoring techniques, but the figures for the past four years involved changes to monitoring methodology so the figures for some parks are not comparable. The best estimates are for Wilsons Promontory and The Lakes National Park, which indicate a growth in visitor numbers of about 25% in four years. Park visitor numbers vary widely due to seasonal incidents (floods, bush fires etc) and long term trends can be variable as a result.
- Anecdotal evidence indicates positive growth in visitor numbers in the range of 1% to 3% per annum for camp sites (heavily concentrated in summer months) and a range of 3% to 9% for caravan sites.
- In the eastern half of the study area the average length of stay has increased from 3.87 days in 1994/5 to 4.48 days (Lakes and Wilderness Visitor Survey 1997). A high percentage of visitors engaged in coastal related activities – Beaches 61%, Lakes and Rivers 58%, Fishing 25%, Cruise 28%.
- Traffic counter analysis indicates the highly seasonal visitor use of the Gippsland coast. The increase in peak summer use compared to winter use is in the order of 6 times for Wilsons Promontory and in most other locations between 2 to 4 times. The current use of traffic counters is centred more on the requirements of road engineering than on visitor monitoring but with some modification both requirements could be achieved.

3.3. Policy Statement

- **Population and visitor growth statistics and infrastructure provision levels will form an important component of future coastal planning throughout Gippsland.**

3.4. Actions

- a) As updated Australian Bureau of Statistics Census data becomes available, review population growth projections along the Gippsland coast using the methodology developed by Gippsland Research and Information Services in GCB 2000a.
(Responsibility: **GCB, DoI, Local Government**)
- b) Initiate monitoring systems to record visitor numbers and boating use to provide ongoing and comparable data for key coastal settlements, parks, reserves and waterways throughout Gippsland. Use this improved data to better estimate changes in infrastructure requirements.
(Responsibility: **GCB, NRE, Parks Vic, Vic Roads, Local Government, GP**)
- c) Improve the current use of traffic counters by VicRoads and/or shires to provide consistent long term monitoring of coastal access road traffic. Use this improved data to better estimate access requirements.
(Responsibility: **Vic Roads, Local Government**)
- d) Assemble and maintain complete listings of tourism infrastructure and accommodation for both Gippsland tourism regions.
(Responsibility: **Regional Tourism bodies**)
- e) Undertake a predictive study and ensure adequate planning for future residential growth along the West Gippsland coast close to Melbourne to provide for quality development and the protection of natural and landscape values. (Responsibility: **Bass Coast Shire, DoI**)
- f) Ensure strategies are developed to improve water and sewerage infrastructure at Venus Bay and Loch Sport (as a priority) to World Health Organisation Standards.
(Responsibility: **South Gippsland Water, Gippsland Water**)



4 – Coastal Planning and Administration

The key objective of integrated coastal planning in Gippsland is to achieve coordinated coastal planning policy and consistent decision making across Gippsland.

4.1. Coastal Planning Policy

A number of authorities are responsible for developing, implementing and administering coastal planning policy (as opposed to on-ground management) throughout Gippsland.

At a **national level**, the key Commonwealth Government policies effecting the Gippsland coast include *Australia's Oceans Policy* (1998), the *National Strategy for Ecologically Sustainable Development* (1992), and the *Environment Protection and Biodiversity Conservation Act* 1999.

At a **state level**, strategic planning and management of the Victorian coast is overseen by the Victorian Coastal Council, appointed under the *Coastal Management Act* 1995. In Gippsland, the Gippsland Coastal Board supports the work of the Coastal Council. The Government's *Victorian Coastal Strategy* (2002) is the principle strategic guide for future coastal planning and management.

The Environment Conservation Council also provides state-wide coastal and marine planning policy. It's *Marine Coastal & Estuarine Investigation* (ECC, 2000, 2002) led to legislation being passed by the Victorian Parliament in 2002 to establish 13 marine national parks and 11 marine sanctuaries covering about 5 percent of Victoria's coastline. In Gippsland, six marine national parks will be established at Bunurong, Wilsons Promontory, Corner Inlet, Ninety Mile Beach, Point Hicks and Cape Howe, and a marine sanctuary will be established at Beware Reef.

Other relevant state-wide coastal planning policy documents include: *State Environmental Protection Policy – Waters of Victoria*; *Victorian Aquaculture Strategy* (NRE, 1998); *Victorian Biodiversity Strategy* (NRE, 1997); *Siting and Design Guidelines* (VCC, 1998); *State Boating Strategy* (State Boating Council, in prep).

At the **regional level**, the Gippsland Coastal Board has prepared three **Coastal Action Plans** to guide planning and development. These cover the Gippsland Lakes, coastal water quality (draft) and recreational boating. Section 29 of the *Coastal Management Act* (1995) obliges all land managers to take all reasonable steps to give effect to the Victorian Coastal Strategy and Coastal Action Plans.

Catchment management plans and regional tourism plans also provide strategic direction for coastal areas throughout Gippsland.

At a **local level**, municipal planning schemes prepared by the Bass Coast, South Gippsland, Wellington and East Gippsland Shire Councils are the principle planning tool for private land use along the Gippsland coast. Most development of private land is subject to Council approval through the relevant municipal planning scheme. Decision-making processes within planning schemes are driven primarily by strategic considerations. The State Planning Policy Framework requires that municipalities must have regard to the Victorian Coastal Strategy and Coastal Action Plans.

For Crown land, management plans for specific National and Coastal Parks and Reserves provide detailed management objectives and strategies. All use and development on coastal Crown land requires approval under the *Coastal Management Act* (1995), which is largely delegated to local agency staff of either the Department of Natural Resources and Environment or Parks Victoria.

The Victorian Coastal Strategy and any Coastal Action Plan must be consistent with the National Parks Act (1975) regarding all Crown land managed under that Act.

Much of the coastal Crown land in Gippsland is subject to Native Title claim and any works proposed on such land requires consideration of Native Title impact (if any) as part of the *Coastal Management Act* approval process.

4.2. On-ground Management

On-ground management responsibility is largely dependent upon land status. For Crown land this may be:

- Department of Natural Resources and Environment
- Parks Victoria
- A Committee of Management which could be;
 - Local community group
 - Local Council
 - An agency such as Gippsland Ports.

Private land management is the responsibility of:

- An individual or family landowner
- A private company
- A utility company such as Telstra or the local water authority
- The local Council as a landowner.

In summary, major responsibilities are:

	Statewide	Regional	Local
Strategic Planning and Coordination	<ul style="list-style-type: none"> • Victorian Coastal Council • Environment Conservation Council • Victorian Catchment Management Council 		
Strategy Development, Regulatory or Development Approval Agency	<ul style="list-style-type: none"> • Victorian Coastal Council • Environment Conservation Council • Dept. Natural Resources and Environment • Parks Victoria • Dept. Infrastructure • Environment Protection Authority • Management Authorities 	<ul style="list-style-type: none"> • Gippsland Coastal Board • Dept. Natural Resources and Environment • Parks Victoria • Catchment 	<ul style="list-style-type: none"> • Local Government • Parks Victoria • Committees of Management
Local Managers and service delivery			<ul style="list-style-type: none"> • Delegated managers (Committees of Management including Local Government, Gippsland Ports and Parks Victoria) • Direct management Dept. Natural Resources and Environment, and Parks Victoria)

4.3. Achieving Integrated Coastal Planning in Gippsland

Planning schemes and public land policy have generally not been well coordinated or consistent in the past. They have tended to be written in isolation. The preparation of new format planning schemes has resulted in the inclusion of public land zones covering all public land (including coastal public land) and much improved consultation between the many organisations responsible for coastal management. Periodic review of all planning schemes should allow for further improved co-ordination.

Each municipality has approached the task of producing their new planning scheme differently. East Gippsland prepared a Planning and Development Strategy with direct input from NRE and the East Gippsland Catchment Management Authority as well as a public consultation phase. Considering that East Gippsland has over 75% public land, this close consultation is not surprising, and has resulted in a very comprehensive and well co-ordinated public land policy.

Wellington, South Gippsland and Bass Coast, which do not have as much public land as East Gippsland, have tended to develop their planning schemes with less emphasis on co-ordination with public land policy.

Inconsistencies in policies included:

- Inadequate emphasis on protection, eg of Ramsar wetlands, in the South Gippsland and Bass Coast schemes.
- Inconsistent use of clear policy statements to achieve coastal planning objectives.
- Inconsistent consideration of the Activity Node concept (as detailed in the Victorian Coastal Strategy).
- Inadequate policy and process for major developments.

Height controls have been introduced on an ad-hoc basis in the schemes and tend to apply where the old planning schemes had a height control for a particular area. The Design and Development Overlay control is the mechanism by which height controls have been introduced.

Planning schemes, public land policy and public land management plans generally exist as separate planning processes and are not well integrated. Planning schemes respond mainly to the planning issues of private landowners; public land plans and policies apply to Crown land on behalf of the Victorian public in general.

There are no major inconsistencies in policy between the Victorian Coastal Strategy and public land policy and management plans applying to the Gippsland coast. Both these policy settings respond to the same State Government legislative framework of Acts such as the Coastal Management Act, Crown Land Reserves Act or National Parks Act. Coordination has generally been improved through the role played by the Gippsland Coastal Board and other organizations.

There are, however, very few references to planning scheme matters in public land management plans for the Gippsland coastal region, probably because planning schemes generally have little effect on management actions for public land provided they are consistent with the State Government legislation applying to that public land area. Planning permits for works on public land are rarely sought by public land managers, primarily due to exemptions provided in the Public Land zones of the planning schemes or to Government departments as a whole.

While there are no major omissions or inconsistencies in policy between the Victorian Coastal Strategy (VCC, 2002), local planning schemes and public land planning, some policy elements, particularly in relation to environmental protection, are yet to be included in Planning Schemes. Some schemes do not have a clear coastal policy objective. The periodic review of planning schemes should allow for improved co-ordination between public and private coastal land management, and the introduction of additional policy statements to achieve integrated coastal planning across Gippsland in a consistent manner. This Coastal Action Plan sets out the key elements of those amendments. Section 6 outlines a Gippsland Coastal Policy, the intent of which should be incorporated into the planning schemes of all coastal Gippsland municipalities.



4.3.1. Policy Statement

- Coastal planning policy for Gippsland, as reflected in municipal planning schemes and public land management plans, will integrate all elements of environmental, economic, social and cultural planning for both private and public land along the Gippsland coast.
- Managers of all coastal land will ensure integration of coastal planning objectives through agreed protocols and effective communication procedures.

4.3.2. Actions

- a) Facilitate and encourage municipalities to, at the next statutory review period, include a local policy into planning schemes which is consistent with the policy as outlined in Section 6 of this Coastal Action Plan.
(Responsibility: **GCB**, **Dol**, **EGSC**, **WSC**, **SGSC**, **BCSC**)
- b) Ensure Public Land managers liaise with relevant municipalities when preparing management plans, and that management plans do not conflict with coastal policy expressed in planning schemes,
(Responsibility: **NRE**, **PV**, **GP**)
- c) Ensure Municipal Planning scheme zones do not conflict with the reservation status of Crown Land.
(Responsibility: **Dol**, Local Government)
- d) Include Local Government representation on steering committees overseeing preparation of public land management plans.
(Responsibility: **Public Land Managers**, **EGSC**, **WSC**, **SGSC**, **BCSC**)
- e) Establish a protocol whereby government departments (eg NRE) and agencies (eg Parks Victoria, Gippsland Ports) inform Local Government of proposed development and use on Crown land to ensure compliance with the intent of planning scheme provisions.
(Responsibility: **Public Land Managers**, **EGSC**, **WSC**, **SGSC**, **BCSC**)
- f) Establish ongoing liaison with Councils to ensure outstanding planning actions relating to Coastal policy are completed.
(Responsibility: **GCB**, **Dol**, **EGSC**, **WSC**, **SGSC**, **BCSC**)





5 – Coastal Planning Policy

5.1. Background

Coastal municipalities in Gippsland have developed new planning schemes based on the Victoria Planning Provisions. Whilst the format and types of zones in each scheme are similar, only limited consideration was given by Councils of broader, region-wide issues. This has resulted in the potential for inconsistent decision making in relation to coastal matters in Gippsland.

To enable consistent regional coastal planning decisions, a uniform coastal policy needs to be incorporated into municipal planning schemes. This could be achieved by incorporating a consistent strategic coastal policy into either the Municipal Strategic Statement or as a separate Local Policy in all coastal Gippsland municipalities.

The following sections outline the key region-wide coastal planning issues that provide the basis for the coastal planning policy defined in Section 6 and which should be applied consistently across the Gippsland coast.

5.2. Coastal Development

The Victorian Coastal Strategy (VCC, 2002) directs coastal development pressure and infrastructure away from sensitive areas (most of the coast) to be managed within defined existing settlements, referred to as activity nodes, and within recreational nodes.

Activity nodes are defined as existing settlements ranging from coastal cities and towns, to smaller coastal townships.

The objective for coastal cities and towns is to provide for development, within defined limits (both in extent and intensity) to protect areas of environmental significance and to preserve areas between settlements in non-urban use.

The objective for smaller coastal townships is to limit the scale and intensity of development to that appropriate to a township in a non-urban environment in accordance with the ecologically sustainable development principles for coastal planning and management outlined in the Victorian Coastal Strategy and in this Coastal Action Plan.

Whilst coastal cities, towns and townships are described in broad terms by the Victorian Coastal Strategy, Coastal Action Plans are intended to further define and guide their application within municipal planning schemes.

In Gippsland, planning schemes incorporate various zones and structure plans for major townships along the coast, and have been through extensive public consultation and public panel hearings. Structure plans or framework plans in planning schemes delineate the extent of development and growth around existing townships through zone boundaries.

The Gippsland Coastal Board supports the concept of ‘activity nodes’ and the need to avoid strip development along the coast. The concept should be further refined and implemented through planning schemes on a regional basis by use of a development rating (described below) in conjunction with local structure planning processes.

The State and Local policy sections of planning schemes incorporate the concept of environmental sustainability. Zone boundaries and local framework plans prepared by each municipality indicates the scope for physical expansion of townships and settlements along the Gippsland coast. Hence, for private coastal land, the development potential of coastal settlements is best defined by municipal planning schemes and the specific characteristics and development capacity of each settlement.

The capacity of a coastal settlement for further development is, in broad terms, a function of the:

- Physical, environmental, cultural and landscape characteristics of the specific site and surrounding area
- Availability and capacity of infrastructure (power, water, sewerage and access)



Integrated Coastal Planning for Gippsland-Coastal Action Plan



- Local Government Area
- Road
- Hydrology

*Roads, hydrology and Local Government Area boundaries are all derived from 1:100,000 scale Corporate Library layers.

If, in considering the appropriateness of a development proposal, all environmental, cultural and landscape values are able to be protected, then the availability and capacity of existing infrastructure becomes a critical determinant of whether development can proceed.

A detailed 'Infrastructure Development Rating' for all main Gippsland coastal settlements has been prepared in Table 1a. as an indication of development potential based on existing infrastructure capacity and potential for infrastructure expansion.

An 'Environmental and Physical Impact Development Rating' must also be considered for any proposed coastal development using environmental, cultural and landscape criteria such as those listed in Table 1b. Protection of coastal values is further discussed in section 5.3.

The appropriateness of a coastal development is determined by an 'overall rating' based on a combination of the 'Infrastructure Development Rating' and 'Environmental and Physical Impact Development Rating'.

Development in the context of a 'development rating' can be defined as any action which puts increased pressure on current infrastructure, including:

- New building approvals within existing settlements
- New commercial operations
- Subdivision of land within existing settlements.

Venus Bay for example, can not currently treat and dispose of wastewater effluent adequately, leading to problems with contamination of groundwater and the need for wastewater treatment plants and other alternative measures to be incorporated into development proposals (SGSC pers. comm.). Local conditions, particularly in sensitive coastal areas, are therefore critical in determining the appropriateness of wastewater effluent systems. Development pressure due to population growth and increased occupancy rates in unsewered coastal areas will require assessment of infrastructure provision and capacity and may necessitate a departure from reliance upon traditional septic systems and rainwater tanks.

The Gippsland Coastal Board is preparing a Coastal Waters Coastal Action Plan (GCB, in prep) which will address wastewater treatment in unsewered coastal areas and will propose management regimes for septic tanks. There is considerable scope to develop innovative, low cost solutions for the water and sewerage needs of smaller unserved settlements.

Development of coastal land is also often proposed for areas outside existing townships and settlements. Municipal planning schemes are the principle tool for deciding the appropriateness of such proposals based on zoning and the strategic policies of each scheme. For consistency across coastal Gippsland, each planning scheme must consider such proposals in a like manner based on the range of criteria listed in Table 2.

Generally, any proposed development of coastal land outside existing townships and settlements should result in an overall benefit to the community in both the short and long term.

The use of a "development rating" should be seen more as an agreed region-wide methodology for determining the appropriateness of coastal development, rather than prescribing a specific outcome.



Table 1a: Coastal Settlement Infrastructure Development Rating

Municipality	Settlement	Water Supply type	Capacity for increase use	Sewerage type	Capacity for increased use	Access standard	Capacity for increased use	Electricity	Comments	Infrastruct. Rating	Environmtl. & Physical Impact Rating (from Table 1b)	Overall Developmt. Potential *
Bass Coast	Kilcunda	Reticulated	High	Reticulated	High	B/US	Low	✓	Street upgrades in progress	2	Low, Mod or High	Determine on-site
	Cape Paterson	Reticulated	High	Reticulated	High	B	High	✓		1	Low, Mod or High	Determine on-site
	Inverloch	Reticulated	High	Reticulated	High	B	High	✓		1	Low, Mod or High	Determine on-site
	Harmers Haven	Rainwater	Low	Septic	Low	B/US	Mod	✓		3	Low, Mod or High	Determine on-site
South Gippsland	Tarwin/Venus Bay	Bore/rainwtr	Low	Septic	Low	B/US	Mod	✓	Wastewater mgmt & water supply limiting	3	Low, Mod or High	Determine on-site
	Walkerville /Prom View	Bore/rainwtr	Low	Septic	Low	B/US	Mod	✓	Wastewater mgmt & water supply limiting	3	Low, Mod or High	Determine on-site
	Waratah Bay	Bore/rainwtr	Low	Septic	Low	B	High	✓	Sewerage proposed	3	Low, Mod or High	Determine on-site
	Sandy Point	Bore/rainwtr	Low	Septic	Low	B/US	Mod	✓	Wastewater mgmt & water supply limiting	3	Low, Mod or High	Determine on-site
	Yanakie	Bore/rainwtr	Low	Septic	Low	B/US	Mod	✓	Wastewater mgmt & water supply limiting	3	Low, Mod or High	Determine on-site
	Port Welshpool	Reticulated	High	Reticulated	High	B/US	High	✓		2	Low, Mod or High	Determine on-site
	Port Franklin	Reticulated	High	Septic	Low	B/US	Low	✓	Wastewater mgmt & access limiting	3	Low, Mod or High	Determine on-site

KEY: R Reticulated water supply Infrastructure Development rating: 1 - Available infrastructure is not a limiting factor for further development
 US Unsurfaced/gravel 2 - Available infrastructure is a moderate impediment to further development
 B Bitumen road 3 - Available infrastructure is a major impediment to further development

* Overall Development Potential can only be determined based on a combination of both the Infrastructure Rating (Table 1a) and the Environmental & Physical Impact Rating (Table 1b)

Continued over

Table 1a: Coastal Settlement Infrastructure Development Rating (continued)

Municipality	Settlement	Water Supply type	Capacity for increase use	Sewerage type	Capacity for increased use	Access standard	Capacity for increased use	Electricity	Comments	Infrastruct. Rating	Environmtl. & Physical Impact Rating (from Table 1b)	Overall Developmt. Potential *
Wellington	Port Albert	Reticulated	High	Reticulated	High	B/US	Mod	✓		2	Low, Mod or High	Determine on-site
	Manns/Robertsons Beach & McLoughlins Beach	Bore/rainwtr	Low	Septic	Low	B/US	Low	✓	Wastewater mgmt & water supply limiting	3	Low, Mod or High	Determine on-site
	Woodside Beach	Bore/rainwtr	Low	Septic	Low	B/US	Low	✓	Wastewater mgmt & water supply limiting	3	Low, Mod or High	Determine on-site
	Seaspray	Reticulated	High	Septic	Low	B	High	✓	Sewerage - proposed flooding limiting	2	Low, Mod or High	Determine on-site
	Honeysuckles, Golden Beach/Paradise Beach	Bore/rainwtr	Low	Septic	Low	B/US	Low	✓	Wastewater mgmt & water supply limiting	3	Low, Mod or High	Determine on-site
	Loch Sport	Bore/rainwtr	Low	Septic	Low	B/US	High	✓	Wastewater mgmt & water supply limiting	3	Low, Mod or High	Determine on-site
	Hollands Landing	Bore/rainwtr	Low	Septic	Low	B/US	Low	Locally Generated	Wastewater mgmt & water supply limiting	3	Low, Mod or High	Determine on-site
	Seacombe	Bore/rainwtr	Low	Septic	Low	B/US	Low	Locally Generated	Wastewater mgmt & water supply limiting	3	Low, Mod or High	Determine on-site

KEY:

R Reticulated water supply
 US Unsurfaced/gravel
 B Bitumen road

Infrastructure Development rating: 1 - Available infrastructure is not a limiting factor for further development
 2 - Available infrastructure is a moderate impediment to further development
 3 - Available infrastructure is a major impediment to further development
 * Overall Development Potential can only be determined based on a combination of both the Infrastructure Rating (Table 1a) and the Environmental & Physical Impact Rating (Table 1b)

Continued over

Table 1a: Coastal Settlement Infrastructure Development Rating (continued)

Municipality	Settlement	Water Supply type	Capacity for increase use	Sewerage type	Capacity for increased use	Access standard	Capacity for increased use	Electricity	Comments	Infrastruct. Rating	Environmtl. & Physical Impact Rating (from Table 1b)	Overall Developmt. Potential *
East Gippsland	Wattle Point	Bore/rainwtr	Low	Septic	Low	B	Mod	✓	Waste water mgmt and water supply limiting	3	Low, Mod or High	Determine on-site
	Paynesville/ Raymond Island/ Eagle Point	Reticulated	High	Reticulated	High	B	High	✓		1	Low, Mod or High	Determine on-site
	Newlands Arm	Reticulated	High	Reticulated	High	B	High	✓		1	Low, Mod or High	Determine on-site
	Ocean Grange	Bore/rainwtr	Low	Septic	Low	Boat only	Low	Locally Generated	Waste water mgmt, water supply and access limiting	3	Low, Mod or High	Determine on-site
	Nicholson/ Swan Reach/ Johnsonville	Reticulated	High	Reticulated	High	B	High	✓		1	Low, Mod or High	Determine on-site
	Tambo Bluff	Bore/rainwtr	Low	Septic	Low	US	Low	✓	Waste water mgmt, water supply and access limiting	3	Low, Mod or High	Determine on-site
	Mosquito Pt	Bore/rainwtr	Low	Septic	Low	Boat only	Low	Locally Generated	Waste water mgmt, water supply and access limiting	3	Low, Mod or High	Determine on-site
	Meitang	Reticulated	High	Reticulated	High	B	High	✓		1	Low, Mod or High	Determine on-site
	Nungurner	Bore/rainwtr	Low	Septic	Low	B	High	✓		3	Low, Mod or High	Determine on-site
	Fraser & Flannigan Is	Bore/rainwtr	Low	Septic	Low	Boat only	Low	Locally Generated	Waste water mgmt, water supply and access limiting	3	Low, Mod or High	Determine on-site
	The Barrier	Bore/rainwtr	Low	Septic	Low	Boat only	Low	Locally Generated	Waste water mgmt, water supply and access limiting	3	Low, Mod or High	Determine on-site
	Lakes Entrance/ Kalinna/ Lk Bunga	Reticulated	High	Reticulated	High	B	High	✓		1	Low, Mod or High	Determine on-site

KEY:

R Reticulated water supply
US Unsurfaced/gravel
B Bitumen road

Infrastructure Development rating: 1 – Available infrastructure is not a limiting factor for further development
2 – Available infrastructure is a moderate impediment to further development
3 – Available infrastructure is a major impediment to further development
* Overall Development Potential can only be determined based on a combination of both the Infrastructure Rating (Table 1a) and the Environmental & Physical Impact Rating (Table 1b)

Continued over

Table 1a: Coastal Settlement Infrastructure Development Rating (continued)

Municipality	Settlement	Water Supply type	Capacity for increase use	Sewerage type	Capacity for increased use	Access standard	Capacity for increased use	Electricity	Comments	Infrastruct. Rating	Environmtl. & Physical Impact Rating (from Table 1b)	Overall Developmt. Potential *
East Gippsland	Lakes Tyers Beach	Reticulated	High	Reticulated	High	B/US	High	✓		1	Low, Mod or High	Determine on-site
	Marlo	Reticulated	High	Reticulated	High	B/US	High	✓		1	Low, Mod or High	Determine on-site
	Cape Conran (area)	Bore/rainwtr	Low	Septic	Low	B/US	High	✓	Waste water mgmt and water supply limiting	3	Low, Mod or High	Determine on-site
	Benn River	Reticulated	High	Septic	Low	B/US	Mod	✓		2	Low, Mod or High	Determine on-site
	Tamboon/ Tamboon Sth	Bore/rainwtr	Low	Septic	Low	US	Low	Locally Generated	Waste water mgmt, water supply and access limiting	3	Low, Mod or High	Determine on-site
	Mallacoota	Reticulated	Mod	Reticulated	Mod	B/US	Mod	✓		2	Low, Mod or High	Determine on-site
	Gipsy Point	Bore/rainwtr	Mod	Septic	Low	B	Mod	✓	Waste water limiting	3	Low, Mod or High	Determine on-site

KEY:

- R Reticulated water supply
 US Unsurfaced/gravel
 B Bitumen road
- Infrastructure Development rating: 1 - Available infrastructure is not a limiting factor for further development
 2 - Available infrastructure is a moderate impediment to further development
 3 - Available infrastructure is a major impediment to further development
- * Overall Development Potential can only be determined based on a combination of both the Infrastructure Rating (Table 1a) and the Environmental & Physical Impact Rating (Table 1b)

Table 1b: Environmental and Physical Impact Development Rating

(The environmental and physical impact of development proposals within existing coastal townships & settlements should be assessed based on site-specific characteristics as determined by the impact to the following values)

Environmental and/or Physical Value (terrestrial and aquatic)	Potential Impact (Low, Mod or High)	Not Applicable
What is the impact on Threatened, Rare or Endangered flora ?		
What is the impact on Threatened, Rare or Endangered fauna ?		
What is the impact on poorly represented Ecological Vegetation Communities ?		
What is the impact on existing remnant native vegetation		
What are the impacts on sites of geological and/or geomorphological significance ?		
What are the impacts on coastal processes ?		
What are the impacts on Ramsar wetland sites ?		
What are the impacts on migratory bird species (JAMBA/CAMBA) ?		
What are the impacts on significant cultural and archaeological values ?		
What is the impact on landscape values (ability to comply with siting and design guidelines) ?		
What are the potential off-site impacts ?		
Can public access to Crown foreshore land be maintained an/or provided ?		
Environmental and Physical Impact Development Rating *(Average based on rating of each value)		

* **Overall Development Potential** can only be determined based on a combination of **both** the Infrastructure Rating (Table 1a) and the Environmental & Physical Impact Rating (Table 1b)

Table 2: Decision criteria for coastal developments outside existing townships and settlements

Development proposals for coastal land outside existing townships and settlements must address the following criteria:
• Ecological sustainability
• Impact on significant flora and fauna
• Impact on coastal processes and sites of geological/geomorphological significance
• Impact on cultural and archaeological sites
• Impact on surrounding landscape
• Ability to meet siting and design guidelines
• Land not subject to flooding
• Compliance with planning scheme
• Does not result in 'strip or ribbon' development
• Capacity of existing infrastructure -
- access
- water
- sewage disposal
- power availability
• Ability to upgrade existing or provide new infrastructure
• Ability to upgrade or improve existing public facilities
• Retention of adequate access to public foreshore and coastal land
• The need to consolidate adjacent Crown land
• Minimal increase in public risk or management costs for public land managers
• Social implications (ie population shifts, provision of educational and health services)
• Meets a demonstrated need
• Availability of other suitable land
• Economic viability

5.2.1. Policy Statement

- Activity Nodes in Gippsland are defined in terms of an overall development rating in conjunction with local structure planning processes.
- The appropriateness of further development of coastal settlements in Gippsland should be determined based on an assessment of existing infrastructure capacity and potential for infrastructure expansion ('Infrastructure Development Rating' - Table 1a), and environmental, cultural and landscape values ('Environmental and Physical Impact Development Rating' Table 1b) using the following ratings:
 - Sites within coastal settlements with a Low 'Environmental and Physical Impact Development Rating' and rating 1 'Infrastructure Development Rating' are most suited to further development.
 - Sites within coastal settlements with a Moderate 'Environmental and Physical Impact Development Rating' and rating 2 'Infrastructure Development Rating' are potentially unsuitable for further development unless environmental impacts can be mitigated and the limiting infrastructure element is addressed.
 - Sites within coastal settlements with a High 'Environmental and Physical Impact Development Rating' and rating 3 'Infrastructure Development Rating' have significant development limitations unless environmental impacts can be overcome and additional infrastructure is provided
- The appropriateness of coastal development proposals outside existing townships and settlements must consider the evaluation criteria listed in Table 2. Development of coastal land outside existing townships and settlements should not result in 'strip or ribbon' development and should provide for an overall benefit to the community.

5.2.2. Actions

- a) Facilitate and encourage municipalities to incorporate appropriate sections of the coastal settlement development capacity information listed in Tables 1a & 1b into planning schemes of coastal Gippsland municipalities.
(Responsibility: **GCB**, **Dol**, **EGSC**, **WSC**, **SGSC**, **BCSC**)
- b) Facilitate and encourage municipalities to incorporate the relevant evaluation criteria listed in Table 2 for coastal development proposals outside existing settlements into planning schemes of coastal Gippsland municipalities.
(Responsibility: **GCB**, **Dol**, **EGSC**, **WSC**, **SGSC**, **BCSC**)
- c) Encourage municipalities to identify town and settlement boundaries through new or revised local structure or framework plans, with development to occur within boundaries.
(Responsibility: **GCB**, **Dol**, **EGSC**, **WSC**, **SGSC**, **BCSC**)
- d) Ensure strategies are developed for improved wastewater treatment and improved management regimes for septic tanks in unsewered coastal areas as part of the Gippsland Coastal Board's Coastal Waters Coastal Action Plan (GCB, in prep). Consider the best low cost solutions for the water and sewerage needs of smaller unserved settlements, including concepts such as composting toilets and communal groundwater bores, as interim solutions until growth (where desirable) justifies reticulated systems. Seek government support for sustainable infrastructure projects identified in the Coastal Waters Coastal Action Plan
(Responsibility: **GCB**, Relevant sewerage and water authorities, Local Government)

5.3. Protection of Coastal Values

The Gippsland coast is remarkable for its diversity and relatively unspoiled nature - attributes that contribute significantly to its popularity.

Increasing pressure on natural, cultural and landscape values threaten the Gippsland coast. Unsustainable use results from over development, excessive recreational use, over fishing, susceptibility to erosion, weed and marine pest invasion, or other physical processes related to the catchment including sedimentation and reduced water quality.

Inappropriate coastal development has the potential to impact adversely on Ramsar wetland values, areas important for JAMBA & CAMBA migratory bird species and lead to incremental loss of coastal native vegetation. The protection of locally significant values may often be a high priority in and around coastal settlements, particularly where little native vegetation remains.

Clear and consistent policies for the protection and integrated management of coastal values are required to ensure the long term viability of significant flora and fauna, cultural and archaeological sites, and physical processes. The Victorian Biodiversity Strategy (NRE, 1997) and draft Native Vegetation Plans currently being prepared for West and East Gippsland (EGCMA, 2000; WGCMA, 2000) provide overarching policy.

Parks and reserves on public land along the Gippsland coast include representative examples of coastal ecosystems and landforms. Management plans for public land provide management directions for the protection of significant values and for recreational use.

The protection of coastal values on private land requires the identification, recording and inclusion into local government planning schemes of sites of natural, cultural and landscape significance. This will enable all such data to be included into planning overlays, thereby allowing adequate consideration when assessing planning proposals.

Coastal values for both public and private land are available from a variety of sources. The Department of Natural Resources and Environment (NRE) has mapping of biodiversity (flora and fauna) values, weed/pest infestations and sites of geological significance. Catchment Management Authorities and NRE have mapped erosion prone areas. Aboriginal Affairs Victoria (AAV) manages a register of Aboriginal cultural sites. The Victorian Heritage Register and Important Sites Register also contain valuable site information. The Country Fire Authority (CFA) has developed maps indicating areas prone to wildfire. Utility companies (power, water & sewerage, telephone etc) commonly have data sets of their infrastructure.

The inclusion of current and accurate data in decision making frameworks is critical to ensuring ecologically sustainable development along the Gippsland coast.

Ecologically Sustainable Development

Using, conserving and enhancing the community's resources so that ecological processes, on which life depends, are maintained, and the total quality of life, now and into the future, can be increased.

(National Strategy for Ecologically Sustainable Development, 1992)

5.3.1. Policy Statement

- **Significant natural, cultural and landscape values along the Gippsland coast will be maintained and protected.**
- **Development along the Gippsland coast will be subject to the principles of ecologically sustainable development and management.**
- **Coastal and marine planning and management will comply with national and international agreements.**
- **Public land management plans and municipal planning schemes will incorporate current and accurate data on coastal values including natural, cultural and landscape sites of significance.**
- **Parks and reserves along the Gippsland coast will maintain a representative sample of coastal ecosystems and landforms.**
- **Public and private land along the Gippsland coast will provide for a range of activities at suitable locations and allow public access to foreshore, beach, lake and estuary recreational areas. (Suitable locations will be determined based on the character, function and environmental significance of a particular site).**

5.3.2. Actions

- a) Incorporate into all planning and management instruments (municipal planning schemes, public land management plans) the requirement to comply with the principles of ecologically sustainable development and management, and the objectives of the Victorian Biodiversity Strategy.
(Responsibility: **Public Land Managers, Local Government**)
- b) Make available, for inclusion into municipal planning schemes, all relevant natural resource management data, and provide councils with policy and logistical support in preparing additional planning scheme overlays based on such data.
(Responsibility: **Data custodians, Public Land Managers, Local Government, DoI, GCB**)
- c) Incorporate appropriate data from the Gippsland Coastal Mapping Series into planning scheme overlays and when preparing public land management plans.
(Responsibility: **Local Government, Public Land Managers**)
- d) Initiate inter-agency negotiations to provide appropriate availability of sensitive information (particularly on Aboriginal cultural sites) for inclusion into municipal planning schemes.
(Responsibility: **NRE**)
- e) Retain and where possible enhance coastal and foreshore native vegetation as part of coastal development proposals.
(Responsibility: **Local Government**)
- f) Undertake assessments of significant view-scapes to update and complement existing National Trust of Victoria and Regional Forest Agreement data.
(Responsibility: **Local Government, DoI**)
- g) Prepare and where necessary review and update existing management plans to provide the primary planning and management tool for specific coastal areas. Priority should be on high use areas and sensitive sites subject to threatening processes.
(Responsibility: **Public Land Managers, Local Government, Committees of Management**)
- h) Ensure public land management plans are identified in municipal planning schemes and that privately owned coastal land is planned and developed taking into account the natural values and management objectives of adjoining or nearby Crown land, with particular emphasis on: likely off-site impacts; likely demand for additional access through sensitive coastal areas; ability for the developer to contribute to restoration of degraded foreshore values; and potential additions to Crown foreshore land.
(Responsibility: **Local Government, Public Land Managers**)
- i) Undertake a predictive study to determine the impact of sea level rise and coastal subsidence along the Gippsland coast. The study should analyze the likely changes to coastal processes and the geomorphological response to a variety of sea level scenarios. The impact on physical assets of both public and private land should also be determined. High risk areas including coastal embayments, barrier dune complexes and coastal townships should be prioritised.
(Responsibility: **GCB, Research Institutions**)

5.4. Coastal Dependent Use and Development

In addition to existing tourism and commercial fisheries, the Gippsland coast has potential for new types of use and development such as aquaculture, wind power generation and interstate sea transport. These new uses are relatively untested on this coast but the State Government has taken steps to facilitate new initiatives. The Bass Strait ferry terminal at Port Welshpool is one example. There are ample wind resources available along the Gippsland coast and several wind farm proposals are at various stages of planning or development. There are and always will be issues about whether such new use / development will affect other aspects of the coast such as natural, landscape and recreational values.

The following assessment criteria are suggested for the preliminary evaluation of proposals for coastal dependent uses / developments:

Tourism/ Recreation

- appropriate coastal access
- high quality landscape
- environmentally sustainable infrastructure: power, water, sewerage
- all weather sealed access
- protection of natural, cultural and landscape values
- compatibility with other priority uses

Aquaculture

- preference for land-based aquaculture
- on shore jetty, crane, loading and truck parking, office, security, food processing facilities
- control of public access to aquaculture site (quality control)
- control of natural predators, turbidity, water quality
- adequate waste control measures
- predictable climate and sea conditions
- protection of marine and onshore habitats & ecosystems and aesthetic values
- compatibility with other priority uses
- require nil threat of escape or impact on natural ecosystems

Off-Shore Fishing

- commercially viable and sustainable fish stocks
- adequate port, loading and processing facilities office, parking
- adequate waste control measures
- protection of marine habitats & ecosystems

Off-Shore Oil/ Gas Industry

- consider off-shore subsidence effects
- commercially viable oil/gas resources
- adequate transport of resources to shore (pipeline/ tankers etc)
- adequate port, processing and transport facilities, office , parking
- adequate waste control measures/ self contained rig operations
- adequate environment protection and emergency response systems (spill, fire etc)
- adequate separation of industry processes from population centres

Windfarms

- identified preferred locations \ sites
- impact on landscape & visual environment
- surrounding land use
- bird impact avoidance measures
- impact on physical and biological resources
- public health, safety and access
- noise, acoustics, shadow flicker and electromagnetic interference
- cultural and social Impact
- solid and hazardous wastes
- transport issues
- Reference: South Gippsland Planning Scheme, Wind Turbine and Windfarm Development Policy (22.01). SGSC, 2000.

Commercial Shipping Transport Services

- adequate port, servicing, loading and passenger car parking facilities
- adequately zoned land, including buffer from residential/tourist areas, to allow operation and future expansion of port facilities
- planning implications of port developments/expansion at Port Welshpool (return of ferry), Barry Beach and Lakes Entrance
- adequate access to waterfront
- waste control measures
- adequate on-shore transport linkages

- navigable waters
- demonstrated commercial viability
- minimal requirement for dredging

Recreation Boat Hire

- direct coastal / water access located within an existing coastal settlement
- adequate port / marine facilities, parking, office, user safety, access to allow boat servicing, water supply
- waste control measures, pump out facilities, fueling
- range of suitable quality destinations and activities including access to on-shore attractions
- protection of natural, cultural and landscape values
- compatibility with other priority uses

5.4.1. Policy Statement

- **Local Government Planning Schemes should detail planning and environmental criteria to facilitate specific coastal uses and developments.**

5.4.2. Actions

- Municipalities in co-operation with DoI should develop planning and environmental criteria for specific coastal use/development in planning scheme local policy to make these transparent and predictable for development proponents.
(Responsibility: **Local Government**, DoI)
- Identify, where possible, suitable coastal development sites that meet predetermined criteria and, ensure maritime related activities are given priority over uses that are not dependant on coastal locations or access. Direct and facilitate appropriate development/use to these sites.
(Responsibility: **Local Government**, DoI)

5.5. Inappropriate Subdivisions

Small lot size subdivisions such as those at The Ninety Mile Beach east of Seaspray and Tambo Bluff (Blue Horizons) near Metung were developed in the absence of good planning controls more than 30 years ago. Thousands of individually owned lots were sold. Services are still non-existent or poor, and some subdivisions are on flood prone or unsuitable land systems. Development of many such lots would have serious and long-lasting environmental consequences.

Attempts by local government and land management agencies to rationalise inappropriate subdivisions through planning controls have slowed the rate of development but has often left the landowner with an allotment that can not be developed and for which Council rates are still charged. In the past, Government has funded the 'buy-back' of some such unsuitable lots, but generally not on a large scale.

A review of inappropriate subdivisions along the Gippsland coast (Strategic Facilitation, 2000) found 23 inappropriate subdivisions with a total of 14,715 individual allotments. Of these, 5 subdivisions with a total of 338 lots (2.3%) are deemed to have been "resolved" through planning controls and strict development conditions. Recommendations including the need to undertake further studies, cost sharing of development costs, and implementing or reactivating "buy-back" schemes are made for:

- Tambo Bluff;
- Holland's Landing;
- Ninety Mile Beach;
- Kilcunda West & Kilcunda North;
- Inverloch Rd Estate, East Wonthaggi; and
- Treadwell Rd, Inverloch.

5.5.1. Policy Statement

- **Inappropriate subdivisions along the Gippsland Coast will not be permitted to be developed in their original form.**
- **Buy-back options for inappropriate lots will be actively pursued.**
- **Consolidation plans will be reviewed and implemented.**

5.5.2. Actions

- a) Implement the recommendations of Strategic Facilitation's (2000) review of inappropriate subdivisions along the Gippsland coast.
(Responsibility: **GCB, DoI, NRE, Local Government**)
- b) Adopt a regional approach by all Local Government and State Government land management agencies to assess land capability, restructure of lots and the cost of providing infrastructure to those lots which can be developed.
(Responsibility: **DoI, GCB**)
- c) Seek Government funding for the buy-back of inappropriate subdivision allotments which have conservation or landscape values, particularly along the Ninety Mile Beach.
(Responsibility: **GCB, DoI**)

5.6. Siting and Design Guidelines

The Gippsland coast has high landscape values including some areas with outstanding scenic qualities. These areas include the Bunurong Coast, Cape Liptrap-Waratah Bay, Wilsons Promontory, the Gippsland Lakes and from Lake Tyers to the NSW border. There are few accessible coastlines in the world where so much land is in public ownership and in near-natural condition.

Protection of landscape values, including native vegetation, is generally accepted as a very high priority for the Gippsland coast, particularly for National and Coastal Parks, but also in developed areas. Some existing townships were developed at a time when landscape protection was not considered important and little attempt was made to design buildings and infrastructure compatible with existing landscapes. More recently, considerable design work has been undertaken, for example along the foreshores at Lakes Entrance.

The Victorian Coastal Council published *Siting and Design Guidelines for Structures on the Victorian Coast* in 1998 to help improve existing structures and assist in planning for new development. The guidelines provide clear principles for coastal development, illustrate preferred approaches and discuss the approval process. There is however, scope to refine these guidelines for specific sections of the coast that exhibit particular landscape values or design attributes.

Surveys by the Victorian Coastal Council found a general awareness of the guidelines but the issue is not core business for Councils. Further, there is a need to raise consciousness of design issues, integrate them into everyday decision making and to develop more detailed guidelines at a local level.

Local Policies within municipal planning schemes have been developed for other sections of the Victorian coastline. These include a *Coastal Development Policy*, *Surf Coast Design and Colours Policy*, *Streetscape and Landscaping Policy* (Surf Coast Shire Planning Scheme, 2000), all of which seek to retain and enhance the particular character and visual amenity of coastal settlements. The policies require development proposals to be accompanied by a site analysis, landscape plans and a design analysis. Specific criteria are set for particular coastal areas. A similar approach could be adopted by Gippsland councils.

5.6.1. Policy Statement

- **Coastal development along the Gippsland coast will conform with requirements of the *Siting and Design Guidelines for Structures on the Victorian Coast*.**
- **Additional coastal siting and design guidelines for specific sections of the Gippsland coast exhibiting particular landscape values or design attributes should be developed and incorporated as local policy within all Gippsland planning schemes.**

5.6.2. Actions

- a) Use *Siting and Design Guidelines for Structures on the Victorian Coast* to assess development proposals along the Gippsland Coast.
(Responsibility: **Local Government**)
- b) Facilitate development of siting and design guidelines for specific sections of the Gippsland coast exhibiting particular landscape values or design attributes. Priority should be given to Bass Coast, South Gippsland and Wellington Shires.
(Responsibility: **GCB**, DoI, Local Government)
- c) Ensure that siting and design guidelines for each town and specific sections of the Gippsland coast exhibiting particular landscape values or design attributes are included within local Government planning schemes.
(Responsibility: **Local Government**, DoI)
- d) Undertake an active educational program for planners, decision makers and the community to foster a better understanding and support of siting and design guidelines, including retention of native vegetation.
(Responsibility: **GCB**)

5.7. Offshore Development and Management

Coastal management has historically focused on terrestrial coastal areas and the 'surf' zone along beaches. Management of and planning for marine (i.e. offshore) areas has most recently received attention resulting from establishment of new marine national parks and revised Commonwealth Government Oceans policies.

There is no single agency responsible for planning and management of Victorian State waters which extend 5.5km (3 nautical miles) offshore to Commonwealth waters.

Local Government planning schemes in Gippsland do not extend beyond the ocean high water mark and hence do not control offshore development. Permitted development, and to a lesser extent the use of offshore marine areas, is largely determined by the particular agency responsible for any given area.

All marine areas are Crown lands, managed and regulated by one or more of several government agencies:

- Marine Safety Victoria (within the Department of Infrastructure) is the state's marine safety authority responsible for regulation and enforcement of marine related standards on Victorian State waters;
- Parks Victoria is responsible for management of existing and new marine national parks and sanctuary zones;
- The Department of Natural Resources and Environment/Fisheries section is responsible for management of recreational and commercial fishing within State waters, including aquaculture;
- Gippsland Ports is responsible for five designated ports at Andersons Inlet, Corner Inlet, Port Albert, Gippsland Lakes, Snowy River and Mallacoota;
- Gippsland Ports is the Lead Agency for marine oil spill response between Wilsons Promontory and the NSW border. TOLL Westernport is responsible for areas west of Wilsons Promontory; and
- The Environment Protection Authority is responsible for regulation of outfalls, discharges and coastal pollution.

Roles and responsibilities are often unclear and areas often overlap. Approval for new proposals involves considerable administrative effort, because no single authority is responsible for co-ordination of the approvals process. Enforcement of existing regulations under the Litter Act, Health Act etc also presents difficulties in marine areas.

The Victorian Coastal Strategy (2002, p39) suggests local government planning scheme boundaries be extended to 600 metres (notionally) offshore from the high water mark. Some municipalities in Port Phillip Bay have adopted this approach.

The principle benefit of extending planning schemes by 600m seaward is to allow co-ordination of all use and development in accordance with the Planning and Environment Act. A municipality's planning scheme would act as the single approvals framework for use and development of marine areas, thereby streamlining administrative procedures for third parties seeking approval. Applications would nevertheless be referred to the relevant government agency for its input and or consent. Local government in Gippsland strongly resists any additional responsibilities for planning and enforcement of marine areas without provision of adequate resources and expertise.

Given that off-shore marine areas are Crown land, it may be more appropriate for a State Government department(s) to have a co-ordinating management responsibility rather than local government. This could be achieved on the basis of reservation status: Marine Parks and Conservation Reserves being managed by Parks Victoria, and management of all other state waters could be co-ordinated by the Department of Natural Resources and Environment.

Importantly, the extension of planning scheme boundaries and management of off-shore marine areas is a state-wide issue and a uniform approach is required to ensure consistency across the state. The Victorian Coastal Council will play a lead role in determining a state-wide outcome.

5.7.1. Policy Statement

- **The Gippsland Coastal Board will work with State Government departments and Local Government to ensure the Victorian Coastal Council and Department of Infrastructure recognise the needs of marine area managers along the Gippsland Coast when developing a state-wide approach to off-shore marine management.**

5.7.2. Actions

- a) Prepare a position statement reflecting the needs and capabilities of marine managers (DNRE, Parks Victoria, Gippsland Ports, Marine Board) and Local Government along the Gippsland coastline. Ensure the Victorian Coastal Council and the Department of Infrastructure take into account such requirements when determining future management arrangements for off-shore marine areas along the Gippsland coast.
(Responsibility: **GCB** in association with DNRE, PV, GP, MSV and local Government)





6 – Coastal Planning Policy for Local Government in Gippsland

Local Government planning policy for the Gippsland coast varies considerably. Some municipalities have included detailed policy statements within their planning schemes, while others deal with coastal planning in a more general sense.

In order to achieve consistent planning for coastal and marine areas throughout Gippsland and to give effect to the policy statements of this Coastal Action Plan, the following Coastal Policy should be incorporated into the municipal planning schemes of Bass Coast, South Gippsland, Wellington and East Gippsland Shire Councils. The policy applies to all coastal land, both private and Crown.

The policy has been prepared in the format of the Victoria Planning Provisions. Not all policy statements are necessarily relevant to all shires, and others may need to be more specific.

6.1 Action

- a) Facilitate and encourage municipalities to, at the next statutory review period, include a local policy into planning schemes that is consistent with the intent of the following Gippsland Coastal Planning Policy.
(Responsibility **GCB**, DoI, EGSC, WSC, SGSC, BCSC)



22 LOCAL PLANNING POLICIES

22.0X GIPPSLAND COASTAL POLICY

This policy applies to the Gippsland coast between Sam Remo and the NSW border, including the Gippsland Lakes.

Policy Basis

This policy:

- Allows the SPPF objectives of clause 15.08 to be applied to local situations along the Gippsland Coast;
- Further develops coastal planning and management objectives in MSS clause 21.x.xx;
- Conforms with and implements the “Integrated Coastal Planning For Gippsland - Coastal Action Plan” 2002; and
- Provides consistent decision making criteria for coastal development proposals along the Gippsland coast.

Objectives

- To achieve integrated and consistent coastal planning along the Gippsland coast.
- To maintain and protect natural, cultural and landscape values along the Gippsland coast.
- To ensure development along the Gippsland coast is undertaken in an Ecologically Sustainable manner.
- To ensure coastal development in Gippsland recognises the sensitive nature of coastal environments, is serviced appropriately to protect coastal values, and planned to utilise and expand existing infrastructure and town facilities.

Coastal development in the context of this policy is defined as any action which puts increased demand on physical and natural resources, including:

- new buildings and dwellings
- new commercial operations
- new recreational facilities
- subdivision of coastal land.

Policy

Where a permit is required for development of land along the Gippsland coast, it is policy to:-

Strategic Planning Matters

- Give effect to the policies and actions of the “Integrated Coastal Planning For Gippsland - Coastal Action Plan” 2002;

Coastal Development Rating

- Assess the appropriateness of further development of coastal settlements in Gippsland by applying the
 - a) 'Infrastructure Development Rating' (Table 1a of the "Integrated Coastal Planning For Gippsland - Coastal Action Plan" 2002) for existing infrastructure capacity and potential for infrastructure expansion, and the;-
 - b) 'Environmental and Physical Impact Development Rating' (Table 1b of the "Integrated Coastal Planning For Gippsland - Coastal Action Plan" 2002) for environmental, cultural and landscape values, based on the following ratings:
- Sites within coastal settlements with a Low 'Environmental and Physical Impact Development Rating' and rating 1 'Infrastructure Development Rating' are most suited to further development;
- Sites within coastal settlements with a Moderate 'Environmental and Physical Impact Development Rating' and rating 2 'Infrastructure Development Rating' are potentially unsuitable for further development unless environmental impacts can be mitigated and the limiting infrastructure element is addressed;
- Sites within coastal settlements with a High 'Environmental and Physical Impact Development Rating' and rating 3 'Infrastructure Development Rating' have significant development limitations unless environmental impacts can be overcome and additional infrastructure is provided;

Relationship to Existing Townships

- Ensure coastal development is linked to existing townships;
- Ensure coastal strip development does not occur;
- Determine the appropriateness of coastal development proposals outside existing townships and settlements in accordance with the evaluation criteria listed in Table 2 of "Integrated Coastal Planning For Gippsland - Coastal Action Plan" 2002;

Protection of Natural Values and Processes

- Assess development proposals along the Gippsland coast in terms of Ecologically Sustainable Development principles;
- Encourage developers of tourist and other commercially oriented coastal developments or enterprises to recognise and minimise impacts on sensitive coastal ecosystems and dynamic coastal processes by incorporating best practice management principles;
- Ensure development of coastal land does not adversely impact upon Ramsar Convention wetland sites along the Gippsland coast;
- Ensure development of coastal land incorporates control of pest plant and animal in an environmentally sensitive manner, to minimise risk to public health and increase amenity;
- Take into account, based on the best available information, the effects of anticipated climate change, including increased storm events and sea-level rise;
- Take into account, based on the best available information, the implications of coastal subsidence along the Gippsland coast;

Built Form and Protection of Landscape Values

- Ensure developments are designed to complement their landscape setting by utilising the “Siting and Design Guidelines for Structures on the Victorian Coast” and comply with any additional siting and design guidelines prepared for specific sections of the Gippsland coast exhibiting particular landscape values or design attributes;

Infrastructure

- Ensure coastal developments, wherever possible, are serviced with a full range of utility infrastructure, including water and reticulated sewerage, electricity and sealed roads, to protect ground water, coastal water quality and sensitive coastal environments;
- Ensure community benefit results from coastal development which gain commercial benefit from a public resource/infrastructure, including the need, where appropriate, for developers to contribute towards maintenance of such public resources/infrastructure;
- Ensure siting of coastal development does not compromise future coastal dependant maritime uses;

Relationship with Crown Land

- Apply Ecologically Sustainable Development principles when preparing Foreshore Management Plans to ensure foreshore land is sensitively managed, particularly in relation to beach renourishment, beach cleaning and rehabilitation of degraded foreshore vegetation to counter erosion;
- Encourage shared or multiple use of sites and facilities on public coastal land to minimise environmental impacts;
- Encourage future provision of facilities for boating and other water-based activities in the lakes, estuaries and navigable rivers of Gippsland through the co-operative preparation of facility development and management plans;
- Facilitate, in association with development of adjacent private land, the establishment of appropriate low impact public access to foreshore Crown land at designated locations, through a network of access roads, tracks, boardwalks and paths;
- Assess demands for commercial activities (boat hire, kiosks) on public foreshore reserves in terms of their dependence on a coastal location and their compatibility with other management objectives;
- Ensure privately owned coastal areas are planned and developed in sympathy with the values of adjoining or nearby Crown land by:
 - Considering demands likely to be generated for provision of public or private facilities on Crown foreshores, as a result of development or subdivision of privately owned land adjacent to the coast;
 - Seeking additions to Crown foreshore land, where needed, in conjunction with development or subdivision of private coastal land and encourage developers to co-operate in restoring foreshore values.

References

“Integrated Coastal Planning For Gippsland - Coastal Action Plan”, Gippsland Coastal Board, 2002.



7 – References

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8 – Appendices

Appendix 1: Gippsland Coastal Mapping Project

Summary of data used to compile the Gippsland Coastal Mapping Project.

Layers	Data Custodians	Mapping Scale
Base Layers		
Topography	NRE - CGDL	100,000
Spot Heights	NRE - CGDL	
Hydrology	NRE - CGDL	100,000
Roads	NRE - CGDL	100,000
AMG grid	NRE - Gippsland	
Longitude/Latitude graticule	NRE - Gippsland	
Annotation	NRE - Gippsland	100,000
Bathymetry - Corner Inlet, Bass Strait	MAFRI	25,000
Bathymetry - Mallacoota	MAFRI	10,000
Environmental Layers		
Shoreline Type	MAFRI	25,000 50,000
Seagrass	NRE - CGDL	25,000
Flora and Fauna SOS	NRE - Gippsland	25,000
Shorebird Roosting Sites	MAFRI	25,000
Bioregional Conservation Status EVC	NRE - CGDL	100,000
Ecological Vegetation Classes	NRE - Gippsland	25,000
Significant Fish Habitat	MAFRI	25,000
Significant Trees	NRE - CGDL	100,000
Significant Landscapes	National Trust of Australia (Vic)	100,000
Penguin Colonies	MAFRI	25,000
Wetlands	NRE - CGDL	100,000
Shorebird Habitat	MAFRI	25,000
Rainforest	NRE - CGDL	100,000
Land Management		
Municipal Boundaries	NRE - CGDL	100,000
Cadastral boundaries	NRE - CGDL	25,000
Land Status	NRE - CGDL	100,000
Boating Facilities	NRE - CGDL	25,000
Coastal Reserve Management	NRE - Gippsland	100,000
Infrastructure - pipelines, fencelines	NRE - CGDL	25,000
RAMSAR	MAFRI	100,000
Bioregions	NRE - CGDL	100,000
Site of Natural and Cultural Sign	National Trust of Australia (Vic)	100,000
Sites of Geolog. & Geomorph Sign.	National Trust of Australia (Vic)	100,000

NRE - CGDL = Dept. Natural Resources and Environment - Corporate Geospatial Data Library

MAFRI = Marine and Freshwater Research Institute

Appendix 2: Population Projections for the Gippsland Coastal Strip

Projections to 2011 based on greater occupancy rates in more populous retirement areas and constant rate of building activity.

Source: Australian Bureau of Statistics 1996 Census data. Analysis by Gippsland Research and Information Services, GCB, 2000a.

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Bass Coast Shire																
Kilcunda	223	228	240	247	256	263	268	275	279	284	290	293	298	301	309	318
Cape Paterson	623	640	654	688	708	724	736	749	766	775	789	801	811	825	842	855
Inverloch	2,625	2,680	2,753	2,852	2,908	3,014	3,088	3,146	3,195	3,253	3,311	3,370	3,429	3,489	3,549	3,609
South Gippsland Shire																
Venus Bay/Tarwin Lower	382	391	408	431	455	481	501	520	537	553	567	581	595	609	623	638
Walkerville & district	345	348	350	355	356	358	360	361	363	365	364	365	365	366	365	366
Waratah Bay/Yanakie	479	479	479	488	487	487	491	491	491	493	493	493	497	496	496	500
Sandy Point	64	64	64	64	65	65	65	65	65	65	65	65	65	65	65	65
Port Welshpool	237	237	237	236	236	236	236	235	235	235	235	235	234	234	234	234
Port Franklin	131	132	132	132	134	133	133	135	135	135	136	136	136	137	137	137
Wellington Shire																
Port Albert	268	270	273	283	286	288	292	295	297	299	301	304	305	308	309	310
Robertson's Beach	128	128	130	130	130	132	133	133	133	134	134	136	136	136	137	138
McLoughlin's Beach/Mann's Beach	248	248	250	251	250	252	253	253	255	256	255	256	257	257	258	258
Woodside & Woodside Beach & district	285	285	285	285	285	286	286	286	286	286	288	287	287	287	287	286
Seaspray	220	222	222	222	223	223	223	224	223	223	224	224	224	226	226	226
Golden Beach/Paradise Beach	213	219	233	246	255	265	273	279	286	291	296	303	306	314	318	321
Loch Sport	793	798	813	827	836	844	854	859	867	876	884	894	904	914	923	934

Continued over

NOTE: Population projections are detailed in *Gippsland Integrated Coastal Planning Project: Technical Papers* (GCB, 2000a). Statistics are based on 1996 census data which were collected during the winter period. The data is based on "collector districts" which do not always correspond with township boundaries.

Appendix 2: Population Projections for the Gippsland Coastal Strip continued

Projections to 2011 based on greater occupancy rates in more populous retirement areas and constant rate of building activity.
Source: Australian Bureau of Statistics 1996 Census data. Analysis by Gippsland Research and Information Services, GCB, 2000a.

	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
East Gippsland Shire																
Paynesville/Raymond Is./Eagle Point	3,451	3,525	3,590	3,658	3,735	3,810	3,879	3,947	4,016	4,084	4,149	4,217	4,284	4,349	4,415	4,482
Metung/Nungurner	477	502	531	557	590	624	660	690	714	734	750	765	781	796	812	827
Nicholson & district	604	613	621	629	640	650	659	665	671	677	683	689	695	701	707	713
Johnsonville	552	560	568	575	585	595	602	608	613	619	625	630	636	641	647	652
Swan Reach & district	510	516	522	529	536	544	550	555	559	564	568	573	577	582	586	590
Lakes Entrance	5,243	5,293	5,344	5,376	5,409	5,459	5,501	5,525	5,557	5,590	5,622	5,654	5,686	5,706	5,722	5,750
Lake Tyers Beach	392	407	416	429	445	460	473	484	496	508	518	527	529	533	535	538
Marlo	337	342	348	352	358	363	367	372	376	380	383	386	390	393	396	400
Cape Conran & Bemm River	145	144	144	143	142	142	141	141	140	140	141	140	139	139	138	138
Mallacoota	995	1,011	1,014	1,027	1,034	1,047	1,053	1,066	1,073	1,079	1,086	1,093	1,099	1,107	1,116	1,124
TOTAL COASTAL STRIP	19,971	20,283	20,619	21,012	21,347	21,744	22,078	22,358	22,629	22,894	23,158	23,418	23,665	23,911	24,153	24,410

NOTE: Population projections are detailed in *Gippsland Integrated Coastal Planning Project: Technical Papers* (GCB, 2000a).
Statistics are based on 1996 census data which were collected during the winter period. The data is based on "collector districts" which do not always correspond with township boundaries.

Appendix 3: Coastal Tourism Accommodation Capacity

Source: *Gippsland Integrated Coastal Planning Project: Technical Papers*. (Gippsland Coastal Board, 2000a.)

Settlement	Popul'n 2000 est.	Tourist accommodation – type and capacity					
		Caravan (sites) pwr/unpwr	Cottage (beds)	Motel (units)	Hotel/ motel (units)	B&B (beds)	Cabins or Hol Flats (units)
Kilcunda	263	181/51	-	6	H	-	-
Cape Paterson	708	230/-	-	-	H	-	4
Inverloch	2908	385/104	10	20	H	5	6
Tarwin/Venus Bay	455	100/-	25	3	H	2	7
Walkerville/Prom View	356	80/50	3	-	-	-	-
Waratah Bay	487	100/100	1	-	-	2	4
Sandy Point	65	75/-	12	-	-	16	1
Yanakie	See above	117/104	14	-	-	12	22
Port Welshpool	236	73/74	-	-	H	-	5
Port Franklin	134	-	-	-	-	-	-
Port Albert	286	148/7	30	-	-	-	5
Manns/Robertsons Beach & McLoughlins Beach	250	-	-	-	-	-	-
Woodside Beach	285	80/20	-	-	-	-	-
Seaspray	223	213/-	-	-	-	-	2
Honeysuckles, Golden Beach/Paradise Beach	255	-/50	-	-	-	-	-
Loch Sport	836	120/40	12	12	H	4	-
Paynesville/Raymond Island/Eagle Point	3735	466/65	40	-	H(3)	20	48
Nicholson/ Swan Reach/ Johnsonville	1761	41/4	30	-	H(2)25	-	12
Metung/Nungurner	590	40/-(est)	100	7	H	20	55
Lakes Entrance/ Kalimna/ Lake Bunga	5409	911/66	322	335	H(3)86	22	457
Tyers Beach/ Toorloo Arm	445	154/30	10	-	H	-	25
Marlo	358	192/98	15	12	H(4)	-	5
Cape Conran (area)	N/A.	60/145	-	-	-	-	10
Bemm River	75	60/40	-	-	H	-	22
Mallacoota/Gipsy Point	1034	381/398	30	6	H21	32	124

KEY: H (Hotel)

NOTE: Population projections are detailed in *Gippsland Integrated Coastal Planning Project: Technical Papers* (GCB, 2000a). Statistics are based on 1996 census data which were collected during the winter period. The data is based on "collector districts" which do not always correspond with township boundaries.



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