EAST GIPPSLAND
SHIRE COUNCIL

Council Meeting Agenda



Tuesday 21 October 2025 at 6.00 pm
Council Chambers (and by video conferencing)
East Gippsland Shire Council Corporate Centre
273 Main Street, Bairnsdale 3875



Acknowledgement of Country

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

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

Council information

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

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

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

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

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

Councillors

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

Executive Leadership Team

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

Purpose of Council meetings

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

Governance Rules

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

Councillors Pledge

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

Vision

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

Our Strategic Themes

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

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1 Procedural

1.1 Recognition of Traditional Custodians

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

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

1.2 Apologies

1.3 Declaration of Conflict of Interest

1.4 Confirmation of Minutes

That the minutes of the Council Meeting held Tuesday 16 September 2025 and the unscheduled Council meeting held Tuesday 7 October 2025 be confirmed.

1.5 Next Meeting

The next Council Meeting is scheduled to be held on Tuesday 18 November 2025 at the Corporate Centre, 273 Main Street Bairnsdale commencing at 6.00 pm.

1.6 Requests for Leave of Absence

1.7 Open Forum

1.7.1 Petitions
1.7.2 Questions of Council
1.7.3 Public Submissions

1.8 Items for Noting

2 Notices of Motion

3 Deferred Business

4 Councillor Delegate Reports

5 Officer Reports

5.1 Business Excellence

5.1.1 Adopt Annual Report 2024-25

Authorised by General Manager Business Excellence

Purpose

To present the Draft Annual Report 2024-25 (Annual Report) provided at **Attachment 1** to Councillors for formal consideration. The Annual Report meets the regulatory obligations required by the *Local Government Act 2020* (the Act) and the Local Government Better Practice Guide Model report.

Key Points

The Annual Report highlights the significant achievements of the Council throughout the 2024-25 financial year. The Annual Report also highlights Council's efforts in advocacy, capital works projects delivered, community programs and organisational performance.

Highlights of the 2024/25 year include:

- The Community Vision 2040 was reviewed, and Council Plan 2025-29 was developed through one of East Gippsland's most extensive engagement programs, involving over 4,000 people – one of East Gippsland's most extensive community engagement programs. A deliberative engagement panel of 22 community members helped shaped the revised Community Vision, Long-Term Financial Plan, Asset Plan, and Health and Wellbeing Plan.

- The WORLD Sporting Precinct in Bairnsdale was officially opened, featuring eight courts, a synthetic hockey playing surface with lighting, a turf field, and a modern pavilion equipped with a commercial kitchen, change rooms, and function spaces.

- We led the way with the launch of Victoria's first local Emergency Dashboard providing our community with centralised access to emergency information and resources.

- Our capital works program delivered a wide range of upgrades that improve wellbeing, safety, and accessibility. Highlights include lighting upgrades at Lindenow South and Wy Yung Recreation Reserves for safer evening training, inclusive play areas and Changing Places facilities to support full community participation and streetscape improvements in Mallacoota and Marine Parade and Myer Street in Lakes Entrance to boost pedestrian safety, drainage, and accessibility.

- We officially opened Stage 1 of the Omeo Mountain Bike Trails. Stage 1 of the project included 50km of professionally designed trails catering to riders of all abilities, as well as state-of-the-art facilities at the Livingstone Park trailhead, offering a functional and inviting space for riders to gather and prepare for an adventure.

- We maintained 3,006km of roads, 191 timber and concrete bridges, 29 footbridges, 267.5 hectares of parks and gardens, 292km of footpaths and shared paths, and 73km of walking trails.

Key results in the financial statements

The financial statements include the comprehensive income statement, balance sheet, cash flows, equity and capital works statement and summarise the financial position of Council as at 30 June 2025. Key result in the financial statements are as follows:

- Council achieved a net operating result of $25.407 million, compared to a budgeted result of $28.961 million (a shortfall of $3.554 million or 12.27%). While total income was $10.2 million above budget (6.31% increase), this was outweighed by expenditure exceeding budget by $13.7 million (10.37% over). This variance was primarily due to higher employee costs and significant asset write-offs. There was no asset revaluation adjustment recorded for 2024/25. Overall, Council remains in a stable financial position, supported by a strong asset base and healthy cash reserves.

- Total operating income for 2024/25 was $171.6 million, exceeding the budget of $161.4 million by 6%, driven largely by early grant payments and higher user fees. Operating expenditure reached $146.2 million, which is 10% above budget, primarily due to higher employee costs, asset write-offs, and increased depreciation from contributed and revalued assets.

- Council invested $43.8 million in capital works, with key deferrals pushing several major projects into 2025/26. The written down value of property, infrastructure, plant and equipment stands at $1.375 billion. Despite project delays, Council maintains a strong financial position with adequate liquidity and asset base to meet future obligations.

- Year-end cash and cash equivalents totalled $86.0 million, down $31.1 million from the previous year. Of this, $61.5 million is restricted, comprising:

    - $3.8 million in trust funds and deposits
    - $6.9 million in advance grant funding
    - $2.6 million in statutory reserves
    - $11.4 million in discretionary reserves
    - $36.8 million for carried-forward capital works

Key financial sustainability indicators

The Council's Working Capital Ratio (current assets to current liabilities) remains well above the budgeted target of 150%, indicating a strong short-term financial position and a low liquidity risk. This result reflects Council's capacity to meet its obligations as they fall due. Another critical measure, the Asset Renewal Gap, which compares actual renewal expenditure to depreciation is also tracking above the 100% target, demonstrating that Council is adequately reinvesting in its asset base to maintain service levels over the long term.

Indicator	Target	2024/25	2023/24	Risk rating
Net result %	>0%	14.80%	14.60%	LOW
Underlying surplus/ (deficit) %	>5%	(3.64%)	(23.30%)	MEDIUM
Liquidity/Working Capital (ratio)	1.5	333.37%	282.70%	LOW
Asset renewal %	100%	103.02%	126.50%	LOW
Indebtedness	<60%	16.97%	18.17%	LOW
Unrestricted Cash	>80%	170.6%	103.7%	LOW

The adjusted underlying result is assessed as having a medium-risk rating. This indicator is calculated excluding income from non-cash contributions and non-recurring grant income. The 2024/25 result was impacted by the early receipt of the $10.6 million Grants Commission payment for the 2025/26 year, which was received at the end of June 2025 and recognized in the 2024/25 financial year.

Performance Statement

The Local Government Performance Reporting Framework (LGPRF) requires Councils to report against prescribed indicators and measures, as part of their annual report.

Data and information have been collected and finalised to meet the requirements of the LGPRF. This information is used in both the Report of Operations and the Performance Statement in the Annual Report. Only the data in the Performance Statement must be audited. There is a larger set of indicators which will be reported through the LGPRF framework and published on the VAGO and Victorian Government websites.

Recommendation

That Council adopts the Annual Report 2024-25 provided at Attachment 1.

Strategic Alignment

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

Theme 4: Managing Council well
Outcome – Council operates transparently and effectively with public trust

Consultation/Community Engagement/Impacts

There is no significant impact on community, and no consultation is required for the preparation of the Annual Report. However, the Annual Report identifies the outcomes and achievements of key social actions and projects that have a positive influence on the community.

Opportunities and Risks

The risks of this report have been considered minimal and managed appropriate.

Climate change

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

Legislation

As of 1 July 2021, all provisions of the *Local Government Act 2020* commenced. Some provisions of the *Local Government Act 1989*, that have not been repealed, will remain applicable until such time as they are revoked.

This report has been prepared in accordance with *Local Government Act 2020*, 98(2) section from the Act.

The implications of this report have been assessed and are not considered likely to breach or infringe upon the human rights detailed in the Victorian Government's Charter of *Human Rights and Responsibilities Act 2006*.

The implications of the report have been assessed and are compliant with the obligations and principles of the *Gender Equality Act 2020.* The need for a Gender Impact Assessment has also been assessed.

Conflicts of Interest

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

Attachments

1. Annual Report with Financials 2024-25 16.10.25 [**5.1.1.1** - 221 pages]

East Gippsland Shire Council

Annual Report 2024–25



EAST GIPPSLAND SHIRE COUNCIL

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This annual report is prepared in accordance with the *Local Government Act 2020* and *Local Government (Planning and Reporting) Regulations 2020*.

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Cover image: Lakes Lights, part of the East Gippsland Winter Festival, Lakes Entrance.



Acknowledgement of Country

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

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

The smoking ceremony at the opening of Krauatungalung Walk Stage 1, Lakes Entrance.

Section one: introduction

We are proud to present our 2024-25 Annual Report, which emphasises our commitment to transparency and accountability. This document details our accomplishments, challenges, and financial management, all aligned with our strategic objectives.

Inside, you will find information on how we followed the Council Plan 2021-25 and achieved the 2024-25 Annual Budget goals, ensuring the responsible use of resources for the benefit of the community.

The report also provides information about the elected Council, our organisation, and key statutory details. To understand our financial status, please refer to the Audited Financial Statements for the period from 1 July 2024 to 30 June 2025.

Our Community Vision – reviewed 2024

In 2040, our people, place, environment and economy will be inclusive, connected, sustainable and resilient for the growth and wellbeing of our unique and diverse communities.

- **Our Communities**: Will include, encourage, respect, and value everyone.
- **Our Place**: Will be accessible, safe, connected, and healthy.
- **Our Environment**: Will be managed and preserved for all generations.
- **Our Economy**: Will be sustainable, innovative, and supportive of existing and emerging industries.

Council Vision

To foster inclusive, connected, communities and places where all East Gippslanders prosper, and no one is left behind.

Our Values

Our values are Respect, Collaboration, Integrity and Accountability. Our values are embedded into all that we do, creating a great place to work that delivers quality services to our customers and community.

- **Respect**
  We treat all with courtesy and dignity.
- **Collaboration**
  We build and maintain productive relationships.
- **Integrity**
  We focus on taking the correct course of action.
- **Accountability**
  We are responsible for our actions and outcomes.



Being together - Charlotte Williams
Community Vision photo competition winner – Floating Tin Shed, Paynesville.

DEMOGRAPHIC DATASET

EAST GIPPSLAND

Figures are from the 2021 Census unless otherwise stated.

POPULATION (2023)

49,179

POPULATION DENSITY

(population per km²)

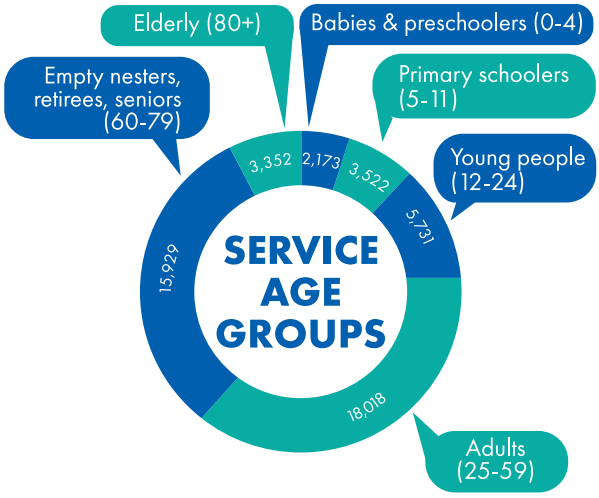
2.35

EAST GIPPSLAND POPULATION BY DISTRICT (2023)

DISTRICT:			
Bairnsdale	17,666	Mallacoota	1,283
Bruthen	1,119	Metung	2,301
Buchan	448	Omeo-Swifts Creek	1,351
Cann River	448	Orbost	4,009
Lakes Entrance	8,716	Paynesville	6,491
Lindenow	2,520	Twin Rivers	2,941

AGE TRENDS

The median age of the community is 52 years, with 39% of the population aged over 60 years. Lone person households make up 29% of all households, with 32.5% of households made up of couples without children, indicativeof an older population.



MEDIAN AGE

EAST GIPPSLAND	REGIONAL VICTORIA
52	43

IDENTITY AND DIVERSITY (%)

	EAST GIPPSLAND	REGIONAL VICTORIA
Aboriginal and Torres Strait Islander population	3.5	2.0
Overseas born population	11.9	12.4
Language at home other than English	4.0	7.1
Poor English proficiency	0.6	1.1

HEALTH

	EAST GIPPSLAND	REGIONAL VICTORIA
Proportion of population with need for assistance due to disability.	7.7%	6.9%
Proportion of population with one or more long-term health conditions.	39.7%	37.2%

TOP 3 LONG-TERM HEALTH CONDITIONS

	EAST GIPPSLAND	REGIONAL VICTORIA
Arthritis	13.6%	11.2%
Mental Health	10.5%	10.9%
Asthma	9.2%	9.9%

HOUSING

Full ownership of homes is the dominant tenure type in the East Gippsland Shire, with around a quarter of all homes being owned with a mortgage and around a fifth of homes rented. Almost one-third of all households are people who live alone. The average household size in the Shire is 2.2 persons per household.

HOUSEHOLDS

	% EAST GIPPSLAND	% REGIONAL VICTORIA
Families with children	19.1	24.6
Families with young children	10.1	13.5
Families with mixed-age children	2.8	3.5
Families with older children	6.2	7.6
Couples without children	32.5	28.0
Lone person households	29.0	37.5

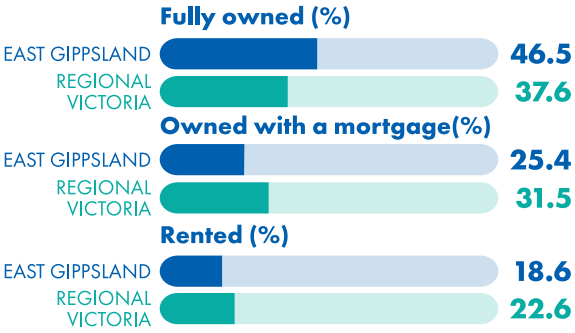
EMPLOYMENT AND SOCIOECONOMIC WELLBEING

	% EAST GIPPSLAND	% REGIONAL VICTORIA
Labour force participation	48.4	57.4
Employment rate	95.6	95.9
Unemployment rate	4.4	4.1
Change in employment rate 2016-2021	2.0	1.9

TOP 5 INDUSTRIES OF EMPLOYMENT (%)

EAST GIPPSLAND		REGIONAL VICTORIA	
Healthcare & social assistance	16.3	16.2	Healthcare & social assistance
Construction	10.0	9.5	Retail trade
Retail trade	9.7	8.8	Education & training
Education & training	9.0	7.2	Agriculture, Forestry & Fishing
Agriculture, Forestry & Fishing	8.4	6.6	Accommodation & food services

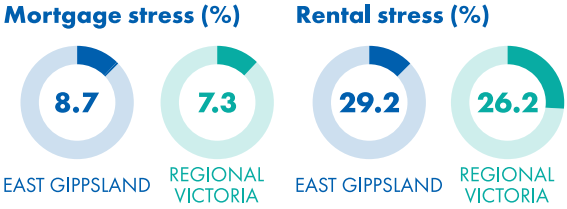
HOUSING TENURE



HOUSING COSTS

**As at December 2024 via housing.id.com.au/east-gippsland*

	EAST GIPPSLAND	REGIONAL VICTORIA
Monthly mortgage repayments	$1,354	$1,430
Median weekly house rental*	$480	$480
Median weekly unit rental*	$370	$395



MEDIAN HOUSEHOLD INCOME

EAST GIPPSLAND	REGIONAL VICTORIA
$1,115	$1,369

MAIN 3 METHODS OF TRAVEL TO WORK

	EAST GIPPSLAND	REGIONAL VICTORIA
Car as driver	63.3%	61.6%
Worked at home	12.6%	15.1%
Did not go to work	11.0%	11.1%

YOUTH DISENGAGEMENT FROM EDUCATION AND EMPLOYMENT (%)



SEIFA index of socioeconomic disadvantage

EAST GIPPSLAND	REGIONAL VICTORIA
963	985

SEIFA socioeconomic disadvantage rank out of all Victorian LGAs

EAST GIPPSLAND

63rd *(out of 80)*

FAST FACTS 2024–25

Aerodromes

- We manage three aerodromes: Bairnsdale, Mallacoota and Orbost.
- Fuel tanks and equipment at Bairnsdale and Mallacoota Airports were upgraded to boost on-site fuel supply – supporting emergency services, private aircraft, and boosting readiness for future commercial flights.
- Bairnsdale and Orbost airports were officially recognised by Civil Aviation Safety Authority (CASA) as conforming Certified Airports in accordance with the CASA Manuals of Standards.

Animal management

- We helped rehome 267 animals, an increase of 72 from last year.
- 167 collected animals were reclaimed by their owners.

Aquatic and recreation centres

- Our recreation centres recorded their highest-ever attendance this year, with 523,104 visits across all aquatic facilities – Bairnsdale Aquatic and Recreation Centre (BARC), Lakes Entrance Aquadome, Bairnsdale Outdoor Pool, and Orbost Outdoor Pool.
- Learn to Swim numbers continue to grow with 1,316 enrolments across Aquadome and BARC.
- Bairnsdale City Oval received an upgrade, including lighting of Peppercorn Park, and modern, spacious and female-friendly changerooms. The improvements are encouraging girls to attend training and feel safe in the facilities.
- The WORLD Sporting Precinct (Bairnsdale) was officially opened, featuring eight courts, a synthetic playing surface with lighting, a turf field, and a modern pavilion equipped with a commercial kitchen, change rooms, and function spaces.

Arts and culture

- We welcomed 20,199 attendees to the Forge Theatre this year – an increase of over 6,000 compared to last year.
- The Forge Theatre hosted 101 performances and events this year – 26 more than last year.

Asset management

- We maintain 3,006km of roads, 191 timber and concrete bridges, 29 footbridges, 267.5 hectares of parks and gardens, 292km of footpaths and shared paths, and 73km of walking trails.
- We inspected 6,022km of roads as part of Road Management Plan inspections.
- A total of 260 bridge inspections and 1,907 footpath segment inspections were completed.
- We held 20 official project openings.

FAST FACTS 2024–25



Caravan parks and campgrounds

- We run one commercial caravan park – Mallacoota Foreshore Holiday Park – and three free stopover campgrounds in Genoa, Cann River, and Swifts Creek. Travellers who want to support the facilities are encouraged to shop at local businesses in the towns they visit.
- Mallacoota Foreshore Holiday Park had 12,700 bookings this year, slightly fewer than last year.



Civic events

- There were four citizenship ceremonies held, welcoming 94 individuals as new Australian citizens.
- We hosted 26 civic openings, community recognition events and VIP functions.



Customer service

- We received 53,848 phone calls, with 78% answered within 45 seconds.
- 799 calls were received after hours.
- We received 35,303 emails to our feedback@egipps.vic.com.au address.
- We received 5,495 pieces of mail correspondence and processed 4,844 items at the counter.
- 129,574 customers attended service centres during the year (excluding the Bairnsdale Library).
- Our Happy or Not customer feedback kiosks were available at our service centres and the Bairnsdale Library, with 93% of responses rating the service as Very Happy or Happy.



Engagement and communications

- Our Facebook page grew to 11,708 followers.
- Our website had 454,262 visits, an increase of nearly 100,000 from last year.
- We issued 171 media releases during the year.
- 45,200 people visited our YourSay site with 1,100 participating in surveys, quick polls or provided feedback.
- The *Community Matters* newsletter has 1,469 subscribers.



Environmental and public health

- We carried out 378 food premises inspections.
- We held 30 community vaccination sessions.
- We vaccinated 2,244 people this year, including 583 Year 7 and 10 students, 902 through community sessions, and 759 at corporate sessions.
- We carried out inspections on 150 septic systems.

FAST FACTS 2024–25

Environmental sustainability

- Our six public electric vehicle charging stations have avoided 31 tonnes of CO_2 emissions in the past year.
- There were over 4,090 charging sessions and cars came from 568 postcodes from around Australia.
- We worked with Howitt Park Market to reduce general waste to less than 120 litres per market.

Events

- We supported over 261 individual events and issued 126 event permits.
- Sponsored events generated an estimated economic impact of over $6 million, delivering a return of $38.46 for every dollar invested.

Information Management

- We blocked approximately 39.8 million cyber threats.
- We received approximately 1.2 million emails, keeping our inboxes and teams busy.

East Gippsland Livestock Exchange

- 57,652 cattle and 38,527 sheep processed.
- 94 sales held during the year.

Marinas

- Our three commercial marinas – Metung (145 berths including 24 dry berths), Chinaman's Creek Metung (69 berths), and Slip Bight Paynesville (220 berths) – achieved strong occupancy rates of 88%, 98%, and 89% respectively.
- We manage 51 public jetties, 22 fishing platforms and 33 boat ramps.

FAST FACTS 2024–25

Planning and building approvals

- Process improvements saw the median number of days taken to decide planning applications reduce from 94 to 64.
- During the year, 492 planning permit applications were lodged, 535 were determined, and the approved permits represented an estimated value of $138 million.
- A total of 1,078 building permits were lodged.
- 79 new pool or spa registrations in the year.
- Reduced the number of outstanding pool barrier compliance certificates from approximately 200 to 42.

Vegetation

- 6,545,887m² of slashing took place. This is a combination of roadsides, reserves, and Council-owned properties.
- We mowed our Parks and Gardens multiple times this year, and mowing every area just once covers a total of 2,752,568m².
- We treated 445km of regionally controlled and prohibited weeds on roadsides.

Waste and recycling services

- There are 22,552 kerbside garbage bins and 22,203 kerbside recycling bins in service.
- There were 1,263,450 kerbside garbage and recycling bin lifts.
- Over 49% of kerbside waste collected was diverted from landfill.

Highlights and major achievements

We are committed to supporting East Gippsland communities by delivering essential services, new infrastructure, and driving projects. We've organised community celebrations and events and provided funding opportunities to help our region flourish. These initiatives align with our strategic goals to enhance the quality of life and strengthen community bonds.



Wild Harvest Seafood Festival, Mallacoota.

An inclusive and caring community that respects and celebrates diversity

We care deeply about our communities because we are part of our communities. We live and work in our communities across the shire and respect different perspectives and experiences – in the workplace and in the community – as we work together to support the health and wellbeing of our communities.

Community Directory connects groups and volunteers

We launched a new era of community connection in May, with our Community Directory going live. The online platform already features over 500 listings of local services, groups, events, and volunteering opportunities. This directory makes it easier for everyone – regardless of age, background or location – to get involved and feel welcome.





Real-time updates with new Emergency Dashboard

We led the way with Victoria's first local Emergency Dashboard providing our community with centralised access to emergency information and resources.

The platform is available on both desktop and mobile and includes live updates on VicEmergency warnings, weather conditions, road and power outages, river heights and other key information drawn from lead agencies. It also links to local hazard mitigation plans, preparedness information, and municipal and district-level emergency planning.

Having one place to find accurate, timely and localised information helps our community prepare, stay safe, and recover more effectively.

More people using our libraries

We focus on making our library and service centre spaces accessible for everyone and this year library use continues to grow, with nearly 6,000 users borrowing over 200,000 items across physical and digital collections.

Our library staff delivered over 1,100 programs, engaging with 14,233 participants across a wide range of age groups and interests. One highlight was *The Big Summer Read* statewide initiative, which saw great engagement with 174 children reading over 1,360 books.

The Paynesville Service Centre outdoor space was transformed into a more user-friendly space, with heating, new fencing and plantings, supported by Friends of Paynesville Library.



Prioritising health and wellbeing

We collaborated with health sector partners on the development of the Municipal Health and Wellbeing Plan, which has been integrated into the Council Plan for the first time, ensuring a more holistic approach to community planning and service delivery.

Cultural awareness training has started to be rolled out to staff to build understanding of First Nations culture and history, strengthen partnerships, and ensure cultural safety across the organisation. Training includes a visit to the Krowathunkooloong Keeping Place (right).





Events for everyone

Our teams and Youth Ambassadors took a lead role in organising and supporting a range of events within the community to highlight important dates such as NAIDOC Week, Reconciliation Week, IDAHOBIT, R U OK? Day, 16 Days of Activism and many more.

The Orbost Outdoor Pool 'Dive In' movie night was a great free community event featuring family-friendly films, a sausage sizzle, popcorn, and inflatable pool access – boosting summer engagement with support from community recovery funds.

At the region's largest annual event – the East Gippsland Field Days – we had our largest and most diverse display to date and welcomed 750 visitors over two days to engage on local government services.

Four citizenship ceremonies were held throughout the year, with 94 East Gippsland residents officially becoming Australian citizens, celebrating with family and friends.

Planning and infrastructure that enriches the environment, lifestyle, and character of our communities

We plan and build things that help protect the environment, make everyday life better, and celebrate what makes each community in East Gippsland special. By designing with care and thinking about everyone's needs, we're creating places that feel good to live in, bring people together, and reflect the values of the people who call this region home.

Celebrating sport and recreation across East Gippsland



The WORLD Precinct, Bairnsdale (right), hosted the Netball Victoria Eastern Association Qualifying Day – a high-level competition that supports athlete development and gives our community the chance to host a prestigious sporting event.

Roofing repairs at Orbost Stadium addressed water leaks and safety issues, replacing roofing iron, guttering, flashings, and skylight mesh. These works build on earlier upgrades and prepare the stadium for timber floor restoration in 2025–26.

Upgrades at seven recreation sites improved inclusivity and safety with modesty screens, better showers, and accessible toilets – delivered with a focus on budget discipline and gender equity.

Building better spaces through capital works



Our capital works program delivered a wide range of upgrades that improve wellbeing, safety, and accessibility.

Highlights include:

- Lighting upgrades at Lindenow South (right) and Wy Yung Recreation Reserves for safer evening training.
- Inclusive play areas and Changing Places facilities to support full community participation.
- Streetscape improvements in Mallacoota and Marine Parade and Myer Street in Lakes Entrance to boost pedestrian safety, drainage, and accessibility.

Planning for a growing and thriving East Gippsland

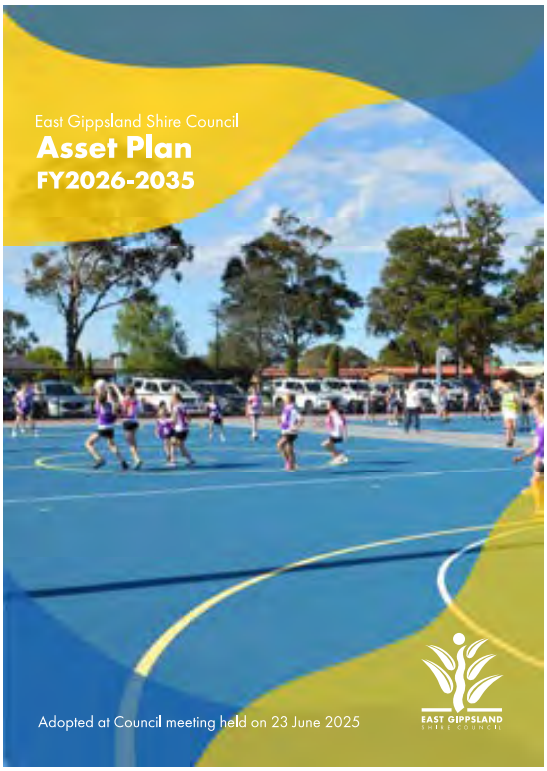
Four major planning amendments were prepared and authorised, including structure plans for Paynesville and Eagle Point (below) now under independent review. Another amendment updating the Municipal Planning Strategy is ready for Ministerial approval. These support planned town growth and housing needs.

Changes to the East Gippsland Planning Scheme initiated by us helped reduced red tape for thousands of property owners across the Shire. The review of the Erosion Management Overlay has reduced the burden on landowners by ensuring it only applies to land where there is a real risk of erosion.



Standing up for East Gippsland

We were active in our advocacy to the State Government on major planning reforms. A comprehensive submission was lodged on the 'Plan for Victoria', along with collective advocacy with other Gippsland councils through One Gippsland. We were also an active participant in a Municipal Association of Victoria working group looking at proposed changes to the *Planning and Environment Act 1987*.



Looking ahead: long-term asset planning

The Asset Plan 2026–2035 was adopted after extensive community consultation. It includes six sub-plans and sets a 10-year direction for asset management, aligning with the Community Vision and outlining annual maintenance, renewal, and infrastructure projects.

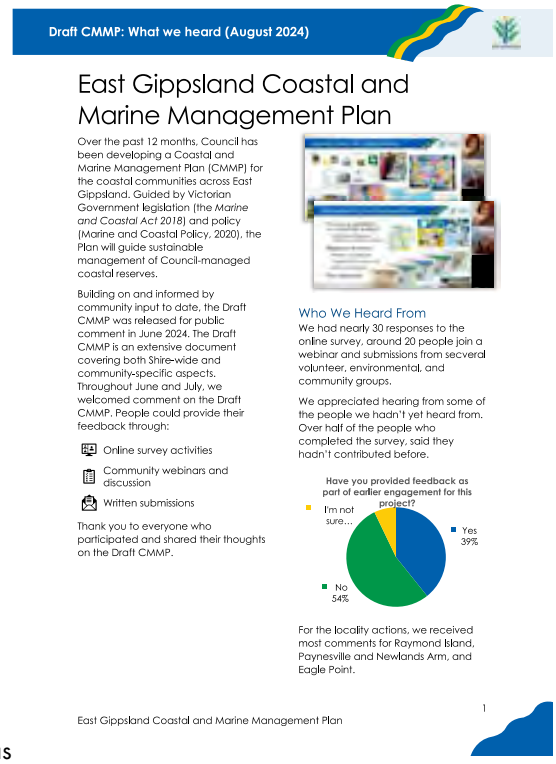
A natural environment that is managed and enhanced

We're working together to look after and improve our natural surroundings, so they stay healthy and beautiful for everyone. By managing our natural environment, we help protect local plants and animals, support clean air and water, and create spaces that people can enjoy now and into the future.

Restoring nature and safeguarding our coastline

The transformation of Crooke Street Wetlands in East Bairnsdale has turned a simple drain into a thriving wetland that improves water quality and reduces pollution flowing into the Gippsland Lakes Ramsar site. Council is proud to have contributed over 50% of the funding for this project, which not only enhances biodiversity and supports vital bird habitats, but also improves local amenity. This important work has been made possible through collaboration with DEECA and our valued project partners.

Work is nearing completion on the Draft Coastal and Marine Management Plan, which will guide the sustainable use and protection of East Gippsland's unique coastal and marine environments. Alongside this, the Integrated Water Management Plan for Lakes Entrance and surrounding areas is being developed in collaboration with East Gippsland Water, DEECA, and other stakeholders to support long-term water security and environmental health.



In West Bairnsdale, Stage 1 of our Geothermal Study has recommended further investigation through a test bore to confirm the viability of the resource. If successful, this initiative could significantly reduce emissions and operational costs – particularly at the BARC, our highest user of mains gas.

Smarter waste solutions shaped by community voices

Our Waste and Recycling Review is progressing strongly, shaped by robust community engagement. We received 670 survey responses, held 324 conversations at pop-up stalls, and facilitated five focus groups. These insights are now guiding the final Transition Plan for future waste and recycling services that better reflect community needs and expectations.

Design work for the new organic waste facility has been completed, and we've submitted applications for both an EPA license and a planning permit. The proposed composting facility at the Bairnsdale Landfill and Waste Transfer Station represents a major step forward in sustainable waste management for our region.

Leading the way on climate and clean energy

We've outlined our path to Net Zero Emissions by 2032 through the Greenhouse Gas Emissions Reduction Plan, which includes a financial modelling tool to support future planning and business cases. This work ensures we're making informed, strategic decisions that benefit both the environment and our community.



Crooke Street wetlands, East Bairnsdale.

The Climate Risk and Resilience Project has delivered a co-designed climate risk assessment framework and online tool, developed with 20 stakeholders. This tool enables asset risk scoring across hazards and timeframes, supporting more resilient and forward-thinking strategic planning.

We've also expanded our sustainable infrastructure with two new public EV charging stations – one in Mallacoota and another in Buchan – and added our first electric mower to the fleet. While initial adjustments were needed, this move supports our commitment to low-emission operations.



Better access to water and safer marine facilities

At Bastion Point, Mallacoota (above), grant funding from Better Boating Victoria has supported dredge management to maintain safe launching conditions during peak tourist seasons. This ensures continued access for recreational boating and supports local tourism.

A thriving and diverse economy that attracts investment and generates inclusive local employment

We're building a local economy that welcomes new ideas, supports small businesses, and creates jobs for people from all walks of life. By encouraging investment and celebrating our region's strengths, we're helping our community grow in a way that's fair, diverse, and full of opportunity for everyone.

Promoting our region and visitor economy

Omeo's mountain bike trails were launched with a high-impact campaign by Flow MTB, featuring 12 riders in a GoPro POV video competition. The promotion highlighted Omeo's trails, local charm, and hospitality – boosting its profile as a top riding destination.



The successful leasing of Eagle Point Caravan Park to Camp Crusty Operations Pty Ltd marked a major step in its long-term development. The operator brings experience managing tourism assets across Victoria.

Visitor economy support included signage enhancements, a rebuild of the Visit East Gippsland website, event sponsorships and refreshed visual assets for storytelling and promotional campaigns.



Supporting local business and industry

Agribusiness Capability and Leadership Programs supported leadership development and resilience planning for agricultural enterprises, focusing on diversification, decision-making, and financial capability.

Business Digital Literacy and Customer Service Programs delivered workshops and mentoring to help small businesses improve digital skills and service quality.

The Business Support Voucher Program, co-funded by Council and DEECA, helped 54 local businesses apply for Forestry Transition Program funding, offering tailored support in financial literacy, marketing, and strategic planning.



Celebrating community through events

The Region-Wide Touring Program, supported by Emergency Recovery Victoria, delivered 28 performances of 10 shows to over 12,000 people across East Gippsland, including fire-impacted towns like Mallacoota, Orbost, Omeo, and Cann River.

The Pathways to Growth Mentoring Program provided tailored support to four signature events – East Gippsland Winter Festival, Twin Rivers Bream Classic, Paynesville Classic Boat Rally, and Wild Harvest Seafood Festival (above) – to elevate their impact and boost regional visitation.



Building employment pathways

The 2024 Bairnsdale Jobs Expo, delivered in partnership with the Federal Government's Local Jobs Program and East Gippsland Marketing Inc, connected over 220 job seekers with 26 local employers, showcasing 110 vacancies and fostering regional collaboration in skills and training.

Commercial review of the East Gippsland Livestock Exchange

A commercial review of the East Gippsland Livestock Exchange was completed, focusing on commercial viability and future planning to better engage the farming community and align with industry needs.



A transparent organisation that listens and delivers effective, engaging, and responsive services

We're committed to being open, honest, and easy to work with. We listen to our community, act on feedback, and deliver services that are clear, helpful, and responsive to local needs. Whether it's online, over the phone, or face-to-face, we aim to make every interaction positive and worthwhile.

Connecting with our community

Over the past year, our Customer Contact Centre responded to 53,848 calls, helping residents with everything from rates and service requests to event bookings and general council enquiries. This high volume of calls highlights the importance of accessible, responsive service.



At the same time, our service centre teams supported 24,864 in-person customer requests, reinforcing the value of face-to-face interactions across the Shire. We also trialled SMS messaging to reach ratepayers with outstanding payments. The response was overwhelmingly positive, with many appreciating the timely and direct communication.

Planning with purpose

We worked closely with our community to shape the future – ensuring our plans reflect local priorities and values. Through targeted engagement, we gathered feedback on service priorities for the 2025-26 budget, helping shape a plan that reflects what matters most to our residents.

Our updated Community Vision was shaped by a 21-member Community Panel and broad community input. It now serves as the foundation for our Council Plan 2025–2029, which was formally adopted in June. This integrated plan includes the Municipal Health and Wellbeing Plan and aligns our strategic goals with the health and wellbeing needs of our community.



Supporting good governance

We're committed to transparency, accountability, and supporting our elected representatives. Councillor induction training was completed in February 2025 and since then, we've supported over 100 meetings and events, including visits from the Governor of Victoria and the Governor-General of Australia.

We also made strides in improving transparency by reducing the number of council decisions made in closed meetings by 19%, reinforcing our commitment to open governance.



Helping ratepayers in tough times

We understand that financial hardship can affect anyone, and we're here to help. Our Hardship Policy provided tailored support to 33 households and helped 448 accounts manage payments through flexible plans.

Our Rates team worked directly with residents experiencing payment difficulties, offering affordable plans and linking them with free financial counselling. This compassionate and proactive approach ensures that support is accessible and responsive to individual circumstances.

Improving how we work

We're investing in smarter systems and stronger partnerships to deliver better services. A joint tender with Wellington Shire Council for ICT print and copier equipment delivered savings and strengthened our shared services model. We also rolled out a new cloud-based Electronic Document and Records Management System (EDRMS), replacing the outdated ECM system. This upgrade improves automation and service delivery across the organisation.

At our recreation centres (right), a new leadership structure was introduced, improving ways of working and requiring thoughtful change management and communication.

Advocating for our region

We stood up for our community – making sure local voices were heard on key issues. We led a strong advocacy campaign opposing the Emergency Services Volunteers Fund levy, which was introduced without consultation. Our efforts helped pause the levy increase for primary producers in 2025–26.

We also joined other Victorian councils in calling for a rethink of the kerbside glass recycling rollout, advocating for an expanded Container Deposit Scheme as a more cost-effective alternative.





Councillors during one of their regular members with Tim Bull MP, advocating on local issues and opportunities.

Challenges

Over the past year, residents and businesses across East Gippsland have faced mounting cost of living pressures. The compounding effects of inflation and interest rate increases have significantly impacted household budgets and business viability, driving increased demand for support services and placing strain on community wellbeing.

In response, Council has worked to maintain service delivery despite rising costs of materials, utilities, and contracted services, which have placed considerable pressure on our operational and capital budgets. We continue to advocate for targeted investment and policy support to address affordability and infrastructure gaps. To strengthen our internal capacity, we initiated a comprehensive project management review aimed at improving delivery efficiency, enhancing governance, and ensuring that resources are aligned with community priorities. This review will guide future improvements in how we scope, plan, and deliver projects to better meet the needs of our region.

Housing availability and affordability remain critical concerns. Limited housing supply, particularly in areas affected by industry transition and disaster recovery, has hindered the attraction and retention of the workforce. While the implementation of the Housing and Settlement Strategy is underway to assist with land supply for housing over the next 20 years, a range of external factors such as construction costs, low rental supply and cost of living increases means that the pace of development has not kept up with demand. We continue to advocate for targeted investment to address these challenges.

The transition of local economies, particularly following the closure of the native timber industry, has presented both opportunities and disruptions. We have worked closely with communities in Orbost, Nowa Nowa, and Swifts Creek to support local development strategies and identify new economic pathways. However, gaps in training, childcare, and infrastructure remain barriers to inclusive growth and long-term resilience.

Climate-related events, including severe storms and flooding, again tested the region's emergency preparedness and infrastructure resilience. Our investment in emergency power facilities, local incident management plans, and climate risk assessments has strengthened response capacity, but the increasing frequency of extreme weather events underscores the need for sustained adaptation planning.



We were on hand to help open the ADRA Community Food Pantry in March.

Moving forward

In 2024–25, we have finalised several major infrastructure and community initiatives that have been years in the making. These projects – ranging from recreation upgrades to community facility renewals – reflect our long-term investment in local wellbeing, resilience, and liveability.

At the same time, we are undertaking a more strategic approach to service planning. By reviewing how services are delivered and aligning them with community needs and expectations, we aim to ensure that every program and initiative delivers maximum value to our community.

We are also actively exploring cost-saving measures and service improvements across the organisation. Through innovation, collaboration, and data-informed decision-making, we are committed to delivering high-quality services in the most efficient and effective way possible. As we move forward, our focus remains on building a connected, inclusive, and future-ready East Gippsland.



Rising Strong forum. Credit: Lauren Anderson.

Section two: the year in review



Orbost Show.

Message from the Mayor and Chief Executive Officer

Community matters – and it's at the heart of everything we do. This commitment is reflected throughout our Annual Report and in the services we've delivered across the past year. As part of the community, we understand the pressures many people are facing, especially as the cost of living continues to rise.

As we reflect on the 2024–25 year, we acknowledge the dedication and leadership of the previous Council group, whose term concluded in October. Their commitment to community-centred decision-making and long-term planning has laid a strong foundation for the work ahead. We thank them for their service and the legacy they leave in progressing key strategies, infrastructure, and community partnerships.

This year marked the formal conclusion of bushfire recovery funding from the 2019–20 Black Summer fires. Over the past four years, this funding has supported hundreds of community-led projects, infrastructure upgrades, and wellbeing initiatives across East Gippsland. The end of this funding signals a transition from recovery to resilience.

While the funding may have concluded, our commitment to supporting impacted communities remains steadfast. We will continue to work alongside local leaders and volunteers to ensure long-term resilience is embedded in our planning and service delivery.

The challenges of the past year have been significant. Rising costs, housing pressures, and weather events have tested us all. Yet, through collaboration and innovation, we have continued to deliver vital services, advocate for fairer funding, and invest in infrastructure that supports our region's future. Our focus on financial sustainability has remained strong, ensuring we can meet today's needs while planning responsibly for tomorrow.

Looking ahead, we are strengthening our project planning and delivery processes to support improved performance and accountability. This will help us respond more effectively to challenges and continue delivering on our commitments.

We thank our community, partners, and staff for their continued support and contribution. Together, we are building a more inclusive, connected, and resilient East Gippsland – because community matters.

Councillor John White – Mayor
Fiona Weigall – Chief Executive Officer



Cr John White and Fiona Weigall at the Rising Strong Forum.

Summary of financial performance

The 2024/25 financial year demonstrated Council's strong commitment to sound financial management, resilience, and delivering long-term value to our community. Despite external challenges and project delays, we maintained a solid operating position, made meaningful progress across priority areas, and preserved a healthy financial base to support future growth and infrastructure delivery.

Our Long-term Financial Plan continues to be the foundation of our decision-making, ensuring that we allocate resources effectively, remain adaptable, and sustain essential services now and into the future. The year's results reflect prudent financial planning, a clear focus on service continuity, and a disciplined approach to capital investment.

Financial highlights

We generated $171.6 million in total revenue, outperforming the adopted budget by 6.3% ($10.1 million). This was driven by early financial assistance grant payments, stronger-than-expected user fees, and increased investment returns.

- Rates and charges contributed $72.2 million, representing 44% of our operating income.
- Operating expenditure totalled $146.2 million, exceeding budget by 10.3% ($13.7 million), largely due to higher employee costs, depreciation, and asset write-offs associated with capital renewals.
- We recorded a strong net operating income of $20.1 million, providing a solid financial buffer, though slightly below the adopted budgeted net income of $24.1 million.
- Council delivered $43.8 million in capital works, completing key infrastructure upgrades while rescheduling other major projects to 2025/26 due to design, planning, and environmental considerations. This represents 48% of the total adopted capital works budget of $91.4 million.
- Cash and financial assets were maintained at $123.1 million, safeguarding Council's liquidity and ability to respond to future needs.
- Debt remained steady at $9.1 million, well within sustainable levels and aligned with long-term projections.

Asset renewal

Council remains committed to responsibly maintaining and renewing its infrastructure to ensure long-term service delivery for the community. In 2024/25, a total of $32.66 million was invested in asset renewal works, representing approximately 44.5% of the adopted renewal budget of $58.9 million. While this was below target, the variance was due to the deferral of some major projects to 2025/26, including the Bairnsdale Airport runway upgrade, multiple plant replacements, IT system renewals, and road, drainage, waste, and open space improvements. These delays were primarily driven by timing, environmental approvals, and updated asset condition assessments.

Council's long-term asset management plans continue to guide renewal priorities, ensuring assets are maintained in a cost-effective and sustainable manner that meets current and future community needs.

High-level asset class	Renewal ($'000)	Upgrade ($'000)	New ($'000)	Total ($'000)
Property	4,969	268	2,501	7,738
Plant and Equipment	4,812	95	1,552	6,459
Infrastructure	22,882	1,147	5,599	29,628
Total Capital Expenditure	32,663	1,510	9,652	43,825

Cash holdings

Council's cash and cash equivalents at the end of the 2024/25 financial year totalled $123.16 million. This balance represents an increase from the prior year and is attributable to the receipt of grant funding in advance, as well as underspending in capital works due to project deferrals.

A significant portion of these funds is earmarked for committed projects that will be delivered in 2025/26, including major infrastructure and building works.

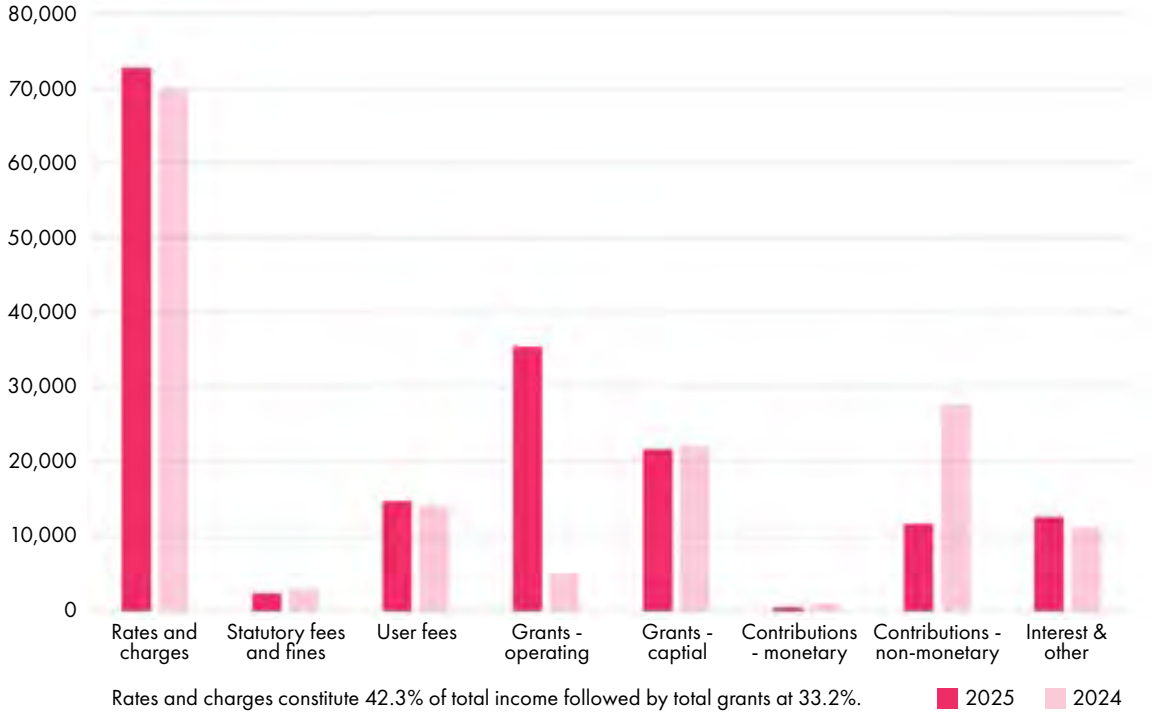
Debt management

During the 2024/25 financial year, Council's debt levels decreased slightly, reflecting ongoing repayment efforts alongside investment in essential infrastructure and community facilities. Total borrowing at year-end stood at $9.1 million, down from $9.859 million in the previous year. Council continued making monthly repayments on the loan from Treasury Corporation Victoria (TCV) throughout the year among others. This reduction aligns with Council's Long-term Financial Plan and supports the delivery of major capital projects, many of which span multiple years and offer lasting benefits to the community.

Operating results

In 2024/25, Council generated a total income of $171.7 million, representing an increase of $17.7 million compared to the previous year. This growth reflects our ongoing commitment to delivering better services and infrastructure while maintaining a sustainable financial position.

Total revenue: 2025 vs 2024



Rates and charges constitute 42.3% of total income followed by total grants at 33.2%.

Rates and charges

The largest source of income continues to be rates and charges, which contributed $72.7 million (42%) of total revenue. The steady increase of nearly 4.1% ($2.8 million) from last year helps us maintain essential services such as waste collection, road maintenance, and local facilities.

User charges

Income increased by $626,000 (4.4%) in 2024/25, rising from $14.113 million to $14.739 million, 8.6%. This growth was driven by higher patronage across indoor recreation centres and pools, strong performance at the Livestock Exchange, and increased bookings at key holiday parks such as Mallacoota Foreshore and Swifts Creek. These results reflect strong community and visitor engagement with Council facilities and help diversify revenue beyond rates.

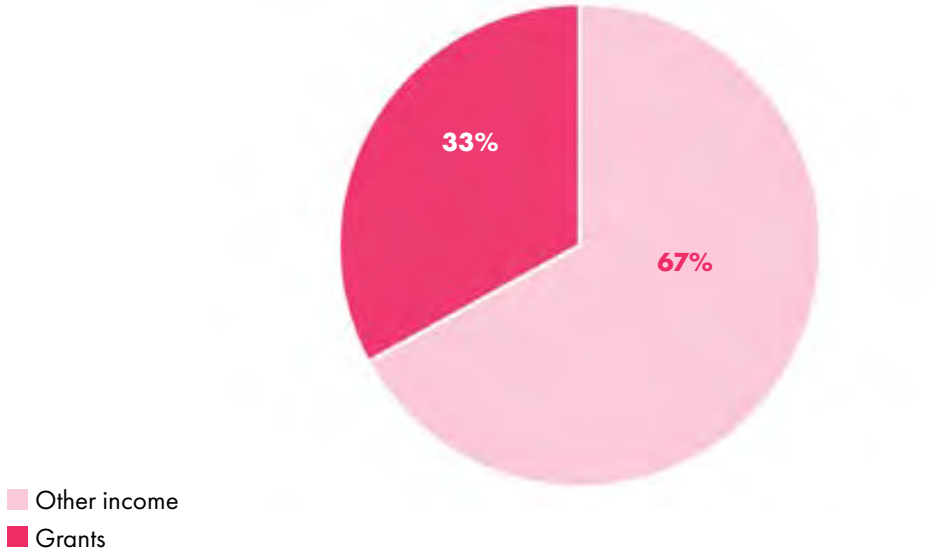
Grants

Grants remained a key source of Council's income in 2024/25, collectively contributing $57.14 million (33.3%) of total revenue.

- Operating grants increased significantly by $30.34 million (597%), rising from $5.08 million in 2023/24 to $35.42 million in 2024/25. This was primarily due to the early receipt of $10.7 million from the Victoria Grants Commission for the following year, along with other timing-related inflows.
- In contrast, capital grants decreased slightly by $387,000 (1.8%), from $22.11 million in 2023/24 to $21.72 million in 2024/25. The modest decline was mainly due to delays in the delivery of some major capital works projects, which will now be completed and recognised in the 2025/26 year.

Together, grants continue to play a critical role in supporting both day-to-day operations and long-term infrastructure investment.

Grant income as a % of total income



Over 33% of Council services are funded through grants.

Contributions: monetary and non-monetary

In the 2024/25 financial year, Council received a total of $12.107 million in contributions, consisting of $399,000 in monetary contributions and $11.708 million in non-monetary contributions. This marks a decrease of $16.571 million (57.8%) compared to the 2023/24 total of $28.678 million, which comprised $1.033 million in monetary contributions and $27.645 million in non-monetary contributions.

Monetary contributions fell by $634,000 (61.4%) year-on-year. This decline was largely due to fewer developer and operating contributions, as several subdivision projects experienced delays in 2024/25. Although the year included $252,000 in unbudgeted capital project contributions (notably for the Swifts Creek Recreation Reserve), it was not enough to offset the overall reduction compared to 2023/24.

Non-monetary contributions dropped significantly by $15.937 million (57.7%). In 2023/24, Council recorded an unusually high volume of developer-contributed assets such as roads, footpaths, and drainage infrastructure, coinciding with the completion of several large subdivisions. In contrast, the 2024/25 figure, while still above the adopted budget, reflects a return to more typical levels of development activity.

While the 2024/25 contributions are materially lower than the previous year, they continue to enhance Council's asset base. However, non-monetary asset transfers also bring long-term financial commitments in terms of maintenance, renewal, and depreciation.

Interest & other income

Council recorded $12.577 million in Interest & Other income, an increase of $1.367 million (12.2%) compared to $11.210 million in 2023/24. The year-on-year growth was driven by higher-than-expected investment income, reflecting increased cash holdings from unspent capital works and advanced grant funding, combined with elevated interest rates throughout the year. Other contributing factors included additional rental income and miscellaneous revenues from Council operations. This continued uplift underscores the positive impact of prudent cash management and favourable market conditions on Council's non-core revenue streams.

Operating expenditure

Council's total operating expenditure increased to $146.276 million, up from $131.443 million in 2023/24 — an increase of $14.833 million (11.3%). The most significant contributor to this rise was employee costs, which grew by $4.550 million (11%), driven by the continuation of bushfire recovery roles and casual staff costs.
Materials and services also rose substantially, increasing by $4.708 million (9%), reflecting inflationary pressures, service demand, and delivery of externally funded programs.

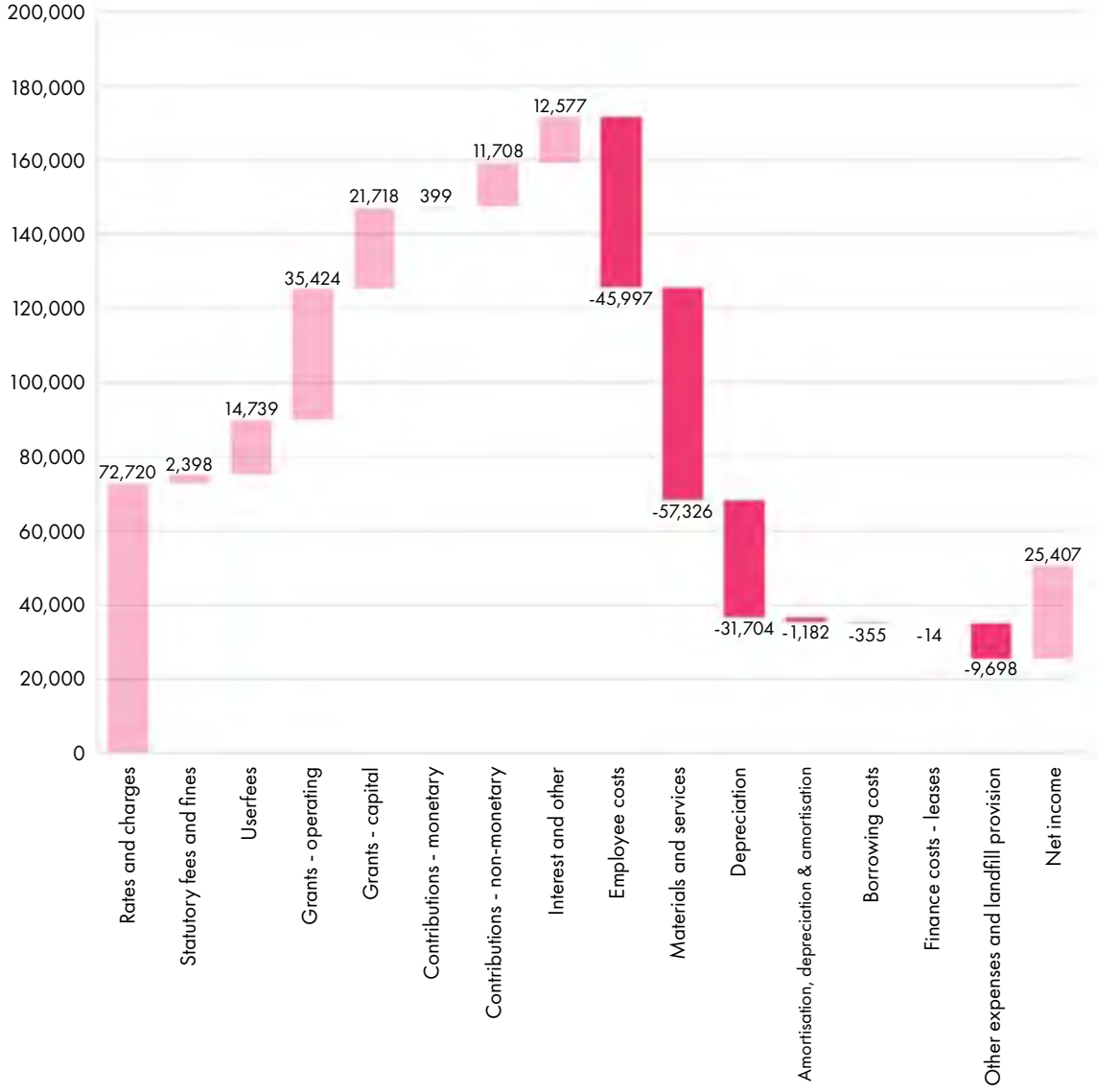
Depreciation expense climbed by $2.410 million (8.2%), primarily due to contributed assets being added to Council's infrastructure base and the completion of capital works from prior years resulting in new assets becoming subject to depreciation.

Other expenses increased by $2.495 million, mostly due to asset write-offs related to infrastructure renewals, a non-cash adjustment that aligns the asset register with the current state of assets. Additionally, landfill rehabilitation provision recorded a positive movement of $582,000, changing from a reversal of $311,000 in 2023/24 to a $271,000 increase in 2024/25, due to revised cost and discount rate assumptions.

Minor changes were recorded in amortisation, borrowing costs, finance lease interest, and impairment losses, which collectively had limited impact on the overall result.

Overall, the increase in operating expenditure reflects both real growth in service-related costs and the effect of year-end accounting adjustments.

Income and expenditure flow chart: 2024/25

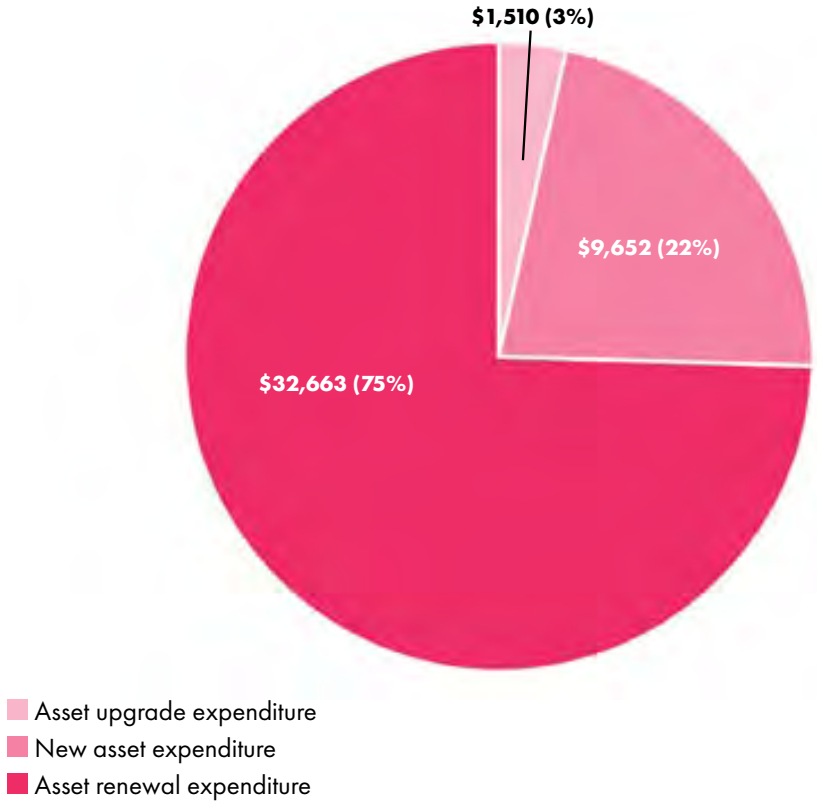


Summary of Capital Works Allocations

Council's total capital works expenditure for the 2024/25 financial year was $43.825 million, representing an underspend of $47.558 million (52.04%) compared to the adopted budget of $91.383 million.

The shortfall was due to the deferral of several major infrastructure projects into the 2025/26 financial year, including the Bairnsdale Airport Runway Extension ($11.092 million), Digital Services Project ($3.543 million), and WORLD Sporting Precinct Stage 1 ($3.632 million).

Allocation of capital expenditure: 2024/25



Advocacy

We have an important role in advocating for projects and initiatives that matter to our communities and contribute to building a safe, sustainable and resilient shire. This advocacy, and supporting public communications, includes regular meetings with Members of Parliament from the Australian and Victorian governments and Opposition, local Members of Parliament, and maintaining positive working relationships with other organisations and statutory authorities.

Councillors and executive members also hold representative positions on external advisory committees and boards to ensure that East Gippsland is represented in regional, state, and national arenas. Such as the National Timber Councils Association, One Gippsland, Australian Coastal Councils Association, Timber Towns Victoria, and Australian Local Government Association.

A prioritised set of 31 advocacy initiatives adopted in April 2024 were pursued during the year, categorised under the five Council Plan 2021-25 themes. Seven of these priorities were deemed critical and included:

- Asset management
- Climate change mitigation and adaptation
- Digital connectivity
- Housing availability for workers
- National Disaster Recovery Funding reform
- Native timber industry transition
- State-wide flood mapping integration

Federal election priorities

Following the 2024 October local government election, the new Council established a set of key priorities for the May Federal election, calling on candidates in the Gippsland electorate to commit to much-needed investments in roads, community safety, economic transition, and cost-of-living relief for our rural communities. Among our requests were support for:

- Our senior community – resulting in a Labor Government commitment of $500,000 for senior citizens' rooms in Bairnsdale.
- Improved management of public land.
- A Bairnsdale Arts and Culture Precinct.
- A Local Government Commissioner for rural councils.
- Road safety, through access to increased funding to support the sealing of the Corryong Road.
- Funding to build the Lakes Entrance Multi-Use Stadium.
- Access to funding to maintain and build community infrastructure.
- An exemption from federal environmental laws requiring native vegetation offsets, which are delaying vital upgrades to the Bairnsdale Airport.
- Increased support for housing.
- Natural disaster recovery funding reform.
- Regional telecommunications.
- Attracting new industries to replace the native timber sector.

Emergency Services and Volunteers Fund (ESVF) levy

When the new ESVF levy was announced by the Victorian Government in December 2024, without consultation with local government, we immediately knew it would have a significant impact statewide. We were quick to start leading the local government advocacy to MPs, lobby groups and our local government partners.

One of our strongest advocacy campaigns included meetings, conversations and letters to Ministers, local MPs, crossbench MPs, the Municipal Association of Victoria, Rural Councils Victoria, other councils, and the Governor of Victoria's office.

Our advocacy was supported by our own sustained media campaign both locally and into regional and metropolitan audiences, and in collaboration with others on regional campaigns. We kept our community informed from the outset and listened to our ratepayers and representative and advisory groups.

The advocacy resulted in a slight reprieve, with the Government pausing the increase on primary producers for 2025-26.

We're not giving up on having the ESVF scrapped. As a Council and broader local government sector, we will continue to work on how we can best support our community.



Wednesday, June 4, 2025 5

Open letter to the community

A tax that is taking a toll on us all

Dear East Gippslanders,

Like you, we are devastated by the decision of the Victorian Government to forge ahead with its ill-conceived cash grab: the Emergency Services Volunteers Fund (ESVF) levy.

We've been able to influence a temporary reprieve for our farmers as announced on Friday. However, the new tax still fails to consider the impact on rural communities, small businesses, farmers and families.

We are all impacted.

The major tax hike also ignores the impact on council. The cost alone to administer this extra tax collection is significant and this ultimately impacts the services we deliver to the community.

This tax will rip millions of dollars out of our community for little local benefit. The tax is not like rates, which are 100 per cent invested back into the community. It must be immediately scrapped, and emergency services properly funded through the State's general revenue – just like other essential public services.

SIX MONTHS OF FIGHTING

When the new ESVF levy was announced by the Victorian Government in December last year, without consultation with local government, we immediately knew it would have a significant impact statewide. That's why we were quick to start leading the local government advocacy to MPs, lobby groups and our local government partners.

This has included meetings, conversations and letters to Ministers, local MPs, crossbench MPs, the Municipal Association of Victoria, Rural Councils Victoria, other councils, and the Governor of Victoria's office.

We've had our own sustained media campaign both locally and into regional and metropolitan audiences and collaborated with others on regional campaigns.

We've kept our community informed from the outset and listened to our ratepayers and representative and advisory groups.

This work over the past six months hasn't let up, working both publicly and behind the scenes to garner support to stop the money grab from rural communities who are already up against it – difficult season conditions, cost-of-living pressures, a slow economy and the closure of the timber industry.

As the media attention and public displays of protest from all across across the state have demonstrated over recent weeks, this tax will hurt us all.

The conversations, phone calls and letters from community members emphasise the disbelief this tax could be forced upon us.

It's taking a toll on us all. We are in this together.

But we have had some wins. We've been able to consistently shine a light on why our community cannot afford this tax, and we've influenced a rethink on the amount our farmers are taxed.

WHAT WE KNOW

Disappointingly, the government didn't read the room when it first considered pulling it in Parliament and withdrew due to a lack of support. We worked hard to get the support of crossbench MPs to assist the Coalition in blocking the bill in Parliament.

When the bill was presented in May, there were some minor tweaks but unfortunately those changes did not go far enough. The impact on our communities remained largely the same.

There is limited appreciation by city decision-makers of the impact this tax has on rural people, both financially and emotionally.

Friday's announcement by the Premier to declare the entire state in drought gives our farmers some reprieve. The drought declaration means the ESVF variable rate on primary production properties will remain at 28.7 – the same as it was in 2024-25 – for the duration of the 2025-26 financial year. This is down from the proposed ESVF variable rate of 73.8 cents per $1,000 CIV).

This reduced rate will be applied to rates notices for primary production properties automatically.

We welcome this concession from the Premier that the levy was impacting all farmers. However, the concern for the hike in the levy for residential and commercial property owners remains.

It's step (not) in having this completely overturned.

"JUST DON'T PAY" – IT'S NOT THAT SIMPLE

We also worked hard on having the levy collected by the State Revenue Office, not council. Unfortunately, you will see the levy itemised on your rates bill, even though it is not a council charge.

We have heard the suggestions to "just don't pay the new tax". Unfortunately, it's not that simple.

Councils are obligated to collect the levy and cannot use a separate invoice to collect the levy.

Also, council must proportionally allocate rates revenue towards the levy if ratepayers choose not to pay the levy element on their rates notice. For example, if your rates are $5000, and the levy is $500, if the property owner pays only the $4500 rate component council collects $2550 (roughly 55 per cent of payment in this example) and the $450 balance goes off to the government. We know that will be significantly more for many ratepayers. And your rates notice will still be in arrears.

Unfortunately, ratepayers who refuse to pay the levy may create financial strain on councils across the state. It may also be subject to council's debt collecting processes – something we aspire to unpick.

You will hear more from us about the levy prior to receiving your 2025/26 rates notice.

EMERGENCY SERVICES VOLUNTEERS

This money grab is not how our local emergency services operate. Volunteers are the glue that keeps our communities strong.

Unfortunately, this levy is not truly inequitable – it shows a deep lack of understanding and respect for the role farmers, small businesses and families play in keeping our communities safe in times of need.

There is no guarantee the money taken from East Gippsland will be returned to our region to support local emergency services and disaster preparedness. This is compounded by East Gippsland being one of the most emergency prone areas of the state.

WHAT'S NEXT

We're not giving up on having the ESVF scrapped. As a council and broader local government sector, we will continue to work on how we can best support our community. In the meantime, we hope the following suggestions are of some help.

If you are a farmer, commercial business owner, or have vacant land, talk to your accountant or financial advisor about how you may be able to minimise the impact of the levy.

If you are a CFA or SES volunteer, investigate how you can get the volunteer rebate on your principal place of residence or farm. This rebate is not administered by council.

If you are experiencing any difficulty in paying your rates, please talk to us as soon as possible. We're here to help.

Let's stick together and continue to fight for the best outcome for our community. The best outcome is the Emergency Services Volunteers Fund is scrapped in its entirety.

Warm regards,

East Gippsland Shire Councillors Mayor John White, Deputy Mayor Sonia Buckley, Arthur Allen, Jodie Ashworth, Tom Crook, Barry Davis, Trevor Eastman, Bernie Farquhar and Ian Tervaake

An open letter to the community explaining our advocacy work on the ESVF.

Kerbside glass recycling

We joined other Victorian councils to request the State reconsider its plan to introduce kerbside glass recycling to ensure the financial cost to ratepayers was kept as low as possible.

The advocacy to the State highlighted research which found that implementing a glass-only service would come at a significant cost to local communities, including an estimated $75 million set up fee and additional average ongoing collection and processing cost of $27 per household, per annum.

We also highlighted that expanding the successful Container Deposit Scheme to include wine and spirit bottles would have similar benefits to a kerbside glass service but would be less of a financial burden to councils as existing infrastructure can be utilised.

Drought support

Drought relief advocacy to support farmers north of Swifts Creek battling ongoing dry seasonal conditions resulted in the Premier extending drought assistance to the whole of the state in late-May after East Gippsland High Country communities were left out of drought assistance packages only weeks prior.

This included a pause on the introduction of the flawed and unfair Emergency Services and Volunteers Fund levy on primary producers.

Rural Councils Victora, on which we have representation, was a key driver in advocating for drought support.

Additionally, during the year Council developed several motions to be considered by the Australian Local Government Association (ALGA) and the Municipal Association of Victoria (MAV).

The ALGA National Assembly supported our calls for:

- Expanding access to the Roads of Strategic Importance Program to deliver vital road safety and industry transport links including food production for the south-east of Australia.
- Increasing funding through the Disaster Ready Fund or other funding programs to allow infrastructure to be upgraded to meet changing climate and weather patterns and implement the National Disaster Risk Reduction Framework.
- Implementing all recommendations in the Australian Government's Regional Telecommunications Independent Review Committee report to improve connectivity for regional, rural and remote communities.
- Restoring the Local Roads and Community Infrastructure Program to ensure local government can continue to provide infrastructure that meets a range of community resilience and economic needs.

During the June 2025 Australian Local Government Association National General Assembly in Canberra – the largest annual gathering of local government leaders in Australia – Council met with Cross Border Commissioner Brett Davis to discuss key issues affecting border communities, including transport and roads, employment, childcare and education, the Eden port redevelopment, and the timber transition.

The delegation also toured the National Emergency Management Agency's National Situation Room. While in Canberra, Council attended sessions on safer roads, housing and community infrastructure, local government jobs and skills, women in local government, and emergency management capability and capacity.

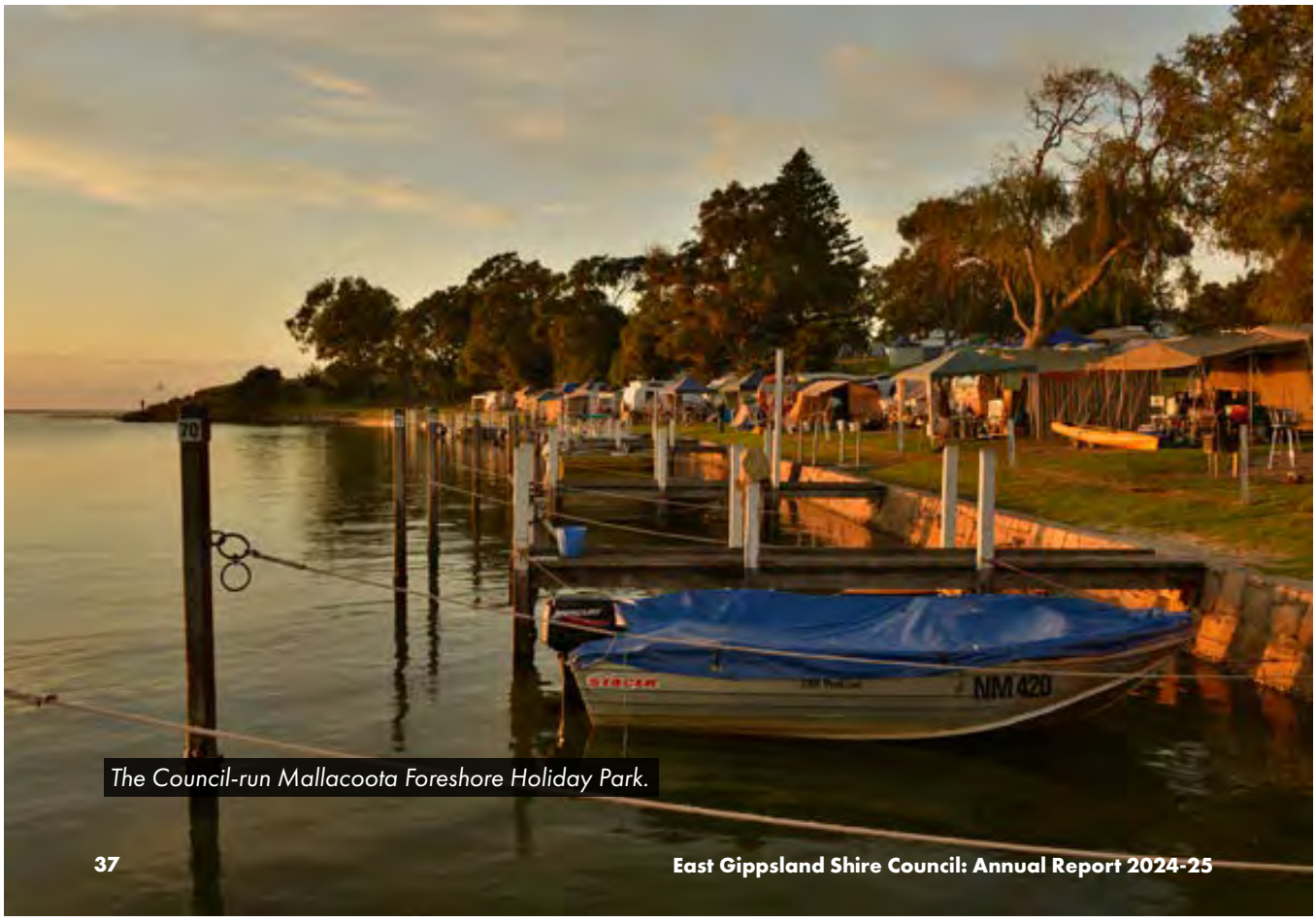
MAV motions endorsed by Council for the State Council Meeting in early 2025-26 call on the State Government to support:

- Implementing recommendations from the Inquiry into Local Government Funding.
- Resourcing to support health outcomes.
- Better management of public land.

Description of operations

We are committed to enhancing the wellbeing and prosperity of our community through a comprehensive range of services, programs, projects, and infrastructure. Our strategic objectives are achieved by providing essential services and facilities, offering support, and advocating for the needs of our community. To ensure these goals are met effectively, we employ a variety of performance indicators and measures.

Under both Victorian and Australian legislation, our responsibilities include maintaining community infrastructure, managing land use planning and building control, overseeing domestic animal control, protecting the environment, and supporting local businesses. Each of these areas is integral to our mission of fostering a thriving and resilient community.



The Council-run Mallacoota Foreshore Holiday Park.

Major capital works

During the 2024-25-year, Council successfully delivered $44,498,354 in projects.

While some projects will extend into the next financial year, many are part of ongoing, multi-year initiatives that will continue to benefit our community for years to come.

The following is a summary highlighting some of the major projects and renewal programs undertaken during the year.

Drainage

- Two drainage outfalls in Marlo were upgraded following storm damage, improving local flood resilience and environmental protection.
- Design work progressed for flood resilience projects in the Bairnsdale and Forge Creek area, with implementation pending funding opportunities.
- Flood remediation works were undertaken at Livingstone Park in Omeo, enhancing natural defences and biodiversity. While not strictly drainage, this project aligns with our broader water management goals.
- A Stormwater Management Plan is being developed to guide drainage planning over the next decade.
- 7,778 metres of stormwater pipes were added to the asset register through contributed assets, capital works, and found assets.

Footpaths

- The Bemm River Footpath Connections project was completed, delivering 1.5km of concrete and boardwalk footpaths ($328,488), improving pedestrian access and safety.
- 9,094 metres of footpaths were added to the asset register from contributed assets and capital works projects.

Culverts

- Design works were completed for culverts at Kellys Road, Omeo, and Jones Road, Eagle Point ($24,088), supporting safer and more reliable road infrastructure.

Bridges

- Timber bridges at Nodens Access, Mallacoota, and Gulf Road, Bendoc, were replaced in 2024–25, improving safety and connectivity.
- Only three timber road bridges remain. All have been designed and are ready for tender when funding becomes available.
- All load-limited timber bridges have now been replaced, removing key transport barriers and improving freight and emergency access.

Roads

- 300,127 square metres of roads were resealed during 2024–25, enhancing road safety and durability.
- 5,653 metres of road wearing course were added to the asset register from contributed assets and capital works projects.
- 9,260 metres of kerb and channel were added to the asset register, improving drainage and pedestrian safety.

Capital works completed

Bairnsdale Air Ambulance Facility

The construction of a Patient Transfer Facility for Air Ambulance Victoria was highlighted as a priority in the Bairnsdale Airport Masterplan 2020.

Bairnsdale Aerodrome handles the highest number of fixed wing aeromedical retrievals by Air Ambulance Victoria (AAV) in regional Victoria, with aircraft visiting Bairnsdale as often as two to three times a day for patient transfers.

The project received 50% funding from the Australian Government through the Department of Industry, Science and Resources - Regional Airports Program Round 3, with the remaining funding contributed by us.

All civil work has been completed including asphalt connection to the existing taxiway. Certificate of Occupancy has been issued, and the building is now ready for use.



Crooke Street Wetlands, Bairnsdale

The project to create a wetland at Crooke Street and install gross pollutant traps in Hoddinott Street Reserve in East Bairnsdale to better regulate stormwater, eliminate gross waste and suspended sediments to reduce nutrient flows into Jones Bay has been completed. The project had broad stakeholder support and was developed and co-funded with assistance from a range of partner agencies.

The Crooke Street wetland was designed to achieve multiple environmental outcomes including:

- 100% removal of gross pollutants, this includes litter.
- 100% suspended solids.
- 81% of current phosphorus.
- 33% of current nitrogen.

Forest Park, Orbost

The Forest Park Orbost upgrade has revitalised and modernised Orbost's premier passive recreation area and visitor rest-stop. This will both grow local tourism by providing a destination for travellers using the Princes Highway and provide a place for community members of all ages to gather, connect and enjoy the beautiful location and facilities. This will assist the Orbost community to recover from the impacts of prolonged drought and announcements that will see an end to the area's native timber industry.

Funding was provided through the Council and the Department of Infrastructure, Transport, Regional Development and Communications via the Regional Recovery Partnerships program.

The playground opened in November 2024, with local school children enjoying a teddy bears' picnic in celebration. The new facility includes:

- New play equipment
- New toilet block
- Barbecue shelter, new barbecues and seating
- Additional long vehicle parking





Krauatungalung Walk, Lakes Entrance

Krauatungalung Walk Stage 1 commenced in 2023 with the installation of an Indigenous Garden representing the five Gunaikurnai clans and a beautiful seat starring Gunaikurnai creators Borun the pelican and Tuk the Musk duck, to enhance the cultural experience for all.

Partnering with the Gunaikurnai Land and Waters Aboriginal Corporation (GLaWAC) underscores our commitment to engage and listen deeply to Gunaikurnai Traditional Owners. GLaWAC will design and install additional cultural art pieces, ensuring the project remains deeply rooted in cultural heritage.

The boardwalk on the southern side of Cunningham Arm from the Surf Club to the sand spit has been completed. 150 metres in length, this exciting project encompasses the Water Sports Pavilion which was also delivered by council.

Design for the remaining stages is underway, with Stage 2, on the northern side from Eastern Beach to the existing concrete footpath set to commence construction in the 2025-26 financial year.

A formal opening ceremony was held in February 2025.

Changing Places facility, Lakes Entrance



We have installed a Changing Places facility in Lakes Entrance at the Foreshore Park.

This facility allows people with high support needs to participate in all elements of community life, without having to limit their time out due to concerns about being able to access a suitable bathroom. Without Changing Places facilities, many people are unable to fully immerse themselves in the community, not out of choice, but because of a lack of suitable public toilets.

Changing Places facilities include:

- A height-adjustable adult-sized change table.
- A constant-charging ceiling track hoist system.
- A centrally-located peninsula toilet.
- Additional circulation space more than standard accessible toilets.
- An automatic door with a clear opening of 950 mm at a minimum and a privacy screen.

A second Changing Places facility will be installed at Mick Baum Park in Cann River in early 2026.



Lakes Entrance Foreshore Park

The playground, near the footbridge on the Esplanade in Lakes Entrance is now complete and open for all to enjoy. The design focuses on universally accessible equipment and the park is an area where young people of all abilities can play and relax in a safe, enjoyable, and challenging environment that inspires creativity and encourages physical activity.

This park is a fantastic spot for everyone to enjoy, thanks to water play, nature play, and inclusive design features.

The official opening took place in February 2025.

Livingstone Park, Omeo

Delivered under a detailed flood-remediation plan developed by a specialist waterway consultant, the project focused on strengthening the park's natural defences against flooding while enhancing its appeal for locals and visitors.

Construction works of stage 1 are complete, and key upgrades include:

- Construction of rock chutes
- Installation of a new rock crossing
- Extensive new plantings to improve biodiversity and flood resilience



Stage 2 will see the replacement of the damaged spillway. The existing concrete and rock spillway will be replaced by a new rock spillway, and a new bridge will be constructed over the spillway.

Mallacoota Streetscape

The Mallacoota Streetscape upgrade has been completed. This project has transformed Maurice Avenue into a more pedestrian-friendly and functional space, with key features including:

- Raised crossings and traffic-calming measures to improve safety.
- Wider footpaths and better footpath connections.
- New street furniture, native landscaping and upgraded car parking.
- Dedicated disabled parking and a new electric vehicle (EV) charging bay.

Importantly, there has been no reduction in car parking spaces. In fact, the new layout has added two extra spaces on Maurice Avenue. Accessibility has also been enhanced, with improved footpath connections and four newly designated disabled parking bays located near important destinations such as the pharmacy.

Complementing this project, an additional 11 parking bays and an EV charging space have been installed in nearby Greer Street. The charging station is East Gippsland's most visually appealing to date – the unit is adorned with beautiful artwork thanks to a collaboration with the Croajingolong Centre for Communications and the Arts. This creative touch integrates local culture into the project and enhances its visual appeal.

The streetscape upgrade was shaped by community input through a dedicated Project Reference Group, which included representatives from Friends of Mallacoota, Traditional Owners, seniors, youth, arts groups, local business and accessibility advocates.

As a result of community feedback, we:

- Retained large native trees, mosaics, commemorative bricks and the rotunda.
- Worked with local groups to select plant species that are native and reflect Mallacoota's existing gardens.
- Improved safety at the bus stop and ensured new footpaths are accessible to all.

Local creativity will continue to shine through the project. In the coming months, new public art will be installed to celebrate Mallacoota's culture, natural surrounds and community identity. We will oversee the installation in partnership with the artist.





Marine Parade, Lakes Entrance

We secured $1.2 million of funding through the Australian Government for the upgrade and redevelopment of Marine Parade in Lakes Entrance. The project area extends from the entry roundabout at Marine Parade and the Princes Highway along to the Barkes Avenue intersection. The project aimed to achieve traffic calming measures, improve pedestrian safety and improve on-road parking safety.

Raised pedestrian crossings, asphalted road, concrete footpaths and line marking of off-road parking spaces are now complete.

We have now secured funds to upgrade the intersection of Barkes Ave and Marine Parade. Construction is scheduled for the 2025-26 financial year.

Myer Street, Lakes Entrance

Safety improvements have been completed with a focus on Myer Street and service roads between Roadknight Street and Coates Road, including Lambert Street in Lakes Entrance.

Kerb and channel have been constructed to improve drainage and additional footpath crossings have improved pedestrian safety. The service roads have been formalised with dedicated entry and exit points between the service roads and Myer Street.





Omeo Mountain Bike Trail – 50km open

Omeo has marked a key milestone with the official opening of Stage 1 of the Omeo Mountain Bike Trails. At a ceremony held at Livingstone Park in December 2024 community members, mountain bike enthusiasts and dignitaries came together to celebrate the project, which is already establishing Omeo as a nationally significant mountain biking destination.

Stage 1 of the project includes 50km of professionally designed trails catering to riders of all abilities, as well as state-of-the-art facilities at the Livingstone Park trailhead, including showers, changerooms, a bike wash, trail maps, skills park and a pump track, offering a functional and inviting space for riders to gather and prepare for an adventure.

Swifts Creek Recreation Reserve

Like many rural communities, sport and recreation plays a critical role in bringing the Swifts Creek community together and helps maintain their physical and mental health wellness. The Swifts Creek Recreation Reserve Committee of Management knows that the recreation reserve is a critical asset for Swifts Creek and surrounding communities in keeping people of all ages and abilities socially and physically connected.

Funded by the Victorian Government through the Local Economic Grants Program we are pleased to report that our local contractor, Design Co Builders, has completed the construction of the new pavilion and we look forward to welcoming the community to an official opening later this year.



Capital projects in progress

Planning and development of the following projects has commenced. Further information regarding project scope and construction programming is available on Your Say East Gippsland.

Buchan Recreation Reserve

We, with the support of State and Australian Government, and Community funding, are investing in the development of the Buchan Recreational Reserve Master Plan.

Sport and recreation play a vital role in bringing the local community together and this investment in the Buchan Recreational Reserve reflects Council's strategic vision to recognise that an active and connected community is better placed to build resilience and recover following the difficulties experienced by small communities, like Buchan, during times of natural disaster events.

The Buchan Recreation Reserve is a large community open space reserve located within the village precinct of Buchan and adjacent to the beautiful Buchan River. The reserve provides the local community with a critical staging and refuge facility during natural disaster events and is a well-used local sports ground and community hall facility, being home to five local sporting clubs – pony, netball, tennis, football, and cricket. Upgrades to the Buchan Recreation Reserve are now underway and progressing well.

Netball/tennis courts have been completed with training now taking place under the newly installed lighting system.

Construction has commenced on the Pavilion, and the walls are up. Works will continue with an expected completion date in mid-2026.





Hoddinott Playground, Bairnsdale

The upgrade of the Hoddinott Reserve playground is in full swing, aiming to create a lively community area that combines fun and relaxation.

The project is progressing quickly, with construction actively taking place to provide a refreshed recreational space for everyone in the community.

This project, led by us and executed by the Gunaikurnai Land and Waters Aboriginal Corporation, will introduce a family-friendly playground featuring engaging equipment suitable for children aged 4 to 12. Families can also look forward to new seating options, making the reserve a more welcoming spot for play and relaxation.

The design has been shaped by community input, promoting active play and fostering social connections. Although we initially planned to keep some of the original play structures, after evaluation they were deemed too worn out. Consequently, we will invest in all new playground equipment, focusing on what can be achieved within the available grant funding. Despite these changes, we are dedicated to creating a high-quality, enjoyable space for everyone.

Mallacoota Hall



The Mallacoota Hall is the dedicated emergency relief centre facility for the Mallacoota Community.

This project will upgrade the hall to improve its functionality for day-to-day use by:

- Relocating the main entry.
- Addressing existing accessibility barriers.
- Redeveloping the toilets and change rooms to improve accessibility and functionality.
- Future-proofing the building to prevent bushfire smoke entering the facility.
- Creating new internal storage space.
- Expanding the existing kitchen.
- Creation of additional community and office spaces.

The project is on track for completion by November 2025.



Metung Boardwalk revitalisation

Work to improve the Metung Boardwalk is about to begin, with the first stage of upgrades starting in October 2025. The project is part of our broader asset renewal program and aims to make the boardwalk, one of the town's most used public spaces, safer and more durable.

The boardwalk is one of Metung's most popular features and needs to be looked after properly. This first stage is all about improving safety, extending the life of the boardwalk, and keeping it accessible for everyone. Stage 1 of the project will run from October to November 2025.



Sarsfield Recreation Reserve

The Recreation Reserve in Sarsfield is being upgraded. The almost 60-year-old hall is being replaced with a multipurpose community centre and upgraded public toilet facilities.

Funding for this project is provided by the Australian Government through the Department of Infrastructure, Transport, Regional Development, Communications, and the Arts.

We have worked closely with the community to through the design phase and construction has now commenced.

Slip Road Maritime Precinct, Paynesville



Following a comprehensive review stemming from unforeseen lake bed conditions, we made necessary design updates to the Slip Road project.

The updated project design aims to ensure the long-term durability of the waterfront structures and addresses the geotechnical review and will ensure that the water-based infrastructure is stable and durable.

Progress to date:

- Northern seawall panels: Pre-fabrication is complete, a major step forward in strengthening our coastal resilience.
- Service Jetty: Pile driving is around 70% complete, with beams and deck prefabrication underway.
- Floating pontoon jetties: Design and general layout were endorsed by the CFA, and pre-fabrication commenced.
- We've completed the installation of the southern boardwalk approximately 150m long.

Awards

LGPro Award Winner – Disaster Readiness and Recovery Award

We received the LGPro Award for our 'Strengthened Disaster Readiness and Resilience East Gippsland' initiative, developed in response to the 2019-20 Black Summer bushfires.

The program embedded community leadership into emergency planning, resulting in 46 Local Incident Management Plans (LIMPs) and 14 Community Emergency Management Plans. Infrastructure upgrades included ember-proofing, solar panels, microgrids, generators, and satellite communications.

Victoria's first local government Emergency Dashboard was launched, alongside inclusive tools such as Person-Centred Emergency Preparedness (P-CEP), Social Stories designed for children with autism, providing relatable narratives that explain what to expect in unfamiliar situations, and Sensory Kits (a bag of tools that help children with autism or sensory processing challenges ease anxiety and improve communication during sensory overload). The initiative has become a benchmark for community-led emergency planning, with its scalable model shared at state and national forums.

LGPro Finalist – Service Delivery

Our Mobile Service Initiative was recognised as a finalist in the Service Delivery category of the 2025 LGPro Awards for Excellence. The program introduced two multipurpose vans delivering integrated library, customer service, and digital connectivity across 47 locations – covering over 60,000km in the past year. Beyond service reach, the initiative has strengthened social connection and trust in areas where our presence was previously limited.



Civic events

Through a range of civic events, we provide opportunities for community groups to participate, engage and celebrate with Councillors, staff and contractors. As part of our civic leadership role and commitment to active community engagement, we recognise the importance of community involvement and celebrating achievements by hosting civic events. This approach supports transparency, builds trust and helps civic events remain relevant to the community needs. These events include citizenship ceremonies, project openings and announcements, welcoming of visiting dignitaries and participation in community events. We also work directly with local groups, schools, and organisations, ensuring a broad cross-section of people are involved and engaged.

In May, as part of National Volunteer Week, 53 exceptional individuals were added to the East Gippsland Volunteer Honour Roll. This roll acknowledges the dedication and years of service contributed by local community members. These new inductees join a growing group of changemakers who embody commitment and generosity, contributing more than 820 years of volunteer service between them – a testament to community spirit. The Honour Roll now includes 282 recognised volunteers: each representing the profound impact of giving back. The Honour Roll is permanently featured on our website.

We delivered four citizenship ceremonies, with the June 2025 ceremony the largest ceremony to date, welcoming 36 new citizens. In total, we welcomed 94 new citizens this year.

Official openings of community projects delivered through our capital works program focus on community participation of organisations, residents and community groups. These events not only celebrate the completion of infrastructure and facility upgrades but also recognise the collaborative efforts that bring projects to life – strengthening community connections and fostering a sense of pride and ownership within the region. Our civic event opportunities are widely shared through our communication platforms, featured in local media, supported by community networks, groups and clubs.



January's Citizenship Ceremony held at St Mary's Parish, Bairnsdale.

Civic events delivered

July 2024
- Omeo Recreation Reserve netball courts opening
- The Old Slipway opening, Lakes Entrance
- Bairnsdale City Oval, Peppercorn Park

September 2024
- Jemmy's Point Lookout opening, Kalimna
- Australian Citizenship Ceremony

November 2024
- Bairnsdale Show
- Omeo Show (pictured)
- Orbost Forest Park upgrade opening

December 2024
- WORLD Sporting Precinct – netball, hockey and pavilion opening, Bairnsdale
- Omeo Mountain Bike Trails Stage 1 opening
- 30-year Council Amalgamation civic reception, Bairnsdale

January 2025
- Shire-wide Australia Day Awards, Orbost
- Australian Citizenship Ceremony

February 2025
- Lakes Entrance Water Sports Pavilion opening
- Lakes Entrance Foreshore Park opening
- Lakes Entrance Krauatungalung Walk opening
- Governor of Victoria visit (multiple locations), including civic reception Bairnsdale

March 2025
- Orbost Show (pictured)

April 2025
- Bemm River footpaths opening (pictured)
- East Gippsland Field Days, Bairnsdale
- Australia Citizenship Ceremony

May 2025
- National Volunteer Week

June 2025
- Governor-General of Australia visit, including First Responders' Day civic reception (pictured)
- Australian Citizenship Ceremony
- Lindenow South Recreation Reserve lighting upgrade opening
- Wy Yung Recreation Reserve lighting upgrade opening









East Gippsland Australia Day Awards

Over 150 residents gathered on Saturday 18 January to celebrate and honour some of the region's most dedicated volunteers and outstanding community events at the 2025 East Gippsland Australia Day Awards.

Held in the heart of Orbost at the upgraded Forest Park, the event was a reflection of community spirit, featuring a flag unfurling ceremony led by the Orbost Girl Guides (below). Live music by local favourites, Marlo band *The Remedies* while the Orbost Lions Club hosted the barbecue.

A highlight of the afternoon was the keynote address by our Australia Day Ambassador, Sailor's Grave Brewing's Chris Moore (pictured), who provided a thoughtful keynote address about the strengths of East Gippsland's communities.

The event was not only an opportunity to recognise exceptional contributions, but also to strengthen connections across the region.









Citizen of the Year – Bill Newcomen (above)

Metung's Bill Newcomen has made an outstanding contribution to his community through decades of service. From school councils and CFA training to mentoring junior sailors, Bill's dedication is unwavering.

For 25 years, he led the junior sailing program at the Metung Yacht Club, teaching over 600 children – including some who now compete internationally. Even nearing 80, he continues to assist and remains a familiar face on rescue boats and at regattas. He's held multiple leadership roles at the club, including Commodore and Vice Commodore.

Professionally, Bill worked as a social worker with Bairnsdale Regional Health Service and Omeo Hospital, supporting families during life's toughest moments. He's also a trusted confidant for emergency service workers across the shire, regularly checking in on paramedics and offering a calm, compassionate presence.

Community Event of the Year – Mountain Cattlemen's Association of Victoria Annual Get Together (right)

The 2024 Omeo Get Together brought over 3,000 people together to celebrate community spirit, heritage, and local pride. Held just outside Omeo, the event highlighted the region's rich history through exhibits, performances, and activities that honoured the traditions and stories of the area.

A true showcase of collaboration, the event demonstrated the strength of community connection in East Gippsland.



Young Citizens of the Year – Alfie Simpson (L) and Tanner McMillan (R)

Bairnsdale's Tanner McMillan and Alfie Simpson were named Young Citizens of the Year for their remarkable community contributions.

Tanner, who lives with Lyme disease after a tick bite as a child, has become a tireless advocate for awareness and support. Despite ongoing health struggles, he's raised over $100,000 for the Lyme Disease Association of Australia and shared his story on *The Project* and other media to inspire change. In December, he walked the entire 90 Mile Beach to raise funds — an effort even recognised by *Coldplay's* lead singer during a Melbourne concert.

Nine-year-old Alfie began fundraising at six, collecting cans and donating the proceeds to help those in need. He and his brother also created 'Can-Do Poo' selling sheep manure as fertiliser and giving most of the profits to support the homeless. Alfie's motivation is simple: "I have what I need – others don't."

Tanner and Alfie are shining examples of kindness, courage, and the power of young people to make a real difference in their community.





Governor-General's visit – Thank a First Responder Day

More than 50 local first responders were joined by Her Excellency the Honourable Ms Sam Mostyn AC, Governor-General of the Commonwealth of Australia, for a breakfast in honour of Thank a First Responder Day at the Bairnsdale Fire Brigade on Wednesday 11 June.

Representatives from the CFA, Victoria Police, Coast Guard, VICSES and DEECA came together to share their stories, enjoy breakfast, and connect with Her Excellency, who made time to speak with everyone, ask questions, and offer her personal thanks for their service.

Victorian Governor's Tour

In February, we hosted a civic reception in Bairnsdale, attended by Her Excellency Professor the Honourable Margaret Gardner AC, Governor of Victoria, with a focus on bringing together a wide range of industry and community leaders from across the shire.

Her Excellency's visit included some of the region's key industries, workforce training centres, and cultural landmarks. The Victorian Governor praised East Gippsland's community spirit, noting its strong culture of volunteerism and the way locals quietly support one another without seeking recognition. The Governor's visit emphasised the importance of collaboration between local communities, government, and industry to foster East Gippsland's continued growth.



Events

We sponsored nine regional events, generating an impressive economic benefit of $6.28 million for the East Gippsland economy.

Eight new events were secured during off-peak periods, injecting vibrancy into the region and providing valuable support to local businesses. We also supported the Bairnsdale Anzac Day Commemoration Service, delivering a meaningful ceremony that honoured local heroes. Additionally, the Lakes Entrance Foreshore Summer Carnival returned as a seasonal highlight, attracting both residents and visitors to enjoy the waterfront festivities.

Two event masterclasses were hosted in Bairnsdale and Lakes Entrance, attended by 70 participants. These sessions focused on risk and emergency planning, volunteering, and sustainable event practices, and included the launch of the newly developed 'Promoting Your Event' guide.

Four signature events participated in the Pathways to Growth Mentoring Program, receiving tailored support to grow and sustain their impact:

- East Gippsland Winter Festival
- Twin Rivers Bream Classic
- Paynesville Classic Boat Rally
- Wild Harvest Seafood Festival

The program, funded through our event sponsorship budget, aims to elevate homegrown events and promote regional visitation.



Hooked On Lakes, Lakes Entrance. Credit: Neonormal.

Event highlights for year include:

Dates	Event	Our role
21 June – 21 July 2024	East Gippsland Winter Festival 2024	Sponsorship and Pathways to Growth
19 – 21 July 2024	The Twin Rivers Bream Classic	Pathways to Growth
17–18 August 2024	2024 Vic Bream Classic Series- Mallacoota	Sponsorship
7 – 22 September 2024	The 2024 Australian National Retrieving Championships	Sponsorship
19 – 20 October 2024	Joyride Rookie Cup 2024	Sponsorship
12 – 13 October 2024	2024 Vic Bream Classic Series- Marlo	Sponsorship
23 – 24 November 2024	2024 Victoria Mountain Bike Series (VDHS)	Sponsorship
9 – 21 January 2025	33rd Australian Speleological Federation (ASF) Conference	Sponsorship
9 March 2025	Hooked on Lakes	Sponsorship
20 June - 20 July 2025	East Gippsland Winter Festival 2025	Sponsorship and Pathways to Growth



Paynesville Classic Boat Rally.

Culture and creativity

We delivered a landmark year of creative programming, regional engagement and sector development, reinforcing the role of arts and culture in community, the economy and the identity of East Gippsland.

We launched East Gippsland's first-ever curated creative program, titled *Create*, with two editions published. Released biannually, it aims to bring together a visual representation of the offering for local audiences to experience local, nationally and internationally acclaimed work right here in East Gippsland – whether in formal venues like the Forge, or in a local community venue.

The Forge Theatre continues to build its position as an integral part of cultural life in East Gippsland:

- 16,878 seats filled across the year.
- Delivered exclusive daytime performances for schools, fostering early engagement with live performance and creative thinking.
- Developed a strategic marketing and communications strategy to deliver long-term promotional systems, templates and workflows to support new audience engagement with the venue.

Between August 2024 and May 2025, 12,241 people across East Gippsland engaged with culture and the performing arts through a region-wide touring program supported by Emergency Recovery Victoria (ERV). This initiative delivered 28 performances of 10 different shows to towns throughout region, including: Mallacoota, Orbost, Omeo, Swifts Creek, Nowa Nowa, Bruthen, Cann River, and Cabbage Tree Creek. Select performances were also held in Bairnsdale to ensure accessibility for those from the broader fire-impacted regions.

We delivered in partnership with MILKE, one of Australia's leading producing organisations, the Producers Training Program, which equipped four emerging regional producers with tools, confidence and networks they need to create and deliver arts experiences in our region. The program was conducted face-to-face and included direct one-on-one mentoring, offering emerging regional producers hands-on industry insight and support.

We deepened our commitment and connection to First Nations artists and community members, ensuring space, respect and genuine collaboration are part of our ongoing creative programming. Council delivered a show in partnership with GLaWAC and acknowledges the journey ahead and remains committed to listening, learning, and supporting cultural expression that reflects local stories.

The annual Youth Art Prize showcased the incredible talent of young people across East Gippsland. The Forge Theatre supported the hosting of the exhibition and opening event.



Section three: our Council



East Gippsland Shire Councillors, senior staff and CEO, Fiona Weigall onsite at Built QA in Newmerella for a business morning tea in February 2025.

Our Council

East Gippsland is characterised by its distinctive qualities, which present both advantages and challenges. The region boasts a remarkable natural setting, with the Gippsland Lakes and rugged coastline defining its southern boundary, and the High Country forming a picturesque backdrop. The area is marked by historical rural landscapes and pristine bushland, which encapsulate its communities. These features are fundamental to the region's thriving tourism industry.

Regional profile

East Gippsland economy is anchored by primary industries such as agriculture, forestry, and fishing, with beef, dairy, timber, and seafood being key outputs. Health care and social assistance are the largest employers, driven by an aging population. Construction and retail trade also play significant roles, supporting local development and services. Tourism is vital, attracting visitors to its lakes, forests, and coastline, while education, manufacturing, and emerging renewable energy projects contribute to a steadily evolving regional economy.



Mayor Cr John White with Gippsland Agriculture Group and East Gippsland Agriculture Advisory Committee member Trevor Caithness.

Our local economy

East Gippsland Shire's population is 50,794 and is forecast to grow to 59,979 by 2046. The region currently supports 4,578 businesses and a stable workforce with an estimated 18,654 jobs. The current unemployment rate is 4.4% in line with the regional Victorian average of 4.1%.

Despite ongoing cost-of-living pressures stemming from the Reserve Bank of Australia's interest rate increases since May 2022, the local economy has shown resilience. The total value of final goods and services produced (or Gross Regional Product) reached $3.392 billion, marking a 6.5% increase on the previous year.

The visitor economy has continued its upward trajectory, with domestic visitation valued at $861.9 million and expenditure reaching $469.5 million, reflecting year-on-year increases of 10.5% and 7.0% respectively.

As the final year of dedicated recovery efforts, we delivered a range of significant projects and programs designed to strengthen business resilience and support long-term economic renewal. While recovery support remained a priority, we also broadened our focus to re-engage with key industry sectors and business leaders.

We also maintained a strong focus on advocacy and support for communities experiencing significant structural change, particularly those most affected by the withdrawal from native timber harvesting. This transition had a profound impact on communities and disrupted supply chain businesses across the Shire, prompting us to intensify our engagement and response efforts.

In 2024-25, the Economic Development Unit welcomed the Culture and Creativity team into its portfolio, marking a strategic shift towards embedding creative industries and cultural development within the broader economic agenda. This integration has enabled stronger alignment between tourism, events and cultural programming. By bringing creative industries into closer collaboration with economic development, we are fostering innovation, community engagement, and new opportunities for local businesses to thrive in a changing economic landscape.

Sector leaders represented through our advisory committees, along with targeted business and industry engagement has continue to play a vital role in shaping Council's response to emerging industry needs.

Economic Development

- Co-funded by Council and the Department of Energy, Environment and Climate Action (DEECA), the Business Support Voucher Program was a highly valued initiative designed to assist local businesses in applying for funding through the Forestry Transition Program. It provided 54 businesses with tailored support in financial literacy, marketing, and strategic planning, resulting in increased resilience and business literacy. The program received positive feedback from both participants and panellists due to the tailored support to meet businesses where they were at and the lasting impact.
- The East Gippsland Small Business Digital Confidence Program 2025 strengthened the digital capabilities of local businesses – particularly in bushfire-impacted areas. Delivered by GippsTech, the fully virtual program saw high participation and strong outcomes, with 57 businesses attending workshops and 77% of mentoring



Gippsland Jersey's Sallie, Chris, Dee, Nicole, and Chelsea trying new products.

participants completing the program. With the addition of AI-focused content, stronger cybersecurity accountability, and enhanced virtual delivery tools, both feedback and impact exceeded expectations – participants rated the program 5/5 overall and reported meaningful digital improvements in their businesses.

- The 2024 Bairnsdale Jobs Expo, delivered in partnership with the Federal Government's Local Jobs Program and East Gippsland Marketing Inc, successfully connected over 220 job seekers with 26 local employers across key industries such as healthcare, construction, and government. With 110 local vacancies on display and active participation from our officers, the event provided job seekers with direct pathways into meaningful employment. Positive engagement extended to employers, with a dedicated networking session drawing 30 businesses and showcasing strong regional collaboration to grow skills, education, and training opportunities.
- In May 2025, we launched a free, online Customer Experience Program featuring short, practical modules designed to support time-poor small businesses in retail, hospitality, and service sectors. Developed with a regional focus the program provides accessible strategies to improve service delivery, communication, team engagement, and customer satisfaction.
- The 'How to Start Your Small Business' workshop, delivered by Business Victoria and facilitated locally by Phil East, attracted strong interest with 28 registrations, and provided aspiring business owners with essential tools, resources, and follow-up support. Secured through a successful Marketing Activity Plan after an earlier unsuccessful attempt, the free workshop was a valuable achievement in strengthening start-up support for East Gippsland's business community.



The 2024 Bairnsdale Jobs Expo successfully connected over 220 job seekers with 26 local employers.



Agriculture

In June, we brought together all three cohorts of the Ag Leadership Program to revisit change leadership principles and reflect on the real-world impact of the program. Participants shared powerful outcomes, including starting new businesses, building confidence in leadership and advocacy, improving conflict management, and driving change in their communities and organisations. The feedback highlighted a deeper and more lasting impact than initially expected, with many expressing gratitude to Council for supporting leadership growth and strengthening the region's agricultural sector.

Through eight Business of Farming events, over 200 farmers explored strategies to better manage financial challenges and make more informed business decisions, often challenging existing perceptions. The collaborative environment fostered critical thinking, adaptability, and a strong sense of community, equipping participants to respond more effectively to change.

Following a six-month recruitment process, seven new members have joined the Agriculture Sector Advisory Committee, which has served as a key forum for informed input on agricultural issues since 2021. The committee continues to play a vital role in shaping policy, supporting innovation, and strengthening resilience across East Gippsland's farming communities, with a review underway to refine its meeting format after four years of operation.

Visitor Economy

We proudly launched the region's first official visitor guide in over seven years (pictured over page), marking a significant milestone in destination marketing. The guide showcases East Gippsland's diverse tourism offering and was developed in collaboration with local stakeholders to ensure authenticity and regional representation.

We have developed a new and improved Visit East Gippsland website to become the main source of visitor information and provide an improved user experience. In addition, Council is in the process of rolling out QR-enabled visitor signage kiosks across the shire that provide information on local visitor highlights and direct visitors to the website for further information.



We provided subsidies to businesses for an annual subscription to the Australian Tourism Data Warehouse platform, Australia's national platform for digital tourism marketing with distribution to Visit Victoria, Destination Gippsland and the new Visit East Gippsland website.

Our mobile visitor servicing van has proven highly effective in reaching high-footfall environments such as events and tourism hotspots during school holidays. This initiative reflects a shift toward meeting visitors where they are and enhancing accessibility to local information.

East Gippsland achieved outstanding recognition in the 2025 TAC Top Tourism Town Awards, with three towns named as finalists:

- Lakes Entrance Top Tourism Town (population over 5,000)
- Paynesville Top Small Tourism Town (population 1,500 to 5,000)
- Marlo Top Tiny Tourism Town (population under 1,500)

These nominations reflect the strength of local tourism operators and community pride, with each application from the respective Business and Tourism Association scoring over 70% to qualify as a finalist.

Swifts Creek Futures

We are the host agency for the Victorian Forestry Transition Program's Local Development Strategy (LDS) funding for Swifts Creek and District. We also support the advancement of LDS projects in Orbost and Nowa Nowa.

The Swifts Creek Futures Project reached a significant milestone with the finalisation of the LDS, a community-led roadmap designed to guide the region's transition following the cessation of native forest harvesting. The LDS outlines strategic priorities across education and skills, nature-based recreation and tourism, and value-added primary industries, and was developed through extensive engagement with local stakeholders and innovation working groups.

Building on the foundations of the LDS, we, on behalf of the Swifts Creek community, successfully secured $500,000 in funding through the Community Development Fund (CDF) Stream 1 to deliver Phase 2 of the project. This phase will support the implementation of innovation opportunities identified in the LDS, including feasibility studies, business cases, and the development of prospectuses to drive sound projects. The funding also enables the continuation of dedicated staffing, including a project manager and administrative support, ensuring leadership and coordination through to 2026.

Your Councillors

The East Gippsland Shire Council is an unsubdivided municipality consisting of nine Councillors, who represent the whole shire and its diversity.

The Council was elected and officially sworn in on 11 November 2024. It comprises five new Councillors along with four returning Councillors from the previous term. The Council is responsible for setting the strategic direction for the shire and providing leadership for its governance.



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Cr Arthur Allen
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Cr Tom Crook
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Cr Joanne Eastman
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Cr Ian Trevaskis
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Deputy Mayor Cr Sonia Buckley
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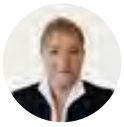

Cr Jodie Ashworth
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Cr Barry Davis
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Cr Bernie Farquhar
0428 291 458
cr.farquhar@egipps.vic.gov.au

The following former Councillors served until the local council election in October 2024:

Cr Jane Greacen OAM
Elected Terms:
2020-2024

Cr Trevor Stow
Elected Terms:
2020-2024

Cr Kirsten Van Diggele
Elected Terms:
2020-2024

Cr Mark Reeves
Elected terms:
2012-2016; 2016-2020, 2020-2024
Served as Mayor:
2013-2014, 2021-22, 2022-23

Cr Mendy Urie
Elected terms:
2005-2008; 2008-2012, 2020-2024
Served as Mayor:
2006-2009; 2020-2021

Section four: our organisation



To bring our Council Plan strategies to life, we rely on a dynamic, diverse, and skilled team working together to achieve meaningful outcomes for our community. By fostering a strong, supportive culture and maintaining robust structures and adaptable systems, we empower our employees to thrive and make a real impact.

Major changes

Organisational structure

An organisational restructure was driven by the need to better align the organisation's structure, culture, and processes. This was undertaken to improve the focus of services to the community in addition to prioritisation for communications and advocacy to report to the CEO.

Key internal changes included:

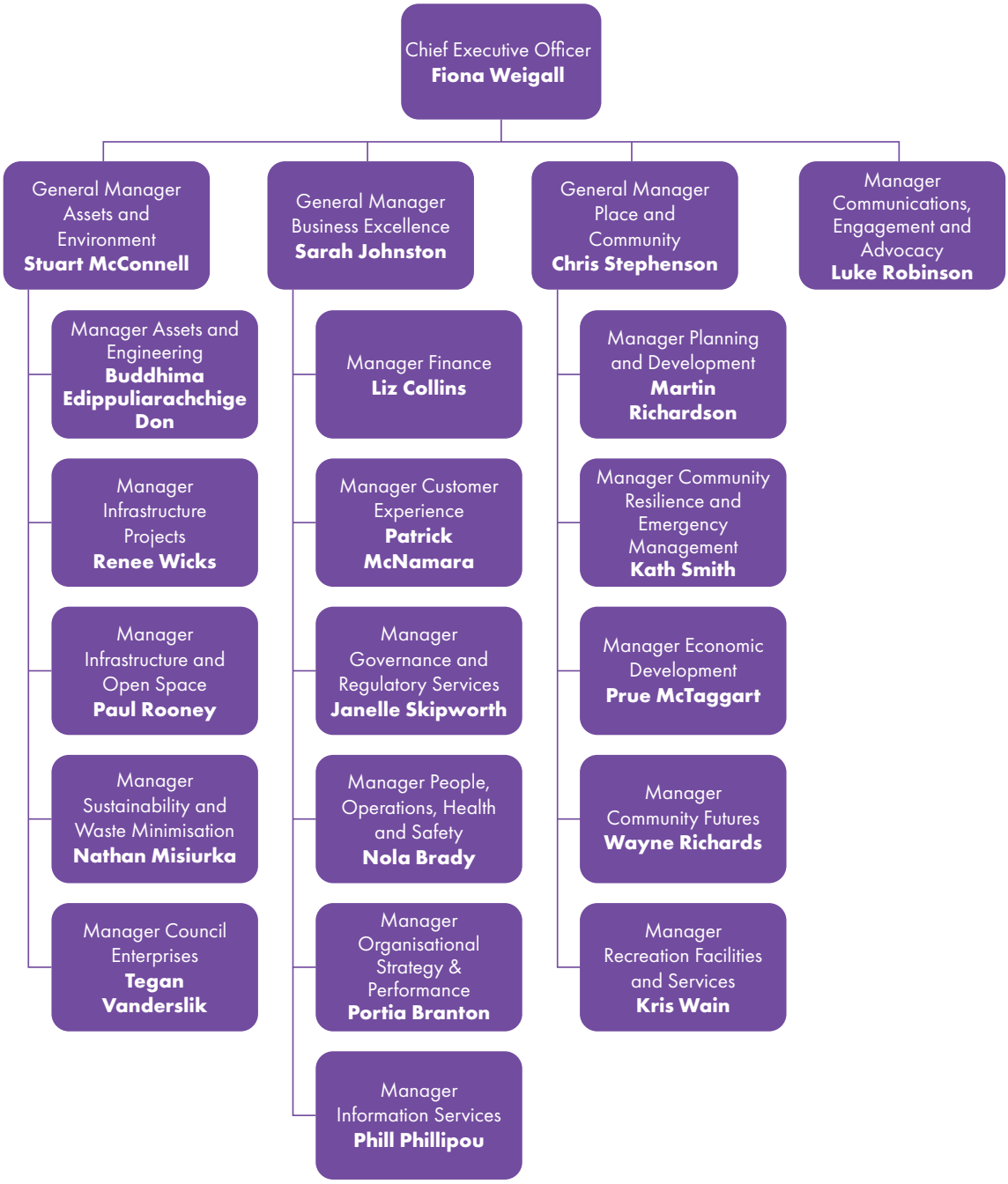
- A new business unit for Communications, Engagement, and Advocacy was established to manage strategic communications and advocacy across the organisation.
- The restructuring of the Community Facilities and Open Space team led to the creation of the Community Futures unit, now under the Place and Community directorate, focusing on long-term community planning and integrated service delivery.
- The Open Space team was moved into the Civil Infrastructure business unit, resulting in a new name, Infrastructure and Open Space.
- The previous Council Enterprises business unit was split into two with a formal business unit for Recreation Facilities and Services created to oversee recreation infrastructure and programming and ensure a more appropriate alignment of services.
- The Emergency Management business unit was redefined to incorporate elements of Community Resilience, resulting in the Community Resilience and Emergency Management Business Unit.
- The role of Manager People, Operations, Health and Safety was expanded to include broader responsibilities across human resources operations, workplace health and safety, and organisational wellbeing.

Enterprise Agreement Number 7

The Enterprise Agreement Number 7 introduces several key changes that will be in effect until 30 June 2027. These changes include three annual wage increases, the introduction of the End of Band Payment, and increased allowance rates. Additionally, the agreement adds new leave clauses, including special leave, parental leave for both primary and secondary caregivers, miscarriage leave, family violence leave, and extra leave for participation in First Nations events. It also includes superannuation contributions for primary caregivers, training for casual employees, and casual loading. These updates aim to enhance employee benefits and support various personal and family needs.

Enterprise Agreement Number 7 was approved by the Fair Work Commission in December 2024.

Organisational structure as at 30 June 2025





Our Works team, winners of the Accountability award at the 2024 All-Staff Event.

Staff profile

The *Local Government Act 2020* requires the establishment of a 'Code of Conduct' for Council staff. Under the code, staff are required to:

- Act impartially
- Act with integrity and avoid conflicts of interest
- Accept accountability for results
- Provide responsive service

The Staff Code of Conduct provides a set of guidelines that connect staff decision-making, behaviour and actions to the vision, objectives, and standards of the organisation. It is designed to guide staff on the standards expected of them as they carry out their work. Those standards include honesty and integrity, and commitment to treating all people with courtesy and respect.

Total staff numbers

The figures below represent the organisation's total staff numbers, including casuals and limited-tenure staff, but excluding staff on parental leave and the Chief Executive Officer. The number of full-time equivalent (FTE) positions as at 30 June 2025 were 440.4, including casuals.

Year	Total staff	FTE
2024/25	639*	440.4
2023/24	644*	427
2022/23	602*	383.4**
2021/22	561*	359.63
2020/21	560*	403.00#
2019/20	536	289.75
2018/19	516	305.11
2017/18	497	316.23
2016/17	458	317.16
2015/16	472	301.08

** Including casuals and limited-tenure staff. Excluding the Chief Executive Officer and staff on parental leave.*

 # Staff FTE numbers include limited-tenure Bushfire Recovery and 'Working for Victoria' staff, other limited-tenure roles and a calculated component for casuals and capitalised roles.

*** Staff EFT numbers include limited-tenure Bushfire Recovery, other limited-tenure roles, and calculated component for casual and capitalised roles.*

Total staff numbers by salary band and gender

Employment Classification	Total staff	Female staff	Male staff	Self-described gender staff
Band 1	**24**	12	11	
Band 2	**26**	15	10	
Band 3	**195**	85	109	
Band 4	**118**	83	32	
Band 5	**90**	60	30	
Band 6	**93**	48	45	
Band 7	**46**	25	19	
Band 8	**21**	10	11	
Senior Executive Officer / Senior Officer	**20**	8	12	
Immunisation Nurses	**6**	6		
Total	**639****	352	279	8*

** To protect anonymity, self-described gender has not been declared at band level, due to low figures.*
*** Excluding Chief Executive Officer and staff on parental leave*

Job level by gender

Job level	Total staff	Female staff	Male staff	Self-described gender staff
Chief Executive Officer	**1**	1		
General Manager	**3**	1	2	
Manager	**17**	7	10	
Coordinator	**56**	32	24	
All other staff	**563**	312	243	
Total	**640**	353	279	8

** To protect anonymity, self-described gender has not been declared at band level, due to low figures.*
*** Excluding Chief Executive Officer and staff on parental leave*

Staff numbers by directorate

Staff numbers for each directorate as at 30 June 2025 are:

Work type/ gender	Chief Executive Officer team	Assets and Environment	Business Excellence	Place and Community	Total
Full time – Female	6	25	54	43	**128**
Full time – Male	2	119	25	27	**173**
Part time – Female	4	121	45	35	**105**
Part time – Male		30	10	9	**49**
Casual – Female		13	23	84	**120**
Casual – Male		15	4	38	**57**
- other					**8**
Total	**12**	**225**	**163**	**240**	**640**

** To protect anonymity, self-described gender has not been declared at directorate level, due to low figures*
*** Excluding staff on parental leave*



The Business Excellence team attending Cultural Awareness Training at Krowathunkooloong Keeping Place, Bairnsdale.

People and Culture

In December 2024, the consolidated Enterprise Agreement Number 7 was approved, with an overwhelming 86% of staff voting in favour. This agreement aligns with industry standards and enhances accessibility to key leave entitlements, including parental leave, reinforcing East Gippsland's competitiveness in attracting and retaining talent.

To support workforce growth and development, we have implemented a series of innovative recruitment initiatives. These included participation in the Job Jumping program, where staff engaged with Year 9–12 students to promote career opportunities at Council, attendance at regional job expos, and collaboration with the Gippsland East LLEN Broadening Horizons program.

Cultural capability was strengthened through the rollout of Cultural Awareness Training that all staff will undertake, with 119 staff already completing the program. This program deepens understanding of Aboriginal culture and history, while fostering culturally safe and respectful workplace practices and partnerships.

We delivered 26 corporate training programs, reaching over 490 staff, and piloted the Victorian Government's Earn and Learn program to support workforce development and capability building.

Organisational change was supported through structural adjustments following the appointment of a new CEO. These changes enhanced communication and advocacy for the community, while also creating internal development opportunities. Staff were supported to take on secondments in new roles, building capability and adaptability in response to new project demands.

During the financial year, we recruited 87 staff across full-time, part-time, and limited tenure roles. Many of these appointments were internal, with staff moving into new positions and their previous roles being backfilled, supporting career progression and continuity.

Pleasingly, staff turnover reached a four-year low of 13.4%, significantly outperforming the 2024 Victorian local government average of 18%, reflecting the success of our workforce strategies and commitment to employee wellbeing.

Workplace Health and Safety

We are constantly evolving our commitment to improving the health, safety and wellbeing of our employees, volunteers, and contractors.

The new Safety Management System (SMS) was approved and rolled out across the organisation. The SMS provides a systematic approach to managing safety risks in our day-to-day operations. It also aims to improve safety by building on existing processes, demonstrating corporate due diligence, and reinforcing our overall safety culture.

DoneSafe was implemented to enhance the incident and hazard reporting. Enabling us to have effective injury management and giving greater visibility of incident data to review and identify strategies to improve the health, safety and wellbeing of all employees.

The implementation has also introduced modules to support Councils SMS such as:

- Audits module: enabling employees to complete their building compliance inspections.
- Compliance module: houses current legal and legislative documents.
- Asbestos module: containing the current asbestos register.
- Chemicals management module: all chemical site registers.
- Checklists modules: documentation of all site Health, Safety and Wellbeing inspections, and capacity for employees to create their own checklist for site specific documentation.

Having data such as this electronically enables easier access, currency and appropriateness for all employees.

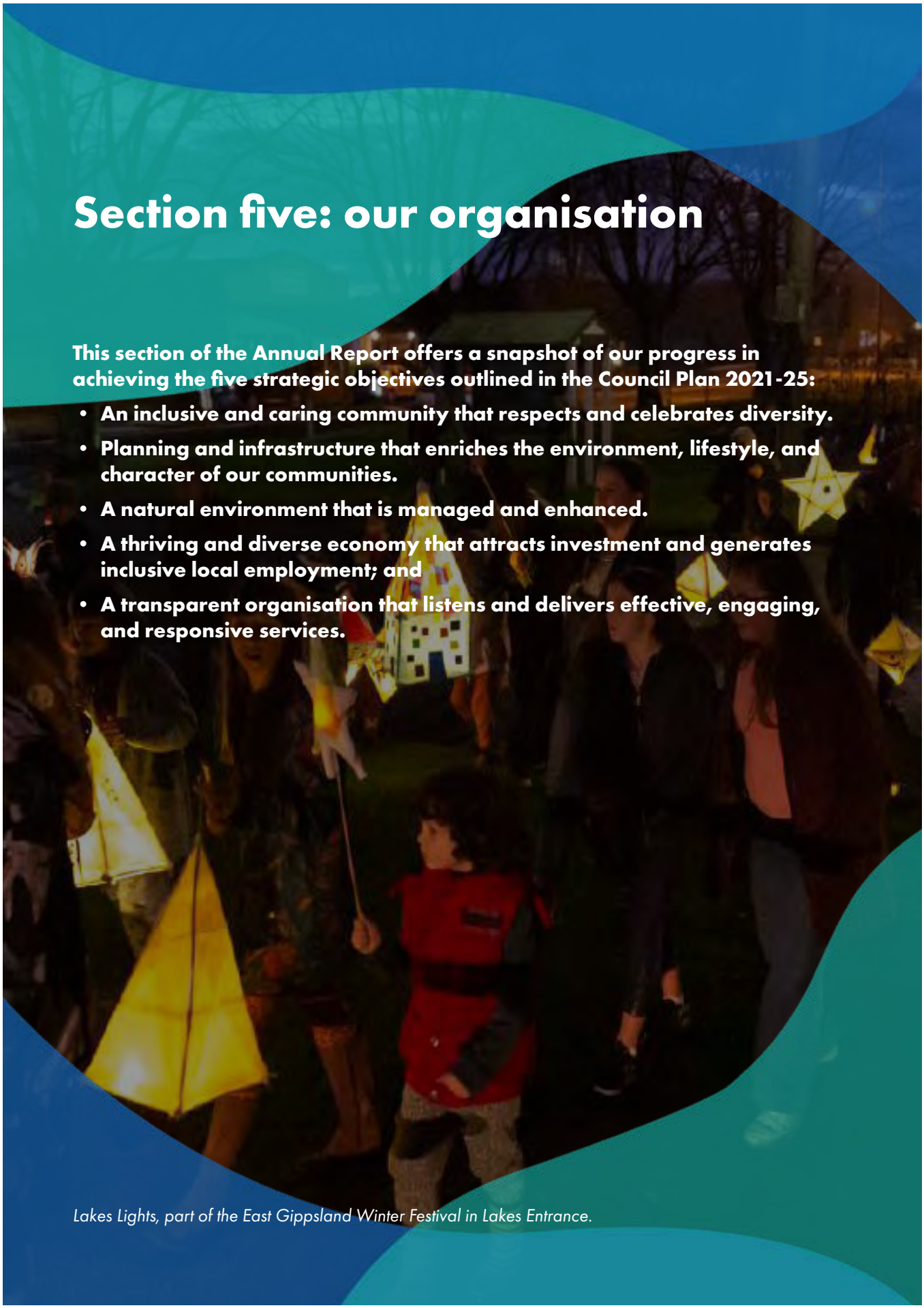


We sent our largest ever contingent representing Council at the East Gippsland Field Days in Bairnsdale.

Section five: our organisation

This section of the Annual Report offers a snapshot of our progress in achieving the five strategic objectives outlined in the Council Plan 2021-25:

- **An inclusive and caring community that respects and celebrates diversity.**
- **Planning and infrastructure that enriches the environment, lifestyle, and character of our communities.**
- **A natural environment that is managed and enhanced.**
- **A thriving and diverse economy that attracts investment and generates inclusive local employment; and**
- **A transparent organisation that listens and delivers effective, engaging, and responsive services.**



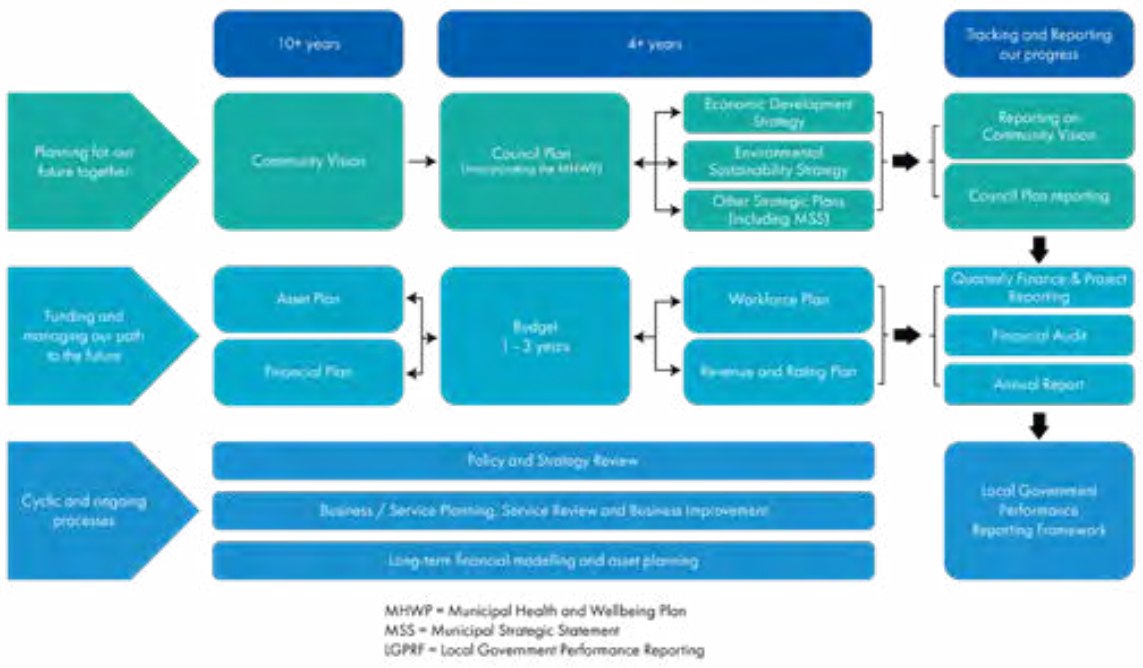
Lakes Lights, part of the East Gippsland Winter Festival in Lakes Entrance.

Strategic Planning Principles

The Strategic Planning Principles are found in Part 4 (clause 89) of the *Local Government Act 2020* (the Act). The Act requires that Council adopt an integrated approach to planning, monitoring and performance reporting.

Under the Act, Council's strategic planning must:

- Address the Community Vision.
- Consider the resources needed for effective implementation.
- Identify and address the risks to effective implementation; and provide for ongoing monitoring of progress and regular reviews to identify and address changing circumstances.



This diagram shows the relationships between the key planning and reporting documents that make up the integrated planning framework for local government.

Council Plan

The Council Plan 2021-25 outlines our strategic objectives and strategies for the four-year period, along with key indicators to track our progress. The financial resources needed to implement these strategies are detailed in the Annual Budget.

The following are the strategic objectives and strategies of the Council Plan.

An inclusive and caring community that respects and celebrates diversity
1.1 - Council strives to provide equitable access to their services, support, and facilities.
1.2 - Collaboration with key stakeholders fosters the cultural, arts and creative communities for all activities Council has facilitated or financially contributed to.
1.3 - Community groups and volunteers are acknowledged, promoted, and supported.
1.4 - Through targeted services, partnerships and advocacy, communities enjoy strong mental and physical health, well-being, and resilience.
1.5 - Strong working relationships are further developed with First Nations people and organisations.
1.6 - Council is culturally and linguistically inclusive and celebrates diversity.

Planning and infrastructure that enriches the environment, lifestyle, and character of our communities
2.1 - Statutory and strategic planning for land use delivers sustainable outcomes that balance the need for growth with the enhancement of our lifestyle, character, the built and natural environment.
2.2 - Infrastructure provision and maintenance support a diverse range of current and future user needs and activities and is both environmentally and financially sustainable.
2.3 - Planning with local communities for natural disasters and emergencies strengthens capacity, infrastructure, resilience, preparedness, and recovery.

A natural environment that is managed and enhanced
3.1 - Council works to reduce its own and the communities carbon emissions while supporting the community to mitigate the impact of a changing climate on the environment, safety, health, and lifestyles.
3.2 - Sustainable land use practices are used to manage Council land to protect biodiversity and to provide education and incentives to support the management of private land.
3.3 - Natural values on key Council managed land are managed and enhanced.
3.4 - Environmentally and financially sustainable practices reduce waste going to landfill.

A thriving and diverse economy that attracts investment and generates inclusive local employment
4.1 - Leadership enables economic prosperity, investment, recovery, resilience, and growth.
4.2 - Collaboration amongst key partners is facilitated to improve pathways for education and skills training.
4.3 - Council's work with stakeholders fosters entrepreneurship and new business opportunities, particularly with communities facing change.
4.4 - Targeted information and streamlined approvals and processes make it easier for business to invest.
4.5 - Tourism sector investment is sought in business capability, product development and experience to meet the changing needs of domestic and international markets.
4.6 - East Gippsland's natural strengths in agriculture and natural resource-based industries are enhanced to increase value, employment, sustainability, and resilience.

A transparent organisation that listens and delivers effective, engaging, and responsive services
5.1 - A better everyday customer experience is created for our residents and visitors.
5.2 - Strong relationships with government, partners and stakeholders are maintained and strengthened to advocate for the community.
5.3 - Communities are engaged in decision-making and support is provided to develop local solutions to local issues.
5.4 - Continuous improvement systems are strengthened, and organisational efficiency enhanced.
5.5 - Resources are managed to meet current and future needs and priorities.
5.6 - Council attracts, develops, and retains an inclusive workforce to deliver services and priorities.

Performance

The following pages outline Council's performance against each of the five strategic objectives of the Council Plan.

Performance is measured against:

- Major initiatives set out in the Annual Action Plan and Annual Budget.
- Council Plan strategic indicators.
- Local Government Performance Reporting Framework indicators.
- Cost of services.



Community celebrating the opening of the Cann River Skate Park.

An inclusive and caring community that respects and celebrates diversity

Progress against major initiatives

Major initiative	Progress
Major initiative 1 Develop engagement and collaboration agreements to build sustainable and beneficial relationships with Aboriginal organisation and communities.	We have advanced our commitment to reconciliation and Aboriginal engagement through the submission of its draft Innovate Reconciliation Action Plan (RAP) to Reconciliation Australia.
	The RAP, supported by a dedicated working group, outlines a vision of being 'Culturally Safe and Treaty Ready' and aims to embed cultural safety and strengthen partnerships with Aboriginal and Torres Strait Islander communities.
	We supported Aboriginal-led recovery through the Black Summer Bushfire Recovery Aboriginal Culture and Healing Projects, including the development of nine Community Emergency Management Plans (CEMPs), cultural infrastructure in Mallacoota, and the release of two Requests for Quotes for emergency management training and community capacity building.
	We also continued to deliver essential services at Lake Tyers Aboriginal Trust, partnered with GLaWAC on planning and infrastructure projects, and supported cultural events such as NAIDOC and Reconciliation Week, including the Elders' Lunch. These efforts reflect our ongoing commitment to respectful, strategic, and inclusive engagement.



Artist, storyteller and educator Alfie Hudson delivering a Welcome to Country and smoking ceremony at the opening of Krauatungalung Walk Stage 1, Lakes Entrance.

Strategic indicators

Performance against the Council Plan's strategic indicators.

Strategic indicator	2023-24	2024-25	Target	Comments
Community satisfaction with accessibility to Council facilities	N/A	50%	Baseline to be confirmed	Council advanced accessibility and gender equity across community facilities. Highlights include integration of 1,500+ Australian Standards into DoneSafe, upgrades at Paynesville Community Centre and BARC, and a hearing loop trial at Bairnsdale Library. Recreation reserves received gender-inclusive improvements, with female-friendly changerooms completed at AJ Freeman Reserve and a Changing Places facility at Lakes Entrance. Designs and grant applications were finalised for Eagle Point and Lindenow.
Number of community facilities and infrastructure upgraded to improve accessibility	11	13	≥ 10 Upgrades	The target to improve accessibility across more than 10 community facilities was met. Key upgrades include the newly constructed Changing Places facility and accessible jetty enhancements in Lakes Entrance. Shower and modesty improvements were completed at Lindenow, Orbost Lochiel Park, Swan Reach, and Omeo to support inclusive access.
Number of cultural and creativity focused organisations / individuals funded through Council's community grants program	-	9	≥ Nine Arts and Heritage	A total of nine arts and heritage-focused organisations or individuals were supported through the Council's grants programs, reflecting a strong commitment to nurturing local creativity and cultural development. This included one small grant, four impact grants, and funding to support four participants in our Producer Training Program.
Community group satisfaction with Council support	-	7.04 out of 10	Baseline developed	Satisfaction with Council support among Community Groups was assessed through Annual Allocation applications. The overall satisfaction score recorded was 7.04 out of 10. Committees of Management for council-owned facilities reported higher satisfaction than those managing DEECA or private facilities.

Strategic indicator	2023-24	2024-25	Target	Comments
Number of events held that recognise and support volunteers	6	2	≥ Four events per annum	The target was not met, however there was a planned decision to change the approach in recognising volunteers during National Volunteer Week (May) with the election of the new council. The change in approach created more awareness and celebrated and promoted the work of individuals and groups/clubs to a broader audience with Councillors taking a lead role. The Australia Day Awards program was again a success and continued the approach of taking the awards to a different community. Attendance and media coverage ensured the volunteers were celebrated. Events such as the Governor-General of Australia visit, and opening of new major facilities (WORLD Sporting Complex) provided an opportunity to recognise volunteers in their own, familiar surroundings - a more impactful recognition.
People attending Council's recreation centres through an allied health service program delivery	35	63	> 800 attendances per annum	Facility usage tracking was updated – from scan tags to casual entry - to reflect changes in how people access services. We're working with BRHS to improve how attendance is recorded and to see if reporting needs to change.
Percentage of Council directorate representation on Reconciliation Action Plan working group	33%	100%	100%	All directorates now have representation on the Reconciliation Action Plan Working group, with five meetings held during the year.

Strategic indicator	2023-24	2024-25	Target	Comments
Number of projects and service reviews that have included formal engagement with traditional owners	67	59	≥ 10 projects and service reviews	A total of 57 capital works projects included formal engagement with Traditional Owners. We maintained active engagement with Traditional Owners across many projects, including the Cann River Transfer Station, Eagle Point Foreshore Trail, Gilsenan Reserve, Krauatungalung Walk, and the Bairnsdale Composting Facility. Our Waste Service Review and Commercial Review of the Livestock Exchange, also included formal engagement with Traditional Owners.
Percentage of staff who have participated in culture awareness training in the past 24-months		21%	= 100%	We commenced a Cultural Awareness Program in partnership with Gunaikurnai Land and Waters Aboriginal Corporation (GLaWAC) to offer an intensive half day off-site workshop. This program has been rolled out to all full-time, part-time and casual staff. The first program commenced October 2024. We continue to monitor and maximise participant capacity of these sessions.
The number of multicultural initiatives supported by Council	5	11	≥ 10 events per annum	We supported a number of multicultural initiatives this year including, NAIDOC Week, the Elders' Lunch, Lakes Entrance ACCHO Community Bus celebration, internal Cultural Awareness Training and RAP Working Groups.

Local government performance reporting framework

The Victorian Government's compulsory service measures relevant to this goal are shown below:

Indicator measure	Results 2021-22	2022-23	2023-24	2024-25	Comments
Animal management					
Timeliness Time taken to action animal requests[1]	1.49	2.24	3.51	3.02	Response times improved over the previous year, driven by two key factors: the implementation of streamlined data management processes, and operational adjustments during the Animal Registration Renewal period. While quarter four typically experiences delays due to increased customer requests, these improvements contributed to more efficient handling of enquiries across the year.
Service standard Animals reclaimed [2]	27.19%	23.08%	27.85%	24.46%	The year-to-date trend shows a decline in the proportion of registrable animals being reclaimed, falling below 25%. Contributing factors include broader economic pressures, with some owners choosing not to reclaim or adopt animals due to financial constraints. This challenge is consistent with trends reported by animal welfare agencies across the sector. Council continues to actively promote responsible pet ownership and animal adoption.

[1] [Number of days between receipt and first response action for all animal management requests / Number of animal management requests]
[2] [Number of animals reclaimed / Number of animals collected]

Indicator measure	Results 2021-22	2022-23	2023-24	2024-25	Comments
Service standard Animals rehomed[3]	36.64%	21.85%[4]	57.02%[4]	40.53%[4]	We have observed a growing number of surrendered animals that are difficult to rehome – particularly older animals, those with health issues, and animals displaying aggressive behaviours. Post-COVID socialisation gaps have contributed to behavioural challenges that further limit rehoming options. Economic pressures also appear to be contributing to the surrender or abandonment of animals with health issues, compounding the difficulty of finding suitable homes. Despite these challenges, rehoming figures for the year remained within the target range, reflecting ongoing efforts to promote responsible pet ownership and support animal welfare outcomes.

[3] [Number of animals rehomed / Number of animals collected]
[4] [Number of animals rehomed / Number of unclaimed collected animals]

Indicator measure	Results 2021-22	2022-23	2023-24	2024-25	Comments
Service cost Cost of animal management service[5]	$14.99	$15.20	$14.82	$16.97	The overall cost of animal management services has increased, primarily due to higher expenses associated with operating the animal shelter (pound) service.
Health and safety Animal management prosecutions[6]	100%	100%	100%	100%	There were no Court prosecutions for the year. Note that in many cases infringements for animal related offences have been issued. Court prosecutions are restricted to the most serious offences, where the public interest is served by a Court appearance and there are witnesses willing to attend Court to give evidence. This year there were several incidents that warrant a court prosecution but the delays in the court system mean that they will appear in the next financial year's results.
Aquatic facilities					
Service standard Health inspections of aquatic facilities[7]	0	0	0.5	1.0	All aquatic facilities were inspected by an authorised officer during the reporting period. Aquatics staff also assessed water quality five times daily, with records of results maintained at all locations.
Utilisation Utilisation of aquatic facilities[8]	6.07	9.23	9.93	10.64	Recreation centre utilisation continued to grow over the reporting period, with record patronage levels recorded. Utilisation data includes attendance across the Bairnsdale Aquatic Recreation Centre, Bairnsdale Outdoor Pool, Lakes Entrance Aquadome, and Orbost Outdoor Pool, reflecting strong community engagement with aquatic and recreational facilities.

[5] [Direct cost of the animal management service / Number of registered animals]
[6] [Number of successful animal management prosecutions / Total number of animal management prosecutions]
[7] [Number of authorised officer inspections of Council aquatic facilities / Number of Council aquatic facilities]
[8] [Number of visits to aquatic facilities / Municipal population]

Indicator measure	Results				Comments
	2021-22	2022-23	2023-24	2024-25	
Service cost Cost of aquatic facilities[9]	$7.99	$4.06	$5.25	$5.08	This year the cost associated with aquatic facilities decreased slightly over the reporting period.
Food safety					
Timeliness Time is taken to action food complaints[10]	1.73	2.25	2.18	2.48	A total of 31 food complaints were received during 2024. All complaints were investigated within one to three days.
Service cost Food safety assessments[11]	99.46%	124.64%	115.86%	99.74%	386 of 387 registered premises received annual inspections during the 2024 calendar year. The total number of inspections conducted was 400, but due to some businesses since closing, they have not been included in the total calculation.
Service cost Cost of food safety service[12]	$712.70	$771.83	$809.40	$838.43	The cost of food safety service increased from the previous financial year in line with CPI.
Health and safety Critical and major non-compliance outcome notifications[13]	100%	100%	100%	90%	A total of 10 critical or major non-compliances, 9 were followed up in 2024 calendar year. The 1 non-compliance that was not followed up related to a low-risk mobile food premises and was identified by another council. The non-compliance was rectified at the time of the inspection. A food safety inspection has since been conducted, and the premises was found to be compliant.

[9] [Direct cost of aquatic facilities less income received / Number of visits to aquatic facilities]
[10] [Number of days between receipt and first response action for all food complaints / Number of food complaints]
[11] [Number of registered class 1 food premises and class 2 food premises that receive an annual food safety assessment by the *Food Act 1984* / Number of registered class 1 food premises and class 2 food premises that require an annual food safety assessment by the *Food Act 1984*] x100.
[12] [Direct cost of the food safety service / Number of food premises registered or notified in accordance with the *Food Act 1984*]
[13] [Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises followed up / Number of critical non-compliance outcome notifications and major non-compliance notifications about food premises] x100

Indicator measure	Results				Comments
	2021-22	2022-23	2023-24	2024-25	
Food safety samples[14]	New indicator for the 23/24FY	New indicator for the 23/24FY	107%	101.92%	In accordance with Section 32A of the *Food Act 1994*, 104 food safety samples were required to be obtained and analysed during the 2024 calendar year. Council collected 106 samples during the year, exceeding the requirement.
Libraries					
Utilisation Library loans per population[15]	New indicator for the 23/24FY	New indicator for the 23/24FY	5.23	5.67	Library loans per population have increased slightly this year. Consistent engagement across all quarters reflects the effectiveness of ongoing initiatives such as targeted marketing campaigns and the introduction of automatic renewals for overdue items. The results demonstrate strong community use of library services and confirm that the service is operating at a healthy level of utilisation relative to population.
Resource standard Recently purchased library collection[16]	53.62%	51.24%	51.27%	51.69%	51.69% of the library collection was purchased within the last five years, placing the result comfortably within the target range of 40% to 90%. This figure remains consistent with the result from the previous financial year, indicating ongoing stability in the age profile of the collection. We continue to maintain a balanced and strategic approach to collection development through regular purchasing and weeding to ensure relevance, freshness, and alignment with community needs.
Service cost Cost of library service per population[17]	$23.92	$21.99	$24.24	$25.13	Cost of library service increased slightly during the financial year.

[14] [Number of foods samples obtained / Required number of food samples]
[15] [Number of collection item loans (including digital materials eg. audio books, e-books) / population]
[16] [Number of library collection items purchased in the last 5 years / Number of library collection items] x100
[17] [Direct cost of the library service / population]

Indicator measure	Results				Comments
	2021-22	2022-23	2023-24	2024-25	
Participation Library membership[18]	New indicator for the 23/24FY	New indicator for the 23/24FY	12.34%	26.74%	Active Library membership calculation was previously calculated incorrect, resulting in a lower-than-expected range for 2023-24. However, we have calculated correctly in 2024-25, which shows that we are now within the expected range of active library members.
Library visits per population[19]	New indicator for the 23/24FY	New indicator for the 23/24FY	4.99	5.10	The result is consistent with previous years and reflects stable, ongoing community engagement with library services. Although marketing and outreach activities have been increased over the past 12 months with the aim of further boosting visitation, the trend remains steady. Continued efforts to promote programs, services, and spaces, including both physical branches and mobile libraries, will support future opportunities to grow library usage across the municipality.

[18] [The sum of the number of registered library members in the last three financial years / The population] x 100
[19] [Number of library visits / The population]

Cost of our services

The following statement provides information about the services funded in the Annual Budget 2024/25.

Business area	Description of services provided	Net Cost Actual Budget Variance Surplus/ (deficit) $'000
Arts and Culture	This service provides a varied, ongoing program of arts and cultural events that bring our communities together to celebrate our identity and generate ideas. It also provides funding and strategic advice to support the development of arts and culture in East Gippsland.	816 801 **(15)**
Community Laws	This service maintains and improves the health and safety of people and the environment. This includes staff at school crossings throughout the municipality to ensure that school children are able to cross the road safely. Animal management services are delivered in accordance with the *Domestic Animals Act 1994* and include a lost and found notification service, a contracted pound service, registration and administration service, an afterhours service and an emergency service. It also provides education, regulation and enforcement of the General Local Law and relevant Victorian Government legislation.	876 1,024 **148**
Community Planning	The Community Planning function supports, encourages and works with citizens and community groups to identify their needs and aspirations and how to achieve them with responsive, high-quality services and facilities.	232 336 **104**
Community Programs	Community programs provide support, assistance and information to the community at all stages of life. They also provide community facilities that enhance social and health outcomes and improve local neighbourhood amenity.	886 1,000 **114**
Community Support	Council provides a range of aged support programs and services to the community.	387 1,132 **745**
Family and Youth Services	Supports Preschools, Playgroups and early years programs. Support is also provided to suitably accredited organisations that provide Maternal and Child Health services (MaCH). The providers of the MaCH service are directly funded by the Victorian Government for the provision of the specified services and Council provides a financial contribution to the operations of each of the providers.	354 346 **(8)**

Business area	Description of services provided	Net Cost Actual Budget Variance Surplus/ (deficit) $'000
Library Services	Library and outreach services are located at six locations within the municipality, including mobile library services to our more remote areas. Library services and programs are customer focused and aim to meet the learning and information needs of local communities. Libraries also provide a focal point for the community where they can meet, relax and enjoy the facilities and services offered and increase their participation in community life.	816 801 **(15)**
Performing Arts	This service provides performing arts facilities, including the Forge Theatre and Arts Hub in Bairnsdale. A key focus is to deliver accessible programs and events that celebrate our cultural diversity and enrich the lives of our community and visitors.	572 581 **9**
Public Health	Public Health maintains and improves the health and safety of people and the environment in accordance with the Public Health and Wellbeing Act 2008. It maintains safety, amenity and harmony in the community by coordinating food safety support programs, registered premises inspections, Tobacco Act 1987 activities and wastewater management. The service also works to rectify any public health concerns relating to unreasonable noise emissions, housing standards and pest controls; and provides an immunisation service	462 388 **(74)**
Recreation Centres	This service combines a wide range of programs and services that contribute to the general wellbeing of the community. This includes opportunities for individuals of all ages, genders and abilities to participate in a variety of health, education, and leisure activities by providing recreational facilities that include indoor and outdoor aquatic facilities, a fully equipped gymnasium, aqua aerobics and group fitness classes, a stadium and childcare facilities.	2,293 1441 **(852)**

Planning and infrastructure that enriches the environment, lifestyle, and character of our communities

Progress against major initiatives

Major initiative	Progress
Major initiative 2 Initiate and progress Planning Scheme Amendments including the Municipal Planning Strategy, Planning Policy Framework, Housing and Settlement Strategy, Rural Land Use Strategy and the Paynesville Growth Area Structure Plan.	All four major Planning Scheme Amendments have progressed in line with expectations. Amendments C171 and C172 have been formally referred to the Planning Panel. Amendment C169 is scheduled to be reported to Council for final approval. Documentation for Amendment C170 – Rural Land Use Strategy – has been completed and is ready for public notification.
Major initiative 3 Undertake a climate risk assessment to identify and respond to the likely impact of extreme weather and climate events on Council and community infrastructure and services.	The methodology contract with Finity was finalised, enabling the development of a robust climate risk assessment method and online interface. Co-designed with input from 20 East Gippsland asset management stakeholders, the framework has been verified as fit for purpose and will significantly enhance collaborative planning and management of climate risks. It incorporates hazard, built, economic, and social domain scores, with district-level vulnerability data. The interface supports both standalone and interdependent asset risk scoring across multiple time horizons and emissions scenarios. Access is structured in levels to enable collaborative work, and risk outputs are standardized to allow comparison across different hazards and districts. The Climate Risk Assessment will be undertaken next financial year, and we will embed within strategic operational planning for the Asset Plan 2026-2035.



Strategic indicators

The following statistics review the performance of Council against the Council Plan's strategic indicators.

Strategic indicator	2023-24	2024-25	Target	Comments
Completion of 2024-25 milestones of for the Public Open Space Strategy	100%	90%	≥ 90 per cent of milestones	The Public Open Space Strategy is at final engagement and endorsement stage, with minimal change expected to the document and in particular the Action Plan. Actions from the Draft plan are being incorporated into Business Unit Plans to support resource allocation and accountability.
Percentage of Committees of Management and volunteer groups four Council managed land with a guiding plan.		25%	> 70%	Currently 25 Committees of Management of managed facilities have masterplans or strategic plans in place. There is a higher uptake of guiding plans by recreation reserves, compared to facilities such as halls or reserves.
Percentage of community recreation reserves and halls asset condition above target condition rating	-	78%	> 70%	Based on our asset assessment from 2023, 78% of community / recreation facilities are above the target condition rating. We continue to complete repairs and renewals on community facilities as required and as per the capital works program.
Asset renewal and upgrade expenses as a percentage of depreciation	97.34%	107.79%	> 100 per cent	We completed our Infrastructure Revaluation during 2023/24, resulting in an approximate 8% increase in depreciation. This has directly impacted the 2024/25 renewal gap. The outcome highlights the ongoing need for sustained investment in asset renewal to ensure infrastructure is maintained at appropriate service levels.
Community satisfaction with appearance of public areas in East Gippsland	65	64	≥ Large Rural Average	Satisfaction with the appearance of public areas has decreased slightly from last year, and is slightly under the Large Rural Average (66). We continue to work on the appearance of our public areas and take great pride in our town centre gardens across the shire.

Strategic indicator	2023-24	2024-25	Target	Comments
Percentage of adopted capital projects completed at the conclusion of the financial year (based on the most recent amended budget)	47%	49%	> 80 per cent	The period saw the delivery of another substantial capital works program, although a significant number of projects were carried forward. Of the 282 projects, 91 were completed within the year, while 112 are being delivered across multiple years. Additionally, 29 projects were deferred to future years to allow for further planning, and 2 projects were withdrawn.
Community satisfaction with emergency and disaster management	60	65	≥ Large Rural Average	Satisfaction with emergency and disaster management increased significantly this year and is now equal to the Large Rural Average. We continue to work with communities to ensure they are prepared and resilient for emergencies.
Percentage of communities that need a Local Incident Management Plan have one in place	100%	100%	100%	Consistent engagement has enabled communities to prepare Local Incident Management Plans (LIMPs) at new locations and to update LIMPs ensuring they reflect community needs.
2024-25 milestones achieved for climate risk analysis	10%	100%	100%	All project milestones for the year have been met. Including appointing a consultant, drafted methodology and stakeholder engagement.

Local government performance reporting framework

The Victorian Government's compulsory service measures for all Councils that are relevant to this goal are shown below:

Indicator measure	Results 2021-22	2022-23	2023-24	2024-25	Comments
Roads					
Satisfaction of use Satisfaction with sealed local roads[20]	41	43	41	40	Community satisfaction with sealed local roads has decreased over the reporting period, however the satisfaction result is 1 point higher than the large rural council average. Many of the verbatim comments collected through the survey related to roads maintained by the State Government. Council will continue to advocate for improvements to our road network over the coming year.
Condition Sealed local roads below the intervention level[21]	94.04%	97.36%	96.03%	96.24%	Council continues to maintain sealed local roads to very high standard below the intervention level required under the *Road Management Act*. This resulted in only 4% of local roads identified as requiring repair. A comprehensive condition assessment is conducted every four years, with the latest undertaken in late 2023.
Service cost Cost of sealed local road reconstruction[22]	$50.89	$68.54	$192.13	$459.20	The cost of sealed road reconstruction can vary from year to year depending on materials used and the treatment required. Costs are also impacted by the trial of more environmentally friendly products.

[20] [Number of sealed local road requests / Kilometres of sealed local roads] x100
[21] [Number of kilometres of sealed local roads below the intervention renewal level set by Council / Kilometres of sealed local roads] x100
[22] [Direct cost of sealed local road reconstruction / Square metres of sealed local roads reconstructed]

Indicator measure	Results 2021-22	2022-23	2023-24	2024-25	Comments
Service cost Cost of sealed local road resealing[23]	$6.29	$8.43	$10.75	$9.60	The cost of sealed road resealing can vary from year to year depending on materials used and the treatment required. Costs are also impacted by the trial of more environmentally friendly products.
Satisfaction Satisfaction Satisfaction with sealed local roads[24]	41	43	41	40	Community satisfaction with sealed local roads has decreased over the reporting period, however the satisfaction result is 1 point higher than the large rural council average. Many of the verbatim comments collected through the survey related to roads maintained by the State Government. Council will continue to advocate for improvements to our road network over the coming year.

[23] [Direct cost of sealed local road resealing / Square metres of sealed local roads resealed]
[24] [Community satisfaction rating out of 100 with how Council has performed on the condition of sealed local roads]

Indicator measure	Results 2021-22	2022-23	2023-24	2024-25	Comments
Statutory Planning					
Timeliness Time taken to decide planning applications[25]	89	96	94	64	The average time taken to decide planning applications has decreased significantly during the year, this can be attributed to improved processing and internal improvements in the department. We continue to review and refine internal processes to enhance decision times.
Service standard Planning applications decided within 60 days[26]	38.91%	37.12%	36.41%	56.07%	There has been a significant improvement in planning applications being decided within required timeframes, this can be attributed to improved processing and internal improvements in the department. We continue to review and improve internal process to enhance decision times.
Service cost Cost of statutory planning service[27]	$1,573.60	$1,823.28	$3,339.14	$3,553.64	There has been an increase in the number of VCAT appeals this year, along with a rise in planning enforcement fees. Additionally, Council has filled a position that was vacant during the previous financial year, contributing to changes in service delivery costs.
Decision making Council planning decisions upheld at VCAT[28]	75.00%	70.00%	40.00%	61.54%	During the reporting period, 13 Council planning decisions were appealed to VCAT, with five being set aside.

[25] [The median number of days between receipt of a planning application and a decision on the application]
[26] [Number of planning application decisions made within 60 days for regular permits and 10 days for VicSmart permits/ Number of planning application decisions made] x100.
[27] [Direct cost of statutory planning service / Number of planning applications received]
[28] [Number of VCAT decisions that did not set aside Council's decision in relation to a planning application / Number of VCAT decisions in relation to planning applications] x100.

Cost of our services

The following statement provides information about the services funded in the Annual Budget 2024/25.

Business area	Description of services provided	Net Cost Actual Budget Variance Surplus/ (deficit) $'000
Asset Maintenance	This service provides management and ongoing maintenance of the Council's assets, including 3,006 km of roads, 191 bridges and 29 pedestrian bridges; over 300 km of drains, 292 km of footpaths and shared paths, and 550 km of kerb and channel; numerous playgrounds, parks, gardens, and recreation reserves; three aerodromes; over 4,000 street lights; 50 public jetties, 28 fishing platforms and 31 boat ramps; and the Raymond Island Ferry.	14,565 14,253 **(312)**
Asset Management	This service conducts planning for Council's main civil infrastructure assets in an integrated and prioritised manner in order to optimise their strategic value and service potential. These assets include roads, laneways, car parks, foot/bike paths, drains and bridges.	1,033 788 **(245)**
Building Control	This service enforces statutory building regulations under the Victorian Building Code. These include providing advice on building permits and legislation, fire safety inspections, audits of swimming pool barriers and investigations of complaints and illegal works.	(143) 164 **307**
Emergency Management	Council works collaboratively with relevant stakeholders to help communities prepare for emergency events and natural disasters and, in times of emergency, respond to their needs and help them recover.	1,161 1,347 **186**
Emergency Response	Council has a significant responsibility in emergency management and disaster response across East Gippsland, along with other lead agencies. Although the Australian Government provides significant funding to repair and reconstruct assets following natural disasters, Council (in the first instance) is required to fund the response and then seek recompense after the event. Council therefore carries that burden while waiting for reimbursement, which can impact upon current plans for infrastructure planning and maintenance.	3,874 2,851 **(1,023)**
Parks and Gardens	Parks and Gardens provides management and implementation of open space strategies and maintenance including mowing, garden maintenance, annual displays, weed control and walking track maintenance. It also provides tree maintenance including inspection, pruning and removals.	4,950 3,942 **(1,008)**

Business area	Description of services provided	Net Cost Actual Budget Variance Surplus/ (deficit) $'000
Project Management	This service undertakes project planning, design and delivery of various works within Council's Capital Works Program.	1,173 (27) **(1,200)**
Recreation and Sporting Reserve Management	This service is responsible for the maintenance and operation of sporting grounds and pavilions and community centres with meeting, function and activity space. Often this work is undertaken in conjunction with community operated committees of management. The service assists in the delivery of strategic sporting outcomes across the municipality through the upgrade and improvement of facilities and the attraction of funding to undertake this work.	3,463 1,079 **(2,384)**
Statutory Planning and Development Services	Statutory planning services process and assess planning applications in accordance with the Planning and Environment Act 1987, the Planning Scheme and Council policies aimed at ensuring that our cities, towns and settlements develop in an orderly and sustainable way. It provides advice and makes decisions about development and land-use proposals, as well as representing Council at the Victorian Civil and Administrative Tribunal (VCAT) where necessary.	1,226 921 **(305)**
Strategic Planning	This service aims to deliver vibrant, connected and productive places and infrastructure to meet current and future community needs. Strategic Planning advocates for and implements land use policies, plans and standards that guide land use development and promote sustainable design, development and heritage conservation. This is supported through continual reviews and improvements to the East Gippsland Planning Scheme.	703 1,323 **620**
Works	This service provides for the management and maintenance of Council's building infrastructure and assets. It includes management and maintenance of Council's vehicles, machinery and equipment and place-based works crews.	2,118 1,536 **(582)**

A natural environment that is managed and enhanced

Progress against major initiatives

Major initiative	Progress
Major initiative 4 Finalise Council's Greenhouse Gas Emissions Reduction Plan and commence delivery of year one actions.	The Greenhouse Gas Emissions Reduction Plan is finalised and approved. Activities are underway to support the plan's actions in alignment with our 2032 net zero emissions reduction target. These projects include: » Investigating geothermal energy at the BARC. » EV Fleet Transition. » Electrification of buildings. » Supporting contractors to collate and report emissions in the supply chain.
Major initiative 5 Progress development of an organic waste processing facility at Bairnsdale Landfill.	The design for the organic waste facility has been completed. The application for an EPA license and planning permit has been submitted for the proposed organic composting facility at Bairnsdale Landfill and Waste Transfer Station (Johnstons Rd, Forge Creek). The new facility will separate organic waste, such as food scraps and garden trimmings, from general waste, enabling composting into nutrient-rich soil rather than sending it to landfill where methane emissions would be generated. We have held multiple community information sessions for this project, to inform neighbours and other interested parties about the proposed facility. The sessions have been well attending, and in response to concerns raised during the event and in submissions, council committed to presenting alternative options to mitigate any odour or noise concerns and as per community engagement SMEC (consultant) is relocating certain elements of layout and vegetation assessment will commence once finalised.



Lakes Entrance Transfer Station.

Strategic indicators

The following statistics review the performance of Council against the Council Plan's strategic indicators.

Strategic indicator	2023-24	2024-25	Target	Comments
Percentage of Council's electricity use from renewable sources	99.16%	98.90%	> 95.00%	Very few accounts remain off Council's Power Purchase Agreement, which utilises 100% renewal energy. These remaining accounts are primarily smaller usage, such as security lighting.
Reduce carbon emissions from Council operations	2,194	2,201	<3,639	The slight increase in emissions from last year is from increased fuel use. The development of an Electric Vehicle Transition Plan will plan to strategically reduce vehicle emissions and improve the result.
Proportion of Council passenger vehicle fleet is electric, hybrid or uses alternate fuel sources	50%	50%	> 10%	We currently have 20 alternate fuel vehicles in our passenger fleet. 19 are hybrid and one electric.
New public electric vehicle charging stations	4	6	≥ 7	Two of the three planned EV public chargers have been installed this year, one in each of Buchan and Mallacoota. Overall, we have installed 6 of the 7 charges during the current Council Plan period.
Total Kilowatt hours output from renewable energy systems at Council Owned facilities	N/A	N/A	> 10%	The system currently used to capture this data is not recording the required information, which means the data is unavailable.
Kilometres of regionally controlled and prohibited weeds treated on roadsides	397km	445km	> 200 km per annum	We completed the treatment of 50km of regionally prohibited weeds on roadsides using existing staff and contractors to continue to meet appropriate management of these species. Additionally, 890km of regionally controlled weeds, including Blackberry and a significant amount of African Love Grass affected roadsides were treated. Additional funding from Council supported an increased management area resulting in a greater landscape benefit for both agricultural and semi-urban areas.

Strategic indicator	2023-24	2024-25	Target	Comments
Community satisfaction with slashing and weed control	41	45	≥ Large Rural Average	Satisfaction with slashing and weed control has increased over the reporting period and is just under the Large Rural Average (46).
Total investment in Council managed land to support natural areas	$1,996,898	$1,627,463	≥ $1,710,000	While slightly below the target, we have made significant investment to support natural areas. Activities included general maintenance and roadside fire slashing.
Community Satisfaction with waste management	66	68	≥ Large Rural Average	Satisfaction with waste management has increased over the reporting period and is higher than the Large Rural Average (65).
Proportion of recycled content in construction projects on Council assets	35%	31%	> 10%	There were that 15 projects utilised recycled materials. The best example is the completed construction of Giles Street and Bosworth Road in Bairnsdale, where silage wrap has been incorporated into the asphalt road pavement.
Number of community waste education programs delivered	10	29	> Five programs per annum	There were numerous waste education programs delivered throughout the year, including Event Waste Planning, Circular Economy Workshops and general community education at events such as the East Gippsland Field Days.
Number of new waste streams collected through waste facilities	2	3	≥ Two new waste streams	Three new waste streams were introduced during the year, including fridge degassing, solar panels and separation of copper wire using granulator machine.

Local government performance reporting framework

The Victorian Government's compulsory service measures for all Councils that are relevant to this goal are shown below:

Indicator measure	Results 2021-22	2022-23	2023-24	2024-25	Comments
Waste collection					
Service standard Kerbside collection bins missed[29]	0.43	1.75	2.4	2.02	There was a slight decrease in the number of missed bins during the reporting period. Council continues to actively work with contractors to improve these results.
Service cost Cost of kerbside garbage collection service[30]	$65.92	$70.55	$78.11	$74.40	
Cost of kerbside recyclables collection service[31]	$73.01	$75.59	$78.90	$79.78	
Waste diversion Kerbside collection waste diverted from landfill[32]	53.32%	53.07%	49.18%	49.30%	The introduction of the Container Deposit Scheme has contributed to a decrease in the weight of kerbside collection waste diverted from landfill. Council continues to work with community to ensure waste is recycled where possible.

[29] [Number of kerbside garbage and recycling collection bins missed / Number of scheduled kerbside garbage and recycling collection bin lifts] x10,000
[30] [Direct cost of the kerbside garbage bin collection service / Number of kerbside garbage collection bins]
[31] [Direct cost of the kerbside recyclables bin collection service / Number of kerbside recyclables collection bins]
[32] [Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100

Cost of our services

The following statement provides information about the services funded in the Annual Budget 2024/25.

Business area	Description of services provided	Net Cost Actual Budget Variance Surplus/ (deficit) $'000
Environmental Management	The Environmental Management function identifies and manages broad-based environmental issues on Council owned or managed land including Council's Mosquito Management Program, pest plants and animals and Urban Waterway	730 1,161 **431**
Environmental Sustainability	This service develops environmental policy and strategies, coordinates and implements environmental projects and works with other services to improve Council's environmental performance. Reducing greenhouse emissions and utility use within Council operations are a key priority. This includes community awareness and behavioural change programs to encourage and support reduced use of energy and resources.	562 509 **(53)**
Waste Services	This service provides kerbside waste collection of household, recycling and green waste from households, and landfill and transfer station facilities. The service operates and rehabilitates Council's current and legacy landfills and manages the East Gippsland Waste and Recycling Centre in ways that promote positive waste behaviour in the community and minimise environmental impacts.	9,300 8,427 **873**

A thriving and diverse economy that attracts investment and generates inclusive local employment

Progress against major initiatives

Major initiative	Progress
Major initiative 6 Support the delivery of the Pathways to Growth program from the Tourism Events Action Plan 2022-26.	Four events are participating in the Pathways to Growth Program: Twin Rivers Bream Classic, East Gippsland Winter Festival, Paynesville Classic Boat Rally (biennial), and Wild Harvest Seafood Festival (biennial). Council continues to provide support and guidance to help these events meet their performance targets. Two events are in their final year of funding. An independent review has been undertaken, including interviews with recipient organisations and lessons will inform future program design.



Fishing fleet, western marina.

Strategic indicators

The following statistics review the performance of Council against the Council Plan's strategic indicators.

Strategic indicator	2023-24	2024-25	Target	Comments
Percentage of actions implemented from the Economic Development Strategy Action Plan 2022-26	80%	85%	≥ 80% of year 2 actions	Key achievements include the development of a strategic, tiered Business and Industry Engagement Framework to replace static advisory models, enhancing responsiveness and embedding engagement through internal training and shared tools. Additional initiatives included a Customer Service Training module, ongoing engagement with Agribusiness Leadership Program alumni, and finalisation of the East Gippsland Investment Prospectus to support future investment attraction and the relaunch of the Invest East Gippsland platform. These efforts reflect our commitment to strategic, place-based economic development and continuous improvement in partnering with business and industry.
Average processing time for goods on footpath permits	8.32 days	6.30 Days	≤ 8 days	Processing times have improved throughout the year, however, there has also been a decrease in permit applications which have contributed to the improvement.
Average processing time trading permits	7.97 days	1.75 days	≤ 6 days	Processing times have improved significantly during the year. This is due to improved processes, which are ensuring better response times.
Average processing time for domestic animal business registrations	-	0	≤ 6 days	No new applications for of Domestic Animal business registrations were made during the year.
Number of tourism events held during the low and shoulder season periods	70 events	22 events	> 50 events per annum	We continue to prioritise events during these periods, as well as fair weather events. Key events include the East Gippsland Winter Festival, MLF Australia Fishing Competition, Tour de Tambo, Mother's Day Classic, Gippsland Lakes Paddle Challenge and the Netball Victoria Easter Association Championships.

Strategic indicator	2023-24	2024-25	Target	Comments
Number of businesses that participate in Council run programs delivered to support business growth	837	477	≥ 300 businesses per annum	477 business participated in Council run programs supporting business growth. This figure also includes those businesses that have used the business concierge service and business check ins that were offered throughout the year.
Number of new businesses registered	N/A	261	Increase from previous year	261 new businesses were registered in East Gippsland during the year.
Total visitation to East Gippsland (international, domestic and daytrip combined)		1,629,100	≥ 1,300,000	Visitation to East Gippsland has surpassed the expected target during the year.
Tourism expenditure in East Gippsland		$577,400,000	≥ $60,000,000	Tourism expenditure has surpassed the expected target during the year. Suggesting strong visitor spending in the region.
Number of jobs in the agriculture sector in East Gippsland	1,690	1,690	Increase from previous year	Number of jobs in the agriculture sector have remained steady during the year.
Value added by the agriculture sector in East Gippsland	$2,896,531	$3,108,875	Increase from previous year	Value added by the agriculture sector has increased during the year. This increase reflects positive growth and continued contribution of the sector to the regional economy.

Cost of our services

The following statement provides information about the services funded in the Annual Budget 2024/25.

Business area	Description of services provided	Net Cost Actual Budget Variance Surplus/ (deficit) $'000
Business Growth	The development of business and industry in East Gippsland is supported by this service, which provides business information services, referrals to other organisations for support, facilitation of industry networking and knowledge sharing events, and facilitation of funding opportunities at all levels of government. It also works with government departments to link businesses to Victorian and Australian Government services to support growth and diversification.	117 150 **33**
Economic Development	The economic development service assists the organisation to facilitate an environment that is conducive to a sustainable and growing local business sector and provides opportunities for local residents to improve their skill levels and access employment.	1547 941 **(606)**
Events	This service works with partners to develop East Gippsland's reputation as a recognised events destination through attraction and facilitation of new events and support of existing events. It provides support, resources and training information, and assists with the development of major events that stimulate economic benefits and cultural diversity and enhance the well-being of citizens.	356 362 **6**
Tourism and Visitor	Council supports the tourism industry and helps promote East Gippsland as a highly sought after visitor destination. Quality visitor information services are provided with the aim of meeting the expectations and needs of visitors.	915 868 **(47)**

An inclusive and caring community that respects and celebrates diversity

Progress against major initiatives

Major initiative	Progress
Major initiative 7 Place Plans are developed for key areas to capture the needs and priorities of communities at a local level.	As of April, the Place Planning function has been fully established. Significant progress has been made on the Omeo Place Plan, including development of the project plan and framework, and a comprehensive review of existing documentation and strategies. External engagement commenced in June through participation in community group meetings. Internally, a cross-organisational Project Working Group has been formed to support collaborative input into the planning process.
Major initiative 8 Review the Community Vision 2040 and support Council in the development of the Council Plan 2025-29.	A comprehensive review of the Community Vision 2040 was completed, alongside strategic support for the development of the Council Plan 2025–29. This work was underpinned by one of East Gippsland's most extensive community engagement programs, involving over 4,000 participants through surveys, conversations, and facilitated sessions. A key feature of the engagement process was the establishment of a deliberative engagement panel comprising 21 community members from diverse backgrounds and townships. The panel met across a series of online and face-to-face sessions, contributing thoughtful recommendations that shaped the revised Community Vision, Long-Term Financial Plan, Asset Plan, and Health and Wellbeing Plan. Their work was marked by integrity, respect, and a strong commitment to community outcomes. Insights from the panel and broader engagement directly informed the Council Plan 2025–29, which was adopted on 23 June 2025. The Plan sets out Council's strategic themes, priorities, and initiatives for the next four years, ensuring alignment with community aspirations and statutory obligations under the *Local Government Act 2020*.



Strategic indicators

The following statistics review the performance of Council against the Council Plan's strategic indicators.

Strategic indicator	2023-24	2024-25	Target	Comments
Community satisfaction with customer service	62	66	≥ Large Rural Average	Satisfaction with customer service has increased over the reporting period and is higher than the Large Rural Average (65).
Community satisfaction with advocacy (lobbying on behalf of the community)	44	47	≥ Large Rural Average	Satisfaction with advocacy has increased over the reporting period and is now equal to the Large Rural Average. We continue to advocate for the needs of the community.
Community satisfaction with community consultation and engagement	41	46	≥ Large Rural Average	Satisfaction with community consultation and engagement has increased over the reporting period, just below the Large Rural Average (48). We continue to review our consultation and engagement practices in an effort to improve the community satisfaction rating.
Community satisfaction with making community decisions	44	47	≥ Large Rural Average	Satisfaction with council decisions has increased over the reporting period and is higher than the Large Rural Average (46). We are committed to making decisions in the community's best interest, and the slight increase in satisfaction reflects this.
Community satisfaction with informing the community	48	48	≥ Large Rural Average	Satisfaction with informing the community has reminded the same for the reporting period, however, was lower than the Large Rural Average (54). We are committed to making improvements for connecting and informing the community.
Number of service reviews undertaken	2	2	≥ Two reviews per annum	There were two service reviews conducted during the year, being the Waste Service Review and the East Gippsland Livestock Exchange Commercial Review.

Strategic indicator	2023-24	2024-25	Target	Comments
Permanent workforce has access to mobile technology	91.76%	92.00%	> 70.00%	All permanent positions that have a requirement for mobile technology have access to the technology required.
Victorian Auditor-General's Office assessment of Council's overall Financial Sustainability is low risk	Achieved	Achieved	Achieve low risk rating	Financial Sustainability overall remains low risk, with only the underlying result reporting a medium risk rating.
The percentage of actions implemented from the Workforce Plan 2021-25	93%	100%	≥ 80% of year 3 actions	All actions from the Workforce Plan 2021-25 have either been completed or are ongoing. Key strategies developed during the year include the Aging Workforce Strategy, Succession Planning Strategy, and the Capability Framework, supporting long-term workforce sustainability and capability development.
Unplanned staff turnover rate	13.4%	13.04%	< 12 per cent annual rate	Unplanned staff turnover rate has remained steady during the year and is lower than the industry average

Local government performance reporting framework

The Victorian Government's compulsory service measures for all Councils that are relevant to this goal are shown below:

Indicator measure	Results 2021-22	2022-23	2023-24	2024-25	Comments
Governance					
Transparency Council resolutions at meetings closed to the public[33]	17.27%	14.29%	14.29%	11.54%	Council made 104 resolutions over the reporting period. Of these, 12 were confidential resolutions made at meetings closed to the public. Council is committed to improving transparency and is working diligently to reduce the number of decisions made in closed meetings.
Consultation and engagement Satisfaction with community consultation and engagement[34]	45	41	41	46	Satisfaction with community consultation and engagement has increased over the reporting period. We continue to review our consultation and engagement practices in an effort to improve the community satisfaction rating.
Attendance Councillor attendance at Council meetings[35]	91.89%	91.98%	91.98%	99.26%	Councillor attendance at Council meetings remains high as Councillors are able to attend meetings online or face to face.
Service cost Cost of governance[36]	$54,313.56	$54,313.56	$54,009.11	$53,184.78	
Satisfaction Satisfaction with Council decisions[37]	50	47	44	47	Satisfaction with council decisions has increased over the reporting period. We are committed to making decisions in the community's best interest, and the slight increase in satisfaction reflects this.

[33] [Number of council resolutions made at ordinary or special meetings of council, or at meetings of a special committee consisting only of councillors, closed to the public / Number of council resolutions made at ordinary or special meetings of council or at meetings of a special committee consisting only of councillors] x100
[34] [Community satisfaction rating out of 100 with how council has performed on community consultation and engagement]
[35] [The sum of the number of councillors who attended each ordinary and special council meeting / (Number of ordinary and special council meetings) x (Number of councillors elected at the last council general election)] x100
[36] [Direct cost of the governance service / Number of councillors elected at the last council general election]
[37] [Community satisfaction rating out of 100 with how council has performed in making decisions in the interest of the community]

Cost of our services

The following statement provides information about the services funded in the Annual Budget 2024/25.

Business area	Description of services provided	Net Cost Actual Budget Variance Surplus/ (deficit) $'000
Community Leadership and Advocacy	Council provides leadership on issues of importance to East Gippsland and advocates on behalf of the community and its vision for the future. It does this through strong, transparent, accountable leadership and the development of strong relationships with key stakeholders and other levels of government.	15,603 5,626 **23**
Council Enterprises	This service supports the local economy and provides an alternative revenue stream for Council through the effective operation of a range of Council managed commercial enterprises such as caravan parks, marinas and the East Gippsland Livestock Exchange.	(1,652) (782) **870**
Customer and Civic Services	This service acts as the main customer interface with the community. It provides accessible, high-quality customer service at Council's Corporate, Business and Service Centres, which connects people to Council services and general information.	2,374 2,490 **116**
Finance and Treasury	This service predominantly provides financial based services to both internal and external customers including the management of Council's finances and raising and collection of rates and charges.	(2,037) (362) **1,675**
Governance	This service provides a range of governance, statutory and corporate support services to Council, including coordination of business papers for meetings of the Council and its committees; coordination of arrangements for Council and committee meetings; and the maintenance of statutory registers and the conduct of municipal elections. An Audit Committee supports this service. This service also provides the framework, oversight and advice to support Council in complying with statutory procurement and contracting provisions.	3,976 4,051 **75**
Human Resources	Through this service Council provides human resource and industrial relations services dedicated to ensuring Council's workforce operates efficiently and effectively within a framework that encourages innovation and continuous improvement. Human Resources also provides payroll services for all employees.	1,980 2,195 **215**

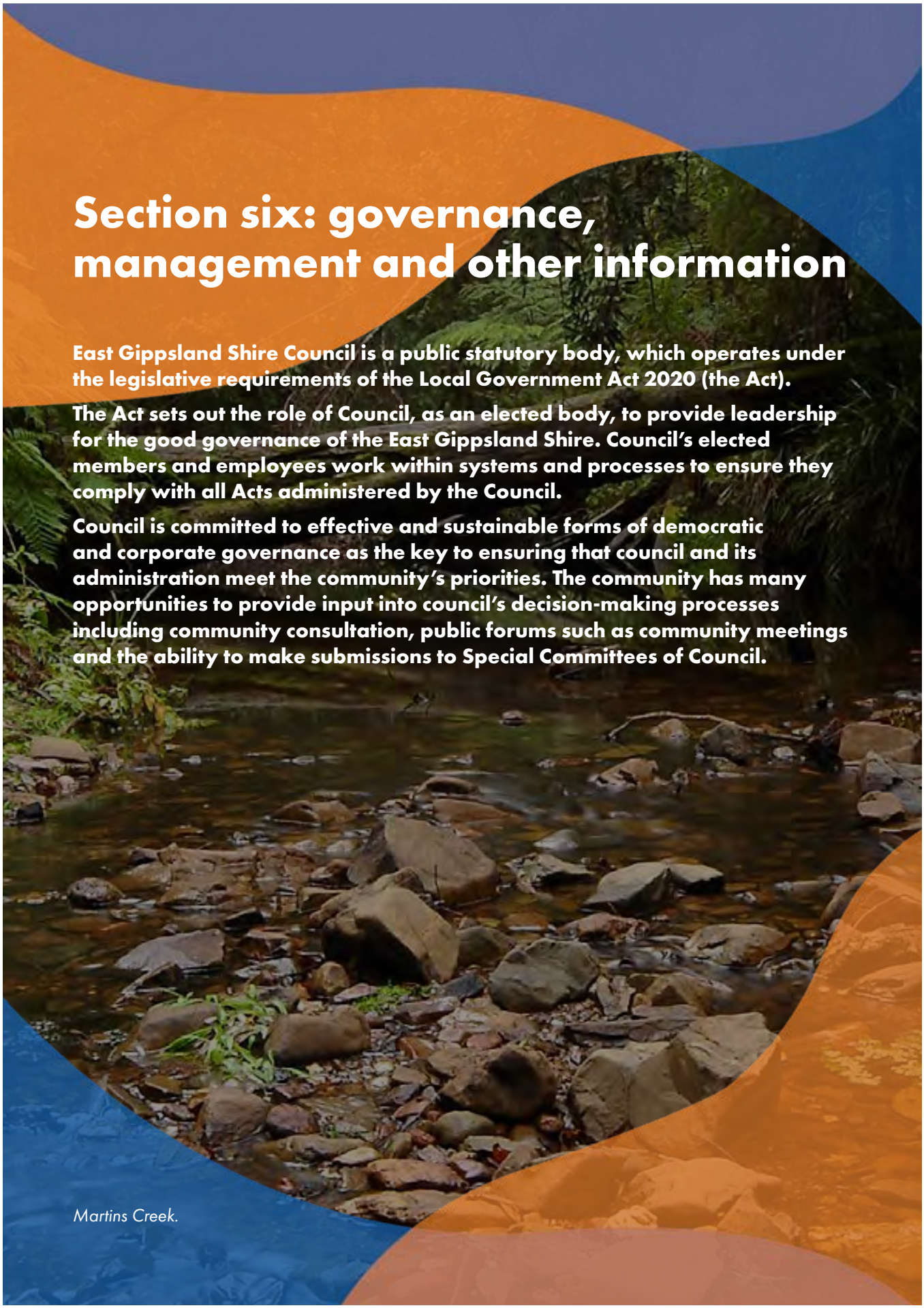
Business area	Description of services provided	Net Cost Actual Budget Variance Surplus/ (deficit) $'000
Information Services	This service provides, supports and maintains reliable and cost-effective communications and computing systems, facilities and infrastructure to Council staff enabling them to deliver services in a smart, productive and efficient way. It is also responsible for the provision of document and information management support services and compliance with statutory obligations under Freedom of Information and Information Privacy legislation.	5,603 5,626 **23**
Media, Communications and Civic Events	This service oversees provision of advice on communications, in consultation with relevant stakeholders, on behalf of Council. It also provides in-house graphic design services. This service also conducts civic events to recognise, commemorate and celebrate prominent citizens and the successful delivery of significant Council programs, infrastructure and projects.	691 829 **138**
Organisation Strategy and Performance	This service provides Council with strategic and operational organisation development support. The service also assists managers to determine and progress toward future structures, capability and cultures in their service units.	806 935 **129**
Property Management	The management of Council's property portfolio, including purchases, sales, leases and licenses to ensure land under Council's ownership or management is used effectively and in the best interests of current and future generations is delivered through this service. It also supports local groups that have a focus on land and facility stewardship.	498 313 **(185)**
Risk Management and Compliance	This service manages a compliance framework that promotes prudent and responsible management approaches to Council's decision-making and service delivery. It ensures the highest standards of legislative compliance are achieved across all Council functions and that its risk exposure is minimised through proactive and comprehensive systems and processes.	2,694 2,731 **37**

Section six: governance, management and other information

East Gippsland Shire Council is a public statutory body, which operates under the legislative requirements of the Local Government Act 2020 (the Act).

The Act sets out the role of Council, as an elected body, to provide leadership for the good governance of the East Gippsland Shire. Council's elected members and employees work within systems and processes to ensure they comply with all Acts administered by the Council.

Council is committed to effective and sustainable forms of democratic and corporate governance as the key to ensuring that council and its administration meet the community's priorities. The community has many opportunities to provide input into council's decision-making processes including community consultation, public forums such as community meetings and the ability to make submissions to Special Committees of Council.



Martins Creek.

Council Plan

Council's roles and responsibilities

The Council is committed to working in partnership with the wider community and other levels of government, to create and achieve the best opportunities possible for all people in East Gippsland.

Key responsibilities of Council include:

- Guaranteeing good governance in the performance of its roles and responsibilities;
- Prioritising the best outcomes for the East Gippsland community;
- Making decisions that consider economic, social, and environmental sustainability of the East Gippsland Shire, including, where possible mitigating and planning for climate change;
- Addressing the diverse needs of the local community in decision making;
- Advocating for the needs and desires of the community across East Gippsland;
- Providing leadership through strategic objectives, monitoring progress, and adapting to changes to support the community;
- Fostering community cohesion and encourage active participation in the East Gippsland Shire Council activities; and
- Ensuring transparency of decision making and accessibility to publicly available information.

Meetings of Council

Council is committed to transparent governance in decision-making. Council meetings are open to the public and are also livestreamed via East Gippsland Shire Council's YouTube channel, East Gippy TV.

Council meetings usually occur on Tuesday evenings from 6.00 pm. All Council meeting dates are publicly available on Council's website.

Council meetings provide an opportunity for community members to submit a question to the Council and speak on matters of interest to the community. Details for this are available on Council's website.
The business to be considered by Council is set out in an agenda, which is available on Council's website from 1pm on the Friday before the meeting.

Council minutes capturing all resolutions of a meeting can be viewed in the same locations as the agenda.
In 2024-25, there was a total of 15 Council meetings, comprising 13 scheduled, one unscheduled Council meeting, and one separate meeting for the purpose of electing a Mayor and Deputy Mayor.

Council meeting attendance

The following table provides a summary of Councillor attendance at Council meetings in 2024-25:

Councillor	Council meetings
Cr Arthur Allen[2]	14
Cr Jodie Ashworth	9
Cr Sonia Buckley[2]	15
Cr Tom Crook[2]	15
Cr Barry Davis	9
Cr Bernie Farquhar	9
Cr Joanne Eastman	9
Cr Jane Greacen OAM[1]	6
Cr Mark Reeves[1]	6
Cr Trevor Stow[1]	6
Cr Ian Trevaskis	9
Cr Mendy Urie[1]	6
Cr Kirsten Van Diggele[1]	6
Cr John White[2]	15

[1] Councillor until October 2024
[2] Councillor re-elected in the 2024 local council election

Councillor allowances

Under section 39 of the *Local Government Act 2020*, Councillors are entitled to receive an allowance while performing their duty. The Mayor and Deputy Mayor are also entitled to receive a higher allowance. The Victorian Independent Remuneration Tribunal (the Tribunal) is responsible for setting allowances for the Mayor, Deputy Mayor, and Councillors.

The Tribunal has classified each Council into one of four Council allowance categories, and East Gippsland has been classified as a Category 2 Council.

The annual allowances that applied from 1 July 2024 to 17 December 2024 were Mayor $109,114, Deputy Mayor $54,558 and Councillors $34,028. Effective from the 18 December 2024, the annual allowances were Mayor $111,987 and Deputy Mayor $55,994. The base allowance for Councillors remains unchanged from the figure that came into effect on 1 July 2024.



Cr Jodie Ashworth, Deputy Mayor Cr Sonia Buckley, Her Excellency the Honourable Ms Sam Mostyn AC, Governor-General of the Commonwealth of Australia and Mayor Cr John White with members of the Bairnsdale Fire Brigade.

Councillor expenses

Under section 40 of the *Local Government Act 2020*, Council is required to reimburse a Councillor for expenses incurred whilst performing their duties as a Councillor. Council is also required to adopt and maintain a policy in relation to the reimbursement of expenses for Councillors in accordance with section 41 of the *Local Government Act 2020*.

The policy provides guidance for the payment of reimbursements of expenses and the provision of resources, facilities and other support to the Mayor and Councillors to enable them to discharge their duties.
The following table details the total expenses for all Councillors during the 2024-25 financial year.

Councillor	Base allowance $	Remote area travel allowance $	Total allowances paid $
Cr Tom Crook[1] (Mayor October 2023 to October 2024)	55,506	0	55,506
Cr John White[1] (Mayor from November 2024)	78,711	0	78,711
Cr Jane Greacen OAM[2] (Deputy Mayor from October 2023 to October 2024)	17,637	0	17,637
Cr Sonia Buckley[1] (Deputy Mayor from November 2024)	45,510	950	46,460
Cr Arthur Allen[1]	33,842	0	33,842
Cr Jodie Ashworth	21,536	0	21,536
Cr Barry Davis	21,536	0	21,536
Cr Joanne Eastman	21,536	0	21,536
Cr Bernie Farquhar	21,536	0	21,536
Cr Mark Reeves[2]	11,001	143	11,144
Cr Trevor Stow[2]	11,001	0	11,001
Cr Ian Trevaskis	21,536	0	21,536
Cr Mendy Urie[2]	11,001	0	11,001
Cr Kirsten Van Diggele[2]	11,001	0	11,001
Total	**382,890**	**1,093**	**383,983**

[1] Councillor re-elected in the 2024 local council election.
[2] Councillor until October 2024.
Office Expenses include Telephone and Stationery. Conferences/Training, Delegate and Other Council representation costs include related accommodation and travel expenses.

Model Councillor Code of Conduct

In accordance with the *Local Government Act 2020*, Councillors must observe the Model Councillor Code of Conduct. The purpose of the Model Councillor Code of Conduct is to include the standards of conduct expected to be observed by Councillors in the course of performing their duties and functions as Councillors, including prohibiting discrimination, harassment (including sexual harassment) and vilification.

The Model Councillor Code of Conduct applies to all Victorian Councils and is prescribed by the *Local Government (Governance and Integrity) Regulations 2020*.

Conflict of Interest

A conflict of interest arises when a personal or private interest of a Councillor or officer in a matter may compromise their ability to act impartially and in the best interests of the community.

The *Local Government Act 2020* outlines the scope for determining conflicts of interest by an individual. Only an individual can decide if they have a conflict of interest in a matter. Council's Governance Rules address how a Councillor or staff member deals with a conflict of interest. The Governance Rules are available on the Council's website. A Conflicts of Interest Register captures the conflict disclosures by Councillors and is publicly available on Council's website.

Committees

The *Local Government Act 2020* allows councils to establish the following types of committees:

- Delegated Committees;
- Joint Delegated Committees;
- Community Asset Committees; and
- Audit and Risk Committee.

Councils may also establish advisory committees for the purpose of providing advice to the Council.

Delegated Committees

Delegated Committees are able to exercise any powers, duties or functions of a council, under the *Local Government Act 2020* or any other Act, delegated to it through an Instrument of Delegation, and must consist of at least two Councillors, and any other persons appointed by the Council. Council has not established any Delegated Committees.

Joint Delegated Committees

Under section 63 of the *Local Government Act 2020*, two or more Councils may resolve to establish a Joint Delegated Committee. A Joint Delegated Committee must include at least one Councillor from each of the participating Councils. Council has not established any Joint Delegated Committees.

Community Asset Committees

Council may also establish a Community Asset Committee under section 65 of the *Local Government Act 2020* for the purpose of managing a community asset in the municipality and may consist of as many members as necessary in order to achieve its purpose.

These types of committees act under the power of delegation by the Chief Executive Officer, subject to any specified conditions and limitations specified in the Instrument.

Council has not established any Community Asset Committees.

Advisory Committees

Advisory committees have no decision-making powers and may only make recommendations to the Council.

The following table contains a list of all advisory committees established by the Council that are in operation and the purpose for which each committee was established:

Committee	Councillors	Officers	Other	Purpose
Chief Executive Employment and Remuneration Committee	4	0	1	Considers, and makes recommendations to Council on the: » selection and appointment of an Independent Member » performance monitoring of the Chief Executive Officer (CEO), including with respect to achievement of the Key Performance Indicators (KPIs) » annual review of the CEO's performance, including against the KPIs » CEO's remuneration » recruitment and appointment (or reappointment) of a CEO, if required.
Disability Advisory Committee	2	2	11	Provides advice on things that matter to people with a disability in the region. It seeks to maximise the contribution being made by Council and its partners by working with a common agenda to create a more inclusive and accessible East Gippsland. The committee was in recess for most of the year.
East Gippsland Agriculture Sector Advisory Committee	2	4	14	Provides advice, guidance and recommendations to Council on matters that affect the agriculture sector in East Gippsland and its communities.

Committee	Councillors	Officers	Other	Purpose
East Gippsland Livestock Exchange Consultative Committee	2	4	7	Is a platform for consultation with key stakeholders on the operations of the livestock exchange. The group also discusses industry matters that may impact the livestock exchange business. The committee was in recess for most of the year.
East Gippsland Economic Development Advisory Committee	3	4	14	Provides advice, guidance and recommendations to Council on matters that affect economic development in East Gippsland and its communities.
Marina Consultative Committee	2	0	6	Forms part of Council's consultation mechanism for the operations of existing and emerging services at Council's Metung, Chinaman's Creek and Slip Bight Marinas.

Audit and Risk Committee

Under section 53 of the *Local Government Act 2020* Council must establish an Audit and Risk Committee.

The Audit and Risk Committee's role is to monitor and provide advice to Council on financial reporting, internal control, compliance, and risk management. It does this through the provision of independent advice on matters relevant to its Charter, to assist Council decision-making. The Audit and Risk Committee performs an advisory function. It has no executive powers or authority to implement actions in areas over which management has responsibility and no delegated financial responsibility. Nor does it have any management functions, so is independent of management.

The Audit and Risk Committee comprises of seven members: four independent external members, one of whom will be Chair, along with the Mayor of the day and two other Councillors appointed by Council.

The Chair is appointed each February. In 2024/25 the Audit and Risk Committee members were:

Councillors

- Cr Mark Reeves: July 2024 to October 2024
- Cr Mendy Urie: July 2024 to October 2024
- Cr John White (Mayor): November 2024 to June 2025
- Cr Jodie Ashworth: December 2024 to June 2025
- Cr Joanne Eastman: December 2024 to June 2025

Independent Committee Members

- Claudia Goldsmith: July 2024 – June 2025
- Celeste Gregory: July 2024 – June 2025 (Chair 2024 and 2025)
- Jason Hellyer: July 2024 – June 2025
- Susan Lloyd: November 2024 – June 2025

Internal audit

The internal audit process assists Council and the Chief Executive Officer to assess, monitor and improve the effectiveness of risk management and governance processes and controls. The Internal Auditor reports on activities to the Audit and Risk Committee regularly throughout the year.

The function is undertaken by an independent external provider. A risk-based three-year Internal Audit Plan (IAP) is revised annually to ensure the audit resources remain focused on the appropriate areas. The review process considers Council's risk framework, the Council Plan, the impact of any change on operations, systems, or the business environment, prior audit coverage, outcomes and management input. The IAP is reviewed and endorsed by the Audit and Risk Committee annually.

External audit

We are externally audited by the Victorian Auditor-General's representatives to provide an assurance that financial statements reflect the financial position at the end of the financial year.

For 2024/25, the annual external audit of Council's Financial and Performance Statements was conducted by the Victorian Auditor-General's representative, RSD Audit.

Risk management

Council remains firmly committed to safeguarding our community, environment, and services through robust, transparent, and proactive risk management practices.

Over the past year, we have significantly enhanced our approach to identifying, assessing, and managing risks across all areas of Council operations. A key milestone was the redevelopment of our Risk Management Plan and the implementation of a comprehensive Risk Management Strategy. These initiatives provide a clear framework for managing both current and emerging risks, ensuring that risk considerations are embedded in everyday decision-making.

We have also reviewed and updated our policies, strengthened our planning and response capabilities, and continued to foster a culture where staff are empowered and supported to manage risks responsibly. Our systems and processes are designed to help us deliver safe, reliable, and sustainable services to the community.

The Audit and Risk Committee continues to play a vital role in overseeing our risk management framework, offering strategic guidance and driving continuous improvement.

Governance and management checklist

As outlined in section 98(3)(d) of the *Local Government Act 2020* (the Act) and regulation 9(2)(c) of the *Local Government (Planning and Reporting) Regulations 2020* (the Regulations), the results of Council's assessment against the Governance and Management Checklist are set out below in the form prescribed by the Regulations.

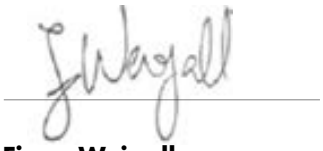
Governance and management Items	Assessment	
1 Community Engagement Policy (Policy under section 55 of the Act outlining Council's commitment to engaging with the community on matters of public interest)	Policy adopted in accordance with section 55 of the Act. Date of adoption: 16 March 2021	✓
2 Community Engagement Guidelines (guidelines to assist staff to determine when and how to engage with the community)	Guidelines Date of commencement of current guidelines: 16 March 2021	✓
3 Financial Plan (Plan under section 91 of the Act outlining the financial and non-financial resources required for at least the next 10 financial years)	Plan adopted in accordance with section 91 of the Act. Date of adoption: 23 June 2025	✓
4 Asset Plan (Plan under section 92 of the Act setting out the asset maintenance and renewal needs for key infrastructure asset classes for at least the next 10 years)	Plan adopted in accordance with section 92 of the Act. Date of adoption: 23 June 2025	✓
5 Revenue and Rating Plan (Plan under section 93 of the Act setting out the rating structure of Council to levy rates and charges)	Plan adopted in accordance with section 93 of the Act. Date of adoption: 23 June 2025	✓
6 Annual Budget (Plan under section 94 of the Act setting out the services to be provided and initiatives to be undertaken during the budget year and the funding and other resources required)	Adopted in accordance with section 94 of the Act. Date of adoption: 23 June 2025	✓
7 Risk Policy (policy outlining council's commitment and approach to minimising the risks to Council's operations)	Policy Date of commencement of current policy: 29 November 2022	✓
8 Fraud Policy (policy outlining Council's commitment and approach to minimising the risks to Council's operations.)	Policy Date of commencement of current policy: 5 May 2020	✓

Governance and management Items	Assessment	
9 Municipal Emergency Management Planning (participation in meetings of the Municipal Emergency Management Planning Committee)	Municipal Emergency Management Planning Committee (MEMPC) meetings attended by one or more representatives of Council (other than the chairperson of the MEMPC) during the financial year Dates of MEMPC meetings attended: » 5 September 2024 » 5 December 2024 » 6 March 2025 » 5 June 2025	
10 Procurement Policy (policy under section 108 of the Act outlining the principles, processes and procedures that will apply to the purchase of goods and services by the Council)	Policy adopted in accordance with section 108 of the Act Date of adoption: 14 September 2021	
11 Business Continuity Plan (plan setting out the actions that will be undertaken to ensure that key services continue to operate in the event of a disaster)	Plan Date of commencement of current plan: 27 March 2019	
12 Disaster Recovery Plan (plan setting out the actions that will be undertaken to recover and restore business capability in the event of a disaster)	Plan Date of commencement of current plan: 29 January 2025	
12A Complaint Policy (policy under section 107 of the Act outlining Council's commitment and approach to managing complaints)	Policy developed in accordance with section 107 of the Act. Date of commencement of current policy: 16 December 2021	
12B Workforce Plan (plan under section 46 of the Act outlining Council's commitment and approach to planning for current and future workforce requirements)	Plan developed in accordance with section 46 of the Act. Date of commencement of current plan: 30 August 2021	
12C Payment of Rates and Charges Hardship Policy (policy outlining Council's commitment and approach to assisting ratepayers who are experiencing financial hardship or difficulty paying their rates)	Policy Date of commencement of current policy: 27 August 2024	
13 Risk Management Framework (framework outlining Council's approach to managing risks to the Council's operations)	Framework Date of commencement of current framework: 7 April 2025	

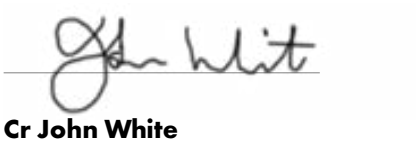
Governance and management Items	Assessment	
14 Audit and Risk Committee (Advisory committee of Council under section 53 and section 54 of the Act whose role is to monitor the compliance of Council policies and procedures, monitor Council's financial reporting, monitor and provide oversight on internal and external audit functions)	Established in accordance with section 53 of the Act. Date of establishment: 25 August 2020	✓
15 Internal Audit (independent accounting professionals engaged by the council to provide analyses and recommendations aimed at improving council's governance, risk and management controls)	Engaged Date of engagement of current provider: 1 July 2023	✓
16 Performance Reporting Framework (a set of indicators measuring financial and non-financial performance, including the performance indicators referred to in section 98 of the Act)	Framework Date of adoption of current framework: 29 June 2021	✓
17 Council Plan Report (report reviewing the performance of the council against the Council Plan, including the results in relation to the strategic indicators, for the first six months of the financial year)	Report Date of report: » 15 October 2024 » 3 December 2024 » 18 March 2025 » 20 May 2025	✓
18 Quarterly Budget Reports (quarterly reports to the Council under section 97 of the Act comparing actual and budgeted results and an explanation of any material variations)	Reports presented to Council in accordance with section 97(1) of the Act Dates reports presented: » 24 September 2024 » 3 December 2024 » 18 March 2025 » 20 May 2025	✓
19 Risk Reports (6-monthly reports of strategic risks to council's operations, their likelihood and consequences of occurring and risk minimisation strategies)	Reports Dates of reports: » 19 August 2024 » 9 December 2024 » 24 February 2025 » 26 May 2025	✓

Governance and management Items	Assessment	
20 Performance Reports (6-monthly reports of indicators measuring financial and non-financial performance, including performance indicators referred to in section 98 of the Act)	Reports Dates of reports: » 15 October 2024 » 26 May 2025	✓
21 Annual Report (annual report under sections 98 and 99 of the Act of containing a report of operations and audited financial and performance statements)	Presented at a meeting of the Council in accordance with section 100 of the Act. » Date of presentation: » 15 October 2024	✓
22 Councillor Code of Conduct (Code under section 139 of the Act setting out the standards of conduct to be followed by Councillors and other matters)	Reviewed and adopted in accordance with section 139 of the Act Date reviewed and adopted: 16 December 2021	✓
23 Delegations (Documents setting out the powers, duties and functions of Council and the Chief Executive Officer that have been delegated to members of staff, in accordance with sections 11 and 47 of the Act)	Reviewed in accordance with section 11(7) of the Act and a register kept in accordance with sections 11(8) and 47(7) of the Act Date of review under section 11(7): 29 November 2022	✓
24 Meeting Procedures (Governance Rules under section 60 of the Act governing the conduct of meetings of Council and delegated committees)	Governance Rules adopted in accordance with section 60 of the Act Date Governance Rules adopted: 30 August 2022	✓

I certify that this information presents fairly the status of Council's governance and management arrangements.



Fiona Weigall
Chief Executive Officer
Dated:



Cr John White
Mayor
Dated:

Statutory information

Information available for public inspection

Council has a Public Transparency Policy that commits to making Council information publicly available except where the information is confidential by virtue of legislation or not in the public interest. Publicly available information can be accessed on our website, where possible. Information not able to be placed on the website may be accessed on request for viewing in person.

Our Public Transparency Policy, available on our website, outlines the information that is publicly accessible.

Freedom of Information

The *Freedom of Information Act 1982* (the FOI Act) provides individuals with the right to request access to Council documents. There is an application procedure, and rights of access are limited by exemptions detailed in the FOI Act. Applications must be accompanied by an application fee and specific details of the documents requested.

Council received 33 applications during the reporting year 2024-25. No requests were transferred to or from another agency within this financial year. Additionally, three requests were carried forward from the 2024-25 financial year.

	2024-25	2023-24	2022-23	2021-22	2020-21
New applications / requests	33	36	39	26	22
Access granted in full	4	6	1	15	7
No documents existed in the requested form / Act does not comply	1	1	5	2	4
Access denied	0	0	4	2	1
Withdrawn	1	2	2	1	0
Requests outstanding at end of financial year	3	3	3	0	0
Review by Office of Victorian Information Commissioner	0	2	1	0	1
Appeals lodged with VCAT	0	0	0	0	0
Fees collected ($)	294.30	445.20	642.60	752.50	621.20
Fees waived ($)	98.10	7	428.40	408.00	0
Charges collected ($)	189.86	386.00	424.30	0	0

Public Interest Disclosures

Under the *Public Interest Disclosures Act 2012 (Victoria)*, councils have a legal and ethical responsibility to foster a culture of transparency and accountability. They are required to actively encourage the reporting of improper conduct or detrimental action within the public sector. This includes ensuring that individuals—whether staff or members of the public—feel safe and supported when making disclosures.

In accordance with section 58 of the *Public Interest Disclosures Act 2012 (Victoria)*, Council has established procedures for handling public interest disclosures and information about making a disclosure is available on Council's website.
Council made no public interest disclosure notifications to the Independent Broad-based Anti-corruption Commission for the year ended 30 June 2025.

Privacy and Data Protection Act

The *Privacy and Data Protection Act 2014*, along with the *Health Records Act 2001*, are designed to protect personal information.

Council's Privacy Policy was adopted on 30 April 2024 which guides how Council collects, uses and discloses personal information where it is necessary to perform Council functions or when required by law. Formal complaints can be made if people believe their privacy has been breached.
Further details about Council's approach to privacy is located on website.

Contracts

Section 108(1) of the *Local Government Act 2020* requires Council to adopt a Procurement Policy which specifies the principles, processes and procedures that apply in respect to the purchase of works, goods and services.

Council's Procurement Policy was adopted 14 September 2021. A comprehensive review of the Policy is well underway and is anticipated to be completed by the end of the 2025 calendar year.

During 2024/25, a total of 36 formal procurement processes (including Requests for Tender, Requests for Quotation and Expression of Interest requests) were undertaken. These complied with the expenditure thresholds and market engagement requirements as detailed in the Procurement Policy.

The details of all contracts:

Year	Contracts awarded by Chief Executive Officer ($)		Total Contracts awarded	Contracts awarded by Council ($)	Total Contracts awarded
	< 250,000 (inc. GST)	< 500,000 (inc. GST)		>500,000 (inc. GST)	
2024/25	12	7	19	17	36

Best Value Victoria

Best Value applies to all Council services and encourages the adoption of a consistent set of principles across the sector, while also allowing councils the flexibility to meet the unique needs of their communities. Council continues to communicate with the community in a range of ways, including community forums, weekly advertisements, social and traditional media.

The incorporation of Best Value Principles in business planning processes enables Council to focus on identifying opportunities to continuously improve services and ensure we are addressing our community's changing needs. Council aims to deliver quality and affordable services in the most effective manner with Council services continually monitored and opportunities for improvement identified.

Municipal Health and Wellbeing Plan 2021-25

In accordance with the *Public Health and Wellbeing Act 2008*, Council must report annually on the achievements of the plan. This year that includes the following:

- Significant progress has been made on accessibility and female facility upgrades. Completed works include shower partitioning and modesty screens at Wy Yung, Lindenow, Paynesville, Swan Reach, and Omeo, along with a new shower installation at Orbost Lochiel Park.
- Access audits have been conducted across Council-owned and community spaces. These audits will enhance safety and accessibility for all users, build community confidence, and encourage greater use of local services and facilities.
- The East Gippsland Community Directory was launched in May 2025, featuring a comprehensive listing of disability services. To support accessible travel, 32 community and courtesy buses are also included.
- Emergency Relief Centres now offer Sensory Kits to support children with additional needs. These kits help families and carers manage environments with loud noises, bright lights, or crowds. Special story guides are also available to explain the relief centre experience in a calm and child-friendly way.
- Over 1,500 accessibility design features from Australian Standards (AS1428.1) have been integrated into our safety system, Donesafe. This enhancement will streamline access audits of community buildings starting next financial year.
- Changing Places accessible bathroom facilities are under construction in Lakes Entrance and Cann River. A 10-year strategic plan is nearing completion to guide future installations.
- A hearing loop is being trialled at the Bairnsdale Library to assist people who use hearing aids. If successful, this technology may be extended to other customer service areas.
- We continued to support Respect Victoria and Safe and Equal's statewide collaborations, including the local Hands Up for RESPECT campaign. Funding has been provided through community grants for local prevention initiatives. In partnership with the Gippsland Prevention of Violence Network, a series of workshops will be held across the region, supported by tailored resources for each audience group.
- During the 16 Days of Activism campaign, we illuminated the corporate centre in orange to spark community conversations about the vital work of direct service agencies and to reaffirm our commitment to those affected by gender-based violence.

Domestic Animal Management Plan 2021-25

The *Domestic Animals Act 1994* requires Council to prepare a Domestic Animal Management Plan every four years. The plan caters for the needs of pets and their owners while achieving a balance with the needs of others in the community. The plan helps Council provide a professional, consistent and proactive approach to domestic animal management services. This includes education and promotion of responsible pet ownership.

Council completed the following actions during the year:

- Attended the East Gippsland Field Days and the Orbost Show and provided education on responsible pet ownership.

Year	Animal Impoundments	Reclaimed	Adopted	Euthanised	Transferred to Animal Aid Coldstream[1]
2024-25	**656**	**167**	**267**	**131**	**15**
2023-24	474	134	219	67	8
2022-23	572	132	145	97	4
2021-22	423	115	155	56	8
2020-21	525	122	203	92	0
2019-20	612	172	295	68	55
2018-19	871	227	422	186	48

[1] Coldstream is the headquarters of Animal Aid, Councils pound services contractor

Food Act Ministerial Directions

Under section 7E of the *Food Act 1984*, Council is required to publish a summary of any ministerial directions received during the financial year in its annual report.

No such ministerial directions were received by Council during the financial year.

Road Management Act Ministerial Directions

Under section 22 of the *Road Management Act 2004*, Council must publish a copy or summary of any ministerial directions in its annual report.
No such ministerial directions were received by Council during the financial year.

Infrastructure and Development Contributions

Under section 46GM and 46QD of the *Planning and Environment Act 1987*, a Council that is a collecting or development agency must prepare and give a report to the Minister for Planning on infrastructure and development contributions including levies and works in kind and publish this report in its Annual Report.

For the 2024-25 year there were no infrastructure and development contributions made. Council did not collect any Community Infrastructure Levies or payments during the financial year.

East Gippsland Shire Council

ANNUAL FINANCIAL REPORT

for the year ended 30 June 2025

East Gippsland Shire Council

Annual Financial Report

for the year ended 30 June 2025

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East Gippsland Shire Council

Annual Financial Report

for the year ended 30 June 2025

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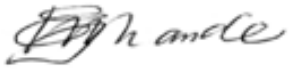
East Gippsland Shire Council

Annual Financial Report

for the year ended 30 June 2025

Certification of the Financial Statements

In my opinion, the accompanying financial statements have been prepared in accordance with the *Local Government Act 2020*, the *Local Government (Planning and Reporting) Regulations 2020*, the Australian Accounting Standards and other mandatory professional reporting requirements.

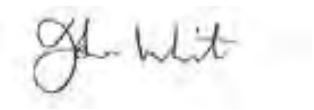


Ernest Mhande CPA
Principal Accounting Officer
Dated: 7 October 2025
Bairnsdale

In our opinion, the accompanying financial statements present fairly the financial transactions of East Gippsland Shire Council for the year ended 30 June 2025 and the financial position of the Council as at that date.

At the date of signing, we are not aware of any circumstances which would render any particulars in the financial statements to be misleading or inaccurate.

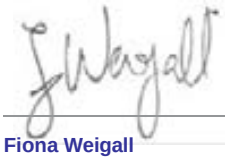
We have been authorised by the Council and by the *Local Government (Planning and Reporting) Regulations 2020* to certify the financial statements in their final form.



John White
Mayor
Dated: 7 October 2025
Bairnsdale



Jodie Ashworth
Councillor
Dated: 7 October 2025
Bairnsdale



Fiona Weigall
Chief Executive Officer
Dated: 7 October 2025
Bairnsdale

Independent Auditor's Report

Victorian Auditor-General's Office

To the Councillors of East Gippsland Shire Council

Opinion	I have audited the financial report of East Gippsland Shire Council (the council) which comprises the: • balance sheet as at 30 June 2025 • comprehensive income statement for the year then ended • statement of changes in equity for the year then ended • statement of cash flows for the year then ended • statement of capital works for the year then ended • notes to the financial statements, including material accounting policy information • certification of the financial statements. In my opinion the financial report presents fairly, in all material respects, the financial position of the council as at 30 June 2025 and their financial performance and cash flows for the year then ended in accordance with the financial reporting requirements of Part 4 of the *Local Government Act 2020*, the Local Government (Planning and Reporting) Regulations 2020 and applicable Australian Accounting Standards.
Basis for Opinion	I have conducted my audit in accordance with the *Audit Act 1994* which incorporates the Australian Auditing Standards. I further describe my responsibilities under that Act and those standards in the *Auditor's Responsibilities for the Audit of the Financial Report* section of my report. My independence is established by the *Constitution Act 1975*. My staff and I are independent of the council in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to my audit of the financial report in Victoria. My staff and I have also fulfilled our other ethical responsibilities in accordance with the Code. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.
Councillors' responsibilities for the financial report	The Councillors of the council are responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards, the *Local Government Act 2020* and the Local Government (Planning and Reporting) Regulations 2020, and for such internal control as the Councillors determine is necessary to enable the preparation and fair presentation of a financial report that is free from material misstatement, whether due to fraud or error. In preparing the financial report, the Councillors are responsible for assessing the council's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless it is inappropriate to do so.

Level 31 / 35 Collins Street, Melbourne Vic 3000
T 03 8601 7000 enquiries@audit.vic.gov.au www.audit.vic.gov.au

Auditor's responsibilities for the audit of the financial report

As required by the *Audit Act 1994*, my responsibility is to express an opinion on the financial report based on the audit. My objectives for the audit are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report.

As part of an audit in accordance with the Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the council's internal control
- evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Councillors
- conclude on the appropriateness of the Councillors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the council's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the council to cease to continue as a going concern.
- evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation.

I communicate with the Councillors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.



MELBOURNE
9 October 2025

Travis Derricott
as delegate for the Auditor-General of Victoria

East Gippsland Shire Council

Comprehensive Income Statement

for the year ended 30 June 2025

	Note	2025 $ '000	2024 $ '000
Income / Revenue			
Rates and charges	3.1	72,720	69,885
Statutory fees and fines	3.2	2,398	2,924
User fees	3.3	14,739	14,113
Grants - operating	3.4	35,424	5,080
Grants - capital	3.4	21,718	22,105
Contributions - monetary	3.5	399	1,033
Contributions - non monetary	3.5	11,708	27,645
Net gain on disposal of property, infrastructure, plant and equipment	3.6	329	8
Fair value adjustments on investment properties	6.2	377	244
Other income	3.7	11,871	10,958
Total income / revenue		171,683	153,995
Expenses			
Employee costs	4.1	45,997	41,447
Materials and services	4.1	57,326	52,618
Depreciation	4.2	31,704	29,294
Amortisation - Intangible assets	4.3	997	950
Depreciation - Right of use assets	4.4	80	89
Allowance for impairment losses	4.5	105	94
Borrowing costs	4.6	355	314
Finance Costs - Leases	4.7	14	16
Other expenses	4.8	9,427	6,932
Landfill rehabilitation provision movement	5.5	271	(311)
Total expenses		146,276	131,443
Surplus for the year		25,407	22,552
Other comprehensive income:			
Items that will not be reclassified to surplus or deficit in future periods			
Net asset revaluation gain	9.1	–	(124,980)
Total items which will not be reclassified subsequently to the operating result		–	(124,980)
Total other comprehensive income		–	(124,980)
Total comprehensive result		25,407	(102,428)

The above comprehensive income statement should be read in conjunction with the accompanying notes.

East Gippsland Shire Council

Balance Sheet

as at 30 June 2025

	Note	2025 $ '000	2024 $ '000
Assets			
Current assets			
Cash and cash equivalents	5.1	86,005	117,192
Trade and other receivables	5.1	10,417	10,189
Other financial assets	5.1	37,159	–
Contract assets		2,337	3,652
Other assets	5.2	2,738	2,251
Total current assets		138,656	133,284
Non-current assets			
Trade and other receivables	5.1	99	154
Other financial assets	5.1	10	10
Property, infrastructure, plant and equipment	6.1	1,375,817	1,362,142
Investment property	6.2	13,030	10,787
Intangible assets	5.2	1,959	3,663
Right-of-use assets	5.8	465	593
Total non-current assets		1,391,380	1,377,349
Total assets		1,530,036	1,510,633
Liabilities			
Current liabilities			
Trade and other payables	5.3	16,105	12,873
Trust funds and deposits	5.3	3,821	4,137
Contract and other liabilities	5.3	7,204	15,815
Provisions	5.5	13,743	13,579
Interest-bearing liabilities	5.4	695	663
Lease liabilities	5.8	24	79
Total current liabilities		41,592	47,146
Non-current liabilities			
Contract and other liabilities	5.3	265	340
Provisions	5.5	8,067	7,694
Interest-bearing liabilities	5.4	8,501	9,196
Lease liabilities	5.8	547	600
Total non-current liabilities		17,380	17,830
Total liabilities		58,972	64,976
Net assets		1,471,064	1,445,657
Equity			
Accumulated surplus		533,426	508,156
Reserves	9.1	937,638	937,501
Total Equity		1,471,064	1,445,657

The above balance sheet should be read in conjunction with the accompanying notes.

East Gippsland Shire Council

Statement of Changes in Equity

for the year ended 30 June 2025

	Note	Total $ '000	Accumulated Surplus $ '000	Revaluation Reserves $ '000	Other Reserves $ '000
2025					
Balance at beginning of the financial year		1,445,657	508,156	934,911	2,590
Surplus/(deficit) for the year		25,407	25,407	–	–
Net asset revaluation gain/(loss)	6.1	–	–	–	–
Transfers to other reserves	9.1	–	(137)	–	137
Balance at end of the financial year		1,471,064	533,426	934,911	2,727
2024					
Balance at beginning of the financial year		1,548,085	486,359	1,059,891	1,835
Surplus/(deficit) for the year		22,552	22,552	–	–
Net asset revaluation gain/(loss)	6.1	(124,980)	–	(124,980)	–
Transfers to other reserves	9.1	–	(755)	–	755
Balance at end of the financial year		1,445,657	508,156	934,911	2,590

The above statement of changes in equity should be read in conjunction with the accompanying notes.

East Gippsland Shire Council

Statement of Cash Flows

for the year ended 30 June 2025

	Note	2025 Inflows/ (Outflows) $ '000	2024 Inflows/ (Outflows) $ '000
Cash flows from operating activities			
Rates and charges		72,187	67,827
Statutory fees and fines		2,397	2,946
User fees		15,855	16,588
Grants - operating		37,139	3,454
Grants - capital		13,976	20,595
Contributions - monetary		425	1,042
Interest received		5,754	7,074
Reimbursements		4,675	3,779
Trust funds and deposits taken		9,870	12,598
Other receipts		1,803	(7)
Net GST refund		4,058	3,019
Employee costs		(45,256)	(40,585)
Materials and services		(59,932)	(54,085)
Trust funds and deposits repaid		(10,258)	(12,216)
Other payments		(3,117)	(2,015)
Net cash provided by operating activities	9.2	49,576	30,014
Cash flows from investing activities			
Payments for property, infrastructure, plant and equipment		(44,461)	(61,028)
Proceeds from sale of property, infrastructure, plant and equipment		1,949	1,341
Payments for investments		(37,159)	–
Proceeds from sale of investments		–	45,262
Net cash (used in) investing activities		(79,671)	(14,425)
Cash flows from financing activities			
Finance costs		(355)	(299)
Proceeds from borrowings		–	7,043
Repayment of borrowings		(663)	(96)
Interest paid - lease liability		(14)	(16)
Repayment of lease liabilities		(60)	(74)
Net cash flow provided by/(used in) financing activities		(1,092)	6,558
Net Increase /(decrease) in cash and cash equivalents		(31,187)	22,147
Cash and cash equivalents at the beginning of the financial year		117,192	95,045
Cash and cash equivalents at the end of the financial year [1]		86,005	117,192
Financing arrangements	5.6	10,996	11,659

(1) The above statement of cash flows should be read in conjunction with the accompanying notes.

East Gippsland Shire Council

Statement of Capital Works

for the year ended 30 June 2025

	Note	2025 $ '000	2024 $ '000
Property			
Land		104	174
Total land		104	174
Buildings		7,615	16,888
Heritage buildings		19	10
Total buildings		7,634	16,898
Total property		7,738	17,072
Plant and equipment			
Plant, machinery and equipment		4,763	5,182
Fixtures, fittings and furniture		551	280
Computers and telecommunications		938	905
Library books		207	207
Total plant and equipment		6,459	6,574
Infrastructure			
Roads		11,872	11,289
Bridges		1,528	3,716
Footpaths and cycleways		1,326	3,160
Drainage		2,506	1,191
Recreational, leisure and community facilities		5,619	4,106
Waste management		161	205
Parks, open space and streetscapes		4,000	3,982
Aerodromes		53	9
Off street car parks		1,147	1,371
Other infrastructure		1,416	3,966
Total infrastructure		29,628	32,995
Total capital works expenditure	6.1	43,825	56,641
Represented by:			
New asset expenditure		9,652	19,584
Asset renewal expenditure		32,663	32,423
Asset upgrade expenditure		1,510	4,634
Total capital works expenditure		43,825	56,641

The above statement of capital works should be read in conjunction with the accompanying notes.

East Gippsland Shire Council

Notes to the Financial Report

for the year ended 30 June 2025

Note 1. Overview

Introduction

The East Gippsland Shire Council was established by an Order of the Governor in Council on 2 December 1994 and is a body corporate.

The Council's main office is located at 273 Main Street Bairnsdale Victoria 3875.

Statement of compliance

These financial statements are a general purpose financial report that consists of a Comprehensive Income Statement, Balance Sheet, Statement of Changes in Equity, Statement of Cash Flows, Statement of Capital Works and Notes accompanying these financial statements. The general purpose financial report complies with Australian Accounting Standards (AAS), other authoritative pronouncements of the Australian Accounting Standards Board, the *Local Government Act 2020*, and the *Local Government (Planning and Reporting) Regulations 2020.*

The Council is a not-for-profit entity and therefore applies the additional AUS paragraphs applicable to a not-for-profit entity under the Australian Accounting Standards.

Accounting policy information

1.1 Basis of accounting

Accounting policies are selected and applied in a manner which ensures that the resulting financial information satisfies the concepts of relevance and reliability, thereby ensuring that the substance of the underlying transactions or other events is reported. Specific accounting policies applied are disclosed in sections where the related balance or financial statement matter is disclosed.

The accrual basis of accounting has been used in the preparation of these financial statements, except for the cash flow information, whereby assets, liabilities, equity, income and expenses are recognised in the reporting period to which they relate, regardless of when cash is received or paid.

The financial statements are based on the historical cost convention unless a different measurement basis is specifically disclosed in the notes to the financial statements.

The financial statements have been prepared on a going concern basis. The financial statements are in Australian dollars. The amounts presented in the financial statements have been rounded to the nearest thousand dollars unless otherwise specified. Minor discrepancies in tables between totals and the sum of components are due to rounding.

Judgements, estimates and assumptions are required to be made about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated judgements are based on professional judgement derived from historical experience and various other factors that are believed to be reasonable under the circumstances. Actual results may differ from these estimates.

Revisions to accounting estimates are recognised in the period in which the estimate is revised and also in future periods that are affected by the revision. Judgements and assumptions made by management in the application of AAS's that have significant effects on the financial statements and estimates relate to:

- the fair value of land, buildings, infrastructure, plant and equipment (refer to Note 6.1.)
- the determination of depreciation for buildings, infrastructure, plant and equipment (refer to Note 6.1.).
- the determination of employee provisions (refer to Note 5.5.).
- the determination of landfill provisions (refer to Note 5.5.)
- the determination of whether performance obligations are sufficiently specific so as to determine whether an arrangement is within the scope of *AASB 15 Revenue from Contracts with Customers or AASB 1058 Income of Not-for-Profit Entities* (refer to Note 3)
- the determination, in accordance with *AASB 16 Leases*, of the lease term, the estimation of the discount rate when not implicit in the lease and whether an arrangement is in substance short-term or low value (refer to Note 5.8)
- whether or not AASB 1059 *Service Concession Arrangements: Grantors* is applicable
- other areas requiring judgements

East Gippsland Shire Council

Notes to the Financial Report
for the year ended 30 June 2025

Note 1. Overview (continued)

Unless otherwise stated, all accounting policies are consistent with those applied in the prior year. Where appropriate, comparative figures have been amended to accord with current presentation, and disclosure has been made of any material changes to comparatives.

Goods and Services Tax (GST)
Income and expenses are recognised net of the amount of associated GST. Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the taxation authority is included with other receivables or payables in the balance sheet.

East Gippsland Shire Council

Notes to the Financial Report
for the year ended 30 June 2025

Note 2. Analysis of our results

Note 2.1 Performance against budget

The performance against budget notes compare Council's financial plan, expressed through its annual budget, with actual performance. The *Local Government (Planning and Reporting) Regulations 2020* requires explanation of any material variances. Council has adopted a materiality threshold of the lower of 10 percent or $500,000 where further explanation is warranted. Explanations have not been provided for variations below the materiality threshold unless the variance is considered to be material because of its nature.

These notes are prepared to meet the requirements of the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020.*

2.1.1 Income / Revenue and expenditure

	Budget 2025 $ '000	Actual 2025 $ '000	Variance $ '000	Variance %	Ref
Income / Revenue					
Rates and charges	72,221	72,720	499	0.69%	
Statutory fees and fines	2,646	2,398	(248)	(9.37)%	
User fees	13,527	14,739	1,212	8.96%	1
Grants - operating	26,062	35,424	9,362	35.92%	2
Grants - capital	36,169	21,718	(14,451)	(39.95)%	3
Contributions - monetary	310	399	89	28.71%	4
Contributions - non monetary	2,000	11,708	9,708	485.40%	5
Net gain on disposal of property, infrastructure, plant and equipment	–	329	329	∞	6
Fair value adjustments on investment properties	–	377	377	∞	7
Other income	8,564	11,871	3,307	38.62%	8
Total income / revenue	161,499	171,683	10,184	6.31%	
Expenses					
Employee costs	41,504	45,997	(4,493)	(10.83)%	9
Materials and services	57,260	57,326	(66)	(0.12)%	
Depreciation	30,214	31,704	(1,490)	(4.93)%	10
Amortisation - intangible assets	1,093	997	96	8.78%	
Depreciation - right of use assets	71	80	(9)	(12.68)%	11
Allowance for impairment losses	48	105	(57)	(118.75)%	12
Borrowing costs	391	355	36	9.21%	
Finance costs - leases	1	14	(13)	(1,300.00)%	
Other expenses	1,956	9,427	(7,471)	(381.95)%	13
Landfill Provision Movement	–	271	(271)	∞	14
Total expenses	132,538	146,276	(13,738)	(10.37)%	
Surplus/(deficit) for the year	28,961	25,407	(3,554)	(12.27)%	

East Gippsland Shire Council

Notes to the Financial Report
for the year ended 30 June 2025

Note 2.1 Performance against budget (continued)

(i) Explanation of material variations

Variance Ref	Item	Explanation
1.	User fees	User fees exceeded the budget by $1.212 million this year, primarily due to increased usage and activity across multiple facilities. Indoor Recreation Centres and pool memberships generated $362,000 more than expected, reflecting higher patronage. The Livestock Exchange also outperformed projections, bringing in an additional $494,000 as a result of stronger sales throughout the year. At both the Mallacoota Foreshore Holiday Park and Swift Creek Caravan Park, booking fees surpassed the budget by $218,000 due to a rise in visitor numbers. In contrast, revenue from the Eagle Point Caravan Park declined by $45,000, as the park was leased out during the year and no longer produced direct income. The remaining $183,000 increase came from other activities, including marinas and the Raymond Island Ferry services.
2.	Grants - operating	Grant income was $9.362 million higher than the adopted budget, mainly because an advance payment of $10.696 million was received in June 2025 from the Victoria Grants Commission for the 2025/26 financial year. This boost was partially reduced by a $912,000 decrease due to delays in completing the Sarsfield Recreation Reserve project, which has now been postponed to 2025/26.
3.	Grants - capital	Capital grants were $14.451 million below the adopted budget, primarily due to delays in several major capital projects. These projects are now expected to be completed in the 2025/26 financial year, and as a result, the associated grant funding was not recognised in the current financial year. The main projects with funding carried forward include: Krautungalung Walk – $566,000 Bairnsdale Airport Terminal – $867,000 WORLD Sporting Precinct – $1,027,000 Slip Road Maritime Precinct, Paynesville – $1,619,000 Roads to Recovery-funded projects – $651,000 Bairnsdale Runway 04/22 Extension – $9,618,000 (new grant applications in progress)

Notes to the Financial Report
for the year ended 30 June 2025

Note 2.1 Performance against budget (continued)

4.	Contributions - monetary	Unbudgeted contributions of $252,000 were received in 2024/25 for the Swift creeks Recreation Reserve project and other capital works. This extra income helped to partly offset a $163,000 shortfall in developer and other operating contributions, which was due to delays in completing new subdivisions during the financial year.
5.	Contributions - non monetary	Contributed assets totaling $9.708 million above budget were received during the year, significantly exceeding the budget of $2 million. The value of developer-contributed assets fluctuates each year depending on subdivision activity. For the 2023/24 and 2024/25 years, the number of assets transferred to the Council was higher than usual due to the timing of several subdivision completions. It is often not easy to forecast accurately when development will be completed.
6.	Net gain on disposal of property, infrastructure, plant and equipment	During the year, Council sold plant and vehicles, resulting in a net gain of $329,000. This type of income is not typically included in the budget, as the timing and value of asset disposals can vary significantly and are difficult to predict in advance. The net proceeds depend on factors such as market conditions, asset condition at the time of sale, and operational needs, making it impractical to reliably forecast this revenue.
7.	Fair value adjustments on investment properties	At the end of the year, the fair value of investment properties increased by $377,000. This increase was not included in the budget because fair value adjustments are difficult to predict accurately. Market conditions and property values can fluctuate unexpectedly due to factors beyond the Council's control, making it challenging to estimate these changes at the time of preparing the budget.
8.	Other income	Other income was $3.307 million higher than budgeted. This was mainly due to additional investment income of $3.028 million earned during the year. The increase resulted from higher-than-expected RBA interest rates and more cash available for investment. The cash came from grants received in advance of project delivery, along with unspent funds carried forward from incomplete capital projects at the end of the 2023/24 financial year. The remaining balance of $279,000 is accounted by income from rental property and others.

Notes to the Financial Report

for the year ended 30 June 2025

Note 2.1 Performance against budget (continued)

9.	Employee costs	Employee Costs were $4.493 million over budget for the 2024/25 financial year. Several key factors contributed to this overspend: • Carry-forward of Bushfire Support Roles: An additional $1.023 million in employee costs was incurred due to the extension of bushfire recovery programs. These roles, which were fully grant-funded, continued into 2024/25 to ensure program completion • Casual Wages: Casual staff costs exceeded the budget by $1.949 million. This was largely driven by the need to maintain service delivery across various areas where permanent staff were on leave, particularly sick leave. The majority of this overspend relates to backfilling staff absences to ensure continuity of service. Sick Leave costs totalled $1.261 million. As these costs are typically not included in the operating budget, they significantly impacted the overall employee cost variance. The high level of sick leave also contributed to the increased use of casual staff. Other employee related costs account for the remaining $260,000.
10.	Depreciation	Depreciation expenses were $1.490 million higher than budgeted for the 2024/25 financial year. The main driver of this variance was a reduction in the remaining useful lives of several infrastructure assets, following condition assessment updates made during the 2023/24 asset revaluation. These adjustments led to accelerated depreciation on affected assets. In addition, the full-year impact of higher asset values resulting from the 2023/24 revaluation also contributed to increased depreciation charges in 2024/25. Another contributing factor was the significant volume of contributed assets, particularly roads and footpaths transferred to Council ownership through completed subdivisions. These contributed assets totalled approximately $15 million in 2023/24 and $9 million in 2024/25—well above budgeted expectations—and are now included in the depreciable asset base.

Notes to the Financial Report

for the year ended 30 June 2025

Note 2.1 Performance against budget (continued)

11	Depreciation - right of use assets	This represents a minor variance and reflects the actual depreciation expense for leased assets during the year.
12	Allowance for impairment losses	Allowance for Impairment Losses was $57,000 higher than budgeted. This variance arose from the end-of-year assessment of doubtful debts, which identified a greater need for provision than initially expected. This type of variance is not uncommon, as the allowance for impairment is based on actual debtor balances and their recoverability at year end. Since it reflects changes in payment behavior, economic conditions, and the age of outstanding debts, it can be difficult to estimate accurately at the time the budget is prepared.
13	Other expenses	Asset Write-Offs totalled $7.471 million for the year. Of this amount, $7.370 million related to the write-off of buildings, roads, bridges, and other infrastructure assets that were replaced during the year. When an asset—such as a road, footpath, or bridge—is upgraded or renewed, the old component it replaces is removed from the asset register and its remaining value is written off. This is standard accounting practice and ensures Council's asset records reflect only the current condition and value of infrastructure. While this appears as an expense in the financial statements, it aligns with the renewal and upgrade of community assets and does not represent a loss in service.
14	Landfill Provision Movement	This variance is due to an end-of-year adjustment to the present value calculation of Council's future obligation to rehabilitate landfill sites. Under accounting standards, councils are required to set aside a provision for the future cost of restoring and monitoring landfill sites after they are closed. This provision is based on estimates of future rehabilitation costs, the expected timing of those costs, and discount rates used to calculate their present value. In this case, changes in assumptions such as updated cost estimates, revised timelines, or movements in the discount rate resulted in a $271,000 increase in the required provision. While this does not represent an immediate cash outflow, it ensures that the financial statements accurately reflect Council's long-term environmental responsibilities

Notes to the Financial Report

for the year ended 30 June 2025

Note 2.1 Performance against budget (continued)

2.1.2 Capital works

	Budget 2025 $ '000	Actual 2025 $ '000	Variance $ '000	Variance %	Ref
Property					
Land	401	104	(297)	(74.06)%	1
Total land	401	104	(297)	(74.06)%	
Buildings	10,416	7,615	(2,801)	(26.89)%	2
Heritage buildings	–	19	19	∞	
Total buildings	10,416	7,634	(2,782)	(26.71)%	
Total property	10,817	7,738	(3,079)	(28.46)%	
Plant and equipment					
Plant, machinery and equipment	6,597	4,763	(1,834)	(27.80)%	3
Fixtures, fittings and furniture	30	551	521	1,736.67%	4
Computers and telecommunications	6,622	938	(5,684)	(85.84)%	5
Library books	209	207	(2)	(0.96)%	
Total plant and equipment	13,458	6,459	(6,999)	(52.01)%	
Infrastructure					
Roads	12,192	11,872	(320)	(2.62)%	
Bridges	610	1,528	918	150.49%	6
Footpaths and cycleways	1,290	1,326	36	2.79%	
Drainage	4,544	2,506	(2,038)	(44.85)%	7
Recreational, leisure and community facilities	7,112	5,619	(1,493)	(20.99)%	8
Waste management	2,859	161	(2,698)	(94.37)%	9
Parks, open space and streetscapes	24,161	4,000	(20,161)	(83.44)%	10
Aerodromes	13,553	53	(13,500)	(99.61)%	11
Off street car parks	175	1,147	972	555.43%	12
Other infrastructure	612	1,416	804	131.37%	13
Total infrastructure	67,108	29,628	(37,480)	(55.85)%	
Total capital works expenditure	91,383	43,825	(47,558)	(52.04)%	
Represented by:					
New asset expenditure	16,323	9,652	(6,671)	(40.87)%	14
Asset renewal expenditure	58,899	32,663	(26,236)	(44.54)%	15
Asset upgrade expenditure	16,161	1,510	(14,651)	(90.66)%	16
Total capital works expenditure	91,383	43,825	(47,558)	(52.04)%	

Notes to the Financial Report

for the year ended 30 June 2025

Note 2.1 Performance against budget (continued)

(i) Explanation of material variations

Variance Ref	Item	Explanation
1.	Land	Land Acquisitions was under budget by $297,000 as a result of the timing for purchase of Tambo bluff land reserves. These acquisitions are still expected to occur and have been carried forward for completion in the 2025/26 financial year. It's common for land purchases to be delayed due to factors such as extended negotiations, changes in project scope, or dependencies on planning and legal processes. As a result, while the expenditure has not occurred this year, the funding remains allocated for completion of these projects in the following year.
2.	Buildings	Buildings expenditure was $2.801 million below budget in 2024/25. This variance is primarily due to the timing of several major projects, now scheduled for completion in the 2025/26 financial year, with a combined value of $3.386 million. Key deferred projects include: • Bairnsdale Airport Terminal (Air Ambulance Facility) – $1.015 million. • Community Resilience and Development Program – Phase 2 – $569,000. • Mallacoota Foreshore Holiday Park Fire Safety Upgrades – $416,000. Delays in one year shifts project delivery and associated expenditure into the following financial year, even when funding is secured. Additionally, $1.439 million of expenditure initially budgeted under Waste has been reclassified to the Buildings category at year-end. This accounting adjustment reflects the correct asset classification and does not impact total capital expenditure, but it does contribute to the variance in the Buildings budget.

Notes to the Financial Report
for the year ended 30 June 2025

Note 2.1 Performance against budget (continued)

3.	Plant, machinery and equipment	Council invested $4.763 million in the purchase of plant and vehicles as part of its scheduled replacement program. However, $2.207 million of the planned renewal program was carried forward to the next financial year. This deferral was due to updated condition assessments, which determined that some assets were still in good working order and did not yet require replacement.
4.	Fixtures, fittings and furniture	Fixtures, Fittings and Furniture expenditure was $521,000 over budget. This variance arose because many projects were initially budgeted at a total project level without detailed asset-type breakdowns. During the year-end process, actual costs were reviewed and allocated to their appropriate asset classes based on the nature of the items. As a result, some costs originally budgeted under other categories were correctly reclassified as Fixtures, Fittings and Furniture. This reallocation reflects the true composition of assets delivered and ensures accurate financial reporting in line with accounting standards
5.	Computers and telecommunications	Spending on computers and telecommunications was $5.584 million below budget. This variance is primarily due to the deferral of key projects, totaling $4.460 million, which are now scheduled for completion in the 2025/26 financial year. These include the Renewal and Upgrade of Corporate Systems ($1.515 million) and the Digital Services Project ($3.543 million). In addition, approximately $526,000 in costs—mainly related to cloud-based software and similar services—were reclassified from capital expenditure to operating expenses in line with current accounting standards.

East Gippsland Shire Council

Notes to the Financial Report
for the year ended 30 June 2025

Note 2.1 Performance against budget (continued)

6.	Bridges	The $0.918 million greater than budget variance is due to the reclassification of two projects that were initially allocated to the Parks, Open Space and Streetscapes, and Footpaths categories, but have since been correctly reclassified under Bridges. These projects include Krautungalung Walk Stage 1 ($668,000), originally classified under Parks, Open Space and Streetscapes, and Bemm River Footpath Connections ($248,000), originally classified under Footpaths. Although these projects were initially budgeted under Parks, Open Space and Streetscapes categories, their final classification under Bridges better reflects the structural nature and engineering characteristics of the works delivered.
7.	Drainage	Expenditure on drainage projects was $2.038 million below budget due to delays in the delivery of several key projects, which are now scheduled for completion in the 2025/26 financial year. The deferred projects include: • Stirling / David Road, Metung – Drainage Upgrade: $399,000 • LENGA Drainage: $580,000 • Marlo Town – Drainage Upgrade: $468,000 • Admirals Quay, Paynesville – Drainage Works: $515,000 • Other minor projects: $76,000 These delays have contributed to the overall underspend in the drainage category for the current financial year.

East Gippsland Shire Council

Notes to the Financial Report
for the year ended 30 June 2025

Note 2.1 Performance against budget (continued)

8.	Recreational, leisure and community facilities	The variance for Recreational, Leisure and Community Facilities was $1.493 million under budget. This is primarily due to some major projects, totalling $5.380 million, being delayed and now scheduled for completion in the 2025/26 financial year. The most significant of these projects include: • WORLD Sporting Precinct Stage 1 – $3.632 million • Nowa Nowa Boat Jetty – $478,000 • Seawall Renewal Program – $324,000 • Bastion Point Geotextile Groin Wall – $385,000 Additionally, the Slip Road Maritime Precinct project, originally budgeted under Parks, Open Space and Streetscapes, was reclassified to Recreational, Leisure and Community Facilities at year-end. This reclassification amounted to $3.813 million. Other minor reclassifications totalled $74,000.
9.	Waste management	Expenditure in Waste Management was $2.698 million below budget. This variance is primarily due to project delays and reclassifications. Several key projects, totaling $1.609 million, have been deferred to the 2025/26 financial year, including: • Cann River Waste Transfer Station – $901,000 • Bairnsdale Recycling Centre – $461,000 In addition, $1.439 million worth of projects initially classified under Waste in the budget were reclassified as Buildings by the end of the financial year. This amount includes $533,000 for waste projects carried forward from 2023/24 to 2024/25.

Notes to the Financial Report

for the year ended 30 June 2025

Note 2.1 Performance against budget (continued)

10	Parks, open space and streetscapes	Expenditure in Parks, Open Space and Streetscapes was $20.161 million below budget, largely due to project delays and reclassifications. Several key projects, totaling $9.339 million, have been deferred to the 2025/26 financial year, including: • The Slip Road Maritime Precinct – $4.75 million • Livingstone Park, Omeo Stage 1 & 2 – $1 million • Omeo Mountain Bike Trails Stage 2 – $663,000 Additionally, some projects were reclassified as Roads projects at the end of the financial year, including: • Mallacoota Streetscape – $2.880 million • Buchan Streetscape – $442,000 Furthermore, the Slip Road Maritime Precinct project, initially classified under Parks, Open Space and Streetscapes, was transferred to Recreational, Leisure and Community Facilities at year-end, amounting to $3.813 million
11.	Aerodromes	The Bairnsdale Runway Extension & Lighting Upgrade project has been delayed due to environmental considerations relating to native vegetation. This has resulted in a variation of $11.092 million. The project has been re-budgeted for delivery in the 2025/26 financial year, with new grant applications underway. The Apron and Taxiway Project is also being carried forward to 2025/26, with an allocated budget of $2 million.
12.	Off street car parks	Parking - Marine Parade Lakes Entrance project was transferred to off street car park asset category at the end of the year with a value of $ 1.029 million which resulted in increase of actual from budget.
13.	Other infrastructure	Expenditure in Other Infrastructure was $0.804 million greater than budget. This variance includes the reclassification of several projects at the end of the financial year, such as Omeo Mountain Bike Trails – Stage 1, totaling $611,000, and the Bruthen Streetscape project, amounting to $190,000.

Notes to the Financial Report
for the year ended 30 June 2025

Note 2.1 Performance against budget (continued)

14.	New Asset Expenditure	Asset renewal expenditure was $26.236 million below budget. This variance is primarily due to the deferral of several major projects to the 2025/26 financial year and lower-than-expected expenditure on some current year projects. Key contributors to the underspend include: Omeo Mountain Bike Trails Stage 2 – $663,000 under budget Krautungalung Walk Stages 1 & 2 – $486,000 under budget Footpath projects – $518,000 under budget WORLD Sporting Precinct Stage 1 – $5.620 million under budget While a few projects exceeded their budgets, the variances were minor and not considered significant in the context of overall asset renewal expenditure.
15.	Asset renewal expenditure	There were a number of projects that will now be completed in the 2025/26 year where the renewal expenditure was less than the budget. The most significant of these are Bairnsdale Airport Terminal (Air Ambulance Facility) underbudget by $1.015 million, Plant Replacement underbudget by $1.515 million, IT projects underbudget by $4.467 million, roads and drainage projects under budgeted by $3.626 million, Waste projects under budgeted by $ 1.387 miilion Aerdorme projects under budgeted by $2.779 million and Parks, Open Space and Streetscapes projects also under budgeted by $4.340 million.
16.	Asset upgrade expenditure	There are a number of projects where the upgrade expenditure is less than budget. The most significant projects are Digital Services underbudget by $3.543 million, Slip Road Maritime Precinct underbudget by $2.375 million, Foreshore Management Plan Implementation - Marlo project underbudget by $374,000. Also Bairnsdale Aerodrome Runway Extension was re-budgeted to 25/26 and the portion of upgrades was reduced by $4.620 million

East Gippsland Shire Council

Notes to the Financial Report

for the year ended 30 June 2025

Note 2.2 Analysis of Council results by program

2.2.1 Analysis of Council results by program

Council delivers its functions and activities through the following programs.

Office of the CEO
Activities associated with municipal governance including the Chief Executive Officer, communication engagement and advocacy .

Business Excellence
Activities associated with financial management, rate collection, risk management, valuations, information services and human resources, procurement, the cost of Councillors, corporate planning, customer service, libraries, regulatory services, governance administration and property services.

Place and Community
Activities associated with strategic and statutory planning, economic development and tourism, emergency management, family and childrens services, aged services, community planning, recreation facilities, Forge Theatre, development and bushfire recovery activities.

Assets and Environment
Activities associated with roads, bridges, drainage, signs, footpaths and street sweeping, parks and reserves, tree management, playgrounds, public toilets, waste and environmental management, asset management, capital works program, commercial business operations and fleet and plant management.

2.2.2 Summary of income / revenue, expenses, assets and capital expenses by program

	Income / Revenue $ '000	Expenses $ '000	Surplus / (Deficit) $ '000	Grants included in income / revenue $ '000	Total assets $ '000
2025					
Office of the CEO	1,852	1,852	–	–	–
Business Excellence	53,098	27,691	25,407	22,314	150,766
Place and Community	28,195	28,195	–	1,545	78,850
Assets and Environment	88,539	88,539	–	33,283	1,300,420
	171,684	146,277	25,407	57,142	1,530,036
2024					
Office of the CEO	668	668	–	–	–
Business Excellence	47,110	24,558	22,552	1,152	360,194
Place and Community	14,410	14,410	–	1,683	1,229
Assets and Environment	91,807	91,807	–	24,350	1,149,210
	153,995	131,443	22,552	27,185	1,510,633

East Gippsland Shire Council

Notes to the Financial Report

for the year ended 30 June 2025

Note 3. Funding for the delivery of our services

	2025 $ '000	2024 $ '000

3.1 Rates and charges

Council uses capital improved value (CIV) as the basis of valuation of all properties within the municipal district. The CIV of a property is the value of the land and all of its improvements.

The valuation base used to calculate general rates for 2024/25 was $15,033 million (2023/24 $14,803 million). Commercial/Industrial rates for 2024/25 was $1,617 million (2023/24 $1,544 million) and Farm rates was for 2024/25 $2,982 million (2023/24 $2,848 million). The 2024/25 rate in the CIV dollar for General rates was 0.00265466 (2023/24 0.00256872), Commercial/Industrial rates was 0.00358379 (2023/24 0.00359621) and Farm rates was 0.00199100 (2023/24 0.00205498).

General rates	51,642	49,429
Municipal charge	8,186	7,830
Waste management charge	11,664	11,197
Supplementary rates and rate adjustments	639	903
Interest on rates and charges	488	429
Revenue in lieu of rates	101	97
Total rates and charges	72,720	69,885

The date of the general revaluation of land for rating purposes within the municipal district was 1 January 2024 and the valuation was first applied in the rating year commencing 1 July 2024.

Annual rates and charges are recognised as income when Council issues annual rates notices. Supplementary rates are recognised when a valuation and reassessment is completed and a supplementary rates notice issued.

3.2 Statutory fees and fines

Infringements and costs	309	219
Application Registration Fees	333	370
Animal Registrations	428	431
Town planning fees	773	1,247
Land information certificates	112	112
Permits	69	60
Other	374	485
Total statutory fees and fines	2,398	2,924

Statutory fees and fines (including parking fees and fines) are recognised as income when the service has been provided, the payment is received, or when the penalty has been applied, whichever first occurs.

Notes to the Financial Report
for the year ended 30 June 2025

Note 3. Funding for the delivery of our services (continued)

	2025 $ '000	2024 $ '000
3.3 User fees		
Aged and health services	–	25
Leisure centre and recreation	3,361	3,030
Raymond Island Ferry	382	325
Arts and Culture	213	201
Caravan Parks	2,724	3,109
Saleyards	1,245	1,114
Marinas	1,200	1,223
Child care/children's programs	72	53
Tourism	79	63
Building services	27	39
Waste management services	5,019	4,642
Other fees and charges	417	289
Total user fees	14,739	14,113
User fees by timing of revenue recognition		
User fees recognised over time	2,516	2,751
User fees recognised at a point in time	12,223	11,362
Total user fees	14,739	14,113

User fees are recognised as revenue at a point in time, or over time, when (or as) the performance obligation is satisfied. Recognition is based on the underlying contractual terms.

Notes to the Financial Report
for the year ended 30 June 2025

Note 3. Funding for the delivery of our services (continued)

	2025 $ '000	2024 $ '000
3.4 Funding from other levels of government		
Grants were received in respect of the following:		
Summary of grants		
Commonwealth funded grants	45,608	18,105
State funded grants	11,534	9,080
Total grants received	57,142	27,185
(a) Operating Grants		
Recurrent - Commonwealth Government		
Financial Assistance Grants	31,064	878
Recurrent - State Government		
Arts and Culture	60	60
Asset Maintenance	226	248
Community Development	23	45
Community Laws	125	122
Emergency Management	120	122
Environmental Management	104	94
Libraries	383	379
Parks and Gardens	–	2
Public Health	34	43
Total recurrent operating grants	32,139	1,993
Non-recurrent - Commonwealth Government		
Community Development	(44)	285
Econmic Development	–	395
Environmental Management	–	(64)
Emergency Management	56	600
Recreational, Leisure and Community Facilities	360	456
Non-recurrent - State Government		
Community Development	186	110
Community Laws	9	–
Arts and Culture	(6)	–
Economic Development	225	105
Bushfire Recovery	330	–
Emergency Management	385	575
Waste Management	55	43
Roads	10	(127)
Strategic planning	128	20
Human resource	2	10
Recreational, Leisure and Community Facilities	1,542	648
Non-recurrent - Other		
Other - Environmental Management	2	26
Other- Community Development	–	2
Other - Economic Development	9	–
Other - Strategic planning	22	–

Notes to the Financial Report
for the year ended 30 June 2025

Note 3. Funding for the delivery of our services (continued)

	2025 $ '000	2024 $ '000
Other - Libraries	14	3
Total non-recurrent operating grants	3,285	3,087
Total operating grants	35,424	5,080
(b) Capital Grants		
Recurrent - Commonwealth Government		
Roads to recovery	2,950	2,622
Recurrent - State Government		
Recreational, Leisure and Community Facilities	9	9
Total recurrent capital grants	2,959	2,631
Non-recurrent - Commonwealth Government		
Buildings	318	912
Bridges	–	1,506
Aerodrome	962	–
Footpaths and cycleways	1,177	1,467
Parks, Open Space and Streetscapes	2,394	–
Recreational, Leisure and Community Facilities	2,584	3,410
Roads	4,044	3,942
Other Infrastructure	(257)	1,696
Non-recurrent - State Government		
Buildings	990	84
Other	189	–
Parks, Open Space and Streetscapes	2,234	–
Plant and Equipment	21	45
Recreational, Leisure and Community Facilities	3,766	3,979
Waste Management	–	239
Environmental sustainability	150	45
Emergency Management	–	(113)
Roads	–	2,130
Non- recurrent - Other		
Other - Plant and Equipment	–	27
Other - Environmental sustainability	187	105
Total non-recurrent capital grants	18,759	19,474
Total capital grants	21,718	22,105

East Gippsland Shire Council

Notes to the Financial Report

for the year ended 30 June 2025

Note 3. Funding for the delivery of our services (continued)

	2025 $ '000	2024 $ '000

(c) Recognition of grant income

Before recognising funding from government grants as revenue the Council assesses whether there is a contract that is enforceable and has sufficiently specific performance obligations in accordance with *AASB 15 Revenue from Contracts with Customers*. When both these conditions are satisfied, the Council:

- identifies each performance obligation relating to revenue under the contract/agreement
- determines the transaction price
- recognises a contract liability for its obligations under the agreement
- recognises revenue as it satisfies its performance obligations, at the point in time or over time when services are rendered.

Where the contract is not enforceable and/or does not have sufficiently specific performance obligations, the Council applies *AASB 1058 Income for Not-for-Profit Entities.*

Grant revenue with sufficiently specific performance obligations is recognised over time as the performance obligations specified in the underlying agreement are met. Where performance obligations are not sufficiently specific, grants are recognised on the earlier of receipt or when an unconditional right to receipt has been established. Grants relating to capital projects are generally recognised progressively as the capital project is completed. The following table provides a summary of the accounting framework under which grants are recognised.

Income recognised under AASB 1058 Income of Not-for-Profit Entities		
General purpose	31,791	1,654
Specific purpose grants to acquire non-financial assets	22,345	22,926
Other specific purpose grants	1,480	1,200
Revenue recognised under AASB 15 Revenue from Contracts with Customers		
Specific purpose grants	1,526	1,405
	57,142	27,185

(d) Unspent grants received on condition that they be spent in a specific manner:

Operating		
Balance at start of year	1,393	3,019
Received during the financial year and remained unspent at balance date	2,727	74
Received in prior years and spent during the financial year	(1,393)	(1,700)
Balance at year end	2,727	1,393
Capital		
Balance at start of year	14,014	15,775
Received during the financial year and remained unspent at balance date	1,578	4,007
Received in prior years and spent during the financial year	(11,415)	(5,768)
Balance at year end	4,177	14,014

Unspent grants are determined and disclosed on a cash basis.

Notes to the Financial Report

for the year ended 30 June 2025

Note 3. Funding for the delivery of our services (continued)

	2025 $ '000	2024 $ '000
3.5 Contributions		
Monetary	399	1,033
Non-monetary	11,708	27,645
Total contributions	12,107	28,678
Contributions of non monetary assets were received in relation to the following asset classes.		
Land	4,162	6,002
Investment Property - Buildings	–	283
Roads	3,248	10,487
Drainage	2,973	7,090
Other infrastructure	113	128
Other	205	–
Footpath	1,007	3,655
Total non-monetary contributions	11,708	27,645

Monetary and non monetary contributions are recognised as income at their fair value when Council obtains control over the contributed asset.

	2025 $ '000	2024 $ '000
3.6 Net gain/(loss) on disposal of property, infrastructure, plant and equipment		
Proceeds of sale	1,949	1,341
Written down value of assets disposed	(1,620)	(1,333)
Total net gain/(loss) on disposal of property, infrastructure, plant and equipment	329	8

The profit or loss on sale of an asset is determined when control of the asset has passed to the buyer.

3.7 Other income		
Interest	5,568	6,334
Investment property rental	1,239	1,014
Reimbursements - Other	1,487	1,826
Reimbursements - Natural Disasters	3,188	1,577
Other	389	207
Total other income	11,871	10,958

Interest is recognised as it is earned.

Other income is measured at the fair value of the consideration received or receivable and is recognised when Council gains control over the right to receive the income.

East Gippsland Shire Council

Notes to the Financial Report

for the year ended 30 June 2025

Note 4. The cost of delivering services

	2025 $ '000	2024 $ '000
4.1 (a) Employee costs		
Wages and salaries	39,509	35,988
WorkCover	1,897	1,364
Superannuation	4,469	3,977
Fringe benefits tax	122	118
Total employee costs	45,997	41,447
(b) Superannuation		
Council made contributions to the following funds:		
Defined benefit fund		
Employer contributions to Local Authorities Superannuation Fund (Vision Super)	21	37
	21	37
Accumulation funds		
Employer contributions to Local Authorities Superannuation Fund (Vision Super)	1,430	1,448
Employer contributions - Australian Super	531	418
Employer contributions - Hostplus	370	296
Employer contributions - Vic Super	196	180
Employer contributions - other funds	1,921	1,598
	4,448	3,940
Employer contributions payable at reporting date	109	63

Contributions made exclude amounts accrued at balance date. Refer to note 9.3 for further information relating to Council's superannuation obligations.

Notes to the Financial Report

for the year ended 30 June 2025

Note 4. The cost of delivering services (continued)

	2025 $ '000	2024 $ '000
4.1 Materials and services		
Contractors		
- Road maintenance	10,709	9,730
- Vegetation management	534	946
- Ferry maintenance	–	10
- Aerodrome Operations and maintenance	104	98
- Building maintenance	278	135
- Electrical Services	137	445
- Buchan recreation reserve	2,156	170
- Environmental Management	–	32
- Waste collection	4,906	5,048
- Waste Management	1,156	1,004
- Animal pound services	285	254
- Courier services	–	9
- Cleaning	1,123	1,096
- Swifts Creek Recreation Reserve	1,887	125
- Club Terrace Community	–	37
- Sarsfield recreation reserve	–	67
- Parks and gardens	638	1,029
- Consulting	–	571
- Other	220	176
Other materials and services		
Building maintenance	1,102	396
General maintenance	15,362	15,973
Utilities	2,427	2,189
Office administration	2,392	1,517
Information technology	3,589	3,070
Insurance	1,776	1,482
Consultants	4,665	3,490
Contributions	1,880	3,519
Total materials and services	57,326	52,618

Expenses are recognised as they are incurred and reported in the financial year to which they relate.

East Gippsland Shire Council

Notes to the Financial Report

for the year ended 30 June 2025

Note 4. The cost of delivering services (continued)

	2025 $ '000	2024 $ '000
4.2 Depreciation		
Property		
Heritage buildings	285	285
Buildings - specialised	4,040	3,942
Total depreciation - property	4,325	4,227
Plant and equipment		
Plant machinery and equipment	2,379	2,127
Fixtures fittings and furniture	889	795
Computers and telecomms	683	572
Library books	182	162
Total depreciation - plant and equipment	4,133	3,656
Infrastructure		
Roads	14,596	13,681
Bridges	1,506	1,492
Footways and cycleways	1,357	1,000
Drainage	1,084	1,033
Recreational, leisure and community	1,014	873
Waste management	1,197	1,059
Parks open spaces and streetscapes	808	705
Aerodromes	241	183
Off street car parks	248	274
Other infrastructure	1,195	1,111
Total depreciation - infrastructure	23,246	21,411
Total depreciation	31,704	29,294

Refer to note 5.2(b), 5.8 and 6.1 for a more detailed breakdown of depreciation and amortisation charges and accounting policy.

4.3 Amortisation - Intangible assets		
Software	92	155
Landfill Airspace	905	795
Total Amortisation - Intangible assets	997	950

4.4 Depreciation - Right of use assets		
Property	70	74
Plant and Equipment	10	15
Total Depreciation - Right of use assets	80	89

Notes to the Financial Report

for the year ended 30 June 2025

Note 4. The cost of delivering services (continued)

	2025 $ '000	2024 $ '000
4.5 Allowance for impairment losses		
Parking fine debtors	53	10
Animal fine debtors	17	29
Rates debtors	33	30
Other debtors	2	25
Total allowance for impairment losses	105	94
Movement in allowance for impairment losses in respect of debtors		
Balance at the beginning of the year	1,249	1,187
New allowances recognised during the year	105	94
Amounts already allowed for and written off as uncollectible	(18)	(32)
Amounts allowed for but recovered during the year	3	–
Balance at end of year	1,339	1,249

An allowance for impairment losses in respect of debtors is recognised based on an expected credit loss model. This model considers both historic and forward looking information in determining the level of impairment.

4.6 Borrowing costs		
Interest - Borrowings	355	314
Total borrowing costs	355	314

Borrowing costs are recognised as an expense in the period in which they are incurred, except where they are capitalised as part of a qualifying asset constructed by Council.

4.7 Finance Costs - Leases		
Interest - Lease Liabilities	14	16
Total finance costs	14	16

Notes to the Financial Report

for the year ended 30 June 2025

Note 4. The cost of delivering services (continued)

	2025 $ '000	2024 $ '000
4.8 Other expenses		
Auditors' remuneration - VAGO - audit of the financial statements, performance statement and grant acquittals	65	64
Auditors' remuneration - Internal Audit	48	44
Councillors' allowances	421	406
Operating lease rentals	281	87
Memberships/Subscriptions	419	420
Bank fees and charges	206	285
Legal fees	596	512
Assets written-off -Buildings	274	113
Assets written-off -Bridges	185	1,415
Assets written-off -Roads	3,372	265
Assets written-off -Open Space	37	322
Assets written-off -Drainage	129	180
Assets written-off -Other infrastructure	64	977
Assets written-off - Inv property	–	117
Assets written-off others	43	52
Assets written-off - Car Park	273	212
Assets written off other	1,896	1,447
Assets written-off Footpath	193	–
Assets written-off Recreation	197	–
Assets written-off software	707	–
Bad debt written off	20	–
Others	1	14
Total other expenses	9,427	6,932

East Gippsland Shire Council

Notes to the Financial Report

for the year ended 30 June 2025

Note 5. Investing in and financing our operations

	2025 $ '000	2024 $ '000

5.1 Financial assets

(a) Cash and cash equivalents

Current		
Cash on hand	11	12
Cash at bank	43,001	28,893
Term deposits	42,993	88,287
Total cash and cash equivalents	86,005	117,192

(b) Other financial assets

Current		
Term deposits	37,159	–
Total current other financial assets	37,159	–
Non-current		
Shares in Community Banks	10	10
Total other financial assets	37,169	10
Total cash and cash equivalents and other financial assets	123,174	117,202

Cash and cash equivalents include cash on hand, deposits at call, and other highly liquid investments with original maturities of three months or less, net of outstanding bank overdrafts.

Other financial assets are valued at fair value, at balance date. Term deposits are measured at original cost. Any unrealised gains and losses on holdings at balance date are recognised as either a revenue or expense.

Other financial assets include term deposits and those with original maturity dates of three to 12 months are classified as current, whilst term deposits with maturity dates greater than 12 months are classified as non-current.

(c) Trade & Other Receivables

Current		
Statutory receivables		
Rates debtors	7,018	6,370
Special rate assessment	607	659
Infringement debtors	1,134	1,037
Allowance for expected credit loss - infringements, rates and schemes	(1,268)	(1,165)
Net GST receivable	1,170	1,552
Non-statutory receivables		
Other debtors	1,827	1,820
Allowance for expected credit loss- other debtors	(71)	(84)
Total current trade and other receivables	10,417	10,189
Non-Current		
Statutory receivables		
Special rate scheme	99	154
Total non-current trade and other receivables	99	154
Total trade and other receivables	10,516	10,343

East Gippsland Shire Council

Notes to the Financial Report

for the year ended 30 June 2025

Note 5. Investing in and financing our operations (continued)

Short term receivables are carried at invoice amount. An allowance for expected credit losses is recognised based on past experience and other objective evidence of expected losses. Long term receivables are carried at amortised cost using the effective interest rate method.

	2025 $ '000	2024 $ '000
(d) Ageing of receivables		
The ageing of the Council's trade & other receivables (excluding statutory receivables) that are not impaired was:		
Current (not yet due)	1,193	1,164
Past due by up to 30 days	35	290
Past due between 31 and 180 days	442	183
Past due between 181 and 365 days	81	87
Past due by more than 1 year	5	12
Total trade and other receivables	1,756	1,736
(e) Ageing of individually impaired receivables		
At balance date, other debtors representing financial assets with a nominal value of $71,000 (2024: $84,000) were impaired. The amount of the allowance raised against these debtors was $71,000 (2024: $84,000). They individually have been impaired as a result of their doubtful collection. Many of the long outstanding past due amounts have been lodged with Council's debt collectors or are on payment arrangements.		
The ageing of receivables that have been individually determined as impaired at reporting date was:		
Past due by more than 1 year	71	84
Total trade and other receivables	71	84

Notes to the Financial Report
for the year ended 30 June 2025

Note 5. Investing in and financing our operations (continued)

	2025 $ '000	2024 $ '000
5.2 Non-financial assets		
(a) Other assets		
Accrued income	731	891
Prepayments	2,005	1,356
Other	2	4
Total other assets	2,738	2,251
(b) Intangible assets		
Software	41	840
Landfill air space	1,918	2,823
Total intangible assets	1,959	3,663

	Software $ '000	Landfill $ '000	Total $ '000
Gross Carrying Amount			
Balance at 1 July 2024	2,691	8,472	11,163
Additions from internal developments	–	–	–
Other additions	–	–	–
Disposals	(1,575)	–	(1,575)
Balance at 30 June 2025	1,116	8,472	**9,588**
Accumulated amortisation and impairment			
Balance at 1 July 2024	1,851	5,649	7,500
Amortisation expense	92	905	997
Disposal Amortisation expense	(868)	–	(868)
Balance at 30 June 2025	1,075	6,554	**7,629**
Net book value at 30 June 2024	840	2,823	3,663
Net book value at 30 June 2025	41	1,918	1,959

Intangible assets with finite lives are amortised as an expense on a systematic basis over the asset's useful life. Amortisation is generally calculated on a straight line basis, at a rate that allocates the asset value, less any estimated residual value over its estimated useful life. Estimates of the remaining useful lives and amortisation method are reviewed at least annually, and adjustments made where appropriate.

Notes to the Financial Report

for the year ended 30 June 2025

Note 5. Investing in and financing our operations (continued)

	2025 $ '000	2024 $ '000
5.3 Payables, trust funds and deposits and contract and other liabilities		
(a) Trade and other payables		
Current		
Non-statutory payables		
Trade payables	13,063	10,644
Accrued expenses	3,042	2,229
Total current trade and other payables	16,105	12,873
(b) Trust funds and deposits		
Current		
Refundable deposits	2,470	3,157
Fire services levy	427	211
Retention amounts	924	769
Total current trust funds and deposits	3,821	4,137
(c) Contract and other liabilities		
Contract liabilities		
Current		
Grants received in advance - operating	2,727	1,393
Caravan Park and other	174	268
Prepaid Marina Income	126	140
Total current contract liabilities	3,027	1,801
Other liabilities		
Current		
Deferred capital grants	4,177	14,014
Total current other liabilities	4,177	14,014
Total current contract and other liabilities	7,204	15,815
Contract liabilities		
Non-current		
Prepaid Marina Income	265	340
Total non-current contract liabilities	265	340
Total contract and other liabilities	7,469	16,155

Trust funds and deposits

Amounts received as deposits and retention amounts controlled by Council are recognised as trust funds until they are returned, transferred in accordance with the purpose of the receipt, or forfeited. Trust funds that are forfeited, resulting in council gaining control of the funds, are to be recognised as revenue at the time of forfeit.

Contract liabilities

Contract liabilities reflect consideration received in advance from Marina and Caravan Park customers in respect of leases and licences paid in advance as well as grant funding for various operational projects that Council has yet to gain the right to the funds in accordance with funding agreements. Contract liabilities are derecognised and recorded as revenue when promised goods and services are transferred to the customer. Refer to Note 3.

Notes to the Financial Report

for the year ended 30 June 2025

Note 5. Investing in and financing our operations (continued)

Other liabilities

Grant consideration was received from government funding bodies to support the construction of a number of capital projects. Grant consideration is recognised as income following specific guidance under AASB 1058 as the asset is constructed. Income is recognised to the extent of costs incurred-to-date because the costs of construction most closely reflect the stage of completion of the related capital projects. As such, Council has deferred recognition of a portion of the grant consideration received as a liability for outstanding obligations.

Purpose and nature of items

Fire Service Levy - Council is the collection agent for fire services levy on behalf of the State Government. Council remits amounts received on a quarterly basis. Amounts disclosed here will be remitted to the state government in line with that process.

Retention Amounts - Council has a contractual right to retain certain amounts until a contractor has met certain requirements or a related warrant or defect period has elapsed. Subject to the satisfactory completion of the contractual obligations, or the elapsing of time, these amounts will be paid to the relevant contractor in line with Council's contractual obligations.

	2025 $ '000	2024 $ '000
5.4 Interest-bearing liabilities		
Current		
Treasury Corporation of Victoria borrowings - secured	695	663
Total current interest-bearing liabilities	695	663
Non-current		
Treasury Corporation of Victoria borrowings - secured	6,851	7,546
Other borrowings - secured	1,650	1,650
Total non-current interest-bearing liabilities	8,501	9,196
Total	9,196	9,859

Borrowings are secured by mortgages over the general rates of Council.

a) The maturity profile for Council's borrowings is:

Not later than one year	695	663
Later than one year and not later than five years	4,283	4,139
Later than five years	4,218	5,057
	9,196	9,859

Borrowings are initially measured at fair value, being the cost of the interest bearing liabilities, net of transaction costs. The measurement basis subsequent to initial recognition depends on whether the Council has categorised its interest-bearing liabilities as either financial liabilities designated at fair value through the profit and loss, or financial liabilities at amortised cost. Any difference between the initial recognised amount and the redemption value is recognised in net result over the period of the borrowing using the effective interest method.

The classification depends on the nature and purpose of the interest bearing liabilities. The Council determines the classification of its interest bearing liabilities based on contractual repayment terms at every balance date.

In classifying borrowings as current or non-current Council considers whether at balance date it has the right to defer settlement of the liability for at least twelve months after the reporting period. Council's loan arrangements include covenants based on Council's financial performance and position at the end of the reporting period. These covenants are assessed for compliance after the reporting period based on specified financial ratios.

Notes to the Financial Report

for the year ended 30 June 2025

Note 5. Investing in and financing our operations (continued)

	Employee provisions $ '000	Landfill restoration $ '000	Other $ '000	Total $ '000
5.5 Provisions				
2025				
Balance at the beginning of the financial year	7,853	13,234	186	21,273
Additional provisions	1,353	–	78	1,431
Addition - New Landfill Cell	–	–	–	–
Amounts used	(912)	(255)	(2)	(1,169)
Change in the discounted amount arising because of time and the effect of any change in the discount rate	4	271	–	275
Balance at the end of the financial year	8,298	13,250	262	21,810
Provisions				
Provisions - current	7,249	6,494	–	13,743
Provisions - non-current	1,049	6,756	262	8,067
Total Provisions	8,298	13,250	262	21,810
2024				
Balance at the beginning of the financial year	6,955	10,444	205	17,604
Additional provisions	1,903	137	9	2,049
Addition - New Landfill Cell	–	3,618	–	3,618
Amounts used	(997)	(516)	(28)	(1,541)
Change in the discounted amount arising because of time and the effect of any change in the discount rate	(8)	(449)	–	(457)
Balance at the end of the financial year	7,853	13,234	186	21,273
Provisions				
Provisions - current	7,099	6,480	–	13,579
Provisions - non-current	754	6,754	186	7,694
Total Provisions	7,853	13,234	186	21,273

	2025 $ '000	2024 $ '000
(a) Employee provisions		
Current provisions expected to be wholly settled within 12 months		
Annual leave	2,875	2,678
Long service leave	395	385
Other Leave	120	174
	3,390	3,237
Current provisions expected to be wholly settled after 12 months		
Annual leave	306	394
Long service leave	3,553	3,468
	3,859	3,862
Total current employee provisions	7,249	7,099

Notes to the Financial Report

for the year ended 30 June 2025

Note 5. Investing in and financing our operations (continued)

	2025 $ '000	2024 $ '000
Non-Current		
Long service leave	1,049	754
Total Non-Current Employee Provisions	1,049	754
Aggregate Carrying Amount of Employee Provisions:		
Current	7,249	7,099
Non-current	1,049	754
Total Aggregate Carrying Amount of Employee Provisions	8,298	7,853

The calculation of employee costs and benefits includes all relevant on-costs and are calculated as follows at reporting date.

Annual leave
A liability for annual leave is recognised in the provision for employee benefits as a current liability because the Council does not have an unconditional right to defer settlement of the liability. Liabilities for annual leave are measured at:
- nominal value if the Council expects to wholly settle the liability within 12 months
- present value if the Council does not expect to wholly settle within 12 months.

Liabilities that are not expected to be wholly settled within 12 months of the reporting date are recognised in the provision for employee benefits as current liabilities, measured at the present value of the amounts expected to be paid when the liabilities are settled using the remuneration rate expected to apply at the time of settlement.

Long service leave
Liability for long service leave (LSL) is recognised in the provision for employee benefits. Unconditional LSL is disclosed as a current liability as the Council does not have an unconditional right to defer settlement. Unconditional LSL is measured at nominal value if expected to be settled within 12 months or at present value if not expected to be settled within 12 months. Conditional LSL that has been accrued, where an employee is yet to reach a qualifying term of employment, is disclosed as a non-current liability and measured at present value.

Key assumptions:		
- discount rate	4.20%	4.35%
- index rate	2.25%	2.00%

(b) Landfill restoration

Current	6,494	6,480
Non-current	6,756	6,754
Total	13,250	13,234

Council is obligated to restore landfill sites to a particular standard. The forecast life of the site is based on current estimates of remaining capacity and the forecast rate of infill. The provision for landfill restoration has been calculated based on the present value of the expected cost of works to be undertaken. The expected cost of works has been estimated based on current understanding of work required to reinstate the site to a suitable standard. Accordingly, the estimation of the provision required is dependent on the accuracy of the forecast timing of the work, work required and related costs.

Council reviews the landfill restoration provision on an annual basis, including the key assumptions listed below.

Key assumptions:		
- discount rate	4.20%	4.35%
- index rate	4.00%	4.00%

(c) Native vegetation offset provision

Non-current	262	186
	262	186

Notes to the Financial Report

for the year ended 30 June 2025

Note 5. Investing in and financing our operations (continued)

	2025 $ '000	2024 $ '000
5.6 Financing arrangements		
The Council has the following funding arrangements in place as at 30 June 2025.		
Bank overdraft	1,500	1,500
Credit card facilities	300	300
Treasury Corporation of Victoria facilities	7,546	8,209
Other facilities	1,650	1,650
Total Facilities	10,996	11,659
Used facilities	9,263	9,917
Unused facilities	1,733	1,742

East Gippsland Shire Council

Notes to the Financial Report
for the year ended 30 June 2025

Note 5. Investing in and financing our operations (continued)

5.7 Commitments

The Council has entered into the following commitments. Commitments are not recognised in the Balance Sheet. Commitments are disclosed at their nominal value and presented inclusive of the GST payable.

(a) Commitments for expenditure

	Not later than 1 year $ '000	Later than 1 year and not later than 2 years $ '000	Later than 2 years and not later than 5 years $ '000	Later than 5 years $ '000	Total $ '000
2025					
Operating					
Recreation	3,510	–	–	–	3,510
Cleaning	1,063	691	749	–	2,503
Ferry Operations/Maintenance	570	193	92	–	855
Road Infrastructure Maintenance	701	701	58	–	1,460
Waste Management	5,034	3,180	1	–	8,215
Other Service Contracts	276	52	–	–	328
Total	11,154	4,817	900	–	16,871
Capital					
Buildings	–	–	–	–	–
Roads	–	–	–	–	–
Recreation	5,228	–	–	–	5,228
Waste	666	–	–	–	666
Parks and Open Space	4,821	–	–	–	4,821
Drainage	837	–	–	–	837
Other	1,205	–	–	–	1,205
Total	12,757	–	–	–	12,757
2024					
Operating					
Recreation	–	–	–	–	–
Cleaning	1,229	1,041	1,407	–	3,677
Ferry Operations/Maintenance	11	11	27	–	49
Road Infrastructure Maintenance	682	57	–	–	739
Waste Management	3,364	355	23	–	3,742
Other Service Contracts	197	–	–	–	197
Total	5,483	1,464	1,457	–	8,404
Capital					
Buildings	125	–	–	–	125
Roads	3,859	–	–	–	3,859
Recreation	6,166	–	–	–	6,166
Waste	1,920	–	–	–	1,920
Parks and Open Space	–	–	–	–	–
Drainage	–	–	–	–	–
Other	15,317	–	–	–	15,317
Total	27,387	–	–	–	27,387

East Gippsland Shire Council

Notes to the Financial Report

for the year ended 30 June 2025

Note 5. Investing in and financing our operations (continued)

	2025 $ '000	2024 $ '000

(b) Operating lease receivables

Operating lease receivables

The Council has entered into commercial property leases on its investment property, consisting of surplus freehold office complexes. These properties held under operating leases have remaining non-cancellable lease terms of between 1 and 10 years. All leases include a CPI based revision of the rental charge annually.

Future undiscounted minimum rentals receivable under non-cancellable operating leases are as follows:		
Not later than one year	1,151	1,083
Later than one year and not later than five years	2,896	2,802
Later than five years	2,011	2,416
	6,058	6,301

5.8 Leases

At inception of a contract, Council assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To identify whether a contract conveys the right to control the use of an identified asset, it is necessary to assess whether:

- The contract involves the use of an identified asset;
- Council has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and
- Council has the right to direct the use of the asset.

This policy is applied to contracts entered into, or changed, on or after 1 July 2019.

As a lessee, Council recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost which comprises the initial amount of the lease liability adjusted for:

- any lease payments made at or before the commencement date less any lease incentives received; plus
- any initial direct costs incurred; and
- an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The estimated useful lives of right-of-use assets are determined on the same basis as those of property, plant and equipment. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain measurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, an appropriate incremental borrowing rate. Generally, Council uses an appropriate incremental borrowing rate as the discount rate.

Lease payments included in the measurement of the lease liability comprise the following:

- Fixed payments
- Variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;
- Amounts expected to be payable under a residual value guarantee; and
- The exercise price under a purchase option that Council is reasonably certain to exercise, lease payments in an optional renewal period if Council is reasonably certain to exercise an extension option, and penalties for early termination of a lease unless Council is reasonably certain not to terminate early.

East Gippsland Shire Council

Notes to the Financial Report
for the year ended 30 June 2025

Note 5. Investing in and financing our operations (continued)

When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

Under *AASB 16 Leases*, Council as a not-for-profit entity has elected not to measure right-of-use assets at initial recognition at fair value in respect of leases that have significantly below-market terms.

Council has 53 peppercorn/low value leases on land and buildings. Use of these properties is restricted to community service and welfare activities.

Right-of-Use Assets

	Property $ '000	Equipment $ '000	Total $ '000
Balance at 1 July 2024	558	35	593
Disposal	(23)	(25)	(48)
Depreciation charge	(70)	(10)	(80)
Balance at 30 June 2025	465	–	465

East Gippsland Shire Council

Notes to the Financial Report

for the year ended 30 June 2025

Note 5. Investing in and financing our operations (continued)

	2025 $ '000	2024 $ '000
Lease Liabilities		
Maturity analysis - contractual undiscounted cash flows		
Less than one year	37	76
One to five years	140	181
More than five years	498	553
Total undiscounted lease liabilities as at 30 June:	675	810
Lease liabilities included in the Balance Sheet at 30 June:		
Current	24	79
Non-current	547	600
Total lease liabilities	571	679

Short-term and low value leases

Council has elected not to recognise right-of-use assets and lease liabilities for short-term leases of machinery that have a lease term of 12 months or less and leases of low-value assets (individual assets worth less than exisiting capitalisation thresholds for a like asset up to a maximum of AUD$10,000), including IT equipment. Council recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

Expenses relating to:		
Short-term leases	219	54
Leases of low value assets	55	32
Total	274	86
Variable lease payments (not included in measurement of lease liabilities)		
Variable lease payments	73	84
Total	73	84

Variable lease payments are those that depend on an index or a rate, for example payments linked to the consumer price index, a benchmark interest rate or changes in market rental rates.

Non-cancellable lease commitments - Short-term and low-value leases

Commitments for minimum lease payments for short-term and low-value leases are payable as follows:

Payable:		
Within one year	54	66
Later than one year but not later than five years	67	155
Later than five years	34	142
Total lease commitments	155	363

Note 6. Assets we manage

6.1 Property, infrastructure, plant and equipment

Summary of property, infrastructure, plant and equipment	Carrying amount 30 June 2024	Additions	Contributions	Revaluation	Disposal	Depreciation	Write-off	Transfers	Carrying amount 30 June 2025
	$ '000	$ '000	$ '000	$ '000	$ '000	$ '000	$ '000	$ '000	$ '000
Property	314,132	–	4,252	–	(1,110)	(4,325)	–	16,432	329,381
Plant and equipment	16,307	–	35	–	(828)	(4,133)	–	10,417	21,798
Infrastructure	959,226	–	7,421	–	(4,449)	(23,246)	–	44,767	983,719
Work in progress	72,477	43,825	–	–	–	–	(1,896)	(73,487)	40,919
Total	1,362,142	43,825	11,708	–	(6,387)	(31,704)	(1,896)	(1,871)	1,375,817

Summary of Work in Progress	Opening WIP $ '000	Additions $ '000	Write-off $ '000	Transfers $ '000	Closing WIP $ '000
Property	34,202	7,739	(616)	(34,168)	7,157
Plant and equipment	2,327	6,458	(321)	(8,058)	406
Infrastructure	35,948	29,628	(959)	(31,261)	33,356
Total	72,477	43,825	(1,896)	(73,487)	40,919

Notes to the Financial Report

for the year ended 30 June 2025

Note 6. Assets we manage (continued)

	Land specialised $ '000	Land non specialised $ '000	Total land and land improve-ments $ '000	Heritage buildings $ '000	Buildings specialised $ '000	Total buildings $ '000	Work in progress $ '000	Total property $ '000
(a) Property								
At fair value 1 July 2024	192,431	4,770	197,201	20,281	207,422	227,703	34,202	459,106
Accumulated depreciation at 1 July 2024	–	–	–	(11,091)	(99,681)	(110,772)	–	(110,772)
	192,431	4,770	**197,201**	9,190	107,741	**116,931**	34,202	**348,334**
Movements in fair value								
Additions	–	–	–	–	–	–	7,739	7,739
Contributions	4,162	–	4,162	–	90	90	–	4,252
Disposal	(836)	–	(836)	–	(1,510)	(1,510)	–	(2,346)
Write-off	–	–	–	–	–	–	(616)	(616)
Transfers	(109)	–	(109)	18	15,140	15,158	(34,168)	(19,119)
	3,217	–	**3,217**	18	13,720	**13,738**	(27,045)	**(10,090)**
Movements in accumulated depreciation								
Depreciation and amortisation	–	–	–	(285)	(4,040)	(4,325)	–	(4,325)
Accumulated depreciation of disposals	–	–	–	–	1,236	1,236	–	1,236
Transfers	–	–	–	–	1,383	1,383	–	1,383
	–	–	–	(285)	(1,421)	**(1,706)**	–	**(1,706)**
At fair value 30 June 2025	195,648	4,770	200,418	20,299	221,142	241,441	7,157	449,016
Accumulated depreciation at 30 June 2025	–	–	–	(11,376)	(101,102)	(112,478)	–	(112,478)
Carrying amount	195,648	4,770	**200,418**	8,923	120,040	**128,963**	7,157	**336,538**

Notes to the Financial Report
for the year ended 30 June 2025

Note 6. Assets we manage (continued)

	Plant machinery and equipment $ '000	Fixtures fittings and furniture $ '000	Computers and telecomms $ '000	Library books $ '000	Work in progress $ '000	Total plant and equipment $ '000
(b) Plant and Equipment						
At fair value 1 July 2024	25,443	11,491	3,474	5,730	2,327	48,465
Accumulated depreciation at 1 July 2024	(14,746)	(8,972)	(1,504)	(4,609)	–	(29,831)
	10,697	2,519	1,970	1,121	2,327	**18,634**
Movements in fair value						
Additions	–	–	–	–	6,458	6,458
Contributions	28	7	–	–	–	35
Disposal	(2,793)	(204)	–	–	–	(2,997)
Write-off	–	–	–	–	(321)	(321)
Transfers	6,147	2,697	1,366	207	(8,058)	2,359
	3,382	2,500	1,366	207	(1,921)	**5,534**
Movements in accumulated depreciation						
Depreciation and amortisation	(2,379)	(889)	(683)	(182)	–	(4,133)
Accumulated depreciation of disposals	2,003	166	–	–	–	2,169
	(376)	(723)	(683)	(182)	–	**(1,964)**
At fair value 30 June 2025	28,826	13,991	4,840	5,938	406	54,001
Accumulated depreciation at 30 June 2025	(15,123)	(9,695)	(2,187)	(4,792)	–	(31,797)
Carrying amount	13,703	4,296	2,653	1,146	406	**22,204**

East Gippsland Shire Council

Notes to the Financial Report
for the year ended 30 June 2025

Note 6. Assets we manage (continued)

	Roads $ '000	Bridges $ '000	Footpaths and cycleways $ '000	Drainage $ '000	Recrea-tional, leisure and community $ '000	Waste management $ '000	Parks open spaces and streets-capes $ '000	Aerodromes $ '000	Off street car parks $ '000	Other infra-structure $ '000	Work in progress $ '000	Total infra-structure $ '000
(c) Infrastructure												
At fair value 1 July 2024	862,483	125,443	70,166	111,668	38,842	13,975	47,000	12,769	13,654	38,048	35,948	1,369,996
Accumulated depreciation at 1 July 2024	(215,691)	(25,854)	(22,314)	(44,754)	(15,684)	(6,119)	(21,947)	(2,458)	(3,274)	(16,727)	–	(374,822)
	646,792	99,589	47,852	66,914	23,158	7,856	25,053	10,311	10,380	21,321	35,948	**995,174**
Movements in fair value												
Additions	–	–	–	–	–	–	–	–	–	–	29,628	29,628
Contributions	3,248	51	1,007	2,973	29	–	–	–	–	113	–	7,421
Disposal	(5,158)	(256)	(337)	(208)	(248)	–	(51)	–	(297)	(134)	–	(6,689)
Write-off	–	–	–	–	–	–	–	–	–	–	(959)	(959)
Transfers	13,846	4,086	5,574	4,695	5,874	72	180	9	1,894	8,536	(31,261)	13,505
	11,936	3,881	6,244	7,460	5,655	72	129	9	1,597	8,515	(2,592)	**42,906**
Movements in accumulated depreciation												
Depreciation and amortisation	(14,596)	(1,506)	(1,357)	(1,084)	(1,014)	(1,197)	(808)	(241)	(248)	(1,195)	–	(23,246)
Accumulated depreciation of disposals	1,787	70	143	80	52	–	14	–	24	70	–	2,240
Transfers	(15)	–	(4)	(3)	–	–	–	–	23	–	–	1
	(12,824)	(1,436)	(1,218)	(1,007)	(962)	(1,197)	(794)	(241)	(201)	(1,125)	–	**(21,005)**
At fair value 30 June 2025	874,419	129,324	76,410	119,128	44,497	14,047	47,129	12,777	15,250	46,563	33,356	1,412,900
Accumulated depreciation at 30 June 2025	(228,515)	(27,290)	(23,532)	(45,761)	(16,646)	(7,316)	(22,741)	(2,698)	(3,474)	(17,852)	–	(395,825)
Carrying amount	645,904	102,034	52,878	73,367	27,851	6,731	24,388	10,079	11,776	28,711	33,356	**1,017,075**

East Gippsland Shire Council

Notes to the Financial Report

for the year ended 30 June 2025

Note 6. Assets we manage (continued)

Acquisition

The purchase method of accounting is used for all acquisitions of assets, being the fair value of assets provided as consideration at the date of acquisition plus any incidental costs attributable to the acquisition. Fair value is the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date. Refer also to Note 8.4 for further disclosure regarding fair value measurement.

Where assets are constructed by Council, cost includes all materials used in construction, direct labour, borrowing costs incurred during construction, and an appropriate share of directly attributable variable and fixed overheads.

In accordance with Council's policy, the threshold limits have applied when recognising assets within an applicable asset class and unless otherwise stated are consistent with the prior year.

	Depreciation Period	Threshold Limit $ ´000
Asset recognition thresholds and depreciation periods		
Land and land improvements		
land	-	–
Buildings		
buildings	15-80 years	5
building and leasehold improvements	15-80 years	5
Plant and Equipment		
ferry equipment	40 years	1
plant, machinery and equipment	2-50 years	1
fixtures, fittings and furniture	5-50 years	1
computers and telecommunications	5 years	1
library books	10 years	1
Infrastructure		
road pavements and seals	18-80 years	5
road wearing course	15 years	5
road formation and earthworks		5
road kerb, channel and minor culverts	70 - 80 years	5
bridges	40-100 years	5
footpaths and cycleways	15-65 years	5
drainage	70 -100 years	5
recreational, leisure and community facilities	10-60 years	5
aerodromes	15-80 years	5
waste management landfill cells	4 years	5
waste management infrastructure	50 years	5
parks, open space and streetscapes	40-75 years	5
car parks	15-80 years	5
Intangible assets	3-10 years	1

Land under roads

Council recognises land under roads it controls at fair value after 30 June 2008.

Depreciation and amortisation

Buildings, land improvements, plant and equipment, infrastructure, and other assets having limited useful lives are systematically depreciated over their useful lives to the Council in a manner which reflects consumption of the service potential embodied in those assets. Estimates of remaining useful lives and residual values are made on a regular basis with major asset classes reassessed annually. Depreciation rates and methods are reviewed annually.

Where assets have separate identifiable components that are subject to regular replacement, these components are assigned distinct useful lives and residual values and a separate depreciation rate is determined for each component.

Notes to the Financial Report
for the year ended 30 June 2025

Note 6. Assets we manage (continued)

Road earthworks are not depreciated on the basis that they are assessed as not having a limited useful life.

Straight line depreciation is charged based on the residual useful life as determined each year.

Depreciation periods used are listed above and are consistent with the prior year unless otherwise stated.

Repairs and maintenance
Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold the cost is capitalised and depreciated. The carrying value of the replaced asset is expensed.

Leasehold improvements
Leasehold improvements are recognised at cost and are amortised over the unexpired period of the lease or the estimated useful life of the improvement, whichever is the shorter. At balance date there were no leasehold improvements.

Valuation of land and buildings
Valuation of land and buildings were undertaken by a qualified independent valuer Todd Svanberg, Certified Practicing Valuer CPV API Member: 63110, Senior Director, Commercial Compliance and Quality of JLL Public Sector Valuations Pty Ltd and Mark Pastor, Certified Practising Valuer CPV API Member: 63501, Senior Valuer JLL Public Sector Valuations Pty Ltd as at 30 June 2023. The valuation of land and buildings is at fair value, being market value based on highest and best use permitted by relevant land planning provisions. Where land use is restricted through existing planning provisions the valuation is reduced to reflect this limitation. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement.

Specialised land is valued at fair value using site values adjusted for englobo (undeveloped and/or unserviced) characteristics, access rights and private interests of other parties and entitlements of infrastructure assets and services. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement.

Any significant movements in the unobservable inputs for land and land under roads will have a significant impact on the fair value of these assets.

The date and type of the current valuation is detailed in the following table.

Details of the Council's land and buildings and information about the fair value hierarchy as at 30 June 2025 are as follows:

	Level 1	Level 2	Level 3	Date of valuation	Type of Valuation
Specialised land	–	–	195,648	Jun/23	Independent
Non - Specialised land	–	4,770	–	Jun/23	Independent
Heritage buildings	–	–	8,923	Jun/23	Independent
Buildings	–	–	120,040	Jun/23	Independent
Total	–	4,770	324,611		

Valuation of Infrastructure
Valuation of infrastructure assets has been determined in accordance with an independent valuer Josef Wang B.Eng, Quantity Surveyor, Infrastructure valuer and Regina Sun Quantity Surveyor. APV Valuers and Asset Management as at 31 December 2023.

The date and type of the current valuation is detailed in the following table.

The valuation is at fair value based on current replacement cost less accumulated depreciation as at the date of valuation..

Details of the Council's infrastructure and information about the fair value hierarchy as at 30 June 2025 are as follows:

Notes to the Financial Report

for the year ended 30 June 2025

Note 6. Assets we manage (continued)

	Level 1	Level 2	Level 3	Date of valuation	Type of Valuation
Roads	–	–	645,904	Dec/23	Independent
Bridges	–	–	102,034	Dec/23	Independent
Footpaths and cycleways	–	–	52,878	Dec/23	Independent
Drainage	–	–	73,367	Dec/23	Independent
Recreational, leisure & community facilities	–	–	27,851	Dec/23	Independent
Waste management	–	–	6,731	Dec/23	Independent
Parks, open space & streetscapes	–	–	24,388	Dec/23	Independent
Aerodromes	–	–	10,079	Dec/23	Independent
Off street car parks	–	–	11,776	Dec /23	Independent
Other Infrastructure	–	–	28,711	Dec/23	Independent
Total	–	–	983,719		

Description of significant unobservable inputs into level 3 valuations

Specialised land and land under roads is valued using a market based direct comparison technique. Significant unobservable inputs include the extent and impact of restriction of use and the market cost of land per square metre. The extent and impact of restrictions on use varies and results in a reduction to surrounding land values between 0% and 90%. The market value of land varies significantly depending on the location of the land and the current market conditions. Currently land values range between $1.20 and $450.00 per square metre.

Specialised buildings are valued using a current replacement cost technique. Significant unobservable inputs include the current replacement cost and remaining useful lives of buildings. Current replacement costs are calculated on a square metre basis and ranges from $84 to $6,730 per square metre. The remaining useful lives of buildings are determined on the basis of the current condition of buildings and vary from 15 years to 80 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of buildings are sensitive to changes in expectations or requirements that could either shorten or extend the useful lives of buildings.

Infrastructure assets are valued based on the current replacement cost. Significant unobservable inputs include the current replacement cost and remaining useful lives of infrastructure. The remaining useful lives of infrastructure assets are determined on the basis of the current condition of the asset and vary from 15 years to 100 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of infrastructure are sensitive to changes in use, expectations or requirements that could either shorten or extend the useful lives of infrastructure assets.

	2025 $ '000	2024 $ '000
Reconciliation of specialised land		
Land under roads	2,642	1,988
Parks and reserves	68,864	69,230
Recreation and Leisure	59,443	57,330
Residential Land	825	706
Commercial Land	362	362
Aerodrome Land	15,802	15,802
Community Services Land	9,766	10,101
Business Centre/Library Land	4,669	4,669
Caravan Park Land	2,616	2,979
Carpark Land	4,642	4,642
Depot Land	832	832
Quarry Reserve Land	356	356
Drainage Reserve Land	16,053	14,658
Saleyard and Pound Facility Land	1,941	1,941
Waste Management Land	6,368	6,368
Road Reserves	467	467
Total specialised land	195,648	192,431

East Gippsland Shire Council

Notes to the Financial Report
for the year ended 30 June 2025

Note 6. Assets we manage

6.2 Investment property

	2025 $ '000	2024 $ '000
Balance at beginning of financial year	10,787	7,455
Contributions	–	283
Additions	424	322
Transfer	1,442	2,600
Disposals	–	(117)
Fair value adjustments	377	244
Balance at end of financial year	13,030	10,787

Investment property is held to generate long-term rental yields. Investment property is measured initially at cost, including transaction costs. Costs incurred subsequent to initial acquisition are capitalised when it is probable that future economic benefit in excess of the originally assessed performance of the asset will flow to the Council. Subsequent to initial recognition at cost, investment property is carried at fair value, determined annually by independent valuers. Changes to fair value are recorded in the comprehensive income statement in the period that they arise.

Valuation of investment property

Valuation of investment property has been determined in accordance with an independent valuation by Todd Svanberg, Certified Practicing Valuer CPV API Membeer 63110, Senior Director, Commercial Compliance and Quality of JLL Public Sector Valuations Pty Ltd and Mark Pastor, Certified Practising Valuer CPV API Member 63501, Senior Valuer JLL Public Sector Valuations Pty Ltd as at 30 June 2023. The valuation is at fair value, based on the current market value for the property. An index based valuation was conducted in the current year. This valuation was based on Indices provided by the Victoria Valuer-General. A full valuation of these assets will be conducted in 2026/27.

East Gippsland Shire Council

Notes to the Financial Report

for the year ended 30 June 2025

Note 7. People and relationships

7.1 Council and key management remuneration

(a) Key Management Personnel

Key management personnel (KMP) are those people with the authority and responsibility for planning, directing and controlling the activities of East Gippsland Shire Council. The Councillors, Chief Executive Officer and General Managers are deemed KMP.

Details of KMP at any time during the year are:

Councillors	Councillor John White (1/7/24 to 26/10/24) Councillor John White (Mayor 12/11/24 to 30/6/25) Councillor Sonya Buckley (1/7/24 to 26/10/24) Councillor Sonya Buckley (Deputy Mayor 12/11/24 to 30/6/25) Councillor Arthur Allen (1/7/24 to 26/10/24) Councillor Arthur Allen (12/11/24 to 30/6/25) Councillor Jodie Ashworth (12/11/24 to 30/6/25) Councillor Tom Crook (Mayor 1/7/24 to 26/10/24) Councillor Tom Crook (12/11/24 to 30/6/25) Councillor Barry Davis (12/11/24 to 30/6/25) Councillor Joanne Eastman (12/11/24 to 30/6/25) Councillor Bernie Farquhar (12/11/24 to 30/6/25) Councillor Ian Trevaskis (12/11/24 to 30/6/25) Councillor Mendy Urie (1/7/24 to 26/10/24) Councillor Jane Greacen (Deputy Mayor 1/7/24 to 26/10/24) Councillor Trevor Stow (1/7/24 to 26/10/24) Councillor Kirsten Van Diggele (1/7/24 to 26/10/24) Councillor Mark Reeves (1/7/24 to 26/10/24) Fiona Weigall, Chief Executive Officer Sarah Johnston, General Manager Business Excellence Stuart McConnell, General Manager Assets and Environment Alba Elling, Acting General Manager Place and Community (1/7/24 to 9/8/24) Christopher Stephenson, General Manager Place and Community (12/8/24 to 30/6/25) Paul Rooney, Acting General Manager Assets and Environment (3/7/2024 to 22/7/2024)

	2025 No.	2024 No.
Total Number of Councillors	14	9
Total of Chief Executive Officer and other Key Management Personnel	6	8
Total Number of Key Management Personnel	20	17

East Gippsland Shire Council

Notes to the Financial Report

for the year ended 30 June 2025

Note 7. People and relationships (continued)

(b) Remuneration of Key Management Personnel

Remuneration comprises employee benefits including all forms of consideration paid, payable or provided by Council, or on behalf of the Council, in exchange for services rendered. Remuneration of Key Management Personnel and Other senior staff is disclosed in the following categories.

Short-term employee benefits include amounts such as wages, salaries, annual leave or sick leave that are usually paid or payable on a regular basis, as well as non-monetary benefits such as allowances and free or subsidised goods or services.

Other long-term employee benefits include long service leave, other long service benefits or deferred compensation.

Post-employment benefits include pensions, and other retirement benefits paid or payable on a discrete basis when employment has ceased.

Termination benefits include termination of employment payments, such as severance packages.

	2025 $ '000	2024 $ '000
Total remuneration of key management personnel was as follows:		
Short-term employee benefits	1,300	1,336
Other long-term employee benefits	24	18
Post-employment benefits	103	97
Total	1,427	1,451

	2025 No.	2024 No.
The numbers of key management personnel whose total remuneration from Council and any related entities, fall within the following bands:		
$0 - $9,999	–	1
$10,000 - $19,999	6	1
$20,000 - $29,999	6	–
$30,000 - $39,999	1	6
$40,000 - $49,999	1	1
$50,000 - $59,999	1	1
$70,000 - $79,999	1	2
$90,000 - $99,999	–	1
$150,000 - $159,999	–	1
$190,000 - $199,999	–	1
$210,000 - $219,999	1	–
$230,000 - $239,999	1	–
$240,000 - $249,999	1	–
$250,000 - $259,999	–	1
$280,000 - $289,999	1	1
	20	17

East Gippsland Shire Council

Notes to the Financial Report

for the year ended 30 June 2025

Note 7. People and relationships (continued)

(c) Remuneration of other senior staff

Other senior staff are officers of Council, other than Key Management Personnel, whose total remuneration exceeds $170,000 and who report directly to a member of the KMP.

	2025 $ '000	2024 $ '000
Total remuneration of other senior staff was as follows:		
Short-term employee benefits	172	166
Other long-term employee benefits	–	4
Post-employment benefits	20	19
Termination benefits	–	–
Total	192	189

	2025 No.	2024 No.
The number of other senior staff are shown below in their relevant income bands:		
Income Range:		
$180,000 - $189,999	–	1
$190,000 - $199,999	1	–
	1	1

	2025 $ '000	2024 $ '000
Total remuneration for the reporting year for other senior staff included above, amounted to:	192	189

East Gippsland Shire Council

Notes to the Financial Report
for the year ended 30 June 2025

Note 7. People and relationships (continued)

7.2 Related party disclosure

(a) Transactions with related parties

During the period Council entered into the following transactions with related parties:

For the year ended 30 June 2025, Council paid $196,916 to suppliers and contractors related to Key Management Personnel on normal commercial terms and conditions. Details of these related party transactions for Key Management Personnel are as follows:

Cr Allen	Leftrade Pty Ltd - $12,078 for goods and service
	Paper Cranes Sushi Pty Ltd - $11,307 for catering services
Cr White	Melwood Investments Pty Ltd - $21,884 for contracted slashing
Alba Elling	East Gippsland Marketing Inc $130,638 for marketing services agreement and other services provided.
Cr Farquhar	Berbard Farquhar Pty Limited $ 20,915 for plumbing services

(b) Outstanding balances with related parties

The following balances totalling $312 are outstanding at the end of the reporting period in relation to transactions with related parties on normal commercial terms and conditions.

Cr Allen	Paper Cranes Sushi Pty Ltd - $312

(c) Loans to/from related parties

The aggregate amount of loans in existence at balance date that have been made, guaranteed or secured by the council to a related party as follows:

Nil

(d) Commitments to/from related parties

The aggregate amount of commitments in existence at balance date that have been made, guaranteed or secured by the council to a related party are as follows:

Nil

East Gippsland Shire Council

Notes to the Financial Report

for the year ended 30 June 2025

Note 8. Managing uncertainties

8.1 Contingent assets and liabilities

Contingent assets and contingent liabilities are not recognised in the Balance Sheet, but are disclosed and if quantifiable, are measured at nominal value. Contingent assets and liabilities are presented inclusive of GST receivable or payable, respectively.

(a) Contingent assets

Contingent assets are possible assets that arise from past events, whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Council.

(i) Council is currently undergoing a process over a three year period to identify old drainage assets that are not currently recorded. At this stage Council is currently unable to value any of these found assets and will bring them to account in the future when valuations have been calculated.

(b) Contingent liabilities

Contingent liabilities are:
- possible obligations that arise from past events, whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Council; or
- present obligations that arise from past events but are not recognised because:
- it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation; or
- the amount of the obligation cannot be measured with sufficient reliability.

Superannuation
Council has obligations under a defined benefit superannuation scheme that may result in the need to make additional contributions to the scheme, matters relating to this potential obligation are outlined below. As a result of the volatility in financial markets the likelihood of making such contributions in future periods exists.

Landfill
Council operates a number of landfills. Council will have to carry out site rehabilitation works in the future. Council has provided the Environment Protection Authority with a bank guarantee in their favour of $1.3 million to meet the remedial action financial assurance requirements for licenced landfill sites.

Liability Mutual Insurance
Council is a participant of the MAV Liability Mutual Insurance (LMI) Scheme. The LMI scheme provides public liability and professional indemnity insurance cover. The LMI scheme states that each participant will remain liable to make further contributions to the scheme in respect of any insurance year in which it was a participant to the extent of its participant's share of any shortfall in the provision set aside in respect of that insurance year, and such liability will continue whether or not the participant remains a participant in future insurance years.

MAV Workcare
Council was a participant of the MAV WorkCare Scheme. The MAV WorkCare Scheme provided workers compensation insurance. MAV WorkCare commenced business on 1 November 2017 and the last day the Scheme operated as a self-insurer was 30 June 2021. In accordance with the Workplace Injury Rehabilitation and Compensation Act 2013 , there is a six year liability period following the cessation of the Scheme (to 30 June 2027). During the liability period, adjustment payments may be required (or received). The determination of any adjustment payments is dependent upon revised actuarial assessments of the Scheme's tail claims liabilities as undertaken by Work Safe Victoria. If required, adjustments will occur at the 3-year and 6-year points during the liability period, and will affect participating members.

East Gippsland Shire Council

Notes to the Financial Report
for the year ended 30 June 2025

Note 8. Managing uncertainties (continued)

8.2 Change in accounting standards

Certain new Australian Accounting Standards and interpretations have been published that are not mandatory for the 30 June 2025 reporting period. Council assesses the impact of these new standards. As at 30 June 2025 there were no new accounting standards or interpretations issued by the AASB which are applicable for the year ending 30 June 2025 that are expected to impact Council.

In September 2024 the Australian Accounting Standards Board (AASB) issued two Australian Sustainability Reporting Standards (ASRS). This followed Commonwealth legislation establishing Australia's sustainability reporting framework. Relevant entities will be required to undertake mandatory reporting of climate-related disclosures in future financial years. Public sector application issues remain under consideration and Council will continue to monitor developments and potential implications for future financial years.

8.3 Financial instruments

(a) Objectives and policies

The Council's principal financial instruments comprise cash assets, term deposits, receivables (excluding statutory receivables), payables (excluding statutory payables) and bank and TCV borrowings. Details of the material accounting policy information and methods adopted, including the criteria for recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset, financial liability and equity instrument is disclosed in the notes of the financial statements. Risk management is carried out by senior management under policies approved by the Council. These policies include identification and analysis of the risk exposure to Council and appropriate procedures, controls and risk minimisation.

(b) Market risk

Market risk is the risk that the fair value or future cash flows of Council financial instruments will fluctuate because of changes in market prices. The Council's exposure to market risk is primarily through interest rate risk with only insignificant exposure to other price risks and no exposure to foreign currency risk.

Interest rate risk

Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. Council's interest rate liability risk arises primarily from long term loans and borrowings at fixed rates which exposes Council to fair value interest rate risk / Council does not hold any interest bearing financial instruments that are measured at fair value, and therefore has no exposure to fair value interest rate risk. Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Council has minimal exposure to cash flow interest rate risk through its cash and deposits that are at floating rates.

Investment of surplus funds is made with approved financial institutions under the *Local Government Act 2020*.
Council manages interest rate risk by adopting an investment policy that ensures:

- diversification of investment product;
- monitoring of return on investment; and
- benchmarking of returns and comparison with budget.

There has been no significant change in the Council's exposure, or its objectives, policies and processes for managing interest rate risk or the methods used to measure this risk from the previous reporting period.

Interest rate movements have not been sufficiently significant during the year to have an impact on the Council's year end result.

(c) Credit risk

Credit risk is the risk that a contracting entity will not complete its obligations under a financial instrument and cause Council to make a financial loss. Council has exposure to credit risk on some financial assets included in the balance sheet. Particularly significant areas of credit risk exist in relation to outstanding fees and fines as well as loans and receivables from sporting clubs and associations. To help manage this risk:

- Council has a policy for establishing credit limits for the entities Council deals with;

East Gippsland Shire Council

Notes to the Financial Report
for the year ended 30 June 2025

Note 8. Managing uncertainties (continued)

- Council may require collateral where appropriate; and
- Council only invests surplus funds with financial institutions which have a recognised credit rating specified in Council's investment policy.

Receivables consist of a large number of customers, spread across the ratepayer, business and government sectors. Credit risk associated with the Council's financial assets is minimal because the main debtor is secured by a charge over the rateable property.

There are no material financial assets which are individually determined to be impaired.

Council may also be subject to credit risk for transactions which are not included in the balance sheet, such as when Council provides a guarantee for another party. Details of our contingent liabilities are disclosed in Note 8.1(b).

The maximum exposure to credit risk at the reporting date to recognised financial assets is the carrying amount, net of any allowance for impairment of those assets, as disclosed in the balance sheet and notes to the financial statements. Council does not hold any collateral.

(d) Liquidity risk

Liquidity risk includes the risk that, as a result of Council's operational liquidity requirements it will not have sufficient funds to settle a transaction when required or will be forced to sell a financial asset at below value or may be unable to settle or recover a financial asset.

To help reduce these risks Council:

- has a liquidity policy which targets a minimum and average level of cash and cash equivalents to be maintained;
- has readily accessible standby facilities and other funding arrangements in place;
- has a liquidity portfolio structure that requires surplus funds to be invested within various bands of liquid instruments;
- monitors budget to actual performance on a regular basis; and
- sets limits on borrowings relating to the percentage of loans to rate revenue and percentage of loan principal repayments to rate revenue.

The Council's maximum exposure to liquidity risk is the carrying amounts of financial liabilities as disclosed on the face of the balance sheet and the amounts related to financial guarantees disclosed in Note 8.1(c)., and is deemed insignificant based on prior periods' data and current assessment of risk.

There has been no significant change in Council's exposure, or its objectives, policies and processes for managing liquidity risk or the methods used to measure this risk from the previous reporting period.

With the exception of borrowings, all financial liabilities are expected to be settled within normal terms of trade. Details of the maturity profile for borrowings are disclosed at Note 5.4.

Unless otherwise stated, the carrying amounts of financial instruments reflect their fair value.

(e) Sensitivity disclosure analysis

Taking into account past performance, future expectations, economic forecasts, and management's knowledge and experience of the financial markets, Council believes the following movements are 'reasonably possible' over the next 12 months:

- A parallel shift of + 1.0% and - 1.0% in market interest rates (AUD) from year-end rates of 4.35%.

These movements will not have a material impact on the valuation of Council's financial assets and liabilities, nor will they have a material impact on the results of Council's operations.

East Gippsland Shire Council

Notes to the Financial Report

for the year ended 30 June 2025

Note 8. Managing uncertainties (continued)

8.4 Fair value measurement

Fair Value Hierarchy
Council's financial assets and liabilities are not valued in accordance with the fair value hierarchy, Council's financial assets and liabilities are measured at amortised cost.

Council measures certain assets and liabilities at fair value where required or permitted by Australian Accounting Standards. AASB 13 Fair value measurement, aims to improve consistency and reduce complexity by providing a definition of fair value and a single source of fair value measurement and disclosure requirements for use across Australian Accounting Standards.

Council has considered the amendments to AASB 13 Fair Value Measurement that apply for the 2024-25 financial year as a result of AASB 2022-10 Amendments to Australian Accounting Standards - Fair Value Measurement of Non-Financial Assets of Not-for-Profit Public Sector Entities. For assets, where the Council adopts a current replacement cost approach to determine fair value, the Council now considers the inclusion of site preparation costs, disruption costs and costs to restore another entity's assets in the underlying valuation.

The AASB 13 amendments apply prospectively, comparative figures have not been restated.

The AASB 13 amendments have not resulted in any material impacts to Council's financial statements.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within a fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities
Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable; and
Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For the purpose of fair value disclosures, Council has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

In addition, Council determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

Revaluation
Subsequent to the initial recognition of assets, non-current physical assets, other than plant and equipment, are measured at their fair value, being the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date. (For plant and equipment carrying amount is considered to approximate fair value given short useful lives). At balance date, the Council reviewed the carrying value of the individual classes of assets measured at fair value to ensure that each asset materially approximated its fair value. Where the carrying value materially differed from the fair value at balance date, the class of asset was revalued.

East Gippsland Shire Council

Notes to the Financial Report

for the year ended 30 June 2025

Note 8. Managing uncertainties (continued)

Fair value valuations are determined in accordance with a valuation hierarchy. Changes to the valuation hierarchy will only occur if an external change in the restrictions or limitations of use of an asset result in changes to the permissible or practical highest and best use of the asset. In addition, Council undertakes a formal revaluation of land, buildings, and infrastructure assets on a regular basis ranging from 1 to 4 years. The valuation is performed either by experienced council officers or independent experts. The following table sets out the frequency of revaluations by asset class.

Asset Class	**Revaluation frequency**
Land	1 to 4 years
Buildings	1 to 4 years
Roads	1 to 4 years
Bridges	1 to 4 years
Footpaths and cycleways	1 to 4 years
Drainage	1 to 4 years
Recreational, leisure and community facilities	1 to 4 years
Waste management	1 to 4 years
Parks, open space and streetscapes	1 to 4 years
Aerodromes	1 to 4 years
Other infrastructure	1 to 4 years

Where the assets are revalued, the revaluation increases are credited directly to the asset revaluation reserve except to the extent that an increase reverses a prior year decrease for that class of asset that had been recognised as an expense in which case the increase is recognised as revenue up to the amount of the expense. Revaluation decreases are recognised as an expense except where prior increases are included in the asset revaluation reserve for that class of asset in which case the decrease is taken to the reserve to the extent of the remaining increases. Within the same class of assets, revaluation increases and decreases within the year are offset.

Impairment of assets

At each reporting date, the Council reviews the carrying value of its assets to determine whether there is any indication that these assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs of disposal and value in use, is compared to the assets carrying value. Any excess of the assets carrying value over its recoverable amount is expensed to the comprehensive income statement, unless the asset is carried at the revalued amount in which case, the impairment loss is recognised directly against the revaluation surplus in respect of the same class of asset to the extent that the impairment loss does not exceed the amount in the revaluation surplus for that same class of asset.

8.5 Events occurring after balance date

No matters have occurred after balance date that require disclosure in the financial report.

East Gippsland Shire Council

Notes to the Financial Report
for the year ended 30 June 2025

Note 9. Other matters

	Balance at beginning of reporting period	Increase (decrease)	Balance at end of reporting period
	$ '000	$ '000	$ '000

9.1 Reserves

(a) Asset revaluation reserves

2025

Property			
Land and land improvements	153,259	–	153,259
Buildings	90,944	–	90,944
	244,203	–	244,203
Infrastructure			
Roads	507,762	–	507,762
Bridges	69,004	–	69,004
Footpaths and cycleways	31,594	–	31,594
Drainage	34,087	–	34,087
Recreational, leisure and community facilities	16,025	–	16,025
Waste management	1,329	–	1,329
Parks, open space and streetscapes	5,967	–	5,967
Aerodromes	3,389	–	3,389
Offstreet car parks	2,238	–	2,238
Other infrastructure	19,313	–	19,313
	690,708	–	690,708
Total asset revaluation reserves	934,911	–	934,911

2024

Property			
Land and land improvements	153,259	–	153,259
Buildings	90,944	–	90,944
	244,203	–	244,203
Infrastructure			
Roads	592,958	(85,196)	507,762
Bridges	87,796	(18,792)	69,004
Footpaths and cycleways	21,090	10,504	31,594
Drainage	53,244	(19,157)	34,087
Recreational, leisure and community facilities	16,621	(596)	16,025
Waste management	3,823	(2,494)	1,329
Parks, open space and streetscapes	14,792	(8,825)	5,967
Aerodromes	2,080	1,309	3,389
Offstreet car parks	3,287	(1,049)	2,238
Other infrastructure	19,997	(684)	19,313
	815,688	(124,980)	690,708
Total asset revaluation reserves	1,059,891	(124,980)	934,911

East Gippsland Shire Council

Notes to the Financial Report
for the year ended 30 June 2025

Note 9. Other matters (continued)

The asset revaluation reserve is used to record the increased (net) value of Council's assets over time.

	Balance at beginning of reporting period $ '000	Transfer from Accumulated Surplus $ '000	Transfer to Accumulated Surplus $ '000	Balance at end of reporting period $ '000
(b) Other reserves				
2025				
Car Parking	193	–	–	193
Development Contribution Plans	196	–	–	196
Lakes Entrance Northern Growth Area	1	–	–	1
Recreational Land	2,074	119	–	2,193
Road Upgrading	126	–	–	126
Street Trees Reserve	–	18	–	18
Total Other reserves	2,590	137	–	2,727
2024				
Car Parking	193	–	–	193
Development Contribution Plans	129	–	67	196
Lakes Entrance Northern Growth Area	1	–	–	1
Recreational Land	1,453	–	621	2,074
Road Upgrading	59	–	67	126
Total restricted reserves	1,835	–	755	2,590
Total Other reserves	1,835	–	755	2,590

The Recreation Land Reserve receives developer contributions for future development of public open space.

Development Contribution Plans receive contribution from developers upon the sale of land in a prescribed planning area.

The Car Parking Reserve receives developer funds for future development of public car parks.

The Road Upgrading Reserve receives contributions from developers for the future upgrade of specific roads as required by development plans.

Lakes Entrance Northern Growth Area receive contributions in accordance with the development plan.

East Gippsland Shire Council

Notes to the Financial Report
for the year ended 30 June 2025

Note 9. Other matters (continued)

	2025 $ '000	2024 $ '000
9.2 Reconciliation of cash flows from operating activities to surplus/(deficit)		
Surplus/(deficit) for the year	25,407	22,552
Non-cash adjustments:		
Depreciation/amortisation	32,781	30,333
Profit/(loss) on disposal of property, infrastructure, plant and equipment	(329)	(8)
Fair value adjustments for investment property	(377)	(244)
Contributions - Non-monetary assets	(11,708)	(27,645)
Financing cost in financing activities	369	315
Write off property, plant and equipment	7,370	5,100
Bad debt written off	20	–
Change in assets and liabilities:		
(Increase)/decrease in trade and other receivables	(193)	(1,332)
(Increase)/decrease in prepayments	(649)	(313)
Increase/(decrease) in contract assets	1,315	–
Increase/(decrease) in other assets	162	(19)
Increase/(decrease) in trade and other payables	3,873	692
Increase/(decrease) in provisions	537	3,662
(Decrease)/increase in trust funds and deposits	(316)	382
(Decrease)/increase in contract and other liabilities	(8,686)	(3,461)
Net cash provided by/(used in) operating activities	49,576	30,014

9.3 Superannuation

Council makes the majority of its employer superannuation contributions in respect of its employees to the Local Authorities Superannuation Fund (the Fund). This Fund has two categories of membership, accumulation and defined benefit, each of which is funded differently. Obligations for contributions to the Fund are recognised as an expense in the Comprehensive Income Statement when they are made or due.

Accumulation
The Fund's accumulation category, Vision MySuper/Vision Super Saver, receives both employer and employee contributions on a progressive basis. Employer contributions are normally based on a fixed percentage of employee earnings (for the year ended 30 June 2025, this was 11.5% as required under Superannuation Guarantee (SG) legislation (2024: 11.0%)).

Defined Benefit
Council does not use defined benefit accounting for its defined benefit obligations under the Fund's Defined Benefit category. This is because the Fund's Defined Benefit category is a pooled multi-employer sponsored plan.

There is no proportional split of the defined benefit liabilities, assets or costs between the participating employers as the defined benefit obligation is a floating obligation between the participating employers and the only time that the aggregate obligation is allocated to specific employers is when a call is made. As a result, the level of participation of Council in the Fund cannot be measured as a percentage compared with other participating employers. Therefore, the Fund Actuary is unable to allocate benefit liabilities, assets and costs between employers for the purposes of AASB 119.

Funding Arrangements
Council makes employer contributions to the Defined Benefit category of the Fund at rates determined by the Trustee on the advice of the Fund Actuary. As at 30 June 2024, an interim actuarial investigation was held as the Fund provides lifetime pensions in the Defined Benefit category. The vested benefit index (VBI) of the Defined Benefit category as at 30 June 2024 (of which Council is a contributing employer) was 105.4%. The financial assumptions used to calculate the VBI were:

East Gippsland Shire Council

Notes to the Financial Report
for the year ended 30 June 2025

Note 9. Other matters (continued)

Net investment returns 5.6% pa
Salary information 3.5% pa
Price inflation (CPI) 2.7% pa

As at 30 June 2025, an interim actuarial investigation is underway as the Fund provides lifetime pensions in the Defined Benefit category. It is expected to be completed by 31 October 2025.

Vision Super has advised that the VBI at 30 June 2025 was 110.5%. Council was notified of the 30 June 2025 VBI during August 2025 (2024: August 2024). The financial assumptions used to calculate this VBI were:

Net investment returns 5.7% pa
Salary information 3.5% pa
Price inflation (CPI) 2.6% pa

The VBI is used as the primary funding indicator. Because the VBI was above 100%, the 30 June 2024 actuarial investigation determined the Defined Benefit category was in a satisfactory financial position and that no change was necessary to the Defined Benefit category's funding arrangements from prior years.

Employer contributions

(a) Regular contributions
On the basis of the results of the 2024 interim actuarial investigation conducted by the Fund Actuary, Council makes employer contributions to the Fund's Defined Benefit category at rates determined by the Fund's Trustee. For the year ended 30 June 2025, this rate was 11.5% of members' salaries (11.0% in 2023/24). This rate is expected to increase in line with any increases in the SG contribution rate and was reviewed as part of the 30 June 2023 triennial valuation.

In addition, Council reimburses the Fund to cover the excess of the benefits paid as a consequence of retrenchment above the funded resignation or retirement benefit.

(b) Funding calls
If the Defined Benefit category is in an unsatisfactory financial position at an actuarial investigation or the Defined Benefit category's VBI is below its shortfall limit at any time other than the date of the actuarial investigation, the Defined Benefit category has a shortfall for the purposes of SPS 160 and the Fund is required to put a plan in place so that the shortfall is fully funded within three years of the shortfall occurring. The Fund monitors its VBI on a quarterly basis and the Fund has set its shortfall limit at 98% from 26 July 2024 (previously 97%).

In the event that the Fund Actuary determines that there is a shortfall based on the above requirement, the Fund's participating employers (including Council) are required to make an employer contribution to cover the shortfall.

Using the agreed methodology, the shortfall amount is apportioned between the participating employers based on the pre-1 July 1993 and post-30 June 1993 service liabilities of the Fund's Defined Benefit category, together with the employer's payroll at 30 June 1993 and at the date the shortfall has been calculated.

Due to the nature of the contractual obligations between the participating employers and the Fund, and that the Fund includes lifetime pensioners and their reversionary beneficiaries, it is unlikely that the Fund will be wound up. If there is a surplus in the Fund, the surplus cannot be returned to the participating employers.

In the event that a participating employer is wound-up, the defined benefit obligations of that employer will be transferred to that employer's successor.

The 2024 interim actuarial investigation surplus amounts
An actuarial investigation is conducted annually for the Defined Benefit category of which Council is a contributing employer. Generally, a full actuarial investigation is conducted every three years and interim actuarial investigations are conducted for each intervening year. An interim investigation was conducted as at 30 June 2024 while a full investigation was conducted as at 30 June 2023.

Notes to the Financial Report
for the year ended 30 June 2025

Note 9. Other matters (continued)

The Fund's actuarial investigation identified the following for the Defined Benefit category of which Council is a contributing employer:

	2024 (Interim) $m	2023 (Triennial) $m
- A VBI Surplus	108.4	85.7
- A total service liability surplus	141.4	123.6
- A discounted accrued benefits surplus	156.7	141.9

The VBI surplus means that the market value of the fund's assets supporting the defined benefit obligations exceed the vested benefits that the defined benefit members would have been entitled to if they had all exited on 30 June 2024.

The total service liability surplus means that the current value of the assets in the Fund's Defined Benefit category plus expected future contributions exceeds the value of expected future benefits and expenses as at 30 June 2024.

The discounted accrued benefit surplus means that the current value of the assets in the Fund's Defined Benefit category exceeds the value of benefits payable in the future but accrued in respect of service to 30 June 2024.

The 2025 interim actuarial investigation
An interim actuarial investigation is being conducted for the Fund's position as at 30 June 2025 as the Fund provides lifetime pensions in the Defined Benefit category.

Vision Super has advised that the VBI at 30 June 2025 was 110.5%. Council was notified of the 30 June 2025 VBI during August 2025 (2024: August 2024). The financial assumptions used to calculate this VBI were:

Net investment returns 5.7% pa
Salary information 3.5% pa
Price inflation (CPI) 2.6% pa

It is anticipated that this actuarial investigation will be completed by 31 October 2025.

The 2023 triennial investigation
The last triennial actuarial investigation conducted prior to 30 June 2023 was at 30 June 2020. This actuarial investigation was completed by 31 December 2020. The financial assumptions for the purposes of these investigations were:

	2023 Triennial investigation	2020 Triennial investigation
Net investment return	5.7% pa	5.6% pa
Salary inflation	3.50% pa	2.5% pa for two years and 2.75% pa thereafter
Price inflation	2.8% pa	2.0% pa

Superannuation contributions
Contributions by Council (excluding any unfunded liability payments) to the above superannuation plans for the financial year ended 30 June 2025 are detailed below:

Scheme	Type of scheme	Rate	2025 $ '000	2024 $ '000
Vision Super	Defined benefits	11.5% (2024:11.0%)	21	37
Vision Super	Accumulation	11.5% (2024:11.0%)	1,430	1,448
Various other funds	Accumulation	11.5% (2024:11.0%)	3,018	2,492

There were $109,438 contributions outstanding and no loans issued from or to the above schemes as at 30 June 2025.

East Gippsland Shire Council

Notes to the Financial Report
for the year ended 30 June 2025

Note 9. Other matters (continued)

The expected contributions to be paid to the Defined Benefit category of Vision Super for the year ending 30 June 2026 is $22,593.

Note 10. Changes in accounting policies

There have been no changes to accounting policies in the 2024-25 year.

Independent Auditor's Report

Victorian Auditor-General's Office

To the Councillors of East Gippsland Shire Council

Opinion	I have audited the accompanying performance statement of East Gippsland Shire Council (the council) which comprises the: • description of municipality for the year ended 30 June 2025 • service performance indicators for the year ended 30 June 2025 • financial performance indicators for the year ended 30 June 2025 • sustainable capacity indicators for the year ended 30 June 2025 • notes to the accounts • certification of the performance statement. In my opinion, the performance statement of East Gippsland Shire Council in respect of the year ended 30 June 2025 presents fairly, in all material respects, in accordance with the performance reporting requirements of Part 4 of the *Local Government Act 2020* and Local Government (Planning and Reporting) Regulations 2020.
Basis for Opinion	I have conducted my audit in accordance with the *Audit Act 1994* which incorporates the Australian Standards on Assurance Engagements. I further describe my responsibilities under that Act and those standards in the *Auditor's Responsibilities for the Audit of the performance statement* section of my report. My independence is established by the *Constitution Act 1975*. My staff and I are independent of the council in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants* (the Code) that are relevant to my audit of the performance statement in Victoria. My staff and I have also fulfilled our other ethical responsibilities in accordance with the Code. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.
Councillors' responsibilities for the performance statement	The Councillors are responsible for the preparation and fair presentation of the performance statement in accordance with the performance reporting requirements of the *Local Government Act 2020* and Local Government (Planning and Reporting) Regulations 2020 and for such internal control as the Councillors determines is necessary to enable the preparation and fair presentation of a performance statement that is free from material misstatement, whether due to fraud or error.

Level 31 / 35 Collins Street, Melbourne Vic 3000
T 03 8601 7000 enquiries@audit.vic.gov.au www.audit.vic.gov.au

Auditor's responsibilities for the audit of the performance statement

As required by the *Audit Act 1994*, my responsibility is to express an opinion on the performance statement based on the audit. My objectives for the audit are to obtain reasonable assurance about whether the performance statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Standards on Assurance Engagements will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the decisions of users taken on the basis of this performance statement. As part of an audit in accordance with the Australian Standards on Assurance Engagements, I exercise professional judgement and maintain professional scepticism throughout the audit. I also:

- identify and assess the risks of material misstatement of the performance statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the council's internal control
- evaluate the overall presentation, structure and content of the performance statement, including the disclosures, and whether performance statement represents the underlying events and results in a manner that achieves fair presentation.

I communicate with the Councillors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.



MELBOURNE
9 October 2025

Travis Derricott
as delegate for the Auditor-General of Victoria

East Gippsland Shire Council

Performance Statement

For the year ended 30 June 2025

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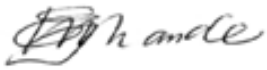
Certification of performance statement

In my opinion, the accompanying performance statement has been prepared in accordance with the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*.



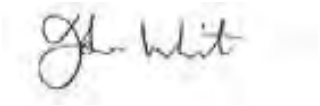
Ernest Mhande, CPA
Principal Accounting Officer
Dated: 7 October 2025

In our opinion, the accompanying performance statement of the East Gippsland Shire Council for the year ended 30 June 2025 presents fairly the results of council's performance in accordance with the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*.

The performance statement contains the relevant performance indicators, measures and results in relation to service performance, financial performance and sustainable capacity.

At the date of signing, we are not aware of any circumstances that would render any particulars in the performance statement to be misleading or inaccurate.

We have been authorised by the council and by the *Local Government (Planning and Reporting) Regulations 2020* to certify this performance statement in its final form.



John White
Mayor
Dated: 7 October 2025



Jodie Ashworth
Councillor
Dated: 7 October 2025



Fiona Weigall
Chief Executive Officer
Dated: 7 October 2025

Section 1. Description of municipality

East Gippsland is a large and vibrant region in a beautiful natural setting, home to proud and involved communities that embrace and encourage self-reliance, responsibility and new ideas. The past 30 years have seen East Gippsland evolve from its rural origins to a flourishing economic and tourism region in Eastern Victoria, drawing more than one million visitors each year.

The region has kept its identity and sense of place as it has grown. The shire stretches from west of Bairnsdale to the New South Wales border, covering approximately 21,000 square kilometres or 10 percent of the State. East Gippsland has an Estimated Residential Population of approximately 49,179 residents (as at 30 June 2023).

East Gippsland's unique qualities are both its strength and challenges. The region is distinguished by its natural setting, with its southern edge defined by the Gippsland Lakes and rugged coastline and the rising backdrop of the High Country. Historical rural landscapes and natural bushland areas characterise the region and surround its communities.

We are responsible for maintaining 3,010 km of roads, 191 timber and concrete bridges, 27 pedestrian bridges, over 3,500 km of table drains, 540 km of kerb and channel, 350 hectares of Parks and Gardens and over 4,500 streetlights.

Section 2. Service Performance Indicators

For the year ended 30 June 2025

	Results					Comments
	2022	2023	2024	2025		
	Actual	Actual	Actual	Target as per budget	Actual	
Aquatic facilities ***Utilisation*** *Utilisation of aquatic facilities* [Number of visits to aquatic facilities / Municipal population]	6.07	9.23	9.93	N/A	10.64	Recreation centre utilisation continued to grow over the reporting period, with record patronage levels recorded. Utilisation data includes the Bairnsdale Aquatic Recreation centre, Bairnsdale outdoor pool, Lakes Entrance Aquadome and Orbost outdoor pool.
Animal management ***Health and safety*** *Animal management prosecutions* [Number of successful animal management prosecutions / Number of animal management prosecutions] x 100	100.00%	100.00%	100.00%	N/A	0.00%	There were no Court prosecutions for the year. Note that in many cases infringements for animal related offences have been issued. Court prosecutions are restricted to the most serious offences, where the public interest is served by a Court appearance and there are witnesses willing to attend Court to give evidence. This year there were several incidents that warrant a court prosecution but the delays in the court system mean that they will appear in the next financial year's results.
Food safety ***Health and safety*** *Critical and major non-compliance outcome notifications* [Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises followed up / Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises] x100	100.00%	100.00%	100.00%	N/A	90.00%	A total of 10 critical or major non-compliances, 9 were followed up in 2024 calendar year. The 1 non-compliance that was not followed up related to a low-risk mobile food premises and was identified by another council. The non-compliance was rectified at the time of the inspection. A food safety inspection has since been conducted, and the premises was found to be compliant.

	Results					Comments
	2022	2023	2024	2025		
	Actual	Actual	Actual	Target as per budget	Actual	
Governance ***Satisfaction*** *Satisfaction with community consultation and engagement* *(*community satisfaction rating out of 100 with the consultation and engagement efforts of Council)	48	45	41	60	46	Satisfaction with community consultation and engagement has increased over the reporting period. Council is continues to review its consultation and engagement practices in an effort to improve the community satisfaction rating.
Libraries ***Participation*** *Library membership* [percentage of the population that are registered library members] x100	NA	NA	12.34%	N/A	26.74%	Active Library membership calculation was previously calculated incorrect, resulting in a lower than expected range for 2023-24. However, we have calculated correctly in 2024-25, which shows that we are now within the expected range of active library members.
Roads ***Condition*** Sealed local roads below the intervention level (percentage of sealed local roads that are below the renewal intervention level set by Council and not requiring renewal)	94.04%	97.37%	96.03%	100.00%	96.24%	Council continues to maintain sealed local roads to very high standard below the renewal intervention level, resulting in only 4% of local roads identified as requiring renewal. A comprehensive condition assessment is conducted every four years, with the latest undertaken in late 2023.
Statutory Planning ***Service standard*** *Planning applications decided within the relevant required time* (percentage of planning application decisions made within the relevant required time)	38.91%	37.12%	36.41%	80.00%	56.07%	There has been a significant improvement in planning applications being decided within required timeframes, this can be attributed to improved processing and internal improvements in the department. Council continues to review and improve internal process to enhance decision times.

	Results					Comments
	2022	2023	2024	2025		
	Actual	Actual	Actual	Target as per budget	Actual	
Waste Collection ***Waste diversion*** *Kerbside collection waste diverted from landfill* [Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100	53.32%	53.06%	49.18%	55.00%	49.30%	The introduction of the Container Deposit Scheme has contributed to a decrease in the weight of kerbside collection waste diverted from landfill. Council continues to work with community to ensure waste is recycled where possible.

Section 3. Financial Performance Indicators

For the year ended 30 June 2025

Dimension / *indicator* / *measure*	2022 Actual	2023 Actual	2024 Actual	2025 Target as per Budget	2025 Actual	2026 Forecast	2027 Forecast	2028 Forecast	2029 Forecast	Material Variations and Comments
Efficiency ***Expenditure level*** *Expenses per property assessment* [Total expenses / Number of property assessments]	$3,414.94	$3,617.96	$3,990.98	$3,960.00	$4,371.01	$3,987.55	$3,751.08	$3,767.17	$3,847.32	
Revenue level *Average rate per property assessment* [General rates and Municipal charges / Number of property assessments]	$1,653.46	$1,691.66	$1,764.72	N/A	$1,806.87	$1,834.20	$1,877.27	$1,916.98	$1,957.44	
Liquidity ***Working capital*** *Current assets compared to current liabilities* [Current assets / Current liabilities] x100	256.80%	307.46%	282.70%	226.00%	333.37%	247.09%	202.71%	200.25%	236.90%	The advance payment in the 2024/25 year of $10 million of the 2025/26 Federal Assistance grant increased current assets in the previous year and impacted on the movement in this indicator.

Dimension / *indicator / measure*	2022 Actual	2023 Actual	2024 Actual	2025 Target as per Budget	2025 Actual	2026 Forecast	2027 Forecast	2028 Forecast	2029 Forecast	Material Variations and Comments
Unrestricted cash *Unrestricted cash compared to current liabilities* [Unrestricted cash / Current liabilities] x100	61.38%	89.62%	137.45%	N/A	86.26%	154.06%	108.83%	102.00%	138.09%	Council invested $37 million cash more than 90 days so they were not classified as cash. There were zero investments in 23/24 for longer than 90 days.
Obligations ***Loans and borrowings*** *Loans and borrowings compared to rates* [Interest and principle repayments on Interest bearing loans and borrowings / Rate revenue] x100	2.64%	4.44%	14.11%	N/A	12.65%	11.42%	10.10%	8.83%	10.40%	Council repaid $663,000 of Infrastructure loans. However, the rates increased as normal rate increase. This caused a decline in this indicator.
Loans and borrowings repayments compared to rates [Interest and principal repayments on interest bearing loans and borrowings / Rate revenue] x100	3.23%	0.27%	0.57%	N/A	1.40%	1.43%	1.35%	1.21%	1.59%	Council repaid $663,000 of the infrastructure loan. Last year there were loans acquired as the infrastructure was being built.
Indebtedness *Non-current liabilities compared to own source revenue* [Non-current liabilities / Own source revenue] x100	9.79%	7.96%	18.17%	N/A	16.97%	16.72%	14.46%	15.50%	15.03%	

Dimension / *indicator* / *measure*	2022	2023	2024	2025		2026	2027	2028	2029	Material Variations and Comments
	Actual	Actual	Actual	Target as per Budget	Actual	Forecast	Forecast	Forecast	Forecast	
Asset renewal and upgrade *Asset renewal and upgrade compared to depreciation* [Asset renewal and upgrade expense / Asset depreciation] x100	112.75%	97.34%	126.50%	248.40%	107.79%	188.18%	179.59%	120.23%	92.09%	The actual result is less than the target due to $36.8m of renewal and upgrade works being carried forward for completion in the 2025/26 year.
Operating position ***Adjusted underlying result*** *Adjusted underlying surplus (or deficit)* [Adjusted underlying surplus (deficit)/ Adjusted underlying revenue] x100	10.33%	13.92%	-23.30%	N/A	-3.64%	-6.18%	0.51%	1.30%	0.13%	The 50% advance payment of the 2025/26 Victoria Grants Commission allocation, $10.7 million, received in the 2024/25 year increased total revenue for the year. Additionally, the full 2023/24 financial year grant was paid in the previous year. These were the main contributing factors to the reduction in the underlying deficit compared to 2023/24.

Dimension / *indicator* / *measure*	2022	2023	2024	2025		2026	2027	2028	2029	Material Variations and Comments
	Actual	Actual	Actual	Target as per Budget	Actual	Forecast	Forecast	Forecast	Forecast	
Stability ***Rates concentration*** *Rates compared to adjusted underlying revenue* [Rate revenue / Adjusted underlying revenue] x100	50.72%	47.77%	65.56%	56.90%	51.52%	58.60%	59.74%	60.27%	60.97%	Operating grants increased in the 2024/25 year due to the advance payment of $10.7 million from the Victoria Grants Commission allocation for 2025/26. This impacted the underlying revenue for 2024/25.
Rates effort *Rates compared to property values* [Rate revenue / Capital improved value of rateable properties in the municipality] x100	0.51%	0.41%	0.36%	N/A	0.37%	0.37%	0.35%	0.33%	0.31%	

Section 4. Sustainable Capacity Indicators

For the year ended 30 June 2025

Indicator / measure [formula]	Results 2022 Actual	2023 Actual	2024 Actual	2025 Actual	Comment
Population *Expenses per head of municipal population* [Total expenses / Municipal population]	$2,285.97	$2,417.94	$2,672.75	$2,974.36	There was an increase in expenditure as a result of a number of projects that were funded from 2019 Bushfire grants, received in prior years, that were incomplete at the end of the previous year and the project expenditure continued into the current year. There was also an increase in depreciation over the previous financial year due to re valuation.
Infrastructure per head of municipal population [Value of infrastructure / Municipal population]	$23,419.57	$25,544.50	$23,687.77	$23,900.42	
Population density per length of road [Municipal population / Kilometres of local roads]	15.95	16.46	16.34	16.39	
Own-source revenue *Own-source revenue per head of municipal population* [Own-source revenue / Municipal population]	$1,791.01	$1,875.75	$1,995.40	$2,082.88	
Recurrent grants *Recurrent grants per head of municipal population* [Recurrent grants / Municipal population]	$564.45	$571.89	$94.02	$713.68	Council received 50% Financial Assistance Grant for 25/26 late June 2025.
Disadvantage *Relative socio-economic disadvantage* [Index of Relative Socio-economic Disadvantage by decile]	3.00	3.00	3.00	3.00	

Indicator / measure [formula]	Results				Comment
	2022	**2023**	**2024**	**2025**	
	Actual	Actual	Actual	Actual	
Workforce turnover *Percentage of staff turnover* [Number of permanent staff resignations and terminations / Average number of permanent staff for the financial year] x100	20.50%	14.20%	13.10%	13.20%	

Section 5. Notes to the accounts

5.1 Basis of preparation

Council is required to prepare and include a performance statement within its annual report. The performance statement includes the results of the prescribed sustainable capacity, service performance and financial performance indicators and measures together with a description of the municipal district and an explanation of material variations in the results. This statement has been prepared to meet the requirements of the *Local Government Act 2020* and *Local Government (Planning and Reporting) Regulations 2020*.

Where applicable the results in the performance statement have been prepared on accounting bases consistent with those reported in the Financial Statements. The other results are based on information drawn from council information systems or from third parties (e.g. Australian Bureau of Statistics).

The performance statement presents the actual results for the current year and the previous three years, along with the current year's target, if mandated by the *Local Government (Planning and Reporting) Regulations 2020*. Additionally, for the prescribed financial performance indicators and measures, the performance statement includes the target budget for the current year and the results forecast for the period 2025-26 to 2028-29 by the council's financial plan.

The *Local Government (Planning and Reporting) Regulations 2020* requires explanation of any material variations in the results contained in the performance statement. Council has adopted materiality thresholds relevant to each indicator and measure and explanations have not been provided for variations below the materiality thresholds unless the variance is considered to be material because of its nature.

5.2 Definitions

Key term	Definition
adjusted underlying revenue	means total income other than: • non-recurrent grants used to fund capital expenditure; and • non-monetary asset contributions; and • contributions to fund capital expenditure from sources other than those referred to above
adjusted underlying surplus (or deficit)	means adjusted underlying revenue less total expenditure
annual report	means an annual report prepared by a council under section 98 of the Act
asset renewal expenditure	means expenditure on an existing asset or on replacing an existing asset that returns the service capability of the asset to its original capability
asset upgrade expenditure	means expenditure that— (a) enhances an existing asset to provide a higher level of service; or (b) extends the life of the asset beyond its original life
critical non-compliance outcome notification	means a notification received by council under section 19N(3) or (4) of the *Food Act 1984* , or advice given to council by an authorized officer under that Act, of a deficiency that poses an immediate serious threat to public health
current assets	has the same meaning as in the Australian Accounting Standards
current liabilities	has the same meaning as in the Australian Accounting Standards
food premises	has the same meaning as in the *Food Act 1984*
intervention level	means the level set for the condition of a road beyond which a council will not allow the road to deteriorate and will need to intervene
local road	means a sealed or unsealed road for which the council is the responsible road authority under the *Road Management Act 2004*
major non-compliance outcome notification	means a notification received by a council under section 19N(3) or (4) of the *Food Act 1984*, or advice given to council by an authorized officer under that Act, of a deficiency that does not pose an immediate serious threat to public health but may do so if no remedial action is taken
non-current liabilities	means all liabilities other than current liabilities
own-source revenue	means adjusted underlying revenue other than revenue that is not under the control of council (including government grants)
population	means the resident population estimated by council
rate revenue	means revenue from general rates, municipal charges, service rates and service charges

Key term	Definition
relative socio-economic disadvantage	in relation to a municipal district, means the relative socio-economic disadvantage, expressed as a decile for the relevant financial year, of the area in which the municipal district is located according to the Index of Relative Socio-Economic Disadvantage of SEIFA
restricted cash	means cash, cash equivalents and financial assets, within the meaning of the Australian Accounting Standards, not available for use other than for a purpose for which it is restricted, and includes cash to be used to fund capital works expenditure from the previous financial year
SEIFA	means the Socio-Economic Indexes for Areas published from time to time by the Australian Bureau of Statistics on its Internet site
unrestricted cash	means all cash and cash equivalents other than restricted cash

5.3 Other Matters

No other matters to be reported.

Council Offices

Bairnsdale

Corporate Centre
273 Main Street (PO Box 1618),
Bairnsdale VIC 3875
Email feedback@egipps.vic.gov.au
Website: www.eastgippsland.vic.gov.au

Lakes Entrance

18 Mechanics Street, Lakes Entrance

Mallacoota

70 Maurice Avenue, Mallacoota

Omeo

179 Day Avenue, Omeo

Orbost

1 Ruskin Street, Orbost

Paynesville

55 The Esplanade, Paynesville



East Gippsland Shire Council
273 Main Street
PO Box 1618 Bairnsdale VIC 3875

5153 9500
eastgippsland.vic.gov.au
EastGippyShire
PO Box 1618, Bairnsdale 3875

5.1.2 S5 Instrument of Delegation Council to Chief Executive Officer

Authorised by Acting General Manager Business Excellence

Purpose

To seek Council's approval to adopt the updated S5 Instrument of Delegation to the Chief Executive Officer (CEO), provided at **Attachment 1,** in accordance with section 11 of the *Local Government Act 2020* (the Act).

Key Points

Under section 11 of the Act, Council may delegate any powers, duties, and functions under the Act, (or any other Act), to the CEO in order to facilitate the efficient and effective day-to-day operations of Council.

The S5 Instrument of Delegation is the primary mechanism through which Council formalises this delegation. It authorises the CEO to:

> *determine any issue, take any action or do any act or thing arising out of or connected with any duty imposed or power conferred on Council under any Act.*

However, the delegation is subject to specific conditions and limitations, including:

- powers, duties and functions specified in section 11(2) of the Act cannot be delegated to the CEO;
- the CEO may appoint an Acting CEO for a period not exceeding 28 days (section 11(3)); and
- the CEO's authority to enter into a contract or approve expenditure must be subject to a specified monetary limit (section 11(5)).

In accordance with section 11(7) of the Act, Council must review the S5 Instrument of Delegation within 12 months of a general election. As the last election was held on 26 October 2024, the current instrument must be reviewed by 25 October 2025.

The existing instrument, adopted on 5 October 2021, authorises the CEO to:

- Enter into contracts or approve expenditure up to $500,000 (including GST). It is proposed that this limit remain unchanged, with the exception that the amount be expressed excluding GST.
- Approve expenditure up to $1,100,000 for statutory payments, such as the Emergency Services Volunteers Fund.

The existing instrument also included annual statutory insurance as an exception. However, following the introduction of the *Local Government Act 2020*, Council is no longer required to maintain Public Liability Insurance. As such, the clause should be updated to reflect current insurance requirements.

It is recommended that Council amend the relevant clause to allow the CEO to approve expenditure for statutory fees, charges, payments, or insurance premiums, provided these are consistent with the approved or revised budget.

The existing condition — that Council must be advised of the amount paid for insurance premiums — is proposed to remain unchanged.

Recommendation

That Council, in the exercise of the power conferred by section 11(1)(b) of the Local Government Act 2020, resolves:

1. ***to delegate to the person holding the position, or acting in or performing the duties, of Chief Executive Officer the powers, duties and functions set out in the S5 Instrument of Delegation to the Chief Executive Officer (as presented at Attachment 1), subject to the conditions and limitations specified in that Instrument;***

2. ***that the instrument comes into force immediately upon this resolution being made and is to be signed by the Council's Chief Executive Officer and Mayor;***

3. ***that on the coming into force of the instrument all previous delegations to the Chief Executive Officer are revoked; and***

4. ***that the duties and functions set out in the instrument must be performed, and the powers set out in the instrument must be executed, in accordance with any guidelines or policies of Council that it may from time to time adopt.***

Background

Delegations are a critical governance tool that enable Council to authorise the exercise of specific powers, duties, and functions under legislation to support the efficient and effective day-to-day operations of Council.

Consistent with practice across Victorian councils, Council utilises regularly updated templates prepared by Maddocks Solicitors when drafting Instruments of Delegation. The current S5 Instrument of Delegation is largely based on the Maddocks template, and the proposed 2025 update incorporates minor amendments made to the template since the instrument was last adopted in 2021.

The three major areas of change are:

1. Changing Financial Limits to Excluding GST

It is proposed that the financial limit for the CEO's delegation to enter into contracts or approve expenditure be expressed as excluding GST, rather than including GST, for the following reasons:

Reason	Explanation
Consistency with Procurement and Financial Systems	Council's procurement and financial management systems typically record and report contract values and expenditure exclusive of GST. The proposed procurement policy does the same.
Improved Transparency and Comparability	Expressing limits excluding GST provides a clearer basis for comparing contract values and expenditure across suppliers, particularly where GST treatment may vary (e.g. for non-taxable or GST-free transactions).
Alignment with Maddocks Template and Sector Practice	The Maddocks Instrument of Delegation template, widely used across Victorian councils, expresses financial limits excluding GST.

2. Approval of Non-Statutory Insurance Premiums

It is recommended that the CEO be authorised to approve payment of non-statutory insurance premiums, provided the expenditure is consistent with the approved or revised budget, and Councillors are advised of the premium amount paid.

The reasoning is in the table below.

Reason	Explanation
Insurance is a specialised Procurement Process	Insurance renewals are managed by sector-leading brokers who negotiate on Council's behalf within tight industry timelines.
Time-Sensitive	Renewal reports are usually received shortly before policy expiry, making formal Council approval challenging within the required timeframe.
Risk of Coverage Gaps	Delays in approving premiums could result in interrupted coverage, exposing Council to unnecessary risk.
Budget Alignment and Transparency	Premiums are included in the approved budget. Delegation is conditional on alignment with the budget and Councillors being advised of payments.
Operational Efficiency	CEO delegation streamlines the process, reduces administrative burden, and maintains oversight through regular reporting to Councillors.

3. Budget Alignment instead of Fixed Financial Limits

Changing our approach to a budget alignment approach—rather than setting fixed financial limits—is recommended for both statutory fees and charges and non-statutory insurance payments.

The reasoning is in the table below.

Reason	Explanation
Responsiveness	Many statutory fees and charges are determined by external agencies or legislation and may change with little notice. Similarly, insurance premiums are influenced by market conditions, risk exposure, and claims history. A fixed financial limit may quickly become outdated or insufficient, whereas a budget-aligned approach allows Council to respond flexibly to these changes.
Consistency with Budgeting	Both statutory payments and insurance premiums are forecast and incorporated into Council's annual budget. Aligning approvals with the budget ensures that expenditure is planned, monitored, and financially responsible, without requiring frequent updates to delegation instruments.
Governance and Oversight	Strong governance controls will be maintained by requiring that all approvals remain within the adopted or revised budget and that Councillors are advised of significant payments, such as insurance premiums. This ensures transparency without compromising operational efficiency.

Adopting a budget alignment model across these expenditure categories supports a more agile, accountable, and financially sound delegation framework, consistent with local government best practice.

Strategic Alignment

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

Theme 4: Managing Council well
Outcome – Decision-making is streamlined, efficient, and responsive to community needs

Consultation/Community Engagement/Impacts

The instrument of delegation is a statutory document under the legislation referred to in the S5 Instrument of Delegation to the CEO and is largely based on information supplied by Maddocks.

Opportunities and Risks

The S5 Instrument of Delegation enables Council to allocate powers to the CEO so that they can exercise functions and duties as an extension of Council.

The CEO must act within their delegation and in accordance with all Council policies and procedures and any relevant legislation.

Climate change

This report is assessed as having no direct impact on climate change.

Conflicts of Interest

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

Attachments

1. S5 Instrument of Delegation Council to CEO [**5.1.2.1** - 4 pages]

S5 Instrument of Delegation

to

Chief Executive Officer

Instrument of Delegation

In exercise of the power conferred by section 11(1) of the *Local Government Act 2020* (**the Act**) and all other powers enabling it, the **East Gippsland Shire Council** (**Council**) delegates to the member of Council staff holding, acting in or performing the position of **Chief Executive Officer**, the powers, duties and functions set out in the Schedule to this Instrument of Delegation,

AND declares that

1. this Instrument of Delegation is authorised by a Resolution of Council passed on {date of resolution to be inserted};

2. the delegation:

   2.1 comes into force immediately upon a resolution being made and is to be signed by the Council's Chief Executive Officer and the Mayor;

   2.2 is subject to any conditions and limitations set out in the Schedule;

   2.3 must be exercised in accordance with any guidelines or policies which Council from time to time adopts; and

   2.4 remains in force until Council resolves to vary or revoke it.

Signed by the Chief Executive Officer of Council)
in the presence of:)

.....
Witness

Date: …….

Signed by the Mayor in the presence of:)
)

.....
Witness

Date: …….

SCHEDULE

The power to

1. determine any issue;

2. take any action; or

3. do any act or thing

arising out of or connected with any duty imposed, or function or power conferred on Council by or under any Act.

Conditions and Limitations

The delegate must not determine the issue, take the action or do the act or thing

1. if the issue, action, act or thing is an issue, action, act or thing which involves

   1.1 entering into a contract exceeding the value of $500,000 (excluding GST);

   1.2 authorising any expenditure that exceeds $500,000 (excluding GST)

   1.3 expenditure exceeding the amounts in clause 1.1 and 1.2 is permissible only if the expenditure is for statutory fees, charges or payments (ie Emergency Services and Volunteer Fund Levy), or insurance premiums consistent with the approved or revised budget – procurement of insurance is conditional on Councillors being advised of the insurance premium paid;

   1.4 appointing an Acting Chief Executive Officer for a period exceeding 28 days;

   1.5 electing a Mayor or Deputy Mayor;

   1.6 granting a reasonable request for leave under section 35 of the Act;

   1.7 making any decision in relation to the employment, dismissal or removal of the Chief Executive Officer;

   1.8 approving or amending the Council Plan;

   1.9 adopting or amending any policy that Council is required to adopt under the Act;

   1.10 adopting or amending the Governance Rules;

   1.11 appointing the chair or the members to a delegated committee;

   1.12 making, amending or revoking a local law;

   1.13 approving the Budget or Revised Budget;

   1.14 approving the borrowing of money;

   1.15 subject to section 181H(1)(b) of the *Local Government Act 1989,* declaring general rates, municipal charges, service rates and charges and specified rates and charges;

2. if the issue, action, act or thing is an issue, action, act or thing which is required by law to be done by Council resolution;

3. if the issue, action, act or thing is an issue, action or thing which Council has previously designated as an issue, action, act or thing which must be the subject of a Resolution of Council;

4. if the determining of the issue, taking of the action or doing of the act or thing would or would be likely to involve a decision which is inconsistent with a

   4.1 policy; or

   4.2 strategy

   adopted by Council;

5. if the determining of the issue, the taking of the action or the doing of the act or thing cannot be the subject of a lawful delegation, whether on account of section 11(2)(a)-(n) (inclusive) of the Act or otherwise; or

6. the determining of the issue, the taking of the action or the doing of the act or thing is already the subject of an exclusive delegation to another member of Council staff.

5.1.3 Risk Management Policy

Authorised by General Manager Business Excellence

Purpose

To present the draft Risk Management Policy, provided at **Attachment 1,** inclusive of Risk Appetite and Tolerance Statements for Council's consideration.

Key Points

Council last adopted the Risk Management Policy on 29 November 2022. Since then, a comprehensive review of the Risk Management Framework has been undertaken to ensure it remains fit for purpose and aligned with best practice. As a result, it is now considered timely to update the Policy to reflect the revised Framework and support its effective implementation.

The Council Plan sets the strategic direction for the municipality, outlining long-term goals and priorities. However, delivering on these objectives requires navigating uncertainty and managing risks that may affect service delivery and community outcomes. The Risk Management Framework—aligned with ISO 31000—provides a structured approach to identifying, assessing, and managing these risks across all areas of Council operations.

Central to the Framework is the Risk Management Policy, which establishes a consistent and proactive approach to risk management. The revised Policy introduces new principles that embed risk into decision-making and planning processes, promotes organisational accountability, and supports continuous improvement. It also defines Council's risk appetite and tolerance levels, ensuring risks are managed within acceptable thresholds while enabling innovation and resilience.

Together, the Framework and Policy strengthens Council's capacity to deliver strategic outcomes effectively, even in the face of uncertainty.

Recommendation

That Council adopts the draft Risk Management Policy as presented at Attachment 1.

Background

Councillors set the strategic direction for the municipality through the development of the Council Plan. This plan articulates the strategic objectives—the long-term goals Council aims to achieve on behalf of the community. The Council Plan serves as a **road map**, outlining the **key focus areas and priorities** that guide decision-making, resource allocation, and service delivery over the life of the plan.

However, while the Council Plan defines *what* we want to achieve and *how* we intend to get there, it does not account for the uncertainties and external events that may influence our ability to deliver on those objectives. The effect this uncertainty has on Council's objectives is **risk**.

To support a consistent and proactive approach to managing risk, Council sets the strategic direction for risk management through the **Risk Management Policy**.

Risk Management Framework

The Risk Management Framework is a structured set of components that collectively enable the implementation of Council's risk management approach, consistent with the principles and guidelines outlined in ISO 31000. It provides the foundation for identifying, assessing, managing, and monitoring risks across all areas of Council operations.

At the core of this Framework is the **Risk Management Policy**, which establishes the **principles** that guide how risk is understood, assessed, and managed across the organisation. It also defines Council's **Risk Appetite and Tolerance levels**, which clarify the degree of risk Council is willing to accept in pursuit of its objectives.

The Policy ensures that risk is considered in decision-making, supports strategic and operational objectives, and promotes a culture of accountability and continuous improvement throughout the organisation.

Policy Principles

The revised Risk Management Policy introduces a set of principles that strengthen Council's approach to managing risk. These principles emphasise the integration of risk management into planning and operations, promote proactive and informed decision-making, and support a culture of accountability and continuous improvement.

Together, they ensure that risk is consistently considered across all levels of the organisation, enabling Council to remain responsive, resilient, and aligned with community expectations.

Risk Appetite and Tolerance Statements

Risk appetite represents the target level of risk Council is willing to accept in pursuit of its objectives, whereas risk tolerance defines the upper limit of acceptable risk—the point beyond which additional controls or mitigation strategies must be considered.

These thresholds guide decision-making and ensure a consistent approach to managing risk across all areas of Council operations.

By embedding these principles into our governance framework, Council ensures that strategic risks are considered in planning and decision-making processes. This strengthens organisational resilience and supports the successful delivery of outcomes for the community, even in the face of uncertainty.

Strategic Alignment

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

Theme 4: Managing Council well
Outcome – Council operates transparently and effectively with public trust
Outcome – Decision-making is streamlined, efficient, and responsive to community needs

Consultation/Community Engagement/Impacts

The revised Risk Management Policy supports improved service delivery and decision-making, which will have positive flow-on effects for the community. By embedding a proactive and consistent approach to risk management, Council is better positioned to anticipate and respond to risks that could affect community wellbeing, infrastructure, and service continuity.

Specific groups—such as vulnerable populations, service users, and community partners—benefit from enhanced organisational resilience and accountability. The Policy's emphasis on informed decision-making and transparency helps build trust and confidence in Council's ability to manage uncertainty and deliver on its commitments.

It demonstrates Council's commitment to safeguarding community interests while enabling innovation and strategic progress.

Opportunities

Updating the Risk Management Policy presents a valuable opportunity to strengthen Council's governance, resilience, and service delivery. A contemporary Policy aligned with the revised Framework ensures that risk is consistently embedded into planning, decision-making, and operational processes across the organisation.

This alignment enables Council to better anticipate and manage risks, reducing the likelihood of disruption and supporting more efficient use of resources. It also enhances Council's ability to respond to emerging challenges, including financial pressures, environmental risks, and evolving community needs.

The updated Policy also promotes transparency and accountability, reinforcing public trust in Council's ability to make informed decisions and deliver reliable services. Operationally, it supports a culture of continuous improvement and innovation, empowering staff to manage risk proactively and contribute to strategic outcomes.

Risks

If Council does not proceed with updating the Risk Management Policy, there is a significant risk that the revised Risk Management Framework will not be fully implemented or embedded across the organisation. This misalignment could result in inconsistent risk practices, reduced effectiveness in identifying and managing emerging risks, and diminished organisational resilience.

Without a current Policy that reflects the updated principles, appetite, and tolerance levels, Council may struggle to integrate risk into strategic planning and operational decision-making. This could lead to missed opportunities, inefficient resource use, and increased exposure to financial, reputational, and service delivery risks.

The absence of a clearly defined and contemporary Policy may undermine stakeholder confidence, as it signals a lack of commitment to continuous improvement and proactive governance. Over time, this could impact Council's ability to respond effectively to uncertainty and deliver on its strategic objectives in a way that meets community expectations.

Climate change

This report is assessed as having no direct impact on climate change.

Conflicts of Interest

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

Attachments

1. Risk Management Policy [**5.1.3.1** - 9 pages]

Risk Management Policy

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1. Purpose

The purpose of this Policy is to establish East Gippsland Shire Council's (Council) commitment to risk management, and the proactive management of the Strategic, Operational and Project Risks that have an impact on the achievement of Council's objectives.

2. Scope

This Policy applies broadly to all Strategic, Enterprise, Operational and Project related decision-making processes and activities.

Risk management is not a stand-alone function separate from the main activities and processes of the organisation. It is an integral part of all organisational processes, including strategic planning, project delivery and change management processes.

3. Context

Most activities conducted by East Gippsland Shire Council are influenced by internal and external factors that make it uncertain whether, when and the extent to which Council will achieve its objectives. The effect this uncertainty has on Council's objectives is "risk".

Council's approach to managing risk is based on the principles, framework and process outlined in Australian Standard ISO 31000:2018 Risk Management – Guidelines (the Standard) and implements the Three Lines of Defence Model defined by the Institute of Internal Auditors.

4. Statement

Council recognises that effective risk management is crucial to achieving our strategic and business objectives and is committed to:

- applying risk management principles in its management of the municipality;
- maintaining a risk management framework consistent with the Standard;
- proactive identification, evaluation, monitoring and mitigation of risks wherever they present a threat or an opportunity to Council objectives;
- embedding risk management into all decision-making and business planning processes;
- building risk maturity to ensure long term resilience and success;
- role-modelling a culture of accountability, transparency, and continuous improvement; and
- ensuring adequate resources and support tools are available to enhance the competency and awareness of risk owners and key stakeholders.

4.1 Risk Management Principles

Council is committed to managing its risks and maximising its opportunities in order to meet its identified strategic objectives as defined within the Council Plan.

In doing this, Council will apply the following principles:

Principle	Statement
Integration with Council Planning and Operations	Risk management will be embedded in strategic and operational business planning processes in a way that supports the achievement of Council's strategic goals, service delivery commitments and community expectations.
Proactive and Systematic Approach	Council will take a structured, consistent, and proactive approach to risk identification, assessment and mitigation, ensuring risks are managed before they escalate into issues that could impact Council operations, assets or community well-being.
Informed Decision-Making	Risk information will be embedded into decision-making processes at all levels, enabling Council to make well-informed decisions that balance risk with opportunity and deliver value to the community.
Accountability and Transparency	Council will foster a culture of accountability and responsibility by ensuring that risk management is a shared responsibility across all levels of the organisation.
Continuous Improvement and Adaptability	Risk management processes will be regularly reviewed, refined and updated to ensure Council will remain adaptable and responsive to new challenges.
Risk-Aware Culture	Council will promote a risk-aware culture through ongoing training, education and communication, ensuring that all employees and decision-makers understand their role in identifying and managing risks effectively.

4.2 Risk Management Framework

Council's Risk Management Framework (Framework) is a structured set of components that together give effect to the implementation of the risk management approach set out in the Standard.

Designed in the context of Council's operating environments, the Framework provides the key directions for effectively managing change and uncertainty, whilst integrating risk management into decision-making and business planning processes.

The Framework is made up of the following key components:

- Risk Management Policy;
- Risk Management Strategy 2025-29;
- Risk Management Plan (A Comprehensive Guide for Risk Officers);
- Risk Assessment Process (Practical Guide for Risk Owners);
- Risk Registers; and
- Risk Toolkit.

5. Risk Appetite

Risk Appetite is the amount of risk that Council is willing to accept or retain in pursuit of its strategic objectives. The purpose of the Risk Appetite Statement is to provide practical guidance for decision making by flagging when a greater focus is required to ensuring effective controls are in place to minimise vulnerability and increase tolerance.

5.1 Risk Appetite Statement

Our community is at the heart of everything we do, shaping the foundation of our Council Plan. Council's Risk Appetite balances achieving strategic objectives with inherent risks.

Council has a conservative risk appetite, reflecting its responsibility to provide reliable, safe, and effective services, comply with legislative obligations, and uphold public trust.

***Low Risk Appetite**: Council has a low risk appetite for activities or decisions that could:*

- *Adversely affect the broader community, including the local economy, businesses, health services, population stability, and general opportunities. We prioritise the prosperity and well-being of our residents.*
- *Have a financial impact, such as loss of revenue, budget impacts, operational costs, liabilities, and insurance claims. We ensure stringent financial controls and risk management practices.*
- *Impact the health, safety, and well-being of staff and the community. We aim to create a safe and supportive working environment.*
- *Impact the natural environment, including sacred and indigenous lands, flora, fauna, heritage, water, waste, hazardous materials, and pollution. We are committed to environmental stewardship and sustainability.*
- *Result in negative public opinion or publicity regarding business practices, Council decisions, or the behaviour of officers and Councillors. We adhere to ethical practices and transparent decision-making.*

***Moderate Risk Appetite**: Council maintains a moderate risk appetite in areas that support innovation, community benefit, and long-term strategic outcomes, where risks are well understood and managed. This includes risks that could:*

- *Impact Council assets, such as buildings, infrastructure, and equipment. We recognise that some risk is necessary for growth and improvement.*
- *Cause disruption to the delivery of Council services (including cyber and technology) and specific projects. We embrace new technologies and methodologies to enhance service quality and project outcomes.*

***No Risk Appetite**: Council has no appetite for behaviours or actions that undermine the ethical foundations of local government or compromise its responsibilities. This includes:*

- *Deliberate breaches of law or regulation.*
- *Corrupt, fraudulent or dishonest conduct.*
- *Willful neglect or misconduct resulting in avoidable harm to the community, environment, or Council's operations.*

Effective risk management supports the delivery of services our community relies on and values. We are committed to making decisions that balance risk with the need to protect public interests, ensure safety, and achieve positive outcomes for current and future generations.

6. Risk Tolerance

Risk tolerance defines the acceptable level of variation in outcomes related to achieving the Council's objectives. It represents the degree of risk the Council is willing to accept, considering potential impacts on operations, reputation, and financial health. By clearly defining risk tolerance, the Council can make informed decisions about which risks to mitigate, accept, or pursue, ensuring alignment with strategic goals and effective risk management.

6.1 Risk Tolerance Statement

The Council is dedicated to ensuring the prosperity, safety, and well-being of our community while upholding robust financial health and ethical governance. Our risk tolerance statements define the levels of risk we are willing to accept across various areas to achieve our strategic objectives and deliver value to our residents. These statements serve as a framework for decision-making, guiding our actions and responses to potential risks.

We recognise that risk is an inherent part of achieving progress and innovation. Therefore, while we maintain a low risk appetite in critical areas to safeguard our community and resources, we also adopt a moderate risk tolerance to enable flexibility and adaptability.

Our commitment to environmental stewardship and sustainability supports a balanced and responsible approach to risk. We maintain a moderate risk tolerance, accepting that some environmental risks may be necessary to enable meaningful progress. Initiatives are designed to manage and mitigate risks while promoting sustainability, resilience, and innovation. This approach ensures our actions contribute to a thriving environment for present and future generations without exposing our community or ecosystems to unacceptable harm.

In specific areas, the Council maintains a higher risk tolerance to support innovation, community benefit, and long-term strategic outcomes. For Council assets such as buildings and infrastructure, some risk is necessary for growth and improvement. This higher tolerance allows us to undertake essential projects and upgrades that enhance the functionality and longevity of our assets.

For service and project delivery, including cyber and technology-related issues, embracing new technologies and methodologies enhances service quality and project outcomes. By maintaining a higher risk tolerance in this area, the Council can be more adaptive and innovative, ensuring that our services remain robust and responsive to the evolving needs of our community.

This balanced approach allows us to pursue opportunities that drive growth and improvement while effectively managing potential adverse impacts. By understanding and managing these risks, the Council can achieve its strategic goals and deliver lasting benefits to the community.

Council's comprehensive **Risk Appetite** and **Risk Tolerance** statements against each consequence category are set out at **Appendix 1** to this Policy.

7. Roles and Responsibilities

The following teams or positions have direct and/or supporting responsibilities associated with this Policy:

Position	Roles and Responsibilities
Council	Establishing Risk Appetite and Tolerance statements and adopting the Risk Management Policy.
Chief Executive Officer	Promoting effective management of risks across the Council's operations and demonstrating a commitment to risk management through adequate risk management resource allocation.
Manager Governance and Regulatory Services	Overall responsibility of Council's Risk Management Framework, inclusive of this Policy.
All Staff	Be aware of the inherent risks associated with their work and take appropriate action to minimise or eliminate such risks. Comply with Council's Risk Management Framework and any other applicable documents.

8. Definitions

Term	Meaning
Risk	The effect of uncertainty on objectives.
Risk Appetite	Risk Appetite is the amount of risk that Council is willing to accept or retain in pursuit of its strategic objectives.
Risk Management	Coordinated activities to direct and control the organisation with regard to risk.
Risk Management Framework	Set of components that provide the foundations and organisational arrangements for designing, implementing, monitoring, reviewing and continually improving risk management throughout the organisation.
Risk Tolerance	Risk tolerance defines the acceptable level of variation in outcomes related to achieving the Council's objectives. It represents the degree of risk the Council is willing to accept, considering potential impacts on operations, reputation, and financial health.

9. Human Rights

Council is committed to upholding the Human Rights principles as outlined in the *Charter of Human Rights and Responsibilities Act* 2006 (the Charter). This Policy has been assessed as compliant with the obligations and objectives of the Charter.

10. Gender Equality

This Policy has considered the *Gender Equality Act* 2020 in its preparation and has been assessed as not requiring an Equity Impact Assessment (EIA).

11. Risk Reference

This Policy is implemented as a control to mitigate risks in the following categories:

Risk Category	✓	Risk Category	✓
Community	✓	Governance and Reputation	✓
Financial	✓	Environment	✓
People and Property	✓	Service Delivery and Projects	✓

12. References and Supporting Documents

12.1 Applicable Legislation:

Local Government Act 2020

12.2 Applicable Policy and Procedure:

Nil

12.3 Supporting Documents:

Risk Management Strategy
Risk Management Plan
Risk Assessment Process

13. Review and Revision History

Version Number	Date Approved	Approved By	Review Summary
1			New Policy

13.1 Administrative Updates

Minor amendments to this document may be required from time to time. Where amendments do not materially alter the intent of a document, they will be made administratively and approved by the Document Owner.

13.2 Document Control Disclaimer

Printed copies of this document are considered uncontrolled. Please refer to the Corporate Document Register on Council's intranet to access the most current version of this document.

Appendix 1: Risk Appetite and Tolerance Statements

Category	Appetite	Risk Appetite Statement	Tolerance	Risk Tolerance Statement
Community	**Low**	The Council is committed to safeguarding the prosperity and well-being of our residents. We have a **low-risk appetite** for any activities or decisions that could negatively impact the local economy, businesses, health services, population stability, and general opportunities. Our priority is to foster a thriving community where residents have access to essential services, stable employment, and opportunities for growth and development. We carefully evaluate potential risks to ensure that our actions support the long-term prosperity and resilience of the broader community.	**Moderate**	While the Council maintains a low risk appetite to ensure the prosperity and well-being of residents, a **moderate risk tolerance** is necessary to balance the need for progress and development. This approach allows the Council to undertake initiatives that may carry some risk but are essential for long-term community growth and resilience. By accepting a moderate level of risk, the Council can support innovative projects and economic opportunities that benefit the broader community, including local businesses and health services.
Financial	**Low**	Financial stability is a cornerstone of our governance. The Council has a **low risk appetite** for activities or decisions that could result in financial losses, including loss of revenue, budget impacts, increased operational costs, liabilities, and insurance claims. We implement stringent financial controls and risk management practices to protect our financial health. By maintaining a conservative approach to financial risks, we ensure that our resources are used efficiently and effectively to deliver value to our community and support sustainable growth.	**Moderate**	Council's low financial risk appetite reflects its commitment to stringent financial controls and risk management practices. However, a **moderate risk tolerance** is adopted to enable flexibility in financial decision-making. This allows the Council to invest in strategic initiatives and respond to unforeseen financial challenges without compromising its overall financial stability. By tolerating a moderate level of financial risk, the Council can pursue opportunities that enhance revenue and optimise budget allocations for the community's benefit.
People	**Low**	The health, safety, and well-being of our staff and community members are of paramount importance. The Council has a **low risk appetite** for any activities or decisions that could compromise these aspects. We are dedicated to creating a safe and supportive working environment, where staff can perform their duties without undue risk. Similarly, we prioritise the safety and well-being of our community members by implementing robust health and safety measures. Our commitment to these principles ensures that we can provide a secure and nurturing environment for all.	**Moderate**	Ensuring a safe and supportive working environment is a priority, as indicated by the Council's low risk appetite. Nonetheless, a **moderate risk tolerance** is essential to address dynamic and evolving health and safety challenges. This approach enables Council to implement proactive measures and innovative solutions that may involve some risk but ultimately enhance the well-being of staff and the community. By accepting a moderate level of risk, the Council can better adapt to emerging threats and ensure continuous improvement in health and safety standards.
Property	**Moderate**	The Council recognises that some level of risk is necessary to facilitate growth and improvement in our assets, such as buildings, infrastructure, and equipment. We maintain a **moderate risk appetite** in this area to allow for the implementation of innovative projects and upgrades that enhance the functionality, efficiency, and longevity of our assets. By accepting a moderate level of risk, we can invest in cutting-edge technologies and infrastructure developments that drive progress and deliver significant benefits to the community. Our approach ensures that risks are carefully assessed and managed to maximise positive outcomes while minimising potential adverse impacts.	**High**	Council maintains a moderate risk appetite when it comes to the impact on its assets, such as buildings, infrastructure, and equipment. This reflects our recognition that some level of risk is necessary to facilitate growth and improvement. By adopting a **high risk tolerance** in this area, the Council can undertake essential projects and upgrades that enhance the functionality and longevity of our assets. This approach allows us to invest in innovative solutions and infrastructure developments that may carry higher risks but ultimately contribute to the community's progress and resilience.
Governance and Reputation	**Low**	Maintaining public trust and confidence is essential for effective governance. The Council has a **low risk appetite** for activities or decisions that could lead to negative public opinion or publicity regarding our business practices, Council decisions, or the behaviour of officers and Councillors. We adhere to ethical practices and transparent decision-making processes to uphold our reputation and ensure accountability. By fostering open communication and engaging with our community, we strive to build and maintain a positive public image that reflects our commitment to integrity and ethical governance.	**Moderate**	Council adheres to ethical practices and transparent decision-making to maintain a low risk appetite in this area. However, **a moderate risk tolerance** is necessary to navigate the complexities of public perception and media scrutiny. This allows the Council to make bold decisions and take actions that, while potentially controversial, are in the best interest of the community. By managing a moderate level of reputational risk, the Council can uphold its commitment to transparency and ethical governance while addressing critical issues effectively.
Environment	**Low**	Our commitment to environmental stewardship and sustainability is reflected in our **low risk appetite** concerning the natural environment, including Indigenous lands, flora, fauna, heritage, water, waste, hazardous materials, and pollution. We prioritise caution and responsibility in our environmental decision-making, recognising that the protection of natural resources and ecological health requires a conservative approach to risk. By maintaining a low risk appetite, we ensure that all initiatives are carefully assessed to minimise potential harm, uphold community values, and support long-term environmental resilience. This approach reinforces our dedication to sustainable development while safeguarding the integrity of our ecosystems and cultural heritage.	**Moderate**	Our dedication to environmental stewardship and sustainability requires a balanced and responsible approach to risk management. We maintain a **moderate risk tolerance** in this category, recognising that some environmental risks may be acceptable when they are well understood, appropriately mitigated, and aligned with broader sustainability and community objectives. While we remain mindful of impacts on ecological and cultural values, we accept that innovation may involve calculated risks. Elevated risks are considered where benefits justify the exposure and safeguards prevent irreversible harm. A moderate risk tolerance enables flexibility in environmental initiatives, supporting thoughtful development, long-term sustainability, and a thriving environment for future generations.
Service and Project Delivery	**Moderate**	Council embraces innovative technologies and progressive methodologies to enhance both service delivery and project outcomes. We maintain a **moderate risk appetite** for potential disruptions to service delivery, including cyber and technology-related issues, to allow for the exploration and implementation of advanced technological solutions. This approach allows us to pursue innovation, improve project efficiency, and deliver high-quality outcomes that benefit our community. We recognise that project delivery may involve complex challenges and uncertainties. By accepting a moderate level of risk, we ensure that these risks are clearly understood, proactively managed, and aligned with our strategic objectives. Our commitment to agility and responsiveness allows us to adapt to emerging opportunities while maintaining reliable services and delivering successful, impactful projects.	**High**	Council supports the use of innovative technologies and methodologies to improve service quality and deliver successful project outcomes. While we maintain a moderate risk appetite for both service and project delivery, we apply a **high risk tolerance** to project initiatives where the potential benefits justify increased levels of uncertainty. This balanced approach enables us to be adaptive and forward-thinking, particularly in the implementation of advanced technological solutions and process improvements. We recognise that some projects may carry higher risks, but also offer significant opportunities to enhance efficiency, effectiveness, and long-term value. By tolerating a higher level of risk within defined parameters, we ensure our services remain robust and responsive to the evolving needs of our community, while enabling the delivery of innovative and strategically aligned projects.

5.1.4 Summary of Councillor Briefing Sessions

Authorised by General Manager Business Excellence

Purpose

To provide a summary of topics discussed at recent Councillor Briefings.

Key Points

Councillor Briefings, while not formal decision-making forums, play a critical role in providing Councillors with information necessary for effective decision-making at formal Council meetings.

The provision of publicly available summaries of topics discussed during Councillor Briefings represents an opportunity to further enhance community understanding and trust in Council's deliberative processes.

At its meeting held on 10 June 2025 Council resolved to release summaries of Councillor Briefing session discussion topics in the monthly Council Meeting agenda to provide the community with greater insight into Councillor Briefing discussions.

This report includes notes from Councillor Briefings held on:

- Tuesday 9 September 2025;
- Tuesday 16 September 2025;
- Tuesday 30 September 2025; and
- Tuesday 7 October 2025.

The notes from each of these Councillor Briefings are provided in **Attachments 1–4**.

Recommendation

That Council receives and notes this report and all attachments pertaining to this report.

Strategic Alignment

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

Theme 4: Managing Council well
Outcome – Council operates transparently and effectively with public trust

Climate change

This report is assessed as having no direct impact on climate change.

Conflicts of Interest

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

Attachments

1. Councillor Briefing Notes - 9 September 2025 [**5.1.4.1** - 3 pages]
2. Councillor Briefing Notes - 16 September 2025 [**5.1.4.2** - 2 pages]
3. Councillor Briefing Notes - 30 September 2025 [**5.1.4.3** - 3 pages]
4. Councillor Briefing Notes - 7 October 2025 [**5.1.4.4** - 3 pages]

Councillor Briefing Notes

Tuesday 9 September 2025 at 10.00 am

273 Main Street, Bairnsdale 3875

Attendance

Mayor	**Deputy Mayor**
Cr John White	Cr Sonia Buckley
Councillors	
Cr Arthur Allen	Cr Joanne Eastman
Cr Jodie Ashworth	Cr Ian Trevaskis
Cr Barry Davis (Online)	
Council Officers	
Fiona Weigall	Chief Executive Officer
Stuart McConnell	General Manager Assets and Environment
Sarah Johnston	General Manager Business Excellence
Chris Stephenson	General Manager Place and Community

Apologies

Cr Tom Crook

Absent

Cr Bernie Farquhar

Declaration of Conflict of Interest

Nil

Place and Community

1.1 Next Steps Planning Scheme Amendment C170egip - Rural Land Use Strategy

Councillors workshopped the Rural Land Use Strategy, a high-level strategic framework tailored to East Gippsland. This provides the strategic work required to inform any future changes to the East Gippsland Planning Scheme. Councillors and Officers discussed next steps for the Planning Scheme Amendment C170egip which has been authorised by the Minister for Planning for exhibition, but is yet to be exhibited.

Business Excellence

2.1 Procurement Policy and Procurement Process Workshop

Councillors workshopped the draft Procurement Policy, focusing on aligning with the Municipal Association of Victoria's best practice standards and ensuring the policy will create local contractor engagement opportunities.

Assets and Environment

3.1 Approved Capital Program 25/26 - Identifying the most reporting priorities for Councillors

Councillors were presented with an overview of the status of the Capital Program for 2025/26, including an overview on full project list, a shortlist of priority projects, budget allocations, delivery targets, and reporting options. Discussions were held to ensure that the information presented to the Councillors during briefings meets their information needs.

3.2 Capital Works - Year in Review

Councillors were presented with a comprehensive overview of the 2024/25 Capital Works program, including highlights from the year, an overview of projects completed, projects still in delivery and some of the major challenges the 2024/25 program faced.

3.3 WORLD Centre - Update

Councillors were presented with a detailed update on the WORLD Centre project, covering its multi-stage delivery, current status of the final stage (soccer and hockey facilities), budget breakdown, value management efforts, funding sources, risks of delay. The final stage of the project will now proceed to tender.

Business Excellence (continued…)

4.1 Service Review Program 2025/26

Councillors received a presentation on the scope and timelines for two planned service reviews this financial year— public amenities (public toilet) services and community services—covering project objectives, in-scope and out-of-scope elements, roles and responsibilities, and the process for providing feedback and aligning with council priorities.

Reports to Future Council Meeting

5.1 Updated Service Review Policy

This report presents the draft revised Service Review Policy (Policy) for Council's consideration and formal endorsement. The revised Service Review Policy, aligned with the Council Plan 2025–2029 and the *Local Government Act 2020*, outlines Council's commitment to conducting regular service reviews to ensure services remain responsive, effective, and financially sound. Councillors noted the draft Council report will be submitted to a future Council meeting for consideration.

5.2 Raymond Island Ferry Portable Passes

This report seeks Council's endorsement to make changes to the Raymond Island Ferry resident pass system, addressing key issues with the current portable pass model. The proposed changes aim to improve equity in pass allocation, reduce operational challenges, and support the ongoing financial sustainability of the ferry service. Councillors noted the draft report, which will be submitted to the 16 September 2025 Council Meeting for consideration.

5.3 Renewal East Gippsland Road Management Plan

This report seeks Council adoption of a revised Road Management Plan following detailed review and public consultation. As a part of the *Road Management Act* 2004 and the *Road Management (General) Regulations 2016*, Council is required to undertake a review of its Road Management Plan every four years. Councillors noted the draft report will be submitted to the 16 September 2025 Council Meeting for consideration.

Meeting Close

Meeting closed at: 6.15 pm

Approved by: Fiona Weigall Chief Executive Officer

Councillor Briefing Notes

Tuesday 16 September 2025 at 12.00 pm

273 Main Street, Bairnsdale 3875

Attendance

Mayor	**Deputy Mayor**
Cr John White	Cr Sonia Buckley (Online)
Councillors	
Cr Jodie Ashworth	Cr Joanne Eastman
Cr Tom Crook	Cr Bernie Farquhar
Cr Barry Davis	Cr Ian Trevaskis
Council Officers	
Fiona Weigall	Chief Executive Officer
Stuart McConnell	General Manager Assets and Environment
Sarah Johnston	General Manager Business Excellence
Chris Stephenson	General Manager Place and Community

Apologies

Cr Arthur Allen

Declaration of Conflict of Interest

Nil

Councillor Briefing Session

Office of the CEO

1.1 Draft Community Engagement Policy

Councillors received an overview of the draft Community Engagement Policy, which was benchmarked against best practice, designed for clarity and accessibility, and aimed to strengthen Council's commitment to meaningful engagement. The draft policy provides examples of engagement levels and aligns with the Council Plan. The draft policy will now be released for public comment prior to being formally brought to Council for consideration.

1.2 Engagement Options – Advisory Committees

Councillors were presented with options to re-energise some of the advisory mechanisms used by Councill. Based on these discussions a new approach will be designed and piloted to focus a more flexible Access and Inclusion Advisory Committee using online and in-person methods.

Business Excellence

1.3 Council Plan Year 1 - Implementation Plan

Councillors were briefed on the Council Plan 2025–29 (Plan) Year 1 - Implementation Plan which outlines the first-year deliverables aligned Council Plan. The Implementation Plan reflects extensive cross-departmental collaboration and is designed to ensure transparency, accountability, and alignment with Council priorities.

1.4 Briefing Psychosocial Hazards

Councillors were briefed on the results of the Staff Psychosocial Hazards Survey report, the key findings and recommended mechanisms to be put in place for the organisation.

Council Meeting Agenda Discussion

2.1 Council Meeting Agenda Discussion

Councillors and Officers reviewed the agenda for the Council meeting today Tuesday 16 September 2025 and raised any matters for discussion prior to the meeting.

Meeting Close

Meeting closed at: 4.59 pm

Approved by: Fiona Weigall Chief Executive Officer

Councillor Briefing Notes

Tuesday 30 September 2025 at 10.00 am

273 Main Street, Bairnsdale 3875

Attendance

Mayor	**Deputy Mayor**
Cr John White	Cr Sonia Buckley (Online)

Councillors

Cr Arthur Allen	Cr Joanne Eastman
Cr Jodie Ashworth	Cr Bernie Farquhar
Cr Tom Crook (From 12.11 pm)	Cr Ian Trevaskis

Council Officers

Fiona Weigall	Chief Executive Officer
Stuart McConnell	General Manager Assets and Environment
Portia Branton	Acting General Manager Business Excellence
Kris Wain	Acting General Manager Place and Community

- Other staff members as indicated for individual items
- Ela Alexander, Senior Governance and Compliance Officer (minute taker)

Apologies

Cr Barry Davis
Sarah Johnston General Manager Business Excellence
Chris Stephenson General Manager Place and Community

Declaration of Conflict of Interest

Nil

Councillor Briefing Session

Office of the CEO

1.1 Presentation from Department of Transport and Planning

Councillors received a presentation from the Department of Transport and Planning that provided an overview of their regional operations, including its integrated approach to transport and land use planning, key priorities for Gippsland, ongoing and future infrastructure projects, maintenance strategies.

1.2 Project Management Review

Attendance

Cr Tom Crook entered the Council Chambers at 12.11 pm.

Councillors were briefed on the Project Management Review and the work currently in progress to refresh and enhance Council's revised Project Management Framework (PMF). Based on these discussions, revised Guiding Principles will be presented to Council for formal consideration in November.

1.3 Strategic Advocacy Information Session

Councillors received a presentation on Strategic Advocacy and an independent assessment of the state of play in the lead up to the State Elections.

The overview covered:

- what opportunities may arise ahead of the 2026 state election;
- how to create leverage for advocacy efforts; and
- how advocacy approaches change when dealing with government, the opposition and members of parliament.

Councillors discussed key challenges and key opportunities facing the region.

Assets and Environment

2.1 CONFIDENTIAL Commercial Business Matter

Confidentiality Notice

The information contained in this report is confidential under section 3(1) of the *Local Government Act* 2020 because it relates to: (a) Council Business Information, being information that would prejudice the Council's position in commercial negotiations, if prematurely released.

2.2 CONFIDENTIAL Contractual Matter

Confidentiality Notice

The information contained is confidential under section 3(1) of the *Local Government Act* 2020 because it relates to: (g) Private Commercial Information, being information provided by a business, commercial or financial undertaking that—(ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage.

Business Excellence

3.1 Audit and Risk Committee Membership Options

Councillors were briefed on the three independent member vacancies on the Audit and Risk Committee (ARC). Councillors discussed their preferred committee composition, recruitment, appointment of the Chair and sitting fees.

Reports to Future Council Meeting

4.1 East Gippsland Shire Council Coastal and Marine Management Plan

Councillors were briefed on the draft report for Council's Coastal and Marine Management Plan. Councillors noted the report, which will be presented to Council for formal consideration at the upcoming Council Meeting on 21 October 2025.

Meeting Close

Meeting closed at: 4.42 pm

Approved by: Fiona Weigall Chief Executive Officer

Councillor Briefing Notes

Tuesday 7 October 2025 at 10.30 am

273 Main Street, Bairnsdale 3875

Attendance

Mayor	**Deputy Mayor**
Cr John White	Cr Sonia Buckley
Councillors	
Cr Arthur Allen	Cr Barry Davis
Cr Jodie Ashworth	Cr Bernie Farquhar
Cr Tom Crook	Cr Ian Trevaskis
Council Officers	
Stuart McConnell	Acting Chief Executive Officer
Nathan Misiurka	Acting General Manager Assets and Environment
Sarah Johnston	General Manager Business Excellence
Kris Wain	Acting General Manager Place and Community

Apologies

Cr Joanne Eastman
Fiona Weigall Chief Executive Officer
Chris Stephenson General Manager Place and Community

Declaration of Conflict of Interest

Cr Tom Crook declared a conflict of interest in relation to item *2.3 Planning Scheme Amendment C171egip - Implementation of Eagle Point Structure Plan* as a general interest due general interest due to owning property on the boundary line.

Councillor Briefing Session

Office of the Chief Executive Officer

1.1 Municipal Association of Victoria (MAV) State Council Meeting 10 October 2025 - Final Motions Officer Recommendations

Councillors were briefed and discussed the overview of the Municipal Association of Victoria (MAV) State Council Meeting draft motions.

Reports to Future Council Meeting

2.1 Risk Management Policy

Councillors were briefed on the Risk Management Policy specifically relating to the Appetite and Tolerance Statements for Councils consideration. Councillors noted the draft Council report, which will be submitted to the **21 October 2025** Council Meeting for consideration.

2.2 S5 Instrument of Delegation Council to Chief Executive Officer

Councillors were briefed on the S5 Instrument of Delegation from Council to the CEO which is required to be remade within 12 months of a general election. Councillors noted the draft Council report, which will be submitted to the **21 October 2025** Council Meeting for consideration.

Conflict of Interest

Cr Tom Crook having declared a Conflict of Interest to item 2.3, left the Council Chambers at 2.33 pm.

2.3 Planning Scheme Amendment C171egip - Implementation of Eagle Point Structure Plan (Panel Report)

Councillors were briefed on the outcome of the Planning Scheme Amendment C171egip and the final version of the Amendment. Councillors noted the draft Council report, which will be submitted to the **21 October 2025** Council Meeting for consideration.

Attendance

Cr Tom Crook returned to the Council Chambers at 3.03 pm.

2.4 Planning Scheme Amendment C172egip - Implementation of Paynesville Growth Area Structure Plan (Panel Report)

Councillors were briefed on the final version of Planning Scheme Amendment C172egip. Councillors noted the draft Council report, which will be submitted to the **21 October 2025** Council Meeting for consideration.

Councillors General Business

Gippsland Lakes Shared Community Hub

The Gippsland Lakes Yacht Club building matter will be brought to the next Councillor briefing and then Council meeting for clarity and direction.

CONFIDENTIAL Contractual Matter

Confidentiality Notice

The information contained in this matter is confidential under section 3(1) of the *Local Government Act* 2020 because it relates to: (g) Private Commercial Information, being information provided by a business, commercial or financial undertaking that—(ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage.

Meeting Close

Meeting closed at: 3.43 pm

Approved by: Stuart McConnell Acting Chief Executive Officer

5.1.5 Audit and Risk Committee Meeting Minutes

Authorised by General Manager Business Excellence

Purpose

This report is to present the confirmed minutes of the Audit and Risk Committee (Committee) meeting held on Monday 25 August 2025 for noting.

Key Points

The Committee is an independent advisory committee to Council established under section 53 of the *Local Government Act 2020* (Act). The Committee does not have any delegated powers, including executive powers, management functions or delegated responsibility. The Committee meets quarterly, and its role is to monitor, review and advise Council on the standard of its financial control, risk management and corporate governance.

Council's Committee comprises seven members: four independent members—one of whom acts as Chair; the Mayor of the day; and two Councillors appointed by Council.

The Committee's charter, which is available on Council's website, outlines the functions and responsibilities of the Committee in assisting Council to fulfil its oversight and corporate governance responsibilities. The Charter provides for the structure and operation of the Committee.

Presenting the minutes of the Committee meeting held Monday 25 August 2025, as presented at **Attachment 1**, demonstrates Council's ongoing commitment to transparency and accountability, and represents an opportunity to further enhance community understanding and trust in Council's deliberative processes.

Recommendation

That Council notes the confirmed minutes of the Audit and Risk Committee meeting held Monday 25 August 2025 as presented at Attachment 1.

Strategic Alignment

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

Theme 4: Managing Council well
Outcome – Council operates transparently and effectively with public trust.

Consultation/Community Engagement/Impacts

No direct consultation was required in the preparation of this report. The minutes provide an open and transparent record of matters discussed at the Committee meeting, thereby supporting community confidence in Council's governance processes.

Opportunities and Risks

This report enhances transparency, strengthens community trust in Council's governance, and provides assurance to Councillors that financial, risk, and compliance frameworks are independently monitored. No material risks are identified, as the report is for noting only and does not require Council to make any decisions or delegate authority.

Climate change

This report is assessed as having no direct impact on climate change.

Conflicts of Interest

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

Attachments

1. Minutes Audit and Risk Committee Meeting No 124 - 25 August 2025 [**5.1.5.1** - 13 pages]

Audit and Risk Committee Minutes

Meeting No. 124
Monday 25 August 2025 at 9:30 am

Microsoft Teams Meeting

Purpose

The Audit and Risk Committee Charter (Charter) outlines the functions and responsibilities of the Audit and Risk Committee (Committee) in assisting the East Gippsland Shire Council (Council) fulfil its oversight and corporate governance responsibilities. The Charter provides for the structure and operation of the Committee.

The Committee is an independent advisory committee to Council established under section 53 of the *Local Government Act 2020.* The Committee does not have any delegated powers, including executive powers, management functions or delegated responsibility.

Objectives

The Committee's primary role is to provide oversight, advice and guidance on Council's frameworks, systems and controls relating to:

- legislative and good governance compliance;
- financial and performance reporting;
- risk management with a focus on strategic risks; and
- internal and external audit.

The operation of the Committee is guided by the Charter.

Organisational Values

The Committee will conduct itself in accordance with Council's organisational values:

- Respect – We treat all with courtesy and dignity
- Collaboration – We build and maintain productive relationships
- Integrity – we focus on taking correct the course of action
- Accountability – We are responsible for our actions and outcomes

Confidentiality

Items considered by the Chief Executive Officer to be confidential within the meaning of section 3(1) of the *Local Government Act 2020* are expressly noted as such. An offence may be committed if the information is disclosed to a person external to Council.

Other items set out in the agenda are likely to be of a sensitive nature, such that disclosure would be contrary to the public interest. Disclosure may place Council in an unanticipated position and cause unnecessary angst in the community.

Therefore, in addition to confidential items, the Committee members should refrain from disclosing all other items to any person external to Council. A failure to do so may amount to a breach of the Councillor Code of Conduct (in the case of Councillors) or the terms of a member's engagement (in the case of external members).

Recording of Meetings

Meetings are recorded for the purposes of verifying the details of the Committee's discussions to facilitate the preparation of the minutes.

Recordings will be made by the Committee Secretariat.

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1 Procedural

1.1 Opening and Welcome

Introduction and welcome by the Chair.

1.2 Recognition of Traditional Custodians

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

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

1.3 In Attendance

Committee Members
Celeste Gregory, Chair
Claudia Goldsmith
Susan Lloyd
Mayor, Councillor John White
Councillor Jodie Ashworth
Councillor Joanne Eastman

Officers in Attendance
Fiona Weigall, Chief Executive Officer
Sarah Johnston, General Manager Business Excellence
Janelle Skipworth, Manager Governance and Regulatory Services

Observers
John Watson, External Consultant

1.4 Apologies
Jason Hellyer (Independent Member)
Andrew Zavitsanos, Crowe Australasia

1.5 Declaration of Conflict of Interest

Nil

1.6 Confirmation of Minutes

That the minutes of the Audit and Risk Committee Meeting No. 123 held on Monday 26 May 2025 be confirmed.

ACCEPTED

1.7 Next Meeting

The Special Committee meeting to consider the Annual Performance review was scheduled for 10.30am Tuesday 7 October 2025 however this has now been cancelled to allow more time for all members to contribute meaningfully to the Annual Performance review process. The Committee will now consider the results of their Annual Performance review at the November Ordinary Meeting.

The Annual Meeting of the Committee and East Gippsland Shire Councillors will be held at 1pm 7 October 2025, at which Council's Annual Financial Report for 2024/25 will be presented by the external Auditor, and the Committee.

The next Ordinary Committee Meeting is scheduled to be held on Monday 24 November 2025 commencing at 9:30 am via Microsoft Teams.

2 Chief Executive Officer Update

The Committee was presented with an update on the activities of the Chief Executive Officer (CEO). The presentation provided a comprehensive overview of Council's current focus and key issues. The matters covered included project management improvements, transparency initiatives, the Bairnsdale Outdoor Pool's safety concerns and resolutions, Committee training recommendations, end-of-year reporting timeline, 2025 rate cap review, and the CEO's key performance indicators for 2025/26. Additionally, the Committee were updated on the strategic documents adopted in June 2025, service reviews for 2025/26, and key areas of interest for the Committee in the upcoming year. **Noted**

3 Strategic Focus Area – Presentation

3.1 Generative AI and Cyber Risk

The Committee was presented with an overview of the strategic risks associated with Cyber Security and Generative Artificial Intelligence (AI). The presentation highlighted the significant operational, reputational, and compliance implications of these emerging risks and emphasised the importance of a strategic approach to risk management to protect Council assets and public trust. The presentation also outlined key risk drivers, such as mandatory reporting under privacy laws and the evolving threat landscape, and detailed the opportunities for the council in leveraging AI for service delivery, planning, community engagement, and more. **Noted**

4 Officer Reports

4.1 Councillors' Quarterly Expense Report

The Committee received a report detailing Councillor expenses and reimbursements for the period ending 30 June 2025. Reports on Councillor expenses and reimbursements can be accessed on Council's website: Councillor Expenses and Reimbursements. **Noted**

4.2 Strategic Risk Management Report

The Committee was briefed on Council's strategic risk management activities for the period ending 30 June 2025.

Officers provided an explanation on the distinction between controls and treatment plans, clarifying that controls refer to measures already in place to mitigate risks, while treatment plans are proposed actions to address identified risks. Once these treatment plans are implemented, they transition into controls, prompting a reassessment of the residual risk rating based on how effectively the new measures reduce the likelihood or consequence of the risk eventuating. The Committee was also informed that detailed risk information, including controls and treatment plans will be shared once Council has confirmed its strategic risks and all risk information has been validated with the relevant managers. **Noted**

Action Required

Officers to include anticipated time frames for implementing treatment plans in future reports.

Action Officer: Manager Governance and Regulatory Services

4.3 Quarterly Major Insurance Claims and Legal Activities Report

Confidentiality

Pursuant to sections 3(1) and 66(5) of the *Local Government Act 2020*, the information contained in this report is confidential because it contains legal privileged information, being information to which legal professional privilege or client legal privilege applies.

The Committee received an update on Council's major insurance claims and legal activities up to 30 June 2025, in line with its Charter requirement to review significant matters that could impact Council's financial performance or expose Council to a high or extreme degree of risk. **Noted**

4.4 Quarterly Health and Safety Report

The Committee was provided with a summary of Occupational Health and Safety activities covering the quarterly period ending 30 June 2025.

During this period, a Psychosocial Health survey was conducted by the third-party provider, Converge. The survey collected a range of demographic details such as directorate or business unit, gender, role type, management level, whether roles were indoor or outdoor, and whether they were customer-facing. However, there was a deliberate effort to strike a balance between gathering meaningful information and ensuring individual anonymity. The data sample size was sufficient for analysis and Converge was able to provide valuable insights despite the response rate reaching only 38%, which was below the 42–45% that Converge generally considers an effective benchmark.

It was also noted that the survey did not include staff who had left the organisation within the previous 12 months. Recently, options for exit surveys have been enhanced, and the data from these exit surveys has been shared with Converge for their analysis. While efforts have been made to maintain the anonymity of responses and to reach former staff, challenges remain in terms of both confidentiality and the resources needed to make contact. Plans are in place to address these issues and further improve future processes. **Noted**

4.5 ICT and Cyber Security Update

Confidentiality

Pursuant to sections 3(1) and 66(5) of the *Local Government Act 2020*, the information contained in this report is confidential because it contains Council business information being information that would, if released, prejudice the Council's position in commercial negotiations, as any future procurement processes that maybe associated with this report are yet to be determined. In addition, Section 3(1)(I), information that if released could pose a security risk to the Council, including but not limited to, the security of Council property or the safety of any person.

The Committee was provided with a progress update on Council's Information and Communication Technology (ICT) and Cyber Security compliance and performance activities.

This information provided supports the Committee's evaluation of the effectiveness of current ICT and Cyber Security controls. In particular, the report aimed to highlight how Council is adapting to an evolving threat environment, keeping pace with technology developments, and building its capability in cyber security risk management and resilience. **Noted**

4.6 Municipal Monitors Report - Colac Otway Shire Council

The Committee was provided with the final report by the Municipal Monitor, Christine Ferguson, who was appointed on 12 July 2024 to oversee governance at Colac Otway Shire Council. The report outlines a comprehensive review of the Colac Otway Shire Council's governance processes and practices, focusing on Councillors' understanding of their statutory roles, meeting procedures, decision-making, and conflict of interest management. It also examines relationships between Councillors and staff, support for the Chief Executive Officer, health and safety practices, community engagement, and financial and asset management.

Officers are currently reviewing the recommendations to identify any gaps or opportunities to strengthen Council's own practices, ensuring the findings of the Colac Otway Monitors Report are effectively leveraged. **Noted**

4.7 Workforce Plan 2021-25 Progress Report

The Committee was provided with an overview of the final progress and outcomes of the Workforce Plan 2021-2025. This included a summary of key achievements, challenges encountered, and important lessons learned during the four-year implementation period. The report highlighted how actions were taken to strengthen organisational culture, build workforce capability, and embed effective leadership, as well as the ways in which risks and opportunities for improvement were addressed. Additionally, the brief explained how these insights will inform the development of the next Workforce Plan for 2025-2029.

It was noted that the current Workforce Plan does not place a strong emphasis on 'right sizing' in relation to resourcing, but the future plan will incorporate this consideration to ensure that roles are appropriately matched to workload and available resources. The CEO, advised that the organisation expanded its workforce to deliver increased recovery initiatives including capital works, relying on short-term contracts tailored to organisational need. Due to changes in legislation, some temporary roles exceeding two years were converted to ongoing positions. The change in legislation has impacted many local governments' ability to continue to use limited tenure contracts. **Noted**

4.8 Parliamentary Inquiry into Fraud and Corruption Control in Local Government

The Committee was briefed on Council's attendance at the Parliamentary Inquiry into Fraud and Corruption Control in Local Government, held on Monday 28 July 2025. Council representatives—Mayor Cr John White, Sarah Johnston (General Manager Business Excellence), and Janelle Skipworth (Manager Governance and Regulatory Services)—participated to provide a regional council perspective, as East Gippsland was not among the councils audited in the Victorian Auditor-General's reports that prompted the Inquiry.

The Committee sought insights into the implementation of audit recommendations, challenges faced by regional councils, leadership's role in fostering integrity, cybersecurity barriers, reporting frameworks, and resourcing models.

Council's contribution highlighted its governance frameworks, risk management strategies, and commitment to context-specific approaches. Council reaffirmed its practice of considering all recommendations from Integrity Agency reports and reporting them through to the Committee, demonstrating its ongoing commitment to integrity and continuous improvement. **Noted**

4.9 Asset Valuation Policy

The Committee was briefed on the updated Asset Valuation Policy, which incorporates the AASB 13 Fair Value Measurement amendment. The Policy outlines Council's approach to valuing non-current assets, including formal revaluations every four years and annual desktop reviews using valuation indexes. A fair value adjustment is triggered if asset values shift by more than 10% since the last full revaluation, with calculations audited by VAGO. As a full revaluation was completed in 2023/24, no revaluations are scheduled this year.

During the meeting, it was noted that the term "cost" now refers to "replacement cost," aligning with best practice and the new guidelines. Council's balance sheet includes reserves built over time based on fair value, and going forward, these will align with the replacement cost approach. Annual allocations for asset replacement ensure resources are available when needed. A tracked changes version of the Policy was also provided for Committee review. **Noted**

4.10 Gifts, Benefits and Hospitability Annual Report

The Committee was briefed on the Gifts, Benefits and Hospitality Annual Report (2024–25), which supports Councillors and staff in avoiding conflicts of interest and upholding high standards of integrity. In accordance with section 138 of the Local Government Act 2020, Council maintains a Councillor Gift Policy, adopted on 13 April 2021, and a separate Staff Policy endorsed on 23 April 2021.

These policies provide clear guidance on accepting or refusing gifts, benefits, and hospitality. The Gift Register is reviewed biannually to identify patterns, assess compliance, and address potential risks, with recommendations such as further training made where needed. A desktop assessment is also conducted to evaluate policy administration and identify improvement opportunities. Reports are available on Council's website: Gifts, Benefits and Hospitality Register. **Noted**

4.11 Council Policies Annual Report

The Committee was briefed on Council's policy compliance monitoring processes, as outlined in Clause 1.6(f) of the Committee Charter. This includes annual reviews of systems and processes to ensure Council policies align with overarching governance principles, the *Local Government Act 2020*, associated regulations, and Ministerial directions.

Council's current approach is guided by the Corporate Documents Management Procedure, which sets expectations for staff involved in policy development and review. Policies are treated as risk controls and assessed periodically for effectiveness. Review priority is determined using criteria that consider the policy's criticality and performance across monitoring, compliance, and governance indicators. **Noted**

4.12 Digital Transformation Project

The Committee was briefed on Council's progress under Theme 4 of the Council Plan 2025–2029, which focuses on managing Council well and achieving transparent, effective operations that build public trust. A key Year 1 outcome is the simplification of systems and processes through the Digital Transformation Program, aimed at making it easier for the community to engage and do business with Council. This includes the development of a transparency hub, website upgrades, online mapping services, and a new finance system to support online payments and improved self-service. **Noted**

5 Committee Matters

5.1 Actions Arising

The Committee was provided with an update on outstanding actions requested at previous meetings. As part of standard meeting procedures, an Actions Arising Report is presented at each ordinary Committee meeting to track and monitor the progress of incomplete items. **Noted**

5.2 Biannual Report - January to June 2025

The Committee was presented with the Biannual Report – January to June 2025 for endorsement. In accordance with section 54(5) of the *Local Government Act 2020* and the Committee Charter, the Committee is required to prepare a biannual report outlining its activities, findings, and recommendations. **Noted**

5.3 Annual Work Plan Status Report

The Committee was provided with an update on the progress of the 2025 Annual Work Plan, as required under section 53(3) of the *Local Government Act 2020*. At each ordinary meeting, a status report is presented to track planned and unplanned reporting activity. **Noted**

6 Audit Matters

6.1 Internal Audit

6.1.1 Internal Audit Plan Status Update

The Committee was provided with an update on the progress of the Internal Audit Plan, prepared in accordance with the Committee's Charter. The three-year Strategic Internal Audit Plan was adopted by Council and outlines the internal audit priorities and activities to be undertaken over the period. This update supports the Committee's oversight role in ensuring the plan remains aligned with Council's governance and risk management objectives. **Noted**

6.1.2 Internal Audit Actions Report

The Committee was presented with a progress update on actions arising from Internal Audit recommendations, in line with the Committee's Charter responsibilities. The update outlines the status of actions taken to address audit findings. During the meeting, it was noted that finalisation of the Procurement Tendering action will be incorporated into the Digital Transformation Program. A Municipal Association of Victoria (MAV) workshop with Councillors has since been conducted, and the Policy—currently under review—will be presented to Council for endorsement. It was also confirmed that the current Procurement Policy meets the 2024 guidelines, and the review was paused to incorporate MAV's newly released best practice template. **Noted**

6.1.3 Internal Audit Report – Follow-Up Audit

The Committee was presented with the Internal Audit Report on Follow-Up Review, conducted by Crowe Australasia as part of the 2024/25 Internal Audit Plan. In accordance with the Committee's Charter, the Committee is responsible for reviewing internal audit findings to ensure appropriate oversight and follow-through. The report outlines the status of previously identified audit actions and supports the Committee's role in monitoring governance and risk rectification efforts. **Noted**

6.1.4 Internal Audit Report – Complaints Management

The Committee was presented with the Internal Audit Report on Complaints Management, conducted by Crowe Australasia as part of the 2024/25 Internal Audit Plan. In accordance with the Committee's Charter, the Committee is responsible for reviewing internal audit findings to ensure appropriate oversight and continuous improvement. The report outlines key observations and recommendations related to Council's complaints handling processes.

During the meeting Manager Customer Experience explained that the timeframes for addressing audit findings reflect the interconnected nature of required improvements, necessitating a staged approach. It was noted that while some quick wins—such as creating registers—can be implemented immediately, other improvements require procedural strengthening and policy review to ensure consistency and clarity. It was also emphasised that the goal is to make processes and definitions clearer and more understandable for both staff and the community, with potential for merging policies to simplify and improve outcomes. **Noted**

7 Emerging Issues

7.1 Quarterly Emerging Issues Report

The Committee was presented with the Emerging Issues Report 'Curious Eyes' for the period ending 30 June 2025, prepared quarterly by Council's Internal Auditors, Crowe Australasia. This report is provided for the Committee's information and noting and supports Council's awareness and responsiveness to emerging issues relevant to local government operations and enterprise risk management. It is intended to inform management and, where appropriate, invite comment on matters that may impact Council's governance and strategic priorities. **Noted**

8 Urgent Business

8.1 Workshop 5 September 2025 to be Rescheduled

Post meeting, the Committee members were advised that the annual performance review workshop has been rescheduled to 9.00am – 10.30am Wednesday 10 September 2025.

9 Committee Members Only Discussion

9.1 Key Items for Council

Celeste Gregory, Chair, advised that following consideration of recommendations from John Watson's presentation, this item will no longer appear on the Committee agenda. Instead, minutes from these meetings will be submitted to a Council meeting for review. Additionally, the CEO remains available to meet with Committee members in camera, if required at the conclusion of meetings.

10 Close of Business

There being no further business, the Chair closed the meeting the time being 11.17am.

5.2 Place and Community

5.2.1 Planning Scheme Amendment C171egip - Implementation of Eagle Point Structure Plan (Panel Report)

Authorised by Acting General Manager Place and Community

Purpose

This report seeks to advise Council on the outcome of the Independent Planning Panel for Planning Scheme Amendment C171egip, provide the Officer's response to the recommendations and provide Council with the final version of the Amendment**.**

This report also requests that Council adopts the revised Eagle Point Structure Plan (as recommended by the Independent Planning Panel); adopts Planning Scheme Amendment C171egip, as revised; and submits the adopted Planning Scheme Amendment to the Minister for Planning for approval in accordance with section 31 of the *Planning and Environment Act* 1987.

Key Points

At the Council Meeting held on Tuesday 15 April 2025, Council resolved to request an Independent Planning Panel to be appointed to Planning Scheme Amendment C171egip to consider all submissions received as part of the exhibition of the Amendment.

The Planning Panel was appointed and the hearing ran from 24 June 2025 to 3 July 2025. The Panel considered Planning Scheme Amendment C171egip and C172egip at the same time given the synergies between the two Amendments.

The Panel Report, as provided at **Attachment 1**, was issued on 22 August 2025, and it included five recommendations which were as follows:

1. *Adopt East Gippsland Planning Scheme Amendment C171 as exhibited with changes recommended below.*
2. *Reference the Eagle Point Structure Plan (EPSP) (2019) as a background document through Clause 72.08 Schedule only after the settlement boundary has been realigned to exclude all land proposed to be rezoned to the Rural Living Zone.*
3. *Retain the existing Low Density Residential Zone, Schedule 1 in Eagle Point rather than applying the proposed schedule 2.*
4. *Amend General Residential Zone Schedule 2 to delete "Incremental change area" from the title.*
5. *Amend the Clause 74.02 Schedule to revise further strategic work for climate change, sea level rise and coastal inundation to:*

    In association with the relevant catchment management authority, review and update flood mapping, schedules and policy using best available data and with consideration of climate change, sea level rise and increased rainfall intensity.

The Panel's report confirms that Council's strategic work and recommendations for C171egip are robust, well supported, and should be included in the East Gippsland Planning Scheme.

Officers agree with Panel's position that the Amendment is consistent with the Planning Policy Framework, Ministerial Directions, and Practice Notes, and is strategically justified.

In relation to the Eagle Point Structure Plan, it was adopted by Council in 2019 however requires re-adoption due to the updates that have been made in response to recommendation 2. Some of the changes are minor and administrative and some changes are as a result of the Planning Panel process, namely the amendment to the settlement boundary to exclude land in a rural zone. A copy of the final version of the structure plan is provided at **Attachment 3**.

A detailed discission and the Officer's response pertaining to Panel Recommendations and Changes for C171egip can be found at **Attachment 2.**

Recommendation

That Council:

1. ***having considered the Planning Panel Report and the Panel recommendations for Amendment C171egip endorses the Officer's response to the recommendations as outlined in Attachment 2;***

2. ***adopts the revised Eagle Point Structure Plan (2019, updated 2025) as provided at Attachment 3;***

3. ***adopts Planning Scheme Amendment C171egip in accordance with section 29 of the Planning and Environment Act 1987, with changes as reflected in the final Amendment C171 documentation provided at Attachment 4;***

4. ***submits the adopted Planning Scheme Amendment C171egip, together with the prescribed information, to the Minister for Planning for approval in accordance with section 31 of the Planning and Environment Act 1987; and***

5. ***authorises the Chief Executive Officer or delegate to advise those persons who made written submissions to Planning Scheme Amendment C171egip of Council's decision.***

Strategic Alignment

The finalisation of Planning Scheme Amendment C171egip is listed within the Council Plan 2025-2029 as an action. Furthermore, the East Gippsland Planning Scheme has for long recognised Eagle Point as a coastal settlement where environmental and planning objectives support limited growth. The Structure Plan provides a clear framework to manage this growth, protect township character, and ensure any change is consistent with environmental and landscape values.

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

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

Consultation/Community Engagement/Impacts

Exhibition of the Amendment was undertaken during December 2024 and January 2025, and submissions were received. The exhibition process and the outcomes were detailed and considered as part of the Council Meeting held on Tuesday 15 April 2025.

The Planning Panel process provided another opportunity for the community to have their say, and the outcomes of this process are detailed within the Panel Report dated 22 August 2025.

Opportunities and Risks

As this is the final step in the Amendment process, the main risk is that if Council chooses to abandon the Amendment, then the work done to date will be set aside and the process would need to commence again from the beginning. This presents significant negative time and cost implications.

The main opportunity is that if Council choose to adopt the Amendment and lodge it with the Minister for approval, it will establish a clear land use framework, promoting housing diversity through appropriate residential and rural residential zones.

Climate change

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

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

Conflicts of Interest

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

Attachments

1. C171egip Panel Report [**5.2.1.1** - 48 pages]
2. C171egip panel recommendations and changes table [**5.2.1.2** - 1 page]
3. Eagle Point Structure Plan - Volume 1 [**5.2.1.3** - 92 pages]
4. C171egip Combined Final PSA Docs (compare and clean) [**5.2.1.4** - 111 pages]

Planning Panels Victoria

East Gippsland Planning Scheme Amendment C171egip
Eagle Point Structure Plan

Panel Report

Planning and Environment Act 1987

22 August 2025

VICTORIA State Government

How will this report be used?

This is a brief description of how this report will be used for the benefit of people unfamiliar with the planning system. If you have concerns about a specific issue you should seek independent advice.

The planning authority must consider this report before deciding whether to adopt the Amendment.
[section 27(1) of the *Planning and Environment Act 1987* (the PE Act)]

For the Amendment to proceed, it must be adopted by the planning authority and then sent to the Minister for Planning for approval.

The planning authority is not obliged to follow the recommendations of the Panel, but it must give its reasons if it does not follow the recommendations. [section 31 (1) of the PE Act, and section 9 of the *Planning and Environment Regulations 2015*]

If approved by the Minister for Planning a formal change will be made to the planning scheme. Notice of approval of the Amendment will be published in the Government Gazette. [section 37 of the PE Act]

Planning Panels Victoria acknowledges the Wurundjeri Woi Wurrung People as the traditional custodians of the land on which our office is located. We pay our respects to their Elders past and present.

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the PE Act

East Gippsland Planning Scheme Amendment C171egip

Eagle Point Structure Plan

22 August 2025

Con Tsotsoros, Chair

Shannon Davies, Member

Planning Panels Victoria

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Glossary and abbreviations

Council	East Gippsland Shire Council
EGCMA	East Gippsland Catchment Management Authority
GRZ	General Residential Zone
Housing and Settlement Strategy	East Gippsland Housing and Settlement Strategy (2023)
LDRZ	Low Density Residential Zone
PE Act	*Planning and Environment Act 1987*
Planning Scheme	East Gippsland Planning Scheme
RLZ	Rural Living Zone
SLO	Significant Landscape Overlay
Structure Plan	Eagle Point Structure Plan Volume 1 (East Gippsland Shire Council and Mesh, June 2019)

Note: A number following the zone or overlay code refers to its schedule number

Planning Panels Victoria

Overview

Amendment summary	
The Amendment	East Gippsland Planning Scheme Amendment C171egip
Common name	Eagle Point Structure Plan
Brief description	The Amendment proposes to implement the Eagle Point Structure Plan (2019) through the East Gippsland Planning Scheme
Subject land	See Figure 1
Planning Authority	East Gippsland Shire Council
Authorisation	12 September 2024, with conditions
Exhibition	25 November 2024 to 31 January 2025
Submissions	19

Panel process	
The Panel	Con Tsotsoros (Chair) and Shannon Davies
Supported by	Georgia Thomas and Sarah Vojinovic
Directions Hearing	By video, 26 May 2025
Panel Hearing	- East Gippsland Shire Council Offices, Bairnsdale and online video, 24 June 2025 - Planning Panels Victoria, Melbourne and online video, 25, 26, 27 and 30 June, 1, 2 and 3 July 2025
Site inspections	Unaccompanied, 23 July 2025

Parties to the Hearing	- East Gippsland Shire Council represented by Kellinde Chester
	- Friends of Gippsland Lakes, Parks and Reserves Inc represented by David Nicastro
	- Sandra McSweeney
	- Glen Luxford
	- Thomas Courtney
	- Albert Robert Laurence Ah Yee, Frederick George Ah Yee and Christopher John Ah Yee (Ah Yee Family) represented by Nick Sutton of Norton Rose Fulbright Australia who called expert evidence on:
	  - planning from Mark Woodland of Echelon Planning
	  - economics from Rhys Quick of Urbis
	  - visual amenity and landscape from Steve Schutt of Hansen Partnership
	  - drainage from Nina Barich of Incitus

Citation	East Gippsland PSA C171egip [2025] PPV
Date of this report	22 August 2025

Planning Panels Victoria

Executive summary

Eagle Point is a small coastal settlement in the East Gippsland Shire next to Eagle Point Bay, near Paynesville and Raymond Island, and about 13 kilometres southeast of Bairnsdale.

In 2013, Council started its structure planning process for Eagle Point which included community consultation. Council adopted the Eagle Point Structure Plan (Structure Plan) in June 2019 after it was completed the year before.

East Gippsland Planning Scheme Amendment C171egip (the Amendment) seeks to implement the Structure Plan into the East Gippsland Planning Scheme (Planning Scheme) by:

- revising the Municipal Planning Strategy and Planning Policy Framework which includes:
  - identifying Eagle Point for minor expansion rather than significant expansion
  - realigning the settlement boundary to exclude most of 25 Waterview Road
- rezoning residential land and introducing new zone schedules
- extending the Significant Landscape Overlay Schedule 2 area
- applying the Environmental Audit Overlay to specific sites
- referencing the Structure Plan as background document.

Key issues raised in submissions included:

- accuracy of the Eagle Point Structure Plan (Structure Plan) and its supporting documents
- land supply, residential growth and housing
- settlement boundary including coastal separation and whether certain land should be included or excluded
- zones provisions and application
- climate change, coastal hazard assessments and sea level rise
- flora and fauna
- road network safety and capacity
- infrastructure and service, social infrastructure and service capacity
- stormwater and drainage.

The Panel conducted one Hearing for both Amendment C171egip (Eagle Point Structure Plan) and Amendment C172egip (Paynesville Structure Plan).

The Panel has considered all written submissions made in response to the exhibition of the Amendment, observations from site visits, submissions, evidence and other material presented to it during the Hearing.

Strategic issues

The Structure Plan and supporting reports are appropriate to justify the Amendment. There is sufficient strategic justification to support the proposed land supply in Eagle Point.

For the reasons set out in this report, the Panel concludes that the Amendment:

- is supported by, and implements, the relevant sections of the Planning Policy Framework
- is consistent with the relevant Ministerial Directions and Practice Notes
- is well founded and strategically justified
- should proceed subject to addressing the more specific issues raised in submissions as discussed in this report.

Settlement boundary

The proposed settlement boundary:

- is generally appropriate and strategically justified when having regard to the proposed settlement separation between Eagle Point and Paynesville which excludes part of 25 Waterview Road
- should exclude the Rural Living Zone land – the McTaggarts Road area (land south of the Eagle Point settlement boundary in the existing Rural Living Zone) and the Mathiesons Road area (proposed to be rezoned to Rural Living Zone).

It is appropriate and justified to apply Significant Landscape Overlay Schedule 2 to the part of 25 Waterview Road proposed by the Amendment.

Procedurally, the McTaggarts Road area should not be rezoned through the Amendment because:

- affected landowners were not given an opportunity to respond to such a proposal
- it is beyond the scope of the Amendment.

Zone provisions and application

It is appropriate and strategically justified to apply the proposed General Residential Zone Schedule 2. However, General Residential Zone Schedule 2 should be revised to delete 'Incremental change area' from the title.

The proposed Low Density Residential Zone Schedule 2 should not apply to land in Eagle Point. Rather, the existing Low Density Residential Zone Schedule 1 should remain. Land at 30 Forge Creek Road should be rezoned from the General Residential Zone to Low Density Residential Zone Schedule 1 (rather than the exhibited Low Density Residential Zone Schedule 2).

It is strategically justified and appropriate to rezone the Mathieson Road precinct to Rural Living Zone Schedule 1.

Other issues

The Structure Plan and the Amendment have appropriately:

- balanced the township's long-term growth aspirations with the need to incorporate and respond to updated flood, coastal hazard, and climate change information
- considered the role of social infrastructure in the context of Eagle Point's intended function.

The Amendment appropriately acknowledges the environmental sensitivities of the Eagle Point landscape. Biodiversity impacts can be effectively managed through the existing planning framework.

The Amendment has appropriately considered and responded to:

- the capacity of the existing road network and the potential impacts of increased traffic, as it will enable modest growth that does not warrant further investigation at this stage
- infrastructure and servicing capacity
- stormwater and drainage infrastructure.

Future proposals seeking to increase residential development will have to respond to traffic related planning provisions through the planning permit application process.

Recommendations

Based on the reasons set out in this Report, the Panel recommends that Council:

1. **Adopt East Gippsland Planning Scheme Amendment C171egip as exhibited with the changes recommended below.**
2. **Reference the Eagle Point Structure Plan (2019) as a background document through the Clause 72.08 Schedule only after the settlement boundary has been realigned to exclude all land proposed to be rezoned to the Rural Living Zone.**
3. **Retain the existing Low Density Residential Zone Schedule 1 in Eagle Point rather than applying the proposed Schedule 2.**
4. **Amend General Residential Zone Schedule 2 to delete 'Incremental change area' from the title.**
5. **Amend the Clause 72.04 Schedule to revise further strategic work for climate change, sea level rise and coastal inundation to:**

   In association with the relevant catchment management authority, review and update flood mapping, schedules and policy using best available data and with consideration of climate change, sea level rise and increased rainfall intensity.

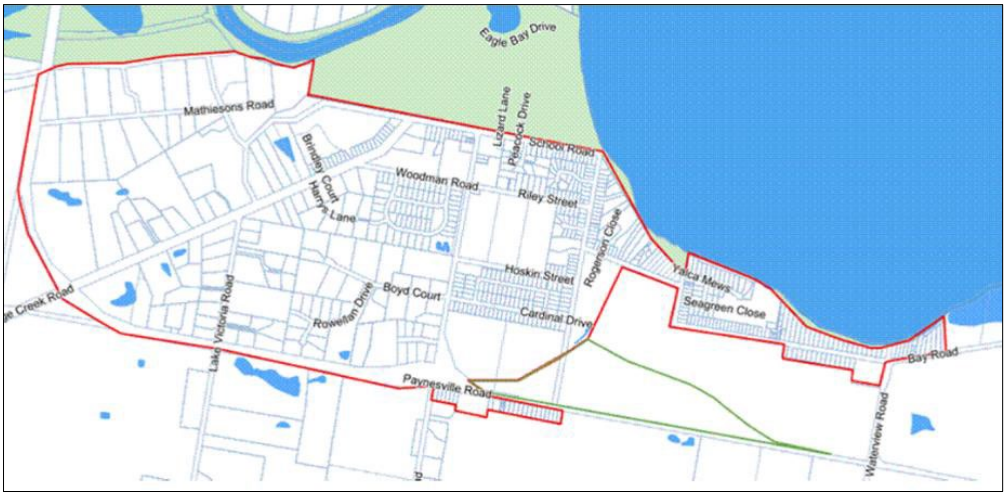
1 Introduction

1.1 The Amendment

(i) The subject land

The Amendment applies to the Eagle Point settlement area within the red outline shown in Figure 1. Eagle Point is part of a broader settlement network including Paynesville and Raymond Island. Eagle Point is accessed by Paynesville Road which connects it to Bairnsdale in the north and Paynesville in the south. The township contains low density development including permanent dwellings and holiday accommodation. The surrounding land is predominantly used for rural or conservation purposes.

Figure 1 Subject land



Land identified in this report refers to land is Eagle Point unless specified otherwise.

(ii) Amendment description

The purpose of the Amendment is to implement the Eagle Point Structure Plan (2019) (Structure Plan) by updating the Planning Policy Framework relating to Eagle Point, rezoning land, applying relevant overlay provisions and inserting the Structure Plan as a background document.

Specifically, the Amendment proposes to:

- amend Clause 02.03-1 of the Municipal Planning Strategy to update the strategic direction for Eagle Point
- introduce a new Clause 11.03-4L-12 (Eagle Point) to include the relevant Structure Plan strategies
- rezone:
  - land in the Mathiesons Road and Forge Creek Road area from Low Density Residential Zone to Rural Living Zone Schedule 1 (RLZ1)
  - 30 Forge Creek Road from General Residential Zone to a new Low Density Residential Zone Schedule 2 (LDRZ2)

  - existing General Residential Zone Schedule 1 land to General Residential Zone Schedule 2 (GRZ2)
  - an area of Farming Zone land including a section of 25 Waterview Road to GRZ2
- extend Significant Landscape Overlay Schedule 2 to part of 25 Waterview Road
- apply the Environmental Audit Overlay to the part of 25 Waterview Road proposed to be rezoned GRZ2
- amend the Clause 72.08 Schedule to reference the Structure Plan as a Background Document
- amend the Clause 74.02 Schedule to remove reference to the preparation of a planning scheme amendment to implement the Structure Plan.

LDRZ2 specifies a minimum subdivision area of:

- 2,000 square metres for 1, 3, 4, 5, 6, 7, 8 Morecroft Rise; 1007A and 1007B Paynesville Road; 1005 Paynesville Road and 76 Eagle Point Road
- 4,000 square metres for all other applied land.

GRZ2 provides neighbourhood character objectives and decision guidelines for all land in the existing GRZ except 30 Forge Creek Road.

1.2 Background

Table 1 Chronology of events

Background summary	
2013 – 2018	Council prepared the Eagle Point Structure Plan (Structure Plan) following community and stakeholder consultation
June 2018	Mesh Planning completed the draft Structure Plan Volumes 1 and 2
25 Jun 2019	Council formally adopted the Structure Plan
2023	Council officers presented Amendment C171egip to Council and recommended it request authorisation from the Minister for Planning
Jul 2024	Council resolved to seek authorisation from the Minister for Planning to exhibit the Amendment
Sep 2024	Minister for Planning authorised the Amendment subject to conditions
25 Nov 2024	Amendment exhibition started
31 Jan 2025	Amendment exhibition ended
15 Apr 2025	Council formally considered submissions and resolved to refer all submissions to an independent Planning Panel.

1.3 The Panel's approach

The Panel conducted one Hearing for both Amendments C171egip (Eagle Point Structure Plan) and C172egip (Paynesville Structure Plan). The two Amendments have interrelated issues associated with the town separation between Eagle Point and Paynesville.

The Panel has assessed the Amendment against the principles of net community benefit and sustainable development, as set out in Planning Scheme Clause 71.02-3 (Integrated decision making).

The Panel considered all written submissions made in response to the exhibition of the Amendment, observations from site visits, and submissions, evidence and other material presented to it during the Hearing. It has reviewed a large volume of material, and has had to be selective in referring to the more relevant or determinative material in the Report. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

This Report deals with the issues under the following headings:

- Strategic issues
- Settlement boundary
- Zone provisions and application
- Other issues.

1.4 Amendment versions

The Panel directed Council to circulate a version of the Amendment documentation before the Hearing started, and another version after drafting discussion on the final day of the Hearing. Council circulated:

- Amendment (Version 1) documents (Documents 65 to 77 on 18 June 2025)
- Amendment (Final version) documents (Documents 142 to 150 on 7 July 2025).

Version 1 incorporated changes in response to evidence, review and submissions. The Final version incorporated further changes in response to matters raised during the Hearing.

Parties were given the opportunity to provide tracked drafting changes and associated comments on Version 1 of the Amendment documents before the drafting discussion. Changes were received from Ah Yee, estate of F Ah Yee, and C Ah Yee (Documents 99 to 103).

The Panel has had regard to all requested drafting changes and comments and Council's Final version when developing its recommended version.

1.5 Limitations

The Panel has not considered potential land contamination in this report because this issue was resolved before the Panel was appointed.

The Amendment proposed to apply the Environmental Audit Overlay to part of 25 Waterview Road. After the Amendment was exhibited, Council commissioned a preliminary site investigation in December 2024 and the landowner conducted a further investigation in January 2025. After considering these assessments, Council no longer proposed to apply the Environmental Audit Overlay through the Amendment.

2 Strategic issues

2.1 Planning context

This chapter identifies planning context relevant to the Amendment.

Table 2 Planning context

	Relevant references
Victorian planning objectives	- section 4 of the PE Act
Municipal Planning Strategy	- Clause 02.03-1 (Settlement), 02.03-2 (Environmental and landscape values), 02.03-3 (Environmental risk and amenity), 02.03-5 (Built environment and heritage)
Planning Policy Framework	- Clauses 11.01-1S (Settlement), 11.01-1R (Settlement – Gippsland), 11. 02-1S (Supply of urban land), 11.02-2S (Structure Planning), 11.03-4S (Coastal Settlement), 11.03-6S (Regional and local places) - Clauses 12.02-1S (Protection of Biodiversity), 12.01-2S (Native vegetation management), 12.02-1S (Protection of the marine and coastal environment), 12.02-1L (Protection of coastal areas), 12.03-1S (River corridors, waterways, lakes and wetlands), 12.03-1R (High value water body assets), 12.03-1L (Waterways), 12.03-1S (Environmentally sensitive areas), 12.05-1L (Landscapes) - Clauses 13.01-S (Natural Hazards and climate change), 13.01-2S (Coastal inundation and erosion), 13.04-1S (Contamination and potentially contaminated land) - Clause 14.02-1S (Catchment planning and management) - Clauses 15.01-1S (Urban design), 15.01-5S (Healthy neighbourhoods), 15.01-5L (Neighbourhood character), 15.01-6S (Design of rural areas), 15.03-2S (Aboriginal culture heritage) - Clause 16.01-1S (Housing supply) - Clauses 18.01-1S (Land use and transport integration), 18.02-1S (Walking), 18.02-2S (Cycling), 18.02-4S (Roads), 19.02-6S (Open space), 19.03-3S and Clause 19.03-3L (Integrated water management)
Other planning strategies and policies	- Plan Melbourne Direction 2, Policies 2.1, 2.5 - Plan Melbourne Direction 4, Policies 4.1, 4.2 - East Gippsland Housing and Settlement Strategy (2023)
Planning scheme provisions	- General Residential Zone - Low Density Residential Zone - Rural Living Zone - Development Plan Overlay - Significant Landscape Overlay
Planning scheme amendments	- East Gippsland Amendments C159egip, C165egip, C169egip, C170egip and C172egip
Ministerial directions	- Ministerial Direction 1 (Potentially Contaminated Land) - Ministerial Direction 11 (Strategic Assessment of Amendments)

	- Ministerial Direction 13 (Managing Coastal Hazards and the Coastal Impacts) - Ministerial Direction 15 (The Planning Scheme Amendment Process)
Planning practice notes	- Planning Practice Note 30: Potentially Contaminated Land - Planning Practice Note 36: Implementing a Coastal Settlement Boundary - Planning Practice Note 46: Strategic Assessment Guidelines - Planning Practice Note 53: Managing coastal hazard and the coastal impacts of climate change - Planning Practice Note 91: Using the Residential Zones

2.2 Structure Plan and supporting reports

(i) The issue

The issue is whether the Structure Plan and background reports are sufficiently current and appropriate to justify the Amendment.

(ii) Background

The Structure Plan was informed by the:

- Eagle Point Structure Plan Vol 1 (the Structure Plan) (Mesh Planning, June 2018)
- Eagle Point Structure Plan Vol 2 (Background Report) (Mesh Planning, June 2018)
- Eagle Point Drainage Assessment (Water Technology, April 2017)
- Bushfire Planning Considerations (Euca Planning, December 2018)
- Preliminary Site Investigation (Ewers Environmental Consulting, December 2024).

The Proponent commissioned the Waste Clearance Report (Ewers Environmental Consulting, January 2025).

(iii) Submissions

Submissions:

- The Structure Plan and background documents are outdated because they were adopted more than five years ago and they no longer reflect the fabric of Eagle Point.
- The region's growth rates and demand for housing have changed exponentially since the Structure Plan was prepared.
- The Structure Plan should be updated to ensure it provides relevant guidance and still suitable, particularly in response to climate change.

Council submission:

- It is common to have a time gap between structure plans and changes to the Planning Scheme due to resource and budget constraints.
- The same principles outlined in the Structure Plan still apply even though there have been changes including population growth in Eagle Point since 2019.

(iv) Discussion

The Panel acknowledges the Structure Plan Volume 1 was completed over six years ago and the Structure Plan Volume 2 over seven years ago. While a structure plan for an activity centre or

township is typically reviewed every five years to maintain relevance, there have been no significant changes in planning policy for Eagle Point or in climate change conditions. Unlike an activity centre, Eagle Point has experienced minimal change, providing little justification for updating the Structure Plan or its supporting studies.

Both submissions that raised this issue did not provide specific reasons why these documents are outdated and not suitable to support the Amendment. Age alone is not an indicator of accuracy and relevance.

(v) Conclusion

The Panel concludes the Structure Plan and background reports are appropriate to support the Amendment.

2.3 Land supply, residential growth and housing

(i) The issue

The issue is whether there is sufficient strategic justification to support the proposed and requested land supply in Eagle Point.

(ii) Background

Planning Scheme Clause 11.02-1S includes a strategy that seeks to:

> Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis.

The Municipal Planning Strategy identifies Eagle Point as:

- one of East Gippsland's 13 coastal settlements
- a small consolidated town distinct from Paynesville, characterised by low scale development, and a landscape setting influenced by the natural environment and the lake foreshore.

The Structure Plan states that Eagle Point:

- is a small town of only 739 people living in about 377 dwellings (categorised as larger rural style living, low density development and standard housing lots)
- has had historically low population and residential dwelling growth, and this trend is expected to continue
- has a higher proportion of vacant homes indicating many are used for holiday homes
- has a generally older residential population, with a median age of 55 years and will continue to reflect an older cohort
- tends to have young adults (20-35 years old) move away likely to pursue educational and employment opportunities.

The Amendment proposes to revise Clause 02.03-1 to:

- identify Eagle Point for minor expansion rather than significant expansion
- characterise Eagle Point as a location with "*low scale development, and a landscape setting influenced by the natural environment and the lake foreshore*".

(iii) Evidence and submissions

Council submission:

- The Housing and Settlement Strategy (2023):
  - directs residential growth to Bairnsdale, Paynesville and Lakes Entrance mainly due to available services and infrastructure
  - supports Eagle Point as a minimal change area.
- Council is responsible to identify adequate supply of suitably zoned land in the municipality and to provide clear direction to achieve high quality development outcomes, in line with *East Gippsland Shire Council – Council Plan 2021-2025.*
- The Structure Plan draws on detailed analysis of background information including land supply and demand.
- The Amendment proposes to rezone a small portion of 25 Waterview Road within the proposed settlement boundary to allow for an estimated 30 to 40 lots for future residential land supply.

Submissions:

- There is no urgency to rezone farmland to the GRZ because the Structure Plan refers to historical and future low growth rates, 20 per cent vacant housing stock rate, and existing zoned land being able to accommodate future residential development over the next 10 to 20 years.
- The Australian Bureau of Statistics states:
  - Eagle Point's population has increased by 19.4 per cent since the Structure Plan was adopted
  - over the next 20-30 years, the East Gippsland Shire will experience low to modest population growth, principally in Bairnsdale to a lesser degree in Lakes Entrance, Bruthen and Paynesville.
- There is little evidence to justify the proposed rezonings and it has not been demonstrated the proposal has significant community support.
- There is inadequate strategic justification to realign the settlement boundary to exclude part of 25 Waterview Road.

Mr Quick's expert evidence:

- The Structure Plan is not informed by evidence-based residential land supply and demand assessment.
- Eagle Point's recent strong population and dwelling growth of 3.6 per cent each year suggests a need to reassess residential land provision.
- Eagle Point has about 8 years of general residential lot supply in the Structure Plan area, that:
  - is below the "*strategic planning requirement of ensuring a minimum of 15 years of supply*"
  - represents a highly constrained residential land supply capacity
  - is a likely significant supply shortfall.
- There is a potential supply gap of around 266 lots in the Structure Plan area, including about 220 general residential lots and 46 low density residential lots.
- The potential supply gap is equivalent to 45 hectares of additional total residential land.

- 73 per cent of lots ranging from 2,000 to 4,000 square metres sold in the local region between 2016 and 2021 were in Eagle Point, indicating its strong appeal as a lifestyle residential location with diverse housing options.
- The demand assessment informing the Structure Plan's population growth and dwelling demand overstates supply.
- His own sensitivity testing indicates lot supply may be as low as 12 years under reasonable assumptions.
- Strategic planning should consider opportunity for future residential land in appropriate locations in Eagle Point to satisfy long term demand.
- 25 and 25A Waterview Road present a strategic opportunity, and designating it for additional residential capacity would help deliver greater economic value and broad community benefits for Eagle Point and the region.

Council closing submission:

- There is adequate residential land supply in Eagle Point.
- The proposed new settlement boundary is not about growth or land supply so Council disagrees with Mr Quick that additional land supply is needed in Eagle Point.
- State planning policy seeks to measure 15 years of land supply on a municipal wide basis and not on a township basis.
- In line with planning policy, land supply should be based on Council's adopted Housing and Settlement Strategy which considers the role and growth opportunities in nearby growth settlements of Bairnsdale and Paynesville.
- The identification of land for future residential development as part of a settlement boundary cannot be assessed on supply and demand alone.
- It is inappropriate for demand to automatically equate to growth and expansion.
- The Structure Plan and the Amendment need to consider all relevant policy matters associated with the orderly planning of the area.

(iv) Discussion

The Panel has referred to existing planning policy objectives and strategies and supporting reports when considering whether there is sufficient strategic justification to support the proposed and requested increase in land supply in Eagle Point.

State planning policy at Clause 11.02-1S seeks residential land supply to accommodate population growth for a 15 year period at a municipal level rather than town-by-town. Eagle Point would not be required to provide more housing if East Gippsland was unable to achieve housing supply at a municipal level. Rather, the Municipal Planning Strategy sets a settlement hierarchy that directs most growth to Bairnsdale as the regional centre, and Paynesville and Lakes Entrance as growth area towns. Eagle Point is designated as a coastal settlement where there will be less growth.

Existing environmental, settlement and coastal town planning policy objectives support a more constrained settlement area rather than to encourage greater growth. They do not support increasing supply to meet existing or future demand for land in Eagle Point. The Structure Plan further articulates and outlines these expectations for the township's future, setting a clear framework to maintain its limited growth capacity, protect its character and guide any change in a manner consistent with its environmental and landscape values.

The Amendment provides sufficient strategic justification for the level of land supply it enables in Eagle Point, but there is inadequate justification to increase supply beyond what is proposed.

(v) Conclusion

The Panel concludes there is sufficient strategic justification to support the proposed land supply in Eagle Point.

2.4 Strategic justification

(i) Evidence and submissions

Council submission – the Amendment:

- has adequate strategic justification, and is consistent with the aims and objectives of the Planning Policy Framework and Municipal Planning Strategy in the Planning Scheme
- provides an opportunity for housing in East Gippsland in a well-serviced location where constraints can be adequately managed.

No submission requested the Amendment be abandoned due to insufficient strategic justification.

Mr Woodland's evidence regarding the strategic planning work for Eagle Point:

- The Structure Plan has not had proper regard to the existing settlement boundary or the existing policy on the future role of Eagle Point contained in the Planning Scheme.
- The proposed new East Gippsland settlement policy (described in Amendment C169egip) appears to be following the Structure Plan rather than shaping the longer-term planning outcomes for Eagle Point.
- The Structure Plan has not adequately analysed whether any part of 25 Waterview Road can be developed having regard to matters such as township breaks, significant views and landscapes, open space and drainage.

Council disagreed with Mr Woodland.

(ii) Discussion

The Amendment relies on sound strategic work to support its justification. The Panel has concluded the Structure Plan and supporting reports form a suitable strategic basis for the Amendment.

The Structure Plan clearly explains:

- its policy context for Eagle Point as a small village and the need for a break between its settlement area with Paynesville
- how it has had regard to the proposed settlement boundary throughout the document including Section 3 (Township boundary).

The Structure Plan looks forward, and it recommends a revised settlement boundary and local policy regarding Eagle Point's future direction based on strategic work and community consultation since 2013. The Structure Plan would have benefitted from some explanation why the existing settlement boundary is inappropriate. However, this does not diminish support for the proposed settlement boundary realignment which reduces Eagle Point's settlement area to:

- align with intended local policy direction
- achieve State planning objectives.

Chapter 3 discusses reasons why the settlement boundary needs to be realigned to achieve environmental policy objectives related to the Gippsland Lakes.

The Panel has considered the Amendment against the principles of net community benefit and sustainable development, as set out in Clause 71.02-3 (Integrated decision making) of the Planning Scheme. It could not identify any notable conflicting policy objectives. There was no evidence the East Gippsland Shire has not planned for at least 15 years of residential land supply at the municipal level. Therefore, housing related policy objectives are not competing with planning policies seeking coastal settlement breaks and significant landscape protection.

The Structure Plan includes a second volume with a policy context section where it had regard to existing policy. Having regard to policy does not mean the Structure Plan needs to align with existing policy objectives. The structure planning process found the degree of growth envisioned in local policy is inappropriate for Eagle Point. Accordingly, the Amendment proposes to revise policy to reduce the extent of future growth. It is not uncommon for a structure planning process to result in a planning scheme amendment proposing such changes.

(iii) Conclusions and recommendation

For the reasons set out in this report, the Panel concludes that the Amendment:

- is supported by, and implements, the relevant sections of the Planning Policy Framework
- is consistent with the relevant Ministerial Directions and Practice Notes
- is well founded and strategically justified
- should proceed subject to addressing the more specific issues raised in submissions as discussed in this report.

The Panel recommends:

1. **Adopt East Gippsland Planning Scheme Amendment C171egip as exhibited with the changes recommended in this report.**

3 Settlement boundary

3.1 The issue

The issue is whether the proposed settlement boundary is appropriate and justified, when considering:

- if a separation can be effectively achieved between Eagle Point and Paynesville
- whether the identified part of 25 Waterview Road should form part of the separation and be recognised as a significant landscape
- whether the McTaggarts Road area and Mathiesons Road area should be included.

3.2 Settlement separation

(i) Background

The Structure Plan states:

> Eagle Point will be defined by enduring township boundary that is informed by the natural environment, landscape setting and its built form composition and character. Implementation of a township boundary will protect Eagle Point's highly valued small village character and will assist to guide land use and change outcomes within the township. The presence of a township boundary reinforces Eagle Point's role in the broader network of towns and importantly provides clear separation to Paynesville acknowledging it is distinctly different in terms of a limited capacity for growth and change.

The proposed separation is shown in Figure 3 of this report.

(ii) Evidence and submissions

Council submission on justifying a settlement separation:

- Eagle Point and Paynesville are two distinct coastal towns which offer different settlement opportunities and each have their own distinct character.
- The Amendment seeks to define the settlement boundary of Eagle Point and provide separation between Eagle Point and Paynesville, consistent with Planning Practice Note 36 (Implementing a costal settlement boundary).
- There are a range of existing policies within the East Gippsland Planning Scheme and State planning documents which justify the separation between coastal towns and these are discussed below.
- The Victorian Coastal Strategy Implementation Plan 2014 states:
  - Defining the extent of growth of a coastal settlement is undertaken by defining a settlement boundary in a strategic plan. Introducing or reviewing a coastal settlement boundary for expansion.
  - Avoid development on ridgelines, primary coastal dune systems and low-lying coastal areas.
  - Existing non-urban breaks between all coastal settlements must be maintained to support community identity and inspire a sense of place.
  - Avoid linear urban sprawl along the coastal edge and within rural landscapes, protect areas between settlements for non-urban use.
  - Non-urban use and development between coastal settlements is retained and visually significant landscapes and views are protected.

- The Eagle Point Urban Design Framework (Coastal Towns Design Framework 2007) is implemented in the Planning Scheme and identifies:

  > Eagle Point as small, consolidated town distinct from Paynesville, with a permanent resident settlement and a holiday recreation destination.

- The Planning Scheme has policies which support a settlement boundary between Eagle Point and Paynesville:
  - Clause 11.03-4S Coastal Settlement - Identify a clear settlement boundary around coastal settlements to ensure that growth in coastal areas is planned and coastal values are protected. Where no settlement boundary is identified, the extent of a settlement is defined by the extent of existing urban zoned land and any land identified on a plan in the planning scheme for future urban settlement.
  - Clause 11.01-1R Settlement Gippsland – Support the continuing role of towns and small settlements in providing services to their districts, recognising their relationships and dependencies with larger towns.
  - Clause 11.01-1L-01 East Gippsland Settlements - preserve intervening areas of rural or natural landscapes to protect the separation between settlements.

Mr Woodland's expert evidence:

- An orderly approach to planning for growth in settlements in Victoria starts with strategically designating preferred locations for growth, and then:
  - identify a long-term settlement boundary for the relevant settlement
  - identify any known opportunities or constraints on the development of land within that boundary that need to be addressed in the more detailed planning of land within the settlement boundary
  - prepare a detailed structure plan for the land identified for growth within the settlement boundary
  - implement the structure plan through planning scheme amendments, including land rezonings
  - approve planning permits for use and development that accords with the structure plan and associated statutory controls.
- State policy on coastal settlements requires clear settlement boundaries to be identified around coastal settlements to plan growth and to protect coastal values.
- The *Coastal Towns Design Framework 2007* identified Eagle Point as a town with potential for significant expansion, and was the basis for including all of 25 Waterview Road within the current settlement boundary (Clause 11.03-4L-12).
- Any decision to substantially reduce a settlement boundary should be informed by wider policy considerations and solid evidence that the current settlement boundary is inappropriate.
- The Structure Plan has not had proper regard to the existing settlement boundary or the existing Planning Scheme policy on the future role of Eagle Point.

Mr Shutt's expert evidence:

- The aspiration to achieve a separation between Eagle Point and Paynesville cannot be achieved.
- Any existing perceived separation between Eagle Point and Paynesville is significantly fragmented by:
  - the less than 700-metre separation between them (measured from existing residential-zoned and developed land in the two towns)

  - the extent of development already visible in most viewsheds when travelling between the towns.
- East Gippsland Amendment C172egip will exacerbate the existing fragmentation and reduce the separation to 200 metres by rezoning land on the western side of Paynesville for residential expansion.

Mr Shutt's evidence included photographs showing views from different vantage points such as the view looking northeast across 25 Waterview Road from Paynesville Road, opposite the Bairnsdale Golf Club shown in Figure 2.

Figure 2 View looking northeast across 25 Waterview Road from Paynesville Road, opposite the Bairnsdale Golf Club



Source: Mr Shutt evidence, Figure 18

At the Hearing, Mr Shutt opined:

- A larger settlement break is needed like the 6-kilometre town breaks in the Surf Coast distinctive landscape area.
- The break between Eagle Point and Paynesville is comparable to Torquay and Jan Juc where it is largely obliterated.

Council closing submission:

- There is an ability to have a settlement separation between Eagle Point and Paynesville.
- There is adequate strategic justification to realign the settlement boundary, and it referred to planning policies that support the change.
- Any perceived separation between Eagle Point and Paynesville is not fragmented, lost or diminished.
- The photographs in Mr Shutt's evidence clearly articulate the openness of the rural vista and views to and from Eagle Bay.
- Not applying a settlement boundary would undermine 20 years of planning policy that has consistently supported maintaining a distinct separation between Eagle Point and Paynesville.

(iii) Discussion

There are previous and current broader and local planning policies that support a separation between settlements, particularly in coastal areas. This includes the Marine and Coastal Policy

2022 which superseded the Victorian Coastal Strategy Implementation Plan 2014. There were different perspectives on whether a town separation is possible based on existing circumstances, and the scale and nature of the town break needed to provide an appropriate separation.

Currently, there is undeveloped land north of Paynesville Road between McTaggarts Road (Eagle Point) and Palm Avenue (Paynesville). This represents almost 3 kilometres of green space between both points, with an opportunity for a settlement break.

Some of the most prominent views of Eagle Point Bay appear while driving along Paynesville Road towards Paynesville near the north-west corner of the Bairnsdale Golf Club. This is a relatively elevated area providing commanding views towards the lake. The trees form part of the natural landscape, and they filter views of Eagle Bay, but not to the point where the view cannot longer be appreciated. This will not be interrupted by the portion of 25 Waterview Road proposed to be rezoned to GRZ2. Existing development along the foreshore somewhat reduces the quality of the separation, but in its diminished form, not to the point where it cannot achieve the outcomes.

Currently, the naturally observed settlement break includes undeveloped land between the existing urbanised areas in Eagle Point and Paynesville. This separation will be reduced if the Paynesville settlement area expands westerly to Grandview Road, as proposed in the Paynesville Structure Plan. The question is whether the reduced settlement separation will effectively function and be perceived as a separation break or whether it will appear like yet-to-be developed land within a single town.

The Panel agrees with Mr Shutt that there may be instances where a sizeable settlement break is needed to appreciate two distinct urban areas. However, there is no one-size-fits-all formula for settlement separation distances or form. Regarding distance, an urban area the size of a regional city such as Bairnsdale would likely need a greater separation for its closest town compared to two relatively small coastal towns. Regarding form, the distinction between two settlement areas relies on how the areas within each settlement boundary and the area between them (outside the settlement boundary) are visually presented.

When considering the Paynesville Structure Plan (sought to be implemented through Amendment C172egip) and the Eagle Point Structure Plan together:

- Eagle Point will continue to present a rural village character through its smaller footprint, lower density and considerable vegetation along Paynesville Road and within its local streets
- Paynesville will present as a more urbanised town with a larger footprint.

The Eagle Point / Paynesville context is different from Torquay and Jan Juc which present as one settlement area with a more consistent suburban form.

Assuming that Amendment C172egip is implemented, the Panel is satisfied that:

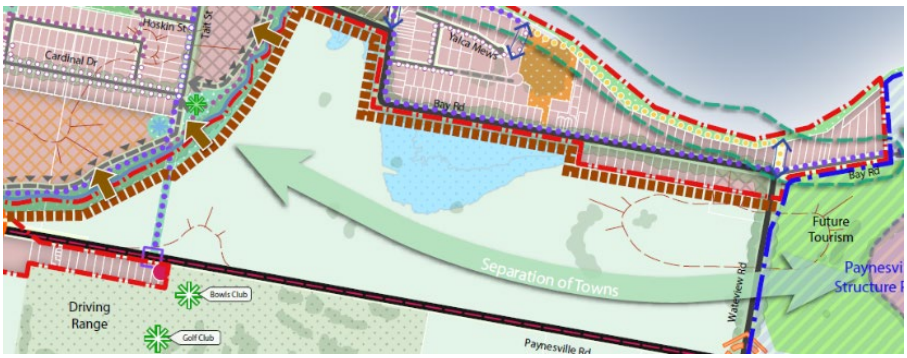
- in their ultimate form, and with the town separation proposed through the Structure Plan, Eagle Point and Paynesville can be distinguished as two separate towns
- the proposed planning provisions provide an appropriate urban design response along each town's interface.

3.3 25 Waterview Road

(i) Background

The Structure Plan identifies 25 Waterview Road as 'Separation of Towns', as shown in Figure 3. The land is generally bound by Paynesville Road, Waterview Road and the proposed Township Boundary shown by the red dashed line.

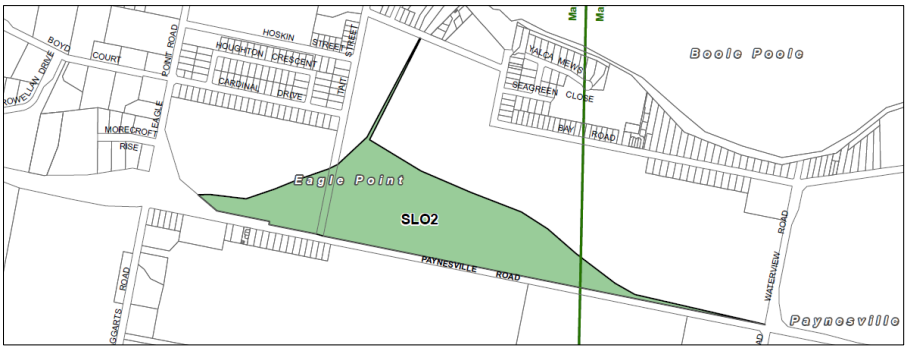
Figure 3 25 Waterview Road, as shown in the Structure Plan



Source: Structure Plan, Figure 5 extract

The Amendment proposes to apply Significant Landscape Overlay Schedule 2 (SLO2) to part of 25 Waterview Road, as shown in Figure 4.

Figure 4 Proposed Significant Landscape Overlay Schedule 2



Source: Exhibited Amendment

SLO2 specifies 12 character objectives to be achieved including:

- To protect locally significant views and vistas that contribute to the character of the landscape, including scenic lookouts and recreation locations with views over the Gippsland Lakes.

…

- To manage the impact of new development on the sense of space and openness in the rural landscape.
- To protect the largely natural and unbuilt views of Lakes King and Victoria from the lakes' edges.

The Amendment's Explanatory Report states:

> Application of the Significant Landscape Overlay Schedule 2 will protect views to and from Eagle Point Bay.

(ii) Evidence and submissions

Council submission:

- 25 Waterview Road provides the natural separation both geographically and visually, between Eagle Point and Paynesville.
- While some of the land is high and enjoys views to the lake, parts of the land are quite low lying and will be subject to coastal storm surge inundation.
- The land should provide that separation between the coastal towns and remaining Farming Zone.
- The SLO is used to protect and manage significant landscapes.
- The SLO is not appropriate for land designated for urban development so:
  - it is good practice to remove it to ensure the efficient administration of the Planning Scheme
  - the Amendment proposes to delete the SLO from the land being rezoned to GRZ3.
- The existing SLO2 should remain on 25 Waterview Road.
- The area of SLO2 proposed by the Amendment should no longer be applied to 25 Waterview Road because it is outside the 500-metre curtilage.

Submissions:

- 25 Waterview Road should be considered for future development.
- Strategic planning including the Eagle Point Urban Design Framework has historically envisaged some form of development on the land.
- The Eagle Point Urban Design Framework envisages a physical break between Eagle Point and Paynesville which can be incorporated into future development on 25 Waterview Road.
- Council has not sufficiently explained or justified the basis for changes introduced through East Gippsland Amendment C162 which deleted:

  > Investigate the potential of land north of the Bairnsdale-Paynesville Road between Eagle Point and Paynesville for future residential uses with the requirement that it must be developed in a manner that maintains the physical east-west separation of the two settlements and provides extensive open space areas.

- The SLO2 proposed to extend the existing SLO area should not proceed.

Mr Woodland's expert evidence:

- The Structure Plan does not adequately analyse whether any part of 25 Waterview Road can be developed having regard to matters such as township breaks, significant views and landscapes, open space, drainage.
- It is unnecessary for all of 25 Waterview Road to be kept free or urban development to achieve policies that seek urban breaks.
- 25 Waterview Road should be considered for future housing if there is evidence the Structure Plan cannot meet local housing needs over the next 15 years.
- The existing township boundary includes all of 25 Waterview Road and indicates it is appropriate for future residential growth.

Mr Shutt's evidence:

- The rationale for applying SLO2 about 500 metres from the shoreline of Lake King and Lake Victoria is not explained.
- SLO2 should be applied to land which "*exhibits the valued landscape attributes which the control is theoretically seeking to ensure the protection of*".

- Valued landscape attributes include:
  - cultural vegetation patterns in rural areas
  - locally significant views and vistas that contribute to the landscape character
  - largely natural and unbuilt views of Lakes King and Victoria from the lakes' edge.
- 25 Waterview Road and the surrounding landscape do not have the valued landscape attributes so it is inappropriate and unnecessary to apply SLO2.

At the Hearing, Mr Schutt stated there is an elevated section along Paynesville Road with views across 25 Waterview Road to Lake King, though they are through vegetation and over house roofs.

The Structure Plan (Final version) deleted Action A2 to "*Apply the Significant Landscape Overlay to the landholdings as shown in Figure 6*" and revised Figure 6 accordingly.

Council closing submission:

- Any change to the Structure Plan and the Amendment to enable development of all land at 25 Waterview Road is fundamentally opposed.
- Identifying 25 Waterview Road for residential development:
  - contradicts State planning policy regarding non-urban breaks set out in Plan for Victoria, Gippsland Regional Growth Plan, Marine and Coastal Policy, Planning Practice Note 36 and the Planning Policy Framework
  - contradicts community aspirations for the future of Eagle Point as a *"small township that is characterised by low scale development, and a landscape setting influenced by the natural environment and the foreshore."*
- Developing 25 Waterview Road would have a significant detrimental impact on the established landscape values identified in SLO2.

(iii) Discussion

The Panel has found the Structure Plan is not required to accommodate 15 years of housing supply in Eagle Point. This should be achieved at a municipal level. Therefore, 25 Waterview Road is not needed to achieve further land supply. The Panel has also found that a town separation should be maintained between Eagle Point and Paynesville, and an opportunity remains to implement it.

The Panel considered all perspectives presented at the Hearing to see whether there is an opportunity for a portion of 25 Waterview Road to be developed while continuing to achieve the outcomes sought by the Structure Plan, including a settlement separation. This includes Mr Shutt's acknowledgement that there is an elevated section along Paynesville Road with views across 25 Waterview Road to Lake King through vegetation and over house roofs.

The Panel agrees the views towards the lake are somewhat affected by existing housing roofs. However, the roofs are significantly diminished when viewed from Paynesville Road through distance and their lower elevation. They do not compromise the view enough to no longer warrant the landscape as significant. The vegetation forms part of the natural landscape and enables sufficient views of the lake to appreciate the landscape.

The portion of 25 Waterview Road proposed to be excluded from settlement boundary is therefore required for two purposes – to protect a significant landscape comprising views and to act as a settlement break between Eagle Point and Paynesville. The opportunity for such a break will not exist in Paynesville if land west of its existing settlement area is rezoned for future residential expansion. This increases the importance of retaining 25 Waterview Road as rural land.

The Panel is not persuaded there is an opportunity to develop part of 25 Waterview Road while being able to achieve the vision of the Structure Plan. Such an approach is likely to result in:

- the inability to distinguish Eagle Point from Paynesville, even with well-designed interfaces
- views interrupted by more prominent urban development in the foreground.

SLO2 should apply to the part of 25 Waterview Road remaining in the Farming Zone to achieve the SLO2 design objectives relating to views to Eagle Point Bay and rural openness between the two townships. This means:

- retaining the existing SLO2
- extending SLO2 to the southern portion of the property, as proposed by the Amendment.

Not applying SLO2 to this more prominent and elevated part of 25 Waterview Road:

- may result in not achieving SLO2 design objectives such as views to Eagle Point Bay from the public realm – Paynesville Road
- would infer this part of the land is not significant enough to consider how future built form such as rural storage will impact views from Paynesville Road to Eagle Bay.

While the Panel could not find reasons why SLO2 was applied about 500 metres from the shoreline, not applying the overlay would likely compromise the ability to achieve its objectives.

3.4 McTaggarts Road area

(i) Submissions

Submissions:

- The McTaggarts Road area:
  - is around a 1.6-kilometre road, comprising rural residential lots of 5 to 14 hectares
  - has the potential to increase residential density while retaining rural character.
- It is considered likely the area can accommodate more development without detrimentally impacting the environmental qualities subject to expert investigations.
- The Housing and Settlement Strategy supports and encourages the suggested strategic changes to this area.
- The Structure Plan should encourage rural residential style development.

Council submission:

- The McTaggarts Road area:
  - is south of the Eagle Point township and is zoned Rural Living Zone
  - has not been included because it is not appropriate to include rural zones within the settlement boundary.
- Council is currently reviewing Rural Living Zone schedules in the municipality through a separate project, as recommended by the Housing and Settlement Strategy.
- The Amendment is not the appropriate vehicle for reviewing the Rural Living Zone schedules for the McTaggarts Road area.

(ii) Discussion

The Panel agrees with Council's submission regarding the McTaggarts Road area, particularly because it is inappropriate to include rural zones within the settlement boundary. It is acknowledged that Council is reviewing such zones through a separate process.

The Amendment is not the appropriate process for rezoning this land because:

- affected landowners were not given an opportunity to respond to such a proposal
- it is beyond the scope of the Amendment.

3.5 Mathiesons Road area

(i) Submissions

At the Hearing, the Panel asked Council whether its submission to exclude rural zones from within the settlement boundary (as relating to McTaggarts Road) also applied to the Mathiesons Road area which was proposed to be rezoned to Rural Living Zone.

Council closing submission:

- The Mathiesons Road area should be excluded from the settlement boundary if it is rezoned to the Rural Living Zone.
- The Structure Plan and Framework Plan should be revised to reflect this change.

(ii) Discussion

The Victoria Planning Provisions identify the Rural Living Zone as a rural zone. The Panel agrees with Council that it is inappropriate to include a rural zone within a settlement area. Accordingly, the settlement boundary should be realigned to exclude the Mathiesons Road area. This should be reflected in the Structure Plan and Clause 11.03-4L-12 Eagle Point Framework Plan.

3.6 Conclusions and recommendation

The Panel concludes:

- The proposed settlement boundary:
  - is generally appropriate and strategically justified when having regard to the proposed settlement separation between Eagle Point and Paynesville which excludes part of 25 Waterview Road
  - should exclude the Rural Living Zone land – the McTaggarts Road area (land south of the Eagle Point settlement boundary in the existing Rural Living Zone) and the Mathiesons Road area (proposed to be rezoned to Rural Living Zone).
- It is appropriate and justified to apply Significant Landscape Overlay Schedule 2 to the part of 25 Waterview Road proposed by the Amendment.
- Procedurally, the McTaggarts Road area should not be rezoned through the Amendment because:
  - affected landowners were not given an opportunity to respond to such a proposal
  - it is beyond the scope of the Amendment.

2. **Reference the Eagle Point Structure Plan (2019) as a background document through the Clause 72.08 Schedule only after the settlement boundary has been realigned to exclude all land proposed to be rezoned to the Rural Living Zone.**

4 Zone provisions and application

4.1 Low Density Residential Zone Schedule 2

(i) The issue

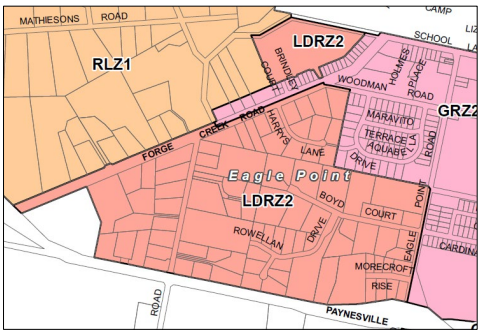
The issue is whether it is appropriate and strategically justified to apply the proposed LDRZ2 to land in Eagle Point.

(ii) Background

The Amendment proposes to apply LDRZ2 to:

- the existing LDRZ area south of Forge Creek Road and 30 Forge Creek Road which is currently zoned GRZ, as shown in Figure 5
- specify a minimum subdivision area of:
  - 2,000 square metres for 1, 3, 4, 5, 6, 7, 8 Morecroft Rise; 1007A, 1007B and 1005 Paynesville Road and 76 Eagle Point Road
  - 4,000 square metres for all other land.

Figure 5 Proposed Low Density Residential Zone area



Source: Exhibited Amendment

(iii) Submissions

Council submission:

- The Structure Plan recommends that all LDRZ land in Eagle Point apply Schedule 2 to limit the minimum lot size to 4,000 square metres based on existing and preferred neighbourhood character.
- The Amendment was prepared and exhibited based on this approach being considered appropriate at the time.

Submissions:

- The Amendment proposes to homogenously classify all land in the LDRZ without understanding the environmental or character values of individual areas.
- The proposed minimum lot size of 4,000 square metres:
  - is unfair and not strategically justified
  - contradicts the Explanatory Report statement "*to enable Council to appropriately respond to increasing demand for residential development in Eagle Point*"

  - will reduce existing residential land supply, and is unsupported by any environmental or character analysis
  - does not align with the Housing and Settlement Strategy which expects future growth in Eagle Point to be accommodated in existing residentially zoned areas through infill development
  - contradicts the preference to avoid further rezoning without objective and strategic justification that demand for housing cannot otherwise be accommodated in existing residential areas.
- Planning Practice Note 91 (Using the residential zones) recognises the ability to create lots to a minimum of 2,000 square metres in the LDRZ where land is serviced by reticulated sewer, and there is no justification to depart from this.
- Residential land including the LDRZ is finite, and State policy expects the best use of fully serviced and zoned land.
- LDRZ2 nominates 11 properties where subdivision may occur to a minimum lot size of 2,000 square metres, which in many instances reflects previous subdivision approvals – eight of these properties are already below 4,000 square metres.
- There is no analysis to justify why:
  - the remaining three of the 11 nominated properties which retain subdivision potential are considered appropriate for subdivision to 2,000 square metres
  - many other LDRZ properties that have been subdivided with lots less than 4,000 square metres, are not included in LDRZ2 Clause 1.0.
- The Explanatory Report suggests the increased minimum lot size has been applied to *"residential land in sensitive environmental locations that is commensurate the environmental quality and capacity of the land"*, however:
  - there is no evidence of such consideration
  - there are no existing or proposed environment and landscape overlays beyond those on the road corridors
  - no new environmental constraints have been identified in the proposed LDRZ2 area.
- The proposed increased minimum lot size will make larger LDRZ parcels with subdivision potential unviable, reduce any presumed housing gains in Eagle Point, and affect housing availability and affordability.
- The LDRZ2 should rely on the default minimum subdivision lot sizes and consider each permit application on their own merit.

Council submission in response:

- Council formally resolved after exhibition to retain the current LDRZ schedule and allow the state provision of a minimum lot size of 2,000 square metres where sewer is available and 4,000 square metres where it is not.
- The proposed LDRZ2 was considered unnecessary many subdivisions have created lots below 4,000 square metres over the past six years.
- No longer applying the LDRZ2 may result in a reduction of about 40 lots.

Council's resolved changes appeared in LDRZ2 (Version 1).

(iv) Discussion

The Panel acknowledges the Structure Plan refers to specifying minimum lot sizes in the LDRZ schedule for certain land in Eagle Point. This is reflected in the Plan's Table 3 for Area F (as identified in Figure 19).

The Panel acknowledges the Structure Plan refers to specifying minimum lot sizes in the LDRZ schedule in Table 3 for Area F identified in Figure 19. It explains this approach is sought to "*reflect rural living character*" but it does not explain why the default LDRZ minimum lot sizes cannot achieve the same outcome.

The Panel agrees with Council's post-exhibition proposal (Amendment Final version) to no longer apply the exhibited LDRZ2. No longer applying the more restrictive minimum subdivision lot area specified in LDRZ2 would:

- result in no change to existing LDRZ land which can currently apply to subdivide land to 2,000 square metres if the lot is connected to reticulated sewerage
- recognise that a proportion of properties have already been subdivided below 4,000 square metres
- not mean that all properties can achieve the specified minimum lot area, as this will be subject to an assessment of each permit application based on their own merit.

(v) Conclusions and recommendation

The Panel concludes:

- The proposed Low Density Residential Zone Schedule 2 should not apply to land in Eagle Point.
- The existing Low Density Residential Zone Schedule 1 should remain.

The Panel recommends:

3. Retain the existing Low Density Residential Zone Schedule 1 in Eagle Point rather than applying the proposed Schedule 2.

4.2 General Residential Zone Schedule 2

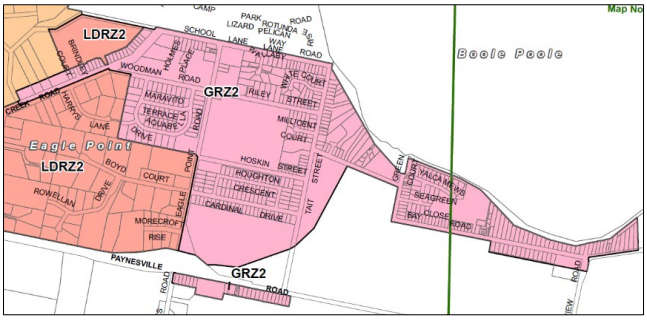
(i) The issue

The issue is whether it is appropriate and strategically justified to apply the proposed GRZ2.

(ii) Background

The Amendment proposes to apply GRZ2 to land identified in Figure 6.

Figure 6 Proposed General Residential Zone 2 area



Source: Exhibited Amendment

(iii) Submissions

Council submission:

- The Amendment proposes to apply a new GRZ2 to all land currently zoned GRZ within the settlement boundary.
- GRZ2 seeks to apply objectives specific to Eagle Point.
- The General Residential Zone Schedule can only specify a maximum building height greater than 11 metres.
- GRZ2 does not make any changes to the Clauses 54 and 55 standards because a neighbourhood character assessment has not been undertaken to justify such changes.
- The Victorian Government's recent changes indicate the standards in the GRZ (and other residential zones) will no longer be able to depart from the state standards of Clauses 54 and 55.
- In closing, agreed with submissions to remove reference to 'Incremental Change Area' in the GRZ2 title.

Submission – GRZ2 should:

- specify requirements relating to site layout and building massing (Clauses 54.03 and 55.03); amenity impacts (Clauses 54.04 and 55.04); and on-site amenity and facilities (Clauses 54.05 and 55.05)
- specify a maximum building height (as enabled by GRZ Clause 32.08-11), otherwise the maximum building height of 11 metres (3 storeys) specified in GRZ will apply
- revise two of the neighbourhood character objectives which are broad and subjective
- include decision guidelines to assist decision makers
- add details to Clauses 2.0, 3.0 and 4.0 if the proposed changes to local policy at Clause 11.03-4L-12 are not made clearer with better guidance
- delete the reference to 'Incremental Change Area' in the zone description due to unnecessary confusion of terms.

In its closing submission, Council agreed with submissions to remove reference to 'Incremental Change Area' in the GRZ2 title.

(iv) Discussion

The Panel agrees with Council regarding the GRZ2 provisions.

Council is commended for expressing what GRZ2 seeks to achieve in two succinct objectives rather than five overly complicated and verbose objectives. The proposed two GRZ2 objectives will be read with the four objectives in the parent GRZ. Similarly, permit application triggered by GRZ2 have to consider decision guidelines in the parent GRZ and in Clause 65 (Decision guidelines). There was no demonstrated need for objectives and decision guidelines beyond this scope.

The submission criticised GRZ2 for not taking the opportunity to specify a maximum building height. It did not explain why this was needed and did not suggest a specific building height metric. Council has correctly identified that a GRZ schedule cannot specify a building height less than the default GRZ height. Ministerial Direction 7(5) states:

> The schedule must not specify a height and number of storeys lower than the height and number of storeys specified in the zone.

Nonetheless, there was no request to include a specific maximum building height in GRZ2.

The submission also criticised GRZ2 for not taking the opportunity to vary Clause 54 and 55 standards through GRZ2. It did not explain why this is needed and did not request any change. Of note, a permit applicant can apply to vary the default Clause 54 and 55 standards because they are not mandatory provisions. The Panel does not support any variation to these standards without the necessary neighbourhood character assessment to justify such a change.

GRZ2 (Final version) deleted 'Incremental change area' from the title.

(v) Conclusions and recommendation

The Panel concludes:

- It is appropriate and strategically justified to apply the proposed General Residential Zone Schedule 2.
- General Residential Zone Schedule 2 should be revised to delete 'Incremental change area' from the title.

The Panel recommends:

4. **Amend General Residential Zone Schedule 2 to delete 'Incremental change area' from the title.**

4.3 30 Forge Creek Road

(i) The issue

The issue is whether it is strategically justified and appropriate to rezone 30 Forge Creek Road from General Residential Zone to Low Density Residential Zone.

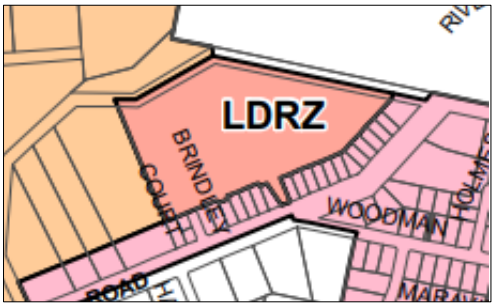
(ii) Background

The Amendment proposes to rezone 30 Forge Creek Road as shown in Figure 7.

The Eagle Point Structure Plan:

- identifies 30 Forge Creek Road as a strategic development site
- recommends rezoning the site to LDRZ in recognition of its topographic constraints, landscape setting and limited development potential under the existing GRZ
- notes the need to manage drainage, protect the site's environmental features, and ensure that any future development responds sensitively to the semi-rural character of the area.

Figure 7 Proposed rezoning of 30 Forge Creek Road



Source: Exhibited Amendment

(iii) Submissions

Submissions:

- 30 Forge Creek Road should remain as GRZ rather than be rezoned to LDRZ.
- The land is suitable for standard residential development due to:
  - proximity to services like the school, foreshore and main roads
  - access to reticulated sewer, water, power and stormwater infrastructure
- Rezoning to LDRZ undermines housing affordability and reduces development potential.
- The Structure Plan should not identify a drainage reserve through the property or pedestrian paths across private land.

Council's submission:

- The Structure Plan and the Amendment propose to rezone 30 Forge Creek Road from GRZ to LDRZ.
- The site is considered highly constrained due to:

  - a gully running through the property which serves as a natural drainage line
  - the presence of significant native vegetation.
- Given these constraints, the site is not suitable for conventional residential densities associated with GRZ.
- LDRZ is more appropriate because it enables larger lot sizes and site-responsive development.
- Regarding drainage and perceived public access:
  - Council's Assets and Engineering Department is working with the landowners to manage stormwater that is flowing into the gully
  - the Amendment does not propose public access or walking tracks on private land
  - the Structure Plan includes a conceptual layout for future development, which identifies opportunities for improved township connectivity
  - any such features would only be considered through a future planning permit process.

(iv) Discussion

Having regard to its physical characteristics, the Panel accepts that 30 Forge Creek Road is subject to notable environmental constraints, including a defined gully and drainage line that bisects the property, and the presence of significant native vegetation. These constraints materially limit the site's capacity to accommodate residential development at conventional densities typically associated with the GRZ. In this context, the Panel is satisfied that the LDRZ represents a more appropriate zone to enable a site-responsive planning outcome that respects the environmental values of the land while still supporting residential use.

The Panel acknowledges that 30 Forge Creek Road is well located near services and infrastructure. However, not all well-located land needs to be developed to its maximum theoretical capacity. In this instance, the environmental features of the site provide a compelling reason to adopt a more tailored planning response that balances development potential with land capability.

Regarding the depiction of a drainage reserve and pedestrian links, the Panel accepts Council's clarification that the Structure Plan provides a high-level conceptual framework, and does not create any entitlements or obligations for access or public infrastructure. Such a proposal would involve the landowner through a planning permit process. The Panel is satisfied that future drainage or access considerations would be properly addressed through the permit application process in consultation with the landowner.

On balance, the Panel supports the rezoning of 30 Forge Creek Road to LDRZ as proposed by the Amendment. The proposed zoning provides an appropriate framework to manage the identified site constraints and enable sensitive, sustainable development in accordance with the objectives of the Structure Plan.

(v) Conclusion

The Panel concludes that it is strategically justified and appropriate to rezone 30 Forge Creek Road to Low Density Residential Zone.

4.4 Mathiesons Road area

(i) The issue

The issue is whether it is strategically justified and appropriate to rezone land in the Mathiesons Road area to from LDRZ to Rural Living Zone Schedule 1.

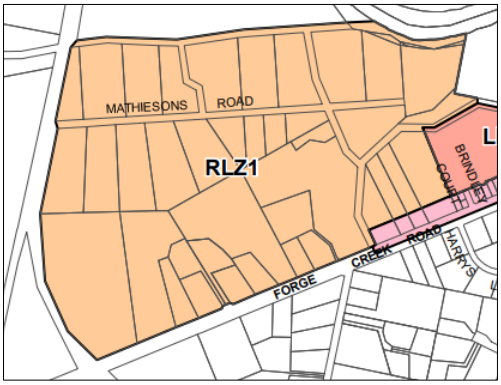
(ii) Background

The Amendment proposes to rezone land in the Mathiesons Road area from LDRZ to Rural Living Zone Schedule 1 (RLZ1), as shown in Figure 8, with a minimum subdivision area of 2 hectares.

The Structure Plan strategically justifies the rezoning by identifying the area as a 'no change' precinct due to its:

- undulating topography
- presence of natural drainage features
- semi-rural character and vegetated landscape
- role as part of a key entrance corridor into Eagle Point.

Figure 8 Proposed rezoning of Mathiesons Road area



Source: Exhibited Amendment

As referred to in Council's submission, East Gippsland Amendment C128:

- amended Clause 52.02 of the Planning Scheme to vary restrictive covenants affecting properties along Mathiesons Road and Forge Creek Road
- broadly sought to resolve the inconsistency between the covenants and the Planning Scheme to make the historical pattern of subdivision and development consistent between the two instruments
- was considered by a Planning Panel and approved by the Minister for Planning on 19 April 2019.

(iii) Submissions

Submissions:

- The land should not be rezoned from LDRZ to RLZ1
- The rezoning will reduce development rights.

Council submission – Rezoning land in the Mathiesons Road area from LDRZ to RLZ1:

- will restrict the minimum subdivision area to 2 hectares

- is consistent with the overarching allotment pattern, the existing character and the original intent of the restrictive covenant that applies to the land within this precinct
- reflects the area's undulating landform, natural features and rural character, supporting the continuation of existing development and rural lifestyle uses
- is strategically justified by the Structure Plan based on the above
- is based on advice from lawyers who recommended the zoning of this area be reviewed after the conclusion of East Gippsland Amendment C128.

(iv) Discussion

The LDRZ has applied to the Mathiesons Road area since at least 1999 when the new format Planning Scheme was introduced. About 26 years later, the area has a strong rural residential character with large allotments, and an undulating landform with notable natural features. The area does not resemble an urban residential area normally found in the LDRZ or a township.

However, planning is about selecting the appropriate zone to reflect aspirations for the future. It was unclear what these aspirations were because the Structure Plan showed the Mathiesons Road area within the Eagle Point settlement boundary while the Amendment proposed to rezone it to the Rural Living Zone (a rural zone). As discussed earlier in this report, later in the Hearing, Council proposed to realign the settlement boundary to exclude the Mathiesons Road area. Having considered this proposed realignment with the reasons for rezoning the land set out in the Structure Plan, the Panel agrees it is appropriate to rezone the area to RLZ1. The RLZ1 provisions will:

- better manage the area's preferred rural character and existing physical constraints
- prevent fragmented or uncoordinated development at its edges
- reinforce the character of Eagle Point's southern entry
- limit further subdivision to align with the sought objectives.

The Panel disagrees with Council about the RLZ1 needing to be consistent with the original intent of the restrictive covenant. Strategic planning should reflect the broader community's aspirations for the future rather than respond to existing restrictive covenants which are often applied for commercial reasons. Applying a zone that reflects these aspirations will form a basis for applying to vary or remove covenants that no longer reflect the values or aspirations of a modern community. Nonetheless, the strategic reasons for applying RLZ1 to the Mathiesons Road area appear to align with existing restrictive covenants.

On balance, the Panel finds that the rezoning of the Mathiesons Road precinct to RLZ1, with a 2-hectare minimum lot size, is a logical, strategically supported outcome that aligns with both local and broader planning policy objectives. The Panel supports the proposed change as exhibited.

(v) Conclusion

The Panel concludes that it is strategically justified and appropriate to rezone the Mathiesons Road precinct to Rural Living Zone Schedule 1.

5 Other issues

5.1 Climate change, coastal hazard assessments and sea level rise

(i) The issue

The issue is whether the Structure Plan and the Amendment appropriately respond to risks associated with coastal inundation, flooding and climate change.

(ii) Submissions

Submissions – the Structure Plan:

- is not informed by a contemporary coastal hazard risk assessment
- does not adequately account for the effects of coastal processes (including wind, waves, flooding, storm surge, tides, and erosion) on foreshore areas
- does not sufficiently address future risks to people and assets arising from coastal hazards and climate change.

East Gippsland Catchment Management Authority (EGCMA) submission:

- The Structure Plan:
  - does not adequately address input from the EGCMA
  - should be incorporate projected sea level rise of 0.8 metres by the year 2100, consistent with mapping previously provided to Council
  - did not integrate the updated inundation mapping and recommended strengthening of watercourse protection measures.
- These omissions represent a failure to fully respond to climate risk and natural hazard considerations in accordance with current policy expectations.

Council submission:

- The Structure Plan and the Amendment do not explicitly address flood or coastal inundation, and this as a minor limitation of the project.
- Although flood and inundation are relevant considerations at Eagle Point, the Structure Plan and Amendment:
  - do not promote substantial growth
  - recognise existing constraints and support only incremental development within the defined settlement boundary.
- In response to submissions, including that of the EGCMA, Council amended Clause 74.02 to include future actions to update flood mapping and to consider the impacts of climate change in ongoing strategic planning.
- Council has started a separate Planning Scheme Amendment to revise flood mapping and strengthen flood-related planning controls across the municipality, in collaboration with the EGCMA.

(iii) Discussion

The Panel acknowledges concerns regarding the absence of a contemporary coastal hazard risk assessment to inform the Structure Plan. The Structure Plan and the Amendment documentation did not rely on updated modelling that might address the impacts of flooding, coastal inundation or climate-related coastal processes on future development and infrastructure within the

township. However, the approach taken for the Structure Plan and the Amendment was supported by both the EGCMA and DEECA. The Panel is satisfied that the strategic direction of the Structure Plan:

- appropriately responds to the context of Eagle Point as a low-growth settlement
- does not facilitate substantial urban expansion or intensification
- supports incremental and managed growth within a clearly defined settlement boundary.

Council is committed to further strategic work to address these issues. It has commenced a separate Planning Scheme Amendment in partnership with the EGCMA to update flood mapping across the municipality and to strengthen flood-related planning provisions. The Panel supports Council's proposed changes to Clause 74.02 which includes actions to update flood mapping and to consider the impacts of climate change in future strategic planning. These actions:

- are appropriate and sufficient in the context of the Structure Plan's modest growth agenda and strategic framework
- provide an appropriate pathway for addressing these matters.

(iv) Conclusion and recommendation

The Panel concludes that the Structure Plan and the Amendment appropriately balance the township's long-term growth aspirations with the need to incorporate and respond to updated flood, coastal hazard and climate change information.

5. **Amend the Clause 72.04 Schedule to revise further strategic work for climate change, sea level rise and coastal inundation to:**

   In association with the relevant catchment management authority, review and update flood mapping, schedules and policy using best available data and with consideration of climate change, sea level rise and increased rainfall intensity.

5.2 Flora and fauna

(i) The issue

The issue is whether the Amendment appropriately considers and responds to biodiversity values and the potential impacts on flora and fauna.

(ii) Submissions

Submissions:

- The Structure Plan has not been informed by a comprehensive biodiversity or vegetation assessment.
- The landscape character and biodiversity values are referenced in policy but lack supporting field-based data or mapping to substantiate their significance.
- The proposed rezoning of 25 Waterview Road would result in the loss of productive farmland, which:
  - has historically contributed to the area providing habitat for biodiversity
  - functions as a buffer between urban development and the surrounding environment.

Council submission:

- The Structure Plan and the Amendment are not underpinned by a dedicated, site-specific flora and fauna assessment.
- The Structure Plan references ecological values and acknowledges surrounding assets such as the Eagle Point Flora and Fauna Reserve and the Mitchell River Silt Jetties.
- The Amendment does not include detailed field-based vegetation or biodiversity mapping.
- The proposed rezoning affects only a small portion of land (part of 25 Waterview Road), and any future development on this land will be required to respond to relevant planning provisions including Vegetation Protection Overlay Schedule 1.
- Biodiversity considerations (including protection of roadside vegetation, waterway buffers, and potential impacts on local fauna) will be addressed at the planning permit stage through site-specific assessments and compliance with overlay provisions.

(iii) Discussion

The Panel acknowledges that the Structure Plan and associated Amendment are not informed by a dedicated site-specific biodiversity or vegetation assessment. The strategic planning process drew on broader environmental information and acknowledged key ecological features in the surrounding landscape such as the Eagle Point Flora and Fauna Reserve and the Mitchell River Silt Jetties. However, the Amendment documentation does not include detailed mapping or studies of on-site biodiversity values.

A flora and fauna assessment would have provided a stronger evidentiary basis for the strategic direction set by the Structure Plan. Nonetheless, the Panel agrees with Council that:

- the area proposed for residential rezoning (part of 25 Waterview Road) represents only a modest extension to the existing residential area.
- the Amendment will enable a limited supply of residential lots and does not propose substantial growth
- environmental values can be appropriately considered and protected through existing policy and overlay provisions at the planning permit stage.

Council can appropriately consider environmental and biodiversity matters through future permit applications when proposal details are known. This will include assessing:

- how the proposal responds to Vegetation Protection Overlay Schedule 1 which applies to part of 25 Waterview Road
- site-specific environmental features such as roadside vegetation, creek lines and potential impacts on native fauna.

The planning framework requires a permit applicant to demonstrate how a development proposal will avoid or minimise ecological impacts and respond to the environmental context.

(iv) Conclusion

The Panel concludes:

- The Amendment appropriately acknowledges the environmental sensitivities of the Eagle Point landscape.
- Biodiversity impacts can be effectively managed through the existing planning framework.

5.3 Road network safety and capacity

(i) The issue

The issue is whether the Amendment appropriately considers and responds to the capacity of the existing road network and the potential impacts of increased traffic.

(ii) Submissions

Submissions:

- There is insufficient capacity on the road network, including a single road in and out, to manage future traffic volumes.
- The proposed rezoning is expected to increase traffic volumes, particularly affecting vehicle movements onto Paynesville Road.
- Increased traffic volume will:
  - exacerbate existing delays on Paynesville Road during peak periods
  - add congestion which may affect safe and efficient access for residents
  - affect road safety, particularly for pedestrians and cyclists.
- The limited infrastructure for non-vehicular movement such as footpaths and dedicated cycle lanes will further amplifying safety risks.

Council Part A and B submission:

- The Amendment proposes modest growth in Eagle Point.
- Any future development on the small part of 25 Waterview Road proposed to be rezoned will be required to respond to relevant traffic planning provisions.
- Traffic will be considered during the planning permit stage through site-specific assessments and an assessment against planning provisions.
- The Structure Plan outlines directions for the progressive enhancement of the integrated road network, including proposed improvements which Council intends to implement incrementally over time.

(iii) Discussion

The Panel agrees with Council that the Amendment proposes only modest growth including rezoning a small part of 25 Waterview Road, which is estimated to result in approximately 30 to 40 lots. Any future development would be subject to site-specific traffic and infrastructure assessments through the planning permit process. The Structure Plan reinforces the township's role as a small, lifestyle-based settlement and discourages urbanised road forms that might conflict with the informal, coastal character of Eagle Point.

It is acknowledged that no significant road upgrades are proposed by the Amendment and that the Structure Plan explicitly discourages 'urban-style' cross-sections or road expansion that would erode Eagle Point's informal coastal character.

Having regard to the extent of rezoning proposed and the limited growth envisaged by the Structure Plan, the Panel is satisfied that the modest increase in development potential will not generate traffic impacts that would compromise the operation or safety of the local road network. Any traffic-related matters can be appropriately managed at the planning permit stage when a specific proposal will be assessed against relevant traffic related planning provisions.

(iv) Conclusions

The Panel concludes:

- The Amendment has appropriately considered and responded to the capacity of the existing road network and the potential impacts of increased traffic, as it will enable modest growth that does not warrant further investigation at this stage.
- Future proposals seeking to increase residential development will have to respond to traffic related planning provisions through the planning permit application process.

5.4 Infrastructure and service capacity

(i) The issue

The issue is whether the Amendment appropriately considers and responds to infrastructure and service capacity.

(ii) Background

The Structure Plan states:

- Eagle Point will experience modest, incremental growth within a defined township boundary.
- Development is to occur where land is already serviced or can be appropriately serviced.
- Broader infrastructure upgrades such as drainage and stormwater management are not proposed by the Structure Plan.
- Stormwater management is to be addressed through future permit processes, in line with best practice and agency referral requirements.
- The township will continue to rely on existing infrastructure networks and the capacity of servicing authorities.

(iii) Submissions

Submissions:

- Existing infrastructure, particularly drainage, stormwater and sewerage may be inadequate to support additional developments.
- The area has experience flooding and runoff issues.
- New development will add pressure to electricity networks and future servicing capacity.

East Gippsland Water submission:

- Did not objected to the Amendment and supported the Structure Plan.
- Rezoning land from Farming Zone to GRZ will require the sewer servicing district boundaries to be realigned.
- Developers would be required to fund extensions to sewer and water services in line with East Gippsland Water's requirements.

Council submission:

- Council's Assets and Engineering Department is currently reviewing drainage infrastructure across the municipality, recognising that much of the existing system was not designed to accommodate the effects of climate change and increased rainfall – a challenge shared in areas across Victoria.

- The Structure Plan and the Amendment focus on facilitating modest, incremental change that makes use of existing infrastructure without placing additional strain on it.
- Eagle Point does not have a commercial centre, but it is well serviced with reticulated utilities, sealed roads with drainage and a network of existing and proposed walking paths.
- Infrastructure matters, including drainage, will be addressed at the planning permit stage through site-specific assessments, rather than through the Amendment.
- Any required infrastructure upgrades will be determined through the permit process and in consultation with relevant authorities.

(iv) Discussion

The Structure Plan establishes a framework for modest, incremental growth within a clearly defined township boundary, with development to occur only where land is already serviced or can be appropriately serviced. The Amendment does not propose major infrastructure upgrades. Stormwater, drainage and related matters will be addressed at the planning permit stage in consultation with relevant agencies.

Regarding infrastructure capacity, the relevant servicing authority, East Gippsland Water, did not object to the Amendment. Rather, it advised it would consider a request to expand its infrastructure and any future upgrades necessitated will be funded by the developer.

The Panel agrees with Council that infrastructure issues, including stormwater management can be appropriately addressed through the development planning processes. This is within the context of Eagle Point being generally well serviced with reticulated infrastructure. Council's broader infrastructure review in response to climate impacts may influence how future applications are assessed.

The Panel is satisfied that there is no infrastructure related reason for the Amendment not to proceed.

(v) Conclusion

The Panel concludes that the Amendment has appropriately considered and responded to infrastructure and servicing capacity.

5.5 Social Infrastructure and service capacity

(i) The issue

The issue is whether the Structure Plan and the Amendment have appropriately considered social infrastructure capacity.

(ii) Background

The Structure Plan states:

- Eagle Point is a small village that relies on services in Paynesville and Bairnsdale, including higher-order services like health care and education
- it does not propose new schools, medical centres or major facilities
- Eagle Point will not become self-sufficient in terms of social infrastructure, and its role is to remain a low-growth, lifestyle-focused township.

(iii) Submissions

Submissions:

- Existing social infrastructure, particularly health and education services, is inadequate to support further residential development.
- There is limited capacity of Bairnsdale Regional Health Service, as it is already under pressure from the current population.
- Any rezonings enabling urban growth should only proceed if accompanied by upgrades to essential infrastructure, including hospitals and schools.

Council Part B submission:

- The Amendment is not about growing Eagle Point, and any growth would be incremental and modest.
- The Victorian Government is responsible for providing health and education services so these issues are outside the scope of the Amendment.

(iv) Discussion

The Structure Plan clearly identifies Eagle Point as a small township that will continue to rely on Paynesville and Bairnsdale for access to health, education and other higher-order services. No new social infrastructure is proposed, and the township is not intended to be self-sufficient.

The Panel agrees with Council that the Victorian Government is responsible for providing health and education services to the future Eagle Point population. This issue is beyond the scope of the Amendment because it is not an issue that Council is responsible for, and any future services are likely to be located beyond the Structure Plan area.

The Panel is satisfied the Amendment aligns with the strategic role identified for Eagle Point and that it is appropriate to rely on nearby centres for social infrastructure.

(v) Conclusion

The Panel concludes that the Structure Plan and the Amendment have appropriately considered the role of social infrastructure in the context of Eagle Point's intended function.

5.6 Stormwater and drainage

(i) The issue

The issue is whether the Structure Plan and the Amendment has appropriately considered stormwater and drainage.

(ii) Background

The Structure Plan states:

- Eagle Point will experience modest, incremental growth within a defined township boundary.
- The Structure Plan does not propose broader infrastructure upgrades such as drainage and stormwater management.
- Stormwater management is to be addressed through future permit processes, in line with best practice and agency referral requirements.

- The township will continue to rely on existing infrastructure networks and capacity of servicing authorities.

(iii) Evidence and submissions

Submissions:

- Historic and ongoing flooding of properties along Bay Road (including 53, 55, and 57 Bay Road) due to runoff from higher ground to the south (Tait Street/Hosking Street).
- The existing drainage infrastructure is inadequate, and additional development in proposed GRZ2 areas will exacerbate the flooding risk.
- Development below 2.8 metres Australian Height Datum may be at risk due to exposure to coastal processes and inundation.
- Regarding the rezoning of 30 Forge Creek Road:
  - Council has not resolved past stormwater issues caused by nearby developments
  - the proposed Drainage Line Linear Reserve should not run through a private property without proper consultation.

Ms Barich's expert evidence:

- The Eagle Point Drainage Assessment (2017):
  - is considered outdated, particularly the sizing of drainage reserves and stormwater treatment infrastructure
  - should be revised with an updated stormwater management strategy, including the redesign and relocation of drainage assets—especially those associated with 25 Waterview Road.
- There are no impediments from a stormwater management perspective to expanded urban development on 25 Waterview Road.

Council submission:

- Drainage is a municipality-wide issue, exacerbated by climate change and ageing infrastructure.
- Council's Assets and Engineering Department is currently reviewing drainage and stormwater infrastructure across the municipality.
- Site-specific drainage issues will be addressed at the planning permit stage through appropriate conditions and assessments.
- The Structure Plan is intended to facilitate incremental change rather than large-scale growth, thereby limiting cumulative pressure on existing infrastructure.

(iv) Discussion

The issue of stormwater and drainage is one of functional infrastructure planning and appropriate sequencing of development. While there is concern about past performance and the adequacy of drainage in Eagle Point, these are common in legacy coastal settlements where development has occurred incrementally. This does not preclude future development, provided site-specific solutions are delivered in accordance with best practice and consistent with planning policy.

The evidence provided by Ms Barich was instructive. While it identified potential shortcomings in the Eagle Point Drainage Assessment (2017), especially regarding reserve sizing and treatment design, it concluded that 25 Waterview Road can be developed without impediment from a stormwater management perspective. This finding confirms that the limitations of the existing drainage strategy do not preclude future development, but instead highlight the need to refine

and apply updated standards. This approach is consistent with the typical evolution of structure planning, which is often implemented and refined progressively over many years.

Council's position that drainage concerns are best addressed through the permit process is reasonable, particularly given the scale of change proposed by the Amendment. The rezonings facilitated by the Amendment are modest and incremental, and development is expected to occur progressively over time. This provides an appropriate opportunity for detailed drainage design to be resolved at the subdivision stage, where current engineering and environmental standards can be applied in response to local site conditions.

On balance, the Panel accepts that stormwater and drainage issues raised through the Amendment process reinforce the importance of coordinated infrastructure planning. However, they do not present a barrier to the modest and strategically located growth proposed. Rather, they highlight the importance of resolving drainage performance issues in greater detail through formal development processes including ongoing monitoring, refinement of technical inputs and compliance with best-practice stormwater management at the planning permit stage.

(v) Conclusion

The Panel concludes that the Amendment appropriately considers and responds to matters of stormwater and drainage infrastructure.

Appendix A Document list

One Hearing was conducted for Amendments C171egip and C172egip. The documents below include only those relevant to Amendment C171egip.

No	Date	Description	Presented by
	2025		
1	2 May	Panel Directions Hearing letter	PPV
2	23 May	Eagle Point submitter map	Council
4	28 May	Panel Directions and Hearing timetable (Version 1)	PPV
5	30 May	Nominated site inspection locations	T Courtney
6	30 May	Information request – GIS mapping data	Friends of the Gippsland Lakes, Parks and Reserves (FoGL)
7	30 May	Panel response to FoGL information request	PPV
8	30 May	Validation Report – 25 Waterview Rd Paynesville 24 January 2025	Council
9	30 May	Gippsland Lakes/90 Mile Beach Local Hazard Assessment Project Report 1: Summary Report (Water Technology, April 2014)	Council
10	30 May	Eagle Point Structure Plan – Volume 1	Council
11	30 May	Eagle Point Structure Plan – Volume 2	Council
12	30 May	Preliminary site investigation – Waterview Road, Paynesville	Council
13	30 May	Eagle Point Draft Structure Plan Bushfire Review 2018	Council
14	30 May	Eagle Point Precinct Structure Plan Drainage Assessment 2017	Council
15	30 May	Contour 2.8 GIS plot map	Council
20	2 Jun	Panel declaration and information request	PPV
21	5 Jun	Email – regarding site inspection locations	FoGL
22	5 Jun	Eagle Point site inspection Map 1	FoGL
23	5 Jun	Paynesville site inspection Map 2	FoGL
24	5 Jun	Annotated Directions for site inspection maps	FoGL
25	5 Jun	Nominated site inspection locations	S McSweeney
30	5 Jun	Directions and Hearing timetable (Version 2)	PPV
31	5 Jun	Nominated site inspection locations	Various parties
32	6 Jun	Part A Submission	Council
35	6 Jun	Part B Submission	Council
36	6 Jun	Submissions summary	Council
37	6 Jun	Amendment – Explanatory Report (Version 1)	Council
38	6 Jun	Amendment – Zone map (Version 1)	Council

No	Date	Description	Presented by
39	6 Jun	Amendment – Instruction Sheet (Version 1)	Council
40	6 Jun	Amendment – Low Density Residential Zone Schedule 2 (Version 1)	Council
41	6 Jun	Amendment – General Residential Zone Schedule 2 (Version 1)	Council
42	6 Jun	Amendment – Clause 72.08 Schedule (Version 1)	Council
43	6 Jun	Amendment – Clause 74.02 (Version 1)	Council
44	6 Jun	Amendment – Clause 11.03 (Version 1)	Council
45	6 Jun	Amendment – Clause 02.03 (Version 1)	Council
49	17 Jun	Expert report – Rhys Quick (economics)	Ah Yee, estate of F Ah Yee, and C Ah Yee (Ah Yee Family)
50	17 Jun	Expert report – Steve Schutt (visual amenity and landscape)	Ah Yee Family
51	17 Jun	Expert report – Nina Barich (drainage)	Ah Yee Family
55	17 Jun	Expert report – Mark Woodland (planning)	Ah Yee Family
56	17 Jun	Submission	G Luxford
58	18 Jun	Zone map (LDRZ replaced LDRZ2 in one area)	Council
59	18 Jun	Eagle Point Structure Plan – Volume 1	Council
60	18 Jun	Planning Scheme map (SLO2)	Council
62	18 Jun	Changes Table	Council
78	20 Jun	Submission	S McSweeney
80	21 Jun	Hearing submission	T Courtney
81	21 Jun	Document 80 Attachment 1 – aerial photo	T Courtney
92	24 Jun	Presentation of Rhys Quick (economics)	Ah Yee Family
93	24 Jun	East Gippsland Amendment C128 Panel Report	Council
94	24 Jun	Hearing submission	Ah Yee Family
95	25 Jun	25 Waterview Road permit application – Proposed subdivision plan	Council
96	25 Jun	25 Waterview Road permit application – Site context and proposed subdivision plan	Council
97	25 Jun	25 Waterview Road permit application – Access and servicing plan	Council
98	25 Jun	Response to expert evidence (Barich, Quick, Schutt and Woodland)	Council
99	26 Jun	Clause 02.03 – requested changes	Ah Yee Family
100	26 Jun	Clause 11.03 – requested changes	Ah Yee Family
101	26 Jun	Instruction Sheet – with notes	Ah Yee Family
102	26 Jun	GRZ2 – requested changes	Ah Yee Family
103	26 Jun	Clause 74.02 Schedule – requested changes	Ah Yee Family

No	Date	Description	Presented by
114	1 Jul	Response to Council's evidence response table (Document 98)	Ah Yee Family
115	1 Jul	Clause 74.02 Schedule – further revisions	Ah Yee Family
116	1 Jul	Eagle Point Structure Plan (Volume 1) – requested changes	Ah Yee Family
117	1 Jul	Aerial image – existing break between the two settlements	Ah Yee Family
118	1 Jul	Letter from Rhys Quick – Estimated dwelling supply capacity in Paynesville Growth Area and Structure Plan area	Ah Yee Family
141	3 Jul	Closing submission	Council
142	7 Jul	Explanatory Report (Final version)	Council
143	7 Jul	Eagle Point Structure Plan (Final version)	Council
144	7 Jul	Zone Maps 50 and 51 (Final version)	Council
145	7 Jul	Instruction Sheet (Final version)	Council
146	7 Jul	GRZ2 (Final version)	Council
147	7 Jul	Clause 72.08 Schedule (Final version)	Council
148	7 Jul	Clause 74.02 Schedule (Final version)	Council
149	7 Jul	Clause 02.03 (Final version)	Council
150	7 Jul	Clause 11.03 (Final version)	Council

Panel Recommendations and Changes for C171egip			
Item	**Recommendation**	**Officer's Response**	**Discussion**
1	**Adopt East Gippsland Planning Scheme Amendment C171egip as exhibited with the changes recommended below.**	Adopt in full	This recommendation is positive as it demonstrates that the Panel agrees with the proposed amendment and supports the strategic justification behind it.
2	**Reference the Eagle Point Structure Plan (2019) as a background document through the Clause 72.08 schedule only after the settlement boundary has been realigned to exclude all land proposed to be rezoned to the Rural Living Zone.**	Adopt in full.	The Structure Plan and the Framework Plan have been amended to exclude any Rural Living zoned land from the settlement boundary. This is because it is not good planning practice to include rural zones within settlement boundaries.
3	**Retain the existing Low Density Residential Zone Schedule 1 in Eagle Point rather than applying the proposed Schedule 2.**	Adopt in full.	This recommendation is consistent with the Council resolution from the previous Council Meeting which ultimately retains the existing Schedule 1 and does not place minimum lot size restrictions on Low Density land in Eagle Point leaa than what is currently allowed.
4	**Amend General Residential Zone Schedule 2 to delete 'incremental change area' from the title.**	Adopt in full.	The title has been changed to simply say 'Eagle Point'.
5	**Amend the Clause 72.04 Schedule to revise further strategic work for climate change, sea level rise and coastal inundation to:** ***In association with the relevant catchment management authority, review and update flood mapping, schedules and policy using best available data and with consideration of climate change, sea level rise and increased rainfall intensity.***	Adopt in full.	This recommendation is consistent with the Council resolution from the previous Council Meeting which supported this wording. This wording is in response to feedback provided by the East Gippsland Catchment Management Authority as part of the exhibition process.



EAGLE POINT

STRUCTURE PLAN - VOLUME 1

JUNE 2019 (UPDATED SEPTEMBER 2025)

EAST GIPPSLAND SHIRE COUNCIL

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EAGLE POINT STRUCTURE PLAN

JULY 2019
(Updated September 2025)
VOLUME 1



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mesh
URBAN PLANNING & DESIGN

1. INTRODUCTION

1.1 Overview

Eagle Point is a small town cherished by its community as a beautiful place to live and visit. Encompassing undulating topography, impressive scenery and high quality natural setting; Eagle Point's village character has been influenced by its natural attributes and low scale development form.

Eagle Point is small and highly valued by its residents for its quiet, natural and coastal character. Development within the town is a combination of low density-style lots and 'standard' density development which has organically developed over time. When entering Eagle Point, it is immediately evident that development has responded to the complex interplay of the township's natural features which has produced a unique lifestyle-based living.

Eagle Point's local community and visitors value its intrinsic connection to the natural environment which includes the popular foreshore precinct. As a key tourist destination, the foreshore precinct and surrounding attractions such as the Gippsland Lakes, Silt Jetties, Eagle Point Flora and Fauna Reserve and Macleod Morass Wildlife Reserve promote a wide range of nature-based recreational opportunities. These include camping, caravanning, fishing, hiking and other water activities alongside the Gippsland Lakes. On the periphery of the township, the Bairnsdale Golf Course is another tourist recreation drawcard located on Eagle Point's doorstep.

Eagle Point is located between larger townships, Bairnsdale and Paynesville, which are each nominated for growth and change. Eagle Point residents generally access these towns for their services, facilities and employment opportunities.

Eagle Point will remain a small village defined and influenced by its natural environment and character, with access to local-scale services and facilities. This is in keeping with slow growth and change trends experienced within Eagle Point, reflecting its lifestyle offering that is very different to the residential offering provided by Paynesville and Bairnsdale.

The role and purpose of the Eagle Point Township Structure Plan is to protect and enhance the unique and special qualities of the town, by identifying where change is appropriate and where change will be limited. Protection of human life will be prioritised over all other policy considerations, with regard to bushfire risk and sea level change.

A common thread to the Eagle Point Township Structure Plan is:

- Eagle Point is a scenic township with a character that is influenced by the natural environment. This character is to be protected and enhanced.
- Eagle Point's role in the broader network of towns will remain as a small lifestyle-based township that will rely upon the established services and facilities offered by larger towns including Bairnsdale and Paynesville.
- Where change is to occur within Eagle Point, it will be limited in scale, carefully located and managed to respect the township's character and role.
- The foreshore precinct offers a wide range of recreational pursuits and will be reinforced as the key resident and tourism focal point.
- Management of bushfire risk and sea level rise is a high priority in protecting and enhancing Eagle Point's natural environment, therefore facilitating change will occur where there is low risk to life and property.

> **"East Gippsland Shire Council has recognised the need to prepare a Structure Plan to manage change in Eagle Point in the long term. Change in the town will have regard to its existing character, its role in the wider network of towns and its limited growth capacity. The Structure Plan will ensure the very attributes which make the town special are nurtured and enhanced well into the future."**

1.2 Purpose of this Document

The Eagle Point Township Structure Plan is a planning tool that provides guidance for East Gippsland Shire Council, residents and a range of government and non-government stakeholders about the intended planning and development outcomes for Eagle Point.

The Structure Plan has been formulated to articulate the role of Eagle Point and positively shape its future. This is achieved by setting a clear vision statement that describes Eagle Point's values and character, its capacity to accommodate change and importantly, the community's feedback on their desires and expectations for the township.

The Structure Plan focusses on "protecting and enhancing" Eagle Point, its character and lifestyle attributes over the long term. This will be accomplished by articulating areas within Eagle Point where residential change will be supported and where residential change will not be supported, having particular regard to bushfire risk and sea level rise. Where change will be supported within the town as incremental development or new residential areas, the Structure Plan provides strategies as to how change will be managed via pre-conditions that must be demonstrated. In doing so, change within the township will be respectful of its character and values ensuring the very elements that make Eagle Point a special place to live and visit are protected, whilst harnessing opportunities that can prove beneficial for the community and the township.

Figure 1 Strategic Directions for Eagle Point

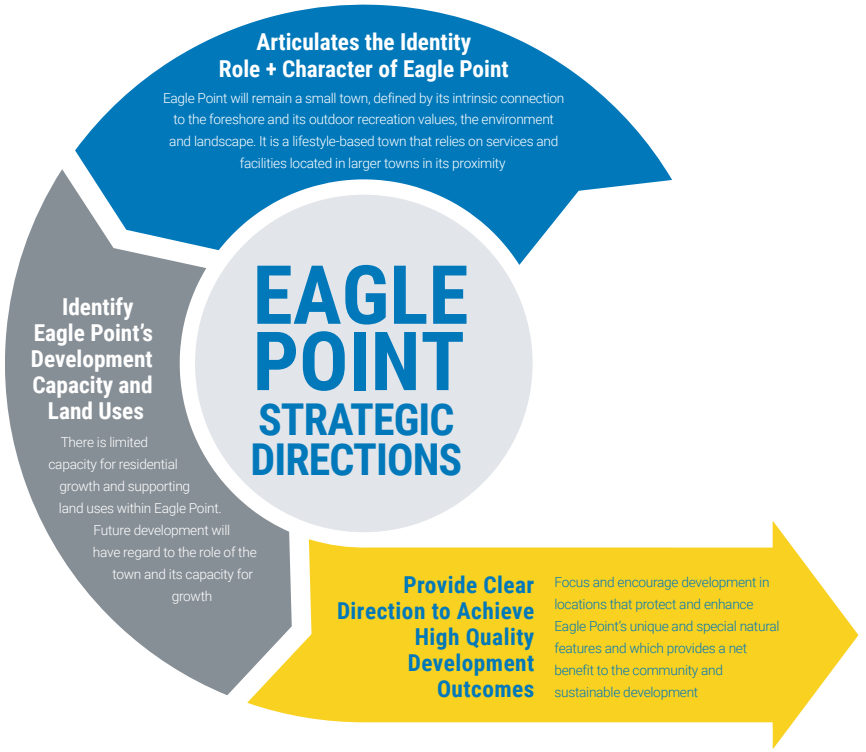


Figure 2 Document Structure Plan

VOLUME 1

Is the Structure Plan for Eagle Point, comprising a set of guiding principles, objectives, strategies and actions, that will collectively contribute to achieving the vision articulated for the township.

VOLUME 2

Provides background analysis and further discussion that has been used to support and justify the directions set out in this Structure Plan.

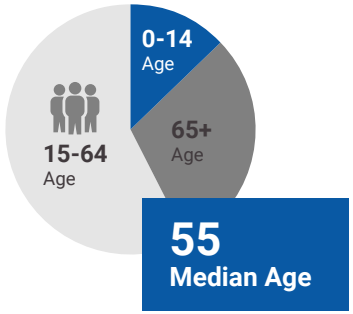
Figure 3 Eagle Point Settlement Snap Shot

EAGLE POINT

13km
South-East of Bairnsdale

3km
to Paynesville Centre

843
residents as at 2016
(2016 Census)



58.3%
Home ownership
Regional Victorian Average is 53.9%

13.3%
Rentals
Regional Victorian Average is 26.5%

Holiday Home Destination

Small settlement

Existing Facilities Recreation and Infrastructure:

- Eagle Point Primary School
- 2 x Caravan Parks including Eagle Point Caravan Park (Council managed)
- Café/convenience shop
- Toilets/amenity block
- Tennis court
- Community hall
- Eagle Point Gippsland Lakes Reserve
- Macleod Morass Wildlife Reserve
- Mitchell River Silt Jetties + Gippsland Lakes Reserve
- Bairnsdale Golf and Bowls Club
- Eagle Point Tanks (water facility)
- Limited existing sewer

Housing:

445
dwellings

19% of dwellings are unoccupied meaning high use for holiday homes

Current Zones:

General Residential 1 Zone
Low Density Residential Zone
Rural Living Zone Schedule 1 and 3
Public Use Zone
Public Park and Recreation Zone
Public Conservation and Resource Zone

Overlays:

Vegetation Protection Overlay
Erosion Overlay
Management Overlay
Significant Landscape Overlay
Bushfire Management Overlay
Land Subject to Inundation Overlay

Other:

Bushfire Prone Area

1.3 Eagle Point Snap Shot

Eagle Point is a small village that is defined by its natural environment and low scale development pattern that has organically formed over time.

Located immediately on the Gippsland Lakes and adjacent to environmentally significant Mitchell River Silt Jetties and Macleod Morass Wildlife Reserve, Eagle Point's physical and visual connections to the surrounding landscape and natural environment has shaped and contributes to its special character.

Figure 4 Eagle Point Locality Plan



2. THE VISION

A vision statement has been developed for Eagle Point.

The vision is intended to be a high-level expression of the long-term aspirations of the town, and serves to guide the policy formulation and decision making as it applies to Eagle Point. The vision for Eagle Point is supplemented by a set of guiding principles that provide more direction around specific Structure Plan elements. Each of the objectives, strategies and actions within the Structure Plan is informed by the vision and the relevant guiding principle.

VISION STATEMENT

Eagle Point's intrinsic natural beauty and quiet lifestyle-based appeal is unique and highly valued by the community and visitors. Eagle Point will continue to be a small township that is characterised by low scale development, and a landscape setting influenced by the natural environment and the foreshore.

Eagle Point will remain a small village offering an experience different to other towns. It will continue to rely on established services and facilities provided in the broader region including Bairnsdale and Paynesville.

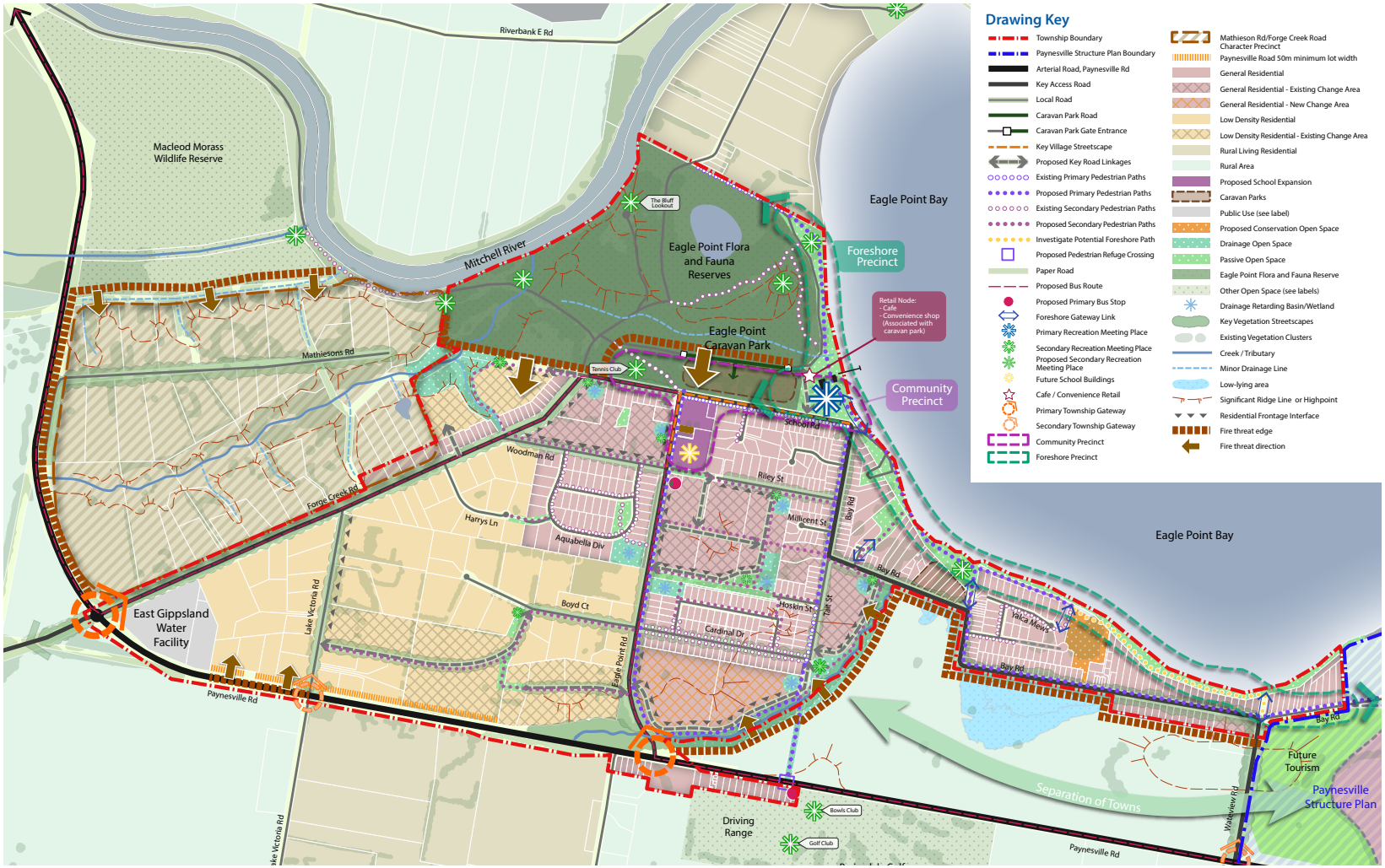
Eagle Point is not identified for substantial change. Where some change is designated to occur, it will be sustainable and properly managed to the benefit of the community and it will protect and enhance the town's informal character and natural environment.

Protection and change will be managed with careful consideration given to current climatic conditions, predicted sea level rise and bushfire risk. The protection of human life will be prioritised above all else.

Progressively, change within Eagle Point will facilitate better connections between its diverse residential neighbourhoods and the town's diverse meeting places. Walking connections will be improved with positive impacts to health and wellbeing. Gateways and streetscapes throughout the township will reinforce Eagle Point's informal village character and ensure it is protected

The role of nature-based tourism and recreation associated with the Gippsland Lakes, Eagle Bay, the foreshore precinct and surrounds will reinforce the special character of Eagle Point. The foreshore precinct will be prioritised and enhanced to create the primary community focal point and meeting place. Amenities along the foreshore precinct will be improved over time, delivering high quality nature-based experiences and activities that will continue to be enjoyed by both residents and visitors alike.

Figure 5 The Eagle Point Structure Plan



3. TOWNSHIP BOUNDARY

3.1 Guiding Principle

Eagle Point will be defined by an enduring township boundary that is informed by the natural environment, landscape setting and its built form composition and character. Implementation of a township boundary will protect Eagle Point's highly valued small village character and will assist to guide land use and change outcomes within the township.

The presence of a township boundary reinforces Eagle Point's role in the broader network of towns, as a town with limited capacity for growth and change, and importantly, provides clear separation from Paynesville. Eagle Point's township boundary enhances bushfire safety for existing and future residents by containing limited growth within the existing settlement.

3.2 Key Issues/Considerations

- Eagle Point and Paynesville being two distinct coastal towns is consistent with state planning policy and reflects the towns respective role, development patterns and character
- A formal township boundary reinforces the lifestyle-based character of Eagle Point, and articulates its role as a village that relies upon larger towns for most service needs
- There is no formal township boundary for Eagle Point and it is instead defined by the existing extent of development, placing development pressure on the natural qualities both within the town and on its periphery
- The importance of protecting peripheral values of the township including Macleod Morass Wildlife Reserve, the Silt Jetties area and sweeping scenic views from Paynesville Road from further development encroachment
- Sweeping views from the Gippsland Lakes to the township and the natural surrounds contributes to the quality and character of the area
- An undulating topographic terrain provides opportunities for capturing landscape vistas however requires consideration of low lying land from a development and drainage perspective
- Peripheral uses such as Bairnsdale Golf Course, farming land and rural living areas in proximity to Eagle Point's edges need to be considered in the context of their contribution to Eagle Point
- Bushfire risk presenting to the settlement from surrounding farm land, Macleod Morass Wildlife Reserve and Eagle Point Flora and Fauna Reserve.
- A formal township boundary protects the rural character and natural features in the Mathieson Rd precinct from further development.

Figure 6 Eagle Point Township Boundary



3.3 Objectives and Strategies

TB 1	**To contain growth and development of Eagle Point within an enduring township boundary that responds and respects its intrinsic relationship and connection to the natural environment, water, landscape setting and bushfire risk, and provides for clear separation from Paynesville**
TB 1.1	Contain development within the township boundary defined in Figure 6.
TB 1.2	Discourage development, including further rural subdivision and single dwelling construction outside the township boundary.
TB 1.3	Recognise the positive influence of the natural edges of Eagle Point, such as drainage lines, vegetation and topography which together define the extent of the township and characterises Eagle Point.
TB 1.4	Protect the ecological and biodiversity importance and sensitivity of the Eagle Point Flora and Fauna Reserve and Silt Jetties area by restricting development in this area.
TB 1.5	Protect agricultural land, environmental values and rural living activity on the periphery of Eagle Point by discouraging further low density or “lifestyle” subdivision outside of Eagle Point’s nominated Township Boundary.
TB 1.6	Protect the sweeping scenic views to Eagle Bay from Paynesville Road by limiting further development along Paynesville Road, generally south of the drainage line.
TB 1.7	Recognise the landscape values of rural amenity north of Paynesville Road, by requiring further subdivisions to maintain a minimum width and lot size as defined in Figure 26.
TB 1.8	Protect rural living areas to the north of the township adjacent to the Silt Jetties by locating this area outside of the township boundary.
TB 1.9	Ensure bushfire risk protection measures and management are considered as a priority when protecting the natural environment and landscape setting of Eagle Point.
TB 2	**To acknowledge and reinforce Eagle Point’s role as a small, lifestyle-based township that draws upon services and facilities offered by the broader township network including Paynesville and the regional town of Bairnsdale**
TB 2.1	Ensure future planning undertaken for Paynesville and Bairnsdale considers the needs of Eagle Point residents in terms of its reliance on these larger towns and access to higher order services, facilities, retail and employment opportunities.
TB 2.2	Plan for improvements to the Community Precinct and Foreshore Precinct as set out in Chapter 5 to support the local needs of the community.

3.4 Actions



A1 **Articulate and define the role of Eagle Point (including township boundary) by incorporating the Eagle Point Structure Plan into the Municipal Strategic Statement.**

4. MANAGING RESIDENTIAL CHANGE AND CHARACTER

4.1 Guiding Principle

Residential development in Eagle Point will continue to be positively influenced and shaped by the relationship between the natural environment, water, landscape setting, housing style and development pattern which together give Eagle Point its informal village character.

Within this overall setting, there are four neighbourhood types that characterise the town. The Structure Plan articulates the qualities of each neighbourhood and in doing so, will guide future change and development of Eagle Point ensuring the township is protected and enhanced into the future. The neighbourhood character types are summarised in Appendix 1 and defined as:

- Rural living neighbourhood (outside the township boundary)
- Low density neighbourhood
- Conventional residential neighbourhood
- New development potential neighbourhood

Residential change within Eagle Point's existing areas and new areas will protect Eagle Point's lifestyle quality. Where change is to be accommodated, it will be guided in specific neighbourhoods and carefully planned in a manner which protects and enhances the township and provides for missing infrastructure that will result in a net community benefit.

4.2 Key Issues/Considerations

- A defining quality of Eagle Point is its residential neighbourhoods that are informal in character, development pattern, streetscape forms and the close physical and visual connectivity to the natural environment
- The influence of direct frontage and lot size along the Paynesville Road interface in keeping with the existing large lot character
- Lot sizes in Eagle Point are generally larger than Bairnsdale and Paynesville, reflecting the lifestyle role of the township and higher proportion of holiday homes
- There are four distinct neighbourhood type each with their own character and suitability for change over time
- Low density areas along Forge Creek Road and Mathiesons Road area contribute greatly to the character of the township and entry experiences and will be protected
- Housing density increases toward the centre of the township around the community precinct
- Newer subdivisions display more 'urban' qualities in terms of lot sizes and streetscapes which is inconsistent with the preferred informal character of the township
- New areas must be carefully guided to ensure residential change reflects the site specific and overall character of Eagle Point
- Rural living areas outside of the township boundary will be protected and maintained for the character value they provide the Eagle Point area.
- New development and uses will be appropriately located and designed in response to bushfire hazard.

4.3 Objectives and Strategies

RN 1	**To protect and enhance Eagle Point's low scale and informal residential character, which forms an integral part of the township's valued lifestyle quality**
RN 1.1	Require new residential development within Eagle Point's existing neighbourhoods to respect the attributes of the township such as its informal streetscapes, lot sizes, retention of existing trees and vegetation and to have regard to significant views.
RN 1.2	Support diverse, contemporary architecture which positively responds to Eagle Point's neighbourhood character areas and reflects its overall natural, coastal character.
RN 1.3	Encourage residential subdivision and development that is sensitively sited and responds to both internal site conditions and the site context, and has regard to the character attributes identified for each neighbourhood in Appendix 1 (Neighbourhood Character Summaries).
RN 2	**To identify preferred locations for new residential development opportunities having regard to the scale, role and character of Eagle Point**
RN 2.1	Support new residential development within Eagle Point's defined residential neighbourhoods as set out in Figure 7.
RN 2.2	Support a range of lot sizes capable of accommodating a variety of dwelling types which are responsive to the character of Eagle Point and its neighbourhood character areas (refer to Appendix 1).
RN 2.3	Support innovative aged care housing opportunities within the township that positively integrates with the township character and with surrounding neighbourhoods and streetscapes.
RN 2.4	Discourage further subdivision within the environmentally significant and highly valued Mathiesons Road Neighbourhood Character Precinct.
RN 3	**To carefully manage future development within Eagle Point's township boundary that protects and enhances the character and lifestyle attributes of the township**
RN 3.1	Plan for residential change within Eagle Point's township boundary that has regard to its capacity for change, is respectful of the lifestyle attributes, protects and enhances the character of the township and provides a net community benefit.
RN 3.2	Support residential development within Eagle Point's *Incremental Change* areas and *Existing Areas – Strategic Sites* as generally nominated in Figure 7. Where planning permits are triggered for subdivision and development, require applications to be generally in accordance with: > The relevant Neighbourhood Character Area guidance as detailed in Appendix 1; > The Development Guidance for Strategic Development Areas in Appendix 2 (for areas identified as Strategic Development Areas only); > Relevant bushfire policy and bushfire planning provisions; and > Other requirements as listed in Chapter 11.
RN 3.3	Require residential development to provide missing infrastructure such as pedestrian paths and road connections that provide for a connected community with access between neighbourhoods and precincts where appropriate.

RN 4	**To identify areas within the township boundary that can accommodate carefully planned new development**
RN 4.1	Plan for the future rezoning of the *new change area* as depicted in Figure 7 that will contribute to positively defining the southern extent of Eagle Point and the establishment of the linear public open space link along the creek line.
RN 4.2	Ensure planning and development of the new change area as depicted in Figure 7 responds to the following requirements: > The relevant Neighbourhood Character Area objectives detailed in Appendix 1; > The Development Guidance for Strategic Development Areas in Appendix 2 (for areas identified as Strategic Development Areas only); > Relevant bushfire policy and bushfire planning provisions; and > Any other development pre-conditions as provided in Chapter 11.
RN 5	**To protect Eagle Point's sensitive or environmentally significant areas from further development**
RN 5.1	Maintain existing farming and rural living areas outside of the Eagle Point township boundary.
RN 6	**To support the role of non-residential land uses for their economic and community benefits to Eagle Point**
RN 6.1	Protect the role of the Bairnsdale Golf Course as a key tourism asset by considering a proposal/s for rezoning and development of the Bairnsdale Golf Course for low density residential development in the location depicted in Figure 7 subject to satisfying pre-conditions as detailed in Chapter 11.

4.4 Actions

A2 Insert the Overall Township Objectives into East Gippsland's Municipal Strategic Statement to guide future development outcomes within Eagle Point's residential neighbourhood areas.

A3 Rezone the Mathiesons Road Neighbourhood Character Area to the Rural Living Zone and apply a minimum subdivision area of 2 hectares and review restrictive covenants.

A4 Include preconditions for 'Incremental Change Areas' as specified in Chapter 11.5 to all relevant zone schedules as shown in Figure 7 (excluding Strategic Sites).

A5 Apply the Development Plan Overlay to Strategic Sites identified in Figure 19 and include preconditions and requirements specified in Chapter 11.5.

A6 Amend the General Residential Zone boundary for land at 25 Waterview Road to reflect alignment with the Structure Plan.

A7 Rezone land identified as a new change area as depicted in Figure 7 subject to development preconditions and requirements listed within Chapter 11.

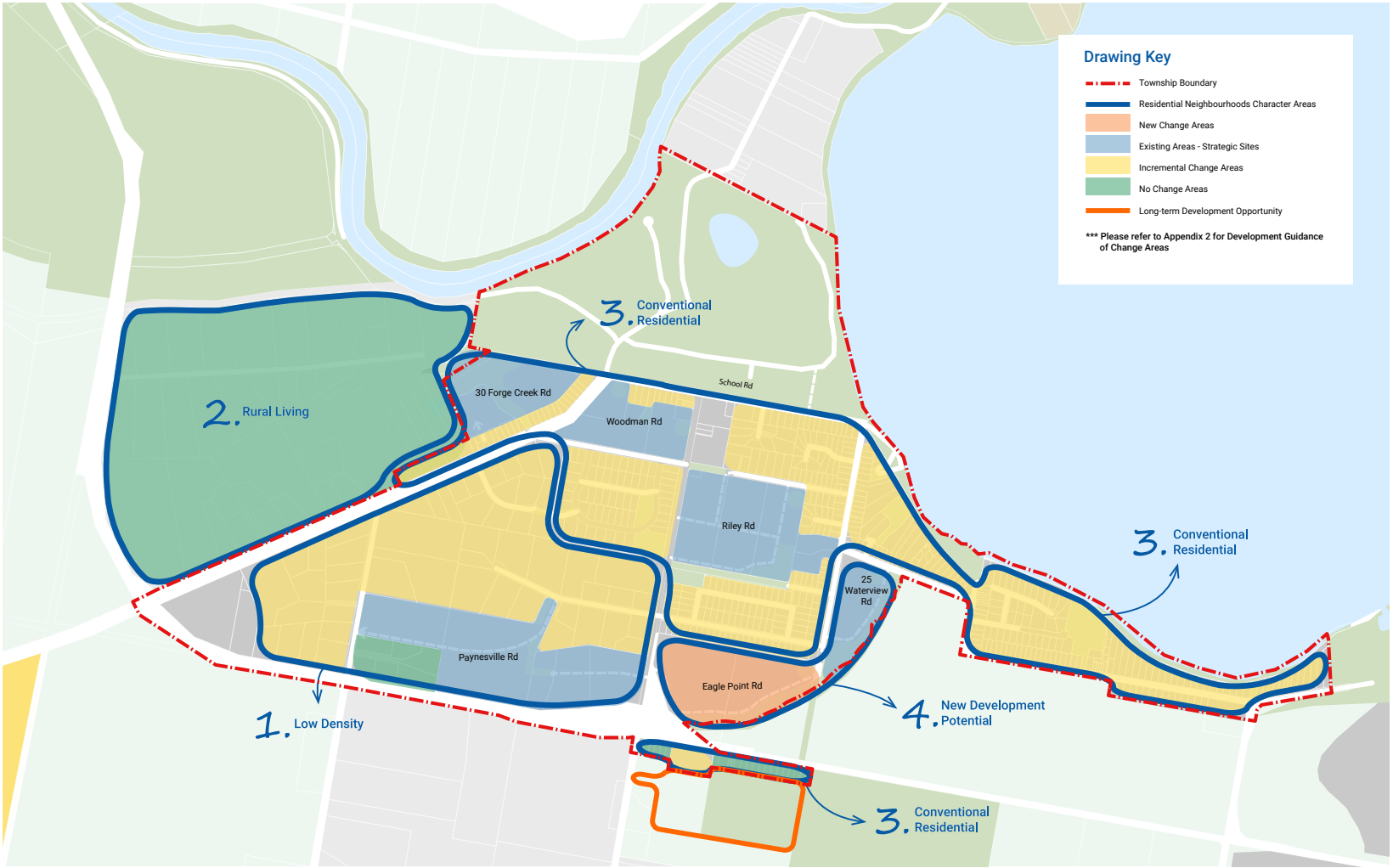
A8 Work collaboratively with the Bairnsdale Golf Course to understand timing of future proposals and reinforce its tourism role and economic benefits to Eagle Point and the broader area, over the long term.

A9 Rezone land at 30 Forge Creek Road to the Low Density Residential Zone as identified in Figure 19.

A10 Apply minimum subdivision areas (specified in Figure 26) to the existing Low Density Residential Zone land identified in Figure 19 through a schedule.

A11 Apply and amend schedules to all zones (as required) to reflect neighbourhood character summaries in Appendix 1.

Figure 7 Residential Neighbourhoods, Character and change areas



Residential Change Area Category	Explanation
Incremental Change Areas	Identifies land within the existing residential zoned areas of Eagle Point that can accommodate small or incremental change. Change will be consistent with the directions of the Structure Plan and other planning controls applicable to the land.
Existing Areas- Strategic Sites	Identifies land within existing residential neighbourhoods of Eagle Point that can accommodate more substantial change, such as multi-lot subdivision and development. These sites at the time of development, will require a response to the general directions set out in this Structure Plan, including provision of infrastructure.
New Change Areas	This is a new site that has been identified for future residential development within Eagle Point. This site will require further planning work to ensure holistic outcomes and infrastructure is provided to the benefit of Eagle Point as a whole.
No Change Areas	Designates areas where no change will occur, to protect natural character elements.
Long-term development opportunities	This identifies opportunities to support the ongoing role of Bairnsdale Golf Course and Eagle Point.

5. THE COMMUNITY AND FORESHORE PRECINCTS

5.1 Guiding Principle

The Structure Plan identifies the importance of defining a community precinct and the foreshore precinct as focal points for the township. These precincts will be enhanced over time to satisfy the changing needs of residents and to ensure they are accessible, well-connected to neighbourhoods and foster a sense of community and enjoyment.

5.2 Key Issues/Considerations

- Eagle Point does not have a defined town centre. Instead the network of community facilities including Eagle Point Primary School, community hall, recreation open space and tennis courts perform a community hub function
- Community facilities and the foreshore are integral to Eagle Point, however can be difficult to locate and access for some residential neighbourhoods' due to disconnected path network and lack of east-west road connections through the township
- The Structure Plan must address local changing community needs including upgrades of facilities, such as Eagle Point Primary School
- The foreshore precinct is Eagle Point's key passive recreation open space, however requires upgrade of facilities and paths to support its role
- The foreshore precinct performs a dual role in attracting visitors and tourism opportunities which can be leveraged via upgrades to its facilities
- The Eagle Point Caravan Park is a Council-managed asset that could benefit form upgrades to better leverage tourism and economic opportunities for the town
- There is an opportunity for a small retail node within the foreshore precinct to support local convenience needs of the community and provide a meeting place for residents and tourists.

5.3 Objectives and Strategies

CFP 1	**To identify key places within Eagle Point that perform a 'hub' role and serve as the community's primary meeting places, promote health and wellbeing, and which are connected and accessible by all residents**
CFP 1.1	Plan for a defined community and foreshore precinct within Eagle Point which acts as the hub of the township and as places that meet the community and recreational needs of the township.
CFP 1.2	Ensure planned change or development within the community and foreshore precincts reflect the purpose of the precincts, the overall character of Eagle Point and the desire to enhance the community's interaction with the outdoors and each other.
CFP 1.3	Support accessibility to the community and foreshore precincts via construction of missing and new pedestrian paths and missing road links in Eagle Point that connect all residential neighbourhoods to the community precinct and foreshore precinct.
CFP 2	**To define the community precinct and plan for upgrades to meet the changing needs of residents of Eagle Point**
CFP 2.1	Within the community precinct as generally depicted in Figure 8 support the existing range of local services and facilities such as the Eagle Point Primary School, community hall, recreation open space and tennis courts.
CFP 2.2	Improve and upgrade the function and operation of the tennis courts and provide for a potential multipurpose community facility. Plans to upgrade the tennis courts must contain, detailed concept plans which include car parking, signage and public lighting, traffic report and vegetation assessment.
CFP 2.3	Support and plan for expansion of the Eagle Point Primary School to meet local needs.
CFP 3	**To reinforce the foreshore precinct as Eagle Point's primary passive recreation open space for outdoor activities and tourism related functions**
CFP 3.1	Support upgrades and enhancements to the foreshore precinct which is Eagle Point's primary recreation open space asset where people can enjoy outdoor activities, community connections and nature-based experiences within their township.
CFP 3.2	Support the role of the foreshore precinct for a set of diverse outdoor activities along its length, connected by a pedestrian path network.
CFP 3.3	Support enhancements and upgrades within the primary recreation facilities that will better integrate facilities including the Caravan park, amenities block, the jetty, camping areas, barbeque and other assets for the enjoyment of residents and visitors, generally in accordance with Figure 9.
CFP 3.4	Ensure all development within the foreshore is sympathetic to significant views and the nature-based attributes and environmental sensitivities of the foreshore.
CFP 3.5	Provide for a connected pedestrian path network (where possible) with park benches, signs and landscaping along the foreshore that will ultimately connect cyclists and pedestrians to Eagle Point's neighbourhoods, Paynesville and to Eagle Point's network of open spaces and destinations within the town and on its periphery.
CFP 3.6	Support a small convenience shop and/or café within the foreshore precinct that is both permanent and seasonal to support the everyday needs of the town and its broader tourism role.

5.4 Actions



A12 **Exhibit and implement the Eagle Point Foreshore Management Plan and support its implementation within Eagle Point over time, as it relates to land use planning decisions.**



A13 **Prepare a landscape masterplan for the primary recreation meeting place within the foreshore precinct which details a utilisation of space, improvement of existing facilities, new facilities and access arrangements for the community and clarification of the extent of camping.**



A14 **Investigate options for the existing tennis courts and associated buildings by exploring future uses and multiplicity of use to maximise community benefit.**

5.5 Community Precinct

In support of the changing needs of the town over the long term, the Structure Plan provides direction on defining a formalised 'community precinct' which provides a high-quality community focal point for the town.

The community precinct will be accessible via improvements to pedestrian path and road system over time, ensuring that each neighbourhood within Eagle Point can access this important community hub. Upgrades to Eagle Point Road and a focus on formalising entry gateways, streetscapes and buildings will ensure the community precinct is a safe and enjoyable area for residents and families and defining hub of Eagle Point.

5.6 Foreshore Precinct

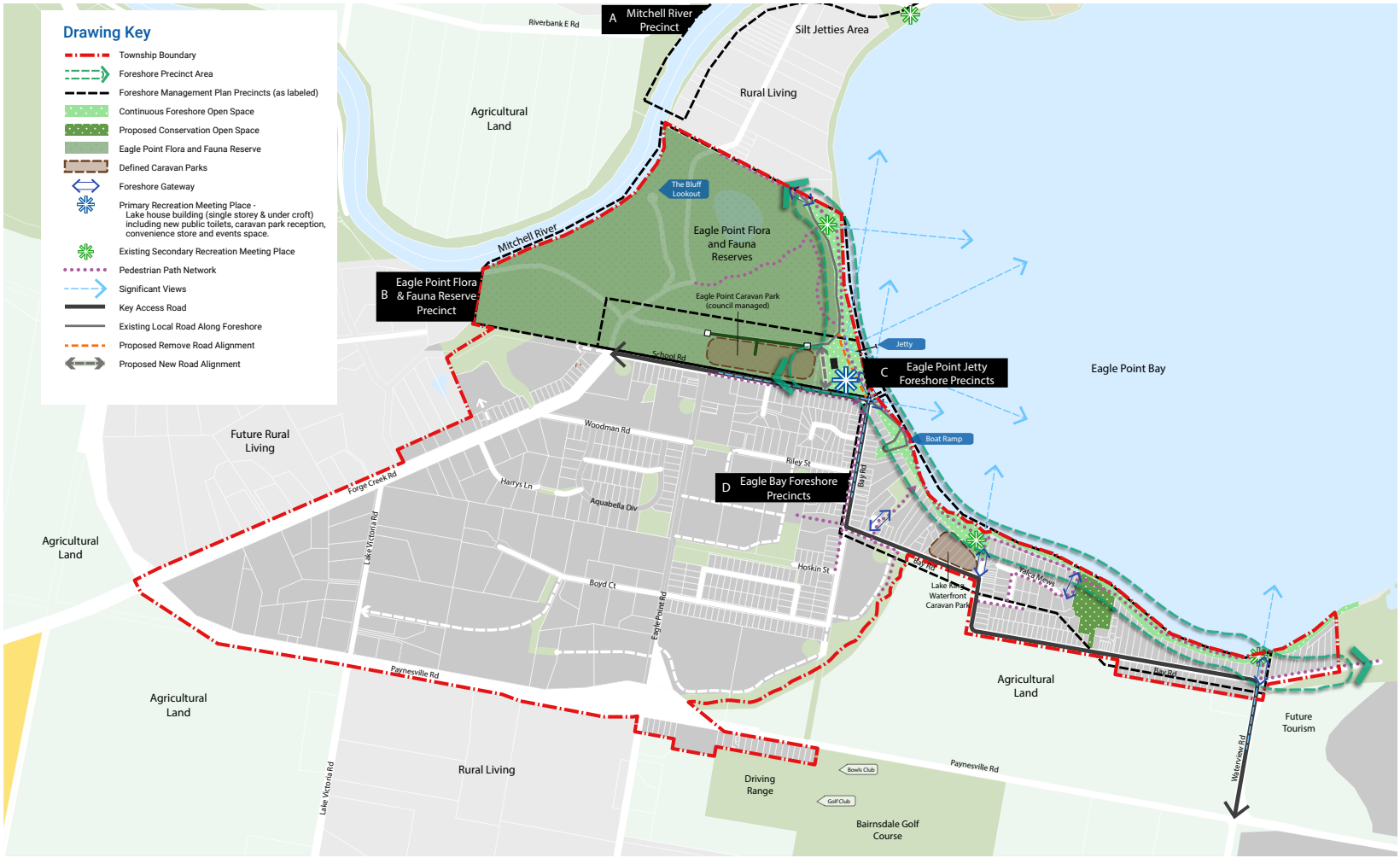
The foreshore precinct is the essence of Eagle Point and is highly valued by the community and visitors for its range of passive outdoor and nature-based recreational opportunities. The foreshore precinct supports a hub of outdoor recreational opportunities and activities such as walking, swimming, camping, boating, picnicking, a playground etc which Eagle Point residents enjoy.

In recognition of the important role of the foreshore precinct to meet the passive recreation needs of the community, the Structure Plan prioritises infrastructure upgrades that seek to improve the function and experience for residents, being their primary passive recreation and open space asset. The benefits of enhancing the foreshore precinct are wide reaching and positive. Enhancements will contribute to the health and wellbeing of residents, providing for a community meeting point in addition to the community precinct.

Figure 8 Community Precinct - Detail



Figure 9 Foreshore Precinct – Detail



6. GATEWAYS AND STREETSCAPES

6.1 Guiding Principle

Eagle Point's primary township gateways will continue to include natural planting, scenic vistas and low scale development upon entry from Paynesville Road. Internally, secondary gateways will accent entries to the community precinct and foreshore precinct identifying these as important community meeting spaces and places for recreational enjoyment. Existing streetscapes will be protected and enhanced to reflect the informal village character of Eagle Point, its natural coastal influences and environmental qualities. New streetscapes will contribute to Eagle Point's coastal character, including widened streetscapes, soft drainage treatments and informal tree plantings arrangements. Native tree species are encouraged. Refer to Chapter 7.5 for cross-sections.

6.2 Key Issues/Considerations

> The township gateway experiences from Paynesville Road contributes to the first impressions of the informal village character of Eagle Point

> The community and foreshore precincts lack gateway definition, however are two important community nodes and places for meeting, visiting and recreating

> The need to identify and enhance key streetscapes within Eagle Point which contribute to the character, coastal and landscape values, without increasing bushfire risk to the settlement.

Figure 10 Gateways and Streetscapes



6.3 Objectives and Strategies

GS 1	**To enhance Eagle Point's township gateways in a way that reflects and contributes to the informal character of the township**
GS 1.1	Maintain the informal character of existing primary and secondary township gateways by protecting existing vegetation.
GS 1.2	Ensure future subdivision and/or development that is subject to a planning permit on sites within proximity to the key entry gateway sites on Eagle Point Road sensitively respond to existing topography, existing vegetation, the drainage line and views to and from Paynesville Road.
GS 2	**To support physical and visual connectivity between Eagle Point's residential neighbourhoods and foreshore precinct**
GS 2.1	Support defined foreshore gateways (via the Landscape Masterplan) that are appropriately landscaped and demarcated to provide high quality public access and an entry experience to the foreshore precinct.
GS 3	**To create a formalised and identifiable gateway to the community precinct**
GS 3.1	Define the community precinct by improving and formalising School Road and Eagle Point Road streetscapes, the village centre gateways, and by improving pedestrian safety and car parking outcomes.
GS 3.2	Support high quality built form on key gateway sites that address School Road and Forge Creek Road and contribute to the formalised streetscape outcomes within the community precinct.

7. MOVEMENT NETWORK

7.1 Guiding Principle

Where new development is identified to occur with Eagle Point, it will provide for missing road and pedestrian path connections over time. New road and path connections will better integrate residential neighbourhoods, providing access to the network of open spaces, community precinct, foreshore precinct and other destinations within Eagle Point.

Public transport and accessibility to the town will be maximised, to ensure Eagle Point residents can continue to access services and facilities provided by Paynesville and Bairnsdale.

7.2 Key Issues/Considerations

- Eagle Point is accessed via Paynesville Road, an arterial road managed by VicRoads that connects Bairnsdale, Eagle Point and Paynesville. There is a need to restrict private lot access from Paynesville Road in recognition of its higher order function
- Forge Creek Road, School Road, Bay Road and Waterview Road are all managed by VicRoads however perform a lower order/local road function similar to other local streets within the town
- Lack of east-west connectivity through the town leaves neighbourhoods and precincts disconnected, particularly for pedestrians
- There are some road safety concerns along Paynesville Road and at other minor intersections within the township
- The informality of Eagle Point's road cross-sections and paths shape the town's character
- The foreshore precinct walking path is disconnected and has potential to provide for a high order recreational trail system, linking Eagle Point to Paynesville
- Public transport provides an important mobility option for younger and older people.

7.3 Objectives and Strategies

MN 1	To provide a movement network that connects the community, its neighbourhoods and reflects the character of Eagle Point and diversity of streetscapes
MN 1.1	Maintain the existing character of local streets in their current form/condition, unless required to be upgraded to accommodate construction of paths, landscape enhancements or minor safety/improvements.
MN 1.2	Ensure the design of new roads in new subdivisions reflects the character of Eagle Point generally in accordance with the cross-sections contained in Chapter 7.5. "Urban" style cross-sections will be discouraged in favour of larger road reservations with informal cross-sectional elements and street tree planting.
MN 1.3	Require developers to construct new road and pedestrian path connections within and adjacent to new development within zoned residential land, to ensure residential neighbourhoods are appropriately connected and accessible.
MN 1.4	Facilitate bus transportation by encouraging Public Transport Victoria, VicRoads, local school and community bus services to extend routes within Eagle Point.

MN 1.5	Facilitate construction of a formalised bus stop and pedestrian crossing on Eagle Point Road in the Community Precinct to provide for safe access to the school and community buildings.
MN 1.6	Ensure new local roads and intersections provide for the safe passage of vehicles and pedestrians through the town.
MN 1.7	Plan for new roads which are site responsive and are aligned having regard to presence of existing dwellings, existing vegetation and other site considerations.
MN 1.8	Improve the current intersection at School Road and Bay Road consistent with the Eagle Point Foreshore Management Plan.
MN 2	**To improve pedestrian accessibility and connectivity to Eagle Point's network of open spaces and community facilities**
MN 2.1	Progressively provide upgrades to the primary and secondary pedestrian path network along the foreshore as generally depicted in Figure 12, and investigate opportunities to deliver a pedestrian path along the full length of the foreshore.
MN 2.2	Recognise the contribution of both paved and gravel paths to the informal character of Eagle Point by requiring new development to provide urban design advice as to appropriate path materials in accordance with the development requirements set out in Chapter 11.
MN 2.3	Investigate locations for an appropriately located pedestrian crossing of Paynesville Road to provide accessibility to the existing bus stop and areas south of Paynesville Road including the Golf Course.
MN 3	**To ensure streetscapes within Eagle Point reflect the informal, natural and coastal character of the township**
MN 3.1	With the exception of the community precinct, discourage formalised and urban streetscapes and road cross-sectional elements that do not reflect the natural character of Eagle Point This includes excessive use of hard surfaces, formalised and exotic street tree plantings, narrow road reservations and constructed kerb and channels (where appropriate and not required to meet drainage needs).
MN 3.2	Support enlarged road cross-sections with informal elements such as swale drains (refer to cross-sections in Chapter 7.5).
MN 3.3	Require new streetscapes that will enhance the informality and natural character of Eagle Point generally in accordance with the streetscape direction provided in the cross-sections in Chapter 7.5.
MN 3.4	Require large canopy street trees which are planted informally on both sides of the street and have regard to view lines and establishment of the preferred neighbourhood character area.
MN 3.5	Support pedestrian paths within streetscapes that have regard for the role of the path network as guided in Chapter 7.
MN 3.6	Ensure streetscapes consider bushfire risk and new streetscapes or improvements do not result in a net increase in risk to existing residents and infrastructure.

7.4 Actions



A15 **Work collaboratively with VicRoads to locate, design and construct a pedestrian crossing/refuge that will facilitate safe pedestrian access across Paynesville Road and improve bus stop safety.**



A16 **Work collaboratively with VicRoads, Public Transport Victoria and private bus operators to improve bus routes within the town, including formalising a stop in proximity to the Eagle Point Primary School.**



A17 **Investigate intersection treatment options at School Road and the foreshore consistent with the Eagle Point Foreshore Management Plan.**

Figure 11 Road Network

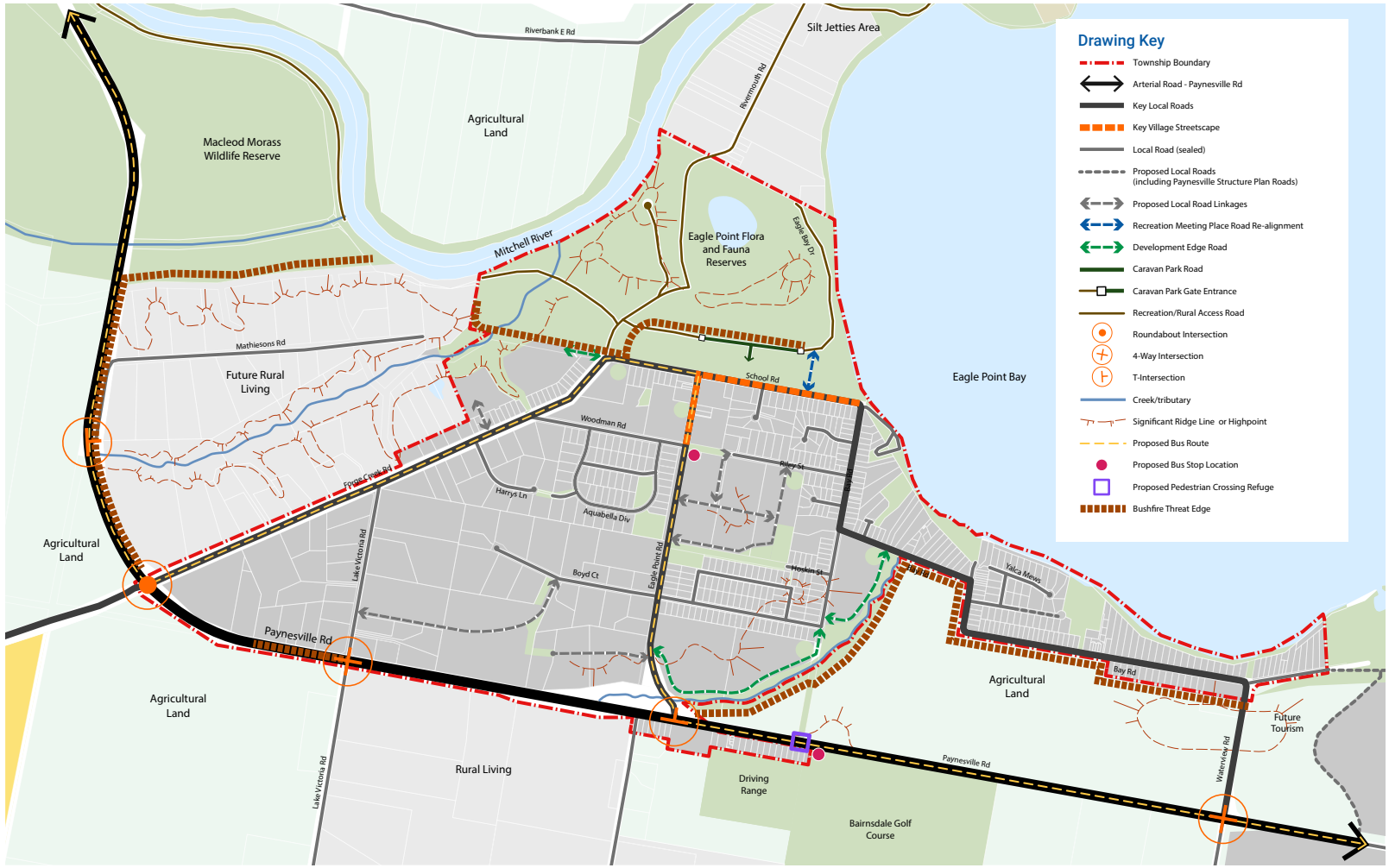
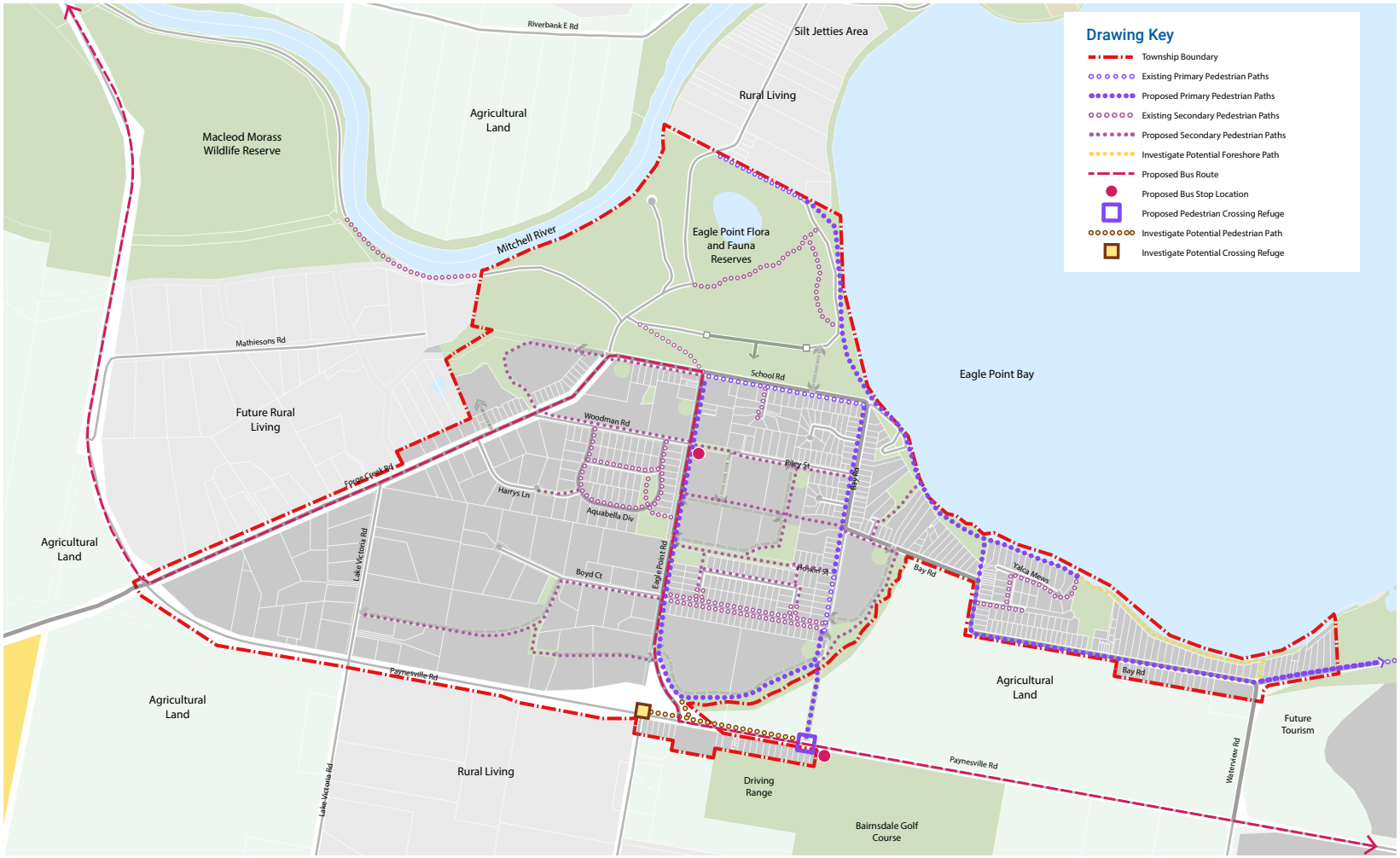
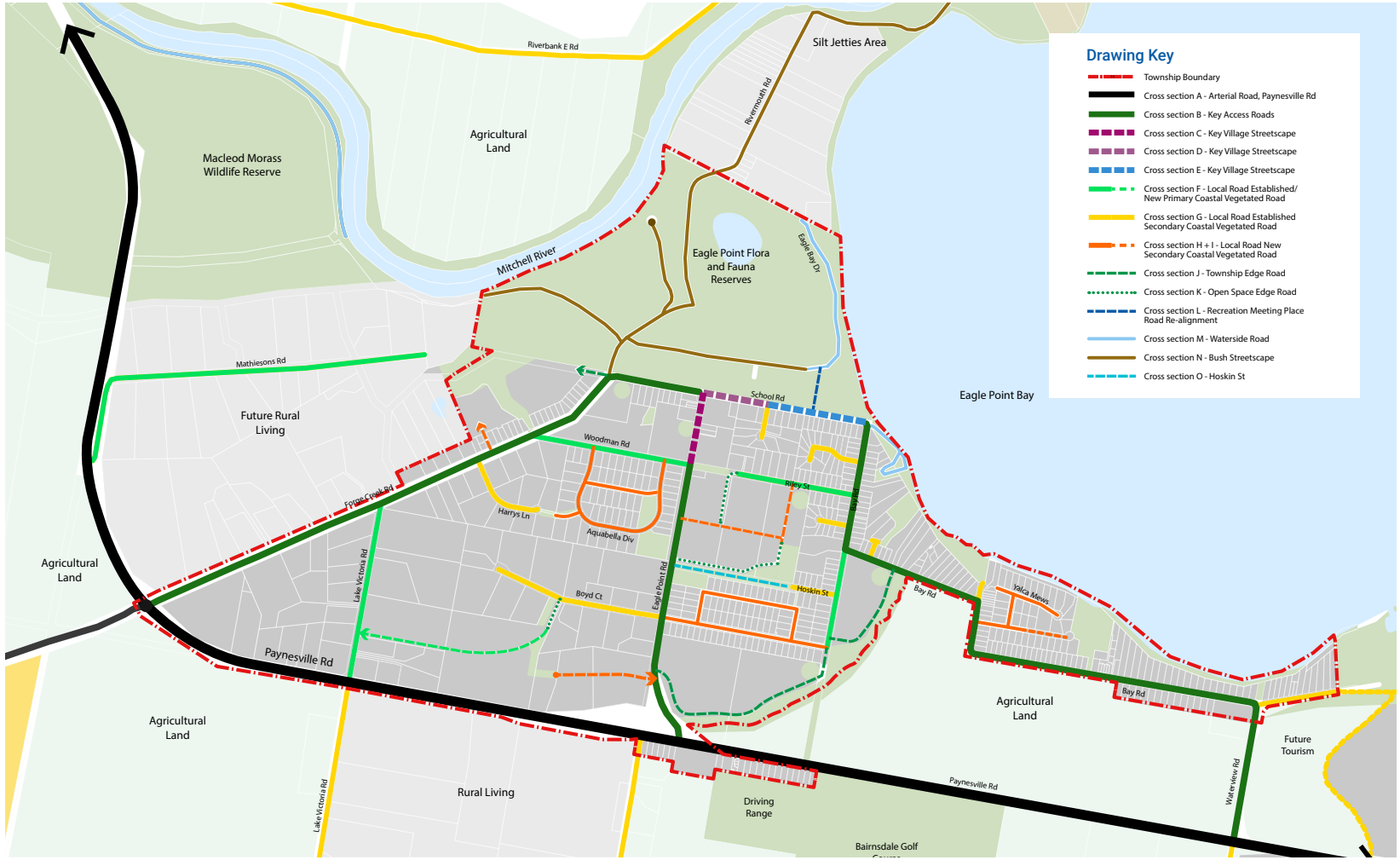


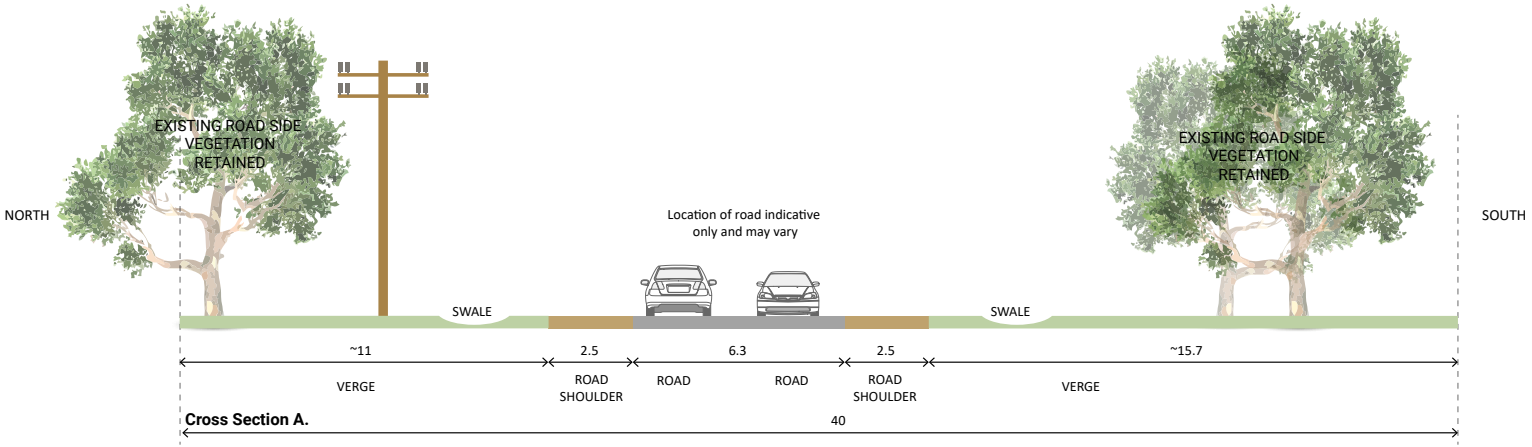
Figure 12 Path and Public Transport Network



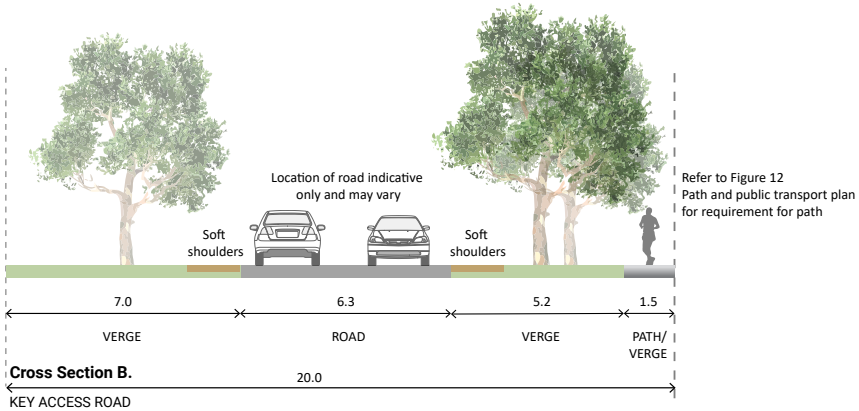
7.5 Road Cross-sections

Figure 13 Road cross-section

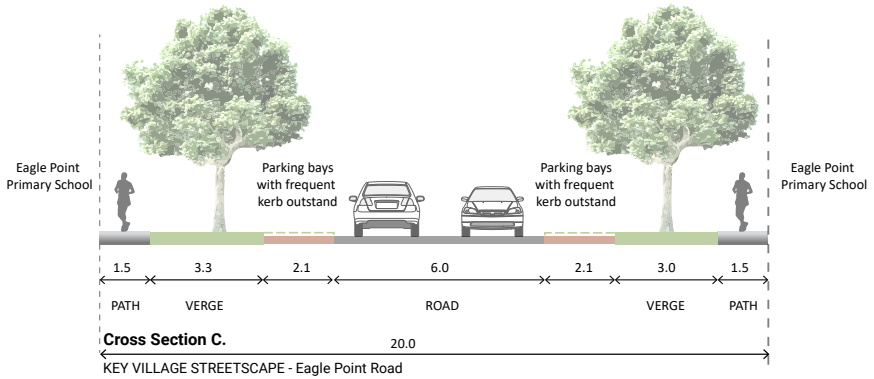




ARTERIAL ROAD - PAYNESVILLE ROAD
Features:
- Main connection to both Paynesville and Bairnsdale service centres.
- Street vegetation should consider bushfire risk.

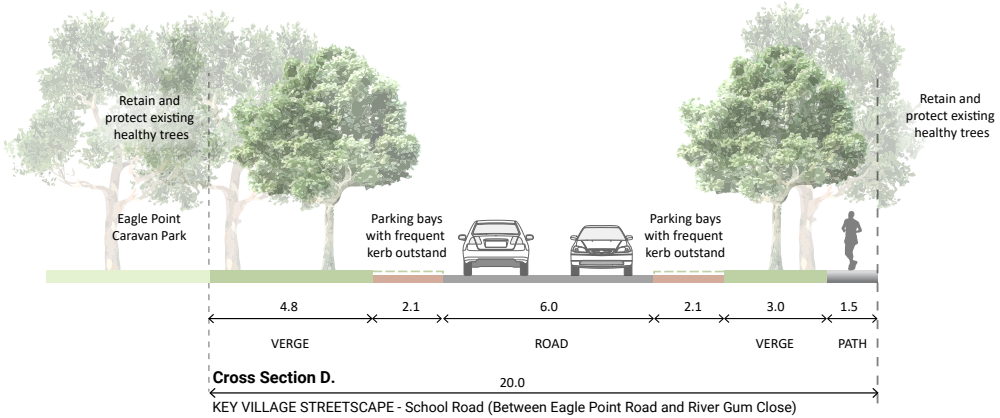


KEY ACCESS ROAD
Features:
- Allows for informal large primarily native canopy trees within widened verges.
- Contributes to township gateways.
- One sided footpath.
- Temporary parking on road shoulders only.
- Bus capable design.
- Street vegetation should consider bushfire risk.



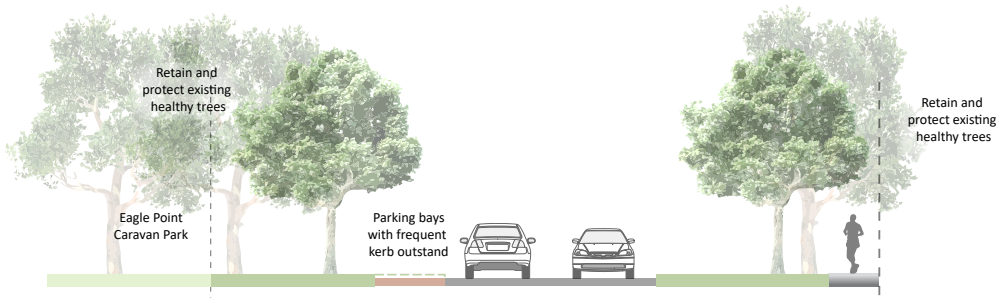
Cross Section C.

KEY VILLAGE STREETSCAPE - Eagle Point Road
Features:
- Regular canopy trees of consistent species.
- Provides more shade to road, parked cars and footpaths.
- Creates a distinct identity to village centre.
- Footpath on south side opposite the caravan park. (Caravan park road opperates as foothpath)
- Dedicated parking to respond to demands of Primary School and foreshore recreation.
- Street vegetation should consider bushfire risk.



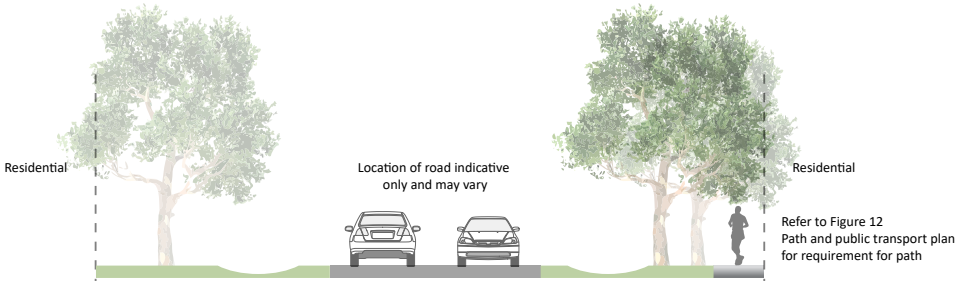
Cross Section D.

KEY VILLAGE STREETSCAPE - School Road (Between Eagle Point Road and River Gum Close)
Features:
- Regular canopy trees of consistent species.
- Provides more shade to road, parked cars and footpaths.
- Creates a distinct identity to village centre.
- Footpath on south side opposite the caravan park. (Caravan park road opperates as foothpath)
- Dedicated parking to respond to demands of Primary School and foreshore recreation.
- Street vegetation should consider bushfire risk.



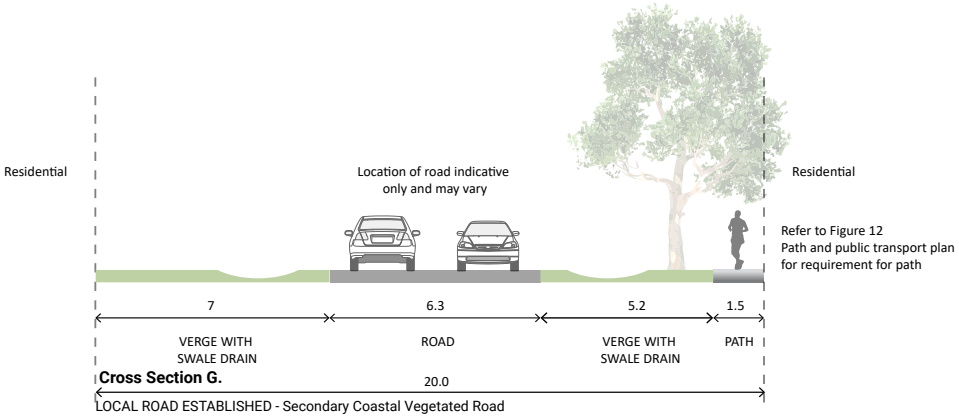
Cross Section E.

KEY VILLAGE STREETSCAPE - School Road (River Gum Close to Bay Road)
Features:
- Regular canopy trees of consistent species.
- Provides more shade to road, parked cars and footpaths.
- Creates a distinct identity to village centre.
- Footpath on south side opposite the caravan park. (Caravan park road operates as foothpath)
- Dedicated parking to respond to demands of Primary School and foreshore recreation.
- Street vegetation should consider bushfire risk.



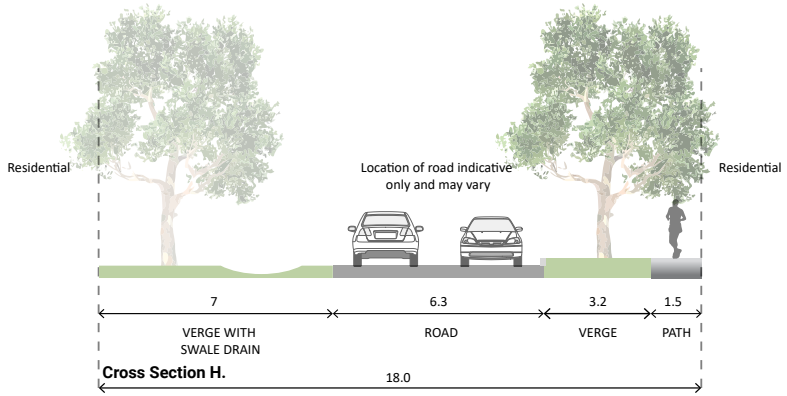
Cross Section F.

LOCAL ROAD EXISTING/PROPOSED - Primary Coastal Vegetated Road
Features:
- Allows for increased planting of informal large primarily native canopy trees within widened verges.
- Contributes to linking open space and recreational meeting places
- One sided footpath.
- Swale drains are retained unless otherwise specified or required for township drainage purposes.
- Street vegetation should consider bushfire risk.



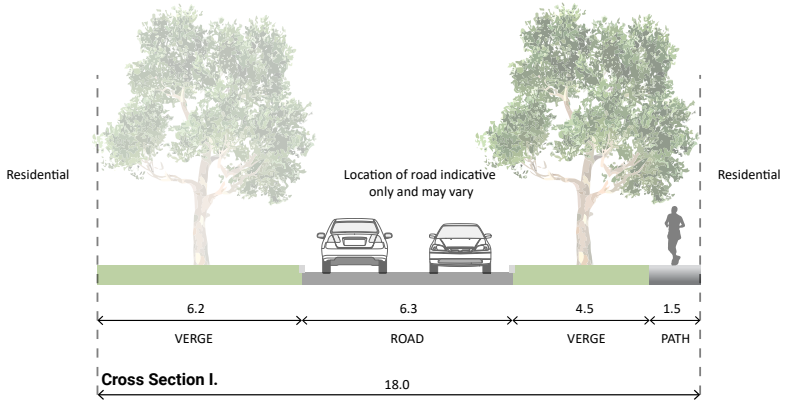
Cross Section G.

LOCAL ROAD ESTABLISHED - Secondary Coastal Vegetated Road
Features:
- Provides for local amenity.
- Level of informal planting is maintained with a sense of openness irregularity.
- Private planting contributes significantly to the streetscape .
- Swale drains are retained unless otherwise specified or required for township drainage purposes.
- Street vegetation should consider bushfire risk.



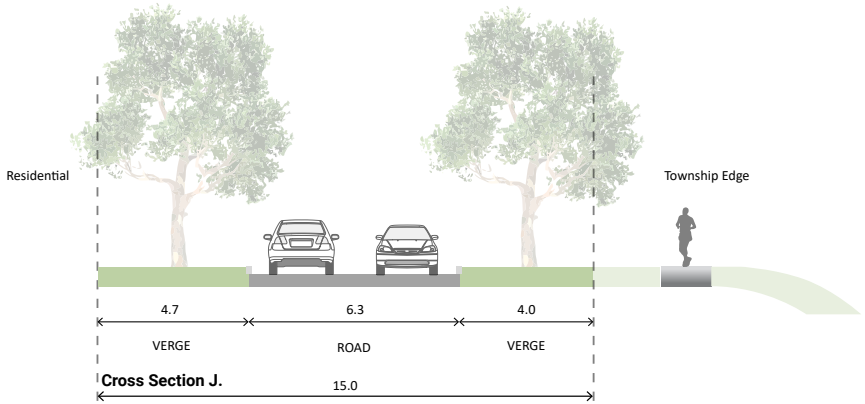
Cross Section H.

LOCAL ROAD NEW OPTION 1 - Secondary Coastal Vegetated Road
Features:
- Space for informal canopy tree planting on both sides of the street.
- Reduced road reserve width to allow for more investment in street amenity.
- Contributes to linking open space and recreational meeting places.
- One sided footpath on all new streets.
- Swale drains incorporated on one side to contribute to the natural character of the area.
- Street vegetation should consider bushfire risk.



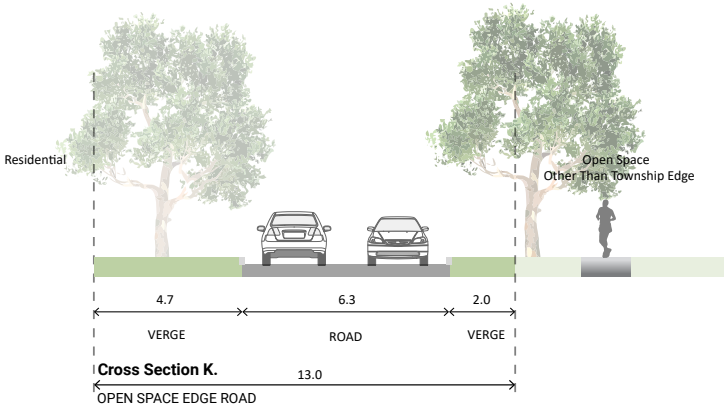
Cross Section I.

LOCAL ROAD NEW OPTION 2 - Secondary Coastal Vegetated Road
Features:
- Space for informal canopy tree planting on both sides of the street.
- Reduced road reserve width to allow for more investment in street amenity.
- Contributes to linking open space and recreational meeting places.
- One sided footpath on all new streets.
- Street vegetation should consider bushfire risk.



Cross Section J.

TOWNSHIP EDGE ROAD - Secondary Coastal Vegetated Road
Features:
- Provides generous space for native vegetation planting to frame the township edge.
- Reduced road reserve width to allow for more investment in street amenity and creek environment.
- Contributes to linking open space and recreational meeting places.
- No footpath inside road reserve as a path will be provided along the creek.
- Street vegetation should consider bushfire risk.

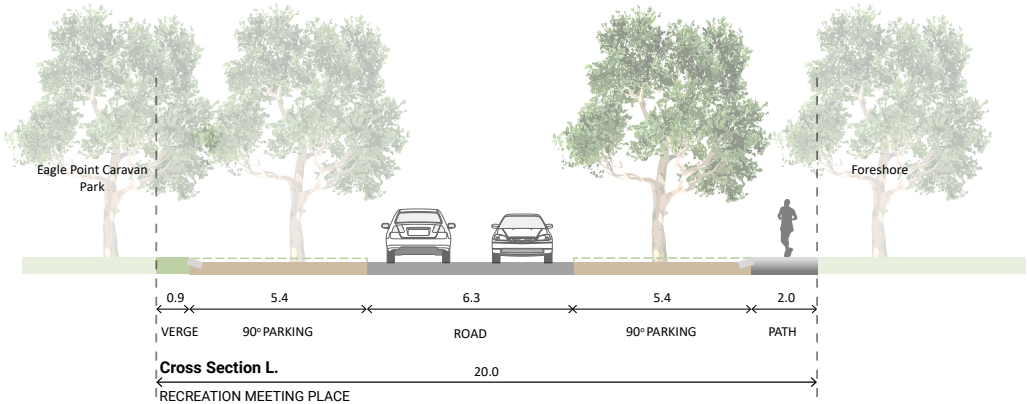


Cross Section K.

OPEN SPACE EDGE ROAD

Features:

- Provides space for native vegetation planting adjacent residential.
- Reduced road reserve width to allow for more investment in street amenity and open space.
- No footpath inside road reserve as a path will be provided within the open space.
- Street vegetation should consider bushfire risk.

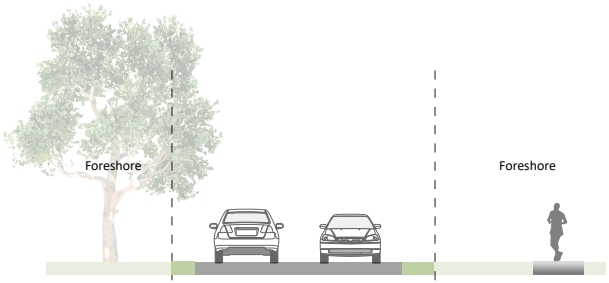


Cross Section L.

RECREATION MEETING PLACE

Features:

- Delineates the caravan park from the foreshore.
- Provides efficient parking for the foreshore.
- Street vegetation should consider bushfire risk.

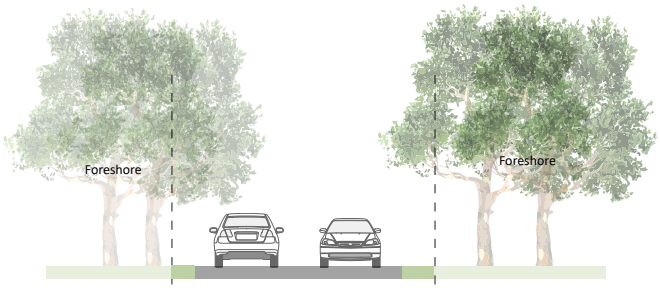


Cross Section M. 8.0

WATERSIDE STREETSCAPE

Features:

- Minimal cross-section providing simple road through foreshore areas
- Street vegetation should consider bushfire risk.

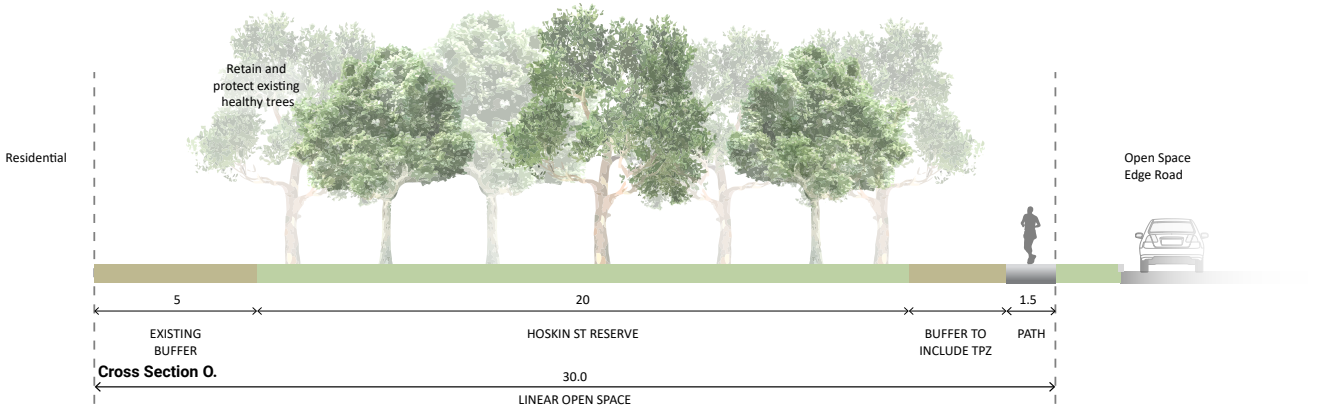


Cross Section N. 8.0

BUSH STREETSCAPE

Features:

- Minimal cross-section providing simple road through flora and fauna reserves
- Street vegetation should consider bushfire risk.



HOSKIN ST
Features:
- Protects existing significant vegetation.
- Continuous footpath along northern side of the reserve.
- Street vegetation should consider bushfire risk.

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8. LANDSCAPE, OPEN SPACE AND ENVIRONMENT

8.1 Guiding Principle

Eagle Point's landscape setting and network of small scattered open spaces and reserves will be protected and enhanced for their contribution to the character and the environmental values of the township, provided there is no increased risk of bushfire to the settlement.

The foreshore precinct will be Eagle Point's primary recreation open space area, while the smaller, scattered network of open spaces will be well connected and enhanced through landscaping, provision of street furniture and signage.

Vegetation within the public realm including open spaces and streets will be protected in recognition of their contribution to Eagle Point's character and biodiversity system.

8.2 Key Issues/Considerations

- Eagle Point's network of scattered, informal open spaces provide the communities' passive and recreation open space
- Incremental removal of vegetation within the public and private realm erodes the nature-based character of the town and environment
- The foreshore precinct is Eagle Point's primary passive recreation and tourism asset; however, it is has potential for further enhancement
- Improve opportunities for nature-based play and informal recreation within existing and future open spaces

8.3 Objectives and Strategies

OS 1	**To protect and enhance areas of significant biodiversity, landscape value and cultural heritage**
OS 1.1	Require new development to be site responsive to avoid impacts to wildlife habitats, habitat movement corridors, natural features, drainage reserves, ridgelines, existing vegetation and views and vistas and to have regard to bushfire risk.
OS 1.2	Support opportunities for enhancing biodiversity and natural landscape and habitat design in open space areas.
OS 1.3	Conserve and protect existing trees, indigenous vegetation and significant landscape areas by applying appropriate planning controls.
OS 1.4	Encourage planning and development outcomes which incorporate quality environmental design outcomes.
OS 1.5	Protect the nominated environmental significant land as depicted within Figure 15 within a future conservation open space reserve.
OS 1.6	Encourage protection of cultural heritage sites and places.
OS 2	**To enhance Eagle Point's existing scattered and diverse open space network as a key part of the liveability and experience of the township**
OS 2.1	Enhance the function of existing passive open spaces by undertaking improvements such as landscaping, furniture (such as park benches), shade (constructed and tree planting) and signage to support informal recreation and enjoyment of these spaces.
OS 2.2	Facilitate connections to open space and other public reserves outside of the Township Boundary that also perform a role as part of Eagle Point's broader open space network.
OS 2.3	As part of future development within the township, require creation of future secondary recreation open spaces as indicatively shown in Figure 14 that provide for local open space needs, contribute to Eagle Point's scattered network of open spaces and which are landscaped to reflect the natural and informal character of the township.
OS 2.4	Support community groups and other activities within nature reserves and other open spaces which increase awareness and education around Aboriginal cultural heritage and the natural environment.
OS 2.5	Ensure the enhancement of open space networks consider bushfire risk and do not increase risk to existing residents and infrastructure.

OS 3	To identify new open space opportunities that will contribute to the liveability, character and environmental values of the Eagle Point
OS 3.1	Require future development to release drainage lines from private to public ownership which will facilitate recreation opportunities and linear pedestrian links within the township.
OS 3.2	Support secondary recreation meeting spaces as forming small passive open space opportunities which may contain small scale infrastructure such as signage, park benches and landscaping.
OS 3.3	Development in the township in identified locations that will make a positive contribution to the community, such as contributions to enhancements in the foreshore precinct, creation of new drainage open space and creation of smaller recreation meeting spaces.
OS 3.4	Protect the environmentally significant land abutting the foreshore precinct from further development in public open space as depicted in Figure 14.
OS 3.5	Discourage removal of existing vegetation in all streets including Forge Creek Road, Hoskin Street, Riley Street, Bay Road and along drainage lines.
OS 3.6	Limit incremental loss of trees and vegetation during consideration of planning permit/development applications which contribute to the character and environmental values of Eagle Point.
OS 3.7	Investigate opportunities to locate new active open space within proximity of the Community Precinct.
OS 3.8	Require new planting, landscaping and vegetation of open spaces to accord with CFA's bushfire requirements.

Figure 14 Open Space Network

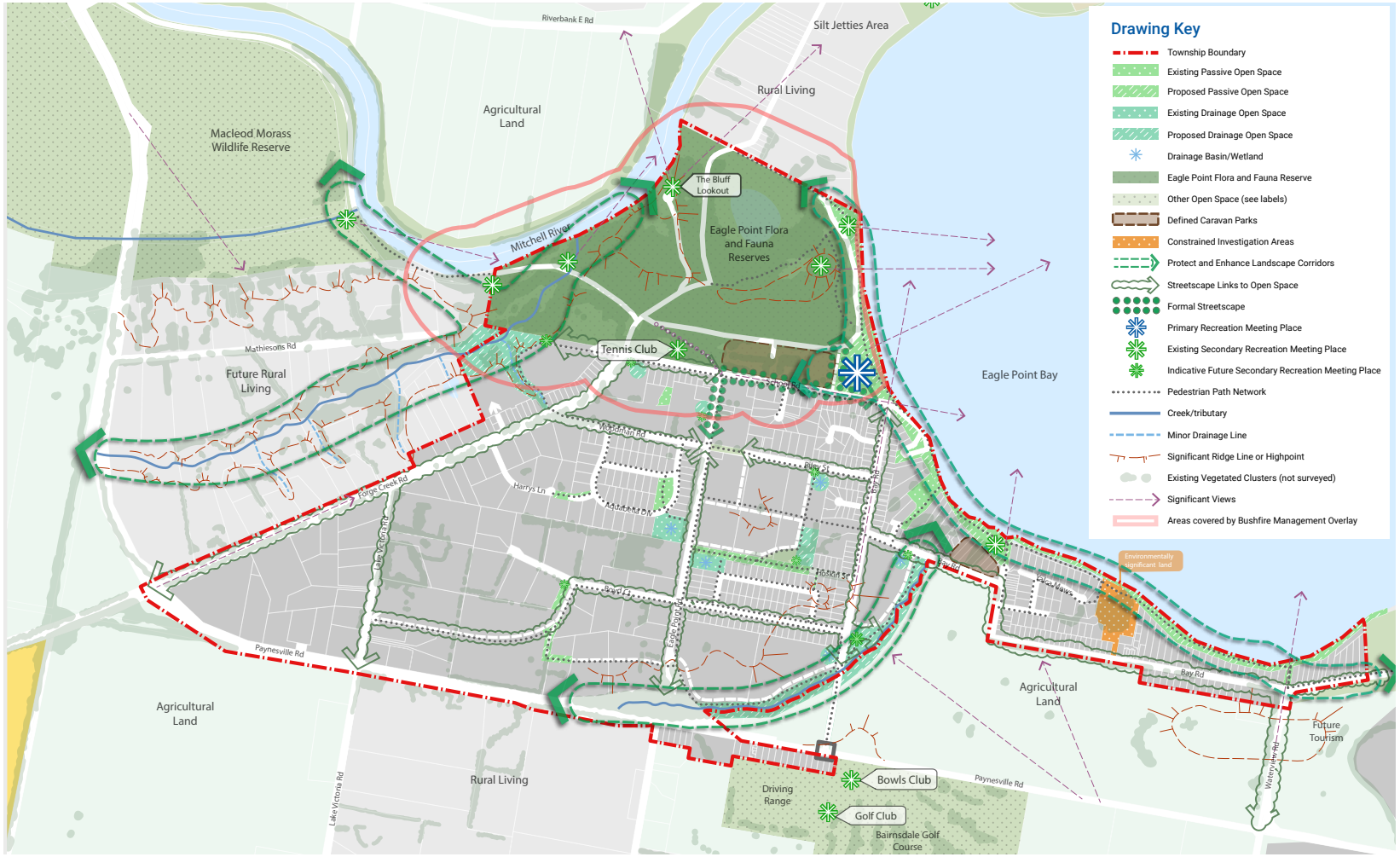
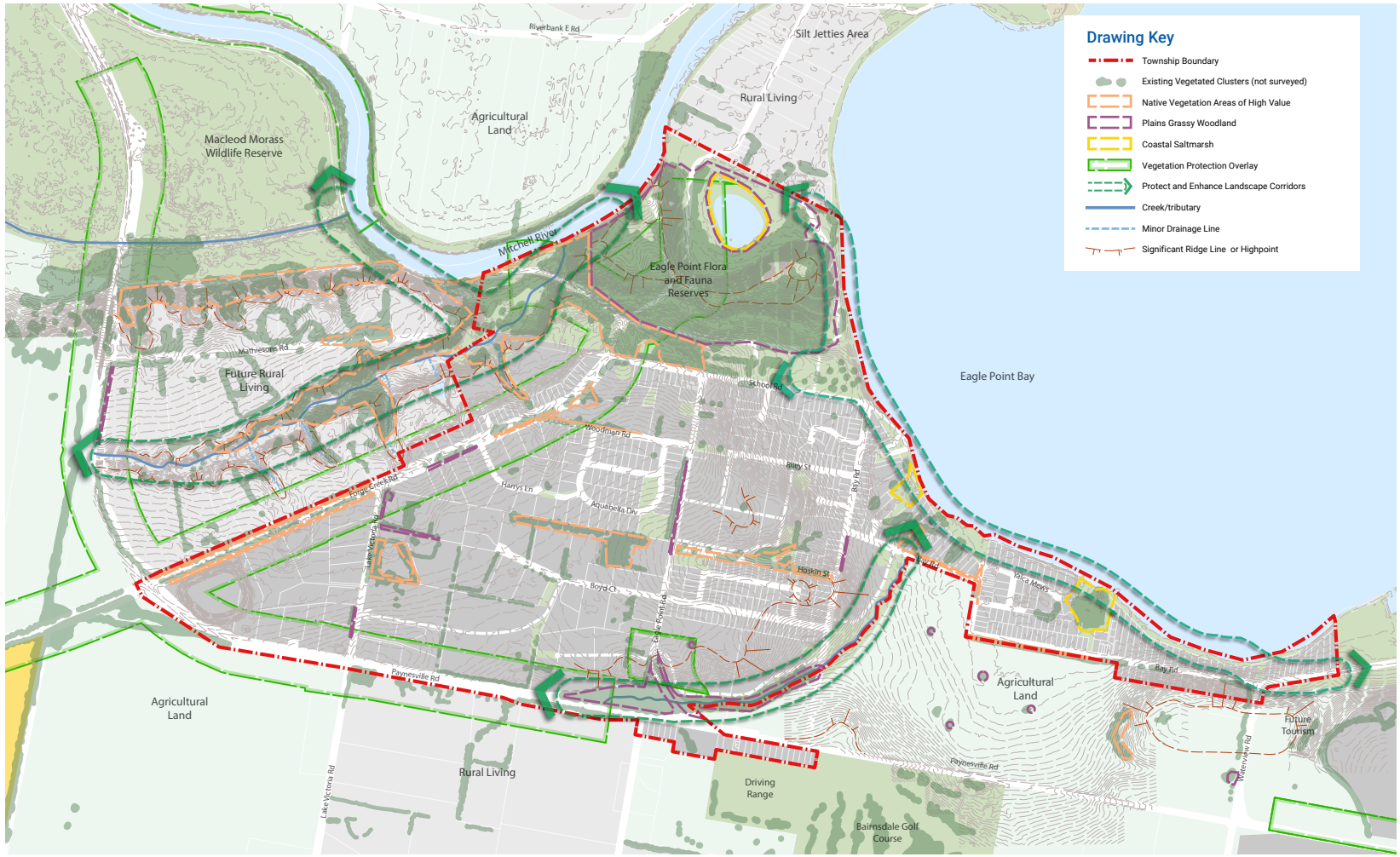


Figure 15 Environmental Values and Cultural Heritage



8.4 Actions

A18 **Prepare an overall signage plan/strategy for the township that assists in way-finding and enjoyment of the township's diverse and distributed open space and precinct attractions.**

A19 **Investigate application of the Environmental Significance Overlay to Tyers Creek and the drainage/creek line north of Paynesville Road as required.**

A20 **Work with local community groups such as conservation groups, Landcare, schools, etc to implement management plans for conservation reserves and increase awareness and education around the natural environment both within private and public land.**

A21 **Work with other public land managers to improve connectivity between Eagle Point and reserves and open spaces in vicinity to Eagle Point.**

A22 **Work with the landowner of the identified environmentally significant site to release the land for public conservation/open space purposes.**

9. NATURAL HAZARDS

9.1 Guiding Principle

Future development of Eagle Point will be appropriately managed to ensure the town is protected from the impact of natural hazards such as inundation and bushfire risk.

The structure plan area has not located new sensitive uses and development in areas known to be affected by coastal inundation or areas which present higher bushfire risk. Forward zoning has been directed to elevated land, away from likely flood areas where bushfire risk can be managed appropriately.

9.2 Key Issues/Considerations

> Protection, enhancement and management of vegetation abutting and within Eagle Point must consider bushfire risk.

> The need to mitigate flood risk to buildings and works associated with the foreshore landscape master plan.

> The impact of coastal inundation by the year 2100 will not affect change areas.

> Restricted growth is envisaged for Eagle Point to manage bushfire risk to the settlement and improve bushfire safety to existing residents.

9.3 Objectives and Strategies

NH 1	**To ensure bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future development or protection of vegetation.**
NH 1.1	Require lot sizes in heavily treed neighbourhood precincts to have regard to the desire to retain trees and to provide adequate clear zones to satisfy bushfire threat as demonstrated by a bushfire hazard site assessment and the application of building envelopes.
NH 1.2	Subdivision must provide a road network that enables at least two safe egres routes, away from fire hazard to minimise bushfire risk and ensure a permeable and accessible road network is available.
NH 1.3	Reduce the impact of bushfire on new subdivisions and adjacent to existing urban areas by providing appropriate defendable space, promoting bushfire safe landscape design within residential areas and constructing new dwellings to BAL 12.5 construction standard.
NH 2	**To manage the risk of flooding within Eagle Point.**
NH 2.1	Regulate development of land identified in the estimated 1% AEP flood extent (refer to Figure 16).
NH 2.2	Require land uses and new development to be appropriately sited away from flood risk areas to ensure protenction to life, property and community infrastructure is prioritised.
NH 2.3	Acknowledge and manage existing development in areas identified as flood risk areas.
NH 2.4	Consider planning permit applications within Land Subject to Inundation.

9.4 Actions



A23 **Work collaboratively with CFA to appropriately manage bushfire risk in Eagle Point.**



A24 **Work collaboratively with East Gippsland Catchment Management Authority to manage climate change risks such as flooding, sea level rise and erosion in Eagle Point.**



A25 **Incorporate bushfire considerations and requirements to Development Plan Overlays for Strategic Sites and relevant zone schedules for Incremental Change Areas to address bushfire risk appropriately.**

Figure 16 Natural Hazards



10. DRAINAGE AND INFRASTRUCTURE

10.1 Guiding Principle

Future development of Eagle Point will ensure that services and drainage is holistically planned for having regard to its close physical relationship to the Gippsland Lakes system.

Localised drainage issues will be resolved and storm water will be appropriately treated to protect the sensitive lakes system environment for future generations. Drainage lines will be enhanced in well-connected public open spaces which can be enjoyed by the community providing linkages to the nature-based open spaces present within the township.

10.2 Key Issues/Considerations

> The need to mitigate flooding risks and untreated storm water runoff into downstream areas of Eagle Point and the sensitive Gippsland Lakes system
> Existing drainage issues associated with informal points of storm water discharge through private properties require resolution between Council and affected land owners
> Lack of coordinated drainage strategy across the town has created a piecemeal approach to managing drainage outcomes and is causing local drainage reserve and management issues for Council
> Potential to leverage natural drainage lines and systems for their biodiversity and community recreational value and enduring boundary to the township
> The small scale and limited growth planned for Eagle Point and balance provision of reticulated services such as sewer and water.

10.3 Objectives and Strategies

DI 1	**To provide for co-ordinated provision of services and drainage infrastructure across Eagle Point.**
DI 1.1	Support continual improvements and upgrades to reticulated services in Eagle Point by authorities.
DI 1.2	Recognise the importance of the existing East Gippsland Water Facility site located on the corner of Forge Creek Road which caters for the water needs of the broader region.
DI 1.3	Ensure all new development demonstrates best practice regarding integrated drainage outcomes.
DI 2	**To improve Eagle Point's integrated water management systems that provides for treatment and conservation of water and enhances the environmental and recreational qualities of Eagle Point and the Gippsland Lakes**
DI 2.1	Support the retention and enhancement of natural waterways and drainage lines in public open space for their environmental value and role in treating storm water before discharging into the Gippsland Lakes.

DI 2.2	Balance the role of waterways for water treatment and enhancing environmental values with their role as important recreational and open space value for the community.
DI 2.3	Ensure all new development demonstrates best practice that will result in coordinated and integrated drainage outcomes to the environmental and recreational benefit of the township.
DI 2.4	Support the design of new development including roads and open spaces which incorporate water sensitive urban design measures to treat, harvest and/or infiltrate storm water where possible and reduce reliance on potable water and reduce volume of storm water discharging into the natural drainage system.
DI 3	**To recognise and improve the environmental and recreational value of existing drainage lines within the town**
DI 3.1	Support the release of the drainage line within an appropriate buffer area with future development that will define the southern extent of the township and will facilitate active land management and community recreation link for Eagle Point. See also development requirements set out in Section 7.3 for further details on development around the drainage line.
DI 3.2	Restrict further subdivision within Mathiesons Road and Forge Creek Road neighbourhood area to protect the environmental and drainage values of Tyers Creek.
DI 3.3	Support vegetated buffer zones of at least 30m on either side of major drainage corridors in accordance with Clause 14.02-1S of the Planning Policy Framework (PPF).
DI 4	**To minimise the environmental, visual and amenity impacts of service infrastructure**
DI 4.1	Require future provision of infrastructure services to be carefully considered to avoid impacts to natural features, drainage lines, ridgelines, existing vegetation and views and vistas.
DI 4.2	Support innovative and sustainable improvements and advancements of provision of storm water and services for Eagle Point.
DI 4.3	Resolve site-specific storm water discharge issues between Council and landholders as identified in Figure 17 to ensure private land and drainage outcomes are not compromised.
DI 4.4	Require applications for subdivision, new dwellings and uses to be accompanied by a storm water management report prepared by a suitably qualified expert demonstrating how storm water will be treated, generally in accordance with the Eagle Point Drainage Assessment prepared by Water Technology. See also development requirements set out in Chapter 11 for further details on drainage requirements for subdivisions.
DI 5	**To recognise and protect existing wastewater treatment facilities and infrastructure operated by East Gippsland Water.**
DI 5.1	Consider all development, use and subdivision planning permit applications in proximity to existing wastewater treatment facilities accordingly.
DI 5.2	Control new residential dwellings around the Paynesville Wastewater Treatment Plant to reduce risk of offensive odours.

10.4 Actions

A26 Incrementally improve existing drainage issues across the township.

A27 Work collaboratively with landholders to resolve site-specific drainage issues.

A28 Work collaboratively with service authorities to facilitate upgrades and maintenance of reticulated services including water, electricity, and sewerage.

A29 Work collaboratively with East Gippsland Water to introduce planning controls around Paynesville Waste Water Treatment Facility.

A30 Prepare a stormwater management plan for Eagle Point.

A31 Implement improvements and upgrades of stormwater drainage infrastructure as identified in the stormwater management plan, or on a case-by-case basis.

A32 Engage with affected landowners to resolve localised stormwater drainage issues.

Figure 17 Drainage

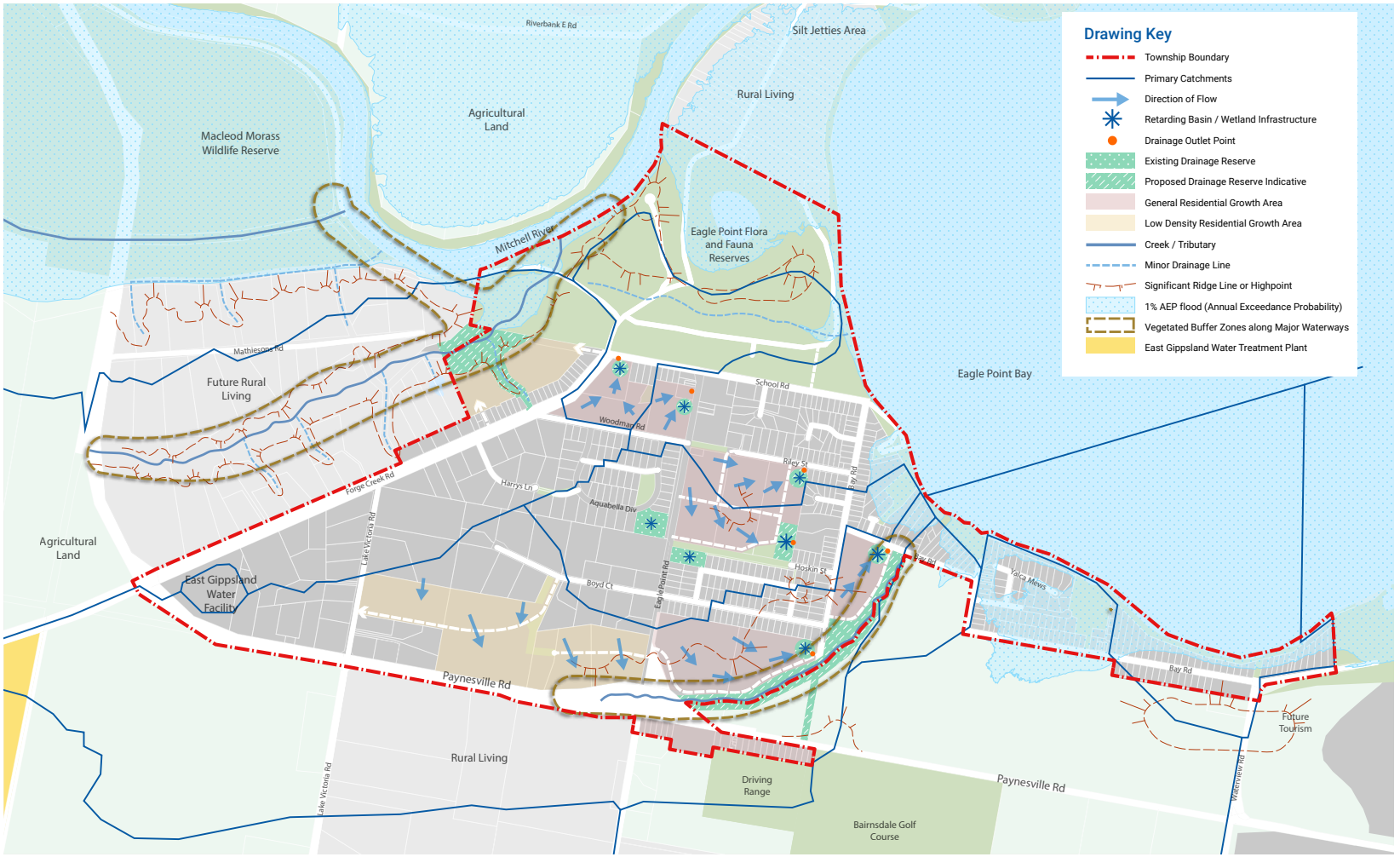
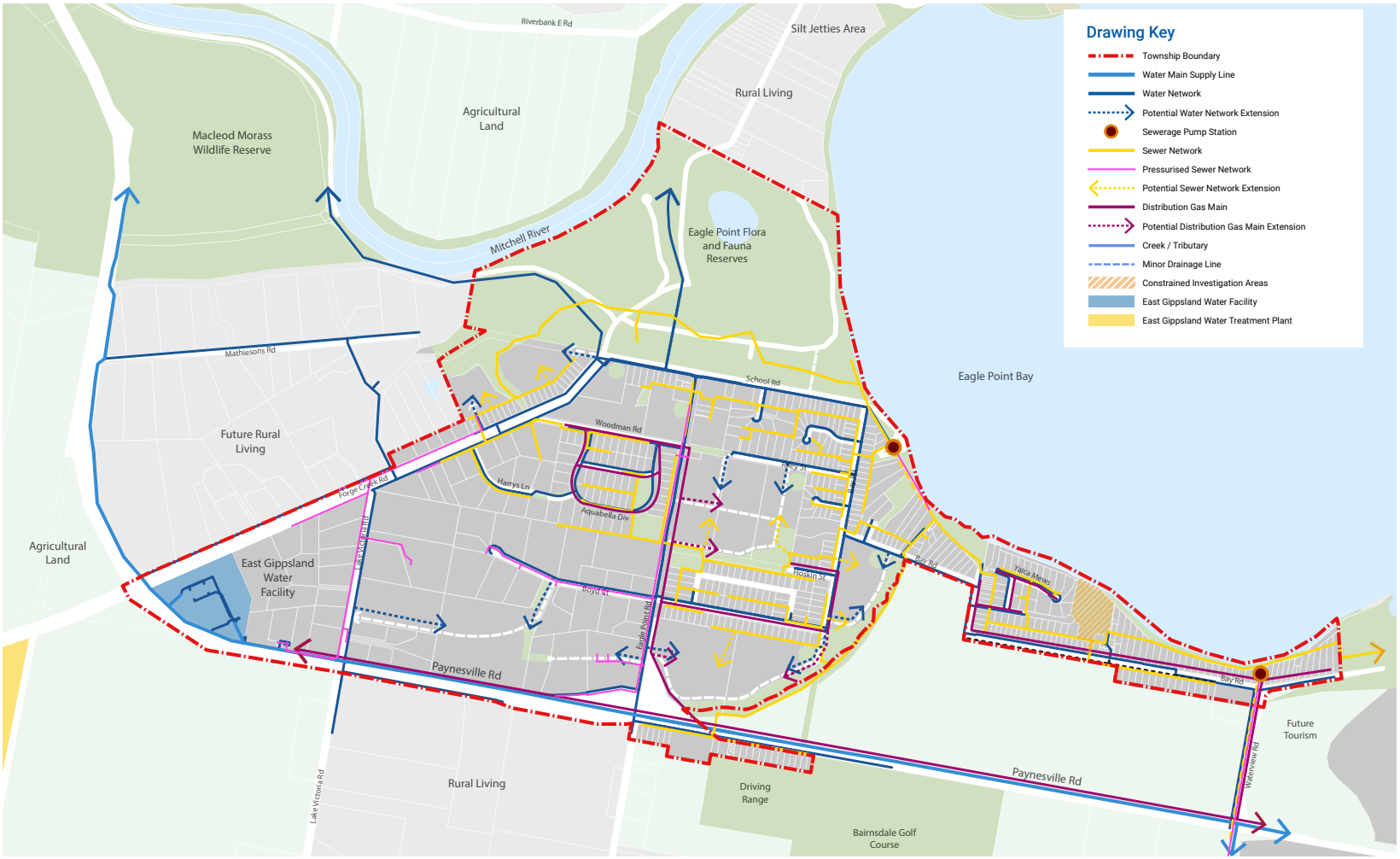


Figure 18 Servicing Infrastructure



11. IMPLEMENTATION PLAN

11.1 Introduction

This part of the Structure Plan sets out the following implementation matters as recommended by the Structure Plan:

- Action implementation plan, which brings together all the actions in Part 2
- Planning controls, summary of changes required to the East Gippsland Planning Scheme
- Pre-conditions and requirements for development, which must be reviewed and addressed prior to Council considering rezoning requests and development applications (where triggered)
- Summary of public realm and infrastructure improvements within Eagle Point.

11.2 Action Implementation Plan

The following tables sets out the Action Implementation Plan for the actions identified in the Structure Plan.

Each action is categorised by the type of action (in terms of Council's role in facilitating the action), the resources required to undertaken the action and the timeframe in which the action should be completed. A general indication of costs is provided to assist Council in allocation of funds.

Table 1

TYPE OF ACTION	Actions Council can implement alone
Council responsibility	Actions Council can implement alone
Council Advocacy	Actions where Council influences others to act
Council Collaboration	Actions where Council works with other stakeholders, such as landholders, proponents and Government agencies
RESOURCES	
OT	Officer Time. Council has existing resources to complete the action within the identified timeframe
$	Limited. Council can readily fund the action within the identified timeframe
$$	Moderate. Council will require and plan for additional funds to complete the action within identified timeframes
$$$	Significant. Council will require substantial planning to complete actions and likely require other funding sources.
TIMEFRAME	
Immediate	Within the next year, most likely as part of implementation of the Structure Plan
Short	Within the next 1-2 years
Medium	Within the next 2-5 years
Long	5+ years
Ongoing	Actions that will continue over time

Table 2 Action Implementation

ACTION		TYPE OF ACTION	TIMEFRAME	RESOURCES
TOWNSHIP BOUNDARY				
A1	Articulate and define the role of Eagle Point (including its township boundary) by incorporating the Eagle Point Structure Plan into the Municipal Strategic Statement.	Council responsibility	Immediate	OT + $
MANAGING RESIDENTIAL CHANGE AND CHARACTER				
A2	Insert the Overall Township Objectives into East Gippsland's Municipal Strategic Statement to guide future development outcomes within Eagle Point's residential neighbourhood areas.	Council responsibility	Immediate	OT + $
A3	Rezone the Mathiesons Road Neighbourhood Character Area to the Rural Living Zone and apply a minimum subdivision area of 2 hectares and review existing restrictive covenants.	Council responsibility	Short term	OT + $
A4	Include preconditions for 'Incremental Change Areas' as specified in Chapter 11.5 to all relevant zone schedules as shown in Figure 7 (excluding Strategic Sites).	Council responsibility	Short term	OT + $
A5	Apply the Development Plan Overlay to Strategic Sites identified in Figure 19 and include preconditions and requirements specified in Chapter 11.5.	Council responsibility	Medium term	OT + $
A6	Amend the General Residential Zone boundary for land at 25 Waterview Road to reflect alignment with the Structure Plan.	Council responsibility	Immediate	OT + $
A7	Rezone land identified as a new change area as depicted in Figure 7 subject to development preconditions and requirements listed within Chapter 11.	Council responsibility	Immediate	OT + $
A8	Work collaboratively with the Bairnsdale Golf Course to understand timing of future proposals and reinforce its tourism role and economic benefits to Eagle Point and the broader area, over the long term.	Council collaboration	Medium term	OT
A9	Rezone land at 30 Forge Creek Road to the Low Density Residential Zone as identified in Figure 19.	Council responsibility	Short term	OT + $
A10	Apply minimum subdivision areas (specified in Figure 26) to the existing Low Density Residential Zone land identified in Figure 19 through a schedule.	Council responsibility	Short term	OT + $
A11	Apply and amend schedules to all zones (as required) to reflect neighbourhood character summaries in Appendix 1.	Council responsibility	Short term	OT + $

Table 2 (cont.) - Action Implementation

ACTION		TYPE OF ACTION	TIMEFRAME	RESOURCES
THE COMMUNITY AND FORESHORE PRECINCTS				
A12	Exhibit and implement the Eagle Point Foreshore Management Plan and support its implementation within Eagle Point over time.	Ongoing	Short term	OT + $$
A13	Prepare a landscape masterplan for the primary recreation meeting place within the foreshore precinct which details a utilisation of space, improvement of existing facilities, new facilities and access arrangements for the community and clarification of the extent of camping.	Ongoing	Immediate	OT + $
A14	Investigate options for the existing tennis courts and associated buildings by exploring future uses and multiplicity of use to maximise community benefit.	Council collaboration	Medium term	OT + $
MOVEMENT NETWORK				
A15	Work collaboratively with VicRoads to locate, design and construct a pedestrian crossing/refuge that will facilitate safe pedestrian access across Paynesville Road and improve bus stop safety.	Council collaboration	Medium term	$$$
A16	Work collaboratively with VicRoads, Public Transport Victoria and private bus operators to improve bus routes within the town, including formalising a stop in proximity to the Eagle Point Primary School.	Council collaboration	Medium term	$$$
A17	Investigate intersection treatment options at School Road and the foreshore consistent with the Eagle Point Foreshore Management Plan.	Council responsibility	Long term	$$$
LANDSCAPE, OPEN SPACE AND ENVIRONMENT				
A18	Prepare an overall signage plan/strategy for the township that assists in way-finding and enjoyment of the township's diverse and distributed open space and precinct attractions.	Council responsibility	Short term	OT + $
A19	Investigate application of the Environmental Significance Overlay to Tyers Creek and the drainage/creek line north of Paynesville Road as required.	Council responsibility	Short term	OT + $
A20	Work with local community groups such as conservation groups, Landcare, schools, etc to implement management plans for conservation reserves and increase awareness and education around the natural environment both within private and public land.	Council collaboration	Medium term	$$
A21	Work with other public land managers to improve connectivity between Eagle Point and reserves and open spaces in vicinity to Eagle Point.	Council collaboration	Long term	$$
A22	Work with the landowner of the identified environmentally significant site to release the land for public conservation/open space purposes.	Council advocacy	Medium term	OT

Table 2 (cont.) - Action Implementation

ACTION		TYPE OF ACTION	TIMEFRAME	RESOURCES
NATURAL HAZARDS				
A23	Work collaboratively with CFA to appropriately manage bushfire risk in Eagle Point.	Council collaboration	Immediate	OT
A24	Work collaboratively with East Gippsland Catchment Management Authority to manage climate change risks such as flooding, sea level rise and erosion in Eagle Point.	Council collaboration	Immediate	OT
A25	Incorporate bushfire considerations and requirements to Development Plan Overlays for Strategic Sites and relevant zone schedules for Incremental Change Areas to address bushfire risk appropriately.	Council collaboration	Short term	OT
DRAINAGE AND INFRASTRUCTURE				
A26	Incrementally improve existing drainage issues across the township.	Council collaboration	Long term	$$$
A27	Work collaboratively with landholders to resolve site-specific drainage issues.	Council advocacy	Medium term	OT
A28	Work collaboratively with service authorities to facilitate upgrades and maintenance of reticulated services including water, electricity, and sewerage.	Council collaboration	Long term	OT
A29	Work collaboratively with East Gippsland Water to introduce planning controls around Paynesville Waste Water Treatment Facility.	Council collaboration	Immediate	OT
A30	Prepare a stormwater management plan for Eagle Point.	Council responsibility	Medium term	OT + $$
A31	Implement improvements and upgrades of stormwater drainage infrastructure as identified in the stormwater management plan, or on a case-by-case basis.	Council responsibility	Long term	$$$
A32	Engage with affected landowners to resolve localised stormwater drainage issues.	Council collaboration	Medium term	OT

11.3 Planning Controls

To implement the vision and strategies of the Eagle Point Township Structure Plan into the East Gippsland Planning Scheme, including the below planning controls:

- Amend the Municipal Strategic Statement to include specific objectives, strategies and actions from the Structure Plan, including:
  - Clause 21.12 - Strategies for Sub-Regions, Towns and Localities
  - Clause 21.03 - Settlement
  - Introduce a new local policy for Eagle Point
- Introduce the Structure Plan (plan) into the MSS as a means of formalising the township boundary
- Apply Planning Scheme Zone/Overlay changes in accordance with Table 3

Table 3 Proposed Planning Controls

PLAN REFERENCE	PLANNING PROVISION	TIMEFRAME / PRIORITY
A	Rural Living Zone	Short
B	General Residential Zone	Immediate (subject to S173 agreement identifying contributions to boardwalk, community infrastructure and open space)
C	General Residential Zone (boundary adjustment)	Immediate (subject to S173 agreement identifying contributions to boardwalk, community infrastructure and open space)
D	Low Density Residential Zone	Short
E	Development Plan Overlay	Short term (preparation of Development Plan Overlay Schedules for each Strategic Site to provide on design and preferred planning outcomes)
F	Low Density Residential Zone (schedule)	Short (specify minimum lot sizes in schedule to Low Density Residential Zone)

Figure 19 Proposed Planning Controls



11.4 Preconditions and Requirements for Development

The Eagle Point Township Structure Plan sets out the planning and development framework that articulates the role of the township and ensures future change protects and enhances the township's natural character and community values.

In providing for these growth opportunities, planning tools can be used to effectively guide intended outcomes for high quality development that enhances the character of the town. For this reason, the Structure Plan identifies a series of development preconditions/ requirements to be met prior to subdivision/development of land or rezoning of land for residential purposes.

11.5 Incremental Change Areas (existing zoned land)

Where planning permits are required for subdivision, development and/or buildings and works including a single dwelling on a lot, applications must include the following information (where relevant), and any other information to support the application as required by the East Gippsland Planning Scheme:

- Site analysis and design response plan and/or report demonstrating how development of the site responds to:
  - Site features including vegetation to be removed and retained, topography, views, adjoining development conditions, etc
  - Response to the Neighbourhood Character Guidelines as they relate to the relevant precinct detailed in Appendix 1.
- A landscape plan which details landscaping within the lot and streetscape enhancements for the frontage to the lot.
- Schedule of colours and materials for dwellings.
- A response to relevant bushfire policy and bushfire planning provisions.
- A bushfire hazard site assessment.

11.6 Established Change Areas - Strategic Sites (existing zoned land)

Chapter 1 identifies strategic sites within the township boundary that have the potential to accommodate additional residential development. Where planning permits are triggered for subdivision, development and/ or buildings and works including a single dwelling on a lot applications must include the following information (where relevant), and any other information to support the application as required by the East Gippsland Planning Scheme:

- Background reports for the entire site including but not limited to:
  - Flora and fauna assessment
  - Cultural heritage assessment
  - Traffic impact assessment
  - Servicing and infrastructure response including detail on how drainage will be accommodated having regard to the overall township drainage strategy
  - A bushfire hazard site assessment
- Site analysis and design response plan and/or report demonstrating how development of the site responds to:
  - Design guidance for each change area as set out in Appendix 2
  - Site features including vegetation to be removed and retained, topography, views, adjoining development conditions, etc
  - Response to the Neighbourhood Character Precinct Guidelines as they relate to the relevant precinct detailed in Appendix 1
- Local street level concept plan showing a connected street and pedestrian path network both internal to the site and adjacent to it
- Street cross-sections guided by Chapter 7.5
- Landscape masterplan for public streets and all public reserves/open spaces
- Provision for and delivery of infrastructure including roads, paths, open space/linear links, drainage corridors as detailed for the site within Chapter 11.9 (can be implemented via Section 173 Agreement).
- A response to relevant bushfire policy and bushfire planning provisions.

11.7 New Change Area

Figure 1 identifies a New Change Area within the township boundary which is nominated for new residential development. Prior to rezoning of the land to General Residential Zone and application of planning controls as required by this Structure Plan, the following must be provided to Council's satisfaction:

- Land supply analysis by a suitably qualified expert demonstrating the land is required to meet residential demand
- An agreement (Section 173 or similar) that details provision of key infrastructure to be delivered as part of the development and/or payment of contributions, in accordance with that nominated in Chapter 11.9
- Detailed planning has been undertaken as justification for future rezoning request, including preparation of background reports identified in Chapter 11.6.
- A response to relevant bushfire policy and bushfire planning provisions.

11.8 Long-term Development Opportunity

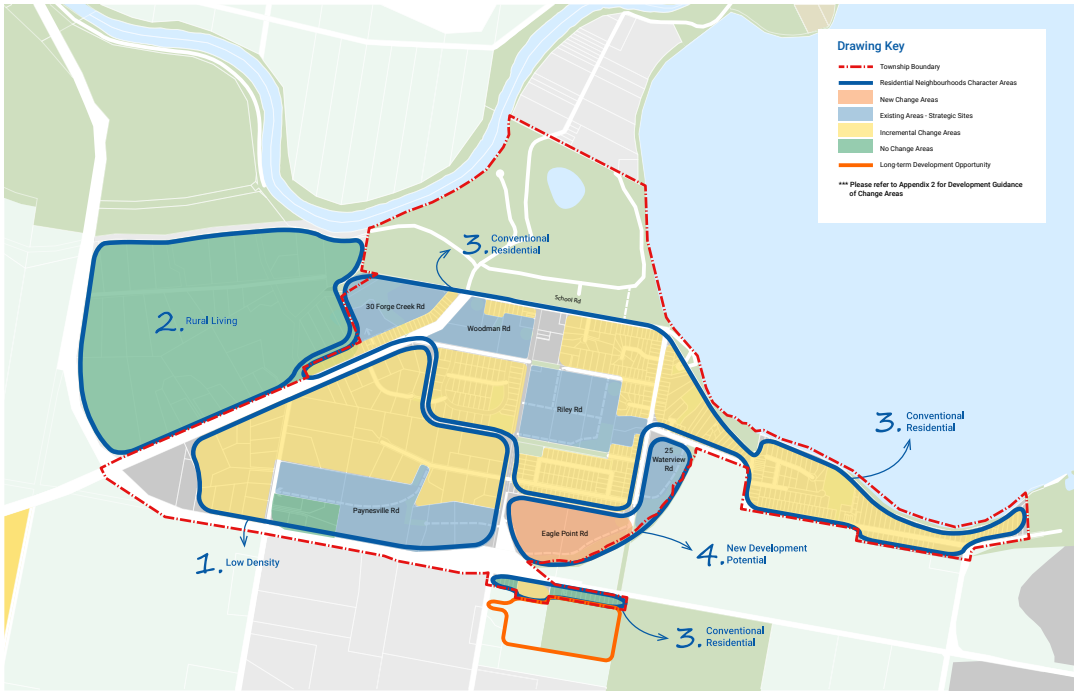
As identified within the Structure Plan, based on available land supply and strategic consideration of the township and economic merits as a whole, partial rezoning will not be contemplated for the site (identified as a long term development opportunity in Figure 20) in the short term. Council will consider rezoning requests for the identified part of the Bairnsdale Golf Course based on an assessment of it's potential to achieve a net community benefit.

Should the net community benefit criteria be demonstrated to the satisfaction of Council, the planning process as indicated in the Established Change Areas - Strategic Site section can be undertaken.

Net Community Benefit Criteria:

- Satisfactory evidence provided to Council that rezoning and development of the identified part of the Bairnsdale Golf Course will contribute to upgrading and retention of the Golf Course
- The land can be appropriately provided with reticulated services and a satisfactory drainage solution
- Land supply analysis by a suitably qualified expert demonstrating the land is required to meet residential demand
- Detailed planning has been undertaken as justification for future rezoning request, including preparation of background reports identified in Chapter 11.6.
- A low density subdivision proposal that contains:
  - a high quality urban and landscape design response to the site conditions and surrounds;
  - appropriate site access;
  - provision for staged, orderly development of land;
  - a willingness to enter into s173 agreements (or equivlent) with Council to ensure the coordinated delivery of key shared infrastructure (such as delivery of one or more missing road or pedestrian path links in the movement network within Eagle Point, including, but not limited to those identified in Figure 11 and 12).

Figure 20 Residential Neighbourhoods, Character and change areas



Implementation

- It is anticipated that rezoning of the long term development opportunity will be accompanied by applications of one or more overlays such as a Development Plan Overlay.

11.9 Public Realm and Infrastructure

Several infrastructure items have been identified in the Structure Plan to enable successful delivery of the vision of Eagle Point. The table below provides a summary of the key infrastructure items, who will be responsible for delivery and the priority in terms of delivery.

Table 4 Public Realm and Infrastructure Identification

PLAN REFERENCE	PLANNING PROVISION	DELIVERY RESPONSIBILITY	TIMEFRAME/PRIORITY
A	Conservation Open Space	Council in collaboration with landowner	Medium
B	Drainage line linear reserve	Developers	As development occurs
C	Community facility	Council	Medium
D	Eagle Point Primary School Expansion	Department of Education	High
E	Pedestrian Paths	Council/ Developers	High
F	Pedestrian Paths	Developers	As development occurs
G	New road connections	Developers	As development occurs
H	Foreshore precinct upgrades (various)	Council/ Developers	As indicated in the Eagle Point Foreshore Management Plan
I	Tennis courts upgrade	Council	Medium
J	Community precinct gateways	Council	Medium
K	Community precinct streetscape works	Council	Medium
L	Drainage works/open space	Developers	As development occurs
M	Passive open space in Hoskins Street for a tree reserve	Developer	As development occurs
N	Wayfinding signage (outside of foreshore precinct upgrades) – not mapped	Council	Medium
O	Open Space Reserve (Recreation) - not mapped	Council in collaboration with landowner	Long term

Figure 21 Public Realm and Infrastructure Plan



12. APPENDIX 1 – NEIGHBOURHOOD CHARACTER SUMMARIES

12.1 Rural Living Neighbourhood

Relationship to Landscape and Environment

Close relationship to diverse landscape forms consisting of ridgeways, valleys and Tyers Creek. Dwellings generally located on the side of the valley to capture views of the surrounds whilst not dominating the ridgeline.

Significant tree planting along the northern edge of neighbourhood and Tyers Creek.

Edges and Interfaces

Enduring natural and environmental values on northern interface to MacLeod Morass Wildlife Reserve, Mitchell River and Eagle Point Flora and Fauna reserve to the north.

Neighbourhood feels physically “separated” from Eagle Point because of its highly vegetated and hidden nature of its edges and interfaces

Streetscapes and Development Pattern

Mathiesons Road and Forge Creek Roads are wide and informally vegetated with large native trees along straight roads. No footpaths contribute to the rural feel.

Large and heavily vegetated irregular-shaped lots typically conform the to the topography of the land and presence of Tyers Creek meanders through private property.

Dwelling are large homesteads and outbuildings set within exotic and native gardens in proximity to dwellings.

Lot sizes

Maintain large lot sizes which reflect rural living character with minimum lot size of 2ha.

Type of Change

No change.

12.2 Low Density Neighbourhoods

Relationship to Landscape and Environment

The land is undulating and the precinct is clear of vegetation aside from remnant and planted sections in streetscapes and on lot boundaries.

Edges and Interfaces

Edges defined by Forge Creek Road and Eagle Point Road which are wide and informally vegetated with large native trees. Lots typically back onto standard density housing (the conventional residential neighbourhoods).

Streetscapes and Development Pattern

Minimalistic streetscapes that are wide and sparsely vegetated with a variety of tree species that are informally planted.

Typically, streetscapes have no constructed kerbs with paths.

Lake Victoria Road has a rural feel characterised by unpaved surfaces with soft edges and tree and shrub plantings along its edges framing the straight road.

Lots are largely clear of vegetation with tree windrows along most boundaries.

Dwellings are generally setback significantly from the street but are still visible and often have wide facades. Dwellings are mostly single storey with modest articulation and materiality.

Private front setbacks in some areas are heavily vegetated and contribute to the streetscape.

Lot sizes

Currently lot sizes vary significantly from 4000m2 to over 8,000m2 reflecting the lifestyle character

Maintain low density living attributes with a minimum lot size of 2,000m2 - 4,000m2, unless specified otherwise in Appendix 2 -

Type of Change

Incremental change to a minimum lot size of 4000m2, unless specified otherwise in Appendix 2 - Development Guidance For Change Areas

12.3 Conventional Residential Neighbourhood

Relationship to Landscape and Environment

The conventional residential neighbourhoods of Eagle Point vary across the township. Some areas capture significant views to the Gippsland Lakes/Eagle Point Bay, some interface with rural and low density land, and contain remnant canopy trees.

Typically the landscape character is borrowed from landscaping within the lots.

Edges and Interfaces

Neighbourhood interfaces with the open character of the Eagle Point Caravan Park and Foreshore to the north, and large trees within existing road reservations frame the edges of the neighbourhood to the south. Abutting land is generally open rural land or low density.

Streetscapes and Development Pattern

Streetscapes vary in character depending on their era of development.

In some areas, local streets form into cul-de-sacs, with limited pedestrian paths and informal tree and shrub planting.

In the more recent developments, modern urban style streetscapes are provided with footpaths constructed on both sides of the road and a median treatment defines entry into new subdivision.

Recent development has retained large existing native canopy trees within the subdivision design but otherwise pre-existing native vegetation and other site features have been removed.

Lot sizes

Lot sizes vary across the neighbourhood. In more central parts of the neighbourhood (in proximity to the community and foreshore precincts) smaller lot sizes can be accommodated.

New residential subdivision with lots varying in size from 900 to 2000m2.

Type of Change

Incremental change primarily in the form of construction of dwellings on existing subdivided lots, redevelopment of older housing stock and some medium density housing in central parts of the neighbourhood.

Strategic development sites may undergo more substantial change.

12.4 New Development Potential Neighbourhoods

Relationship to Landscape and Environment

Currently the land is vacant and used for agricultural purposes.

An existing drainage line forms an obvious natural characteristic and is heavily vegetation along its length. Land is undulating and prominent from the neighbourhood's interfaces.

Edges and Interfaces

An existing drainage line forms the southern extent of the neighbourhood and defines Eagle Point's physical limit and entry into the neighbourhood and township.

Rural land defines the east of the neighbourhood.

Streetscapes and Development Pattern

Eagle Point Road is a long rural character road with soft edges remnant canopy tree plantings.

The Structure Plan provides guidance on preferred streetscape and development outcomes having regard to the existing site features and capturing the overall character of Eagle Point.

Lot sizes

Currently undeveloped however larger allotments ranging from 600m2 with larger allotments that respond to site characteristics is encouraged.

Type of Change

Change is supported that responds to the landscape and visual importance of this future neighbourhood.

13. APPENDIX 2 - DEVELOPMENT GUIDANCE FOR CHANGE AREAS

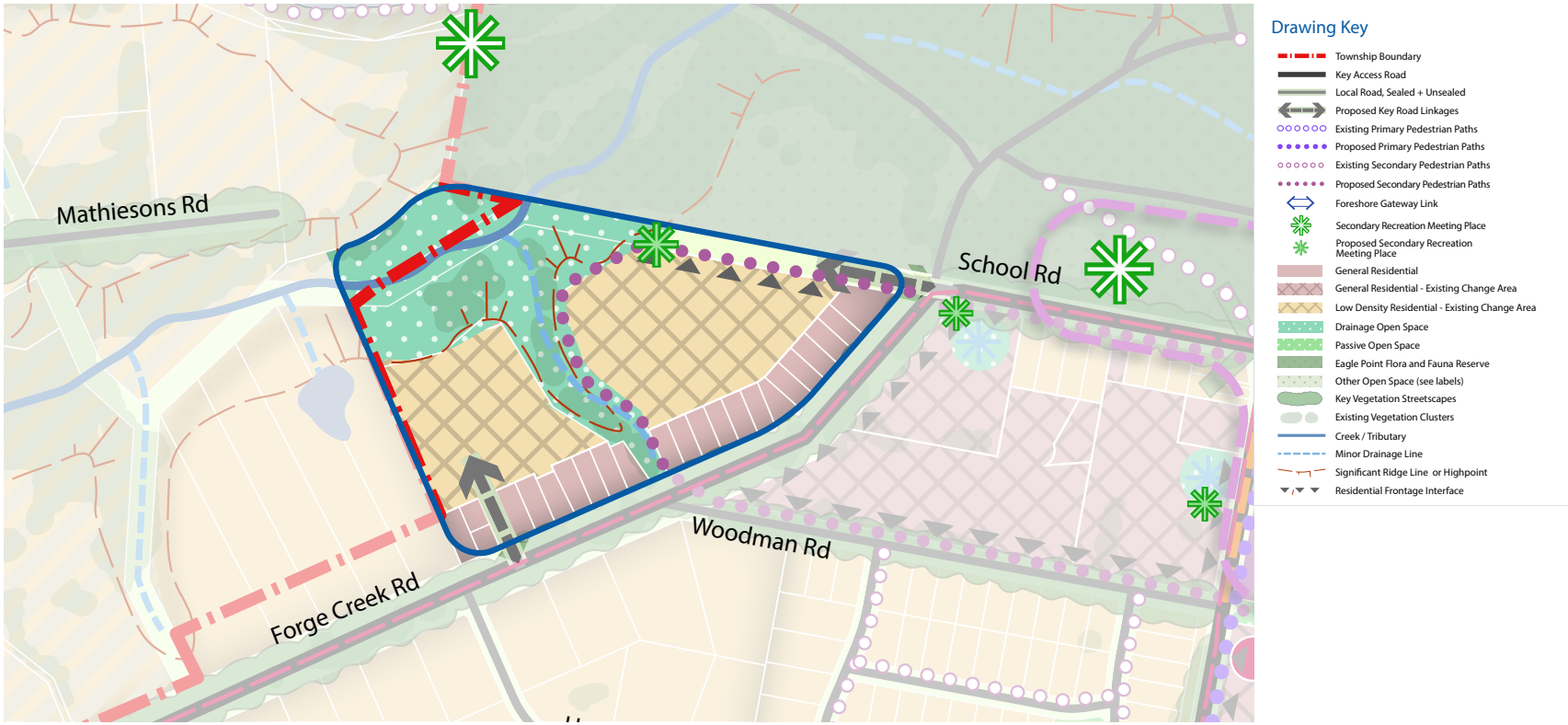
13.1 30 Forge Creek Road

This site is currently constrained due to drainage, bushfire risk and other site-specific issues, however is identified for future development in the Low Density Residential Zone, supported by its proximity and accessibility to the community and foreshore precincts.

Design Guidance:

- Improve public access to Tyers Creek through extension of School Road and footpaths.
- A perimeter road interfacing with the bushfire hazard with two connected points of access and egress must be provided to the site to address bushfire safety and to achieve a maximum of BAL12.5.
- Development must be contained above the Tyers Creek valley to protect public views and access to the creek
- Natural drainage lines through the site must be retained and incorporated into an appropriate drainage design.
- Provide a footpath network designed to connect into the wider township network.
- Provide a recreational meeting place with views of Tyers creek and surrounded by natural features must be incorporated into the design. This may include picnic or bench seating, landscaping, gazebo/shelter, art or decking/decorative paving.
- Residential development must address open space where possible to provide passive surveillance and contribute towards amenity.

Figure 22 Change Area - 30 Forge Creek Road



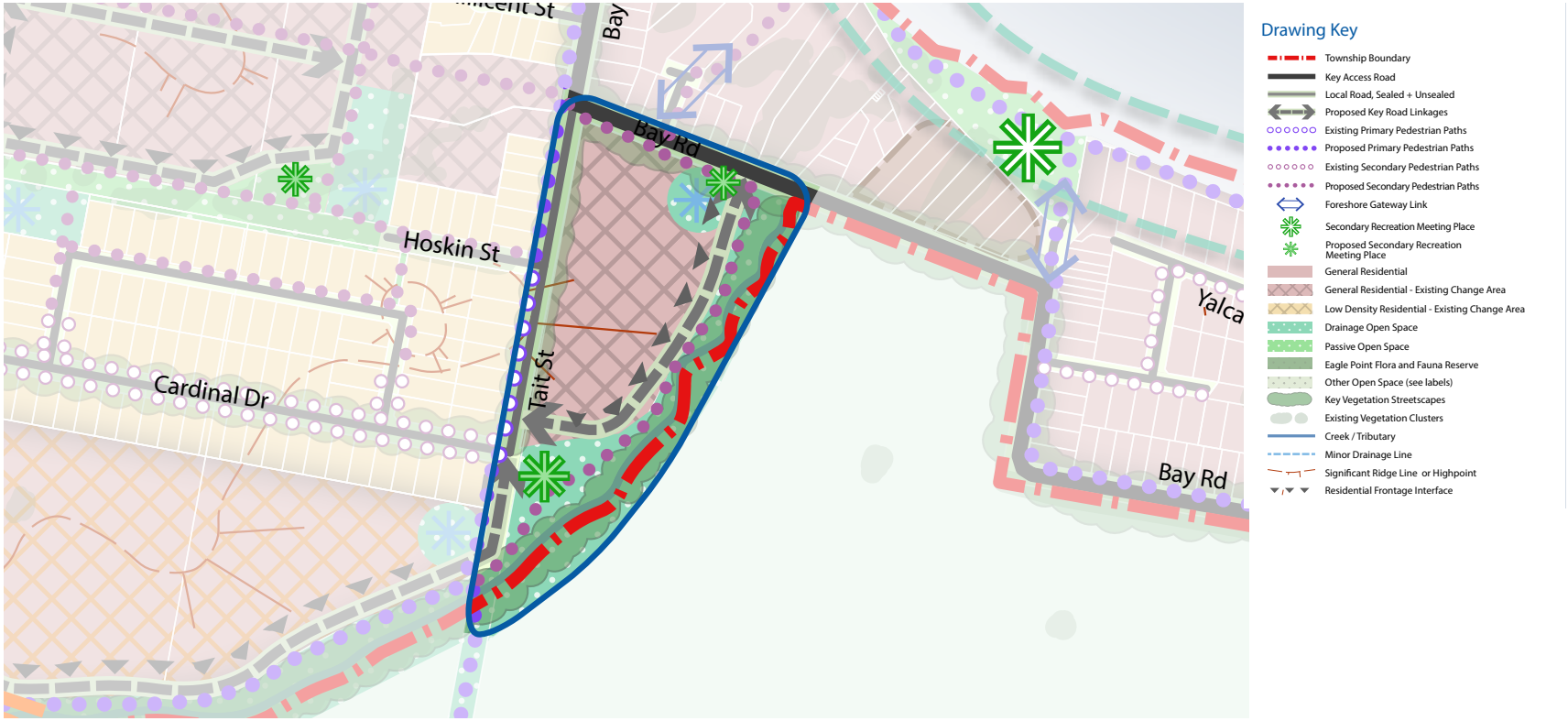
13.2 25 Waterview Road

This site is currently zoned for residential development. Development of the site provides an important opportunity that will release the creek line as public open space, providing a linear pedestrian link along the southern township boundary and protecting the creek and its natural and environmental values.

Design Guidance:

- Retain and enhance the natural drainage line inside a linear drainage open space reserve forming the township boundary.
- Provide a footpath along the linear open space.
- Provide missing sections to the primary footpath network along Tait Street.
- Residential development must address open space where possible to provide passive surveillance and contribute towards amenity.
- Bushfire mitigation measures will include an edge road to the drainage reserve; and landscaping of open space that is responsive to the bushfire risk (see cross sections in Chapter 7.5).
- Provide multiple recreational meeting place along the linear open space. This may include picnic or bench seating, landscaping, gazebo/shelter, art or decking/ decorative paving.

Figure 23 Change Area - 25 Waterview Road



13.3 Woodman Road

Design Guidance:

- Residential development must address existing primary streetscapes where possible to contribute towards amenity.
- Development must contribute towards the upgrade of Woodman Road to include a path and enhanced landscaping.
- Provide multiple recreational meeting places co-located with drainage open spaces reserves. This may include picnic or bench seating, landscaping, gazebo/ shelter, art or decking/decorative paving.
- Development must be responsive to bushfire risk.

Figure 24 Change Area - Woodman Road



13.4 Riley Road

Design Guidance:

> Retain and protect trees inside the Hoskin Street road reserves. Path must be aligned to avoid tree removal where possible.

> Provide key local links to improve accessibility.

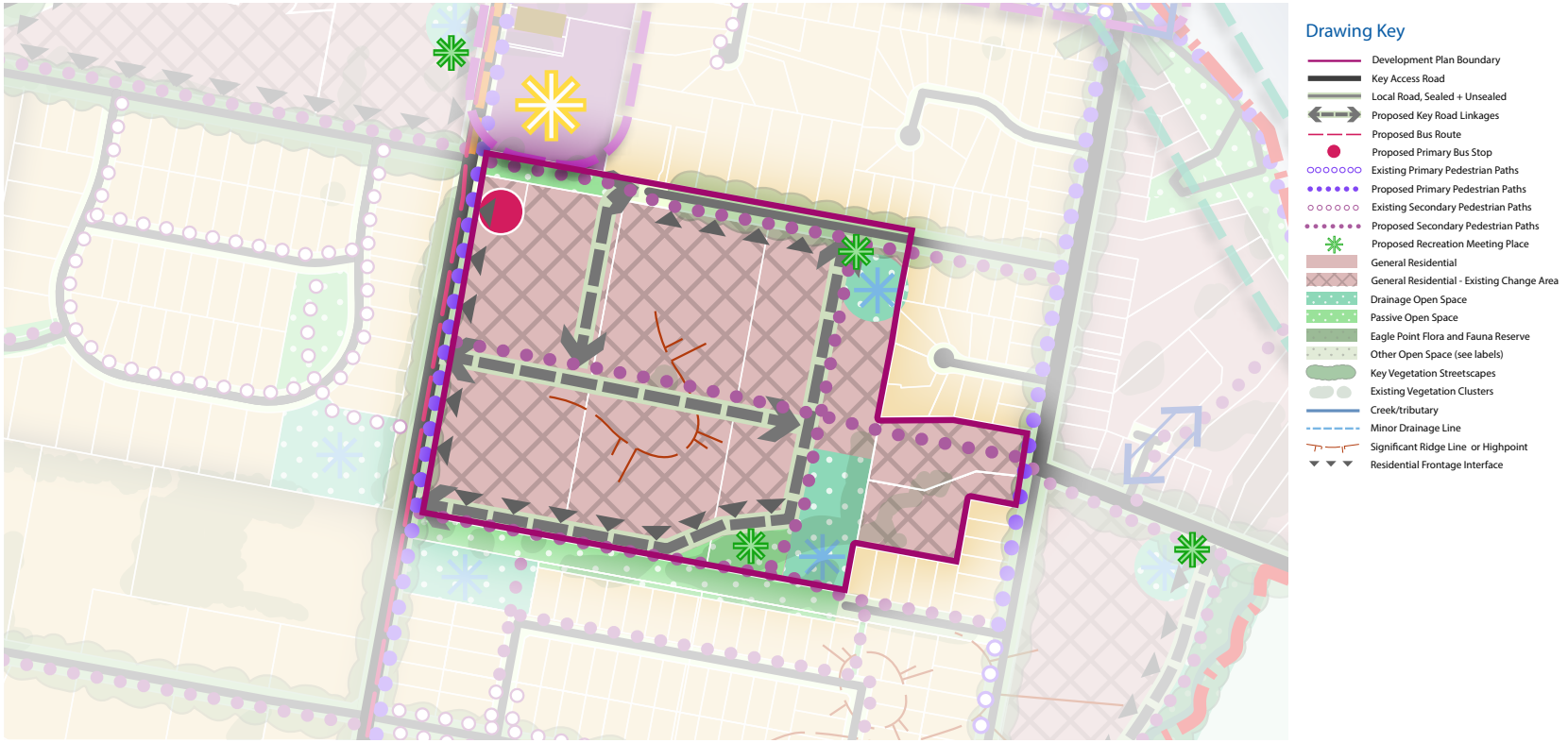
> Residential subdivision should be designed to respond to topography and benefit from views to the east.

> Residential development must address drainage and active open space where possible to provide passive surveillance and contribute towards amenity.

> Development must contribute to the primary path along Eagle Point Road and others adjacent to and internal to the area.

> Provide multiple recreational meeting places co-located with drainage open spaces reserves. This may include picnic or bench seating, landscaping, gazebo/ shelter, art or decking/decorative paving.

Figure 25 Change Area - Riley Road

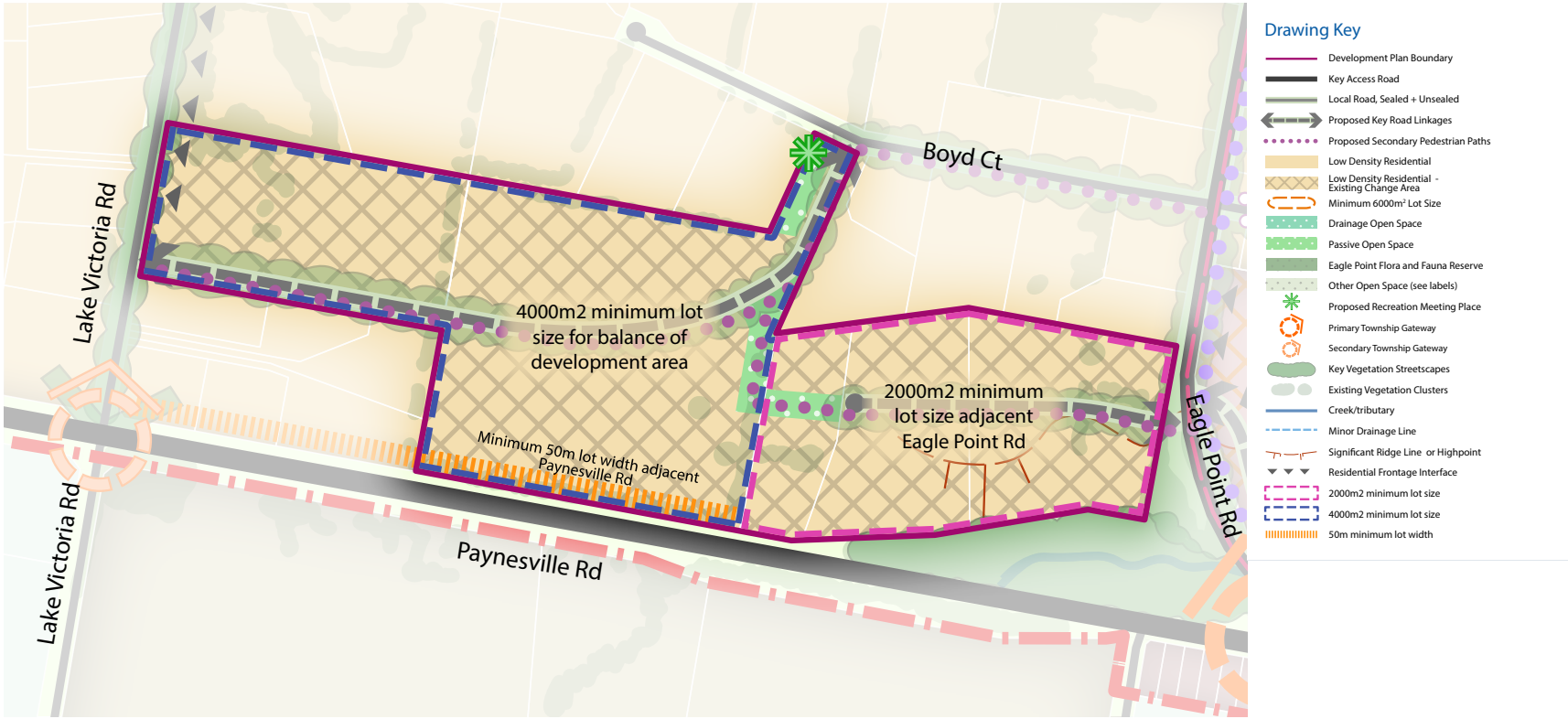


13.5 Paynesville Road

Design Guidance:

- Development plan must provide a central road that connects Lake View Road to Eagle Point Road and Boyd Court to improve township connectivity. The alignment of the road must be designed to incorporate existing buildings unless otherwise agreed by landowner.
- Lots adjacent to Paynesville Road must have a minimum lot width of 50m.
- Land screened behind existing vegetation on the East side of the site may develop to a minimum of 2000 m^2, the balance of the site must be a minimum of 4000 m^2.
- A small entrance open space should be provided at the intersection with Boyd Court which will include a recreational meeting places co-located with drainage open spaces reserves. This may include picnic or bench seating, landscaping or art.
- Development must be responsive to bushfire risk using bushfire mitigation measures such as building envelopes, open space management and road layout.

Figure 26 Change Area - Paynesville Road



13.6 Eagle Point Road New Residential Area

Design Guidance:

- Retain, augment and enhance the natural drainage line inside a linear drainage open space reserve forming the township boundary.
- Two connected points of access and egress must be provided to the site for bushfire safety.
- Bushfire mitigation measures will include an edge road to the drainage reserve, and landscaping of open space that is responsive to bushfire risk.
- Provide a walking track (gravel) along the linear open space.
- Provide extension to the primary footpath network along Tait Street and Eagle Point Road.
- Residential development must address open space where possible to provide passive surveillance and contribute towards street amenity.
- The drainage reserve must have an edge road (see cross sections in Chapter 7.5).
- Residential subdivision should be designed to respond to topography and benefit from views to the east.
- Community contribution to infrastructure
- Public open space linear and vegetation corridor
  - Pedestrian link
  - Arrange link as a reserve
- Contribution to footpath to Paynesville Road
- No connection to Tait Street to Paynesville Road

13.7 Long-term Development Opportunities

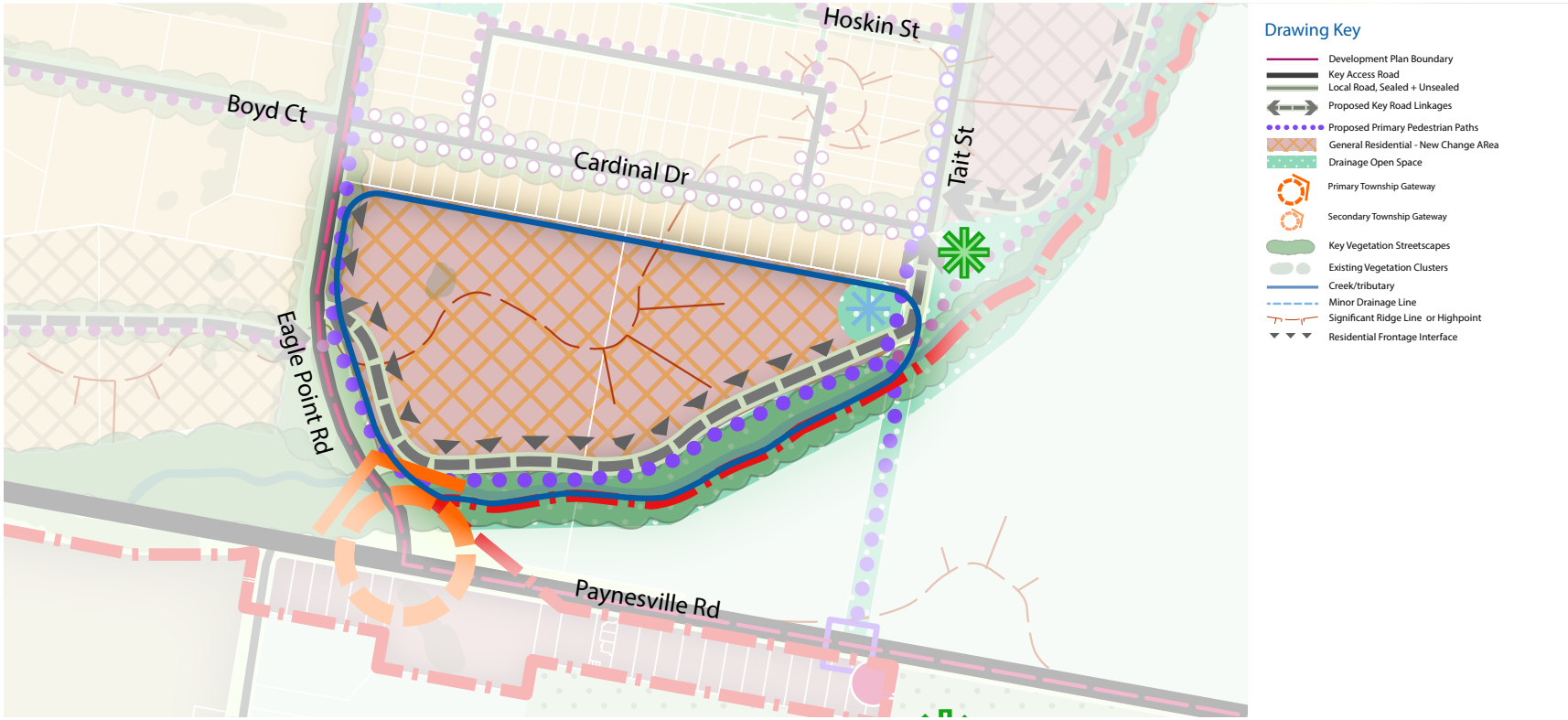
The Structure Plan supports the role of Bairnsdale Golf Course and the role it plays in terms of its tourism and wider economic benefits to Eagle Point and the region. Whilst not located within the formal township boundary, the Golf Course is strategically located in proximity to the Gippsland Lakes, and has close synergies with the tourism opportunities of the foreshore precinct within Eagle Point and the broader area.

In this context, Council will continue to work closely and collaboratively with the Golf Course management committee to understand future plans that will establish its longevity and success in the region.

To date, the Golf Course has identified a potential of surplus of land which could be developed for low density residential purposes and contribute to upgrading facilities within the Golf Course. In turn, such investment will support the Golf Course's aspirations as a key tourism generator.

Council will consider rezoning and development of the land as shown in Figure 20 subject to satisfying a net community benefit criteria. Such community benefits could include the construction of missing infrastructure links, such as pedestrian paths within Eagle Point which can promote connectivity between the Golf Course, Eagle Point Township and foreshore precinct.

Figure 27 Change Area - Eagle Point Road New Residential Area



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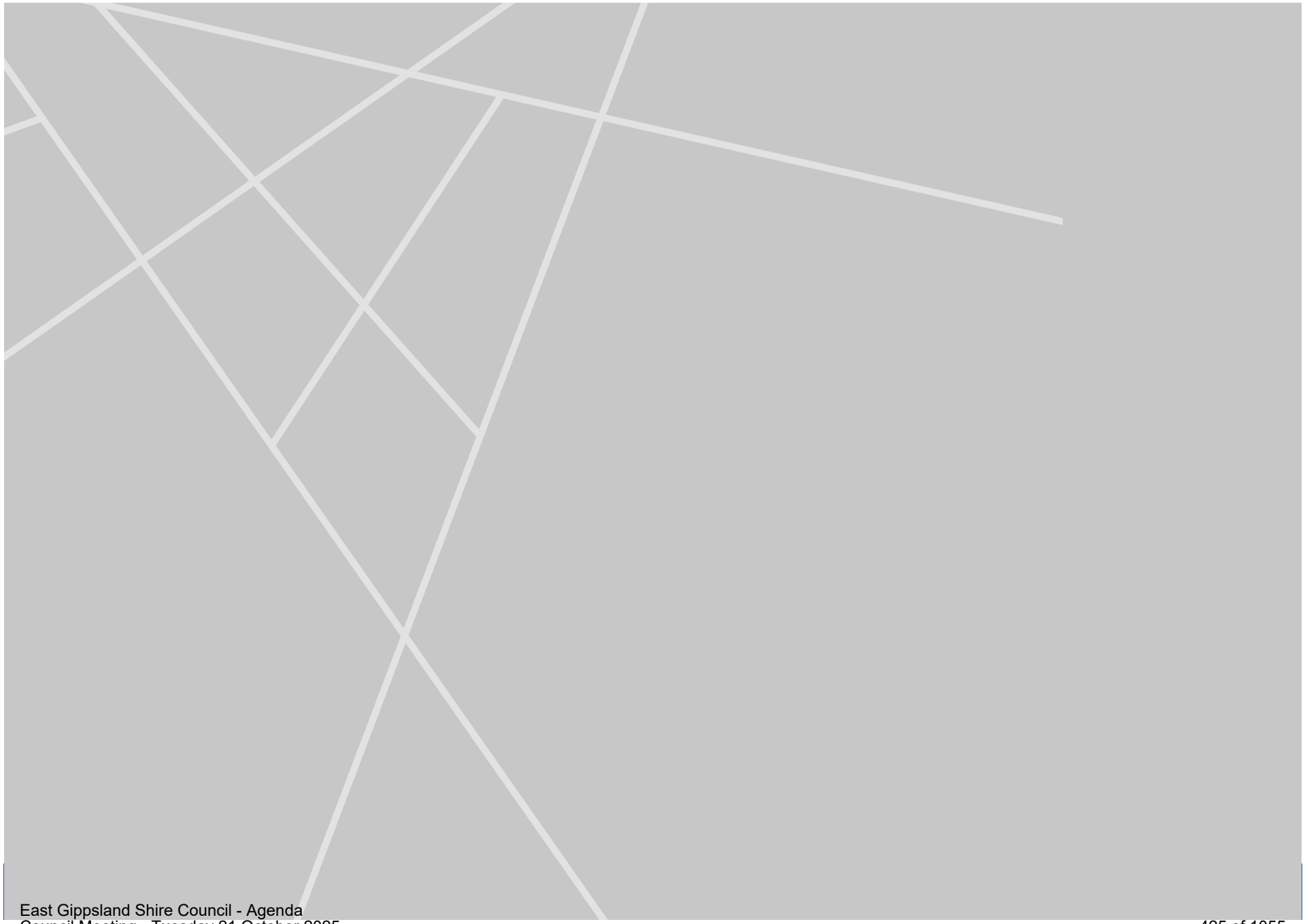

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EAST GIPPSLAND
SHIRE COUNCIL

Planning and Environment Act 1987

EAST GIPPSLAND PLANNING SCHEME

AMENDMENT C171egip

EXPLANATORY REPORT

Overview

This amendment proposes to implement the *Eagle Point Structure Plan* (EPSP) (2019) into the East Gippsland Planning Scheme by updating the Municipal Planning Strategy and Planning Policy Framework, rezoning land, applying the Significant Landscapes Overlay and introducing a new zone schedule and inserting the EPSP as a Background Document.

Where you may inspect this amendment

The amendment can be inspected free of charge at the East Gippsland Shire Council website at www.eastgippsland.vic.gov.au.

The amendment is available for public inspection, free of charge, during office hours (9am to 5pm unless specified below) at the following places:

- Corporate Centre, 273 Main Street, Bairnsdale VIC 3875
- Service Centre, 18 Mechanics Lane, Lakes Entrance VIC 3909
- Service Centre, 70 Maurice Avenue, Mallacoota VIC 3892 (Monday-Tuesday 10am-2pm and Wednesday-Friday 2pm-5pm)
- Service Centre, 179 Day Avenue, Omeo VIC 3898 (closed 12.30-1.30pm)
- Service Centre, 1 Ruskin Street, Orbost VIC 3888
- Service Centre, 55 The Esplanade, Paynesville VIC 3880
- Bendoc Outreach Centre, 18 Dowling Street, Bendoc, VIC 3888 (Monday-Tuesday 8.30am - 3.00pm and every second Wednesday 8.30am-3.00pm).
- Buchan Neighbourhood House, 6 Centre Road, Buchan, VIC 3885 (9.00am - 4.30pm).
- Cann River Community Centre, Princes Highway, Cann River, VIC 3890 (Monday-Friday 10.00am - 4.30pm and Saturday-Sunday 10.00am-2.00pm).

The amendment can also be inspected free of charge at the Department of Transport and Planning website at http://www.planning.vic.gov.au/public-inspection or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by 31 January 2025.

A submission must be sent:

- Strategic Planning Team, East Gippsland Shire Council:

  In person: 273 Main Street, Bairnsdale VIC

  55 The Esplanade, Paynesville VIC

  By post: PO Box 1618, Bairnsdale VIC 3875

  By Email: strategicplanning@egipps.vic.gov.au

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

Directions hearing: week commencing 5 May 2025

Panel hearing: week commencing 23 June 2025

Details of the amendment

Who is the planning authority?

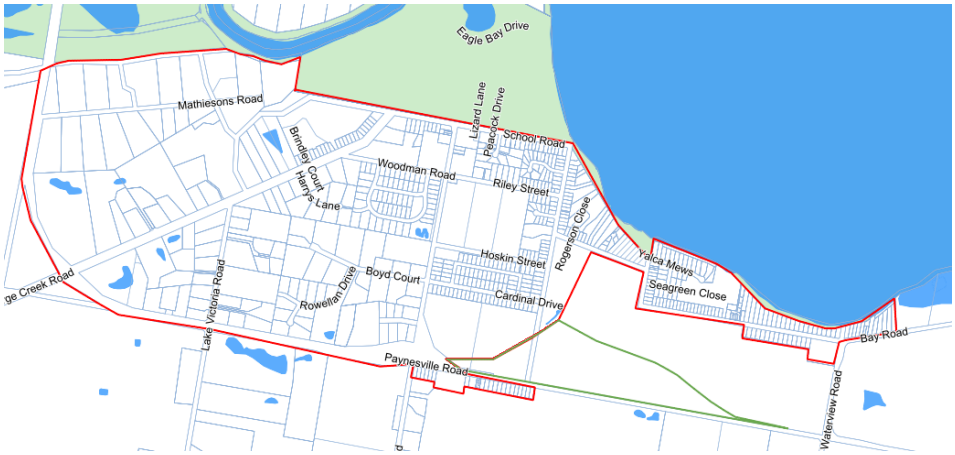
This amendment has been prepared by the East Gippsland Shire Council, which is the planning authority for this amendment.

The amendment has been made at the request of East Gippsland Shire Council.

Land affected by the amendment

The amendment applies to land within Eagle Point as shown outlined in red in Figure 1 and as listed in the Mapping Reference Table at **Attachment 1**.

Figure 1. Land generally affected by the amendment



What the amendment does

The amendment implements the findings of the *Eagle Point Structure Plan* (2019) into the East Gippsland Planning Scheme.

Specifically, the amendment:

- Amends clause 02.03-1 of the Municipal Planning Strategy to update the strategic direction for Eagle Point.
- Introduces a new clause 11.03-4L-12 (Eagle Point) to the Planning Policy Framework and a new Eagle Point Framework Plan to include the relevant strategies of the EPSP.
- Rezones land in Eagle Point in accordance with the recommendations of the EPSP, as follows:
    - Rezone land at Mathiesons Road and Forge Creek Road from Low Density Residential Zone to Rural Living Zone Schedule 1.
    - Rezone land at 30 Forge Creek Road from General Residential Zone to Low Density Residential Zone Schedule 1.
    - Rezone land at 25 Waterview Road from Farming Zone to General Residential Zone Schedule 2.
- Applies Schedule 2 to clause 32.08 of the General Residential Zone to provide neighbourhood character objectives for all land in the existing GRZ (except 30 Forge Creek Road).
- Applies Schedule 2 to the Significant Landscapes Overlay to part of 25 Waterview Road, Eagle Point.
- Amends the Schedule to Clause 72.08 (Background Documents) to insert the *Eagle Point Structure Plan* (2019) as a Background Document.
- Amends the Schedule to Clause 74.02 (Further strategic work) to remove reference to the preparation of a planning scheme amendment to implement the *Eagle Point Structure Plan* (2019).

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to facilitate the implementation of the *Eagle Point Structure Plan* (2019).

Strategic Objective 2 of the *East Gippsland Shire Council – Council Plan 2021-2025* is for 'Planning and infrastructure that enriches the environment, lifestyle, and character of our communities'. To meet this strategic objective Council is responsible for the identification of an adequate supply of suitably zoned land across the municipality and to provide clear direction to achieve high quality development outcomes.

The EPSP provides a vision that identifies the role and character of the town and a clear framework and associated strategies to encourage development in locations that protect and enhance its character and natural features. Implementation of the EPSP via this planning scheme amendment will enable informed decision making in relation to diverse housing opportunities which protect and enhance character and lifestyle attributes and augment Eagle Point's strong sense of community connectedness.

Preparation of the EPSP included a strategic planning process with extensive engagement with the community, relevant stakeholders, landowners, and agencies. The EPSP also draws on detailed analysis of background information including the assessment of infrastructure and servicing; land supply and demand; ecology and biodiversity; natural hazards; socio-economic data; cultural heritage; and community infrastructure.

The EPSP builds on the previous strategic land use policy direction provided by the *Eagle Point Urban Design Framework* (2007). The timing for implementation of the EPSP via this planning scheme amendment is critical to enable Council to appropriately respond to increased demand for residential development in Eagle Point. Updated policy direction will provide a robust decision making basis for Council to balance the increased demand for residential development with the character, community and environmental assets of Eagle Point.

The amendment will achieve net community benefit.

How does the amendment implement the objectives of planning in Victoria?

The objectives of planning in Victoria, contained in Section 4(1) of the *Planning and Environment Act 1987*, include:

a) *To provide for the fair, orderly, economic and sustainable use and development of land.*
b) *To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.*
c) *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*
d) *To facilitate development in accordance with the objectives set out in Section*

4(1).

e) *To balance the present and future interests of all Victorians.*

The amendment implements the objectives of planning in Victoria by guiding the sustainable growth of Eagle Point in considered locations. The amendment seeks to provide a secure, pleasant, efficient, and safe working, living and recreational environment for the Eagle Point community, all Victorians and visitors to Victoria. The EPSP provides a robust basis for strategic direction within the Municipal Planning Strategy and Planning Policy Framework of the East Gippsland Planning Scheme, ensuring that there is a fair, orderly, economic and sustainable use and development of land.

The amendment is respectful of the character and values of Eagle Point and ensures the qualities that make it a special place to live, and visit are protected, whilst harnessing opportunities that are beneficial for the township, Gippsland region and Victoria. The amendment also seeks to protect the integrity of the Gippsland Lakes Coastal Park by protecting significant landscape and environmental qualities.

How does the amendment address any environmental, social and economic effects?

The amendment seeks to balance carefully considered growth opportunities with the unique character and environmental qualities of Eagle Point and has appropriately addressed any environmental, social and economic effects that may result from future use and development.

Environmental Effects

The amendment addresses any potential environmental effects by considering relevant topographical, ecological and hydrological systems to determine the appropriate locations for residential, rural residential, recreational and community focused land uses. The amendment has considered relevant environmental risks associated with flooding (including sea level rise) and bushfire.

The amendment provides strategic direction regarding the environmental qualities of Eagle Point and how these can be protected and enhanced. This includes the identification of sites of environmental significance including the Macleod Morass Reserve, Eagle Point Foreshore Reserve and Eagle Point Flora and Fauna Reserve; sites of landscape significance; open space and native vegetation assets; and major watercourses.

The amendment also seeks to enhance connectivity between sites of environmental significance to enhance biodiversity outcomes as well as provide passive recreation and tourism opportunities.

Where residential development opportunities are identified, the EPSP provides clear direction regarding the form of future development, taking into account environmental constraints and native vegetation retention.

The amendment seeks to introduce an updated settlement boundary that offers long term protection for environmental assets and manages potential impact on surrounding agricultural land.

Social Effects

The amendment is considered to have a positive social effect by implementing the findings of the EPSP which responds to the community's values and social needs.

The amendment provides a clear land use planning and development framework for the township. It will facilitate greater housing choice and diversity through the application of appropriate residential and rural residential zones, such as General Residential Zone Schedule 2 and Rural Living Zone Schedule 1. The EPSP also acknowledges the demographic profile of the town by supporting innovative aged care housing opportunities.

The EPSP has a focus on providing well designed, liveable residential communities that protect and enhance the natural environment and facilitate a diverse open space network with a range of passive recreation opportunities.

The EPSP addresses the lack of a defined town centre by recommending a formalised Community Precinct to provide a high quality community focal point for the town. The aim of the Community Precinct is to ensure accessible, well connected community infrastructure to enhance community connectedness, amenity and wellbeing. The Community Precinct will also offer enhanced facilities for visitors to Eagle Point.

The EPSP has also had regard to, and complements, the Eagle Point Foreshore Management Plan. The proposed Foreshore Precinct supports a hub of outdoor recreational opportunities and activities which Eagle Point residents and visitors can utilise. The Foreshore Precinct will contribute to the health and wellbeing of residents, providing for a community meeting point in conjunction with the Community Precinct.

The EPSP has also considered built and cultural heritage, including Aboriginal Cultural Heritage, when developing its recommendations.

Economic Effects

The amendment is considered to have a beneficial economic effect by providing a clear land use planning and development framework for Eagle Point. The EPSP acknowledges the proximity of Eagle Point to the larger townships of Bairnsdale and Paynesville and clearly articulates the role of Eagle Point as a small village where residents and tourists will access these larger towns for services, facilities and employment opportunities. This role is reinforced through the application of a defined settlement boundary.

The EPSP acknowledges the role of tourism for the township and the wider Gippsland Lakes Coastal Park. The amendment seeks to protect and enhance the quiet, natural and coastal character of Eagle Point as well as enhance community and tourism infrastructure to leverage economic opportunities for the town. These opportunities are focused on the Community and Foreshore Precincts identified in the EPSP.

The amendment will facilitate residential development in appropriate locations where opportunities have been identified and promote efficient use of existing urban infrastructure.

Does the amendment address relevant bushfire risk?

A Bushfire Hazard Site Assessment has been undertaken to inform the recommendations of the EPSP. An assessment against Clause 13.02-1S (Bushfire Planning) has been undertaken as a part of a Bushfire Risk Peer Review.

The CFA have been consulted throughout the development of the EPSP and their feedback incorporated into the recommendations. Further consultation will be undertaken as part of the amendment process. The amendment is also consistent with the *Design Guidelines –Settlement Planning at the Bushfire Interface* (DELWP 2020).

The EPSP does not locate new sensitive uses and development in areas known to present higher bushfire risk and rezoning has been directed to land where bushfire risk can be managed appropriately.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment is consistent with:

- *Ministerial Direction - The Form and Content of Planning Schemes*.
- *Ministerial Direction 1 – Potentially Contaminated Land*. The amendment includes the rezoning of land from Farming Zone to General Residential Zone which allows for sensitive uses. Appropriate investigations have been undertaken to satisfy Council that the land at 25 Waterview Road that is proposed to be rezoned is not potentially contaminated.
- *Ministerial Direction No. 11 – Strategic Assessment of Amendments*. The amendment is consistent with this direction which ensures a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces.
- *Ministerial Direction No.13 – Managing Coastal Hazards and the Coastal Impacts of Climate Change*. The amendment has considered the current and future risks associated with coastal hazards and the impacts of climate change and is consistent with State planning policy set out in the Planning Policy Framework.
- *Ministerial Direction No. 15 - The Planning Scheme Amendment Process*. The amendment process will be undertaken within the set timeframes, unless an exemption to comply is granted by the Minister for Planning.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment directly supports the following Clauses of the Planning Policy Framework:

Clause 11 – Settlement

Clause 11.01-1S (Settlement), Clause 11.01-1R (Settlement – Gippsland) and Clause 11.01-1L-01 (East Gippsland settlements). Promote sustainable growth and development and deliver choice and opportunity through a network of settlements.

Clause 11.02-1S (Supply of urban land) and 11.02-2S (Structure Planning). Ensure a sufficient supply of land for uses, including residential, recreational and community land uses; and facilitate the orderly development of urban areas.

Clause 11.03-4S (Coastal settlement) and 11.03-6S (Regional and local places). To plan for sustainable coastal development and facilitate integrated place-based planning.

The amendment supports the relevant policies at Clause 11 by supporting Eagle Point's sustainable growth. The amendment implements local policies that consider the town's distinctive coastal characteristics and responds to the needs of the community through the provision of housing, recreation, open spaces, and community infrastructure.

Clause 12 – Environmental and Landscape Values

Clause 12.01-1S (Protection of biodiversity) and Clause 12.01-2S (Native vegetation management). Protect and conserve Victoria's biodiversity and native vegetation. Ensure no net loss to biodiversity from the removal of native vegetation.

Clause 12.02-1S (Protection of the marine and coastal environment) and Clause 12.02-1L (protection of coastal areas). Protect and enhance the marine and coastal environment.

Clause 12.03-1S (River corridors, waterways, lakes and wetlands), Clause 12.03.1R (High value water body assets – Gippsland) and 12.03-1L (Waterways). Protect and enhance river corridors waterways, lakes and wetlands. Minimise the impact of urban growth on the Gippsland Lakes.

Clause 12.05-1S (Environmentally sensitive areas) and Clause 12.05-1L (Landscapes). Protect, conserve and enhance environmentally sensitive areas, landscapes and open spaces.

The amendment supports the relevant policies at Clause 12 by implementing policy direction to protect biodiversity and native vegetation; protect waterways via drainage and stormwater management having regard to its close physical relationship to the Gippsland Lakes system; enhance open space linkages; and ensure development responds to Eagle Point's coastal character. Retention of the Significant Landscape Overlay Schedule 2 will protect views to and from Eagle Point Bay.

Clause 13 - Environmental Risks and Amenity

Clause 13.01-S (Natural hazards and climate change) and 13.01-2S (Coastal inundation and erosion). Minimise the impact of natural hazards and adapt to climate change risks, including coastal hazard risk, via risk-based planning.

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

Clause 13.04-1S (Contaminated and potentially contaminated land). Ensure contaminated or potentially contaminated land is or will be suitable for the proposed use, prior to the commencement of any use or development.

The amendment supports the relevant strategies at Clause 13 by implementing policy direction that locates new sensitive uses and development away from areas known to be affected by inundation or areas which present higher bushfire risk. Proposed zoning has been directed to elevated land, away from likely flood areas and where bushfire risk can be managed appropriately. A Bushfire Hazard Assessment and associated peer review has been undertaken to inform the recommendations of the EPSP.

Clause 14 - Natural Resource Management

Clause 14.01-1S and Clause 14.1-1L (Protection of agricultural land). Protect the state's agricultural base by preserving productive farmland.

Clause 14.02-1S (Catchment planning and management). Protect and restore catchments, water bodies, groundwater, and the marine environment.

The amendment supports the relevant policies at Clause 14 by implementing a township boundary around Eagle Point to protect surrounding farmland and areas of environmental significance. Policy direction also ensures that localised drainage will be addressed, and storm water will be appropriately treated to protect the sensitive lakes system environment for future generations.

Clause 15 – Built Environment and Heritage

Clause 15.01-1S (Urban design). Create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Clause 15.01-2S (Building design). Achieve building design outcomes that contribute positively to the local context and enhance the public realm.

Clause 15.01-3S (Subdivision design). Ensure the design of subdivisions achieve attractive, safe, accessible, diverse and sustainable neighbourhoods.

Clause 15.01-5S (Healthy neighbourhoods). Achieve neighbourhoods that foster healthy and active living and community wellbeing.

Clause 15.01-5L (Neighbourhood character). Recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Clause 15.01-6S (Design of rural areas). Ensure development respects valued areas of rural character.

Clause 15.02-1S (Energy and resource efficiency). Encourage land use and development that is energy and resource-efficient, supports a cooler environment and minimises greenhouse gas emissions.

Clause 15.03-1S (Heritage conservation) seeks to ensure the conservation of places of heritage significance.

Clause 15.03-2S (Aboriginal culture heritage). Ensure the protection and conservation of places of Aboriginal cultural heritage significance.

The amendment supports the relevant policies at Clause 15 by implementing policy direction aimed at managing residential change and town character. The EPSP contains a suite of updated planning controls to positively influence the relationship between the natural environment, water, landscape setting, housing style and development patterns which give Eagle Point its informal village character.

The planning controls include changes to the Rural Living Zone and General Residential Zone as well as the implementation of updated zone schedules that define subdivision and development design objectives to achieve preferred neighbourhood character outcomes.

The amendment is also informed by a Cultural Heritage Assessment and encourages the protection of cultural heritage sites and places.

Clause 16 – Housing

Clause 16.01-1S (Housing supply). Facilitate well-located, integrated and diverse housing that meets community needs.

Clause 16.01-2S (Housing affordability). Deliver more affordable housing closer to jobs, transport and services.

Clause 16.01-3S (Rural residential development) and Clause 16.01-3L-01 (Rural living). Identify land suitable for rural residential development.

Clause 16.01-5S (Residential aged care facilities) and Clause 16.01-5L (Residential aged care). Facilitate the development of well-designed and appropriately located residential aged care facilities.

The amendment supports the policy at Clause 16 facilitating diverse housing types, including areas of future growth, and rural residential development and encourages innovative aged care accommodation in a manner which responds to the community needs and the character of Eagle Point. This is achieved through the application of Rural Living Zone and General Residential Zone and updated zone schedules. The amendment improves housing affordability by ensuring that residential supply continues to be sufficient to meet demand.

Clause 17 - Economic Development

Clause 17.04-1S (Tourism). Encourage tourism development to maximise the economic, social and cultural benefits of developing the state as a competitive domestic and international tourist destination.

17.04-1L (Tourism – Shire). Develop and promote East Gippsland as a major tourist destination.

The EPSP acknowledges the location of the town between the larger townships of Bairnsdale and Paynesville, which are both nominated for growth and change. Eagle Point residents and visitors generally access these towns for their services, facilities, and employment opportunities. The amendment supports the policy at Clause 17 by reinforcing the importance of the Community and Foreshore Precincts as focal points for the town. These precincts support and enhance nature-based tourism and recreational opportunities.

The amendment also seeks to maximise the economic, social and cultural benefits of the Gippsland Lakes Coastal Park by protecting significant environmental and landscape qualities.

Clause 18 - Transport

Clause 18.01-1S (Land use and transport integration). Facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport.

Clause 18.01-3S (Sustainable and safe transport) and Clause 18.01-3L (Sustainable transport). Facilitate an environmentally sustainable transport system that is safe and supports health and wellbeing.

Clause 18.02-1S (Walking). Facilitate an efficient and safe walking network and increase the proportion of trips made by walking.

Clause 18.02-2S (Cycling). Facilitate an efficient and safe bicycle network and increase the proportion of trips made by cycling.

Clause 18.02-3S (Public transport). Facilitate an efficient and safe public transport network and increase the proportion of trips made by public transport.

Clause 18.02-4S (Roads) and Clause 18.02.4L-01 (Road). Facilitate an efficient and safe road network that integrates all movement networks and makes best use of existing infrastructure.

The amendment supports Clause 18 by enhancing road and pedestrian/cycle path connections to better integrate residential neighbourhoods, providing access to the network of open spaces, community precinct, foreshore precinct and other destinations within Eagle Point. The EPSP provides detailed road cross sections to guide the design of safe and sustainable road and path networks.

The EPSP also promotes collaboration with VicRoads and Public Transport Victoria to improve public transport accessibility and enhance road safety via construction of a pedestrian refuge at Paynesville Road.

Clause 19 – Infrastructure

Clause 19.02-2S and Clause 19.02-2L (Education facilities). Assist in integrating education and early childhood facilities with local and regional communities.

Clause 19.02-3S (Cultural facilities). Develop a strong cultural environment and increase access to arts, recreation and other cultural facilities.

Clause 19.02-4S (Social and cultural infrastructure). Provide fairer distribution of and access to, social and cultural infrastructure.

Clause 19.02-6S (Open space). Establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community.

Clause 19.03-2S (Infrastructure design and provision) and Clause 19.03-2L (Infrastructure, planning, design and construction). Provide timely, efficient and cost-effective development infrastructure that meets the community's need.

Clause 19.03-3S and Clause 19.03-3L (Integrated water management) seeks to sustainably manage water supply, water resources, wastewater, drainage and stormwater through an integrated water management approach.

The EPSP has considered infrastructure and capacity of services, including reticulated services, drainage, electricity, gas and telecommunications and seeks to ensure holistic infrastructure planning. The amendment supports improvements to drainage and stormwater management as part of an integrated water management system to mitigate flood risk and protect sensitive environments.

The amendment supports Clause 19 through identification of a Community Precinct and Foreshore Precinct that contain community infrastructure including sporting, recreational and education facilities (Eagle Point Primary School) to meet the needs

of residents and visitors. Access to the Precincts is supported via an enhanced open space network which includes the use of drainage reserves for passive recreation and access.

How does the amendment support or implement the Municipal Planning Strategy?

The amendment seeks to update the Municipal Planning Strategy (MPS) by implementing the recommendations of the *Eagle Point Structure Plan* (2019). The vision statement for Eagle Point states that Eagle Point is not identified for substantial change. Where some change is identified as appropriate, it will be sustainable and properly managed to the benefit of the community and will protect and enhance the town's informal character and natural environment.

Consistent with the Eagle Point vision, Council's strategic directions for Coastal settlements at Clause 02.03-1 will be updated to identify Eagle Point as a Coastal settlement providing minor expansion of existing areas.

The EPSP is based on detailed analysis and extensive community engagement. The proposed changes are consistent with strategic directions of the MPS, in particular Clause 02.03-2 (Environmental and landscape values), Clause 02.03-3 (Environmental risk and amenity) and Clause 02.03-5 (Built environment and heritage).

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victorian Planning Provisions (VPP) by providing local content to support State Policy in the Planning Policy Framework (PPF). The amendment is based on direction from the EPSP and includes an updated Eagle Point Framework Plan. The PPF is the most appropriate part of the Planning Scheme to include this policy direction.

The amendment also uses appropriate zones, overlays and schedules as per the EPSP, as follows:

- The amendment applies and refines the Rural Living Zone Schedule 1 (RLZ1) and General Residential Zone Schedule 2 (GRZ2) to preserve and enhance the coastal character of Eagle Point, address environmental values and hazards and reflect the capacity of the land to accommodate residential development.
- The application of the SLO2 to the remainder of 25 Waterview Road is appropriate as it seeks to protect the visual and landscape values along this stretch of open area between Eagle Point and Paynesville.

How does the amendment address the views of any relevant agency?

The following agencies have been consulted in the preparation of the Eagle Point Structure Plan:

- Department of Energy, Environment and Climate Action

- Department of Transport and Planning.
- Country Fire Authority.
- Department of Transport (Regional Roads Victoria).
- East Gippsland Catchment Management Authority.
- East Gippsland Water.
- Environment Protection Agency.
- Gunaikurnai Land and Waters Council Aboriginal Corporation (GLaWAC)
- SP Ausnet.
- APA Gas.
- Telstra.

The views of relevant agencies were also sought as part of the exhibition process and any comments received have been incorporated into the Amendment.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The amendment addresses the requirements of the *Transport Integration Act* 2010.

The amendment is consistent with the transport system objectives of the Act, in particular those contained in Section 11 – Integration of transport and land use. This Section requires a focus on maximising access to residences, employment, services and recreation, and reducing the need for private motor vehicle transport and the extent of travel.

The EPSP recommends enhanced pedestrian safety measures to access public transport services on the Paynesville Road as well as improved bus routes within the town.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The amendment will have a negligible impact on East Gippsland Shire Council's resource and administrative costs. Changes to zone and overlay provisions will enhance the efficiency of decision making processes.

ATTACHMENT 1 - Mapping reference table

Location	Land/ Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Eagle Point	All residential land in Eagle Point except 30 Forge Creek Road	C171egip Map No. 50ZN & 51ZN	Numerous	Rezone from GRZ to GRZ2	Nil	Nil
Eagle Point	All land in the GRZ bounded by Forge Creek Road, Tyers Creek and Eagle Point Flora and Fauna Reserve	C171egip Map No. 50ZN & 51ZN	30 Forge Creek Road	Rezone from GRZ to LDRZ	Nil	Nil
Eagle Point	All land in the LDRZ between Forge Creek Road, Macleod Morass Wildlife Reserve, and Paynesville Road	C171egip Map No. 50ZN & 51ZN	Numerous	Rezone from LDRZ to RLZ schedule 1	Nil	Nil
Eagle Point	Land in the FZ between Paynesville Road and Bay Road, bordered by the natural drainage line	C171egip Map No. 50ZN & 51ZN	25 Waterview Road	Part - Rezone from FZ to GRZ2	Nil	Nil
Eagle Point		C171egip Map No. 50SLO & 51SLO	25 Waterview Road	Nil	Apply SLO2 to remainder of the land in the FZ	Nil

Planning and Environment Act 1987

EAST GIPPSLAND PLANNING SCHEME

AMENDMENT C171egipp

INSTRUCTION SHEET

The planning authority for this amendment is the East Gippsland Shire Council.

The East Gippsland Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 2 attached map sheets.

Zoning Maps

1. Amend Planning Scheme Map Nos 50ZN and 51ZN in the manner shown on the attached map marked “East Gippsland Planning Scheme, Amendment C171egip”.

Overlay Maps

2. Amend Planning Scheme Map Nos 50SLO and 51SLO in the manner shown on the attached map marked “East Gippsland Planning Scheme, Amendment C171egip”.

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

3. In **Purpose and Vision** – amend Clause 02.03-1 in the form of the attached document.

4. In **Planning Policy Framework**- insert new Clause 11.03-4L-12 in the form of the attached document.

5. In **Zones** –Clause 32.08, insert a new Schedule 2 in the form of the attached document.

6. In **Operational Provisions** – Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document.

7. In **Operational Provisions** – Clause 74.02, replace the Schedule with a new Schedule in the form of the attached document.

End of document

02.03 STRATEGIC DIRECTIONS

~~25/11/2022~~ ~~C162egip~~Proposed C171egip

02.03-1 Settlement and housing

~~25/11/2022~~ ~~C162egip~~Proposed C171egip

Growth area towns

Bairnsdale is the gateway to East Gippsland and is the largest town in the Shire providing major commercial, retail, educational and public-sector services. **Paynesville**, located approximately 16 kilometres south of Bairnsdale, has grown rapidly in recent times, as a 'dormitory' town and a retirement area. It is a service centre supporting the local community as well as the neighbouring settlements of Eagle Point and Raymond Island. **Lakes Entrance** is a major tourist and retirement destination, which has a strong commercial fishing industry and significant land for future development.

Council's strategic directions for the growth area towns are:

- Encouraging population growth and development on fully serviced residential land in the growth area towns.
- Encouraging a range of housing types and styles including higher density dwellings in town centres.
- Encouraging development of East Gippsland as a retirement destination.
- Reinforcing **Bairnsdale** as the main commercial, retail and service centre for East Gippsland.
- Expanding **Paynesville** as a residential and business centre focused around boating, tourism and healthy living, with access to walking and riding trails, passive and active recreation.
- Enhancing **Lakes Entrance's** role as the largest coastal town in the Gippsland area, with a focus on tourism, commercial fishing and recreational boating activities.

Coastal settlements

~~The~~Council's ~~*Coastal Towns Design Framework (2007)* provided a~~ strategic approach to managing development in 13 coastal settlements based is on the protection of high value environmental resources within or adjoining settlements, the nature and protection of local character and the capacity of infrastructure.

Lake Tyers Beach is an attractive coastal community with high environmental values providing for permanent residents and holiday makers.

Eagle Point is a small consolidated town distinct from Paynesville, ~~with a permanent resident settlement and a holiday recreation destination.~~ characterised by low scale development, and a landscape setting influenced by the natural environment and the lake foreshore.

Mallacoota, in the far east of the Shire, is a very popular holiday location and a retirement area, a base for eco-tourism and the centre of the abalone industry in eastern Victoria.

Marlo is a seaside holiday town looking out towards the river and ocean.

The coastal resort town of **Nungurner** is a small residential lakeside hamlet closely related to, but distinctly separate from Metung.

Metung is a key destination for visitors to the Gippsland Lakes system and a significant boating hub with a strong residential community.

Tambo Bluff is a low density residential area.

Raymond Island is a unique village and rural residential locality set within the heart of the Gippsland Lakes.

Newlands Arm is a small consolidated town distinct from, and dependant on Paynesville for most local services and, serving as both a permanent resident settlement and a holiday recreation destination.

Gipsy Point is a small bushland retreat with a residential community and some visitor accommodation.

Bemm River is a remote fishing hamlet, bordered by public parks and with access to Sydenham Inlet.

Council's strategic directions for Coastal settlements are:

- Providing significant expansion of existing areas in Paynesville~~,~~ and Lake Tyers Beach ~~and Eagle Point~~.
- Providing minor expansion of existing areas in Lakes Entrance, Mallacoota, Marlo, Eagle Point and Nungurner.
- Expanding settlement within existing areas of Metung, Tambo Bluff, Raymond Island, Newlands Arm, Gipsy Point and Bemm River.

Rural settlements

East Bairnsdale - Lucknow is a residential community, a significant employment and industry area and a complementary activity area to Bairnsdale's central business district.

Orbost is a large rural service centre, with a population of 2,150 located on the Snowy River.

Omeo is service town in the Highland sub-region, with a population of about 250 providing retail, administration, tourist services for a large rural area.

Lindenow is a rural township located west of Bairnsdale, with a population of around 300 and a district population of about 3000.

Bruthen is ideally located for rural-residential living, being 25 kilometres north-east of Bairnsdale and 30 kilometres north west of Lakes Entrance.

Mossiface and **Sarsfield** are small settlements near Bruthen, which contain a range of facilities, including the historic Mossiface Hop kilns.

Buchan is a small town located approximately 30 kilometres north of Nowa Nowa with an economy that depends on timber mills, the tourist industry, limestone quarrying and pastoral activities.

The Twin Rivers region is located to the east of Bairnsdale and includes the three small towns of **Nicholson**, **Johnsonville** and **Swan Reach**. The smaller settlements of **Bumberrah** and **Tambo Upper** also sit within the Twin Rivers region.

Ocean Grange is a small settlement on the Barrier south of Paynesville. There are also several other small clusters of dwellings along the Barrier between Ocean Grange and the Entrance.

Tambo Bay is a small residential community situated at the mouth of the Tambo River with full reticulated services.

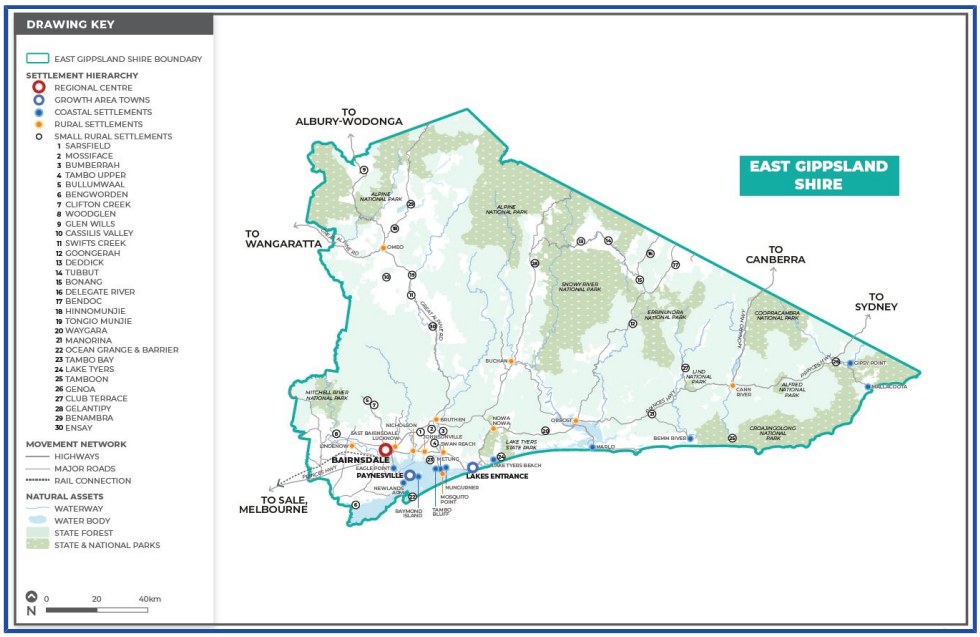
Mosquito Point is a small holiday settlement on the Boole Poole Peninsula on the eastern and southern shores of Bancroft Bay.

Lake Tyers Aboriginal Trust occupies a peninsula in Lake Tyers and is managed on a co-operative basis by the Aboriginal community.

Council's strategic directions for rural settlements are:

- Consolidating development within existing town boundaries, using infill development, before further expansion of the towns.
- Providing for further subdivision where the land has capacity to absorb wastes, native vegetation is protected, and minimal impact is made on adjoining public land.
- Preserving the separation between Nicholson, Johnsonville and Swan Reach.

East Gippsland Settlement Hierarchy Plan



02.03-2 Environmental and landscape values

25/11/2022
C162egip

East Gippsland is a reservoir of biodiversity in south eastern Australia, due to the relatively unspoilt nature of its native vegetation. It is the only place in temperate mainland Australia where large tracts of native vegetation are intact from the Alps to the ocean. Council has an important custodial role in relation to East Gippsland's unique biodiversity and large tracts of intact native vegetation.

Large areas of East Gippsland, including Gippsland Lakes and surrounds, are classified by the National Trust as landscapes of special regional significance. Bruthen and its surrounds are of high cultural landscape significance and the area is currently being assessed by the National Trust of Australia (Victoria).

The Colquhoun area is significant because of the remnant vegetation types existing throughout, particularly along the lower slopes and valley bottoms where extensive lines of Warm Temperate Rainforest remain. The remnant vegetation provides important refuge and habitat areas for fauna and provides good corridor habitat for wildlife. The remnant vegetation also plays a key role in minimising erosion.

Council's strategic directions for environmental and landscape values are:

- Restoring and maintaining the biodiversity of our rivers, waterways, lakes and wetlands.
- Protecting areas of environmental, landscape, heritage or scenic value, particularly coastal/lakes areas; the Nicholson River; the Tambo River; Princes Highway; ridgelines and roadside vegetation.
- Balancing residential, business and tourist development with wildlife corridors and areas of rural or natural landscape.
- Protecting sites of significance by encouraging sensitive development, sympathetic to the character of the area and its aesthetic values.

02.03-3 Environmental risks and amenity

25/11/2022
C162egip

Council plays an important role in managing and mitigating the environmental risks associated with flood plains, erosion, bushfire and salinity. The extent of forested areas and the species composition of forests leads to particularly high risks of bushfire, relative to many other areas of Victoria.

The impacts of climate-induced sea level rise, combined with more severe storm surges is likely to be significant for coastal communities.

Councils strategic directions for environmental risk are:

- Prioritising the planning and management responses and adaptation strategies to vulnerable areas, such as protect, redesign, rebuild, elevate, relocate and retreat.
- Assessing the impacts of climate-induced sea level rise, combined with more severe storm surges.
- Minimising land degradation and tree decline in some rural areas.
- Using geotechnical risk assessments in evaluating proposals for use and development in erosion risk areas.

02.03-4 Natural resource management

25/11/2022
C162egip

The region's considerable natural resources include agriculture, forestry and timber, water and minerals.

Special Water Supply Catchments for domestic water supply on the southern side of the Great Dividing Range have been identified and need to be protected.

The Lindenow district covers some of the most productive agricultural land in East Gippsland and sustains a very diverse agricultural industry. Lindenow is recognised for producing top quality vegetables for the local and national market as well as high grade fine wool and dairy products.

The Mitchell River flats have a small minimum lot size for subdivision, in order to facilitate restructuring of holdings for agricultural purposes. Development of dwellings will generally require a permit, to minimise the impact of non-agricultural uses on valuable land and the operations being carried out on it.

Council's strategic directions for natural resource management are:

- Protecting water quality and quantity, particularly in water catchments used for domestic supply.
- Providing opportunities to add value to agricultural and timber products.
- Protecting high quality agricultural land from inappropriate development.
- Avoiding small lot subdivision of rural land.
- Providing for small lots where there is a lack of availability of undeveloped lots of the proposed size range in the area.
- Controlling the release of small-lot rural land and rezoning at a rate that ensures that land released does not compete with fully serviced lots in urban centres.
- Encouraging exploration for and development of mineral resources in appropriate areas.

02.03-5 Built environment and heritage

25/11/2022
C162egip

East Gippsland is renowned for its natural beauty that will be linked to the built environment. There are a number of buildings and places of potential heritage significance throughout the municipality.

Council's strategic directions for built environment and heritage are:

- Protecting natural and cultural heritage.
- Maintaining the human scale, village feel and character of Paynesville, particularly in the town centre.
- Upgrading the townscapes of Lakes Entrance and Paynesville.

02.03-6 Economic development

25/11/2022
C162egip

Bairnsdale is the main commercial, retail and public-sector administration centre for East Gippsland. The core retail centre from Wood Street to Pyke Street (between Macleod and Riverine Streets) is the major regional commercial centre. The Paynesville Town Centre is the focus of a village like coastal settlement.

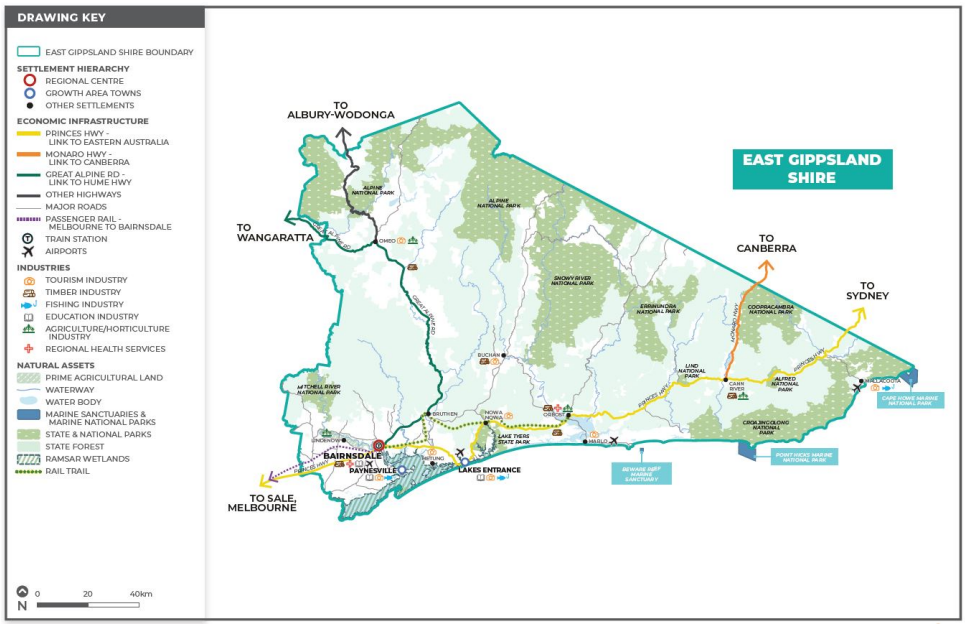
Traditional major industries within the region include agriculture, forestry, tourism, hospitality, fishing, timber, education and health care services. Emerging industries are food manufacturing and processing based on dairy, vegetables and meat production. The region is also recognised as having significant mining potential.

The tourism industry attracted over 1.3 million visitors in 2017-18, contributing over $325 million to the regional economy. East Gippsland is seen as a region with great tourism potential based on its nature-based experiences.

Councils strategic directions for economic development are:

- Enhancing Bairnsdale's role as the principal commercial and retail centre and as the regional centre for public sector administration.
- Consolidating and expanding diverse retail, commercial and community activities in the Paynesville town centre.
- Supporting timber processing and value adding.
- Supporting furniture manufacturers locating in East Gippsland.
- Providing sites for nature-based tourism development to complement opportunities in the parks.
- Protecting the natural environment while utilising timber resources.

East Gippsland Economic Strategy Plan



02.03-7 Transport and infrastructure

25/11/2022
C162egip

Council shares responsibility for the management, maintenance and development of its road system, ports and airport with the Victorian Government.

The construction, maintenance and upgrade of Council infrastructure is necessary for the provision of health, community, environment and general public services. Innovative land-use planning and high quality public infrastructure and open spaces are essential to growing the region as the most liveable in Australia while retaining its enviable lifestyle and unique natural environment.

Council's strategic directions for transport and infrastructure are:

- Encouraging a range of education and health options in the region.
- Supporting provision of reticulated sewerage in un-serviced towns.
- Providing for an aging population.
- Maintaining and extending community services, cultural and recreation facilities.

02.03 STRATEGIC DIRECTIONS

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Proposed C171egip

02.03-1 Settlement and housing

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Proposed C171egip

Growth area towns

Bairnsdale is the gateway to East Gippsland and is the largest town in the Shire providing major commercial, retail, educational and public-sector services. **Paynesville**, located approximately 16 kilometres south of Bairnsdale, has grown rapidly in recent times, as a 'dormitory' town and a retirement area. It is a service centre supporting the local community as well as the neighbouring settlements of Eagle Point and Raymond Island. **Lakes Entrance** is a major tourist and retirement destination, which has a strong commercial fishing industry and significant land for future development.

Council's strategic directions for the growth area towns are:

- Encouraging population growth and development on fully serviced residential land in the growth area towns.
- Encouraging a range of housing types and styles including higher density dwellings in town centres.
- Encouraging development of East Gippsland as a retirement destination.
- Reinforcing **Bairnsdale** as the main commercial, retail and service centre for East Gippsland.
- Expanding **Paynesville** as a residential and business centre focused around boating, tourism and healthy living, with access to walking and riding trails, passive and active recreation.
- Enhancing **Lakes Entrance's** role as the largest coastal town in the Gippsland area, with a focus on tourism, commercial fishing and recreational boating activities.

Coastal settlements

Council's strategic approach to managing development in 13 coastal settlements based is on the protection of high value environmental resources within or adjoining settlements, the nature and protection of local character and the capacity of infrastructure.

Lake Tyers Beach is an attractive coastal community with high environmental values providing for permanent residents and holiday makers.

Eagle Point is a small consolidated town distinct from Paynesville, characterised by low scale development, and a landscape setting influenced by the natural environment and the lake foreshore.

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Tambo Bluff is a low density residential area.

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Buchan is a small town located approximately 30 kilometres north of Nowa Nowa with an economy that depends on timber mills, the tourist industry, limestone quarrying and pastoral activities.

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Council's strategic directions for rural settlements are:

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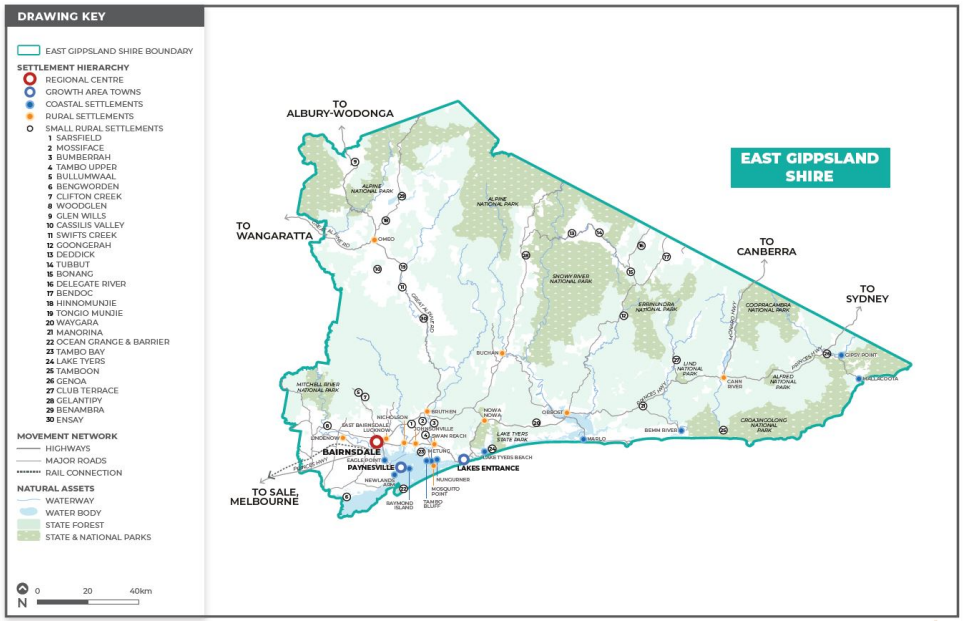
- Providing for further subdivision where the land has capacity to absorb wastes, native vegetation is protected, and minimal impact is made on adjoining public land.
- Preserving the separation between Nicholson, Johnsonville and Swan Reach.

East Gippsland Settlement Hierarchy Plan



02.03-2 Environmental and landscape values

25/11/2022
C162egip

East Gippsland is a reservoir of biodiversity in south eastern Australia, due to the relatively unspoilt nature of its native vegetation. It is the only place in temperate mainland Australia where large tracts of native vegetation are intact from the Alps to the ocean. Council has an important custodial role in relation to East Gippsland's unique biodiversity and large tracts of intact native vegetation.

Large areas of East Gippsland, including Gippsland Lakes and surrounds, are classified by the National Trust as landscapes of special regional significance. Bruthen and its surrounds are of high cultural landscape significance and the area is currently being assessed by the National Trust of Australia (Victoria).

The Colquhoun area is significant because of the remnant vegetation types existing throughout, particularly along the lower slopes and valley bottoms where extensive lines of Warm Temperate Rainforest remain. The remnant vegetation provides important refuge and habitat areas for fauna and provides good corridor habitat for wildlife. The remnant vegetation also plays a key role in minimising erosion.

Council's strategic directions for environmental and landscape values are:

- Restoring and maintaining the biodiversity of our rivers, waterways, lakes and wetlands.
- Protecting areas of environmental, landscape, heritage or scenic value, particularly coastal/lakes areas; the Nicholson River; the Tambo River; Princes Highway; ridgelines and roadside vegetation.
- Balancing residential, business and tourist development with wildlife corridors and areas of rural or natural landscape.
- Protecting sites of significance by encouraging sensitive development, sympathetic to the character of the area and its aesthetic values.

02.03-3 Environmental risks and amenity

25/11/2022
C162egip

Council plays an important role in managing and mitigating the environmental risks associated with flood plains, erosion, bushfire and salinity. The extent of forested areas and the species composition of forests leads to particularly high risks of bushfire, relative to many other areas of Victoria.

The impacts of climate-induced sea level rise, combined with more severe storm surges is likely to be significant for coastal communities.

Councils strategic directions for environmental risk are:

- Prioritising the planning and management responses and adaptation strategies to vulnerable areas, such as protect, redesign, rebuild, elevate, relocate and retreat.
- Assessing the impacts of climate-induced sea level rise, combined with more severe storm surges.
- Minimising land degradation and tree decline in some rural areas.
- Using geotechnical risk assessments in evaluating proposals for use and development in erosion risk areas.

02.03-4 Natural resource management

25/11/2022
C162egip

The region's considerable natural resources include agriculture, forestry and timber, water and minerals.

Special Water Supply Catchments for domestic water supply on the southern side of the Great Dividing Range have been identified and need to be protected.

The Lindenow district covers some of the most productive agricultural land in East Gippsland and sustains a very diverse agricultural industry. Lindenow is recognised for producing top quality vegetables for the local and national market as well as high grade fine wool and dairy products.

The Mitchell River flats have a small minimum lot size for subdivision, in order to facilitate restructuring of holdings for agricultural purposes. Development of dwellings will generally require a permit, to minimise the impact of non-agricultural uses on valuable land and the operations being carried out on it.

Council's strategic directions for natural resource management are:

- Protecting water quality and quantity, particularly in water catchments used for domestic supply.
- Providing opportunities to add value to agricultural and timber products.
- Protecting high quality agricultural land from inappropriate development.
- Avoiding small lot subdivision of rural land.
- Providing for small lots where there is a lack of availability of undeveloped lots of the proposed size range in the area.
- Controlling the release of small-lot rural land and rezoning at a rate that ensures that land released does not compete with fully serviced lots in urban centres.
- Encouraging exploration for and development of mineral resources in appropriate areas.

02.03-5 Built environment and heritage

25/11/2022
C162egip

East Gippsland is renowned for its natural beauty that will be linked to the built environment. There are a number of buildings and places of potential heritage significance throughout the municipality.

Council's strategic directions for built environment and heritage are:

- Protecting natural and cultural heritage.
- Maintaining the human scale, village feel and character of Paynesville, particularly in the town centre.
- Upgrading the townscapes of Lakes Entrance and Paynesville.

02.03-6 Economic development

25/11/2022
C162egip

Bairnsdale is the main commercial, retail and public-sector administration centre for East Gippsland. The core retail centre from Wood Street to Pyke Street (between Macleod and Riverine Streets) is the major regional commercial centre. The Paynesville Town Centre is the focus of a village like coastal settlement.

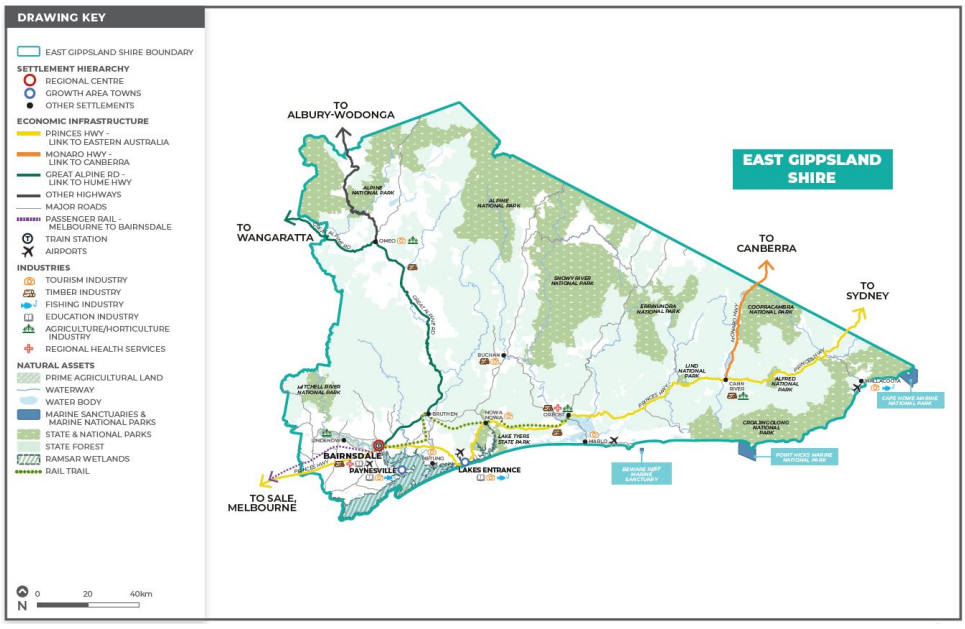
Traditional major industries within the region include agriculture, forestry, tourism, hospitality, fishing, timber, education and health care services. Emerging industries are food manufacturing and processing based on dairy, vegetables and meat production. The region is also recognised as having significant mining potential.

The tourism industry attracted over 1.3 million visitors in 2017-18, contributing over $325 million to the regional economy. East Gippsland is seen as a region with great tourism potential based on its nature-based experiences.

Councils strategic directions for economic development are:

- Enhancing Bairnsdale's role as the principal commercial and retail centre and as the regional centre for public sector administration.
- Consolidating and expanding diverse retail, commercial and community activities in the Paynesville town centre.
- Supporting timber processing and value adding.
- Supporting furniture manufacturers locating in East Gippsland.
- Providing sites for nature-based tourism development to complement opportunities in the parks.
- Protecting the natural environment while utilising timber resources.

East Gippsland Economic Strategy Plan



02.03-7 Transport and infrastructure

25/11/2022
C162egip

Council shares responsibility for the management, maintenance and development of its road system, ports and airport with the Victorian Government.

The construction, maintenance and upgrade of Council infrastructure is necessary for the provision of health, community, environment and general public services. Innovative land-use planning and high quality public infrastructure and open spaces are essential to growing the region as the most liveable in Australia while retaining its enviable lifestyle and unique natural environment.

Council's strategic directions for transport and infrastructure are:

- Encouraging a range of education and health options in the region.
- Supporting provision of reticulated sewerage in un-serviced towns.
- Providing for an aging population.
- Maintaining and extending community services, cultural and recreation facilities.

EAST GIPPSLAND PLANNING SCHEME

11.03 PLANNING FOR PLACES

31/07/2018
VC148

11.03-1S Activity centres and precincts

02/09/2025
VC283

Objective

To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres with good public transport services.

Strategies

Build up the central activity areas of Major regional cities, Metropolitan activity centres, Priority Precincts, Suburban Rail Loop Precincts and Activity Centres - Housing Choice and Stations as a focus for high-quality development, activity and living that:

- Are a focus for business, shopping, working, leisure and community facilities.
- Provide different types of housing, including forms of higher density housing.
- Are connected by transport.
- Maximise choices in services, employment and social interaction.

Undertake strategic planning for the use and development of land in and around Major regional cities, Metropolitan activity centres, Priority Precincts, Suburban Rail Loop Precincts and Activity Centres - Housing Choice and Stations and their residential catchments.

Encourage a diversity of housing types at higher densities in and around Major regional cities, Metropolitan activity centres, Priority Precincts, Suburban Rail Loop Precincts and Activity Centres - Housing Choice and Stations and their residential catchments.

Reduce the number of private motorised trips by concentrating activities that generate high numbers of (non-freight) trips in highly accessible activity centres.

Improve access by walking, cycling and public transport to services and facilities.

Support the continued growth and diversification of activity centres to give communities access to a wide range of goods and services, provide local employment and support local economies.

Improve the social, economic and environmental performance and amenity of activity centres.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)
- *Precinct Structure Planning Guidelines: New Communities in Victoria* (Victorian Planning Authority, 2021)

11.03-1L-01 Bairnsdale CBD

25/11/2022
C162egip

Policy application

This policy applies to land within the Bairnsdale Framework Plan to this clause.

Strategies

Consolidate commercial development within the town boundary.

Locate major retail development within the core retail area.

Discourage fragmentation of the core retail area.

Revitalise the shopping centre and further improve its appearance and image.

Link the shopping centre with the river frontage.

Support development that provides opportunities for linkages between Bairnsdale CBD and the Mitchell River.

Facilitate improved vehicle, pedestrian and cycle circulation and movement patterns within Bairnsdale and the CBD.

Maintain heritage elements in the CBD, such as brick channels and metal grates.

Facilitate development of administrative, cultural, recreational and community services within the Bairnsdale CBD.

Support development that encourages the revitalisation of Bairnsdale CBD.

Encourage medium-rise residential or commercial development.

Support development that incorporates upper level apartments and shop top housing throughout the Bairnsdale CBD.

Support restricted retail such as furniture stores or trade supplies in Area 8 in the Bairnsdale Growth Strategy and at Plan 2 Retail and Commercial Hierarchy.

Support a specialised employment centre in the north-east growth area.

Support a specialised community centre around the Bairnsdale Aquatic Recreation Centre.

Support the development of local centres within the growth areas of east and west Bairnsdale and the south-west industrial area of Bairnsdale.

Support retail and commercial office activities along connecting streets between the Bairnsdale Railway Station and Bairnsdale CBD.

Avoid unsustainable or unjustified expansion of the local activity centre in Eastwood.

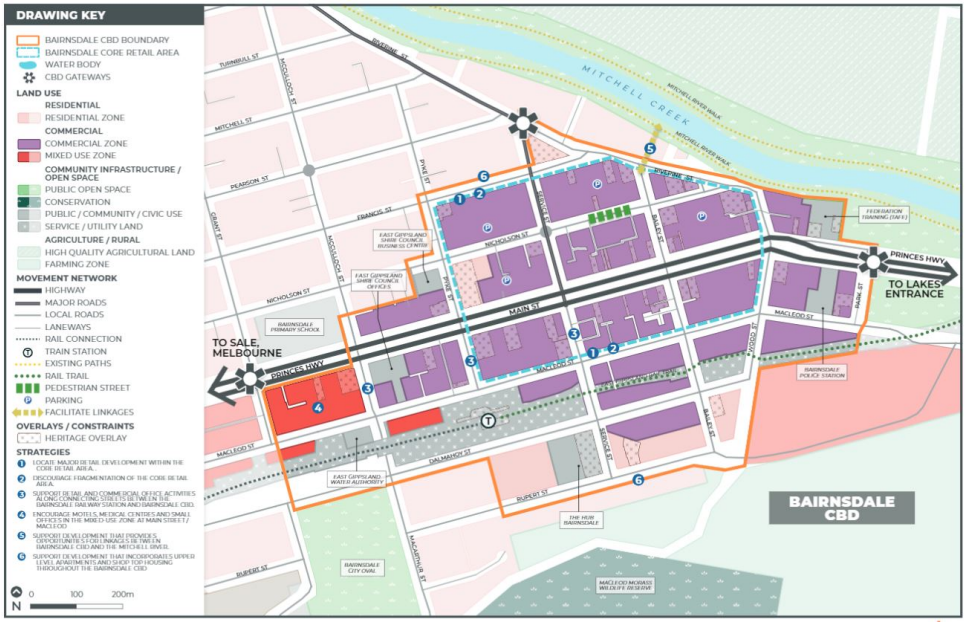
Policy guidelines

Consider as relevant:

- Encouraging medium-rise residential or commercial development of more than three storeys high.
- Supporting industry/manufacturing, restricted retail, and supermarket/retail up to 1,000 square metres of retail floor space within the north-east growth area centre, located within close proximity to address along the northern and southern side of the Princes Highway.
- Supporting a mix of community, recreation, education and health related activities at the Bairnsdale Aquatic and Recreation Centre with medium density housing and supermarket/retail up to 1,000 square metres of retail floor space.
- Facilitating convenience retailing/shop activities in local centres with a retail floor space of 300 – 500 square metres in local centres.

EAST GIPPSLAND PLANNING SCHEME

Bairnsdale Framework Plan



11.03-1L-02 Paynesville Activity Centre

25/11/2022
C162egip

Policy application

This policy applies to the Paynesville Town Centre on the map attached to this clause.

Strategies

Facilitate integration and linkages between the town centre and the foreshore, the active waterfront and the Slip Road Maritime precinct.

Enhance and create public spaces in the town centre.

Encourage architectural and design features that reflect the importance of the maritime character and the authentic local distinctiveness of Paynesville.

Facilitate an active waterfront as a place where boats and visitors use the facilities of the town centre.

Develop tourism opportunities to embrace the nature based and eco-tourism experiences at this gateway to the Gippsland Lakes.

Support retail premises, tourist accommodation, hotels and motels, holiday flats and restaurants.

Consolidate future commercial and mixed-use development within existing business zoned areas.

Encourage non-vehicular pedestrian and bicycle trails that link activity spaces and precincts.

Ensure that buildings do not overshadow the foreshore or other public areas.

Protect unobstructed views of the water.

Encourage built form that respects the village-like feel and pedestrian scale of the Paynesville Town Centre.

Incorporate protection from coastal winds, rain and the provision of shade into building design.

Encourage a maritime theme in the built environment through bulk, form, colours and architectural details.

Encourage building design that is consistent with the character of the town centre.

Provide parking with shade trees at the rear of buildings in the town centre.

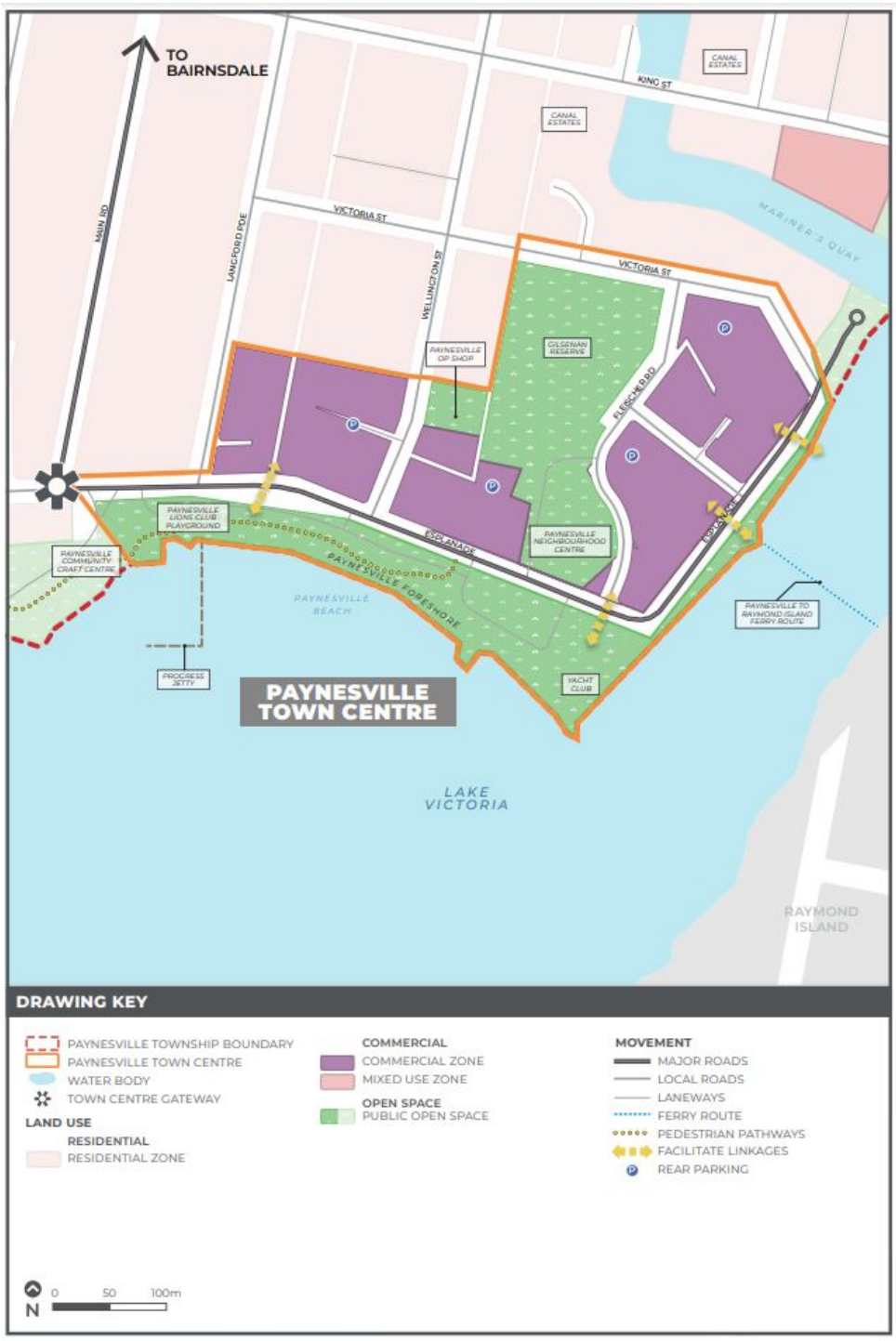
Policy guidelines

Consider as relevant:

• Facilitating building height up to two storeys with the opportunity to add a third storey at the rear of key landmark sites.

EAST GIPPSLAND PLANNING SCHEME

Paynesville Town Centre Map



11.03-1L-03 Lakes Entrance Activity Centre

25/11/2022
C162egip

Policy application

This policy applies to use and development in the Lakes Entrance Activity Centre Policy Area as shown on the map to this clause.

Strategies

Contain development of the central business area between Church Street and the Esplanade west of Myer Street.

Encourage buildings to have active retail ground floor uses in the main commercial streets.

Encourage residential use on floors located above a commercial ground floor.

Encourage development to the property line along The Esplanade to provide street level activity.

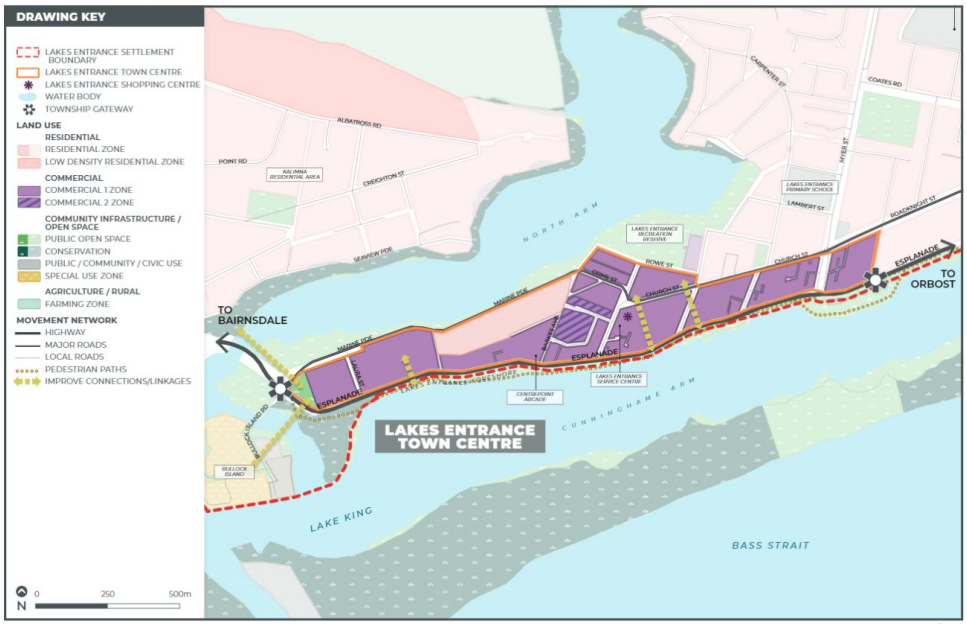
Encourage service businesses and large floor space retail uses in the Commercial 2 Zone in the commercial area of Lakes Entrance west of Mechanics Street.

Policy guidelines

Consider as relevant:

- Encouraging medium-rise residential or commercial development of more than three storeys high.

Lakes Entrance Activity Centre Policy Area



11.03-2S Growth areas

02/09/2025
VC283

Objective

To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas.

Strategies

Concentrate urban expansion into growth areas that are served by high-capacity public transport.

Implement the strategic directions in the growth corridor plans.

Deliver residential densities in the growth areas of Melbourne and Major regional cities of an average of at least:

- 30 dwellings per net developable hectare in locations within walkable distance of existing and proposed activity centres, train stations, major transport routes and public open spaces.
- 20 dwellings per net developable hectare in other growth area locations.

Provide housing diversity and choice through a mix of housing types, particularly in areas suitable for higher residential densities.

Deliver accessible, integrated and adaptable community infrastructure, including a high-quality network of public open space with opportunities for passive and active recreation.

Plan for the timely and adequate provision of public transport and local and regional infrastructure and services, in line with a preferred sequence of land release.

Provide for significant amounts of local employment opportunities and in some areas, provide large scale industrial or other more regional employment generators.

Create a network of mixed-use activity centres that are high quality, well designed and create a sense of place.

Provide a diversity of housing type and distribution.

Retain unique characteristics of established areas impacted by growth.

Protect and manage natural resources and areas of heritage, cultural and environmental significance.

Create well planned, easy to maintain high amenity, environmentally resilient and safe public realms that contribute to a sense of place, support cooling and greening, reduce opportunities for crime, improve perceptions of safety and increase levels of community participation.

Develop and implement plans for growth areas that will:

- Include objectives for each growth area.
- Identify the long term pattern of urban growth.
- Identify the location of broad urban development types, for example activity centre, residential, employment, freight centres and mixed use employment.
- Identify the boundaries of individual communities, landscape values and, as appropriate, the need for discrete urban breaks and how land uses in these breaks will be managed.
- Identify transport networks and options for investigation, such as future railway lines and stations, freight activity centres, freeways and arterial roads.
- Identify the location of open space to be retained for recreation, and/or biodiversity protection and/or flood risk reduction purposes guided and directed by regional biodiversity conservation strategies.

- Show significant waterways as opportunities for creating linear trails, along with areas required to be retained for biodiversity protection and/or flood risk reduction purposes.
- Identify appropriate uses for constrained areas, including quarry buffers.

Develop precinct structure plans consistent with the *Precinct Structure Planning Guidelines: New Communities in Victoria* (Victorian Planning Authority, 2021) to:

- Establish a sense of place and community.
- Create greater housing choice, diversity and affordable places to live.
- Create highly accessible and vibrant activity centres.
- Provide for local employment and business activity.
- Provide better transport choices.
- Respond to climate change and increase environmental sustainability.
- Deliver accessible, integrated and adaptable community infrastructure.
- Deliver 30 per cent tree canopy cover within the public realm and in open spaces (excluding areas dedicated to biodiversity or native vegetation conservation).

Policy documents

Consider as relevant:

- *North Growth Corridor Plan* (Victorian Planning Authority, 2012)
- *West Growth Corridor Plan* (Victorian Planning Authority, 2012)
- *Sunbury Growth Corridor Plan* (Victorian Planning Authority, 2012)
- *South East Growth Corridor Plan* (Victorian Planning Authority, 2012)
- *Precinct Structure Planning Guidelines: New Communities in Victoria* (Victorian Planning Authority, 2021)
- *Ministerial Direction No. 12 – Urban Growth Areas*

11.03-3S Peri-urban areas

02/09/2025
VC283

Objective

To manage growth in peri-urban areas to protect and enhance their identified valued attributes.

Strategies

Identify and protect areas that are strategically important for the environment, biodiversity, landscape, open space, water, agriculture, energy, recreation, tourism, environment, cultural heritage, infrastructure, extractive and other natural resources.

Enhance the character, identity, attractiveness and amenity of peri-urban towns.

Prevent dispersed settlement and provide for non-urban breaks between urban areas.

Ensure development is linked to the timely and viable provision of physical and social infrastructure.

Improve connections to regional and metropolitan transport services.

11.03-4S Coastal settlement

02/09/2025
VC283

Objective

To plan for sustainable coastal development.

Strategies

Plan and manage coastal population growth and increased visitation so that impacts do not cause unsustainable use of coastal resources.

Support a network of diverse coastal settlements that provide for a broad range of housing types, economic opportunities and services.

Minimise linear urban sprawl along the coastal edge and ribbon development in rural landscapes.

Protect areas between settlements for non-urban use.

Limit development in identified coastal hazard areas, on ridgelines, primary coastal dune systems, shorelines of estuaries, wetlands and low-lying coastal areas, or where coastal processes may be detrimentally impacted.

Encourage the restructure of old and inappropriate subdivisions to reduce development impacts on the environment.

Ensure a sustainable water supply, stormwater management and sewerage treatment for all development.

Minimise the quantity and enhance the quality of stormwater discharge from new development into the ocean, bays and estuaries.

Prevent the development of new residential canal estates.

Policy documents

Consider as relevant:

- *Marine and Coastal Policy* (Department of Environment, Land, Water and Planning, 2020)
- *Marine and Coastal Strategy* (Department of Environment, Land, Water and Planning, 2022)
- *Siting and Design Guidelines for Structures on the Victorian Coast*(Department of Environment, Land, Water and Planning, 2020)

11.03-4L-01 Coastal settlements

25/11/2022
C162egip

Policy application

This policy applies to the towns of Paynesville and Lakes Entrance, and to all towns marked as 'Coastal' on the Strategic Framework Plan at Clause 02.04.

Strategies

Contain development within existing zoned boundaries.

Ensure tourist and commercially oriented coastal developments minimise impacts on sensitive coastal ecosystems and processes.

Provide a broad range of recreation activities and access for large numbers of people in activity nodes.

Ensure development does not adversely affect landscape and environmental values and incorporates measures to protect those values.

Provide access roads/ tracks/ paths, car and boat trailer parking, boat ramps, jetties, toilet blocks, caravan parks, kiosks and other services in activity nodes.

Direct lake-based holiday development to fully serviced urban areas.

Minimise small lot rural development in coastal settlements.

Discourage small-lot subdivision along river frontages and lakes.

Encourage indigenous vegetation plantings in public and private development.

Incorporate on-site waste disposal and water sensitive urban design techniques for storm water management in new development.

Retain existing native vegetation and incorporate replanting in new development.

11.03-4L-02 Newlands Arm

25/11/2022
C162egip

Policy application

This policy applies to all land in the Newlands Arm Framework Plan to this clause.

Strategies

Maintain the character and setting of Newlands Arm.

Encourage buildings that remain low in scale and are not visually intrusive.

Encourage built form to be sympathetic to Newlands Arm's lakeshore location.

Protect and enhance the natural environment of the area, including the foreshore, Newlands backwater and Lake Victoria edge.

Protect views from the Newlands backwater and Lake Victoria through responsive landscaping, building siting and building height.

Encourage retirement housing and associated facilities.

Encourage small scale tourist accommodation.

Provide a pathway network within the town, linking key open space areas and focal points.

Complete lot consolidations identified on the Newlands Arm Estate Restructure Plan.

Discourage development on unconsolidated lots on the Newlands Arm Estate Restructure Plan.

EAST GIPPSLAND PLANNING SCHEME

Newlands Arm Framework Plan



11.03-4L-03 Raymond Island

25/11/2022
C162egip

Policy application

This policy applies to all land in the Raymond Island Framework Plan to this clause.

Strategies

Protect and maintain the well vegetated coastal settlement and low intensity character of Raymond Island.

Limit new low intensity development on Raymond Island as an attractive visitor destination for nature based tourism experiences.

Contain residential and low density residential development to currently zoned areas.

Encourage the use of indigenous planting on private land.

Facilitate low impact, small scale and environmentally friendly tourist accommodation.

EAST GIPPSLAND PLANNING SCHEME

Raymond Island Framework Plan



11.03-4L-04 Metung

25/11/2022
C162egip

Policy application

This policy applies to all land in the Metung Framework Plan to this clause.

Strategies

Retain the landscape setting, environmental qualities and lifestyle that contribute to the 'village' character of Metung.

Ensure building heights and footprints retain the human and village scale of the area.

Limit urban development to areas south of Metung – Nungurner Road and Hardys Road.

Retain the north-east area of Metung as low density residential development.

Protect visually and environmentally significant native vegetation, the vegetated escarpment of Lake King and vegetated wildlife corridors and wetlands.

Encourage planting of indigenous plant species.

Facilitate visual connections to the water and increased water edge activities.

Facilitate additional parking opportunities on the fringe of the village centre.

Ensure low key signage that is consistent with the character of the village.

Improve pedestrian connections along both sides of the peninsula.

Provide waterfront links between the village centre and the rest of Metung.

Design development adjoining the Village Green and Patterson Park to be consistent with the character of the village.

Encourage the development of the Storth Ryes site on the Framework Plan as a resort or for low density residential uses, subject to the preparation of an Incorporated Plan.

Avoid development adjoining Metung Road, Nungurner Road and Kalimna West Road that detracts from the views and scenic landscape values of the road corridors.

Support Metung's boating centre role.

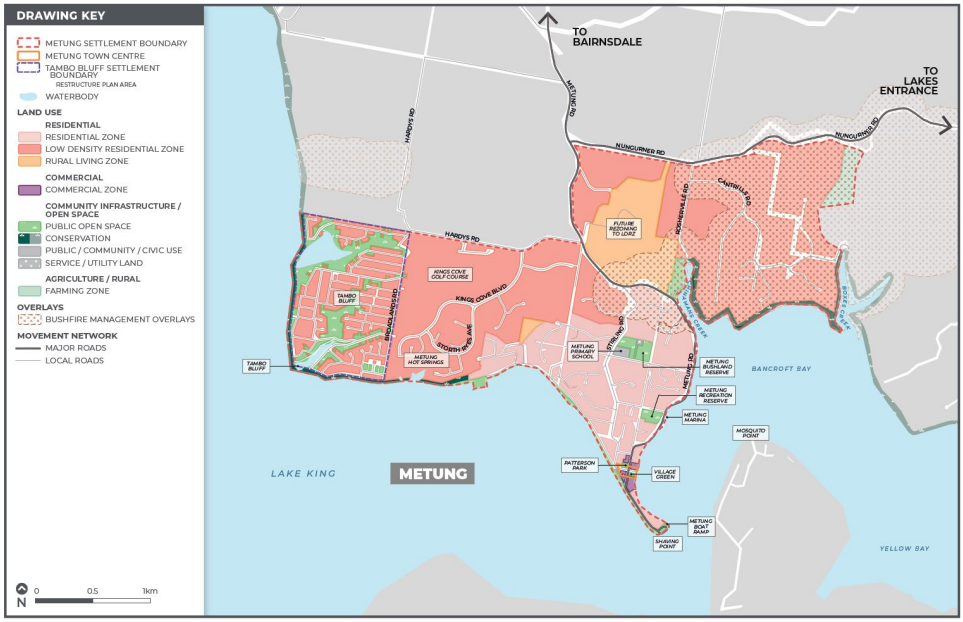
Policy guideline

Consider as relevant:

- Linking the village centre to buildings of two to three levels with materials and colours that complement the natural environment.

EAST GIPPSLAND PLANNING SCHEME

Metung Framework Plan



11.03-4L-05 Nungurner

25/11/2022
C162egip

Policy application

This policy applies to all land in the Nungurner Framework Plan to this clause.

Strategies

Maintain the low-density bushland character of Nungurner.

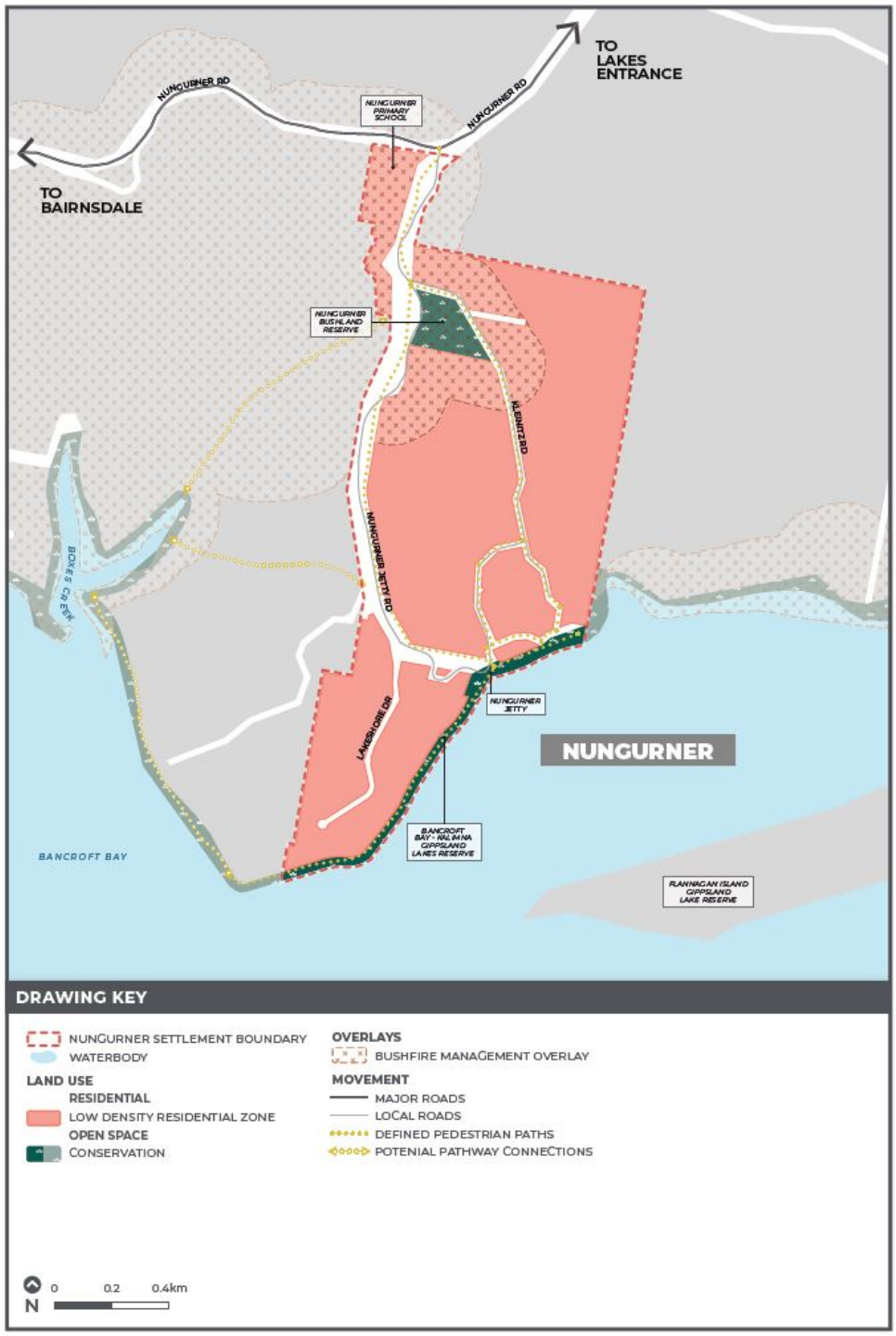
Design development that will be environmentally responsive, using materials and finishes reflective of the bush environment.

Limit subdivision to the Low Density Residential Zone or the Farming zone.

Provide walking trail opportunities and linkages as part of development approvals.

Promote on-site storm water management for new and existing development within the settlement.

Nungurner Framework Plan



11.03-4L-06 Tambo Bluff

25/11/2022
C162egip

Policy application

This policy applies to all land in the Tambo Bluff Framework Plan to this clause.

Strategies

Ensure low density residential development at Tambo Bluff is respectful of the attractive natural setting of vegetated hill slopes, gullies and natural wetlands.

Minimise building height and footprint.

Encourage planting and revegetation to improve visual amenity and minimise the impact of development on views from the lakes to Tambo Bluff.

EAST GIPPSLAND PLANNING SCHEME

Tambo Bluff Framework Plan



11.03-4L-07 Lake Tyers Beach

25/11/2022
C162egip

Policy application

This policy applies to all land in the Lake Tyers Framework Plan to this clause.

Strategies

Design development to the north of Lake Tyers Beach township to protect the water quality of Lake Tyers and to reflect the lake edge/seaside character.

Control sedimentation and nutrient inflow to Lake Tyers.

Connect new development to reticulated sewerage.

Provide for on-site stormwater management in new development.

Facilitate access to the northern boat ramp that reduces impacts on residential areas.

Incorporate expanded foreshore vegetation buffers and revegetation corridors in new development areas.

Encourage consolidation within existing boundaries before allowing expansion of the town.

Facilitate future tourist developments in residential zones.

Encourage a neighbourhood convenience goods store and/or take away food store.

Discourage ribbon development along Lake Tyers Beach Road and other access roads to the Lake.

EAST GIPPSLAND PLANNING SCHEME

Lake Tyers Framework Plan



11.03-4L-08 Marlo

25/11/2022
C162egip

Policy application

This policy applies to all land in the Marlo Framework Plan to this clause.

Strategies

Maintain the existing scale of residential development.

Contain development to south of Healeys Road.

Protect the scale and character of the residential areas in the 'old town' area.

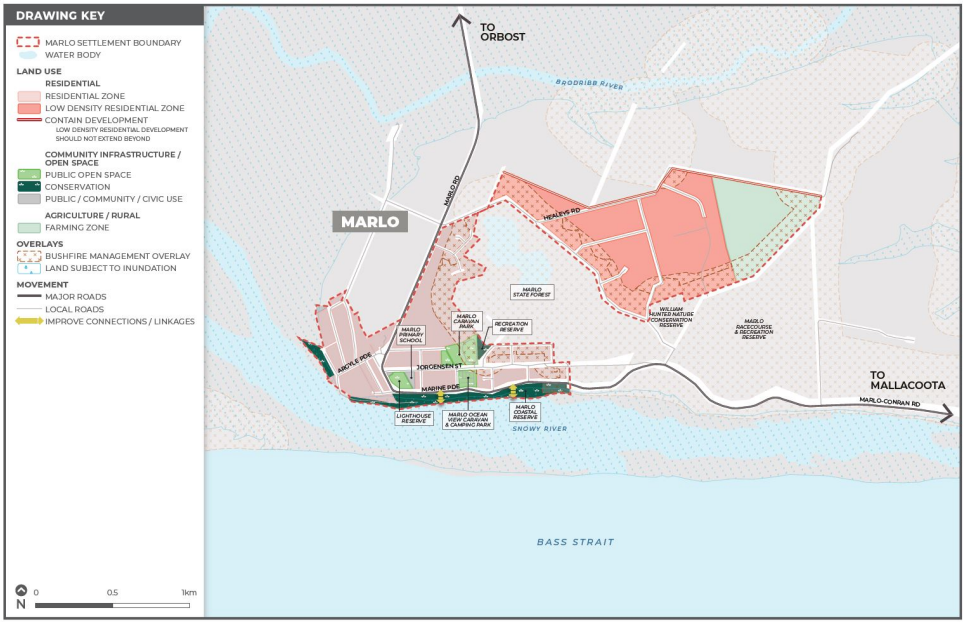
Ensure that the scale and character of development in Marine Parade is consistent with the prevailing development form and height.

Locate commercial uses on Argyle Parade to consolidate commercial development.

Increase visual connections to the Snowy River and Bass Strait.

Provide connections to the foreshore south of Marine Parade.

Marlo Framework Plan



11.03-4L-09 Bemm River

25/11/2022
C162egip

Policy application

This policy applies to all land in the Bemm River Framework Plan to this clause.

Strategies

Protect the well-vegetated coastal hamlet character of Bemm River.

Design development that reflects the 'fishing village' character of the Bemm River hamlet.

Develop land to the north of Kathleen Drive for limited residential development with on-site waste disposal arrangements.

Bemm River Framework Plan



11.03-4L-10 Mallacoota

25/11/2022
C162egip

Policy application

This policy applies to all land in the Mallacoota Framework Plan to this clause.

Strategies

Design development that reflects the coastal character of Mallacoota.

Encourage infill development of vacant sites along Maurice Avenue and Allan Drive with links to the public open space precinct.

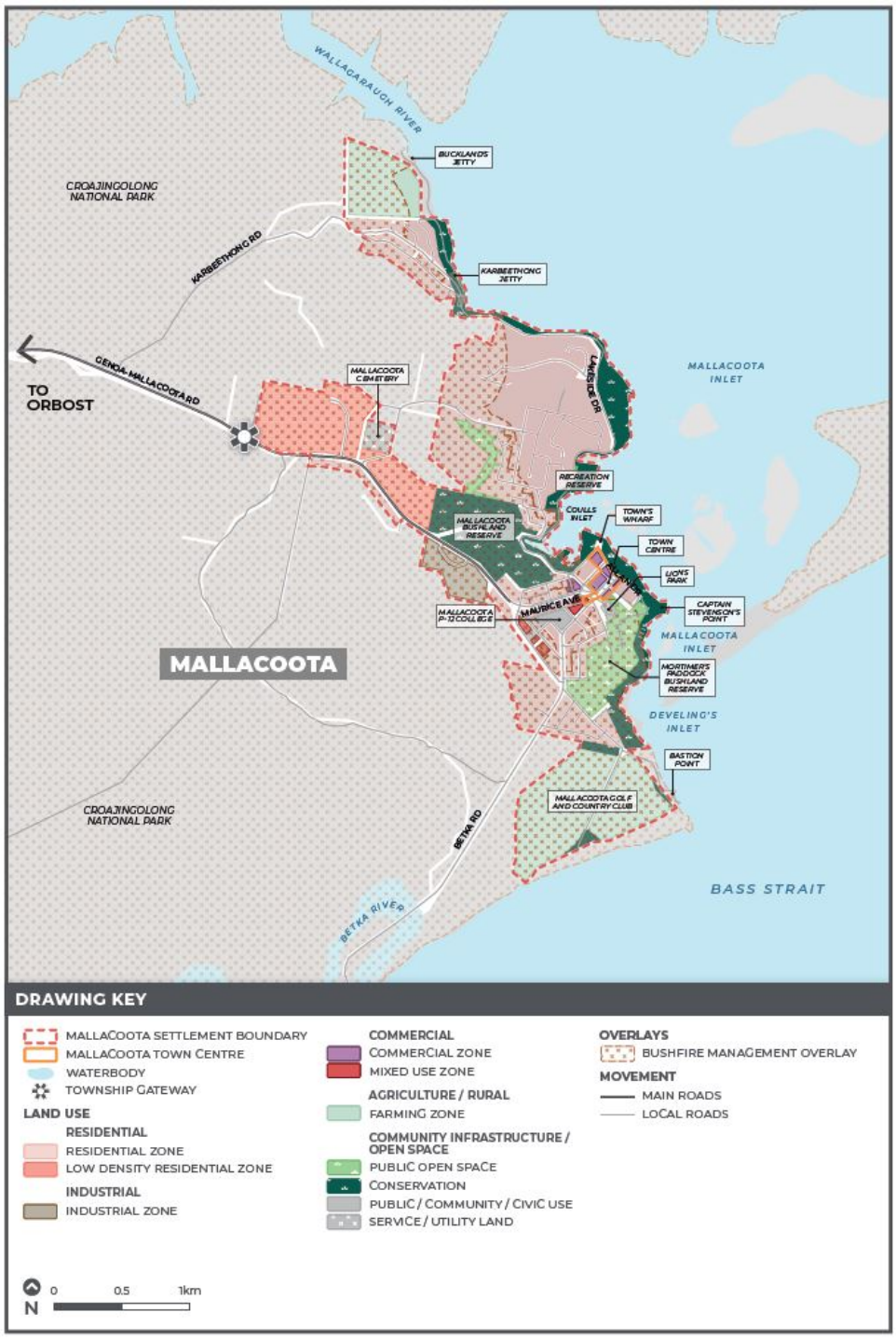
Design development to preserve the village atmosphere of the town centre.

Encourage high quality tourist accommodation.

Establish activity nodes at the Wharf, Karbeethong and Bastion Point.

EAST GIPPSLAND PLANNING SCHEME

Mallacoota Framework Plan



11.03-4L-11 Gipsy Point

25/11/2022
C162egip

Policy application

This policy applies to all land in the Gipsy Point Framework Plan to this clause.

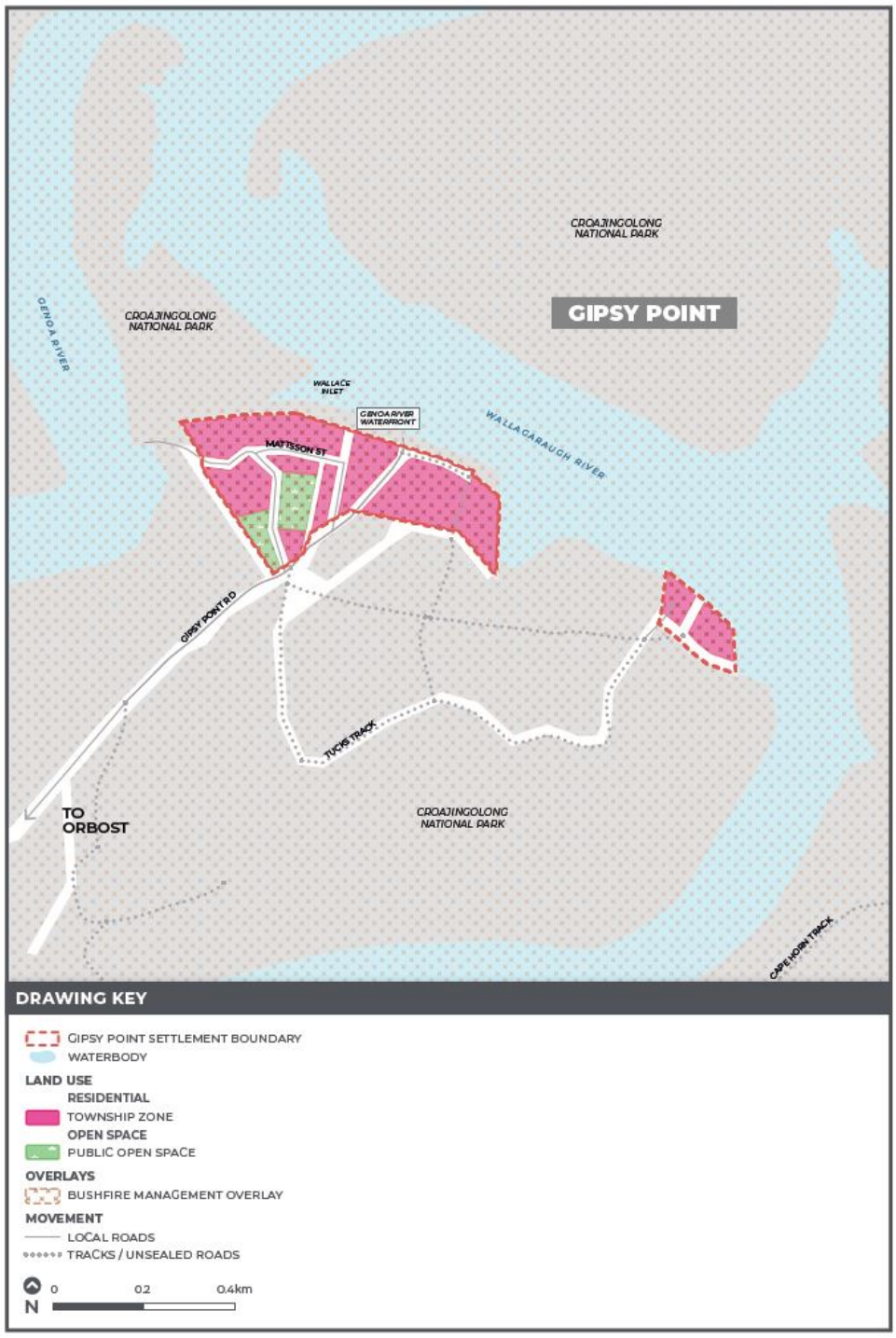
Strategies

Limit growth in Gipsy Point.

Ensure development respects the bushland setting of Gipsy Point.

EAST GIPPSLAND PLANNING SCHEME

Gipsy Point Framework Plan



11.03-4L-12 Eagle Point

~~25/11/2022 -/--/----~~
~~C162egip~~Proposed C171egip

~~Policy application~~Policy application

This policy applies to all land ~~in the Eagle Point Framework Plan~~shown in Map 1 to this clause.

~~Strategies~~Strategies

~~Ensure building character in Eagle Point remains low in scale and not be visually intrusive.~~Protect and enhance the low scale coastal character of Eagle Point.

Facilitate a defined Community Precinct and Foreshore Precinct to meet the community and recreational needs of Eagle Point and provide nature based tourism opportunities.

Encourage pedestrian accessibility and connectivity throughout Eagle Point.

Protect and enhance native vegetation that contributes to the character and environmental values of Eagle Point.

Protect views to ~~Eagle Point from the Lakes~~and from Eagle Point through responsive landscaping, building siting and building height.

~~Maintain view corridors to the lakes and northern ranges.~~Protect and enhance waterways, in particular Tyers Creek.

~~Retain the Gippsland Redgum throughout the township.~~

~~Encourage a community and local commercial centre near the school and caravan park.~~Protect the ecological values of the Eagle Point Flora and Fauna Reserve and the Silt Jetties.

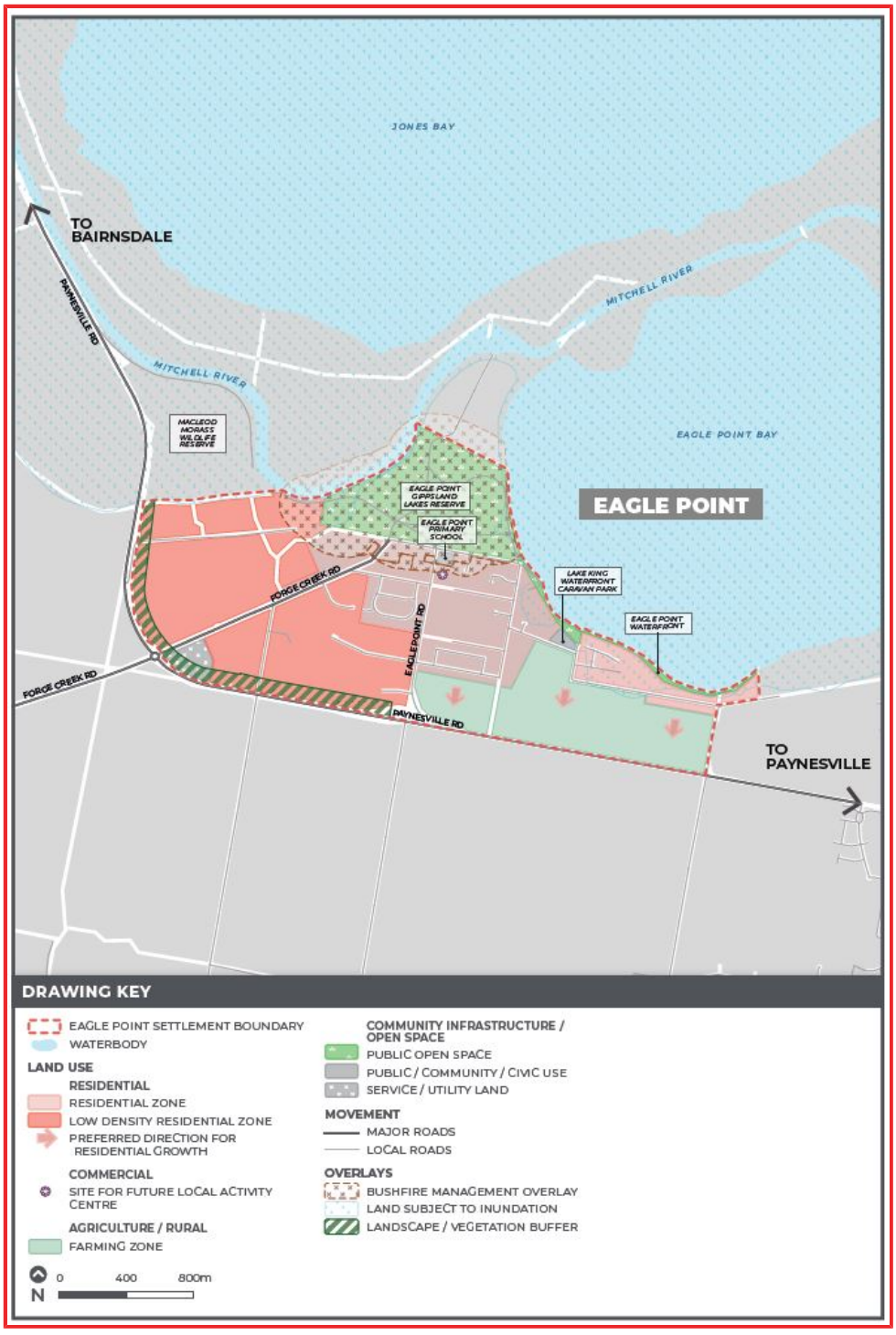
~~Encourage retirement housing and associated facilities.~~**Policy document**
~~Retain indigenous vegetation in development areas.~~ *Eagle Point Structure Plan (2019)*

~~Extend wildlife corridors with additional planting.~~

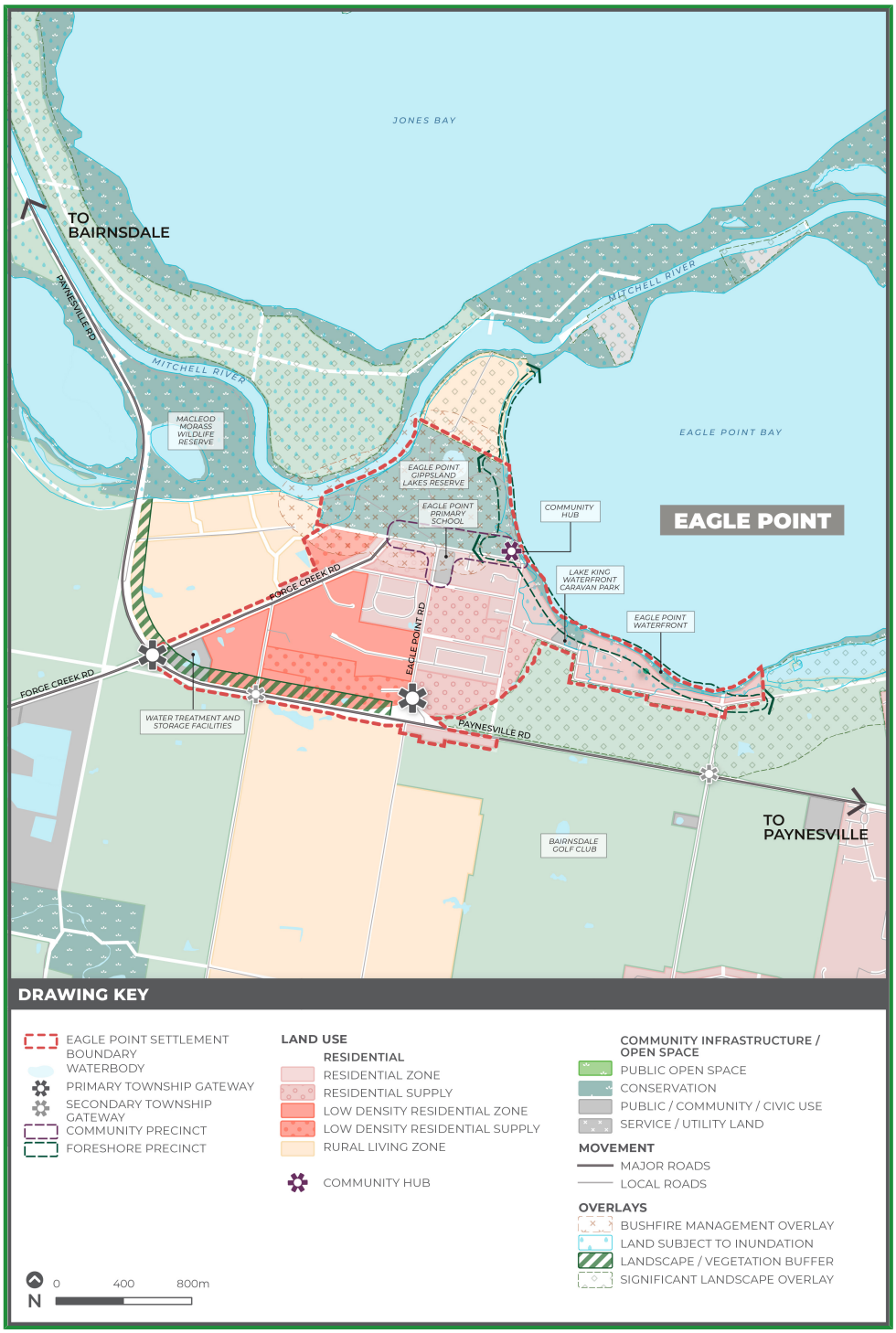
~~Encourage residential development along the Paynesville-Bairnsdale Road including a vegetated buffer adjacent to the road.~~

EAST GIPPSLAND PLANNING SCHEME

~~Eagle Point Framework Plan~~**Map 1 - Eagle Point Framework Plan**



EAST GIPPSLAND PLANNING SCHEME



11.03-4L-13 Lake Victoria settlements

25/11/2022
C162egip

Policy application

This policy applies to Goon Nure, Wattle Point and the Banksia Peninsula as identified on the Strategic Framework Plan to Clause 02.04.

Strategies

Discourage further small lot subdivision at Goon Nure, Wattle Point and the Banksia Peninsula.

Develop nature based tourism at Wattle Pont.

Support group accommodation and environmental / outdoor education on Banksia Peninsula.

Allow limited development of existing lots at Goon Nure.

11.03-5S Distinctive areas and landscapes

30/04/2021
VC185

Objective

To recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes.

Strategies

Recognise the unique features and special characteristics of these areas and landscapes.

Implement the strategic directions of approved Localised Planning Statements and Statements of Planning Policy.

Integrate policy development, implementation and decision-making for declared areas under Statements of Planning policy.

Recognise the important role these areas play in the state as tourist destinations.

Protect the identified key values and activities of these areas.

Enhance conservation of the environment, including the unique habitats, ecosystems and biodiversity of these areas.

Support use and development where it enhances the valued characteristics of these areas.

Avoid use and development that could undermine the long-term natural or non-urban use of land in these areas.

Protect areas that are important for food production.

Policy documents

Consider as relevant:

- *Bellarine Peninsula Localised Planning Statement* (Victorian Government, 2015)
- *Macedon Ranges Statement of Planning Policy* (Victorian Government, 2019)
- *Mornington Peninsula Localised Planning Statement* (Victorian Government, 2014)
- *Yarra Ranges Localised Planning Statement* (Victorian Government, 2017)

11.03-6S Regional and local places

31/07/2018
VC148

Objective

To facilitate integrated place-based planning.

Strategies

Integrate relevant planning considerations to provide specific direction for the planning of sites, places, neighbourhoods and towns.

Consider the distinctive characteristics and needs of regional and local places in planning for future land use and development.

EAST GIPPSLAND PLANNING SCHEME

11.03 PLANNING FOR PLACES

31/07/2018
VC148

11.03-1S Activity centres and precincts

02/09/2025
VC283

Objective

To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres with good public transport services.

Strategies

Build up the central activity areas of Major regional cities, Metropolitan activity centres, Priority Precincts, Suburban Rail Loop Precincts and Activity Centres - Housing Choice and Stations as a focus for high-quality development, activity and living that:

- Are a focus for business, shopping, working, leisure and community facilities.
- Provide different types of housing, including forms of higher density housing.
- Are connected by transport.
- Maximise choices in services, employment and social interaction.

Undertake strategic planning for the use and development of land in and around Major regional cities, Metropolitan activity centres, Priority Precincts, Suburban Rail Loop Precincts and Activity Centres - Housing Choice and Stations and their residential catchments.

Encourage a diversity of housing types at higher densities in and around Major regional cities, Metropolitan activity centres, Priority Precincts, Suburban Rail Loop Precincts and Activity Centres - Housing Choice and Stations and their residential catchments.

Reduce the number of private motorised trips by concentrating activities that generate high numbers of (non-freight) trips in highly accessible activity centres.

Improve access by walking, cycling and public transport to services and facilities.

Support the continued growth and diversification of activity centres to give communities access to a wide range of goods and services, provide local employment and support local economies.

Improve the social, economic and environmental performance and amenity of activity centres.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)
- *Precinct Structure Planning Guidelines: New Communities in Victoria* (Victorian Planning Authority, 2021)

11.03-1L-01 Bairnsdale CBD

25/11/2022
C162egip

Policy application

This policy applies to land within the Bairnsdale Framework Plan to this clause.

Strategies

Consolidate commercial development within the town boundary.

Locate major retail development within the core retail area.

Discourage fragmentation of the core retail area.

Revitalise the shopping centre and further improve its appearance and image.

Link the shopping centre with the river frontage.

Support development that provides opportunities for linkages between Bairnsdale CBD and the Mitchell River.

Facilitate improved vehicle, pedestrian and cycle circulation and movement patterns within Bairnsdale and the CBD.

Maintain heritage elements in the CBD, such as brick channels and metal grates.

Facilitate development of administrative, cultural, recreational and community services within the Bairnsdale CBD.

Support development that encourages the revitalisation of Bairnsdale CBD.

Encourage medium-rise residential or commercial development.

Support development that incorporates upper level apartments and shop top housing throughout the Bairnsdale CBD.

Support restricted retail such as furniture stores or trade supplies in Area 8 in the Bairnsdale Growth Strategy and at Plan 2 Retail and Commercial Hierarchy.

Support a specialised employment centre in the north-east growth area.

Support a specialised community centre around the Bairnsdale Aquatic Recreation Centre.

Support the development of local centres within the growth areas of east and west Bairnsdale and the south-west industrial area of Bairnsdale.

Support retail and commercial office activities along connecting streets between the Bairnsdale Railway Station and Bairnsdale CBD.

Avoid unsustainable or unjustified expansion of the local activity centre in Eastwood.

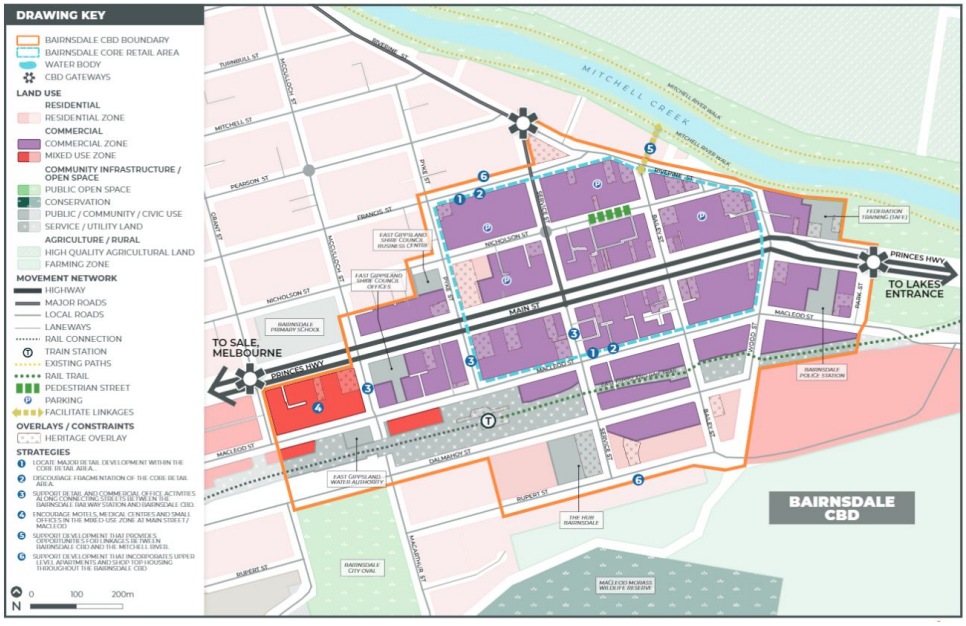
Policy guidelines

Consider as relevant:

- Encouraging medium-rise residential or commercial development of more than three storeys high.
- Supporting industry/manufacturing, restricted retail, and supermarket/retail up to 1,000 square metres of retail floor space within the north-east growth area centre, located within close proximity to address along the northern and southern side of the Princes Highway.
- Supporting a mix of community, recreation, education and health related activities at the Bairnsdale Aquatic and Recreation Centre with medium density housing and supermarket/retail up to 1,000 square metres of retail floor space.
- Facilitating convenience retailing/shop activities in local centres with a retail floor space of 300 – 500 square metres in local centres.

EAST GIPPSLAND PLANNING SCHEME

Bairnsdale Framework Plan



11.03-1L-02 Paynesville Activity Centre

25/11/2022
C162egip

Policy application

This policy applies to the Paynesville Town Centre on the map attached to this clause.

Strategies

Facilitate integration and linkages between the town centre and the foreshore, the active waterfront and the Slip Road Maritime precinct.

Enhance and create public spaces in the town centre.

Encourage architectural and design features that reflect the importance of the maritime character and the authentic local distinctiveness of Paynesville.

Facilitate an active waterfront as a place where boats and visitors use the facilities of the town centre.

Develop tourism opportunities to embrace the nature based and eco-tourism experiences at this gateway to the Gippsland Lakes.

Support retail premises, tourist accommodation, hotels and motels, holiday flats and restaurants.

Consolidate future commercial and mixed-use development within existing business zoned areas.

Encourage non-vehicular pedestrian and bicycle trails that link activity spaces and precincts.

Ensure that buildings do not overshadow the foreshore or other public areas.

Protect unobstructed views of the water.

Encourage built form that respects the village-like feel and pedestrian scale of the Paynesville Town Centre.

Incorporate protection from coastal winds, rain and the provision of shade into building design.

Encourage a maritime theme in the built environment through bulk, form, colours and architectural details.

Encourage building design that is consistent with the character of the town centre.

Provide parking with shade trees at the rear of buildings in the town centre.

Policy guidelines

Consider as relevant:

• Facilitating building height up to two storeys with the opportunity to add a third storey at the rear of key landmark sites.

EAST GIPPSLAND PLANNING SCHEME

Paynesville Town Centre Map



11.03-1L-03 Lakes Entrance Activity Centre

25/11/2022
C162egip

Policy application

This policy applies to use and development in the Lakes Entrance Activity Centre Policy Area as shown on the map to this clause.

Strategies

Contain development of the central business area between Church Street and the Esplanade west of Myer Street.

Encourage buildings to have active retail ground floor uses in the main commercial streets.

Encourage residential use on floors located above a commercial ground floor.

Encourage development to the property line along The Esplanade to provide street level activity.

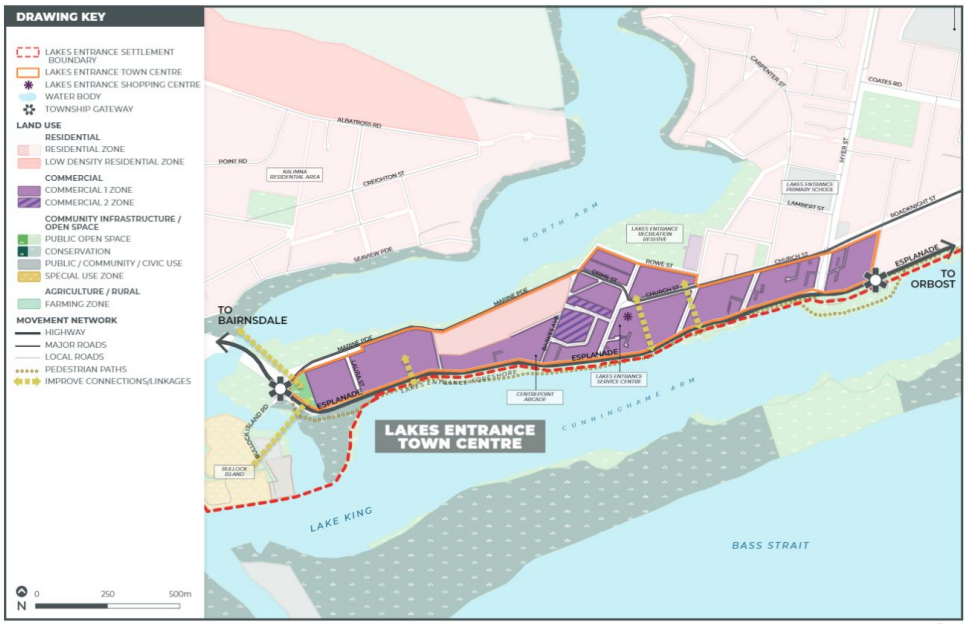
Encourage service businesses and large floor space retail uses in the Commercial 2 Zone in the commercial area of Lakes Entrance west of Mechanics Street.

Policy guidelines

Consider as relevant:

- Encouraging medium-rise residential or commercial development of more than three storeys high.

Lakes Entrance Activity Centre Policy Area



11.03-2S Growth areas

02/09/2025
VC283

Objective

To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas.

Strategies

Concentrate urban expansion into growth areas that are served by high-capacity public transport.

Implement the strategic directions in the growth corridor plans.

Deliver residential densities in the growth areas of Melbourne and Major regional cities of an average of at least:

- 30 dwellings per net developable hectare in locations within walkable distance of existing and proposed activity centres, train stations, major transport routes and public open spaces.
- 20 dwellings per net developable hectare in other growth area locations.

Provide housing diversity and choice through a mix of housing types, particularly in areas suitable for higher residential densities.

Deliver accessible, integrated and adaptable community infrastructure, including a high-quality network of public open space with opportunities for passive and active recreation.

Plan for the timely and adequate provision of public transport and local and regional infrastructure and services, in line with a preferred sequence of land release.

Provide for significant amounts of local employment opportunities and in some areas, provide large scale industrial or other more regional employment generators.

Create a network of mixed-use activity centres that are high quality, well designed and create a sense of place.

Provide a diversity of housing type and distribution.

Retain unique characteristics of established areas impacted by growth.

Protect and manage natural resources and areas of heritage, cultural and environmental significance.

Create well planned, easy to maintain high amenity, environmentally resilient and safe public realms that contribute to a sense of place, support cooling and greening, reduce opportunities for crime, improve perceptions of safety and increase levels of community participation.

Develop and implement plans for growth areas that will:

- Include objectives for each growth area.
- Identify the long term pattern of urban growth.
- Identify the location of broad urban development types, for example activity centre, residential, employment, freight centres and mixed use employment.
- Identify the boundaries of individual communities, landscape values and, as appropriate, the need for discrete urban breaks and how land uses in these breaks will be managed.
- Identify transport networks and options for investigation, such as future railway lines and stations, freight activity centres, freeways and arterial roads.
- Identify the location of open space to be retained for recreation, and/or biodiversity protection and/or flood risk reduction purposes guided and directed by regional biodiversity conservation strategies.

- Show significant waterways as opportunities for creating linear trails, along with areas required to be retained for biodiversity protection and/or flood risk reduction purposes.
- Identify appropriate uses for constrained areas, including quarry buffers.

Develop precinct structure plans consistent with the *Precinct Structure Planning Guidelines: New Communities in Victoria* (Victorian Planning Authority, 2021) to:

- Establish a sense of place and community.
- Create greater housing choice, diversity and affordable places to live.
- Create highly accessible and vibrant activity centres.
- Provide for local employment and business activity.
- Provide better transport choices.
- Respond to climate change and increase environmental sustainability.
- Deliver accessible, integrated and adaptable community infrastructure.
- Deliver 30 per cent tree canopy cover within the public realm and in open spaces (excluding areas dedicated to biodiversity or native vegetation conservation).

Policy documents

Consider as relevant:

- *North Growth Corridor Plan* (Victorian Planning Authority, 2012)
- *West Growth Corridor Plan* (Victorian Planning Authority, 2012)
- *Sunbury Growth Corridor Plan* (Victorian Planning Authority, 2012)
- *South East Growth Corridor Plan* (Victorian Planning Authority, 2012)
- *Precinct Structure Planning Guidelines: New Communities in Victoria* (Victorian Planning Authority, 2021)
- *Ministerial Direction No. 12 – Urban Growth Areas*

11.03-3S Peri-urban areas

02/09/2025
VC283

Objective

To manage growth in peri-urban areas to protect and enhance their identified valued attributes.

Strategies

Identify and protect areas that are strategically important for the environment, biodiversity, landscape, open space, water, agriculture, energy, recreation, tourism, environment, cultural heritage, infrastructure, extractive and other natural resources.

Enhance the character, identity, attractiveness and amenity of peri-urban towns.

Prevent dispersed settlement and provide for non-urban breaks between urban areas.

Ensure development is linked to the timely and viable provision of physical and social infrastructure.

Improve connections to regional and metropolitan transport services.

11.03-4S Coastal settlement

02/09/2025
VC283

Objective

To plan for sustainable coastal development.

Strategies

Plan and manage coastal population growth and increased visitation so that impacts do not cause unsustainable use of coastal resources.

Support a network of diverse coastal settlements that provide for a broad range of housing types, economic opportunities and services.

Minimise linear urban sprawl along the coastal edge and ribbon development in rural landscapes.

Protect areas between settlements for non-urban use.

Limit development in identified coastal hazard areas, on ridgelines, primary coastal dune systems, shorelines of estuaries, wetlands and low-lying coastal areas, or where coastal processes may be detrimentally impacted.

Encourage the restructure of old and inappropriate subdivisions to reduce development impacts on the environment.

Ensure a sustainable water supply, stormwater management and sewerage treatment for all development.

Minimise the quantity and enhance the quality of stormwater discharge from new development into the ocean, bays and estuaries.

Prevent the development of new residential canal estates.

Policy documents

Consider as relevant:

- *Marine and Coastal Policy* (Department of Environment, Land, Water and Planning, 2020)
- *Marine and Coastal Strategy* (Department of Environment, Land, Water and Planning, 2022)
- *Siting and Design Guidelines for Structures on the Victorian Coast*(Department of Environment, Land, Water and Planning, 2020)

11.03-4L-01 Coastal settlements

25/11/2022
C162egip

Policy application

This policy applies to the towns of Paynesville and Lakes Entrance, and to all towns marked as 'Coastal' on the Strategic Framework Plan at Clause 02.04.

Strategies

Contain development within existing zoned boundaries.

Ensure tourist and commercially oriented coastal developments minimise impacts on sensitive coastal ecosystems and processes.

Provide a broad range of recreation activities and access for large numbers of people in activity nodes.

Ensure development does not adversely affect landscape and environmental values and incorporates measures to protect those values.

Provide access roads/ tracks/ paths, car and boat trailer parking, boat ramps, jetties, toilet blocks, caravan parks, kiosks and other services in activity nodes.

Direct lake-based holiday development to fully serviced urban areas.

Minimise small lot rural development in coastal settlements.

Discourage small-lot subdivision along river frontages and lakes.

Encourage indigenous vegetation plantings in public and private development.

Incorporate on-site waste disposal and water sensitive urban design techniques for storm water management in new development.

Retain existing native vegetation and incorporate replanting in new development.

11.03-4L-02 Newlands Arm

25/11/2022
C162egip

Policy application

This policy applies to all land in the Newlands Arm Framework Plan to this clause.

Strategies

Maintain the character and setting of Newlands Arm.

Encourage buildings that remain low in scale and are not visually intrusive.

Encourage built form to be sympathetic to Newlands Arm's lakeshore location.

Protect and enhance the natural environment of the area, including the foreshore, Newlands backwater and Lake Victoria edge.

Protect views from the Newlands backwater and Lake Victoria through responsive landscaping, building siting and building height.

Encourage retirement housing and associated facilities.

Encourage small scale tourist accommodation.

Provide a pathway network within the town, linking key open space areas and focal points.

Complete lot consolidations identified on the Newlands Arm Estate Restructure Plan.

Discourage development on unconsolidated lots on the Newlands Arm Estate Restructure Plan.

EAST GIPPSLAND PLANNING SCHEME

Newlands Arm Framework Plan



11.03-4L-03 Raymond Island

25/11/2022
C162egip

Policy application

This policy applies to all land in the Raymond Island Framework Plan to this clause.

Strategies

Protect and maintain the well vegetated coastal settlement and low intensity character of Raymond Island.

Limit new low intensity development on Raymond Island as an attractive visitor destination for nature based tourism experiences.

Contain residential and low density residential development to currently zoned areas.

Encourage the use of indigenous planting on private land.

Facilitate low impact, small scale and environmentally friendly tourist accommodation.

EAST GIPPSLAND PLANNING SCHEME

Raymond Island Framework Plan



11.03-4L-04 Metung

25/11/2022
C162egip

Policy application

This policy applies to all land in the Metung Framework Plan to this clause.

Strategies

Retain the landscape setting, environmental qualities and lifestyle that contribute to the 'village' character of Metung.

Ensure building heights and footprints retain the human and village scale of the area.

Limit urban development to areas south of Metung – Nungurner Road and Hardys Road.

Retain the north-east area of Metung as low density residential development.

Protect visually and environmentally significant native vegetation, the vegetated escarpment of Lake King and vegetated wildlife corridors and wetlands.

Encourage planting of indigenous plant species.

Facilitate visual connections to the water and increased water edge activities.

Facilitate additional parking opportunities on the fringe of the village centre.

Ensure low key signage that is consistent with the character of the village.

Improve pedestrian connections along both sides of the peninsula.

Provide waterfront links between the village centre and the rest of Metung.

Design development adjoining the Village Green and Patterson Park to be consistent with the character of the village.

Encourage the development of the Storth Ryes site on the Framework Plan as a resort or for low density residential uses, subject to the preparation of an Incorporated Plan.

Avoid development adjoining Metung Road, Nungurner Road and Kalimna West Road that detracts from the views and scenic landscape values of the road corridors.

Support Metung's boating centre role.

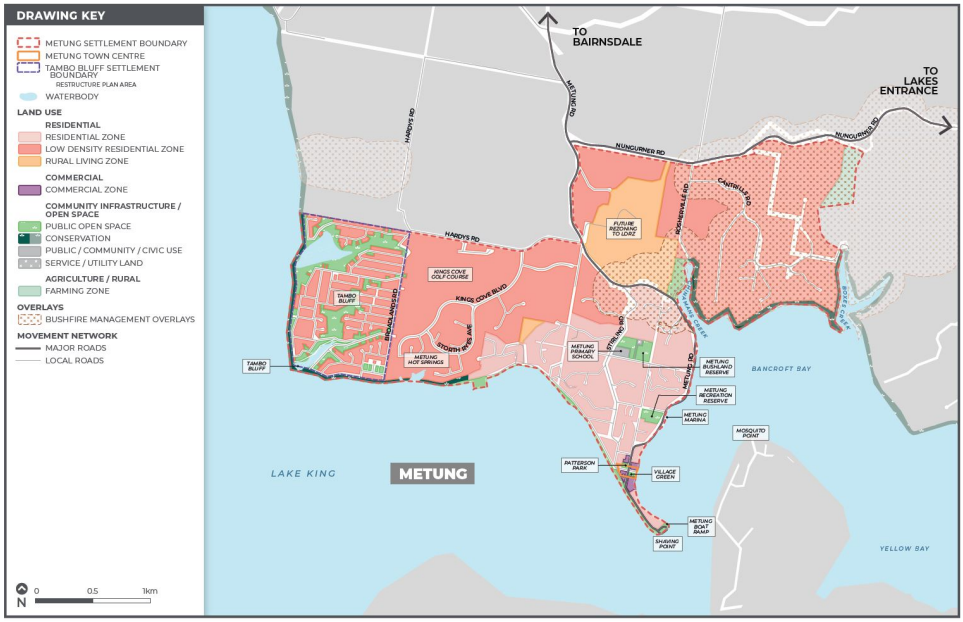
Policy guideline

Consider as relevant:

- Linking the village centre to buildings of two to three levels with materials and colours that complement the natural environment.

EAST GIPPSLAND PLANNING SCHEME

Metung Framework Plan



11.03-4L-05 Nungurner

25/11/2022
C162egip

Policy application

This policy applies to all land in the Nungurner Framework Plan to this clause.

Strategies

Maintain the low-density bushland character of Nungurner.

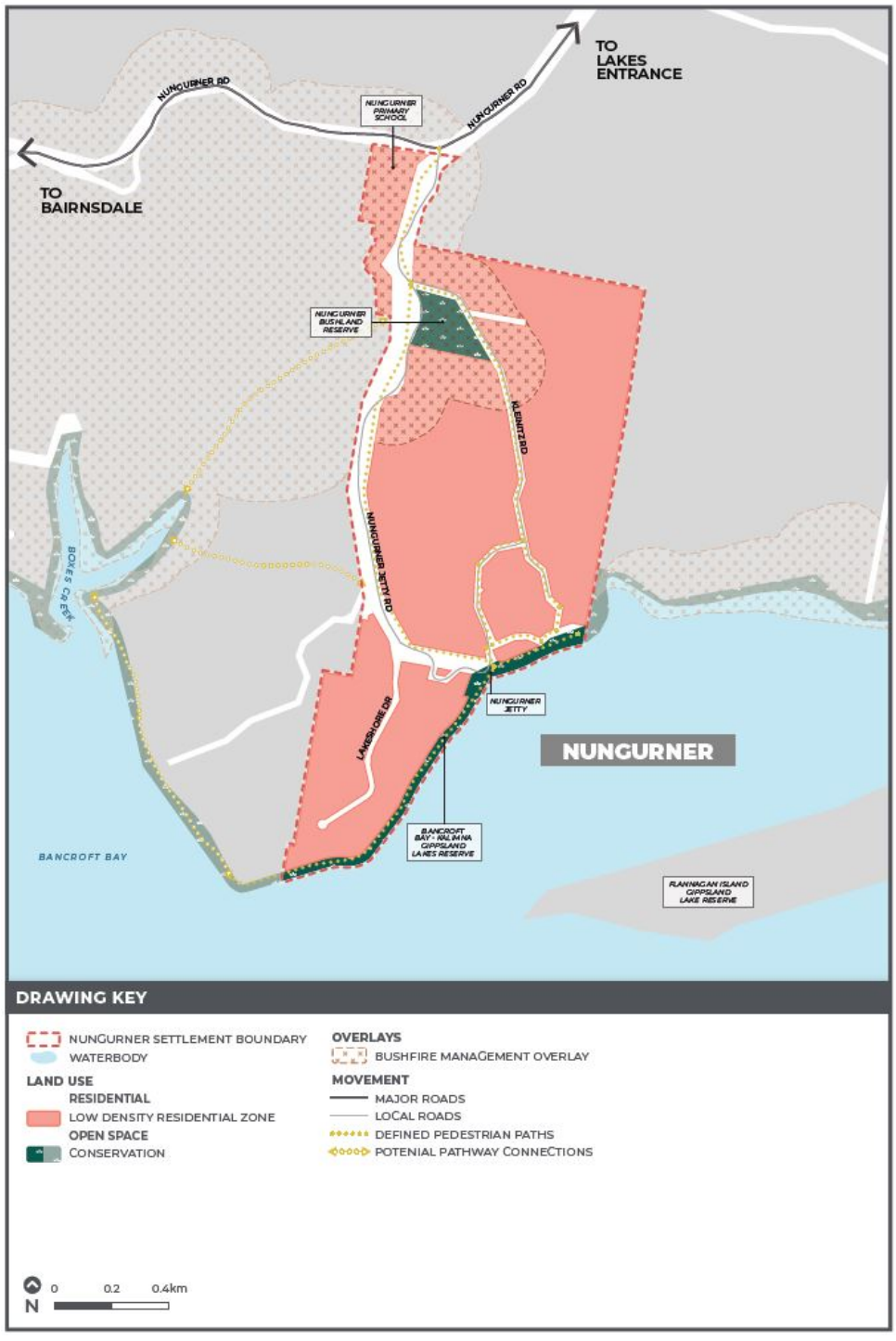
Design development that will be environmentally responsive, using materials and finishes reflective of the bush environment.

Limit subdivision to the Low Density Residential Zone or the Farming zone.

Provide walking trail opportunities and linkages as part of development approvals.

Promote on-site storm water management for new and existing development within the settlement.

Nungurner Framework Plan



11.03-4L-06 Tambo Bluff

25/11/2022
C162egip

Policy application

This policy applies to all land in the Tambo Bluff Framework Plan to this clause.

Strategies

Ensure low density residential development at Tambo Bluff is respectful of the attractive natural setting of vegetated hill slopes, gullies and natural wetlands.

Minimise building height and footprint.

Encourage planting and revegetation to improve visual amenity and minimise the impact of development on views from the lakes to Tambo Bluff.

EAST GIPPSLAND PLANNING SCHEME

Tambo Bluff Framework Plan



11.03-4L-07 Lake Tyers Beach

25/11/2022
C162egip

Policy application

This policy applies to all land in the Lake Tyers Framework Plan to this clause.

Strategies

Design development to the north of Lake Tyers Beach township to protect the water quality of Lake Tyers and to reflect the lake edge/seaside character.

Control sedimentation and nutrient inflow to Lake Tyers.

Connect new development to reticulated sewerage.

Provide for on-site stormwater management in new development.

Facilitate access to the northern boat ramp that reduces impacts on residential areas.

Incorporate expanded foreshore vegetation buffers and revegetation corridors in new development areas.

Encourage consolidation within existing boundaries before allowing expansion of the town.

Facilitate future tourist developments in residential zones.

Encourage a neighbourhood convenience goods store and/or take away food store.

Discourage ribbon development along Lake Tyers Beach Road and other access roads to the Lake.

EAST GIPPSLAND PLANNING SCHEME

Lake Tyers Framework Plan



11.03-4L-08 Marlo

25/11/2022
C162egip

Policy application

This policy applies to all land in the Marlo Framework Plan to this clause.

Strategies

Maintain the existing scale of residential development.

Contain development to south of Healeys Road.

Protect the scale and character of the residential areas in the 'old town' area.

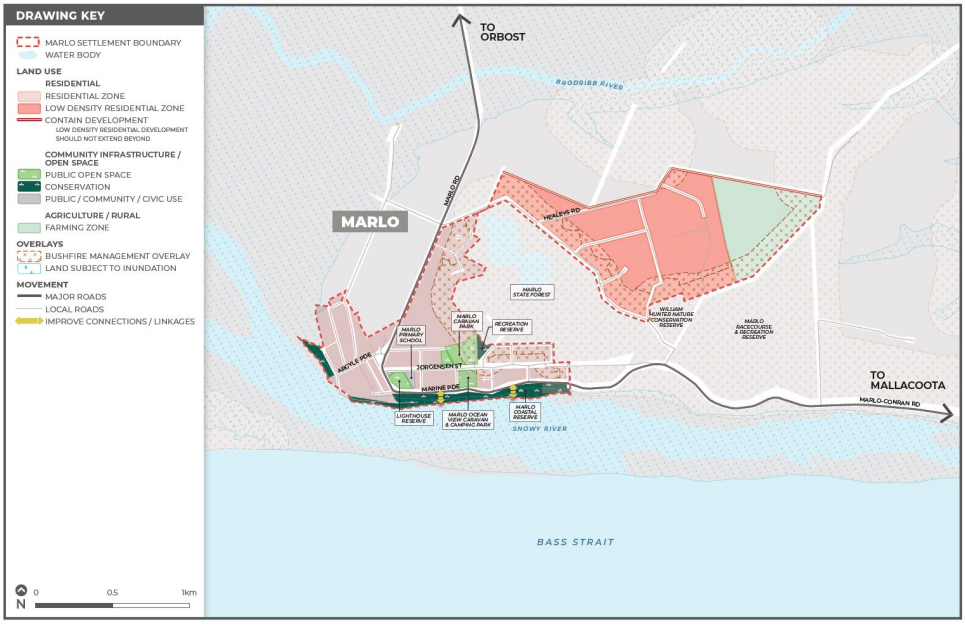
Ensure that the scale and character of development in Marine Parade is consistent with the prevailing development form and height.

Locate commercial uses on Argyle Parade to consolidate commercial development.

Increase visual connections to the Snowy River and Bass Strait.

Provide connections to the foreshore south of Marine Parade.

Marlo Framework Plan



11.03-4L-09 Bemm River

25/11/2022
C162egip

Policy application

This policy applies to all land in the Bemm River Framework Plan to this clause.

Strategies

Protect the well-vegetated coastal hamlet character of Bemm River.

Design development that reflects the 'fishing village' character of the Bemm River hamlet.

Develop land to the north of Kathleen Drive for limited residential development with on-site waste disposal arrangements.

EAST GIPPSLAND PLANNING SCHEME

Bemm River Framework Plan



11.03-4L-10 Mallacoota

25/11/2022
C162egip

Policy application

This policy applies to all land in the Mallacoota Framework Plan to this clause.

Strategies

Design development that reflects the coastal character of Mallacoota.

Encourage infill development of vacant sites along Maurice Avenue and Allan Drive with links to the public open space precinct.

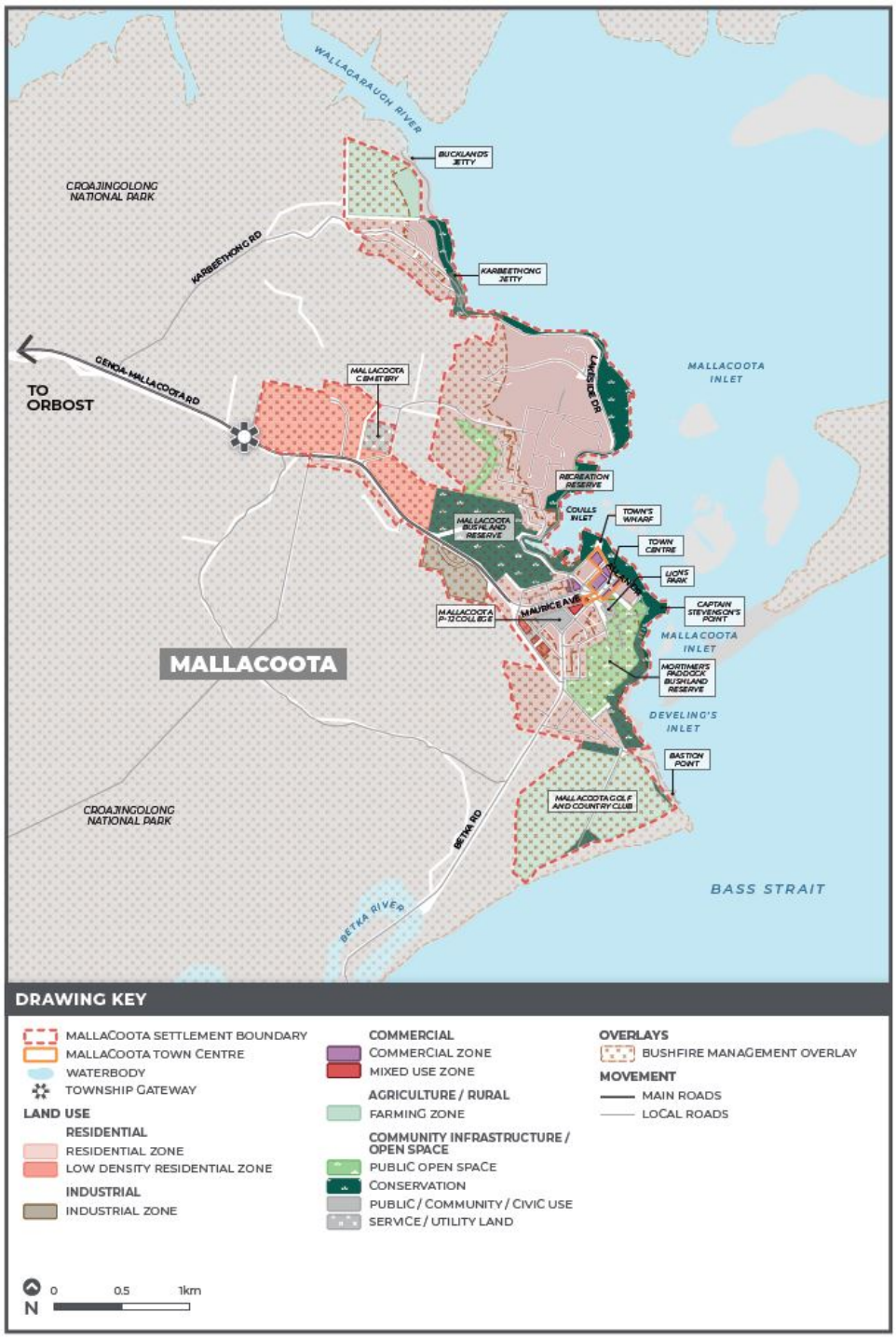
Design development to preserve the village atmosphere of the town centre.

Encourage high quality tourist accommodation.

Establish activity nodes at the Wharf, Karbeethong and Bastion Point.

EAST GIPPSLAND PLANNING SCHEME

Mallacoota Framework Plan



11.03-4L-11 Gipsy Point

25/11/2022
C162egip

Policy application

This policy applies to all land in the Gipsy Point Framework Plan to this clause.

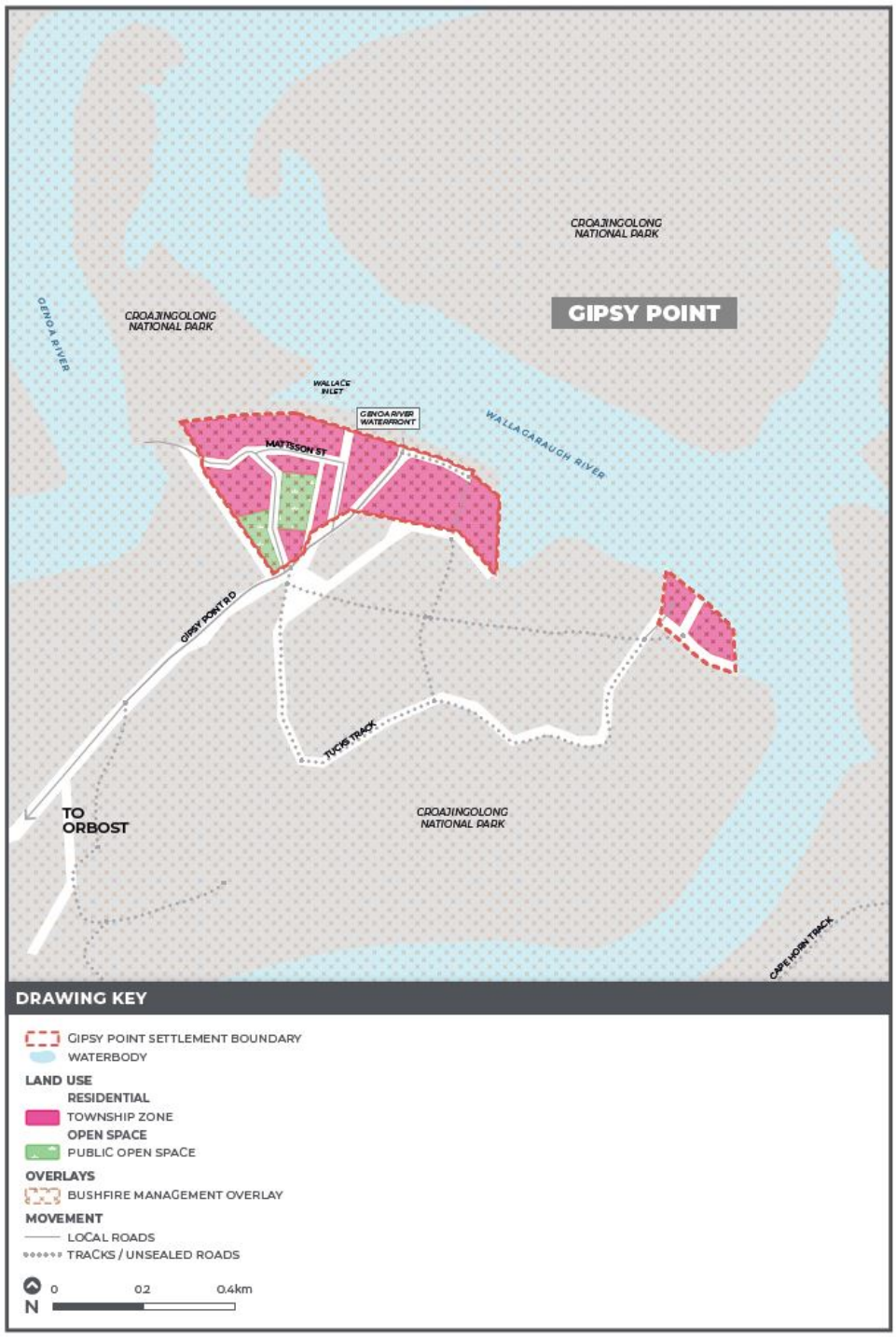
Strategies

Limit growth in Gipsy Point.

Ensure development respects the bushland setting of Gipsy Point.

EAST GIPPSLAND PLANNING SCHEME

Gipsy Point Framework Plan



11.03-4L-12 Eagle Point

--/--/----
Proposed C171egip

Policy application

This policy applies to all land shown in Map 1 to this clause.

Strategies

Protect and enhance the low scale coastal character of Eagle Point.

Facilitate a defined Community Precinct and Foreshore Precinct to meet the community and recreational needs of Eagle Point and provide nature based tourism opportunities.

Encourage pedestrian accessibility and connectivity throughout Eagle Point.

Protect and enhance native vegetation that contributes to the character and environmental values of Eagle Point.

Protect views to and from Eagle Point through responsive landscaping, building siting and building height.

Protect and enhance waterways, in particular Tyers Creek.

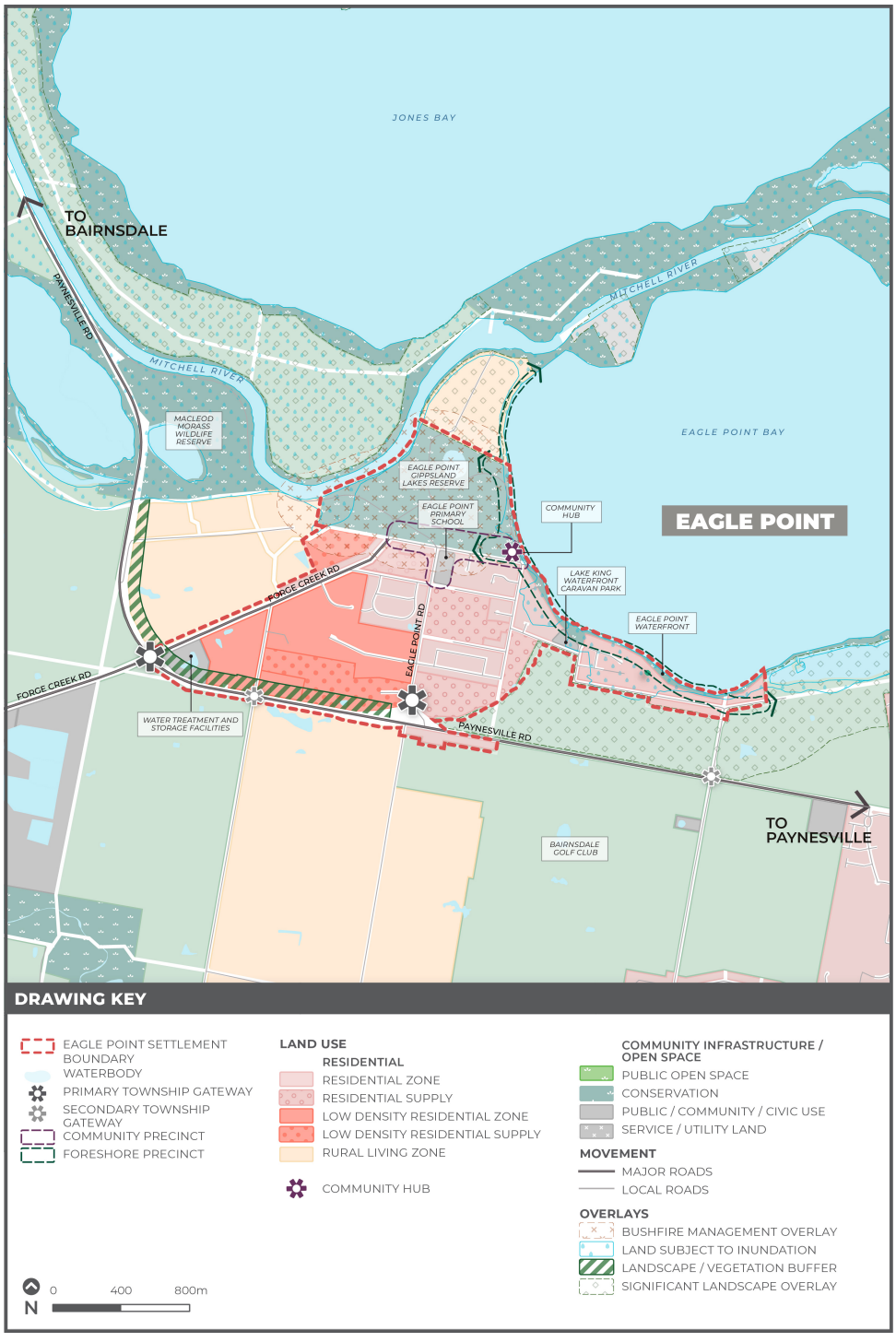
Protect the ecological values of the Eagle Point Flora and Fauna Reserve and the Silt Jetties.

Policy document

Eagle Point Structure Plan (2019)

EAST GIPPSLAND PLANNING SCHEME

Map 1 - Eagle Point Framework Plan



11.03-4L-13 Lake Victoria settlements

25/11/2022
C162egip

Policy application

This policy applies to Goon Nure, Wattle Point and the Banksia Peninsula as identified on the Strategic Framework Plan to Clause 02.04.

Strategies

Discourage further small lot subdivision at Goon Nure, Wattle Point and the Banksia Peninsula.

Develop nature based tourism at Wattle Pont.

Support group accommodation and environmental / outdoor education on Banksia Peninsula.

Allow limited development of existing lots at Goon Nure.

11.03-5S Distinctive areas and landscapes

30/04/2021
VC185

Objective

To recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes.

Strategies

Recognise the unique features and special characteristics of these areas and landscapes.

Implement the strategic directions of approved Localised Planning Statements and Statements of Planning Policy.

Integrate policy development, implementation and decision-making for declared areas under Statements of Planning policy.

Recognise the important role these areas play in the state as tourist destinations.

Protect the identified key values and activities of these areas.

Enhance conservation of the environment, including the unique habitats, ecosystems and biodiversity of these areas.

Support use and development where it enhances the valued characteristics of these areas.

Avoid use and development that could undermine the long-term natural or non-urban use of land in these areas.

Protect areas that are important for food production.

Policy documents

Consider as relevant:

- *Bellarine Peninsula Localised Planning Statement* (Victorian Government, 2015)
- *Macedon Ranges Statement of Planning Policy* (Victorian Government, 2019)
- *Mornington Peninsula Localised Planning Statement* (Victorian Government, 2014)
- *Yarra Ranges Localised Planning Statement* (Victorian Government, 2017)

11.03-6S Regional and local places

31/07/2018
VC148

Objective

To facilitate integrated place-based planning.

Strategies

Integrate relevant planning considerations to provide specific direction for the planning of sites, places, neighbourhoods and towns.

Consider the distinctive characteristics and needs of regional and local places in planning for future land use and development.

EAST GIPPSLAND PLANNING SCHEME

--/--/----
Proposed C171egip

SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ2**.

EAGLE POINT

1.0 Neighbourhood character objectives

--/--/----
Proposed C171egip

To support diverse, contemporary architecture which positively responds to Eagle Point's natural, coastal setting.

To encourage development that responds to Eagle Point's environmental attributes, significant views and retains native vegetation.

2.0 Construction or extension of a dwelling, small second dwelling or residential building - minimum garden area requirement

--/--/----
Proposed C171egip

Is the construction or extension of a dwelling, small second dwelling or residential building exempt from the minimum garden area requirement?
No

3.0 Requirements of Clause 54 and Clause 55

--/--/----
Proposed C171egip

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

--/--/----
Proposed C171egip

None specified

5.0 Application requirements

--/--/----
Proposed C171egip

The following application requirements apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A site analysis plan and/or report demonstrating how development of the site responds to:
  - Site features including vegetation to be removed and retained, topography, views and adjoining development conditions.
  - The Neighbourhood Character Objectives specified within this clause.

- For building and works applications, a landscape plan which details landscaping within the lot.
- For building and works applications, a schedule of colours and materials.

6.0 Decision guidelines

--/--/----
Proposed C171egip

None specified

EAST GIPPSLAND PLANNING SCHEME

20/04/2020
GC112

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0 Background documents

~~25/11/2022~~ ~~-/--/----~~
~~C162egip~~Proposed C171egip

Name of background document	Amendment number - clause reference
A Land Capability Study of the Cassilis Valley, Swifts Creek. Technical Report No. 27, Centre for Land Protection Research, D. M. Rees (Department of Conservation and Natural Resources, Victoria, 1995).	Clause 44.01s
Draft East Gippsland Native Vegetation Plan (Government of Victoria and East Gippsland Catchment Management Authority, 2000)	Clause 42.02s8
Eagle Point Structure Plan (Mesh Urban Planning and Design, 2019 updated 2025)	Clause 11.03-4L-12
East Gippsland Shire Municipal Reference Document, Coastal Spaces Landscape Assessment Study(Planisphere, 2006)	Clause 42.03s1 Clause 42.03s2 Clause 42.03s3 Clause 42.03s4 Clause 42.03s5 Clause 42.03s6
East Gippsland Sites of Biological Significance, (Department of Natural Resources and Environment, 1997)	Clause 42.01
East Gippsland Soil Erosion Management Plan (Department of Primary Industries, 2009)	Clause 44.01s
Erosion Hazard Map, Bairnsdale Region (1:100,000) based on Aldrick, J. M. et al., A study of the land in the catchment of the Gippsland Lakes (Vols. 1& 2) (Department of Conservation and Natural Resources, Victoria, 1992)	Clause 44.01s
Gippsland Lakes Coastal Action Plan (Gippsland Coastal Board, 1999)	Clause 42.02s2 Clause 42.02s4 Clause 42.02s5 Clause 42.02s6
Gippsland Lakes Environs Survey. D. F. Howe and T. Poutsma(Department of Conservation, Forests and Lands, unpublished)	Clause 44.01s
Infrastructure Design Manual (2020, Local Government Infrastructure Design Association)	GC112 - Clause 21.11-6
Input to Twin Rivers Land Use Plan – Economic Assessment of Future land Requirements *(Essential Economics Pty Ltd, August 2011)*	Clause 43.04s9
Lakes Entrance Northern Growth Area Social Impact Assessment (East Gippsland Shire Council, August 2012)	Clause 43.04s8
Lakes Entrance Urban Design Framework (Meinhardt Infrastructure and Environment, March 2007)	Clause 43.02s13
Mallacoota Urban Design Framework (Meinhardt Infrastructure and Environment, March 2007)	Clause 43.02s12
North Arm Action Plan. Friends of North Arm (East Gippsland Shire and Department of Natural Resources and Environment, 1996)	Clause 42.02s7
Northern Growth Area Lakes Entrance Development Concept Plan Hydrology, Water Technology (Water Technology Pty Ltd, October 2013)	Clause 43.04s8

EAST GIPPSLAND PLANNING SCHEME

Name of background document	Amendment number - clause reference
Paynesville Urban Design Framework (Meinhardt Infrastructure and Environment, March 2007)	Clause 43.02s14
Raymond Island Strategy (Shire of Bairnsdale, 1992)	Clause 42.02s2
Revegetation Planting Standards	Clause 43.04s4 Clause 43.04s7
Roadside Management Plan (East Gippsland Shire Council, 1995)	Clause 42.02s1
Salinity Hazard Map, Bairnsdale Region (1:100,000) based on Aldrick, J. M. et al., A study of the land in the catchment of the Gippsland Lakes (Vols. 1& 2) (Department of Conservation and Natural Resources, Victoria, 1992)	Clause 44.02s
The Siting and Design Guidelines for Structures on the Victorian Coast(Victorian Coastal Council, 1998)	Clause 42.03s1 Clause 42.03s2 Clause 42.03s3 Clause 42.03s4 Clause 42.03s5 Clause 42.03s6
State Overview Report, Coastal Spaces Landscape Assessment Study(Planisphere, 2006)	Clause 42.03s1 Clause 42.03s2 Clause 42.03s3 Clause 42.03s4 Clause 42.03s5 Clause 42.03s6
Twin Rivers Land Use Plan – Final Report *(Meinhardt Infrastructure & Environment Pty Lty, May 2012)*	Clause 43.04s9
Twin Rivers Land Use Plan, Nicholson – Options for future Township Zone growth Desktop Analysis – 2012, Meinhardt	Clause 43.04s9
Victoria's Native Vegetation Management – A Framework for Action	Clause 43.04s3 Clause 43.04s4 Clause 43.04s7
*Urban Design Frameworks for Bemm River, Eagle Point, Gipsy Point, Lake Tyers Beach, Marlo, Metung, Newlands Arm, Nungurner, Raymond Island and Tambo Bluff (*Meinhardt Infrastructure and Environment, March 2007)	Clause 43.02s11
Urban Waterway Guidelines *(East Gippsland Shire Council, March 2013)*	Clause 43.04s9

EAST GIPPSLAND PLANNING SCHEME

20/04/2020
GC112

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

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Proposed C171egip

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Urban Waterway Guidelines *(East Gippsland Shire Council, March 2013)*	Clause 43.04s9

EAST GIPPSLAND PLANNING SCHEME

25/11/2022 C162egip

SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK

1.0 Further strategic work

~~25/11/2022~~ ~~-/-/----~~ ~~C162egip~~Proposed C171egipReview of the Coastal Settlements Design and Development Overlays.

Prepare a planning scheme amendment to update municipal planning statement, including a municipal overview and integration of the Council Plan 2021-2025.

Review Heritage Gap Study, prepare local planning policy and update schedule to the Heritage Overlay.

Prepare and implement into the planning scheme the Rural Land Use Strategy.

Undertake a review of the land demand and supply for rural living.

Prepare and implement into the planning scheme the Settlement and Housing Strategy.

Prepare a land supply and demand analysis for residential land at a municipal wide level.

Review Coastal Inundation and Erosion Policy as part of the Update to the flooding mapping, policy and schedules.

Prepare a Planning Scheme Amendment to implement planning controls to protect landfill and water infrastructure.

Prepare Planning Scheme Amendment to implement the Paynesville Growth Area Structure Plan (PGASP).

~~Prepare Planning Scheme Amendment to implement the Eagle Point Structure Plan.~~

Review and update Bairnsdale Growth Strategy.

Prepare a land demand and supply analysis for industrial land at a municipal wide level.

Prepare a Structure Plan for Lindenow.

Review and update the Erosion Management Overlay mapping, schedules and local policy.

~~Review and update the Flooding mapping, schedules and planning policy.~~

~~Consider planning policy implications~~In association with the relevant catchment management authority, review and update flood mapping, schedules and policy using best available data and with consideration of climate change, sea level rise and ~~coastal inundation as part of the update of the planning scheme flooding controls~~increased rainfall intensity.

Review and update the Bushfire Management mapping, schedules, planning policy and develop schedules for strategically identified townships.

Prepare an Industrial land demand and supply analysis.

Review and update the mapping and schedule to the Environmental Significance Overlay.

Review and update the development contributions plans for Lakes Entrance Northern Growth Area.

Prepare a Planning Scheme Amendment to update planning policy, zoning review and residential land supply for Omeo.

Prepare an Open Space Strategy.

Work with the landowner to prepare a Structure Plan for Lake Tyers Beach.

Review Master Plans contained in the Urban Design Frameworks on a township and needs basis as part of the review and preparation of structure plans.

EAST GIPPSLAND PLANNING SCHEME

25/11/2022
C162egip

SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK

1.0 Further strategic work

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Proposed C171egip

Review of the Coastal Settlements Design and Development Overlays.

Prepare a planning scheme amendment to update municipal planning statement, including a municipal overview and integration of the Council Plan 2021-2025.

Review Heritage Gap Study, prepare local planning policy and update schedule to the Heritage Overlay.

Prepare and implement into the planning scheme the Rural Land Use Strategy.

Undertake a review of the land demand and supply for rural living.

Prepare and implement into the planning scheme the Settlement and Housing Strategy.

Prepare a land supply and demand analysis for residential land at a municipal wide level.

Review Coastal Inundation and Erosion Policy as part of the Update to the flooding mapping, policy and schedules.

Prepare a Planning Scheme Amendment to implement planning controls to protect landfill and water infrastructure.

Prepare Planning Scheme Amendment to implement the Paynesville Growth Area Structure Plan (PGASP).

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Prepare a land demand and supply analysis for industrial land at a municipal wide level.

Prepare a Structure Plan for Lindenow.

Review and update the Erosion Management Overlay mapping, schedules and local policy.

In association with the relevant catchment management authority, review and update flood mapping, schedules and policy using best available data and with consideration of climate change, sea level rise and increased rainfall intensity.

Review and update the Bushfire Management mapping, schedules, planning policy and develop schedules for strategically identified townships.

Prepare an Industrial land demand and supply analysis.

Review and update the mapping and schedule to the Environmental Significance Overlay.

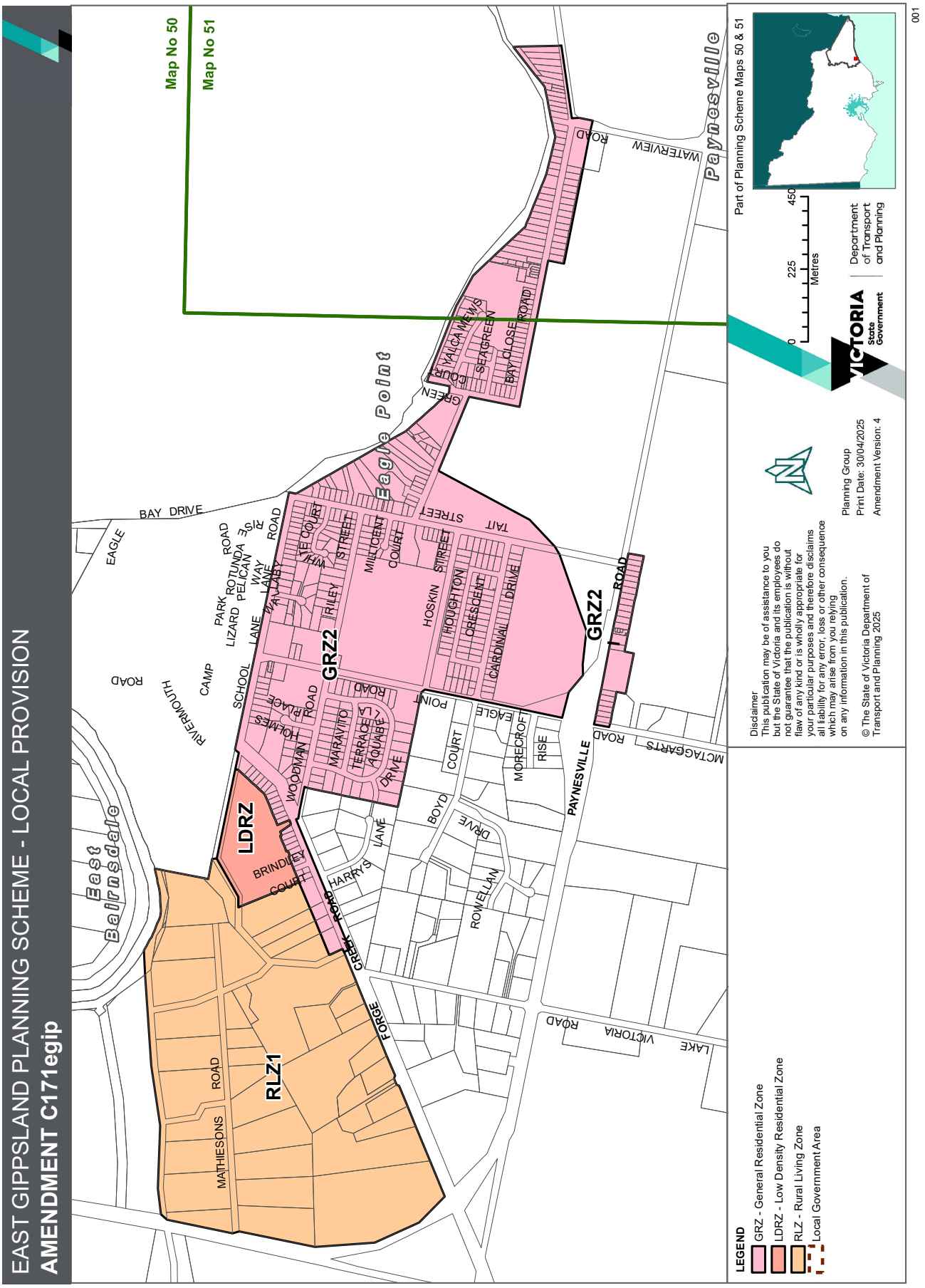
Review and update the development contributions plans for Lakes Entrance Northern Growth Area.

Prepare a Planning Scheme Amendment to update planning policy, zoning review and residential land supply for Omeo.

Prepare an Open Space Strategy.

Work with the landowner to prepare a Structure Plan for Lake Tyers Beach.

Review Master Plans contained in the Urban Design Frameworks on a township and needs basis as part of the review and preparation of structure plans.


EAST GIPPSLAND PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C171egip
Map No 50
Map No 51
Paynesville
Eagle Point
East Bairnsdale
GRZ2
GRZ2
LDRZ
RLZ1
BAY DRIVE
EAGLE
RIVERMOUTH ROAD
CAMP
SCHOOL LANE
PARK ROAD
LIZARD
ROTUNDA
PELICAN
WAY
LANE
RISE
ROAD
WALLABY
WHITE COURT
RILEY STREET
MILLICENT COURT
HOSKIN STREET
HOUGHTON CRESCENT
CARDINAL DRIVE
TAIT STREET
GREEN COURT
YALCA VIEWS
SEAGREEN
BAY CLOSE ROAD
WATERVIEW ROAD
HOLMES PLACE
WOODMAN ROAD
MARAVITO
TERRACE
AQUABELLA
DRIVE
EAGLE POINT ROAD
COURT
MORECROFT
RISE
BOYD
DRIVE
ROWELLAN
HARRYS LANE
BRINDLEY COURT
FORGE CREEK ROAD
MATHIESONS ROAD
PAYNESVILLE ROAD
MCTAGGARTS ROAD
LAKE VICTORIA ROAD
LEGEND
GRZ - General Residential Zone
LDRZ - Low Density Residential Zone
RLZ - Rural Living Zone
Local Government Area
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Print Date: 30/04/2025
Amendment Version: 4
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Metres
Part of Planning Scheme Maps 50 & 51
VICTORIA State Government
Department of Transport and Planning
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EAST GIPPSLAND PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C171egip



LEGEND

SLO2 - Significant Landscape Overlay - Schedule 2

Local Government Area

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Amendment Version: 1

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Metres

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Part of Planning Scheme Maps 50SLO & 51SLO



002

5.2.2 Planning Scheme Amendment C172egip - Implementation of Paynesville Growth Area Structure Plan (Panel Report)

Authorised by Acting General Manager Place and Community

Purpose

This report seeks to advise Council on the outcome of the Independent Planning Panel for Planning Scheme Amendment C172egip, provide the Officer's response to the recommendations and provide Council with the final version of the Amendment.

This report also recommends that Council adopts the revised Paynesville Growth Area Structure Plan (as recommended by the Independent Planning Panel); adopts Planning Scheme Amendment C172egip as revised; and submits the adopted Planning Scheme Amendment to the Minister for Planning for approval in accordance with section 31 of the *Planning and Environment Act* 1987.

Key Points

At the Council Meeting held on Tuesday 15 April 2025, Council resolved to request an Independent Planning Panel to be appointed for Planning Scheme Amendment C172egip to consider all submissions received following exhibition of the Amendment.

The Planning Panel was appointed and the hearing ran from 24 June 2025 to 3 July 2025. The Panel also considered Planning Scheme Amendment C171egip at the same time given the synergies between the two Amendments.

The Panel Report, as provided at **Attachment 1**, was issued on 22 August 2025, and it included 7 recommendations which were as follows:

1. *Adopt East Gippsland Planning Scheme Amendment C172egip as exhibited with the following changes.*
2. *Amend Clause 11.01-1L-02 to:*
    - *a) replace the first strategy for Paynesville with 'Provide a variety of lot sizes and housing types to meet community needs'*
    - *b) Delete the policy guideline for Paynesville and*
    - *c) revise the relevant Paynesville strategy to 'Ensure retail and commercial activities located outside the Paynesville Town Centre do not adversely affect its primary role'.*
3. *Realign General Residential Zone Schedule 3 to exclude land below 2.8 metres AHD.*
4. *Extend the Development Plan Overlay Schedule 10 to apply to 229 Bay Road, Paynesville.*
5. *Amend Development Plan Overlay Schedule 10, as shown in Appendix B, to:*
    - *a) add a new objective that seeks to facilitate development that responds to the interface of the growth area of Lake King.*
    - *b) require a permit to comply with the approved Kangaroo Management Plan.*
    - *c) require a permit to include conditions that require three dimensional building envelopes on lots created near Lake King and lots below the northernmost 19 metre AHD contour to reflect the Development Plan's design guidelines.*
    - *d) change the 'infrastructure contributions condition' to 'Public Infrastructure Delivery condition' and revise the permit conditions.*
    - *e) replace 'local activity centre' with 'neighbourhood activity centre'*
    - *f) require a Kangaroo Management Plan to be prepared and approved as part of the Development Plan*

g) require design guidelines that are supported by a view sharing analysis to inform the future three dimensional building envelopes as part of the Development Plan.
h) revise the Public Infrastructure Plan requirements

6. *Delete the Environmental Audit Overlay from 95 Grandview Road and 1255 Paynesville Road, Paynesville.*
7. *Amend the Paynesville Structure Plan, before referencing it as a Background Document through the Clause 72.08 Schedule, to:*
    a) replace the relevant label in Figure 3 with 'no development below 2.8 metre AHD other than passive infrastructure subject to not risking negative environmental or safety outcomes'.
    b) make drafting changes which improve its clarity and operation.
    c) specify that objectives and requirements 'should be' rather than 'must be' met.
    d) delete reference to expecting 8-10 dwellings per hectare in the structure plan area.
    e) replace the 'Local Activity Centre' with 'Neighbourhood Activity Centre'.
    f) refer to a Neighbourhood Activity Centre being located on Paynesville Road rather than a service centre site.
    g) renumber the objectives, guidelines and objectives.
    h) delete the street classifications (Table 1).

These recommendations are largely consistent with Council's submission to the Planning Panel and the response to submissions which was considered at the Council Meeting held on Monday 15 April 2025. However, there is one element that Officer's propose to depart from that is contained within the Panel's recommendation number 5. While we agree with the preparation of a Kangaroo Management Plan, it is not appropriate to require it at the Development Plan stage and instead it is usual practice to require it as part of the planning permit process. Therefore, it is proposed that points 5. b) and f) will be complied with but as part of the permit process instead. This is considered to be a minor departure from the Panel's recommendations and will not adversely affect the outcomes sought in relation to a Kangaroo Management Plan. A detailed analysis of the recommendations and the Officer's response is provided at **Attachment 2.**

In relation to the Paynesville Growth Area Structure Plan, it was previously adopted by Council however requires re-adoption due to the updates that have been made in response to recommendation 7. Some of the changes are minor and administrative, some changes update the document due to the passage of time since it was last adopted, and some changes are as a result of the Planning Panel process. A copy of the final version of the structure plan is provided at **Attachment 3.**

Recommendation

That Council:

1. ***having considered the Planning Panel report and Panel recommendations for Planning Scheme Amendment C172egip, endorses the Officer's response to the recommendations as outlined in Attachment 2;***

2. ***adopts the revised Paynesville Growth Area Structure Plan (2019, updated 2025) as provided at Attachment 3;***

3. ***adopts Planning Scheme Amendment C172egip in accordance with section 29 of the Planning and Environment Act 1987, with changes as reflected in the final Amendment documentation provided at Attachment 4;***

4. ***submits the adopted Planning Scheme Amendment C172egip, together with the prescribed information, to the Minister for Planning for approval in accordance with section 31 of the Planning and Environment Act 1987; and***

5. ***authorises the Chief Executive Officer or delegate to advise those persons who made written submissions to Planning Scheme Amendment C172egip of Council's decision.***

Strategic Alignment

The finalisation of Planning Scheme Amendment C172egip is listed within the Council Plan 2025-2029 as an action. Furthermore, the East Gippsland Planning Scheme has long contemplated the growth of Paynesville in a westward direction and supports the rezoning of this land.

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

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

Consultation/Community Engagement/Impacts

Exhibition of the Amendment was undertaken during December 2024 and January 2025 and submissions were received. The exhibition process and the outcomes were detailed and considered as part of the Council Meeting held on Tuesday 15 April 2025.

The Planning Panel hearing provided another opportunity for the community to have their say through a robust independent process and the outcomes of this process are detailed within the Panel Report dated 22 August 2025.

Council officers have maintained engagement with community members and have responded to multiple enquiries and requests for information regarding the process and content of the amendment.

Opportunities and Risks

As this is the final step in the Amendment process, the main risk is that if Council chooses to abandon the Amendment, then the work done to date will be set aside and the process would need to commence again from the beginning. This presents significant negative time and cost implications.

Significant departure from the Planning Panel's recommendations also presents a risk in that the Minister may not agree with changes that do not have sufficient strategic justification.

The main opportunity is that if Council chooses to adopt the Amendment and lodge it with the Minister for approval, then additional land for housing and urban growth will be unlocked by virtue of the rezoning (subject to approval of Development Plans and Planning Permits).

Climate change

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

Legislation

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

Category

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

Conflicts of Interest

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

Attachments

1. C172egip Panel Report [**5.2.2.1** - 105 pages]
2. C172egip Panel recommendations and changes table [**5.2.2.2** - 1 page]
3. Paynesville Growth Area Structure Plan 2019 (updated 2025) [**5.2.2.3** - 34 pages]
4. C172egip Combined amendment documents [**5.2.2.4** - 92 pages]

Planning Panels Victoria

East Gippsland Planning Scheme Amendment C172egip
Paynesville Structure Plan

Panel Report

Planning and Environment Act 1987

22 August 2025

VICTORIA State Government

How will this report be used?

This is a brief description of how this report will be used for the benefit of people unfamiliar with the planning system. If you have concerns about a specific issue you should seek independent advice.

The planning authority must consider this report before deciding whether to adopt the Amendment.
[section 27(1) of the *Planning and Environment Act 1987* (the PE Act)]

For the Amendment to proceed, it must be adopted by the planning authority and then sent to the Minister for Planning for approval.

The planning authority is not obliged to follow the recommendations of the Panel, but it must give its reasons if it does not follow the recommendations. [section 31 (1) of the PE Act, and section 9 of the *Planning and Environment Regulations 2015*]

If approved by the Minister for Planning a formal change will be made to the planning scheme. Notice of approval of the Amendment will be published in the Government Gazette. [section 37 of the PE Act]

Planning Panels Victoria acknowledges the Wurundjeri Woi Wurrung People as the traditional custodians of the land on which our office is located. We pay our respects to their Elders past and present.

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the PE Act

East Gippsland Planning Scheme Amendment C172egip

Paynesville Structure Plan

22 August 2025

Con Tsotsoros, Chair

Shannon Davies, Member

Planning Panels Victoria

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Glossary and abbreviations

AHD	Australian Height Datum
Council	East Gippsland Shire Council
DEECA	Department of Energy, Environment and Climate Action
DPO	Development Plan Overlay
EGCMA	East Gippsland Catchment Management Authority
FoGL	Friends of Gippsland Lakes, Parks and Reserves Inc
FTE	Full time equivalent
GRZ	General Residential Zone
Housing and Settlement Strategy	East Gippsland Housing and Settlement Strategy (2023)
PE Act	*Planning and Environment Act 1987*
Planning Scheme	East Gippsland Planning Scheme
PSI	Preliminary Site Inspection
SLO	Significant Landscape Overlay
Transport Assessment (2024)	Traffic Impact Assessment (SALT Engineering, 2024)

Note: A number following the zone or overlay code refers to its schedule number

Planning Panels Victoria

Overview

Amendment summary	
The Amendment	East Gippsland Planning Scheme Amendment C172egip
Common name	Paynesville Structure Plan
Brief description	Seeks to implement the Paynesville Growth Area Structure Plan
Subject land	All land identified in the Paynesville Growth Area Structure Plan (see Figure 1)
Planning Authority	East Gippsland Shire Council
Authorisation	9 September 2024, with conditions
Exhibition	25 November 2024 to 31 January 2025
Submissions	84

Planning
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Victoria

Panel process	
The Panel	Con Tsotsoros (Chair) and Shannon Davies
Supported by	Georgia Thomas and Sarah Vojinovic
Directions Hearing	By video, 26 May 2025
Panel Hearing	- East Gippsland Shire Council Offices, Bairnsdale and online video, 24 June 2025 - Planning Panels Victoria, Melbourne and online video, 25, 26, 27 and 30 June, 1, 2 and 3 July 2025
Site inspections	Unaccompanied, 23 June 2025

Parties to the Hearing	- East Gippsland Shire Council represented by Kellinde Chester
	- Friends of Gippsland Lakes, Parks and Reserves Inc represented by David Nicastro
	- Glen Luxford
	- Paynesville Cemetery represented by Geoffrey Medley
	- Paynesville Armstrong 2 Pty Ltd represented by Stephanie Mann of Counsel, instructed by Andrea Towson of Gadens who called expert evidence on:
	  - conservation and ecology from Aaron Harvey of Biosis
	  - planning from Robert Milner of Milner Planning Advisory
	  - traffic from Jason Walsh of Traffix
	  - drainage from Robert Swan of HARC
	  - TLC Unlimited Pty Ltd and CCW Properties (Vic) Pty Ltd represented by Nick Sutton of Norton Rose Fulbright Australia, who called expert evidence on:
	  - planning from Mark Woodland of Echelon Planning
	  - economics from Brian Haratsis of Macroplan
	  - traffic from Leigh Furness of Traffix Group
	  - contamination from Jared Ewers of Ewers Environmental Consulting

Citation	East Gippsland PSA C172egip [2025] PPV
Date of this report	22 August 2025

Planning
Panels
Victoria

Executive summary

Paynesville is in the East Gippsland Shire about 13 kilometres southeast of Bairnsdale and about 240 kilometres east of Melbourne's Central City. It is a lakeside town with a town centre at its extreme eastern end and a settlement area that is surrounded by the Gippsland Lakes for a significant portion of its boundary.

Paynesville is one of East Gippsland's fastest growing towns and will account for more than 10 per cent of the 11,000 dwellings sought by the East Gippsland housing target in *Plan for Victoria*. The East Gippsland Planning Scheme (Planning Scheme) and East Gippsland Housing and Settlement Strategy (2023) identify Paynesville for future residential growth.

With 3,636 people in 2021, Paynesville's population is expected to increase to 6,250 people by 2041. This equates to needing 1,025 dwellings to accommodate its future population.

Planning for Paynesville's urban growth has had a long history. East Gippsland Shire Council (Council) started preparing the Paynesville Growth Area Structure Plan (Structure Plan) in 2013. The Structure Plan was informed by technical background reports such as traffic, hydrology and social infrastructure prepared in 2015-16 and reviewed in 2023 for currency.

East Gippsland Planning Scheme Amendment C172egip (the Amendment) seeks to implement the Structure Plan through the Planning Scheme. Specifically, it proposes among other things, to:

- update the local policy for Paynesville and the Paynesville Framework Plan
- rezone 5 and 95 Grandview Road, 1325 Paynesville Road and part of 1255 Paynesville Road from Farming Zone to a new General Residential Zone Schedule 3
- apply a new Development Plan Overlay Schedule 10 to guide development in the Paynesville Growth Area to the same land being rezoned in the Paynesville Growth Area
- delete the Significant Landscape Overlay Schedule 2 from part of 1255 and 1325 Paynesville Road
- apply the Environmental Audit Overlay to 95 Grandview Road and 1255 Paynesville Road
- reference the Structure Plan as a Background Document.

Council exhibited the Amendment from 25 November 2024 to 31 January 2025 and received 84 submissions. Key issues raised in submissions include:

- strategic issues – currency of technical and background documents, local planning policy and strategic justification
- settlement approach – settlement break and tourism area, future activity centre, integration and development planning, stormwater and drainage
- environmental matters – climate change and coastal sea level rise, potentially contaminated land, flora and fauna, significant landscapes
- road network and infrastructure – road capacity and safety, infrastructure and service capacity, open space, infrastructure funding and social infrastructure capacity
- other issues – applying the Development Plan Overlay, social housing and amendment drafting.

The Panel conducted one Hearing for both Amendment C171egip (Eagle Point Structure Plan) and Amendment C172egip (Paynesville Structure Plan).

The Panel has considered all written submissions made in response to the exhibition of the Amendment, observations from site visits, submissions, evidence and other information presented to it during the Hearing.

Strategic issues

The Structure Plan and its background reports are sufficiently accurate and relevant enough to strategically support the Amendment.

Local planning policy

It is appropriate to revise the Paynesville content in Clause 11.01-1L-02 to:

- clarify the intent of the first strategy regarding lots sizes and housing types by explaining it seeks a variety of lot sizes and housing types to meet community needs
- delete the policy guideline that has been superseded by the East Gippsland Housing and Settlement Strategy (2023).

It is not appropriate to include the remaining requested changes because they seek to change State standard provisions, and they do not align with good policy drafting.

Strategic justification

For the reasons set out in this report, the Amendment:

- is supported by, and implements, the relevant sections of the Planning Policy Framework
- is consistent with the relevant Ministerial Directions and Practice Notes
- is well founded and strategically justified
- should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

Settlement approach

Settlement break and tourism area

The Amendment establishes a clear and justified western edge to the Paynesville Growth Area by limiting residential development to no further west than Grandview Road.

Designating the northern foreshore at 229 Bay Road as future public open space will result in an appropriate edge to the settlement boundary.

It is appropriate and strategically justified identify a tourism opportunity site at the township entrance through a policy-based approach that provides flexibility for future proposals. This will avoid prematurely rezoning the land before a suitable zone is determined.

Activity centre

The size and zone of the activity centre should not be shown in the Structure Plan or introduced through the Amendment because further work is needed to determine both.

The relevant strategy in Clause 11.01-1L-02 should be revised to:

- be consistent with the clearer wording in the Development Plan Overlay Schedule 10 requirement regarding the Town Centre's 'primary role'
- specifically refer to the Paynesville Town Centre consistent with Clause 11.03-1L-02.

Development Plan Overlay Schedule 10 should recognise the proposed centre as a 'neighbourhood activity centre' to reflect its ultimate function.

Stormwater and drainage

The Amendment has appropriately considered stormwater and drainage associated with future growth.

Land below 2.8 metres Australian Height Datum should:

- be prohibited from having sensitive development such as buildings and access roads, consistent with Ministerial Direction 13
- be enabled to have passive systems such as stormwater treatment wetlands that do not risk negative environmental or safety outcomes.

Open space

The Structure Plan and the Amendment have appropriately considered open space provision. Development Plan Overlay Schedule 10 is a suitable framework to guide the detailed design, location, and delivery of a connected and functional open space network through future development stages.

It is appropriate and justified to include 229 Bay Road, Paynesville into the mapped extent of the Development Plan Overlay Schedule 10.

Environmental matters

Climate change and coastal sea level rise

The Amendment has appropriately considered the risks associated with sea level rise and climate change in accordance with relevant State policy.

It is appropriate to apply the 2.8-metre Australian Height Datum (AHD) contour as a strategic threshold for excluding residential development, as it is supported by recognised modelling and reflects a precautionary, policy-aligned approach.

Coastal sea level rise mapping has been applied consistently, and the zoning maps (Final version) will ensure the 2.8-metre AHD contour is appropriately reflected in the Amendment.

Potentially contaminated land

The contamination risk has been appropriately assessed through site-specific investigations, supported by expert evidence and a review accredited by the Environment Protection Authority. Therefore, it is not appropriate or justified to apply the Environmental Audit Overlay to 95 Grandview Road and 1255 Paynesville Road.

Flora and fauna

The Amendment would have benefited from considering flora and fauna and biodiversity more comprehensively. However, the planning provisions proposed in Development Plan Overlay Schedule 10 (Final version) are appropriate and justified based on expert evidence presented at the Hearing.

Significant landscapes

It is appropriate and justified for the Amendment to delete Significant Landscape Overlay Schedule 2 from 5 and 95 Grandview Road and 1325 and part 1255 Paynesville Road, Paynesville subject to Development Planning Overlay Schedule 10 including requirements to respond to this land's sensitive interface with Lake King.

Road network and infrastructure capacity

Road network capacity and safety

The Structure Plan and the Amendment have appropriately considered the capacity of the existing and future road network to accommodate development-related traffic volumes.

Development Plan Overlay Schedule 10 provides a suitable framework to guide the detailed design, staging, and delivery of road upgrades, intersection treatments and active transport connections through the future development of the growth area.

The Structure Plan and the Amendment have:

- appropriately considered infrastructure capacity by relying on existing regional services and enhancing connectivity
- have adopted sound and orderly planning for social infrastructure provision in the context of Paynesville's growth area role within the broader settlement hierarchy.

The Development Plan Overlay Schedule 10 (Final version) infrastructure funding requirements are appropriate for identifying, delivering and coordinating future infrastructure.

Other issues

It is appropriate for the Amendment to apply the Development Plan Overlay, even though third-party notice and review will be exempt in most future circumstances.

It may be appropriate to include provisions for social or affordable housing through Development Plan Overlay Schedule 10, however there is insufficient information or work to recommend such a change through the Amendment.

General Residential Zone Schedule 3 should not include a decision guideline seeking a permit application to be generally in accordance with the Structure Plan.

Development Plan Overlay Schedule 10 and the Structure Plan would benefit from drafting changes that clarify intent and improve their operation.

Recommendations

Based on the reasons set out in this Report, the Panel recommends that Council:

1. **Adopt the East Gippsland Planning Scheme Amendment C172egip as exhibited with the following changes.**
2. **Amend Clause 11.01-1L-02 to:**
   a) **replace the first strategy for Paynesville with *"Provide a variety of lot sizes and housing types to meet community needs."***
   b) **delete the policy guideline for Paynesville**
   c) **revise the relevant Paynesville strategy to:**

      Ensure retail and commercial activities located outside the Paynesville Town Centre do not adversely affect its primary role.
3. **Realign General Residential Zone Schedule 3 to exclude land below 2.8 metres Australian Height Datum.**
4. **Extend Development Plan Overlay Schedule 10 to apply to 229 Bay Road, Paynesville.**
5. **Amend Development Planning Overlay Schedule 10, as shown in Appendix B, to:**

Clause 1.0 – Objectives

a) add a new objective that seeks to facilitate development that responds to the interface of the growth area and Lake King

Clause 3.0 – Conditions and requirements for permits

b) require a permit to comply with the approved Kangaroo Management Plan

c) require a permit to include conditions that require:

- **three-dimensional building envelopes on lots created near Lake King**
- **lots below the northernmost 19-metre Australian Height Datum contour to reflect the Development Plan's design guidelines**

d) change 'Infrastructure Contributions Condition' to 'Public Infrastructure Delivery Condition' and revise the permit conditions

Clause 4.0 – Requirements for Development Plan

e) replace 'local activity centre' with 'neighbourhood activity centre'

f) require a Kangaroo Management Plan to be prepared and approved as part of the Development Plan

g) require design guidelines that are supported by a view sharing analysis to inform the future three-dimensional building envelopes as part of the Development Plan

h) revise the Public Infrastructure Plan requirements

General drafting

i) make drafting changes which improve its clarity and operation.

6. Delete the Environmental Audit Overlay from 95 Grandview Road and 1255 Paynesville Road, Paynesville.

7. Amend the Paynesville Structure Plan, before referencing it as a Background Document through the Clause 72.08 Schedule, to:

a) replace the relevant label in Figure 3 with 'no development below 2.8-metre Australian Height Datum other than passive infrastructure subject to not risking negative environmental or safety outcomes'

b) make drafting changes which improve its clarity and operation

c) specify that objectives and requirements 'should be', rather than 'must be' met

d) delete reference to the expecting 8-10 dwellings per hectare in the structure plan area

e) replace 'Local Activity Centre' with 'Neighbourhood Activity Centre'

f) refer to a Neighbourhood Activity Centre being located on Paynesville Road rather than a service centre site

g) renumber the objectives, guidelines and objectives

h) delete the street classifications (Table 1).

1 Introduction

1.1 The Amendment

(i) Amendment description

The Amendment seeks to implement the *Paynesville Growth Area Structure Plan (2016 and updated 2023)* (Structure Plan) into the East Gippsland Planning Scheme (Planning Scheme) by revising the Planning Policy Framework relating to Paynesville, rezoning land, applying relevant overlay provisions and referencing the Structure Plan into the Planning Scheme as a background document.

Specifically, the Amendment proposes to:

- update the local policy for Paynesville and the Paynesville Framework Plan at Clause 11.01-1L-02 (Growth Area Towns)
- introduce General Residential Zone Schedule 3 (GRZ3) to guide development across the Paynesville Growth Area (see Figure 1)
- rezone 5 and 95 Grandview Road, 1325 and part of 1255 Paynesville Road, Paynesville from Farming Zone to GRZ3
- introduce Development Plan Overlay Schedule 10 (DPO10) to guide development in the Paynesville Growth Area
- apply the DPO10 to the same land being rezoned in the Paynesville Growth Area
- apply the Environmental Audit Overlay to 95 Grandview Road and 1255 Paynesville Road, Paynesville to ensure appropriate investigation of potentially contaminated land.
- delete the Significant Landscape Overlay Schedule 2 (SLO2) from part of 1255 and 1325 Paynesville Road, Paynesville
- apply the Public Acquisition Overlay 3 (road acquisition) to part 25 Waterview Road, Eagle Point to facilitate intersection improvements
- amend the Clause 72.08 (Background Documents) Schedule to reference the Structure Plan as a background document
- amend the Clause 74.02 (Further Strategic Work) Schedule to reference work to implement the Structure Plan.

(ii) The subject land and context

The Amendment applies to land in Paynesville shown within the purple outline in Figure 1.

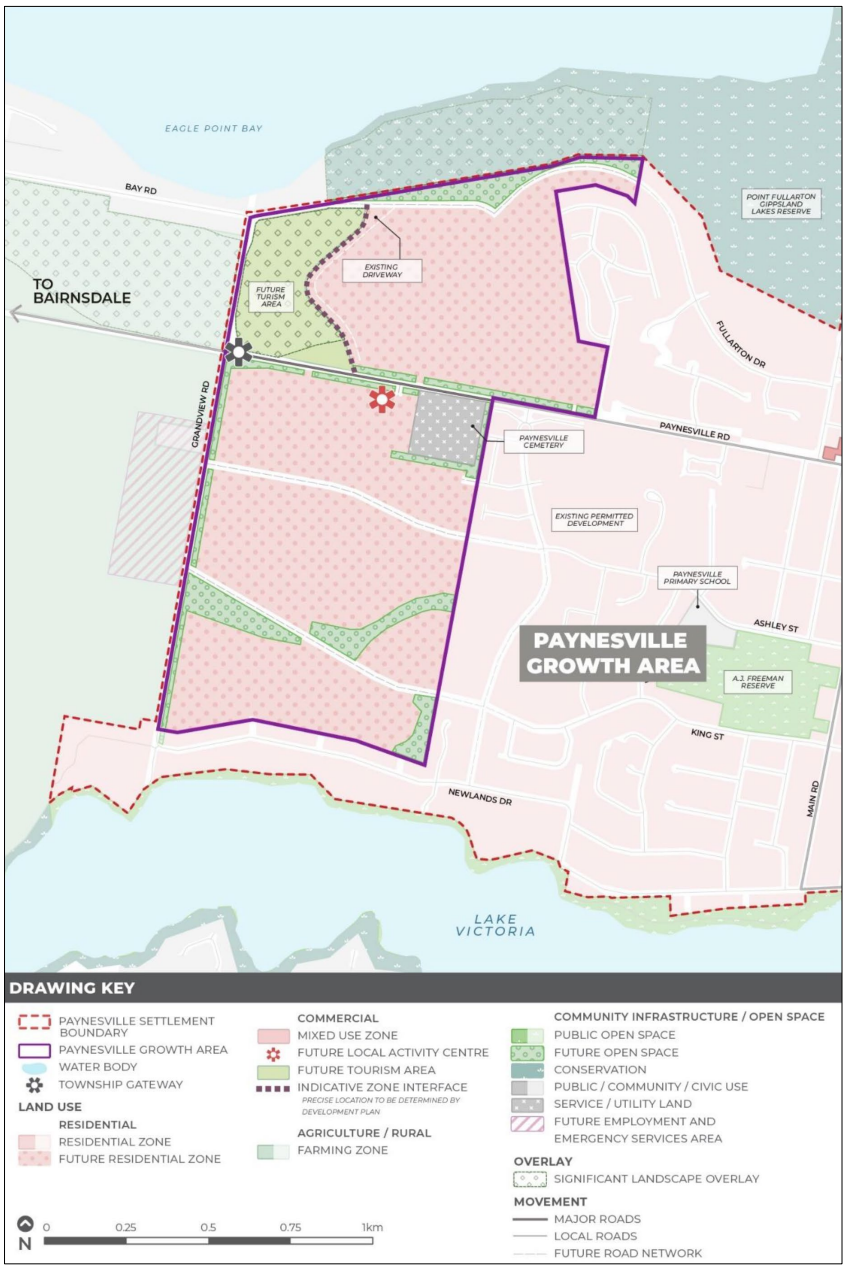
Paynesville is in the East Gippsland Shire about 13 kilometres southeast of Bairnsdale and about 240 kilometres east of Melbourne's Central City. It is a lakeside town with its town centre at its most extreme eastern end and a settlement area that is surrounded by the Gippsland Lakes for a significant portion of its boundary. With 3,636 people in 2021, Paynesville's population is expected to increase to 6,250 people by 2041. This equates to needing 1,025 dwellings to accommodate its future population.

Specifically, the Amendment applies to:

- 95 Grandview Road, Paynesville (Lot 1 & 2, TP810124)
- 5 Grandview Road, Paynesville (Lot 1 & 2, TP842185 and 140A, PP2042)
- 1255 Paynesville Road, Paynesville (Lot 1, PS318977)

- 1325 Paynesville Road, Paynesville (Lot 3, SP307152)
- 25 Waterview Road, Eagle Point (Lot A, PS523941).

Figure 1 Subject land



Note: Subject land shown in purple outline
Source: Structure Plan (Figure 2: Paynesville Growth Area – Preferred Urban Structure)

1.2 Background

Table 1 Chronology of events

Background summary	
Pre 2022	
2013	Council started preparing the Structure Plan
2015	Council reviewed and revised the Structure Plan after consulting with the community
2016	Council revised and adopted the Structure Plan
2023	Council updated the Structure Plan
2024	
16 Jul	Council resolved to seek authorisation from the Minister for Planning to exhibit the Amendment
9 Sep	Minister for Planning authorised the Amendment subject to conditions
25 Nov	Amendment exhibition started
2025	
31 Jan	Amendment exhibition ended

1.3 Procedural issues

The week before the Hearing started, TLC Unlimited raised the issues of commercial and retail demand and land supply which were not raised in its original submission or in any other submission.

As these issues were not referred to the Panel by Council, the Panel wrote to parties on 20 June 2025[1] outlining the nature of the procedural issue and asking parties for a response.

TLC Unlimited responded on 23 June 2025 where it advised[2]:

- it raised matters of commercial and retail demand and land supply with Council in a further submission dated 28 March 2025
- Council did not include this submission when referring the Amendment material to the Panel.

Council responded on the same day[3] to confirm that it had inadvertently not referred the further submission to the Panel. It referred it to the Panel through its response.

On 23 June 2025, the Panel wrote to parties to confirm it had accepted the submission.[4]

1 Document 79
2 Document 82
3 Document 86
4 Document 88

1.4 The Panel's approach

Key issues raised in submissions related to:

- strategic issues – currency of technical and background documents, local planning policy and strategic justification
- settlement approach – settlement break and tourism area, future activity centre, integration and development planning, stormwater and drainage
- environmental matters – climate change and coastal sea level rise, potentially contaminated land, flora and fauna, significant landscapes
- road network and infrastructure – road capacity and safety, infrastructure and service capacity, open space, infrastructure funding and social infrastructure capacity
- other issues – applying the DPO, social housing and amendment drafting.

The Panel conducted one Hearing for both Amendments C171egip (Eagle Point Structure Plan) and C172egip (Paynesville Structure Plan). The two Amendments have interrelated issues associated with the town separation between Eagle Point and Paynesville.

The Panel has assessed the Amendment against the principles of net community benefit and sustainable development, as set out in Clause 71.02-3 (Integrated decision making) of the Planning Scheme.

The Panel has considered all written submissions made in response to the exhibition of the Amendment, observations from site visits, submissions, evidence and other information presented to it during the Hearing. It has reviewed a large volume of information and has had to be selective in referring to the more relevant or determinative information in the Report. All submissions and other documents have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

This Report deals with the issues under the following headings:

- Strategic issues
- Settlement approach
- Environmental matters
- Activity Centre
- Road network and infrastructure
- Other issues.

1.5 Amendment versions

The Panel directed Council to circulate a Version 1 of the Amendment documentation before the Hearing started, and a final version after its closing submission. Council circulated:

- Amendment documents (Version 1) – Document 61
- Amendment documents (Final version) – Documents 153 to 166.

Parties were given the opportunity to provide written comments on the Final version following the close of the Hearing. One party elected to do so – Document 151.

The Panel has had regard to all comments on the Final version when preparing its recommended version.

1.6 Limitations

The Panel has considered the following issues raised in submissions:

- amenity and interface issues such as dust, noise and compliance during subdivision construction
- community consultation and public notice
- *Environment Protection and Biodiversity Conservation Act 1999* related matters.

(i) Council submission

Council submission:

Amenity and interface issues during subdivision construction

- This requirement is unnecessary in the Amendment because off-site and interface issues will be considered and controlled when assessing future planning permit applications.
- A Construction Management Plan is typically required by the permit for subdivisions to reduce disruption to neighbouring residents and the environment during construction.

Amendment community consultation and public notice

- Exhibition was conducted for 10 weeks and in accordance with the PE Act and Council's consultation processes, even though it was in December and January (holiday period).

Environment Protection and Biodiversity Conservation Act 1999 matters

- The *Environment Protection and Biodiversity Conservation Act 1999* will be considered, if required, when preparing the detailed technical reports required by DPO10.

(ii) Panel response

The Panel has considered submissions related to issues outlined above and agrees with Council's submission. The Panel notes:

- *Amenity and interface issues* – The Amendment does not propose any subdivision or construction, so associated amenity and interface issues are beyond its scope.
- *Amendment community consultation and public notice* – The PE Act does not prohibit public exhibition during December and January. Nonetheless, Council exhibited the Amendment for more than twice the minimum time requirement and received 84 submissions.
- *Environment Protection and Biodiversity Conservation Act 1999 matters* – This is separate federal legislation that is triggered by specific development proposals rather than the Amendment which seeks to implement strategic planning recommendations.

These issues are not discussed further in this report.

2 Strategic issues

2.1 Planning context

This chapter identifies planning context relevant to the Amendment.

Table 2 Planning context

	Relevant references
Victorian planning objectives	- section 4 of the PE Act
Municipal Planning Strategy	- Clauses 02.03-1 (Settlement and housing), Clause 02.03-3 (Environmental risks and amenity), Clause 02.03-5 (Built environment and heritage), Clause 02.03-6 (Economic development)
Planning Policy Framework	- Clauses 11.01-1S (Settlement), 11.01-1R (Settlement – Gippsland), 11.02-1S (Supply of urban land), 11.02-2S (Structure planning), 11.03-2S (Growth areas) - Clauses 12.01-1S (Protection of biodiversity), 12.02-1S (Protection of the marine and coastal environment), 12.02- 2S (Marine and coastal crown land), 12.03-1S (River and riparian corridors, waterways, lakes, wetlands and billabongs), 12.05-1L (Environmentally sensitive areas) - Clauses 13.01 (Climate change impacts), 13.02-1S (Bushfire planning) - Clause 15.01 (Built environment) - Clause 16.01 (Residential development) - Clause 19 (Infrastructure)
Other planning strategies, policies and plans	- Plan for Victoria - Gippsland Regional Growth Plan 2025-2025 - East Gippsland Housing and Settlement Strategy (2023) proposed to be introduced through East Gippsland Amendment C169egip
Planning scheme provisions	- General Residential Zone - Development Plan Overlay - Environmental Audit Overlay
Planning scheme amendments	- East Gippsland Amendments C159egip, 165egip, C169egip, C170egip and C171egip
Ministerial directions	- Ministerial Direction 1 (Potentially Contaminated Land) - Ministerial Direction 11 (Strategic Assessment of Amendments) - Ministerial Direction 13 (Managing Coastal Hazards) - Ministerial Direction 15 (The Planning Scheme Amendment Process)
Planning practice notes	- Planning Practice Note 23: Applying the Incorporated Plan Overlay and Development Plan Overlay - Planning Practice Note 30: Potentially Contaminated Land - Planning Practice Note 36: Implementing a Coastal Settlement Boundary - Planning Practice Note 46: Strategic Assessment Guidelines - Planning Practice Note 53: Managing coastal hazard and the coastal

Relevant references
impacts of climate change - Planning Practice Note 91: Using the Residential Zones

2.2 Technical and background reports

(i) The issue

The issue is whether the technical and background reports that informed the Structure Plan and Amendment are appropriate.

(ii) Background

The Structure Plan was informed by:

- Paynesville Growth Area Issues and Options Paper (The Right Man, October 2015)
- Paynesville Growth Area Consultation Report (The Right Man, October 2015)
- Social Impact Assessment Report (East Gippsland Shire Council, February 2016)
- High Level Hydrological Analysis (Water Technology, March 2016)
- Traffic Impact Assessment Report (SALT, June 2016).

In addition to the Structure Plan, the Amendment was informed by:

- Bushfire Planning Report (Euca Planning, March 2019, updated June 2024)
- Aboriginal Cultural Heritage Desktop Assessment, Unearthed Heritage, May 2024).

Further work was commissioned by a landowner who engaged experts to undertake the following peer reviews and updated studies:

- Peer review of Bushfire Planning Report (XWB Consulting, June 2024)
- Social Infrastructure Plan Report (Polis Planning, July 2023)
- Preliminary Site Investigation (Ewers Environmental Consulting, April 2024)
- Hydrological Model Review (Water Technology, May 2024)
- Transport Engineering Assessment (SALT, November 2024).

(iii) Submissions

Submissions:

- The Structure Plan and associated background and technical reports are outdated and do not address current legislative requirements.
- It is not appropriate to defer preparation of detailed technical reports as a requirement of a future development plan or planning permit application.

Council Part B submission:

- The Structure Plan and associated technical reports:
  - were adopted in 2016 so they were reviewed in 2023 to ensure the veracity of these documents to provide robust strategic justification for the Amendment
  - provide an appropriate strategic framework to implement DPO10.
- The 2023 review process:
  - found that the findings of the reports were still accurate and valid

- resulted in revisions to documents to ensure the Amendment was consistent with the latest Australian Bureau of Statistics data to reflect the current planning policy environment
- did not include changes that alter the intent of the Structure Plan's recommendations.

(iv) Discussion

The degree to which age determines the accuracy of the Structure Plan and background reports depends on, among other factors, the rate of population and development change. As seven years had passed since the Structure Plan was adopted, Council is commended for reviewing the Structure Plan and background reports to ensure they continue to be accurate and relevant enough to be implemented. The Panel is satisfied that these documents form an appropriate base to support the Amendment.

(v) Conclusion

The Panel concludes the Structure Plan and its background reports are sufficiently accurate and relevant enough to strategically support the Amendment.

2.3 Local planning policy

(i) The issue

The issue is whether the local planning policy changes proposed by the Amendment are appropriate.

(ii) Submissions

Submissions requested the following local policy changes:

Clause 11.01-1S

- Define 'sustainability'.

Clause 11.01-1R

- Add "*and increased tourist numbers*".
- The Gippsland Regional Growth Plan should identify smaller areas – the silt jetties and the grey box species in Eagle Point.

Clause 11.01-1L-02

- Amend the first strategy from *"Provide a spacious residential character with a variety of lot sizes and housing types to meet community needs"* to *"Provide a variety of lot sizes and housing types to meet community needs"*.
- Delete *"Policy Guideline – Paynesville: Encouraging a variety of lot sizes in new subdivisions on greenfield sites, with an average gross lot yield of 8-10 lots per hectare."*
- Is the Paynesville Framework Plan the same as the Paynesville Structure Plan?
- Define 'activity centre'.
- *"Provide a distinctive visual transition into Paynesville by establishing expansive green edge abutting entry roads while maintaining vistas to the Gippsland Lakes."* sounds like an oxymoron and is unclear.

Council submission:

- The requested wording for the first Clause 11.01-1L-02 strategy provides clearer policy intent, and is agreed.
- The policy guideline can be deleted because it is superseded by the East Gippsland Housing and Settlement Strategy (2024).
- It did not agree with the remaining planning policy change requests.
- The rules for writing a planning scheme provision (Practitioners Guide to Victoria's Planning Schemes – Department of transport and Planning, 2024) state:

> A provision must not conflict with or duplicate other legislation, instruments or planning scheme provisions.

Clause 11.01-1L-02 (Final version):

- revised the first strategy to *"Provide a variety of lot sizes and housing types to meet community needs."*
- deleted the policy guideline seeking an average gross lot yield of 8-10 lots per hectare.

(iii) Discussion

The Panel agrees with Council's response to the requested policy changes. The requested changes to the first strategy of 11.01-1L-02 clarify what is intended rather than associating housing types and style with the Paynesville character. Deleting the policy guidelines means that Paynesville can align with the most current direction set out in Housing and Settlement Strategy.

PE Act section 25(3) prohibits a panel from recommending an amendment be adopted with changes to any State standard provision in the Planning Scheme. The Panel cannot recommend changes to Clauses with 'S' and 'R' because they are State standard provisions.

Consistent with Council's response, the Panel does not agree with the remaining requested changes to local policy because they do not reflect good policy drafting sought by the Practitioner's Guide or are beyond the scope for Eagle Point.

(iv) Conclusions and recommendations

The Panel concludes:

- It is appropriate to revise the Paynesville content in Clause 11.01-1L-02 to:
  - clarify the intent of the first strategy regarding lots sizes and housing types by explaining it seeks a variety of lot sizes and housing types to meet community needs
  - delete the policy guideline that has been superseded by the East Gippsland Housing and Settlement Strategy (2023).
- It is not appropriate to include the remaining requested changes because they seek to change State standard provisions and they do not align with good policy drafting.

The Panel recommends:

1. Amend Clause 11.01-1L-02 to:
   a) replace the first strategy for Paynesville with *"Provide a variety of lot sizes and housing types to meet community needs."*
   b) delete the policy guideline for Paynesville.

2.4 Strategic justification

(i) Submissions

Council submission:

- The Amendment seeks to implement the Structure Plan through the Planning Scheme by rezoning land and making informed and justified changes to policy and planning provisions related to Paynesville.
- The Amendment has adequate strategic justification.

One submission requested the Amendment be abandoned for reasons unrelated to its strategic justification. These issues are considered later in this report.

(ii) Discussion

The Panel has found the Structure Plan and its background reports are sufficiently accurate and relevant to strategically support the Amendment. No submission requested the Amendment be abandoned because of insufficient strategic justification.

The Amendment seeks to provide more housing for the future Paynesville community within a contained settlement area, which responds to environmental issues, particularly those associated with the Gippsland Lakes. The Amendments is supported by key policy objectives in the Planning Scheme identified in Chapter 2.1.

The Amendment has comprehensively considered the potential impacts of expanding Paynesville in a westerly direction and has sought to manage them through a planning framework including GRZ3 and DPO10. The Amendment has an evident underlying strategic thread which seeks to balance the need for more housing while appropriately managing potential impact to the Gippsland Lakes.

On balance, the Amendment will deliver net community benefit and sustainable development as required by Clause 71.02-3.

(iii) Conclusions and recommendation

For the reasons set out in this report, the Panel concludes that the Amendment:

- is supported by, and implements, the relevant sections of the Planning Policy Framework
- is consistent with the relevant Ministerial Directions and Practice Notes
- is well founded and strategically justified
- should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

The Panel recommends that Council

2. Adopt the East Gippsland Planning Scheme Amendment C172egip as exhibited with changes outlined in this report.

3 Settlement approach

3.1 Settlement break and tourism area

(i) The issues

The issues are:

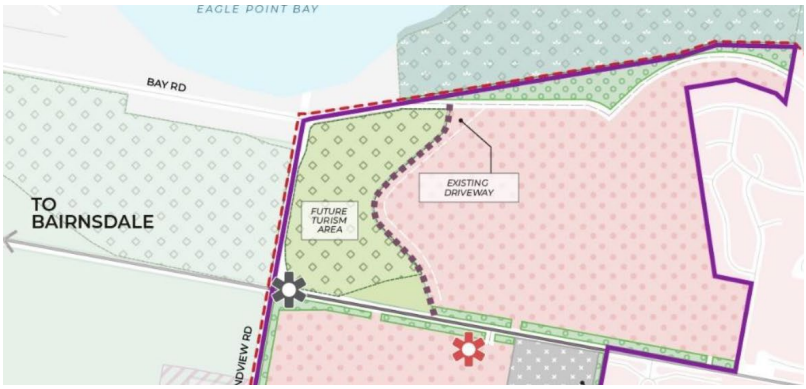
- whether the approach to the settlement break is appropriate and justified.
- whether identifying the future tourism area has a clear strategic basis and an appropriate planning response.

(ii) Background

Generally, the Structure Plan seeks to:

- preserve a landscape break west of Grandview Road to maintain the identity of both Paynesville and Eagle Point (see Figure 2)
- support tourism development in a strategically located but currently unzoned site, indicating a Future Tourism Area.

Figure 2 Preferred Urban Structure Plan extract relating to Future Tourism Area



The Structure Plan states:

> **2.1 Vision**
>
> …
>
> Entry to Paynesville at the Grandview Road intersection will strongly reinforce a transition from rural and lake vistas and arrival in a spacious lakeside urban parkland environment.
>
> …
>
> Generous open space linkages and pedestrian/cycle corridors will provide convenient off-road access into the existing town and to connect with public foreshores. The Lake King foreshore will be managed and protected as an important environmental and public open space asset.
>
> Open spaces will create green corridors supporting natural drainage and provide off-road connections for cyclists and pedestrians, retaining as much native vegetation as possible and enhanced with new plantings.
>
> The growth area will provide for a range of residential lot sizes and options for a diverse and inclusive community, aged care and visitor accommodation and other land uses to meet social and economic needs for Paynesville.
>
> …

3.1.2 Urban Land Use

Objective O4

To provide the opportunity for high-quality tourism and eco-tourism facilities through the allocation of suitable land within a Comprehensive Development Zone (or similar), with guidelines for design, use and scale of facilities.

Requirement R5

Tourism development and/or visitor accommodation on the site shown as 'Future tourist accommodation precinct subject to further investigation' must be subject to a comprehensive development plan outlining design criteria and demonstrating:

- A scale and design of development to reflect the semi-rural lakeside setting;
- Retention of views from surrounding public roads;
- Native landscaping themes; and
- Integration with public streets and walking paths.

The Amendment proposes to change planning policy related to the Future Tourism Area but does not propose any other changes which directly affect that land.

(iii) Evidence and submissions

Submissions including Friends of Gippsland Lakes, Parks and Reserves Inc (FoGL):

- There is a lack of a defined and durable western edge to Paynesville.
- There should be no sprawling residential expansion towards the rural interface and foreshore.
- Urban development should be spatially contained to preserve township identity and local environmental values.
- There should be a functional termination of urban development at the activity centre and retention of open or rural land to the west to maintain landscape character and township identity.
- Tourism has a potential role in the Paynesville economy, but it should not undermine environmental values or reduce the clear urban edge.
- Any tourism development should be carefully located and designed to avoid foreshore or sensitive rural land

East Gippsland Catchment Management Authority (EGCMA) and DEECA submissions:

- Supported the retention of part of Bay Road as future open space with the intended non-urban interface on the northern extent.
- There is a need to consider environmental and biodiversity constraints when finalising the location and extent of infrastructure development (above 2.8 metres AHD).

Mr Milner's expert evidence:

- The separation of settlements is planning policy outlined in existing strategies at Clauses 11.01-1L and 11.01-1L-02.
- The separation between Paynesville and Eagle Point is expected within the Paynesville Growth Area, but there is no measure as to where or how much land is to be provided to satisfy the policy expectation of separation.
- The proposed tourism area at the entrance to the township **i**s *"aspirational and speculative"* and:

> … to single out and essentially 'reserve' a large site for a use and development concept with no proponent, proposal, composition or time frame and commit to a different, later, zoning, is not in the community's best interest or the orderly planning and development of this part of the growth area.

- This could undermine orderly planning by sterilising land without certainty that tourism investment would occur, effectively placing a hold on the land with no mechanism for activation.
- A more flexible approach is required to:
  - not apply a new zone now, but indicate a 'preferred locality' for major tourism development in the Framework Plan using a generalised symbol or hatch (without fixed boundaries)
  - rezone all land to GRZ3 or alternatively, rely on the cadastral boundary between 1255 and 1325 Paynesville Road to be the western limit of the residential zone where many tourism uses are not prohibited, and support such proposals through local policy and the planning permit process
  - ensure any future tourism development proposal is supported by policy but not landlocked by over-zoning or premature reservation.

Council submission:

- The term 'settlement break' is not specifically applied in relation to the Paynesville Growth Area (unlike Amendment C171egip for Eagle Point).
- The Framework Plan in the exhibited Clause 11.01-1L-02 and the Structure Plan confine residential development to the Structure Plan boundary, with the preferred urban form generally directed east of Grandview Road.
- The Framework Plan delineates a defined growth area, with foreshore and rural land outside the rezoning area, retaining their non-urban zoning.
- This approach provides a clear and contained urban edge to the west, consistent with orderly planning principles, while allowing flexibility for the urban growth extent.
- Council's rationale for not rezoning the 'tourism land' now:
  - Currently, there is no proponent or detailed proposal for the tourism use.
  - The Farming Zone can accommodate some tourism with a planning permit.
- The designation indicates long-term strategic support without committing to a zone that may prove to be inappropriate.
- The GRZ and DPO10 are inappropriate for the tourism land at this stage.
- The Amendment therefore treats the Future Tourism Area as a policy-identified future opportunity rather than a rezoned or development-ready parcel.

(iv) Discussion

The exhibited Structure Plan and Framework Plan confine residential development to the structure plan boundary, with the preferred urban form generally directed east of Grandview Road. Land to the north and west, including the foreshore and rural interface, remains outside the proposed residential zone. The Panel accepts this approach provides clear and contained growth edge consistent with orderly planning principles, while allowing for the integration of a future local activity centre.

Submissions from FoGL and the EGCMA reinforced the importance of maintaining a durable urban edge in this location to prevent incremental expansion into the rural interface and to preserve the township's identity and landscape values. While the Amendment does not adopt the terminology of a 'settlement break', the combination of zoning, the Framework Plan and overlay provisions achieves a functional containment of the urban area, consistent with the policy intent for settlement separation in the Gippsland Lakes corridor.

While the Amendment does not formally address the settlement break between Paynesville and Eagle Point, the concurrent East Gippsland Amendment C171egip seeks to secure such a break by retaining open, non-urban land between the two townships. This 'break' should be reinforced through Amendment C172egip by limiting the western extent of residential development to no further west than identified boundary along Grandview Road. This would:

- provide a logical and readily identifiable edge to the urban form, complements the settlement break intent of C171egip
- ensure that Paynesville retains a defined and coherent edge.

Part of the settlement edge within the Paynesville Growth Area, specifically the northern section known as 229 Bay Road adjoining Lake King:

- comprises lower-lying land (predominantly below 2.8 metres AHD) that would extend the publicly accessible foreshore area
- offers views to prominent slopes and elevated landforms and from the lake.

These landscape features are a distinctive element of Paynesville's visual identity, both from the water and from key foreshore vantage points. The Panel supports Council's proposal to identify this land as future public open space, to be transferred into public ownership through future subdivision and development process. This outcome will protect landscape and ecological values, maintain continuous public access to the lake edge, and provide a natural and visually open transition between the urban area and the water's edge. This northern foreshore section is both an ecologically important asset and a visual component of the broader settlement break, reinforcing environmental stewardship and the legibility of the township boundary.

Regarding the Future Tourism Area identified at the township entrance, Council's approach is to identify strategic support for tourism without rezoning the land at this stage. This reflects the absence of a current proponent, a defined proposal, or agreed delivery timing. The Farming Zone already provides for some forms of tourism development subject to permit and the Framework Plan notation offers a clear policy signal to support such proposals when viable.

The Panel acknowledges Mr Milner's evidence, which cautioned against 'reserving' a large site for an uncommitted use and described the current approach as "*aspirational and speculative*." His recommendation for a more flexible, policy-led identification, potentially using a generalised symbol on the Framework Plan and relying on the residential zone has merit in principle. However, on balance, a policy approach would enable the site to be rezoned when proposal details are known. Prematurely committing to a zone may result in inappropriately reserving the site or requiring a future planning scheme amendment for another rezoning.

Overall, the approach to the Amendment:

- defines and contains the western extent of the Paynesville Growth Area by limiting residential zoning to no further west than Grandview Road, supported by the Framework Plan, zoning and DPO10 design provisions
- secures the northern foreshore at Bay Road as future public open space, protecting the Lake King interface and maintaining its landscape, ecological and visual values
- identifies a strategically located tourism opportunity in policy terms, allowing flexibility for future proposals while avoiding premature rezoning or inappropriate reservation of the land in advance of demonstrated feasibility

The Panel considers this approach achieves an appropriate balance between accommodating urban growth, protecting environmental and landscape values, and enabling long-term economic opportunities, consistent with the principles of orderly and proper planning.

(v) Conclusions

The Panel concludes:

- The Amendment establishes a clear and justified western edge to the Paynesville Growth Area by limiting residential development to no further west than Grandview Road.
- Designating the northern foreshore at 229 Bay Road as future public open space will result in an appropriate edge to the settlement boundary.
- It is appropriate and strategically justified identify the Future Tourism Area at the township entrance through a policy-based approach that provides flexibility for future proposals without sterilising or prematurely rezoning the land.

3.2 Activity centre

(i) The issue

The issue is whether the size and zone of the activity centre shown in the Structure Plan should be introduced through the Amendment.

(ii) Background

The Structure Plan states:

Figure 3: Annotated Preferred Urban Structure Plan



2.1 Vision

…

The area will accommodate a Local Activity Centre fronting Paynesville Road and may include a service station and complementary retail services that will not detract from the core commercial precinct.

…

3.1.2 Urban Land Use

Objective O2

To accommodate medium density residential development, aged care and retirement accommodation and a Local Activity Centre in locations consistent with the Preferred Urban Structure.

Requirement R6

Development of the Local Activity Centre must:

- Consider the local retail needs and not adversely affect the primary role of the existing Paynesville Activity Centre;
- Provide access from a service road set back from Paynesville Road by a minimum 15 metre landscape buffer; and
- Be separated and screened from surrounding residential development to prevent impacts on residential amenity.

DPO10 (Exhibited version) includes the following requirements for a development plan:

> Identify the location and preferred land uses of a Local Activity Centre generally in accordance with Diagram 1 and the Retail Economic Assessment.
>
> …
>
> **Retail Economic Assessment**
>
> A Retail Economic Assessment which must be prepared by a suitably qualified professional to the satisfaction of the Responsible Authority. The assessment must determine the size of the future local activity centre and include suitable land uses. Proposed use and development within the local activity centre must not adversely affect the primary role of the existing Paynesville Activity Centre.

(iii) Evidence and submissions

Mr Haratsis' expert evidence:

- A neighbourhood centre at 5 and 95 Grandview Road:
  - is supportable and required by the current and future population
  - would likely provide important economic benefits to the region, and the impact on surrounding retailers is within acceptable competitive ranges and unlikely to threaten their viability
  - will align with relevant planning policies and strategies, specifically regarding the expansion of Paynesville west and providing retail and non-retail uses which will increase amenity to local residents and tourists to the area
  - will pose very little risk to Paynesville because the Paynesville region will continue to perform well through the strong performance of Paynesville retail (relatively low vacancies, future growth potential from residential development).
- 31.9 per cent of primary sector residents are over 70 years, which is:
  - significantly above the same cohort for non-metropolitan Victoria (11.9 per cent)
  - expected to increase as more retirement living becomes available in the wider area.
- Older residents have constrained movement so this cohort requires full-line supermarket convenience near their residence.
- The provision rate of both supermarket and centre-based retail floorspace in Paynesville is deemed insufficient.
- The proposed activity centre is estimated to raise this rate to a more acceptable level.
- A significant share of Paynesville residents currently travel to Bairnsdale for their supermarket shopping needs.
- 5 and 95 Grandview Road could support a supermarket-based centre comprising up to 6,162 square metres of retail floorspace by 2027 comprising:
  - up to 4,216 square metres of floorspace for food, liquor and groceries
  - 668 square metres of food-catering facilities such as cafes and restaurants
  - 1,278 square metres of non-food shop floorspace
  - various non-retail provision.

- Having regard to current policies, schemes and plans, supportable floorspace, requirements of the older local population and supermarket visitation patterns, it is recommended the activity centre comprise (gross leasable floorspace):
  - Retail: 4,400 square metres and non-retail shops: 150 square metres
  - Medical centre: 1,000 square metres
  - Gym/well-being: 500 square metres
  - Childcare: 2,000 square metres
  - Service station: 300 square metres.
- Based on an activity centre with 4,400 square metres of retail gross leasable area, it is estimated:
  - Paynesville supermarkets (within trade area) will be impacted by 9.8 per cent
  - centres and supermarkets collectively beyond the trade area will be impacted by 7.3 per cent including 11.2 per cent for Bairnsdale supermarkets.
- Ordinarily, impacts:
  - 0 to 5 per cent are considered minor/insignificant
  - 5 to 10 per cent are considered moderate
  - 10 to 15 per cent are considered significant
  - under 15 per cent are considered within the acceptable bounds of competition and unlikely to threaten viability
  - greater than 15 per cent are considered a risk to the competitive provider.
- The estimated trading impacts on the surrounding area are:
  - well within the reasonable bounds of competition and are unlikely to threaten their viability
  - reflect the estimated and projected undersupply of retail floorspace in the area relative to household retail expenditure.
- The proposed activity centre and associated residential development will result in economic benefits including:
  - construction output – total $2.60 billion
  - construction employment – total 6,176 full-time-equivalent (FTE) jobs
  - operational employment – 218 FTE direct and 68 FTE indirect jobs
  - ongoing output – $40.2 million direct and $66.7 million ongoing
  - various wider qualitative benefits.
- The future centre should be identified as a Neighbourhood Activity Centre rather than a Local Activity Centre.

Mr Haratsis' expert evidence regarding the DPO10 Retail Economic Assessment requirement:

- is unnecessarily restrictive and may be interpreted as there should be no impact of the Paynesville Activity Centre
- should be redrafted to replace the relevant words with *"not unreasonably affect the existing Paynesville Activity Centre"*.

Mr Woodland's expert evidence:

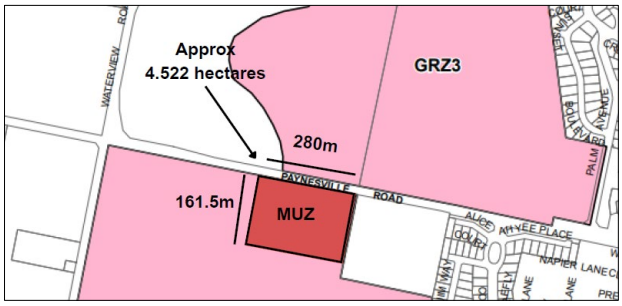
- GRZ is not the right zone to facilitate a new activity centre, and it is difficult to apply the Commercial Zone because the precise size of the centre is not known.
- MUZ is the most appropriate zone, given the ultimate location and size of the activity centre are not resolved in the Structure Plan at this point.
- Orderly planning and development of the land requires an appropriate zone to use it for an activity centre with the need for future rezonings.

- Applying the MUZ to a larger area on the subject land may address the zoning issue, as it is a residential-based zone that provides a flexible range of retail and commercial uses.

TLC Unlimited and CCW Properties submission:

- The Amendment should zone the proposed activity centre as MUZ in the size and location shown in Figure 3, when considering the expert views of Mr Haratsis and Mr Woodland.
- The activity centre is likely to ultimately include:
  - the composition of uses envisaged by Mr Haratsis
  - appropriate landscape and urban design outcomes
  - car and bicycle parking, loading activities and an internal road network
  - opportunities for housing diversity.

Figure 3 TLC Unlimited and CCW Properties requested MUZ area



Source: Document 127

Council submission:

- Council has previously supported MUZ for the future activity centre.
- The work done by Mr Haratsis and Mr Woodland regarding the proposed activity centre is welcome, however premature in the context of the Amendment.
- Council always intended to have a commercial centre in the growth area that did not adversely affect the primary activity centre.
- Previous versions of the Structure Plan and the Amendment contemplated the MUZ but Council has some reservations about the proposed activity centre size of 4.5 hectares.
- Council determined the proposed size might be overstated because of seasonality, the lack of control over commercial rents and the absence of a robust assessment of vacant undeveloped commercial land.
- Council agreed with Mr Woodland that the development plan process can bed down the uses for the MUZ and that the community has been well consulted on the proposal for an activity centre within the Structure Plan area.

Clause 11.01-1L-02 (Final version) revised the relevant strategy for Paynesville to:

> Ensure retail and commercial activities located outside the activity centre do not adversely affect the viability of the activity centre.

DPO10 (Final version) replaced 'local activity centre' with 'neighbourhood activity centre'.

(iv) Discussion

The 2016 Structure Plan identified a small MUZ area along Paynesville Road at 5 and 95 Grandview Road with a note 'Potential new service centre site'. The exhibited Structure Plan replaced the

MUZ area with a symbol and note 'Future local activity centre'. Council has previously supported MUZ for the activity centre. These matters are not disputed.

The issue is whether the 4.5 hectares of MUZ proposed by TLC Unlimited and CCW Properties is strategically justified and should be introduced through the Amendment. The Panel has considered Mr Haratsis' economic assessment to understand:

- what sort and size of activity centre can locate at 5 and 95 Grandview Road without negatively impacting the primary role of the existing Paynesville Town Centre, as sought by policy, the Structure Plan and DPO10
- whether this can inform how much MUZ land is needed to support such a centre.

Mr Haratsis' evidence provides a sound economic assessment to help better understand the gross leasable floorspace area the activity centre may be able to support from 2027. What drew the Panel's attention is that he considered the future activity centre could support 6,162 square metres of retail floorspace. However, his economic impact assessment was based on 4,400 square metres of retail floorspace after considering policies and plans including those about the primary role of the existing Paynesville Town Centre.

DPO10 requires the Retail Economic Assessment to ensure use and development in the future activity centre that does not *"adversely affect the primary role of the existing Paynesville Activity Centre"*. The Panel agrees with this requirement.

It is not the role of planning to ensure that a new activity centre does not negatively impact an individual shop in an existing activity centre. However, from a policy perspective, it is important to understand whether establishing a future activity centre would impact the viability of the existing retail anchor such as the supermarket in the existing Paynesville Town Centre. Such an impact would affect the viability of surrounding shops. Such an outcome could undermine the primary role of the existing Paynesville Town Centre within East Gippsland retail hierarchy.

Having said that, the Panel agrees with Mr Haratsis that the DPO10 requirement for the Retail Economic Assessment should not be interpreted as no impact on the existing activity centre. The exhibited requirement clearly refers to not adversely affecting 'the primary role' of the existing centre rather than impacting the centre itself. In contrast, a strategy proposed in Clause 11.01-1L-02 (Final version) seeks to "*Ensure retail and commercial activities located outside the activity centre do not adversely affect the viability of the activity centre."* The Panel considers this wording has two issues:

- Any trade in the new activity centre will negatively affect, to some degree, the existing activity centre's viability by taking away some of its trade.
- The strategy refers to the 'activity centre' so when there are two activity centres in Paynesville, it will be unclear which one the strategy refers to.

Clause 11.01-1L-02 should be consistent with the clearer wording in the DPO10 requirement regarding the centre's 'primary role' and to specifically refer to the Paynesville Town Centre consistent with Clause 11.03-1L-02.

The Panel has not commented on the retail composition or function of the activity centre to avoid prejudicing any future strategic planning process.

It would have been ideal to apply the MUZ through the Amendment. However, the Panel agrees with Council that further work needs to be done to resolve issues associated with the centre to help inform the ultimate size and location of the MUZ. Without this work, the surrounding GRZ as

proposed by the Amendment should apply to the subject land. In this instance, it is considered orderly planning to rezone the land with an interim zone until there is further information to better inform the ultimate zone. This approach is common throughout Victoria including growth areas where land rezoned to Urban Growth Zone is later rezoned to the applied zone after the final alignment is completed.

(v) Conclusions and recommendations

The Panel concludes:

- The size and zone of the activity centre should not be shown in the Structure Plan or introduced through the Amendment because further work is needed to determine both.
- The relevant strategy in Clause 11.01-1L-02 should be revised to:
  - be consistent with the clearer wording in the Development Plan Overlay Schedule 10 requirement regarding the Town Centre's 'primary role'
  - specifically refer to the Paynesville Town Centre consistent with Clause 11.03-1L-02.
- Development Plan Overlay Schedule 10 should recognise the proposed centre as a 'neighbourhood activity centre' to reflect its ultimate function.

The Panel recommends:

Amend Clause 11.01-1L-02 to revise the relevant Paynesville strategy to:

Ensure retail and commercial activities located outside the Paynesville Town Centre do not adversely affect its primary role.

Amend Development Planning Overlay Schedule 10, as shown in Appendix B, to replace 'local activity centre' with 'neighbourhood activity centre' in Clause 4.0.

3.3 Stormwater and drainage

(i) The issue

The issue is whether the Amendment has appropriately considered stormwater and drainage associated with future growth.

(ii) Background

The Structure Plan identifies approximately 227 hectares of land for future residential development in Paynesville, adjoining the Lake King foreshore.

The Amendment is accompanied by a Surface Water Management Strategy (initially prepared in 2016 and updated in 2024). DPO10 requires future development to respond to drainage needs at the catchment scale.

(iii) Evidence and submissions

Submissions:

- There is concern about the appropriateness of siting drainage infrastructure such as wetlands below the 2.8 metres AHD contour, given future risks of coastal inundation and sea level rise.
- DPO10 should be clearer regarding drainage staging, catchment boundaries and developer responsibilities for drainage infrastructure.

- The 2024 Water Technology update to the original 2016 Surface Water Management Strategy does not reflect the most recent hazard modelling or sea level rise projections.
- There should be a more adaptive and risk-based approach to stormwater planning that can respond to future climate conditions, including compound flood events.
- Shared drainage infrastructure delivery needs to be coordinated across multiple landowners to ensure effective integration and equitable cost distribution.
- The label "*no development below 2.8 m AHD*" in Structure Plan Figure 3 should be revised to clarify that passive drainage infrastructure such as wetlands may still be appropriate.
- Inadequate planning for drainage infrastructure may result in flooding impacts on adjacent land or failure to protect the Lake King foreshore.

Mr Swan's expert evidence:

- The Paynesville Growth Area is suitable for drainage servicing, with appropriate natural fall and separation into three sub-catchments (north, west, east).
- It is appropriate to site stormwater treatment infrastructure below 2.8 metres AHD, noting this is supported by the Structure Plan and DPO10.
- Multiple development plans should be enabled in DPO10 to allow drainage to be planned and delivered on a catchment-by-catchment basis, rather than requiring a single precinct-wide plan.
- Wetlands and retarding basins can be appropriately designed to manage stormwater quantity and quality without increasing flood risk or compromising foreshore values.
- Detailed design and approval of any interim or partial works should be assessed by Council during the development plan approval stage.

Mr Bishop's expert evidence:

- The Surface Water Management Strategy prepared by Water Technology is based on current industry practice, including use of Australian Rainfall and Runoff 2019 standards and Model for Urban Stormwater Improvement Conceptualisation modelling to assess treatment performance.
- The 2.8-metre AHD contour represents a reasonable benchmark for avoiding habitable buildings and sensitive land uses.
- Passive stormwater infrastructure, such as wetlands or retarding basins, may be appropriately located below 2.8-metre AHD contour if they:
  - do not compromise public safety
  - are not relied upon for access during flood events, and
  - are designed to remain functional under future sea level rise conditions.
- Supported the conceptual location and sizing of wetlands and drainage assets proposed in the 2024 Water Technology modelling, subject to detailed design at the development plan stage.
- The hydrologic modelling is suitable to support the strategic planning stage, however more detailed site-specific analysis (such as flood storage volumes, invert levels, tailwater conditions) would be required at the subdivision or drainage design stage.
- Stormwater assets located in or next to the foreshore reserve should be designed with careful attention to erosion potential, hydraulic connectivity and ecological values.
- There is no hydrologic or flooding reason that preclude the Amendment from proceeding, subject to refinement and implementation of the drainage strategy through the DPO10 and its Public Infrastructure Plan processes.

Council submission:

- The strategic planning for stormwater infrastructure across the Paynesville Growth Area has been appropriately informed by contemporary hydrological modelling and reflects best practice in integrated catchment planning.
- Ministerial Direction 13 (Managing coastal hazards) can be interpreted as 'significant infrastructure' should not be placed below 2.8 metres AHD.
- The stormwater strategy aligns with the Structure Plan catchment layout.
- DPO10 has been structured to facilitate delivery of infrastructure in a staged and coordinated manner, consistent with natural drainage patterns.
- Infrastructure located below 2.8 metres AHD must be approached with caution.
- Decisions on infrastructure locations should be informed by site-specific risk assessments at the development planning and development approval stages.
- DPO10 is the primary tool through which stormwater management obligations will be secured, including the preparation of a Public Infrastructure Plan that outlines how drainage, flood mitigation and water quality objectives will be achieved across multiple ownerships.
- It is important to protect the environmental values of Lake King, particularly in the design and location of wetlands and drainage reserves near the foreshore, and Council will assess these matters carefully during the development plan approval process.
- Subject to implementing DPO10 requirements and appropriate oversight through future approvals, the Amendment provides a sound framework for managing stormwater and drainage in a way that supports growth while addressing long-term environmental risks.

(iv) Discussion

A critical issue raised in the Amendment is whether stormwater and drainage associated with this future growth have been appropriately planned for. Given the proximity to environmentally sensitive coastal areas, effective stormwater management must address both urban runoff impacts and long-term risks related to sea level rise and inundation.

The Panel is satisfied the Amendment is supported by a contemporary and technically robust approach to stormwater and drainage planning. The strategic work underpinning the Amendment, particularly the updated 2024 Water Technology modelling, adopts current Australian Rainfall and Runoff 2019 standards and applies best practice in water sensitive urban design. The Paynesville Growth Area is divided into three defined catchments, and the proposed drainage strategy aligns with these natural drainage patterns through a series of wetlands, retarding basins and biofiltration systems.

The main contention is whether it is appropriate to locate certain drainage infrastructure below the 2.8-metre AHD contour, given its function as a coastal hazard benchmark. Nobody is seeking to enable development such as buildings or road infrastructure below this elevation. Council is appropriately seeking to align the Amendment with Ministerial Direction 13. This direction requires an explanation on how the Amendment responds to five considerations rather than expressly seeking to prohibit certain infrastructure from locating below 2.8 metres AHD.

The question is whether there is an opportunity to locate passive drainage assets such as wetlands and basins below 2.8 metres AHD. Both Mr Swan and Mr Bishop consider this is possible, provided they are designed to remain functional under future sea level rise conditions, do not compromise public safety, and are not relied upon for emergency access.

The Panel accepts the evidence of Mr Swan and Ms Bishop that there may be an opportunity to locate certain infrastructure below 2.8 metres AHD subject to achieving outcomes that do not risk negative environmental or safety outcomes. This includes passive systems (such as stormwater treatment wetlands) but excludes sensitive development (such as buildings and access roads). This does not mean that passive systems will be suitable in such locations in all instances. The suitability of infrastructure at or below this level should be determined on a case-by-case basis, informed by site-specific analysis and coastal hazard considerations at the development plan or development planning approval stage.

The Panel does agree with submissions that the Amendment has not sufficiently responded to future climate conditions, including changing flood behaviour, cumulative rainfall effects and compound coastal events. While the stormwater strategy provides a high-level framework suitable for structure planning, DPO10 requires preparation of detailed drainage design, supported by a Public Infrastructure Plan, before development can occur. These documents must respond to contemporary standards and any updated hazard information at the time of approval. The flexible DPO10 provisions and Council's ongoing statutory role through the development approvals and engineering works process, provide appropriate mechanisms to ensure infrastructure can respond to changing circumstances over time.

The coordination of shared drainage infrastructure across fragmented landholdings was another issue raised in submissions. The Panel agrees that equitable delivery of such assets is essential to support orderly development. The DPO10 requirement for a Public Infrastructure Plan and Council's indication that multiple development plans may be accepted based on catchment boundaries, is an appropriate response. These tools can secure infrastructure sequencing, cost-sharing and functional integration.

The interface between drainage infrastructure and the Lake King foreshore was identified as an area of sensitivity. The Panel recognises the environmental values of the Gippsland Lakes and the importance of protecting riparian and estuarine systems. Where drainage assets are located near or in the foreshore reserve, careful design and assessment will be required to meet biodiversity, erosion control and water quality outcomes. These matters can be further addressed through conditions at the development plan or planning permit stage.

For reasons set out above, the Panel considers the Amendment has appropriately addressed stormwater and drainage considerations. The strategic framework is sound, and the DPO10 provisions are sufficiently flexible and directive to deliver drainage infrastructure that is environmentally responsible, coordinated and adaptable to future conditions.

(v) Conclusions and recommendation

The Panel concludes:

- The Amendment has appropriately considered stormwater and drainage associated with future growth.
- Land below 2.8 metres Australian Height Datum should:
  - be prohibited from having sensitive development such as buildings and access roads, consistent with Ministerial Direction 13
  - be enabled to have passive systems such as stormwater treatment wetlands that do not risk negative environmental or safety outcomes.

The Panel recommends:

Amend the Paynesville Structure Plan to replace the relevant label in Figure 3 with 'no development below 2.8 metres AHD other than passive infrastructure subject to not risking negative environmental or safety outcomes'.

3.4 Open space

(i) The issue

The issue is whether the Structure Plan and the Amendment have appropriately considered open space provision.

(ii) Evidence and submissions

Submissions:

- The Structure Plan and DPO10 do not adequately define the proposed open space network including the location, type and quality of open space.
- Land below the 2.8-metre AHD contour should not be relied on to meet open space requirements because of flood risk, limited recreational function and poor accessibility.
- Constrained or hazard-prone land should not be used as public open space.
- The revised Structure Plan appears to reduce earlier commitments to linear open space corridors and green links that provided connectivity to the foreshore and throughout the precinct.
- There should be greater certainty regarding delivery, including implementation mechanisms, land acquisition and equitable access to open space across all stages of development.
- It is unrealistic to identify open space on private land, particularly north of Bay Road, without a clear acquisition strategy.
- Accessible, walkable and well-connected open space are important.
- There should be integrated pedestrian and cycling links, shade and passive recreational infrastructure.

Mr Milner's expert evidence:

- Supported the DPO10 mapping extent including 229 Bay Road.
- The intent to protect land north of Bay Road for conservation and open space purposes is supported.
- The assumption that private land will be transferred to public ownership without compensation is inequitable.
- The 2.8-metre AHD contour should not be used to define open space because recent survey data shows this boundary is closer to Bay Road than originally mapped, potentially reducing the amount of usable open space.
- The Framework Plan should clarify the amount and location of open space south of Bay Road in light of these changes.
- While the 2.8-metre AHD contour appropriately informs development constraints, it does not in itself justify or determine open space provision, and should be more clearly linked to the DPO10 open space requirements.

Mr Woodland's expert evidence:

- DPO10 includes clear objectives to deliver high quality public realm, open space and community facilities, and an integrated and connected movement network that links residential areas to the foreshore reserves and surrounding township.
- Planning Scheme Clause 11.01-1L-02 (Growth Area Towns – Paynesville):
  - promotes a residential and business centre focused on boating, tourism, healthy living and access to walking and riding trails, as well as passive and active recreation
  - reinforces the importance of a well-designed and accessible open space network.
- Supported the Amendment's intent to provide a distinct separation between Paynesville and Eagle Point, which incorporates extensive open space areas and expansive green edges abutting entry roads to maintain a strong landscape transition and views to the Gippsland Lakes.
- The DPO10 provisions and broader framework planning reflect a policy-consistent approach to providing open space, as reinforced through environmental overlays and subdivision requirements which will guide the ultimate delivery of accessible and functional public open space across the precinct.

Council submission:

- The Structure Plan establishes open space, landscape values, recreation and walkability as central themes, reflecting their importance to the future character and liveability of the Paynesville Growth Area.
- The Structure Plan's Preferred Urban Structure and Framework Plan identify landscape corridors intended to accommodate shared walking tracks and support neighbourhood connectivity.
- While the Amendment does not prescribe detailed alignments, DPO10 includes specific requirements for the design and construction of connected pedestrian and cycling networks throughout the precinct.
- DPO10 recognises the significance of the Gippsland Lakes foreshore and elevates the importance of connection to and enjoyment of public land adjacent to Lake King.
- Open space areas, including those below the 2.8-metre AHD contour, are to be refined through the development plan process, and where appropriate, incorporated into the open space network as part of a coordinated approach to foreshore protection, passive recreation, and ecological outcomes.

(iii) Discussion

Concerns regarding the location, usability, and delivery of open space in the Paynesville Growth Area are not uncommon in the early stages of strategic planning and structure planning processes, particularly in coastal settings where development interfaces with ecologically and visually sensitive landscapes.

The Panel supports Mr Milner's recommendation and Council's proposal to include 229 Bay Road, Paynesville within the mapped extent of the DPO10 because it forms part of the foreshore. This approach will ensure the foreshore interface and open space can appropriately integrate with the future stages of the development.

The Panel is satisfied that the proposed planning framework, particularly DPO10, provides an appropriate and robust mechanism to guide the detailed design and delivery of open space in subsequent stages of development. DPO10 establishes clear objectives and performance

expectations for connectivity, public realm integration, and foreshore interface outcomes and allows for the refinement of open space locations through the development plan process. This is when site-specific constraints and opportunities can be properly addressed.

The changes facilitated by landowners and Council through the Panel process, now ensures that the Amendment appropriately recognises land below the 2.8-metre AHD contour as land constrained for development. While not all this land may ultimately form usable open space, its inclusion in the overall landscape strategy contributes to broader environmental, visual and recreational objectives. The relationship between this land, the Foreshore Improvement and Management Plan required by DPO10, and future subdivision design will need to be carefully considered during development planning, but the strategic direction is sufficiently framed at this stage.

The open space provision, as included in the Structure Plan and DPO10, responds to relevant policy in the Planning Scheme. Particularly it promotes a connected, accessible and liveable coastal settlement. The future integration of shared paths, landscape corridors, and links to the Gippsland Lakes foreshore reflects sound planning principles and offers a clear pathway to achieving high-quality public realm outcomes.

Accordingly, the Panel considers the Amendment has appropriately addressed open space planning at the strategic level, and that further detail will be appropriately resolved when implementing DPO10 and through the subdivision approval processes.

(iv) Conclusions and recommendation

The Panel concludes:

- The Structure Plan and the Amendment have appropriately considered open space provision.
- Development Plan Overlay Schedule 10 is a suitable framework to guide the detailed design, location and delivery of a connected and functional open space network through future development stages.
- It is appropriate and justified to include 229 Bay Road, Paynesville into the mapped extent of the Development Plan Overlay Schedule 10.

The Panel recommends:

Extend Development Plan Overlay Schedule 10 to apply to 229 Bay Road, Paynesville.

4 Environmental matters

4.1 Climate change and coastal sea level rise

(i) The issues

The issues are:

- whether the Amendment has appropriately considered sea level rise and climate change
- whether coastal sea level rise mapping appropriately reflects the 2.8-metre AHD contour.

(ii) Submissions

Submissions:

- The Amendment:
  - does not adequately to sea level rise and climate change, relies on outdated hazard mapping and does not sufficiently consider long-term risks from storm surge, erosion and coastal processes
  - should adopt a more precautionary and adaptive planning framework, with mechanisms for regular review and adjustment of development setbacks and hazard buffers as sea level rise projections evolve
  - should incorporate the Marine and Coastal Policy 2020 and Ministerial Direction 13, particularly in relation to long-term hazard avoidance, public land protection and ecosystem resilience.
- Coastal hazard modelling should be updated to reflect recent data and improved methodologies, including compound flood scenarios and probabilistic assessments aligned with current climate science.
- The 2.8-metre AHD contour should not be relied on as a fixed coastal hazard line, as it is a static and insufficient benchmark derived from modelling that only extends to 2040 and fails to reflect contemporary best practice.
- SLO2 should be retained along foreshore areas to:
  - maintain environmental and scenic values are maintained
  - provide a further planning safeguard in the context of rising sea levels.

FoGL submission:

- The 2.8-metre AHD contour should not be relied on because it is based on outdated and inadequate hazard modelling and does not meet current best practice standards or state policy expectations.
- The Gippsland Lakes Coastal Hazard Assessment (2014) was limited in scope, stopped at 2040 scenarios and did not include detailed modelling for erosion, compound flood events or higher-end sea level rise scenarios.
- There should be a precautionary approach that incorporates updated climate projections, probabilistic sea level rise models, and planning mechanisms that enable adaptation over time.
- There are risks of 'coastal squeeze' where public foreshore land could be lost to erosion and inundation if inadequate buffers are maintained, thereby compromising Ramsar wetlands and public access.

- The Amendment's treatment of climate risk does not to meet the principles of the *Marine and Coastal Act 2018* and that rezoning should be deferred until more robust and current hazard modelling is completed.
- The Amendment should retain stronger foreshore protections, including extended buffers, retention of SLO2 and incorporation of performance-based criteria to respond to long-term climate impacts.

EGCMA submission:

- Supported the use of the 2.8-metre AHD contour to exclude residential development.
- Endorses the Structure Plan requirements that land below 2.8 metres AHD be included in foreshore reserve, not zoned GRZ3 or subject to future urban development.
- The Amendment incorrectly identifies some low-lying land as GRZ3.
- The Structure Plan and flood risk policy should be revised to correctly align GRZ3.
- Land use planning needs to reflect long-term flood risk and climate change resilience.

Council submission:

- The Amendment adopts a strategic approach consistent with the Victorian Planning Policy Framework including Clause 13.01-1S (Climate Change Impacts) and Clause 12.02 (Coastal Areas).
- The Structure Plan prohibits residential development below the 2.8-metre AHD line and that this benchmark is reflected in the strategic framework plan, DPO10 and other planning provisions proposed by the Amendment.
- In response to EGCMA's submission, Council revised zoning maps to ensure GRZ3 did not apply to land below the 2.8-metre AHD contour, reaffirming the Amendment's intention to apply the 2.8-metre AHD contour as a development exclusion threshold.
- The revised mapping reflects Council's precautionary approach and satisfies EGCMA's recommendation that flood-prone land be retained in open space or public ownership.
- The 2.8-metre AHD contour provides a consistent and conservative benchmark for strategic planning purposes, while acknowledging that site-specific design responses will be required at the development stage.
- DPO10 is the appropriate mechanism for assessing future development, including the requirement for Public Infrastructure Plans, erosion and drainage strategies and foreshore protection measures.
- With the remapped zoning boundaries and DPO10 requirements, the Amendment provides a robust and policy-aligned framework for managing future coastal hazard risk while enabling growth in a sustainable and planned manner.

(iii) Discussion

Climate change and sea level rise are critical strategic considerations for future land use planning in the Paynesville Growth Area. Applying the 2.8-metre AHD contour as the threshold for urban development is consistent with relevant State planning policy, including Clause 13.01-1S and Ministerial Direction 13, and reflects a risk-based approach aligned with existing guidance.

The Panel acknowledges concern about the adequacy of the underlying hazard modelling, particularly the sea level rise scenarios. It disagrees with criticisms that the strategic work was not based on recent data or that it lacked probabilistic or compound event modelling. The Amendment is underpinned by coastal hazard assessments and stormwater modelling, including those relied on in expert evidence, that:

- are based on recognised modelling practices appropriate to the strategic planning stage
- reflect accepted methodologies for estimating future coastal inundation.

Council's approach to apply the 2.8-metre AHD contour derived from a 1 per cent Annual Exceedance Probability event plus 0.8 metres of sea level rise to 2100 is an established planning benchmark and remains a reasonable basis for defining the development boundary. GRZ3 (Final version), revised in response to agency feedback, has ensured GRZ3 does not apply to land below this threshold. The Panel supports this correction as an appropriate response to policy and submission concerns.

DPO10 provides an adequate framework for addressing residual risks through site-specific responses at the development planning or development approval stages. This includes the consideration of drainage, foreshore interface treatments and infrastructure design that is responsive to long-term environmental change.

For reasons set out above, the Panel considers the Amendment:

- adopts a proportionate and justified response to sea level rise risk
- has appropriately applied the 2.8-metre AHD contour as part of a precautionary strategic framework.

(iv) Conclusions and recommendation

The Panel concludes:

- The Amendment has appropriately considered the risks associated with sea level rise and climate change in accordance with relevant State policy.
- It is appropriate to apply the 2.8-metre AHD contour as a strategic threshold for excluding residential development, as it is supported by recognised modelling and reflects a precautionary, policy-aligned approach.
- Coastal sea level rise mapping has been applied consistently, and the zoning maps (Final version) will ensure the 2.8-metre AHD contour is appropriately reflected in the Amendment.

The Panel recommends:

Realign General Residential Zone Schedule 3 to exclude land below 2.8 metres Australian Height Datum.

4.2 Potentially contaminated land

(i) The issue

The issue is whether it is appropriate to apply the Environmental Audit Overlay to 95 Grandview Road and 1255 Paynesville Road, Paynesville.

(ii) Evidence and submissions

Submissions:

- It is not appropriate to apply the Environmental Audit Overlay to land in the Paynesville Growth Area, particularly where environmental assessments had not identified significant contamination.

- The Environmental Audit Overlay should be applied based on the outcomes of site-specific assessments, consistent with Ministerial Direction 1 (*Potentially Contaminated Land*) and Planning Practice Note 30.
- The Environmental Audit Overlay should be removed from 95 Grandview Road because a Preliminary Site Investigation (PSI) demonstrated the land was suitable for sensitive uses without the need for an environmental audit.
- There would be unnecessary development constraints and costs if the Environmental Audit Overlay was applied without substantiated risk.

Mr Ewer's expert evidence:

- A recent PSI and targeted soil sampling undertaken in 2025 confirmed no evidence of significant contamination at 95 Grandview Road.
- The investigation:
  - included 13 hand-auger locations and laboratory analysis of surface and subsurface samples
  - found all analytical results were below Health Investigation Levels and ecological screening thresholds
  - concluded there were no source–pathway–receptor linkages and that the contamination risk was low.
- The Environment Protection Authority accredited auditor who reviewed the PSI had determined:
  - an environmental audit was not required
  - a Preliminary Risk Screen Assessment would be sufficient for the purposes of Ministerial Direction 1.
- Regarding 1255 Paynesville Road:
  - earlier assessments had identified fuel-contaminated soils
  - the site had undergone remediation and validation sampling
  - while earlier assessments had supported applying the Environmental Audit Overlay, updated investigations no longer supported its application.

Council submission:

- The Amendment complies with Ministerial Direction 1, noting the rezoning from Farming Zone to General Residential Zone introduces the potential for sensitive uses and requires appropriate consideration of contamination risk.
- The Environmental Audit Overlay was initially applied to 95 Grandview Road and 1255 Paynesville Road based on preliminary advice from the EPA, which recommended a Preliminary Risk Screen Assessment for the former and an environmental audit for the latter.
- After reviewing further environmental assessments and updated expert evidence, Council no longer sought to apply the Environmental Audit Overlay.
- Council accepted:
  - contamination risk is low and that Ministerial Direction 1 is satisfied through the technical work completed to date
  - the findings of the PSI and the advice of the EPA-accredited auditor, concluding that the Amendment adequately addresses potential contamination risk without relying on the Environmental Audit Overlay.

(iii) Discussion

The Panel has considered the issue of whether it is appropriate to apply the Environmental Audit Overlay to land in the Paynesville Growth Area, having regard to the strategic context of the Amendment, the nature of the rezoning, the expert evidence and the relevant statutory guidance including Ministerial Direction 1 and Planning Practice Note 30.

Council initially applied the Environmental Audit Overlay in a precautionary manner to two sites where sensitive uses are proposed – 95 Grandview Road and 1255 Paynesville Road. This approach was consistent with the early advice from the Environment Protection Authority, which triggered a further environmental assessment.

This position evolved as more detailed site-specific investigations were completed by Mr Ewers' evidence is comprehensive, and the methodology applied to the PSI and subsequent assessments appear consistent with best practice in environmental risk evaluation. The involvement of an Environment Protection Authority accredited auditor further reinforces the robustness of the process.

It is acknowledged the environmental expert's conclusion based on the work undertaken was that no further work or audit is required for either 95 Grandview Road or 1255 Paynesville Road. Council's reviewed position following this further technical input and no longer seeking to apply the Environmental Audit Overlay through the Amendment reflects a sound and responsive approach to risk-based planning.

The Panel is also mindful of the potential implications of unnecessarily applying the Environmental Audit Overlay to low-risk land. The overlay carries a significant process and cost for landowners, and its application must be justified by a clear and documented contamination risk. In this case, no such risk exists.

The Panel accepts that removing the Environmental Audit Overlay from the two sites is appropriate and consistent with Ministerial Direction 1. The Amendment satisfactorily addresses contamination risk without the needs for planning provisions to manage this matter.

(iv) Conclusions and recommendation

The Panel concludes:

- The contamination risk has been appropriately assessed through site-specific investigations, supported by expert evidence and Environment Protection Authority accredited review.
- It is not appropriate or justified to apply the Environmental Audit Overlay to 95 Grandview Road and 1255 Paynesville Road.

The Panel recommends:

Delete the Environmental Audit Overlay from 95 Grandview Road and 1255 Paynesville Road, Paynesville.

4.3 Flora and fauna

(i) The issue

The issue is whether the Amendment has appropriately considered flora and fauna and biodiversity.

(ii) Evidence and submissions

Department of Energy, Environment and Climate Action (DEECA) submission:

- The Amendment has not included a strategic assessment of biodiversity values within the Paynesville Growth Area, including identification of high-value vegetation and habitat areas.
- The exhibited Amendment does not apply the avoid–minimise–offset hierarchy outlined in the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017) which should be considered at the strategic planning stage.
- Further ecological investigations are recommended to assess whether the level of risk to biodiversity is appropriate and capable of being managed or mitigated.
- The Paynesville Growth Area includes mapped Ecological Vegetation Classes (EVCs), including Plains Grassy Woodland and Plains Grassy Forest, which require consideration for protection and incorporation into future land use planning.
- There are kangaroo populations within and next to the Growth Area that may require active management.
- A Kangaroo Management Plan should be prepared to ensure appropriate responses to potential human–wildlife conflict, habitat displacement or welfare concerns during and after development.
- Did not oppose the Amendment but requested that biodiversity risks be assessed and addressed during the Amendment process rather than deferred to later development stages.
- Supported the 2.8-metre AHD threshold for managing coastal inundation risk and excluding low-lying land from residential development, and the future rezoning of land below 2.8-metre AHD to a Public Conservation and Resource Zone, subject to land transfer to a public land manager.

Submissions:

- The Amendment has not adequately considered the biodiversity values of the Paynesville Growth Area, particularly the Lake King foreshore which contains sensitive vegetation and forms part of the Gippsland Lakes Ramsar site.
- The exhibited material did not incorporate a comprehensive ecological assessment to inform land use planning and development layouts.
- Planning provisions should explicitly identify and protect areas of ecological sensitivity.
- Removing SLO2 would reduce protection for coastal and foreshore vegetation communities.
- There should be 'stronger' biodiversity planning provisions, larger buffer zones to the Lake King foreshore, and implementation of an adaptive Foreshore Improvement and Management Plan to mitigate ecological impacts.

Mr Harvey's expert evidence:

- Most of the land proposed for residential development is of low ecological value, being historically cleared or used for grazing, but that the Lake King foreshore supports significant coastal vegetation types including Estuarine Wetland, Coastal Saltmarsh and Estuarine Swamp Scrub.
- The Foreshore Improvement and Management Plan requirements in the DPO10 should be strengthened to include:

  - clearly defined biodiversity objectives and targets
  - monitoring and adaptive management mechanisms
  - measures to mitigate impacts of stormwater infrastructure on migratory shorebird habitat.
- A Kangaroo Management Plan should be required as part of the Development Plan process through DPO10.
- Large scattered trees be retained in open space where possible.
- Subject to the above measures, the Amendment and development can proceed without unacceptable impacts to flora and fauna values.

Council submission:

- The Amendment appropriately responds to biodiversity values and complies with the Planning Policy Framework, including Clauses 12.01-1S and 12.02-1S.
- It accepted Mr Harvey's recommendations and agreed to update the DPO10 requirements to:
  - incorporate a strengthened Foreshore Improvement and Management Plan that includes biodiversity targets, monitoring and specific reference to EPBC-listed species
  - include a requirement for a Kangaroo Management Plan
  - encourage the integration of significant native vegetation into subdivision design.
- It is appropriate to remove SLO2 given the application of DPO10 and the strategic direction of the Structure Plan.
- Environmental values would be protected through the implementation of DPO10 and further ecological assessment at the development stage.
- The Amendment provides a sound strategic framework to protect biodiversity values while facilitating orderly urban growth.

(iii) Discussion

The Panel acknowledges that biodiversity protection, particularly along the Lake King foreshore and wetland interface, is a key issue raised in submissions and addressed in ecological expert evidence. Ecological values were not a primary input into the early stages of the structure planning process, and the absence of a comprehensive assessment at that stage limited the opportunity to proactively identify and plan around sensitive vegetation and habitat areas. This represents a weakness when preparing the Structure Plan.

Nevertheless, the ecological expert evidence presented demonstrates that most land identified for residential development is of low ecological sensitivity, while areas of higher biodiversity value are concentrated along the foreshore, where risks can be managed with appropriate controls and planning tools. The Panel agrees that these higher sensitivity areas warrant more detailed investigation and careful management before development starts.

The Panel agrees with how Council and DPO10 (Final version) responded to the ecological evidence and agency submissions. The proposed changes, including the strengthened Foreshore Improvement and Management Plan requirement, biodiversity monitoring and adaptive management, and Kangaroo Management Plan requirement, are a meaningful step towards better integrating ecological considerations into future planning and implementation.

To ensure these matters are effectively carried through to development outcomes, DPO10 should explicitly require updated, site-specific ecological studies before any development plan is approved, and ensure that ecological values are embedded in subdivision design and land

management decisions. The Kangaroo Management Plan requirement reflects the transitional nature of the land and the likely presence of displaced fauna.

Subject to the revisions outlined above, the Amendment provides a framework capable of supporting both biodiversity protection and the orderly development of the growth area.

(iv) Conclusions and recommendations

The Panel concludes:

- The Amendment would have benefited from considering flora and fauna and biodiversity more comprehensively.
- The planning provisions proposed in Development Plan Overlay Schedule 10 (Final version) are appropriate and justified based on expert evidence presented at the Hearing.

The Panel recommends:

Amend Development Planning Overlay Schedule 10, as shown in Appendix B, to:

a) require in Clause 3.0, a permit to comply with the approved Kangaroo Management Plan

b) require in Clause 4.0, a Kangaroo Management Plan to be prepared and approved as part of the Development Plan.

4.4 Significant landscapes

(i) The issue

The issue is whether it is appropriate and justified for the Amendment to delete SLO2 from

- 5 and 95 Grandview Road, Paynesville
- 1325 and part of 1255 Paynesville Road, Paynesville.

(ii) Evidence and submissions

Submissions:

- The Amendment has not adequately justified the proposal to remove SLO2 from 5 and 95 Grandview Road, and 1325 and part of 1255 Paynesville Road.
- SLO2 plays a key role in recognising and protecting the landscape values of the Gippsland Lakes region, particularly within the coastal hinterland of Paynesville, including ridgelines, vegetated escarpments and views to Lake King.
- SLO2 provides important guidance on built form siting, scale, and vegetation retention and that its removal may lead to the erosion of scenic vistas and character values.
- SLO2 remains relevant despite the land's designation for urban growth, and that its deletion should only proceed if supported by a detailed landscape assessment and replaced with equivalent or stronger policy and overlay provisions.
- There is an absence of alternative tools to manage visual and environmental values, such as localised design provisions or visual impact assessment requirements.
- SLO2 should remain until more detailed subdivision planning and design guidelines are embedded in the Planning Scheme.
- FoGL – concern about the loss of adaptive coastal landscape planning, and removing SLO2 is inconsistent with the precautionary principles in the Marine and Coastal Policy 2020 and Planning Policy Framework Clauses 12.05-2S, 13.01-1S.

- It is uncertain how landscape protection objectives would be achieved through the Amendment, particularly without binding streetscape or interface provisions in DPO10.

Mr Milner's expert evidence:

- Paynesville landscape setting is noted, but the SLO2 blanket application does not correspond to actual character sensitivity on the affected sites.
- The proposed GRZ3, together with the design intent expressed in the Structure Plan and future development plan required by DPO10, would allow appropriate landscape integration and built form outcomes without the need for SLO2.
- Rather than SLO2, three-dimensional building envelopes may be used to manage built form outcomes to provide greater certainty around building height, form and siting in sensitive areas, particularly along key interfaces such as Paynesville Road.
- Three-dimensional envelopes:
  - could be embedded into DPO10 or a future Design and Development Overlay to ensure consistent and measurable controls across the growth area
  - could function as a substitute for the more generic SLO2 provisions, providing a clear spatial framework that balances housing delivery with the protection of landscape character and amenity
  - would assist with interface transitions, including where new development abuts existing low-scale housing or open landscape edges.
- Site-responsive design tools, when implemented at the Development Plan stage, would provide more tailored and effective outcomes than the blanket-applied SLO2.
- There should be appropriate streetscape and interface design along Paynesville Road to reinforce the landscape character.

Council submission:

- It is strategically justified to remove SLO2 given the subject land has been identified for urban development and given there is no landscape feature warranting continued protection.
- The expert evidence of Mr Milner is supported including his recommendation for three-dimensional building envelopes.
- Key landscape objectives would be addressed through DPO10, which is to be revised to include relevant landscape, design and interface provisions.
- SLO2 is a legacy control with limited contemporary justification in this context, and its removal will enable streamlined, coordinated development aligned with the Structure Plan.
- The Amendment achieves an appropriate balance between landscape protection and housing delivery.
- Deleting SLO2 will not compromise the visual or environmental values of the Gippsland Lakes region.

(iii) Discussion

The Amendment proposes to remove SLO2 from land in Paynesville, consistent with the strategic intent to facilitate urban development. This land includes visually prominent slopes and elevated landforms along the Paynesville escarpment that provide expansive views to and from Lake King. These landscape features contribute directly to the values that SLO2 was originally intended to protect.

SLO2 was applied through a regional-scale landscape assessment that applied a uniform 500-metre buffer from the Gippsland Lakes shoreline without site-specific analysis. While there is criticism about its broad application, in this instance, SLO2 captures sensitive landscapes. Despite this, no formal visual impact assessment or comparative landscape evaluation has been prepared to verify whether the land continues to meet the threshold of a 'significant landscape' in Planning Scheme Clause 12.05.

The SLO2 objectives seek to avoid visually prominent development and retain native vegetation. These remain relevant to the subject land's topography and landscape setting. Rezoning the land to GRZ3 and removing SLO2 will enable prominent development and the opportunity to remove native vegetation.

This represents a policy tension between an identified significant landscape and identified growth area which raises the following questions:

- Should development be enabled on a sensitive landscape which enables views to and from Lake King that are currently protected through SLO2?
- Will there be a net community benefit when weighing up new housing in Paynesville against the loss of part of a significant landscape sought to be protected?
- Should DPO10 include requirements to retain some of the outcomes sought to be achieved through SLO2?

To help answers these questions, it is important to understand the relationship between Paynesville and Eagle Point. SLO2 currently applies to an area that spans across Eagle Point and Paynesville. Collectively, Amendments C171egip and C172egip do not seek to remove this landscape area. Rather, they propose to:

- remove it from land in Paynesville that has been long recognised as a growth area
- expand the SLO2 in Eagle Point and recede the Eagle Point settlement boundary to reinforce the importance of that part of the significant landscape.

As noted earlier, SLO2 was applied based on a regional-based formula rather than site-specific analysis that may have resulted in a reduced identified landscape area. Based on expert evidence, the Panel considers it is appropriate to remove SLO2 from the Paynesville Growth Area subject to further DPO10 requirements that seek to protect some of the essence of the SLO2 objectives. This part of Paynesville has a more sensitive interface with Lake King that requires a more nuanced planning response. This includes applying three-dimensional building envelopes.

DPO10 (Final version) includes provisions requiring site-responsive design and three-dimensional building envelopes. These tools are important for managing built form outcomes, particularly along visually sensitive edges.

Accordingly, it is appropriate to remove SLO2, as exhibited, if DPO10 requires:

- three-dimensional building envelopes on subdivided lots
- vegetation to be retained where appropriate along key site perimeters
- appropriate landscape and streetscape interface treatments.

While these requirements do not replicate the broader strategic and environmental objectives of SLO2, they provide a pragmatic alternative to enabling urban growth while considering the land's sensitive interface with Lake King.

(iv) Conclusion and recommendations

The Panel concludes it is appropriate and justified for the Amendment to delete Significant Landscape Overlay Schedule 2 from 5 and 95 Grandview Road and 1325 and part of 1255 Paynesville Road, Paynesville subject to Development Planning Overlay Schedule 10 including requirements to respond to this land's sensitive interface with Lake King.

The Panel recommends:

Amend Development Planning Overlay Schedule 10, as shown in Appendix B, to:

a) add in Clause 1.0 a new objective that seeks to facilitate development that responds to the interface of the growth area and Lake King

b) require in Clause 3.0, a permit to include conditions that require:

- **three-dimensional building envelopes on lots created near Lake King**
- **lots below the northernmost 19-metre Australian Height Datum contour to reflect the Development Plan's design guidelines**

c) require in Clause 4.0, design guidelines that are supported by a view sharing analysis to inform the future three-dimensional building envelopes as part of the Development Plan.

5 Road network and infrastructure capacity

5.1 Road network capacity and safety

(i) The issue

The issue is whether there will be sufficient capacity in the road network to accommodate future traffic volume.

(ii) Background

Traffic and access planning for the Paynesville Growth Area has been informed by two technical assessments prepared by SALT Engineering – a Traffic Impact Assessment (2016) and an updated Transport Engineering Assessment (2024). These reports evaluate the capacity of the existing and future road network to accommodate projected traffic volumes arising from the full development of the growth area.

The Transport Assessment (2024) identifies the intersection of Paynesville Road, Grandview Road and Waterview Road as the only location where a capacity-driven infrastructure upgrade (a roundabout) is required. This work, alongside internal connector roads and active transport links, is intended to be delivered through the Shared Infrastructure Contributions Plan required by DPO10.

(iii) Evidence and submissions

Submissions:

- There is insufficient capacity in the existing road network to accommodate increased traffic volumes due to residential development.
- The Traffic Impact Assessment (originally 2016):
  - is not current or accurate
  - applies traffic generation assumptions, with reference to the car-dependent nature of the proposed development.
- The proposed new intersections, particularly the roundabout at Grandview Road / Waterview Road / Paynesville Road:
  - will negatively impact the surrounds
  - may not be delivered in a timely manner to ensure safety and traffic functionality.
- Issues related to the operation and safety of Newlands Drive, as well as footpath and active transport connectivity.
- There are safety and accessibility issues associated with access to the Paynesville Cemetery, located east of the growth area.
- Existing traffic conditions, particularly at King Street and Main Road, are already problematic during peak times.
- The absence of continuous footpaths will negatively affect pedestrian safety, particularly for elderly and mobility-impaired residents.

Mr Walsh's expert evidence:

- The Transport Assessment (2024) is robust and appropriate for structure planning.
- There is no traffic-related reason why the Amendment should not be approved.

- Development plans should be prepared in parts, rather than a single unified plan, from a traffic engineering perspective.
- External projects such as shared paths and intersection upgrades (King Street/Main Road and Ashley Street/Main Road):
  - are not essential to the success of the Structure Plan
  - should not be required by any shared infrastructure contribution mechanism.
- No new roads are required to be included under any shared infrastructure contribution mechanism.

Mr Furness's expert evidence:

- The Traffic Impact Assessment (2024) includes reasonable underlying assumptions and modelling.
- The road network has sufficient capacity to accommodate projected traffic volumes that will be enabled by Amendments C172egip (Paynesville) and C171egip (Eagle Point).
- The Paynesville Road / Grandview Road / Waterview Road roundabout is the only intersection upgrade warranted by development generated under the Amendment.
- The Public Infrastructure Plan should exclude other roundabouts (such as King Street, Ashley Street) given the lack of nexus between them and the Structure Plan area.
- Paynesville Road does not need to be widened.
- Grandview Road should be classified as a collector road rather than an arterial with frontage roads.
- The shared path network is generally supported but certain paths (such as along Main Road and north of Paynesville Road) lack sufficient development nexus and should be excluded from the Public Infrastructure Plan.
- The design of internal roads and cross-sections is support, noting they will be consistent with the Infrastructure Design Manual and Planning Scheme Clause 56.06.
- Future traffic volumes can be accommodated without negative impacts, and critical intersections will operate at a high level of service post-development.
- There is no traffic engineering reason for the Amendment not to proceed, subject to recommended adjustments to the shared infrastructure mechanism or public infrastructure plan.

Council submission:

- The Structure Plan recognises the importance of a safe, legible and connected transport network to support the functional integration and orderly development of the Paynesville Growth Area.
- The Structure Plan's Preferred Urban Structure and Framework Plan establish a clear road hierarchy that includes internal connector roads and logical access points to Paynesville Road, supported by a network of local streets and pedestrian links to encourage permeability and efficient movement.
- Submissions raise concerns regarding the safety of the existing and proposed road and movement networks and the impact of traffic volumes associated with future development of the Paynesville Growth Area.
- The Transport Assessment (2024):
  - builds on the earlier 2016 report
  - informed the Structure Plan and the Amendment

  - provides a contemporary evaluation of road network performance, capacity and upgrade needs.
- The Traffic Impact Assessment (2024) concludes the Structure Plan area will generate a peak traffic volume that can be accommodated within the existing Paynesville road network based on a conservative trip generation rate of 7 movements from a dwelling each day (noting this is more than double the observed local rates).
- DPO10 reflects the Traffic Impact Assessment (2024) findings, which includes specific requirements for preparing the Public Infrastructure Plan.
- The Public Infrastructure Plan must demonstrate how the road network will deliver high levels of connectivity and address:
  - upgrades to existing roads and intersections
  - provision of new roads and intersections
  - defined access points to the primary road network
  - safe pedestrian crossings or refuges
  - delivery of pedestrian and cycling corridors throughout the precinct.
- Applying DPO10 ensures:
  - these requirements are implemented at the development plan stage
  - infrastructure is delivered in a coordinated and equitable manner across landholdings.
- Improving the road and movement network will:
  - assist with distributing traffic volumes across multiple access points
  - support safer and more resilient access arrangements during emergency events.
- Paynesville Road forms part of the declared arterial road network and is zoned Transport Zone Schedule 2, under the management of the Department of Transport and Planning.
- Speed limits on Paynesville Road are currently under review by the Department of Transport and Planning.
- The Amendment provides an appropriate strategic and statutory framework to support future traffic volumes and access needs subject to:
  - delivering the intersection at Paynesville Road / Grandview Road / Waterview Road
  - implementing the movement network described in DPO10.

(iv) Discussion

The issue to be resolved is whether the existing and proposed road network will have sufficient capacity to accommodate traffic volumes when the Paynesville Growth Area is fully developed. The Panel has had regard to the background technical assessments prepared by SALT Engineering, including the Traffic Impact Assessments (2016 and 2024). The latter adopts a conservative trip generation rate of seven vehicle movements for a dwelling each day and concludes that the projected traffic volumes can be accommodated within the existing road network, subject to the delivery of a single intersection upgrade.

The Panel agree with Mr Walsh and Mr Furness that:

- the road network in its current and future form can adequately support future traffic volumes.
- the Paynesville Road/Grandview Road/Waterview Road intersection is the only location where a capacity-driven upgrade is required
- other external intersection upgrades or shared paths beyond the Paynesville Growth Area should be excluded from the infrastructure contribution framework because there is insufficient nexus to development on the Amendment land.

The Paynesville Road/Grandview Road/Waterview Road intersection upgrade is already proposed to be delivered by applying the Public Acquisition Overlay and through the Public Infrastructure Plan mechanism in DPO10.

DPO10 appropriately requires a Public Infrastructure Plan to coordinate the delivery of new and upgraded roads, intersection treatments and pedestrian and cycling infrastructure across multiple landholdings. The Panel is satisfied that this mechanism enables the planning and delivery of key components of the movement network in a logical and staged manner, while ensuring connectivity and safety objectives are achieved.

The Panel agrees with Council that the safety of existing intersections, the operation of Newlands Drive, and the absence of continuous footpaths can be appropriately considered and addressed through the detailed infrastructure planning process facilitated by DPO10.

The Panel considers the safety and accessibility of the right-hand turn into the Paynesville Cemetery warrants further consideration at the development plan stage. This is when:

- potential intersection treatments or turning movements can be properly assessed in the context of future road conditions and traffic volumes
- alternate access and integration with the adjacent urban growth area may be considered, though this will require careful consultation with the appropriate stakeholders.

Mr Furness's recommendation to classify Grandview Road as a collector rather than an arterial road primarily relates to the infrastructure design detail and does not affect the strategic justification for the road network or the overall development framework.

The Panel is satisfied that the road network has adequate capacity to accommodate the future traffic volumes associated with the growth area and that appropriate mechanisms are in place to ensure the timely and coordinated delivery of required upgrades.

(v) Conclusions

The Panel concludes:

- The Structure Plan and the Amendment have appropriately considered the capacity of the existing and future road network to accommodate development-related traffic volumes.
- Development Plan Overlay Schedule 10 provides a suitable framework to guide the detailed design, staging, and delivery of road upgrades, intersection treatments and active transport connections through the future development of the growth area.

5.2 Infrastructure capacity

(i) The issue

The issue is whether the Structure Plan and the Amendment have appropriately considered infrastructure capacity including social infrastructure.

(ii) Background

Council prepared a Social Infrastructure Assessment Report as part of the background work informing the Structure Plan. The assessment identified that existing facilities in Paynesville and nearby Bairnsdale (approximately 14 kilometres away) are generally sufficient to accommodate the projected needs of the Paynesville Growth Area.

The Structure Plan:

- finds it is unnecessary to duplicate major social infrastructure within the growth area
- adopts a targeted approach to social infrastructure planning
- focuses on optimising the use of existing services and facilities in the surrounding area
- prioritises improved connectivity between new residential neighbourhoods and existing community infrastructure
- seeks to deliver new infrastructure in a staged and cost-effective manner, based on demonstrated need, where required.

(iii) Submissions

Submissions:

- There is insufficient infrastructure capacity such as for drainage, sewerage and water to support the future population.
- Existing social infrastructure, particularly health and education services, is inadequate to support further residential development.
- There is limited capacity within key regional facilities, including Bairnsdale Regional Health Service, which is already under pressure from the current population.
- Relying on facilities in Bairnsdale or other regional centres may exacerbate existing service gaps and accessibility issues for Paynesville residents.
- Urban growth should not proceed unless accompanied by clear commitments to upgrade essential infrastructure, including schools, hospitals, emergency services and childcare.
- There may be inequitable access to services, especially for ageing populations, young families and residents without private transport.
- Future development should incorporate universal access design so that neighbourhoods foster walkability and social connection.
- There are no staged infrastructure delivery and developer contributions for community and social infrastructure.
- Increased demand will risk general practitioners, allied health, aged care and community services, particularly without a defined public infrastructure plan.

Council submission:

- Existing community infrastructure in Paynesville and Bairnsdale can adequately accommodate the anticipated needs of Paynesville's projected population so major facilities do not need to be duplicated in the Paynesville Growth Area.
- The Structure Plan:
  - appropriately prioritises connectivity between new residential areas and existing services
  - particularly focuses on establishing strong physical connections through walking and cycling paths and public transport links to schools, medical services, children's services and community meeting places in Paynesville and Bairnsdale.
- The Structure Plan's approach is more sustainable, efficient and consistent with integrated community planning principles.
- Development contributions should be directed towards enhancing existing community infrastructure rather than delivering new standalone facilities in the growth area.
- Development contributions could appropriately support the delivery of shared infrastructure, including:

- transport nodes
- pedestrian and cycling infrastructure to improve access to key services.

(iv) Discussion

Council's strategic approach to social infrastructure planning is based on the continued use and enhancement of existing regional services, particularly those in Bairnsdale, supported by strengthened physical and functional connections between new growth areas and established facilities. This approach aligns with integrated settlement planning principles and reflects the regional policy framework, which recognises Bairnsdale as the principal service centre for the municipality.

The Structure Plan and the Amendment give appropriate emphasis to ensuring new residential areas are well connected to existing infrastructure networks. Opportunities to improve pedestrian, cycling and public transport linkages have been identified and embedded in the planning framework. These provisions are consistent with contemporary planning policy objectives relating to neighbourhood design, accessibility and social inclusion.

While the exhibited Amendment did not include a detailed assessment of potable water and sewerage capacity, the Structure Plan and Council documents assumed that reticulated infrastructure is available, with final servicing arrangements to be confirmed and costed through the development plans and detailed planning processes. The Panel finds this approach acceptable, noting:

- this level of resolution is appropriate at the structure planning stage
- more detailed infrastructure design and delivery planning will be undertaken through future planning approvals.

Regarding the timing and delivery of social infrastructure, the Panel agrees with Council that leveraging existing regional and township-based services, combined with integrated transport and movement planning, represents a logical and efficient approach to servicing growth. The Panel supports the strategic direction to prioritise improved access and shared use of community facilities over unnecessary duplication of services in new neighbourhoods, particularly where access can be facilitated through active and public transport.

(v) Conclusions

The Panel concludes the Structure Plan and the Amendment have:

- appropriately considered social infrastructure capacity by relying on existing regional services and enhancing connectivity
- adopted sound and orderly planning for social infrastructure provision in the context of Paynesville Growth Area's role within the broader settlement hierarchy.

5.3 Infrastructure funding

(i) The issue

The issue is whether the proposed DPO10 shared infrastructure contribution requirements are the appropriate mechanism for funding future infrastructure.

(ii) Evidence and submissions

General submissions:

- The proposed DPO10 lacks a clearly defined and transparent framework for funding and delivering shared infrastructure.
- Essential infrastructure (such as drainage, roads, and active transport links) may not be delivered in a timely or coordinated manner without a formal Development Contributions Plan or Shared Infrastructure Contributions Plan.
- Without a structured contributions mechanism, there is a risk the cost of infrastructure provision may be shifted to Council or the broader community.
- How will infrastructure responsibilities be equitably shared and monitored, particularly in scenarios involving multiple landowners and staged development?
- Development contributions should include funding for both physical and social infrastructure, such as community centres, recreational facilities and schools.
- Environmental and community groups, including FoGL, considered infrastructure related to coastal management (such as stormwater systems and erosion control) may be underfunded or overlooked.
- Long-term public maintenance obligations, particularly in hazard-prone coastal areas may not be adequately planned or funded.
- There should be greater clarity, accountability, and a whole-of-community approach to infrastructure planning to ensure that new development does not result in inequitable outcomes or service gaps.

Precinct landowner submissions:

- Infrastructure funding responsibilities should be transparently shared and reflect each landholding's proportional demand, rather than rely on site-specific works or unplanned negotiations.
- DPO10 lacks clarity and enforceability in how infrastructure contributions are to be calculated, collected and shared.
- Development could proceed without an agreed, equitable mechanism that apportions the cost of shared infrastructure between different landholdings.
- Without a formal and structured contributions plan (such as a Development Contributions Plan or Shared Infrastructure Contributions Plan), infrastructure delivery will be fragmented, delayed or unfairly cross-subsidised.
- There should be a staged, precinct-based approach to infrastructure contributions, ensuring logical development sequencing and avoiding early developers being burdened with front-loaded infrastructure costs.
- Infrastructure items perceived to be offsite or unrelated to the development precinct (such as intersection upgrades at Main Road or shared paths beyond the growth area) should not be included and be funded by Council.
- DPO10 should be redrafted to include clearer guidance on:
  - how infrastructure items will be prioritised
  - the expected process and timing for preparing a contributions plan or strategy
  - how Council will coordinate between multiple landowners with varying development timeframes.

Mr Walsh's expert evidence:

- Supported DPO10 requiring the preparation of a Shared Infrastructure Contributions Plan subject to a refined scope.
- Shared infrastructure funding should:
  - be limited to necessary and proportionate items
  - exclude items which provide broader community benefit or are located outside the structure plan area.
- Specifically, the following items should be removed:
  - Construction of public transport infrastructure beyond basic bus stops on Paynesville Road.
  - Construction of new internal connector/local roads, which he considered standard subdivision infrastructure and not appropriate for the Infrastructure Contributions Plan.
  - Roundabouts at Main Road/Ashley Street and Main Road/King Street, which were not justified by traffic volume or safety data and should instead be Council-funded if desired.

Mr Furness' expert evidence:

- Supported the principle of a Shared Infrastructure Contributions Plan to coordinate the delivery of essential infrastructure, particularly for drainage, roads and open space, within the DPO10 area.
- Some infrastructure costs would need to be shared among landowners and agreed that a mechanism such as a section 173 agreement was an appropriate tool to secure contributions (noted this mechanism was outside his area of expertise).
- Certain infrastructure items are inappropriate to include in the Infrastructure Contributions Plan because they do not have a sufficient nexus to the development of the subject land.
- Inappropriate items area:
  - The proposed roundabouts at Main Road/King Street and Main Road/Ashley Street.
  - Shared paths beyond the structure plan area, particularly on Paynesville Road. These, he argued, provided broader regional benefit and should be funded by Council, not landowners.
- The scope of infrastructure in the Infrastructure Contributions Plan should be limited to works that are:
  - directly required to enable the development of the land
  - reasonably attributable to development within DPO10
  - clearly linked to the outcomes sought in the Structure Plan.
- Supported DPO10 (Version 1), noting it was more aligned with proper practice, narrowed the scope of shared infrastructure**,** and addressed earlier concerns about overreach.

Mr Milner's expert evidence:

- DPO10 is appropriate, in the absence of a Development Contributions Plan, provided it is implemented with clear expectations for coordinated infrastructure delivery.
- Supported DPO10 allowing either a single or multiple Development Plans, provided those plans demonstrate integrated infrastructure coordination and cost-sharing.
- Implementation may fail if landowners do not agree on shared contributions, especially over a long development timeframe.

Mr Woodland's expert evidence:

- The DPO is a legitimate tool to coordinate the planning and staging of development, but not as a substitute for a Development Contributions Plan.
- The PE Act sets out specific processes for implementing Development Contributions Plans**,** including exhibition, infrastructure itemisation and cost apportionment, which cannot be replicated through a DPO alone.
- Supported DPO10 provisions that identify and require infrastructure directly attributable to the development of the land to which the overlay applies – includes local roads, drainage works and pedestrian or cycling links that are integral to subdividing or using that land.
- DPO10 should not apply funding responsibilities for broader or offsite infrastructure (such as regional road upgrades or shared path networks beyond the structure plan area) as they do not have a sufficient nexus to the affected land.
- Supported DPO10 allowing for a staged approach to development planning across multiple landholdings and including infrastructure delivery obligations that are proportionate and development-linked**,** provided they are clearly identified and appropriately implemented.

Council submission:

- DPO10:
  - provides an appropriate and flexible planning framework to coordinate infrastructure delivery across multiple landholdings
  - ensures that subdivision and development cannot proceed until an approved development plan, supported by an infrastructure delivery strategy, is in place.
- The Structure Plan enables:
  - development contributions to be directed towards shared infrastructure, including roads, drainage and transport links, while avoiding unnecessary duplication.
  - infrastructure to be delivered in a staged manner, subject to appropriate coordination and agreement among landowners and developers.
- Contributions are expected to be resolved through agreements or permit conditions tied to subdivision approvals and will align with the scale and timing of development.
- This approach consistent with standard planning practice in regional growth areas and avoids a complex or costly formal Infrastructure Contributions Plan mechanism.
- DPO10 (Final version) includes changes in response to submissions and expert evidence.

(iii) Discussion

Considerable time at the Hearing was spent on refining DPO10 to better implement and facilitate coordinated infrastructure delivery, particularly in the context of multiple landholdings and staged development. The Hearing process provided a valuable opportunity for detailed discussion and resolution of issues that emerged from submissions, including the nature, scope and method of infrastructure contributions.

The Panel aired its concern during the Hearing about the proposed mechanism intending to imitate a development contributions plans or infrastructure contributions plan. It is well established that a DPO is not intended to function as a substitute for a Development Contributions Plan. The PE Act provides a specific legislative framework for preparing and applying Development Contributions Plans, including formal exhibition, itemisation and justification of infrastructure, and

equitable apportionment of costs. These statutory requirements cannot be replicated through a DPO, and the Panel does not consider it appropriate for DPO10 to be used as a mechanism to apply broader infrastructure funding responsibilities that fall outside the scope of the overlay.

The Panel agrees with Mr Woodland that the DPO must be applied within its statutory limits and should not seek to bypass the Development Contributions Plan process. Where contributions are required, they must be clearly linked to infrastructure that is demonstrably necessary to support the development of the land to which the overlay applies. The Panel supports including such provisions such as contributions delivered through works-in-kind, provided they are proportionate and attributable. These may include items such as local drainage infrastructure, internal connector roads and pedestrian or cycling links.

Earlier concerns about ambiguity in the DPO10's treatment of works-in-kind and the potential inclusion of offsite or regionally beneficial infrastructure were addressed during the Hearing. DPO10 (Final version) demonstrates an improved and more balanced approach by clarifying that contributions will only apply to infrastructure directly linked to development in the DPO10 area. This refinement addresses concerns raised by submitters and Mr Furness who was concerned about including infrastructure with insufficient nexus to the precinct. Specifically, the proposed roundabouts at Main Road/King Street and Main Road/Ashley Street, and shared paths beyond the structure plan area such as those along Paynesville Road.

The successful implementation of DPO10 relies on agreement between multiple landowners. The Panel is cognisant of Mr Milner's cautioning about:

- the importance of flexibility in DPO10 to allow for either a single or multiple Development Plans
- risks to the timely and equitable delivery of infrastructure resulting from failure to coordinate or reach agreement on cost-sharing arrangements.

DPO10 (Final version) provides an appropriate approach to infrastructure funding because its provisions:

- will more clearly identify, deliver and coordinate infrastructure in the growth area
- anticipate the preparation of a supporting infrastructure delivery strategy through a Public Infrastructure Plan and associated section 173 agreement to be included within an approved Development Plan
- will help guide the equitable delivery of shared infrastructure across the precinct
- achieve Council's aspiration to avoid the complexity and resource burden associated with preparing a formal Development Contributions Plan or Infrastructure Contributions Plan
- are sound and practical.

The effective implementation of the DPO10 provisions will depend on clearly articulating responsibilities, timely preparation of development plans, and sustained engagement with landowners to ensure transparent and equitable outcomes. If achieved, DPO10 is able to deliver coordinated infrastructure without the need for a formal development contributions tool.

As development progresses and infrastructure demands increase, Council should remain open to preparing a more formal and transparent cost-sharing framework.

(iv) Conclusion and recommendations

The Panel concludes that the Development Plan Overlay Schedule 10 (Final version) infrastructure funding requirements are appropriate for identifying, delivering and coordinating future infrastructure.

The Panel recommends:

Amend Development Planning Overlay Schedule 10, as shown in Appendix B, to:

- **a) change in Clause 3.0, 'Infrastructure Contributions Condition' to 'Public Infrastructure Delivery Condition' and revise the permit conditions**
- **b) revise in Clause 4.0, the Public Infrastructure Plan requirements.**

6 Other issues

6.1 Applying the DPO

(i) The issue

The issue is whether it is appropriate to apply the DPO that will exclude third party notice and review in certain circumstances.

(ii) Submissions

Submissions – Applying the DPO:

- exempts future planning applications from notice and review which erodes the rights of people to object on future development applications
- would give Council total control on all future decisions
- reduces procedural transparency
- favours developers over community interests
- would exclude the Paynesville community from inputting to the development of its town.

At the Hearing, Resi Ventures accepted there should be community consultation on the development plan, while acknowledging this may be problematic at the Victorian Civil and Administrative Tribunal.

Council submission:

- Planning Practice Note 23: *Applying the Incorporated Plan Overlay and Development Plan Overlay* (Department of Environment, Land, Water and Planning, 2022) confirms that it is possible to implement a DPO before a development plan is prepared:

  > It is possible to introduce either overlay into the planning scheme before a plan is in place. However, if the overlay is approved without a plan, it is essential that a strategic framework is in place to provide direction and certainty about the future form of development of the land.

- Council has elected to take this approach which is common across Victoria.
- To address concern about public notice and third party review rights, Council has a longstanding Development Plan Policy (2023) which requires development plans to be subject to public notice before they are determined.
- DPO10 includes this requirement in Clause 4.0.

(iii) Discussion

The Panel raised the issue of public consultation at the Hearing because:

- DPO10 expressed the development planning community consultation as a note rather than a requirement in Clause 4.0 (Requirements for development plan)
- it was unclear whether this is appropriate when the DPO parent provisions

The Panel is cognisant that there are DPO schedules in other planning schemes that include a requirement to seek comments from the community about the proposed development plan before the responsible authority makes a decision. This does not mean this approach is appropriate.

Planning Practice Note 23 advises:

- the DPO schedule cannot include a requirement for consultation
- a responsible authority should not use non-statutory consultation practices to assist in deciding a planning application.

Where notice is being served without a basis in the Planning Scheme or the PE Act, it is possible that defects in the notice process can be judicially reviewed in the Supreme Court.

The DPO provides a more strategic and efficient approach to planning. The Amendment process provided the community with an opportunity to help shape the DPO provisions and requirements. The DPO requires a development plan that responds to the requirements specified in the overlay schedule. DPO10 includes a comprehensive suite of requirements to guide the future development plan. Council will then objectively assess how the proposed development plan aligns with DPO10 requirements.

After the development plan is approved, future permit applications must be generally in accordance with the plan. The DPO recognises future permit applications assessments will be based on a development plan which was guided by prior community consultation. This approach is reflected in the DPO purpose:

> To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.

The Panel considers that Council should follow the advice in Planning Practice Note 23 to not include a requirement for consultation. If Council seeks community consultation throughout the entire planning process, it should consider applying another planning overlay.

The Panel does not make a formal recommendation because this issue was identified through the Hearing rather than through a referred submission. Nonetheless, Council should be careful in how it explains its informal non-statutory consultation process to the community and how it uses any community feedback to inform its decision on whether to approve the development plan.

(iv) Conclusion

The Panel concludes that it is appropriate for the Amendment to apply the Development Plan Overlay even though third party notice and review will be exempt in most future circumstances.

6.2 Social housing

(i) The issue

The issue whether is it is appropriate for the Amendment to require social housing.

(ii) Submissions

Submission:

- There is inadequate social housing for the current population.
- More incentives are needed to increase the stock of attractive, sensitive low-cost accommodation with convenient access to public transport, bike tracks, the shopping centre and other social inclusion facilities.

Council submission:

- Council is not delivering social housing.

- Council actively advocates to all levels of government to provide social housing in appropriate locations.
- The Amendment seeks to provide for a diversity of housing choices for all ages and stages of life.

(iii) Discussion

The Panel was not presented with information to explain the degree to which there is a social housing shortage in Paynesville. The PE Act does not require a certain percentage of social housing but that does not preclude DPO10 from including requirements such as a section 173 agreement to secure social or affordable housing.

However, without information to understand the extent of the housing issue, and without this issue having been further explored with affected landowners, the Panel does not make any recommendation regarding social housing. This does not preclude Council pursuing this issue through other measures such as its advocacy work.

(iv) Conclusion

The Panel concludes that it may be appropriate to require social or affordable housing through Development Plan Overlay Schedule 10, however there is insufficient information or work to recommend such a change through the Amendment.

6.3 Drafting matters

(i) General Residential Zone Schedule 3

The exhibited GRZ3 did not include a decision guideline. Since exhibiting the Amendment, Council proposed to add a decision guideline:

> The extent to which the application is generally in accordance with the Paynesville Growth Area Structure Plan (2016, updated 2023).

This decision guideline is inappropriate because the Structure Plan is a background document so it has a limited role in decision making. This is consistent with advice in the Practitioner's Guide. Its role is to provide context regarding relevant provisions in the Planning Scheme.

Irrespective, it is unclear how most of the Structure Plan content is relevant to zone-related permit triggers.

(ii) Development Plan Overlay Schedule 10

A submission requested that DPO10 be revised to not require the preparation of a cultural heritage assessment because it duplicates subdivision and planning permit application processes. Council agreed to this change.

Council made drafting changes to DPO10 (Final version) which clarify intent and improve operation.

Consistent with the Practitioner's Guide, the Panel agrees with the submission and Council that local planning provisions should not duplicate legislative processes. Appendix B shows drafting changes which the Panel agrees.

(iii) Structure Plan

The Amendment proposes to reference the Structure Plan as a background document in the Planning Scheme. The Structure Plan (Final version) was revised to:

- include drafting changes which sought to make it consistent with the DPO10 (Final version) and improve its clarity and operation
- delete reference to the expecting 8-10 dwellings per hectare in the structure plan area
- replace 'Local Activity Centre' with 'Neighbourhood Activity Centre'
- refer to an activity centre being located on Paynesville Road rather than a service centre site
- specify that objectives and requirements 'should be', rather than 'must be' met
- renumber the objectives, guidelines and objectives
- delete the street classifications (Table 1).

The Structure Plan will benefit from most Council changes, as tracked in Appendix C, and ensure it is fit-for-purpose before being referenced as a background document in the Planning Scheme. While the Structure Plan will have no role in decision making, it should accurately reflect the background to the planning provisions before it is referenced as a Background Document in the Planning Scheme.

(iv) Conclusions and recommendations

The Panel concludes:

- General Residential Zone Schedule 3 should not include a decision guideline seeking a permit application to be generally in accordance with the Structure Plan.
- Development Plan Overlay Schedule 10 and the Structure Plan would benefit from drafting changes that clarify intent and improve their operation.

The Panel recommends:

Amend Development Planning Overlay Schedule 10, as shown in Appendix B, to make drafting changes which improve its clarity and operation.

Amend the Paynesville Structure Plan, before referencing it as a Background Document in the East Gippsland Planning Scheme, to:

a) make drafting changes which improve its clarity and operation
b) specify that objectives and requirements 'should be', rather than 'must be' met
c) delete reference to the expecting 8-10 dwellings per hectare in the structure plan area
d) replace 'Local Activity Centre' with 'Neighbourhood Activity Centre'
e) refer to a Neighbourhood Activity Centre being located on Paynesville Road rather than a service centre site
f) renumber the objectives, guidelines and objectives
g) delete the street classifications (Table 1).

Appendix A Document list

One Hearing was conducted for Amendments C171egip and C172egip. The documents below include only those relevant to Amendment C172egip.

No	Date	Description	Presented by
	2025		
1	2 May	Panel Directions Hearing letter	PPV
3	23 May	Paynesville submitter map	Council
4	28 May	Panel Directions and Hearing timetable (Version 1)	PPV
6	30 May	Information request – GIS mapping data	Friends of the Gippsland Lakes, Parks and Reserves (FoGL)
7	30 May	Panel response to FoGL information request	PPV
9	30 May	Gippsland Lakes/90 Mile Beach Local Hazard Assessment Project Report 1: Summary Report (Water Technology, April 2014)	Council
15	30 May	Contour 2.8 GIS plot map	Council
16	30 May	Paynesville Growth Area Structure Plan Transport Engineering Assessment 2024	Council
17	30 May	Paynesville Growth Structure Plan Preliminary Site investigation 2024	Council
18	30 May	Paynesville Growth Area Strategy Social Infrastructure Demand Report 2023	Council
19	30 May	Paynesville Structure Plan Model Review 2024	Council
20	2 Jun	Panel declaration and information request	PPV
21	5 Jun	Email – regarding site inspection locations	FoGL
24	5 Jun	Annotated Directions for site inspection maps	FoGL
26	5 Jun	Letter – notice of proposed requests to revise Development Plan Overlay Schedule 10 (DPO10)	Resi Ventures
27	5 Jun	Letter – providing background reports (Documents 28 and 29)	Resi Ventures
28	5 Jun	Coastal Hazard Vulnerability Assessment – Paynesville (Water Technology, 8 January 2008)	Resi Ventures
29	5 Jun	Flora and Fauna Assessment – Paynesville (Nature Advisory, February 2024)	Resi Ventures
30	5 Jun	Directions and Hearing timetable (Version 2)	PPV
33	6 Jun	Part A Submission	Council
34	6 Jun	Expert report – Warwick Bishop (surface water management, flood risk and coastal processes)	Council
46	17 Jun	Expert report – Aaron Harvey (conservation and ecology)	Resi Ventures

No	Date	Description	Presented by
47	17 Jun	Expert report – Rob Swan (drainage)	Resi Ventures
48	17 Jun	Expert report – Jason Walsh (traffic)	Resi Ventures
52	17 Jun	Expert report – Leigh Furness (traffic)	TLC Unlimited and CCW Properties (TLCU & CCWP)
53	17 Jun	Expert report – Brian Haratsis (economics)	TLCU & CCWP
54	17 Jun	Expert report – Rob Milner (planning)	Resi Ventures
56	17 Jun	Submission	G Luxford
57	18 Jun	Expert report – Mark Woodland (planning)	TLCU & CCWP
61	18 Jun	Part B Submission	Council
62	18 Jun	Part B Submission Attachment 1 – Changes Table	Council
63	18 Jun	Part B Submission Attachment 2 – Submissions Summary	Council
64	18 Jun	Paynesville Growth Area Structure Plan July 2016 (Updated 2023)	Council
65	18 Jun	Planning Scheme map DPO10 (Version 1)	Council
66	18 Jun	Planning Scheme map SLO2 deletion (Version 1)	Council
67	18 Jun	Planning Scheme map GRZ3 (Version 1)	Council
68	18 Jun	Planning Scheme map PAO3 (Version 1)	Council
69	18 Jun	Planning Scheme map Environmental Audit Overlay (Version 1)	Council
70	18 Jun	Explanatory Report (Version 1)	Council
71	18 Jun	Instruction Sheet (Version 1)	Council
72	18 Jun	General Residential Zone Schedule 3 (Version 1)	Council
73	18 Jun	Development Plan Overlay Schedule 10 (Version 1)	Council
74	18 Jun	Clause 72.03 Schedule (Version 1)	Council
75	18 Jun	Clause 72.08 Schedule (Version 1)	Council
76	18 Jun	Clause 74.02 Schedule (Version 1)	Council
77	18 Jun	Clause 11.01 (Version 1)	Council
79	20 Jun	Panel correspondence regarding procedural issue	PPV
82	23 Jun	Letter responding to Document 79 with attachments	TLCU & CCWP
83	23 Jun	Late submission from Norton Rose Fulbright dated 28 March 2025	TLCU & CCWP
84	23 Jun	Email from Council to Norton Rose Fulbright in response to Document 83 (31 March 2025)	TLCU & CCWP
85	23 Jun	Council meeting minutes (15 April 2025)	TLCU & CCWP
86	23 Jun	Email – response to Panel procedural issue (Document 79)	Council
87	23 Jun	Hearing submission	FoGL

No	Date	Description	Presented by
88	23 Jun	Email – response to Documents 79, 82 and 86	PPV
89	24 Jun	Paynesville Cemetery Trust webpage edited version	Paynesville Cemetery
90	24 Jun	Site inspection location requests	Paynesville Cemetery
91	24 Jun	Map – Paynesville Growth Area Shoreline Erosion Hazard Extent 2100 (Source: Gippsland Lakes Coastal Hazard Assessment)	FoGL
105	27 Jun	Response to expert evidence (Furness, Haratsis, Harvey, Milner, Swan, Walsh and Woodland) – Version 1	Council
106	27 Jun	Expert report – Jared Ewers (contamination)	TLCU & CCWP
107	27 Jun	Analytical stockpile report	TLCU & CCWP
108	27 Jun	Analytical statewide sampling report	TLCU & CCWP
109	30 Jun	Presentation of Aaron Harvey (conservation and ecology)	Resi Ventures
110	30 Jun	Plan of Subdivision 603363B	Resi Ventures
111	30 Jun	Plan of Subdivision 545181D	Resi Ventures
112	30 Jun	Panel Directions and Hearing timetable (Version 3)	PPV
113	1 Jul	Response to expert evidence (Ewers, Furness, Haratsis, Harvey, Milner, Swan, Walsh and Woodland) – Version 2	Council
119	1 Jul	Response to expert evidence (Ewers, Furness, Haratsis, Harvey, Milner, Swan, Walsh and Woodland)– Version 3	Council
120	1 Jul	Hearing presentation – Brian Haratsis	TLCU & CCWP
121	1 Jul	Additional Hearing submission	Resi Ventures
122	1 Jul	DPO24 (Macedon Ranges Planning Scheme)	Resi Ventures
123	1 Jul	DPO7 (La Trobe Planning Scheme)	Resi Ventures
124	1 Jul	DPO18 (Macedon Ranges Planning Scheme)	Resi Ventures
125	1 Jul	Paynesville Foreshore Management Plan November 2017	Resi Ventures
126	2 Jul	Hearing submission outline	TLCU & CCWP
127	2 Jul	Requested Mixed Use Zone area	TLCU & CCWP
128	3 Jul	DPO10 – requested changes to Version 1	Resi Ventures
129	3 Jul	GRZ3 – requested changes Version 1	Resi Ventures
130	3 Jul	Paynesville Growth Area Structure Plan – requested changes to Version 1	Resi Ventures
131	3 Jul	Hearing submission addendum	TLCU & CCWP
132	3 Jul	Greater Dandenong PSA C96 [2010] PPV Panel Report	TLCU & CCWP
133	3 Jul	Mondib Group Pty Ltd v Moonee Valley City Council [2021] VSC 722	TLCU & CCWP
134	3 Jul	Instruction Sheet – requested changes	TLCU & CCWP
135	3 Jul	Clause 11.01 – requested changes	TLCU & CCWP

No	Date	Description	Presented by
136	3 Jul	GRZ3 – requested changes	TLCU & CCWP
137	3 Jul	DPO10 – requested changes	TLCU & CCWP
138	3 Jul	Paynesville Growth Area Structure Plan – requested changes	TLCU & CCWP
139	3 Jul	DPO35 (Whittlesea Planning Scheme)	TLCU & CCWP
140	3 Jul	DPO16 (Greater Geelong Planning Scheme)	TLCU & CCWP
141	3 Jul	Closing submission	Council
151	9 Jul	Comments on TLCU & CCWP revisions to DPO10 (Document 137)	Resi Ventures
152	10 Jul	Email – Comments on final marked up version of the Amendment documents	Council
153	10 Jul	Clause 11.01 (Final version)	Council
154	10 Jul	Map 001dpo Map 51 (Final version)	Council
155	10 Jul	Map 002d-slo Map 51 (Final version)	Council
156	10 Jul	Map 003zn Map 51 (Final version)	Council
157	10 Jul	Map 004pao Map51 (Final version)	Council
158	10 Jul	Map 005 Environmental Audit Overlay Map51 (Final version)	Council
159	10 Jul	Explanatory Report (Final version)	Council
160	10 Jul	Instruction Sheet (Final version)	Council
161	10 Jul	Paynesville Growth Area Structure Plan (Final version)	Council
162	10 Jul	DPO10 (Final version)	Council
163	10 Jul	GRZ3 (Final version)	Council
164	10 Jul	Clause 72.03 Schedule (Final version)	Council
165	10 Jul	Clause 72.08 Schedule (Final version)	Council
166	10 Jul	Clause 74.02 Schedule (Final version)	Council

Appendix B Panel recommended version of DPO10

The Panel recommended changes are based on the exhibited version and are shown as:
Tracked Added ~~Tracked Deleted~~

SCHEDULE 10 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO10**.

PAYNESVILLE GROWTH AREA~~S~~

1.0 Objectives

- To ensure orderly and integrated development of the land that enhances the character of Paynesville as a small lakeside town and creates a cohesive and accessible community.
- To provide for a range of compatible urban land uses, high quality public realm, drainage infrastructure, open space and community facilities.
- To ensure an integrated and connected movement network, including a pedestrian and cycle network, designed to connect into the wider township, foreshore reserves and surrounding areas.
- To facilitate site responsive development at the interface of the growth area and the Lake King foreshore, including appropriate infrastructure and linkages.
- To provide for ~~a single~~the coordinated delivery of ~~shared~~ infrastructure to support the growth area and for the transfer of the foreshore land into public ownership. ~~plan, which delivers infrastructure and developer contributions.~~

2.0 Requirement before a permit is granted

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority that does not prejudice the future, orderly development of the area affected by the Development Plan Overlay.

3.0 Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

Public Infrastructure ~~Contributions~~ Delivery Condition

~~Prior to the Certification of~~Before a plan of subdivision is certified, the Owners of the land to be subdivided must enter into an Agreement under section 173 of the *Planning and Environment Act 1987* and make application to the Registrar of Titles to have the agreement registered on the title to the land under ~~S~~section 181 of the Act. ~~The Agreement must provide for infrastructure contributions to be paid, in accordance with the Shared Infrastructure Contributions Plan, prior to the issue of a Statement of Compliance.~~

The Agreement must provide for the delivery of infrastructure and the contributions required, both in respect of projects required by that development and to the extent any relevant project necessitate contributions from multiple landowners. The Agreement must give effect to the Public Infrastructure Plan insofar as it relates to those projects which necessitate contributions from multiple landowners as relevant to the land and specify:

- The timing and responsibility for the delivery of the projects required to support the proposed future development of the land, where those projects require contributions to be made from multiple landowners.
- If relevant, the arrangements for cash contributions to be made to the responsible authority in respect of projects contemplated in the Public Infrastructure Plan to be delivered by other landowners.
- If relevant, the payment of any contributions to the responsible authority in respect of community infrastructure. The agreement must be prepared at the cost of the Owner and be to the satisfaction of the responsible authority.

Three-Dimensional Building Envelope Condition

~~Prior to the issue of~~ Before a Statement of Compliance of a plan of subdivision is issued which includes serviced lots on land below the northernmost 19 metre AHD contour line~~, for land on north-facing slopes~~ at 1255 Paynesville Road (Lot 1 PS318977) and 1325 Paynesville Road (Lot 3 PS 307152), the Owner of the land must enter into an Agreement under section 173 of the *Planning and Environment Act 1987* and make application to the Registrar of Titles to have the agreement registered on the title to the land under ~~S~~section 181 of the Act. The Agreement must provide for three dimensional building envelopes on individual serviced lots below the northernmost 19 metre AHD contour line which reflect the design guidelines for that land prepared as part of ~~in accordance with~~ the approved Development Plan.

A dealing number from Land Victoria indicating that the application for registration has been made, must be provided to the responsible authority before~~prior to the issue of~~ a Statement of Compliance is issued.

The agreement must be prepared at the cost of the Owner and be to the satisfaction of the responsible authority.

Kangaroo Management Plan

Before any works start, any permit must comply with the approved Kangaroo Management Plan forming part of the Development Plan.

~~The Agreement must be prepared at the cost of the Owner and be to the satisfaction of the responsible authority.~~

4.0 Requirements for development plan

~~A single Development Plan must be prepared for whole of the land to which this Schedule applies.~~

A Development Plan must be generally in accordance with the objectives, requirements and guidelines defined in the Paynesville Growth Area Structure Plan (2023) and include the following requirements as relevant to the subject land:

Land Use and Township Character

- Provide a layout that is generally in accordance with ~~Diagram 1~~the Paynesville Framework Plan and includes a range of lot sizes and densities which provide the opportunity for a diverse range of housing types including medium density housing and aged care and retirement living where appropriate.

- Identify the location and preferred land uses of a ~~Local~~ Neighbourhood Activity Centre generally in accordance with ~~Diagram 1~~the Paynesville Framework Plan and the Retail Economic Assessment.
- Utilise landscape buffers or other mechanisms for sensitive interfaces to surrounding rural land.
- Identify streetscape treatments and landscaping to ensure development appropriately fronts streets, open space and public areas.
- ~~Identify areas on the north-facing slopes at 1255 Paynesville Road (Lot 1 PS318977) and 1325 Paynesville Road (Lot 3 PS307152) that will require three-dimensional building envelopes to be prepared.~~
- Ensure that the subdivision provides appropriate linkage and interface treatments to adjoining land.
- Provide design guidelines to inform the future preparation of three dimensional building envelopes on individual services lots located below the ground level of the northernmost 19.0 metre AHD line of 1255 Paynesville Road (Lot 1 PS318977) and 1325 Paynesville Road (Lot 3 PS307152).~~,~~ The guidelines should be informed by a view sharing analysis and seek to:

  ~~where required, to include consideration of:~~
  - Implement the objectives of this overlay and set out how new development will maintain view sharing opportunities to Lake King and from the public realm.
  - Facilitate a lot layout which responds to the topography of the land and maximises solar access.
  - Manage building heights from natural ground level and side setbacks to avoid continuous built form.
  - Manage setbacks from sensitive foreshore areas.
  - Understand the relationship between the landscaping in the foreshore and any impacts this has on views to and from the subject land.

  ~~- Views to and from Lake King through the management of maximum building heights from natural ground level.~~
  ~~- Side boundary set backs to avoid continuous built form.~~
  ~~- Viewing corridors from the road network and public realm, including public open space, towards Lake King.~~
  ~~- Reasonable sharing of views from dwellings to Lake King.~~

Public Open Space

- A network of open space linkages that accommodate natural drainage patterns and existing native vegetation.
- Off-road pedestrian and cycling connections through the growth area and linkages to surrounding foreshore paths.
- Provision of appropriate public facilities in open space, suited to the function of that open space.
- Maximise the safety of public open spaces through the informal surveillance of streets and public spaces from the private realm.

Public Infrastructure Plan

A Public Infrastructure Plan which addresses the following:

- Integrated stormwater management that incorporates water sensitive urban design techniques to protect natural systems, integrate stormwater treatment into the landscape, improve water quality, and reduce and mitigate run-off and peak flows, including consideration of downstream impacts. Drainage assets must allow for the conveyance and treatment of any upstream catchments.
- A Traffic Impact Assessment which ~~Provision~~provides for ~~of~~ a road network with~~providing~~ a high degree of connectivity including the location and details of any required:
  - Upgrades to~~e of~~ existing roads or intersections.
  - New roads and intersections.
  - Access points to the primary road network.
  - Pedestrian crossings or safe refuges.
  - Pedestrian and cycle corridors.
- ~~Public transport infrastructure within easy walking distance to dwellings and key destinations, in consultation with relevant agencies and authorities.~~
- Provision of suitable infrastructure and utilities to efficiently service development and minimise maintenance costs while meeting user needs.
- Identification and sequencing of public infrastructure projects which require contributions from multiple landowners within the growth area.
- Foreshore improvement works outlined in the Foreshore Improvement Plan.
- Arrangements for coordination between landowners, including an explanation of how the equalisation of land and contributions for infrastructure is to operate.
- Arrangements for public infrastructure to be delivered through works in kind, where relevant.
- Any other matter required by responsible authority.
- ~~A detailed staging and sequencing plan indicating how the development of the growth area is to proceed.~~

Foreshore Improvement and Management Plan

A Foreshore Improvement and Management Plan that covers the land affected by this overlay with a natural ground level of below 2.8 metre AHD and which also has regard to Point Fullarton wetlands and adjoining public areas, to the satisfaction of the responsible authority and the East Gippsland Catchment Management Authority. The Foreshore Improvement and Management Plan should acknowledge the future public ownership and should:

- Demonstrate how the L~~l~~and is to be rehabilitated including the provision of vegetated buffers to prevent wetland degradation and provide habitat.
- Demonstrate how works and future use of the L~~l~~and will ~~protect and enhance the environmental values of the Gippsland Lakes, wetlands and fringing areas.~~not significantly impact on the habitat of nationally significant migratory shorebirds or any other threatened species recorded on the Land as outlined within the Flora and Fauna Assessment.
- Identify biodiversity objectives and targets for species identified within the Land, based on outcomes of the Flora and Fauna Assessment, and outline a monitoring and adaptive management program to assess performance against those objectives and targets.
- Provide convenient public access to reserves and the provision of facilities suited to the natural foreshore environment, including interpretive facilities.

- ~~Demonstrate how the visual impact of development when viewed from Lake King is minimised.~~
- Identify ~~a new~~the alignment for the walking/cycling path from Burden Place to Bay Road, ~~generally in accordance with Diagram 1 to provide~~ensuring ~~greater~~ separation from the adjacent wetlands and to facilitate a natural vegetation shift over time.
- Outline ongoing maintenance obligations, including drainage management obligations if drainage assets are proposed to be located within the foreshore.
- Address coastal hazard vulnerability including risks associated with sea level rise, storm surge and coastal processes and mitigate any identified risks.

~~**Cultural Heritage**~~

~~To provide a cultural heritage assessment prepared by a suitably qualified professional including how Aboriginal cultural heritage places will be managed.~~

Flora and Fauna

A Flora and Fauna Assessment must demonstrate the application of the avoid and minimise principles and consider~~, that considers~~ any impacts on native flora and fauna under relevant national, state and local legislation and policy frameworks, prepared by a suitably qualified professional in consultation with relevant agencies and authorities.

The assessment must make recommendations in relation to subdivision design and make appropriate links to the Foreshore Improvement Management Plan. The assessment must also have regard for any habitat values and threatened species and include targeted surveys of those threatened species.

Kangaroo Management Plan

A Kangaroo Management Plan must be approved by the Department of Energy, Environment and Climate Action (DEECA). The approved plan will form part of the permit and must include:

- Strategies to avoid land locking Kangaroos, including staging of subdivision.
- Strategies to minimise animal and human welfare risks.
- Management and monitoring actions to sustainably manage a population of Kangaroos within a suitable location.
- Actions to address the containment of Kangaroos and to ensure adequate animal welfare.

The approved Kangaroo Management Plan must be implemented to the satisfaction of DEECA.

Retail Economic Assessment

A Retail Economic Assessment which must be prepared by a suitably qualified professional to the satisfaction of the Responsible Authority. The assessment must determine the size of the future ~~local~~ neighbourhood activity centre and include suitable land uses. Proposed use and development within the ~~local~~ neighbourhood activity centre must not adversely affect the primary role of the existing Paynesville Activity Centre.

~~**Infrastructure Contributions**~~

~~A Shared Infrastructure Contributions Plan, which identifies all items for infrastructure contributions, the proportion of each lot to be provided for roads, open space, and~~

~~stormwater drainage purposes and a clause that explains how the equalisation of land and contributions for the infrastructure items is to operate, including reference to staging and sequencing. The Shared Infrastructure Contributions Plan must include:~~

- ~~Land for the construction of landscaped shared path corridors, areas of foreshore reserves, and the Paynesville Road/Grandview Road/Waterview Road intersection.~~
- ~~Construction of landscaped shared path corridors. Construction of new roads and/or upgrades to existing roads.~~
- ~~Construction of stormwater drainage infrastructure including main drainage, wetlands and retarding basins, and on site water storage in accordance with water sensitive urban design principles, as identified in the approved Development Plan.~~
- ~~The provision of the public open space and associated infrastructure as identified in the approved Development Plan.~~
- ~~Construction of public transport infrastructure.~~
- ~~Construction of improvements in accordance with the Foreshore Improvement and Management Plan.~~
- ~~A Community Infrastructure Levy (CIL) for the construction of other community or social facilities capped at the sum identified by Department of Transport and Planning at the time the planning permit is issued.~~

Bushfire Management

~~The~~A Development Plan must include a requirement for any subdivision and development to provide a Site Management Plan that addresses bushfire risk during, and where necessary, after construction, to the satisfaction of the Country Fire Authority. The Plan must specify~~, amongst other things~~:

- The staging of development and the likely bushfire risks at each stage.~~;~~
- An area of land between the development edge and non-urban areas consistent with the separation distances specified in AS3959-2018, where bushfire risk is managed to ensure a Bushfire Attack Level (BAL) rating of no greater than BAL 12.5 is required.~~;~~
- The measure to be undertaken by the developer to reduce the risk from fire within any surrounding rural or undeveloped landscape and protect residents and property from the threat of fire.~~; and~~
- Adequate opportunities for access and egress for residents, construction workers and emergency vehicles.

Community and Stakeholder Consultation

~~The~~A Development Plan will be ~~developed with the~~subject to an appropriate level of community and public authority consultation before it is endorsed, to the satisfaction of the ~~as determined by the~~ responsible authority.

~~**Diagram 1 – Paynesville Growth Areas Structure Plan Preferred Urban Structure**~~

Appendix C Panel recommended version of the Structure Plan

1. INTRODUCTION

1.1 Background

Since its settlement in the late 19th century as a small lakeside fishing village, Paynesville has always undergone growth and change.

From the collection of fishermen's cottages, hotels and stores along the foreshore at the turn of the 20th Century, through the baby boom and post-war housing growth as a young community strongly linked to employment in Bairnsdale, to the growth in tourism and lifestyle appeal for retirees, the town has expanded substantially to the north and west. Paynesville has been transformed over the past 30 years by investment in residential canal estates, retail and commercial facilities, boating infrastructure, education, health and community facilities.

In essence, however, Paynesville has retained its same local character as a small lakeside town, physically and visually connected to the water and surrounding landscape, reflected in the wide tree-lined streets in the older section of the town, good accessibility to the foreshore and town services and a strong sense of local identity.

The aim of the Paynesville Growth Area Structure Plan is to maintain and enhance that identity, so that the town can continue to grow and change to meet the needs of the future.

The East Gippsland Planning Scheme (Clause 11.01-1L-02), currently includes the following Strategies for Paynesville:

- *Provide a variety of housing types and styles that add to the special character of Paynesville.*
- *Provide key linkages between residential, commercial, recreation, town centre activity areas, the foreshore, the waterfront and the hinterland.*
- *Develop tourism opportunities and event spaces that facilitate an all year-round destination.*
- *Encourage the maritime industry (including marinas and workshop facilities) and service industry in the Industrial 3 Zone at Slip Road.*
- *Discourage industry that is not reliant on access to water in the Industrial 3 Zone on Slip Road.*
- *Expand the town westwards generally between Waratah Avenue and Grandview Road.*
- *Contain urban development within the area to the east of Grandview Road.*
- *Promote higher densities in the redevelopment of existing areas.*
- *Provide a distinct separation of Eagle Point and Paynesville incorporating extensive open space areas.*
- *Provide expansive green edges to abut entry roads to maintain the sense of country atmosphere to the arrival experience.*
- *Encourage development of a variety of tourist accommodation options within Paynesville, particularly in the town centre or close to the canals.*
- *Encourage the use of the site adjoining the coast north-west of Paynesville to be development for resort development or for urban/residential use.*

- *Plan any resort development as an integrated development that does not land uses that would be prejudicial to the primacy of the Paynesville activity centre.*

1.2 Preparation of the Structure Plan

The development of the Paynesville Growth Area Structure Plan (PGASP) was undertaken in two main stages.

In 2013 a community consultation and structure planning process was undertaken by consultants working for East Gippsland Shire Council to establish key principles and requirements for future growth. A substantial amount of consultation was undertaken to establish community aspirations and to develop and document options for the future urban structure of the growth area.

Initial assessment of site constraints and opportunities was undertaken, including community workshops to establish community values and to identify the key issues that need to be addressed in planning for future growth of the town.

In 2015 this work was reviewed and updated, based on further community input, consultation with the Council and landowners and refinement of planning objectives and outcomes. This second stage of work sought to establish a much clearer and responsive design philosophy for the growth of Paynesville and a strong focus on the character and identity of new growth and a shift to a more sustainable, attractive and liveable urban environment in the lakeside setting.

The work included further assessment of opportunities and constraints for the growth area, the identification of preferred road and open space layouts, traffic assessment, and review of native vegetation requirements, including ecological and cultural heritage assets.

Further investigations included traffic modelling and impact assessment, hydrological analysis, native vegetation scan, and social impact assessment.

Substantial local knowledge and technical information about the Paynesville Growth Area have informed the preparation of the PGASP and it has been guided by the views and preferences of community members through extensive consultation.

Consultation with community members through targeted community focus groups and meetings with all landowners and their representatives was undertaken to test propositions for the initial structure plan and obtain further input on preferred development options.

~~This background information is included in Appendix 4.~~

The final preferred urban structure plan and this document have been prepared with the aim of satisfying community aspirations for the growth area, including the stated desires of landowners for a practical and achievable plan and within the broader policy requirements of Victorian Government agencies and the East Gippsland Shire Council.

PGASP was reviewed and updated in 2023 to achieve the following outcomes:

- Ensure the statistical information used to inform the Structure Plan remained relevant and up-to-date.
- Update recommendations regarding Statutory Implementation to align with structural changes to the East Gippsland Planning Scheme Municipal Planning Strategy and Planning Policy Framework. ~~(pursuant to planning scheme amendment C162egip).~~

Updates to PGASP were policy neutral and did not affect the policy intent of recommendations contained in the original 2016 version of the Structure Plan.

1.3 Purpose

The purpose of the Paynesville Growth Area Structure Plan (PGASP) is to provide a set of desired outcomes, objectives, guidelines and requirements for future development of the growth area, based on principles of good urban design and sustainability.

It aims to:

- Plan the structure of the growth area previously established in the Urban Design Framework for Paynesville which identified land for the foreseeable long-term urban growth of Paynesville (up to 35-40 years). Plan for the services necessary to support the town's economic and social well-being;
- Outline and describe a preferred urban structure that broadly defines the allocation of land for future residential development, open space, drainage and other urban uses to support sustainable growth, good urban design and housing choice within the Paynesville township boundary;
- Provide a road hierarchy and standards; identify future traffic and pedestrian circulation; and identify road and intersection upgrades necessary to provide for safe and efficient movement within, to and from the study area – including plans for funding of that infrastructure;
- Plan for the appropriate mix and separation of urban land uses necessary to achieve a vision for optimum community and economic outcomes;
- Identify key townscape themes that will be incorporated into the public realm to retain and reinforce the local identity, urban character and sense of place for Paynesville;
- Take advantage of the environmental and social values that are unique to Paynesville and which give the town its competitive advantage as a place to live, work and play;
- Incorporate sustainability principles to minimise the environmental footprint of development;
- Include assessment of social impact to guide the provision of community infrastructure and services;
- Integrate public open space, foreshore areas and pedestrian/cycle networks to achieve conservation and recreational objectives;
- Identify the social infrastructure required both within the study area and the town as a whole to provide optimum facilities and services for the community, including practical and effective arrangements for funding and delivery.
- Prepare a ~~Shared~~ Public Infrastructure ~~Contributions~~ Plan to assist in funding key infrastructure in the PGASP, where that infrastructure requires contributions from multiple landowners~~;~~
- Provide for the transfer of land required for key movement corridors and development of walking/cycle paths as early as possible in the development process;
- Provide guidance on the preparation of Planning Scheme Amendments; transfer of land for, and management of, public open space assets; and delivery of infrastructure investment in the study area.
- Review and update key recommendations of the Paynesville Urban Design Framework.

1.4 Planning Policy Context

The PGASP is informed by:

- The Municipal Planning Strategy and Planning Policy Framework as set out in the East Gippsland Planning Scheme;
- The Paynesville Urban Design Framework 2007;
- Local policy and strategy plans including:
  - Paynesville and District Community Plan 2012;
  - East Gippsland Shire Council Urban Waterways Strategy 2012;
  - East Gippsland Regional Towns Industry Study 2012; and
  - Paynesville Foreshore Management Plan 2017~~(draft) 2015~~.
- A range of other State and local legislation, policy and plans.

The PGASP is intended to be adopted and implemented through the East Gippsland Planning Scheme to guide further urban design, subdivision and development within the growth area.

The PGASP does not absolve any party from obligations under Commonwealth, State and Local Government legislation. It seeks to maintain consistency with those obligations in setting development objectives and requirements to achieve the community's desires for sustainable growth outcomes for Paynesville.

In particular, it is guided by the objectives and strategies of the Paynesville Urban Design Framework, as follows:

1. Improve pedestrian and bicycle links to nearby towns and attractions including Newlands Arm, Raymond Island, Eagle Point, Banksia Peninsula, the Mitchell River Silt Jetties and Bairnsdale.
2. Plan for open space links to foreshore areas and walks from north to south.
3. Plan for the expansion of the town westwards generally between Waratah Avenue and Grandview Road.
4. Encourage a variety of lot sizes ~~in new subdivisions, with an average gross lot yield of 8 to 10 lots per hectare.~~and housing types to meet community needs.
5. Ensure there is a distinct separation of Eagle Point and Paynesville urban areas with appropriate forms of development that incorporate extensive open space.
6. Require expansive green edges to abut entry roads to maintain the sense of country atmosphere to the arrival experience. ~~On the south side of Bairnsdale Paynesville Road this is to consist of a minimum 15 metre vegetated setback.~~
7. Investigate the possibility of allocating land for clean, non-maritime industrial uses and commercial uses servicing the local community.

An objective of the Community Plan for Paynesville and a key role for this document is to ensure that new residential development is sympathetic to, and supports retention of, the character of Paynesville as a lakeside town.

The plan describes a pattern of land use and development that will: provide good connections to the existing town and foreshore areas; provide spacious streets and landscape corridors; stimulate variety in residential lot sizes; and sensitively locate land uses to support Paynesville's future growth.

1.5 How to use this document

The Structure Plan guides strategic land use and development for the urban growth area ~~where a planning permit is required under the East Gippsland Planning Scheme~~.

Existing planning permits are in place for the 'Coast' development where a 376 lot subdivision permit exists for the first constructed stage and for the undeveloped land zoned in the General Residential Zone in the south-east portion of the growth area. The preferred urban structure shown in this plan has been prepared to generally align with and enable the permitted 376 lot development, should it proceed in accordance with approved plans. Should further planning permits be sought for alternative development or staging of development within this land, the provisions of this PGASP will apply to ensure development within the growth area is integrated and that an orderly and efficient pattern of growth occurs.

The PGASP requires the preparation ~~of an overall~~ one or more development plans, demonstrating general conformity with this document and the coordination and integration of development on adjoining land.

Development Plans, overlays, planning applications and planning permits must implement the outcomes of the PGASP. The outcomes are expressed by the Vision, Objectives and Requirements. Possible ways to achieve these outcomes are included in the Guidelines.

Each element of the PGASP contains objectives, requirements and guidelines as relevant.

Objectives describe the design outcomes that apply to the PGASP that ~~must~~ should be met to achieve the vision for the area.

Requirements ~~must~~ should be adhered to in development of the land. Where they are not demonstrated in an overall Development Plan or permit application, requirements may be included as a condition on a planning permit or obligations in a legal agreement, whether or not they take the same wording as the structure plan, to achieve its intent.

Guidelines express how the discretion will be exercised by the responsible authority in certain matters that require a planning permit. If the responsible authority is satisfied that an application for an alternative to the guidelines implements the outcomes, the responsible authority may consider the alternative.

These objectives, requirements and guidelines will operate within the statutory planning framework to implement the outcomes of the PGASP. The PGASP also includes recommendations for a ~~Shared~~ Public Infrastructure ~~Contributions~~ Plan, which functions in part to apportion the costs of key infrastructure where multiple landowners benefit from the infrastructure, and for the preparation of legal agreements to deliver infrastructure by individual landowners within or directly adjacent to their landholdings in respect of that key infrastructure.

A range of other measures are also recommended to facilitate implementation of the PGASP, including agreements between Council and other agencies for the future management of foreshore reserves, processes for preparation of ~~an overall~~ Development Plans for the landholdings, ~~early~~ delivery of landscape corridors and walking/cycling connections, and forward planning and budgeting for expansion and maintenance of public facilities.

Development must also comply with all other Acts and approvals where relevant, including the Environment Protection and Biodiversity Conservation Act 1999, Aboriginal Heritage Act 2006, amongst others. These requirements will be applied at the Planning Permit stage.

1.6 Land affected by the Paynesville Growth Area Structure Plan

Figure 1: Paynesville Growth Area Structure Plan – Land affected by the PGASP



Land affected by this Structure Plan comprises land holdings to the west of the existing Paynesville town area. The affected land has a total area of 227 hectares, including land used for grazing, some existing vacant residential-zoned areas and the Paynesville Cemetery. The area is bounded generally by Grandview Road to the west, Newlands Drive to the south, Lake King and Bay Road to the north and the existing urban area to the east.

The Structure Plan area includes land in the General Residential Zone 1, Farming Zone 1, Transport Zone 2 and Public Conservation and Recreation Zone.

It includes land in the General Residential Zone in the south-eastern portion of the growth area, and shown in Figure 1 as "Existing Planning Permit". This land is included for the purposes of showing the overall preferred development of the Study Area, but will only be subject to the requirements of the Structure Plan in the event that a new planning permit is issued for the land.

The coordinated development of this parcel and the adjoining land to the west is critical to achieving the objectives of the East Gippsland Planning Scheme and this Structure Plan, in particular, the appropriate staging of development to facilitate timely extensions of Ashley Street and King Street towards the west.

If new or amended planning permits are sought for this land, it must be demonstrated that the development will generally be in accordance with this Structure Plan and will not prejudice the timely and efficient development of adjoining land.

~~Directly to the west of land affected by the PGA Structure Plan (north of Paynesville Road) is the Eagle Point Growth Area to which a separate structure plan will apply.~~

Land to the west of Grandview Road (south of Paynesville Road) is not included within existing defined urban growth areas – although a part of that land is proposed for consideration as the site for the Paynesville Employment and Emergency Services Precinct as an adjunct to this structure plan – on the basis such a precinct is seen as preferably located on the outer edge of the Paynesville Growth Area. The rationale for this location is contained later in this report.

The achievement of a suitable transition from the rural landscape west of Paynesville to the town itself also requires management of the approaches to the town and view corridors, to ensure that development of land outside the structure plan area does not detract from the objectives of this plan.

1.7 Assumptions for Growth

1.7.1 Land supply, Lot Yield and Population

The PGASP aims to plan the development of the growth area in which the Urban Design Framework identified sufficient land for the foreseeable long-term residential growth of Paynesville; and the provision of services to support the town's economic and social well- being.

Profile ID's data regarding population forecasting for Paynesville (1) indicates an increase over the next 20 years from a population in 2021 of 3,636 people to a population in 2041 of 6,250 people (Profile ID, East Gippsland Shire Council - October 2023).

There are projected to be 1,025 dwellings to accommodate growth over that period.

The total ~~maximum~~ lot yield for the area within the structure plan is estimated for the purpose of the structure plan to be 1,375 lots, ~~at the top end of the expected density range of 8-10 dwellings per hectare~~. At predicted occupancy rates for Paynesville of 2.55 persons per dwelling, this will accommodate an additional population of 3,506 people.

At current and projected rates of growth, the PGASP area equates to 25.5 years of demand, not including demand taken up by infill development of existing residential areas, for which there is significant potential. The 25.5 year time frame is therefore a conservative estimate.

This structure plan exceeds the rule of thumb requirement to plan for urban supply of 20 years, but in doing so it satisfies long-term growth needs for the foreseeable future within the already designated urban boundary.

Despite the long timeframe to achieve ultimate development, there is no strong rationale to "withhold" land within the growth area for future rezoning, and there are advantages in rezoning all of the growth area to enable stages of development to commence on the different landholdings and provide different products to the market.

1.7.2 Infrastructure and Servicing

Each of the landholdings is able to be efficiently serviced and logical extensions of major services can occur on a number of fronts, provided there is general consistency with the preferred urban structure and requirements of the Structure Plan.

Extension of the road network, sewer, water, power, gas and telecommunications services will be undertaken by developers at their cost in accordance with the requirements of service providers. Where land transfers and development of infrastructure for drainage, open space, pedestrian/cycle connections, road intersections and upgrades are required, these may form part

of the ~~Shared~~ Public Infrastructure ~~Contributions~~ Plan, which outlines the requirements and costs to be met in providing these facilities.

A ~~Community Infrastructure Contribution will~~capped cash contribution for the purposes of community infrastructure may also be provided per lot to contribute to any required upgrading of existing community services outside of the growth area.

The Plan also allows for a transitional form of development to occur through the subdivision of larger lots with requirements in place to facilitate the longer-term re-subdivision of these lots to achieve the ultimate residential yield. Over the time period of development monitoring and review of the structure plan will need to occur to coordinate lot release and the delivery of infrastructure.

1.7.3 Traffic

The objective of the traffic modelling is to ensure that the road network is capable of meeting traffic demand, however it is important that traffic generation is not overestimated and that no more road infrastructure is provided than will be required.

Over-design of the road system has the potential to conflict with the planning objectives for the area by creating excessive road pavement widths (thus reducing the available space for pedestrians and cyclists, landscape corridors and infiltration of surface water), encouraging higher traffic speed, and adding unnecessarily to the cost of initial development.

The risk of "under-design" is much less given the long period of development and opportunity to review actual traffic generation over time. Generous road reserves are proposed to accommodate local place-making objectives and to create spacious street corridors for multiple use (street trees, lighting, pedestrian/cycle movement, storm water management). In the unlikely event that traffic generation exceeds the predicted volumes, there will be time and capacity to upgrade the road network. But this would require traffic volumes to be 2.5 times the current measured trip generation in Paynesville.

The Infrastructure Design Manual (IDM) standard is 10 trips per day for residential dwellings, however the IDM specifically anticipates variations from this standard figure on an evidence base. Where actual measurement of traffic generation in a locality demonstrates a lower traffic generation figure, that data should be used as the primary evidence-based guide.

Evidence from traffic monitoring undertaken in Paynesville indicates a traffic generation rate of 3.2 vehicles per day.

Anecdotally, the reasons for the residential traffic generation figures to be less than the adopted standard may include:

- Older age profile of the community, including a much higher proportion of retirees and semi-retirees, who are less likely to undertake daily trips related to work, children's' sporting activities, or convenience shopping as might be undertaken by working families with children;
- Different socio-economic characteristics in Paynesville including single-parent families and lower levels of car ownership.

The modelling therefore adopts a traffic generation rate of 7 vehicles per day as a conservative assumption, well in excess of the measured actual rate. Given the benefits of providing a road network that is designed for optimum, rather than maximum volumes of traffic, and the long time period over which actual traffic volumes can be monitored, there is no tangible disadvantage in modelling and designing the road network based on this figure.

2. OUTCOMES

2.1 Vision

The Paynesville Growth Area will provide an attractive, spacious and accessible residential environment for approximately 3,506 additional residents by 2049.

It will provide for a range of family types and lifestyles, with good access to employment, services and facilities, while ~~maintaining~~ supporting the function of the Paynesville town centre and maritime precinct as the ~~preferred~~ established locations for retail and commercial services and maritime activities respectively.

Entry to Paynesville at the Grandview Road intersection will strongly reinforce a transition from rural and lake vistas and arrival in a spacious carefully designed lakeside urban parkland environment.

A well-connected road network will allow for convenient and efficient traffic movement and distribution of traffic.

Residential neighbourhoods with dwellings and lots suitable for a range of lifestyles will be well connected to the existing township via existing roads and new extensions to Ashley Street and King Street; connections of Fullarton Drive and Bay Road with Paynesville Road and to the foreshore and cycling paths on Newlands Arm and Lake King.

The area will accommodate a ~~Local~~ Neighbourhood Activity Centre fronting Paynesville Road ~~and may include a service station and complementary retail services~~ that will not ~~detract~~ adversely affect ~~from~~ the core commercial precinct.

An employment and emergency services precinct will be established on the western side of Grandview Road, in a landscaped parkland setting, to accommodate additional local services for the town and support local employment.

The new residential neighbourhoods ~~will~~ should have spacious tree-lined streets, a variety of residential lot sizes and centrally-located open spaces for local recreation and relaxation.

Generous open space linkages and pedestrian/cycle corridors will provide convenient off- road access into the existing town and to connect with public foreshores. The Lake King foreshore will be managed and protected as an important environmental and public open space asset.

Open spaces will create green corridors supporting natural drainage and provide off-road connections for cyclists and pedestrians, retaining as much native vegetation as possible and enhanced with new plantings.

The growth area will provide for a range of residential lot sizes and options for a diverse and inclusive community, aged care and visitor accommodation and other land uses to meet social and economic needs for Paynesville.

Strong native landscape themes will provide visual and environmental character for the growth area, establishing tree-lined avenues, movement corridors and an urban landscape respectful of the lakeside location.

The cost of provision of infrastructure to service the community will be apportioned through infrastructure contributions by landowners, augmented by public investment to support on- going maintenance and management of services and amenities.

2.2 Achieving the Vision

The Vision described above will only be achieved over a long period and through a combination of planning and development processes that will occur over many years.

These processes include:

- Adoption of the Structure Plan and the provisions of this document in the East Gippsland Planning Scheme to establish a statutory basis for the approval of more detailed plans for the growth area;
- Implementation of a Development Plan Overlay for the growth area, setting requirements for more detailed planning to satisfy the objectives, requirements and guidelines contained in this document;
- The rezoning of land to allocate areas for residential and other land uses with negotiated legal agreements to establish obligations with respect to land transfer, infrastructure and staging requirements;
- Preparation by landowners of ~~an overall~~one or more Development Plans for the growth area, including more detailed investigation of site constraints, vegetation, sites of cultural heritage significance, and the detailed design and layout of streets and lots;
- Preparation of a ~~Shared~~ Public Infrastructure ~~Contributions~~ Plan, setting out the ~~financial~~ arrangements for equitable delivery of ~~shared~~ infrastructure. The Public Infrastructure Plan will also consider development staging and apportionment of contributions for infrastructure as outlined in the Development Plan Overlay.~~, potentially including some roads and intersections, open spaces, foreshore reserves drainage facilities, landscaping and other services required to support land development;~~
- ~~Preparation by landowners of Precinct Infrastructure Plans to demonstrate orderly and efficient delivery of local infrastructure and show staging and lot thresholds;~~
- Planning by Council for public works and future maintenance of public land identified in the Structure Plan and subsequent Development Plans;
- On-going engagement and consultation with the community to provide opportunities for community ~~input and~~to review ~~of more detailed proposals as part of the consideration of a Development Plan Overlay;~~proposed Development Plans.
- Preparation by landowners of planning permit applications for individual landholdings for subdivision and development, in accordance with this Structure Plan and overall Development Plan for the growth area.

2.3 Planning and Design Principles

The following planning and design principles underpin the vision described above. They are principles that should guide the detailed design and development implementation processes over time.

2.3.1 Town character and identity

Entry to Paynesville will be at Grandview Road, where the transition for a rural landscape and views across Lake King and of tree-lined road corridors signal arrival in the town.

Neighbourhood design should seek to create an urban character that is ~~spacious~~, well- connected, and distinctive, through the overall road and lot layout, landscape and open space design, entry thresholds, street character and variety in lot sizes and design.

The design, layout and orientation of subdivisions should maintain a primarily grid-like pattern of wide landscaped streets to deliver a preponderance of desirable east – west oriented lots, with accessible local open spaces and parkland corridors connecting neighbourhoods and the existing town.

Tree-lined road corridors on the major approaches and internal street system and generous landscaped open spaces will create a distinctive park-like townscape and vistas.

2.3.2 Urban Land Use

The growth area is intended primarily to accommodate residential land use. Compatible land uses including retirement living and aged care facilities and community facilities will be encouraged to support local community needs.

~~Commercial or industrial land uses are not needed or desirable in the growth area.~~ An area for small-scale service business activities and emergency services has been identified to the west of Grandview Road and can be accommodated in a landscaped setting outside the residential area to avoid conflict with residential use.

Tourism development is encouraged on designated land in the study area, to provide sensitively developed accommodation and tourist facilities designed to blend into a semi- rural landscape at the entry to Paynesville on Waterview Road.

A ~~service station site~~Neighbourhood Activity Centre is able to be accommodated fronting Paynesville Road ~~as part of the Local Activity Centre~~, just west of the cemetery, with suitable access ~~via a service road and appropriate separation from nearby residential areas.~~

2.3.3 Movement Network

The road network should be designed to achieve a distribution of traffic and choice of route into and through the town.

The street network design should provide capacity sufficient to cater for traffic volumes based on evidence of local trip generation and avoid over-design based on arbitrary traffic volume predictions. For the purpose of road design within the structure plan area, a trip generation of 7 vehicles per day per dwelling is assumed, based on local evidence.

Paynesville Road and Grandview Road should form tree-lined avenues with a minimum number of connector road intersections provided to provide choice of vehicle movement through the growth area.

Connector roads and residential streets should generally form a north-south and east-west grid pattern and provide generous reservations for tree planting and pedestrian/cycle paths.

Local street layouts shall create a permeable street network for vehicles and pedestrians/ cyclists, avoiding cul-de-sacs and indirect line of travel.

Off-road pedestrian and cycle links shall be provided along the alignment of Paynesville and Grandview Roads and through open space connections within the growth area to provide safe access to residential areas, foreshores and the existing town area.

2.3.4 Foreshores and Wetlands

Protection of the recreational and ecological values of foreshore and wetland areas on Lake King shall be of the highest priority.

Areas of foreshore land below 2.8 metres AHD shall not be developed for urban purposes, except for appropriate infrastructure, and should generally be transferred to public ownership and managed to maintain and enhance ecological values.

Foreshore reserves should be accessible for passive recreation (primarily walking and nature watching) where appropriate, and managed for conservation purposes in more sensitive areas.

The unmade road reserve connection between Bay Road and Fullarton Drive and the Eagle Point-Paynesville walking/cycling path should be retained.

~~generally define the southern boundary~~The 2.8 metre AHD line will define the southern extent of the foreshore reserve which will ~~to~~ provide ~~a~~ ample buffer for vegetation and environmental protection.

Foreshore areas should be revegetated with suitable species where required.

Drainage and nutrient stripping on foreshore reserve areas shall be designed and implemented to prevent adverse environmental effects.

2.3.5 Public Open Space

Public open space should be provided in central locations within 400 metres of all residents.

Local neighbourhood spaces should provide passive and active recreational opportunities for all ages, with play facilities, seating, landscaping and amenities to meet local demand.

Landscaped open space corridors will connect neighbourhoods and the existing town and foreshore areas for pedestrians and cyclists, providing a district movement network.

Open space should be designed and landscaped to provide habitat for wildlife and assist with drainage functions through water sensitive urban design.

2.3.6 Drainage and Water Management

Stormwater drainage will be integrated into the overall design of new subdivisions through water sensitive urban design, including retention and infiltration at source, the creation of areas for stormwater detention and nutrient stripping (such as “water gardens” within open space and road reserves), to minimise volumes of stormwater flow and nutrients exiting the areas.

Stormwater management can be integrated into the design of residential lots, roads and open space (including the Lake King foreshore reserve), providing that the recreational functions are also maintained. Drainage assets should allow for the conveyance and treatment of upstream catchments.

2.3.7 Infrastructure and Subdivision Works

Infrastructure and works to facilitate subdivision and development shall be designed and developed to meet the objectives of the structure plan, which establishes functional requirements for roads, pedestrian/cycle paths, open space, drainage and other infrastructure.

Public infrastructure should be designed for sustainability, efficiency and amenity of residential areas, avoiding a “standardised” approach, in favour of using local materials and creating a unique urban character in streets and public spaces.

The Infrastructure Design Manual (IDM) used by Council to achieve standardised design of public infrastructure provides for discretion to vary design standards to meet local objectives. Where the

requirements of this structure plan conflict with the IDM, the objectives and requirements of this Structure Plan take precedence.

2.3.8 Coastal Inundation

This Plan adopts a position that the any development of the subject land is new greenfield development outside current town boundaries for the purpose of planning for sea level rise and coastal inundation.

Planning for land at risk of inundation, including an allowance for sea level rise of not less than 0.8 metres by 2100, means that all land below the level of 2.8 metres AHD will be excluded from urban development, in accordance with the Victorian Coastal Strategy and State Planning Policy Framework.

2.4.9 Sustainability

Residential development within the growth area should provide a range of housing choices in neighbourhood environments designed for sustainability, through water sensitive urban design, energy efficiency, promotion of walking and cycling and public realm design measures intended to support a cohesive and accessible community.

Development should accommodate a range of family types to support community diversity.

Development within the growth area should meet the highest standards of environmental efficiency.

The growth area should provide opportunities for tourism, business and employment in designated areas.

The sustainability of the Paynesville Growth Area will also be augmented by the significant plantings proposed within the Structure Plan for roadsides; streetscapes; public open spaces, drainage wetlands and retention basins and foreshore reserve revegetation.

2.5 Preferred Urban Structure

The Paynesville Growth Area Structure Plan is illustrated in Figure 2 below.

Figure 2: Paynesville Growth Area – Preferred Urban Structure

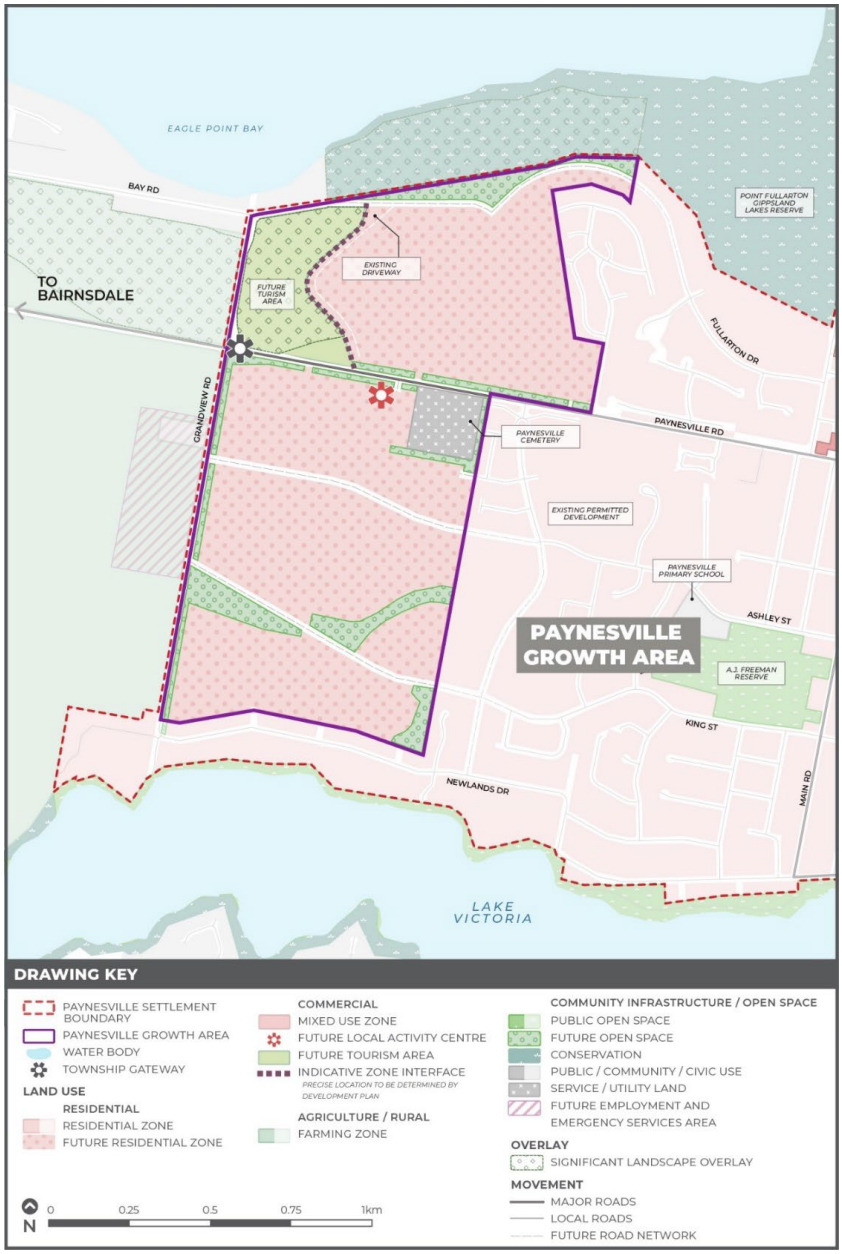
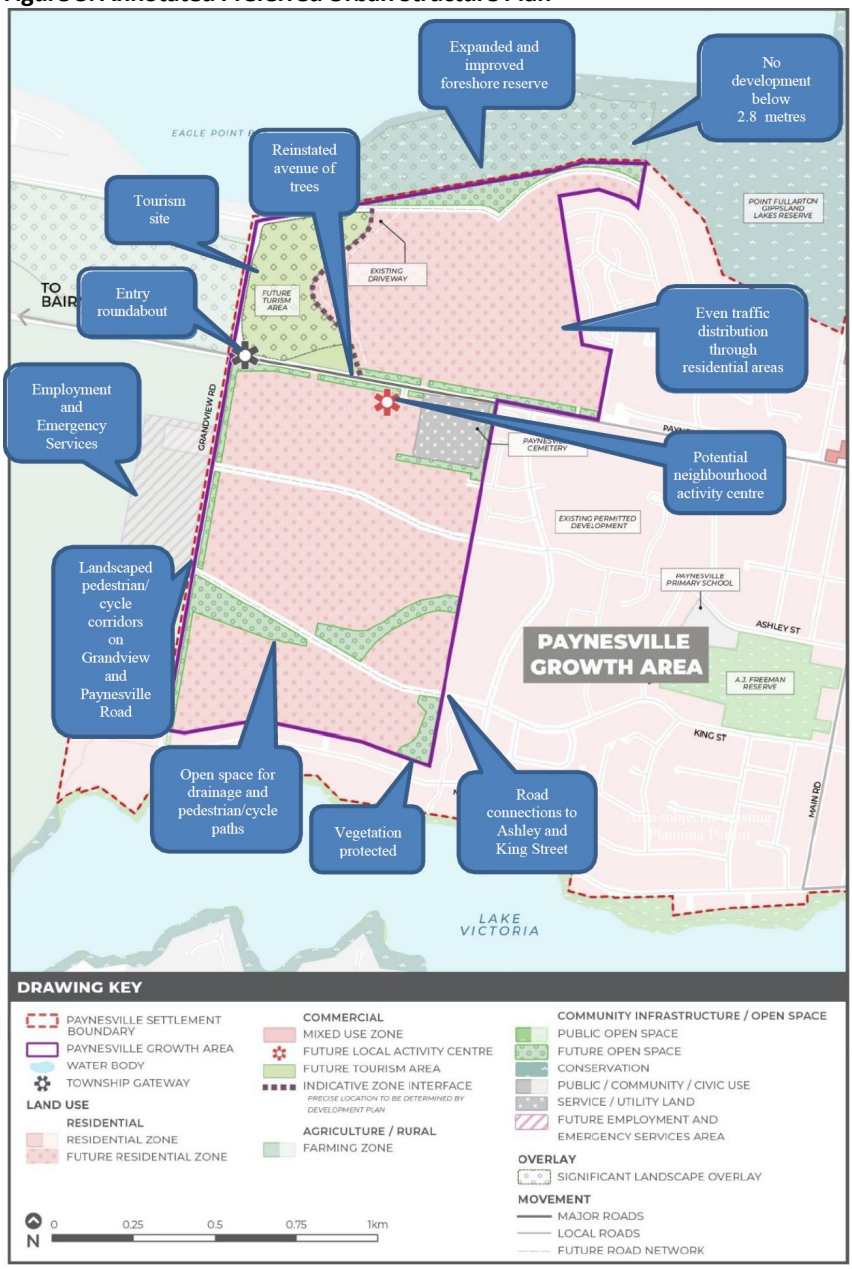


Figure 3: Annotated Preferred Urban Structure Plan



3. IMPLEMENTATION

3.1 Planning Objectives, Requirements and Guidelines

3.1.2 Town Character and Identity

OBJECTIVES	
~~O1~~	To establish a pattern of residential development across the growth area that supports good access, neighbourhood cohesion and reinforces local identity.
~~O2~~	To support a strong sense of place and local character that builds on Paynesville's existing character and sense of place.
~~O3~~	To create distinctive tree-lined streets environments that form a strong landscape setting for housing development.
~~O4~~	To establish native planted corridors in key locations that frame road corridors and major entry points, provide open space connections for cyclists and pedestrians and enhance the visual appearance of the built environment.
~~O5~~	To ensure the scale and location of land uses and activities support the preferred future character of Paynesville.
~~O6~~	To establish a town entry at Grandview Road that provides a distinctive visual transition into the town and maintains a vista to the Gippsland Lakes.
~~O7~~	To establish tree lined corridors along Paynesville and Grandview Road.
~~O8~~	To provide a walkable town with good connections and relationships with foreshore open space.

REQUIREMENTS	
~~R1~~	Development ~~must~~ should provide a parkland townscape character with native tree corridors on arterial roads, generous, planted road verges on local streets and open space connections where water sensitive drainage is integrated with public access.
~~R2~~	Residential neighbourhoods ~~must~~ should have convenient access to local open spaces and off-road pedestrian and cycle networks, linking to the town centre and foreshore areas.
~~R3~~	Street trees selected from a species list approved by the Council must be provided on both sides of all new roads and streets (excluding laneways).
~~R4~~	Trees (native, indigenous and exotic) in parks and streets must be: - Larger species wherever space allows - Suitable for local conditions and to minimise fire risk - Planted in modified and improved soil as required to support longevity
~~R5~~	Landscape corridors of minimum 15 metres width must be provided on Paynesville Road (both sides), Grandview Road ~~(both sides)~~ and Waterview Road (east side) and planted to establish avenues of large native trees between road intersections.
~~R6~~	The intersection of Paynesville Road and Grandview Road and surrounding development must ~~designate a physical and visual threshold as~~consider a transition from a rural environment with views to Lake King into a spacious townscape with tree- lined streets.
~~R7~~	Native tree planting shall be implemented on the foreshore reserve and adjacent streets to soften the visual impact of development when viewed from Lake King while providing reasonable opportunities for view sharing from residential lots north of Paynesville Road and complying with bushfire management requirements.

~~R8~~	~~Development shall only proceed in accordance with approved Cultural Heritage Management Plans prepared by landowners as part of Planning Permit Applications for a High Impact Activity.~~
~~R9~~	Development must be in accordance with the recommendations of a Flora and Fauna Assessment prepared by the proponents as part of ~~an overall~~a Development Plan to the satisfaction of the responsible authority.

GUIDELINES	
~~G1~~	Street networks within subdivisions should be designed to maximise direct connections to surrounding areas and long distance views to the water.
~~G2~~	All residential lots should be within a 400 metre distance of a local or district open space area or foreshore reserve.
~~G3~~	Street trees should be planted as follows AVERAGE INTERVAL TREE SIZE 8-10 metres Small trees (less than 10 metre canopy) 10-12 metres Medium trees (10-15 metre canopy) 12-15 metres Large trees (canopy larger than 15 metres)
~~G4~~	Street trees and associated landscaping should be selected to provide consistent landscape themes to reinforce movement hierarchy and differentiated neighbourhood themes. Landscape designs should feature iconic local species consistent with the existing town character and surrounding landscape (e.g. red gums, paperbarks and similar species that reflect the Gippsland Plains and coastal vegetation species).
~~G5~~	A consistent suite of lighting and furniture should be used across individual subdivisions and the growth area appropriate to the type and role of the public space to the satisfaction of the responsible authority.
~~G7~~	Three-dimensional building envelopes should be prepared for residential lots on ~~north facing slopes north~~land below the northernmost 19 metre AHD contour ~~of Paynesville Road~~ to demonstrate suitable management of ~~building bulk and visual impact.~~heights and view sharing to Lake King.
~~G8~~	Where landscape corridors are required to accommodate drainage features, such as detention basins, they may need to be wider than 15 metres to satisfy this purpose.

3.1.2 Urban Land Use

OBJECTIVES	
~~O1~~	To provide for a ~~spacious residential character with a~~ variety of lot sizes and housing types to meet community needs.
~~O2~~	To accommodate medium density residential development, aged care and retirement accommodation and a ~~Local~~ Neighbourhood Activity Centre in locations consistent with the Preferred Urban Structure.
~~O3~~	To support the development of visitor facilities and services that complement Paynesville's economic function and take advantage of land with proximity and access to the foreshores and wetlands of the Gippsland Lakes.
~~O4~~	To ensure that land use and development is located and designed to provide community benefits, minimise conflict and provide amenities and services to meet the future needs of the community.
~~O5~~	To provide the opportunity for high-quality tourism and eco-tourism facilities through the allocation of suitable land within a Comprehensive Development Zone (or similar), with guidelines for design, use and scale of facilities.

~~O6~~	To provide for different types of housing and a range of lot sizes and densities that will provide for diversity and greater choice in the future community.
~~O7~~	To ensure a suitable standard of design for residential and other land uses that meets contemporary standards for efficiency and sustainability.
~~O8~~	To accommodate work-from-home and non-residential land use for employment and local services.

REQUIREMENTS	
~~R1~~	~~Residential lots must be provided at approximately 8-10 dwellings per net developable hectare across the area of the overall Development Plan for residential subdivision.~~
~~R2~~	A range of residential lot sizes ~~must~~ should be provided within each neighbourhood.
~~R3~~	Residential lots ~~must~~ should be designed and oriented to: - Overlook public open space, where possible; - Provide a direct frontage to connector roads and local roads; - Provide for building setbacks and orientation to manage building bulk; - Maximise solar orientation to dwellings; and - Provide suitable land area and dimensions on lots north of Paynesville - Road to accommodate dwellings that provide for reasonable view sharing from adjacent and nearby lots.
~~R4~~	Specialised housing forms such as retirement living or aged care ~~must~~ should be: - Integrated into the wider urban structure by way of street and pedestrian connections; - Conveniently accessed by connector roads and bus routes.
~~R5~~	Tourism development and/or visitor accommodation on the site shown as 'Future tourist accommodation precinct subject to further investigation' ~~must be subject to a comprehensive development plan outlining design criteria and demonstrating:~~should consider: - A scale and design of development to reflect the semi-rural lakeside setting; - Retention of views from surrounding public roads; - Native landscaping themes; and Integration with public streets and walking/cycle paths.
~~R6~~	Development of the ~~Local~~ Neighbourhood Activity Centre ~~must~~should: - Consider the local retail needs and not adversely affect the primary role of the existing Paynesville Activity Centre; - ~~Provide access from a service road set back from Paynesville Road by a minimum 15 metre landscape buffer; and~~ - Be separated and screened from surrounding residential development to ~~prevent~~ minimise impacts on residential amenity.

~~R7~~	The 'Paynesville Employment and Emergency Services Precinct' ~~must~~ should:~~be developed in accordance with an overall Development Plan indicating desired land uses and overall subdivision design and~~: - Be located to the west of Grandview Road and set back from the road behind a 15 metre landscape buffer, developed to provide walking and cycling connections from Paynesville Road to Newlands Drive; - Provide for low impact, local non-retail service businesses not suitable for location in the Paynesville town centre; - Provide for an emergency services facility; - Be screened from Paynesville Road by suitable landscaping; and - Avoid environmental or amenity impacts in accordance with the requirements of the EPA.

GUIDELINES	
~~G1~~	Each residential subdivision stage should generally provide a range of lot sizes. ~~varying in size between 500-1000 square metres.~~
~~G2~~	~~Residential lots less than 500 square metres~~Compact lots should be considered where adjacent open space, activity centre or natural features provides an opportunity for more compact housing.
~~G3~~	Residential lots greater than 1000 square metres will be discouraged, but may be provided where it is demonstrated that a future subdivision of the lots and street construction can be achieved to provide direct street frontage without battle-axe lots.
~~G4~~	Land uses in the 'Employment and Emergency Services Precinct' should be limited to service industries, storage, emergency services facilities and business activities that do not compete with or detract from the retail and business services located in the Paynesville town centre.

3.1.3 Movement Networks

OBJECTIVES	
~~O1~~	To provide a permeable and functional hierarchy of streets, roads and pathways with connections to existing and planned networks outside the Structure Plan boundary.
~~O2~~	To provide direct and safe access to the surrounding road network that connects residents within the growth area and to the existing town, with choice of vehicle movement in a low speed traffic environment.
~~O3~~	To promote a range of transport options including walking and cycling.
~~O4~~	To provide a legible and functional structure of blocks and streets that is easily navigated and also recognises existing land tenure.
~~O5~~	To provide off-road walking and cycling routes along Paynesville and Grandview Road in landscaped corridors.
~~O6~~	To ensure the movement network accommodates the diversity of transport modes and supports land use activities.
~~O7~~	To ensure the interface between the street and buildings supports pedestrian amenity and safety.
~~O8~~	To maximise pedestrian and cyclist safety, amenity and security.
~~O9~~	To accommodate bus routes that can be extended over time.
~~O10~~	To facilitate timely delivery of a road network and the upgrading of key intersections and external road connections.

~~O11~~	To minimise direct access to Paynesville Road.

REQUIREMENTS	
~~R1~~	~~Subdivision layouts must provide a permeable street network to provide a legible choice of access to residential areas and the town centre.~~
~~R2~~	~~Roads are to be provided and designed in accordance with the classification included in Table 1 and the cross-sections provided in Appendix 2.~~
~~R3~~	~~Connections to Paynesville Road must be minimised and located and designed to provide safe vehicle movement, without requiring loss of substantial roadside vegetation.~~
~~R4~~	~~The street network must be generally oriented on a north-south or east-west access to maximise solar orientation to lots and to maintain a consistent and legible street pattern.~~

	Subdivision layouts must provide a permeable street network to provide a legible choice of access to residential areas and the town centre.
	~~Roads are to be provided and designed in accordance with the classification included in Table 1 and the cross-sections provided in Appendix 2.~~
	Connections to Paynesville Road ~~must~~should be minimised and located and designed to provide safe vehicle movement, without requiring loss of substantial roadside vegetation.
	The street network must be generally oriented on a north-south or east-west access to maximise solar orientation to lots and to maintain a consistent and legible street pattern.
~~R5~~	Streets must be designed to provide safe traffic movement at speeds consistent with the residential environment.
~~R6~~	Shared bicycle and pedestrian paths must be delivered consistent with the network shown on the Structure Plan.
~~R7~~	Intersections of local streets and connector roads with off-road bicycle/pedestrian paths must be designed to allow safe passage by bicycles and pedestrians with appropriate visual cues and signage.
~~R8~~	~~A road connection must be provided as an extension of Bay Road to the east and south to connect to Paynesville Road.~~
~~R9~~	~~Fullarton Drive must be extended to the west to provide a connection to the Bay Road extension, to provide a permeable road network and alternative means of access and egress~~
~~R10~~	~~A designated bus route must be provided through~~ the street network both north and south of Paynesville Road must be designed to be bus capable.
~~R11~~	Pedestrian connections are to be provided within and between the street network to provide permeability.
~~R12~~	Where development adjoins public land in the form of foreshore reserves or local open spaces, a road interface is to be provided to avoid establishment of rear or side fences abutting those reserves.
~~R13~~	Shared bicycle and pedestrian paths are to be delivered to make connections through the growth area at the earliest opportunity.
~~R14~~	Land is to be transferred for off-road pedestrian/cycling corridors along Grandview, Waterview and

	Paynesville Roads and corner splays at Paynesville/Grandview Road at the earliest opportunity.
~~R15~~	Footpath connections will be provided to provide access for residents to the existing town footpath network.

GUIDELINES	
~~G1~~	Road connections should be provided to Paynesville Road, Grandview Road, Newlands Drive, King Street, Ashley Street, Fullarton Drive and Bay Road.
~~G2~~	~~Road connections to Paynesville Road should be located to avoid 4 way intersections.~~
~~G3~~	~~Street cross-sections should be designed in accordance with the diagrams in Appendix 2.~~
~~G4~~	~~Street block lengths should not exceed 240 metres to ensure a permeable and low speed environment for vehicles, pedestrians and bicycles.~~
~~G5~~	Cul-de-sacs should not prevent convenient pedestrian and vehicle connections.
G6	Lighting should be installed along shared pedestrian and cycle paths linking key destinations, unless otherwise approved by the responsible authority.
G7	Off-road cycling and pedestrian paths should be a minimum of 1.5 metres in width and constructed in accordance with the design requirements of the responsible authority. Shared paths should be at least 2.5 metres in width.
G8	District cycling and walking connections should be provided adjacent to the alignment of Grandview/Waterview Roads to provide a continuous connection for pedestrians and cyclists to the walking paths and foreshores on Newlands Arm and Lake King.

~~Table 1: Street Classifications~~

~~Street Type~~	~~VPD~~	~~Target Speed~~	~~Verge width~~	~~Parking~~	~~Pedestrians/ Cyclists~~
~~Access Lane~~	~~300~~	~~10kmh~~	~~No verge~~	~~No parking~~	~~Shared zone~~
~~Access Place~~	~~300-1000~~	~~15kmh~~	~~4.5m both sides~~	~~One side~~	~~1.5m footpath one side Cyclists on road~~
~~Access Street~~	~~1000-3000~~	~~40kmh~~	~~4.5m both sides~~	~~Both sides~~	~~1.5m footpath one side Cyclists on road~~
~~Connector Street~~	~~3000-6000~~	~~50kmh~~	~~6.0m both sides~~	~~Both sides~~	~~2.5m shared path one side~~
~~Arterial Road~~	~~6000+~~	~~As required~~	~~4.5m one side 7.5m other side~~	~~As required~~	~~2.5m shared path one side~~

3.1.4 Foreshores and Wetlands

OBJECTIVES	
~~O1~~	To support the protection, management, enhancement and public enjoyment of natural foreshore areas as public open space.
~~O2~~	To protect the environmental values of the Gippsland Lakes and associated wetlands and fringing areas.
~~O3~~	To protect property and infrastructure from natural hazards such as bushfire, flood and inundation.
~~O4~~	To provide the opportunity for visitor accommodation and facilities in proximity to the wetlands and public foreshores.
~~O5~~	To provide for convenient public access to reserves and the provision of facilities suited to the natural foreshore environment, including interpretive facilities.
~~O6~~	To avoid the direct discharge of stormwater or pollutants into natural wetlands.
~~O7~~	To provide opportunities for revegetation and the creation of vegetated buffers to prevent wetland degradation and provide habitat.
~~O8~~	To integrate the urban growth area with adjoining and connected foreshore areas with appropriate connections and interfaces of private and public land.
~~O9~~	To reduce the visual impact of development when viewed from Lake King, whilst enabling the reasonable sharing of views from private property.
~~O10~~	To ensure the sustainable management of the foreshore and wetland environment.
~~O11~~	To provide for developer contributions to the improvement of open space and foreshore areas.
~~O12~~	To minimise disturbance of coastal acid sulfate soils and ensure that ensure that development complies with requirements for management of acid sulfate soils.

REQUIREMENTS	
~~R1~~	~~Residential lots shall only be created on land at or above 2.8 metres AHD. All land below 2.8m AHD must generally be included in the foreshore reserve.~~
~~R2~~	~~All land shown on the Structure Plan as foreshore reserve must be transferred to the Council at no cost to the Council and must be improved in accordance with an approved Foreshore Improvement and Management Plan to the satisfaction of the responsible authority.~~
	Residential lots shall only be created on land at or above 2.8 metres AHD. All land below 2.8 metres AHD must generally be included in the foreshore reserve.
	All land shown on the Structure Plan as foreshore reserve must be transferred to the Council ~~at no cost to the Council~~ and must be improved in accordance with an approved Foreshore Improvement and Management Plan to the satisfaction of the responsible authority.
~~R3~~	Residential lots ~~within 500 metres of the Crown reserve~~ below the northernmost 19.0 metre AHD contour must be designed and oriented to allow for siting of dwellings to minimise the visual impact of development, provide for reasonable sharing of views and for casual surveillance of public open space areas.

~~R4~~	~~Extensions of Fullarton Drive and Bay Road must be provided along the southern boundary of the enlarged foreshore reserve to provide, where practical, a road frontage to the reserve.~~
~~R5~~	Storm water detention basins must be integrated into the design of public open space and designed to prevent the direct discharge of storm water flows into waterways in accordance with best practice urban stormwater management.
~~R6~~	A new alignment for the walking/cycling path from Burden Place to Bay Road (if required) shall be defined generally in accordance with the Preferred Urban Structure plan to provide greater separation from the adjacent wetlands, to facilitate natural 'vegetation shift' over time, and to enable the future construction of a new path alignment.
~~R7~~	Development adjacent to existing and proposed foreshore reserves shall be in accordance with the objectives and requirements of any adopted Foreshore Management Plan.
~~R8~~	~~Development must be generally consistent with the requirements of Design and Development Overlay Schedule 14 – Residential Development in Coastal Settlements: Paynesville.~~
~~R9~~	Public playgrounds and other active recreation facilities (other than pedestrian and cycling paths) shall not be located ~~in close proximity to wetlands on the foreshore reserve to avoid disturbance to birdlife.~~below the 2.8 metre AHD line.

GUIDELINES	
~~G1~~	Residential lots directly abutting the foreshore reserve should be avoided.
~~G2~~	Development causing disturbance to low lying areas should meet the requirements of the Victorian Best Practice Guidelines for Assessing and Managing Coastal Acid Sulphate Soils (DSE, October 2010).
~~G3~~	New walking and cycling paths should be located within a buffer not less than 50 metres from existing wetlands.
~~G4~~	Development of lots fronting the foreshore reserve (or a road adjacent to the foreshore reserve) should be restricted by three-dimensional building envelopes defining maximum height limits and side boundary setbacks to avoid continuous built form.

3.1.5 Public Open Space

OBJECTIVES	
~~O1~~	To provide a system of open space linkages in parklands that accommodate natural drainage patterns and existing native vegetation, and establish off-road pedestrian and cycling connections through the growth area and to surrounding foreshore paths.
~~O2~~	To ensure all users have convenient and safe access to and through public spaces.
~~O3~~	To ensure comfortable and enjoyable public spaces.
~~O4~~	To establish neighbourhood and district open spaces suitable for local recreational activity.
~~O5~~	To ensure the public realm is able to be well-maintained and managed.
~~O6~~	To maximise the safety of public open spaces through informal surveillance of streets and public spaces from dwellings and streets.
~~O7~~	To provide a reasonable level of public facilities in local open space, suited to the function of the open space.

~~O8~~	To ensure the retention, protection and enhancement of environmental values in the foreshore reserve and wetlands.

REQUIREMENTS	
~~R1~~	Public open space ~~must~~ should be provided: To create conveniently accessible areas for passive recreation in each neighbourhood; To create linear pedestrian and cycling links between neighbourhoods and foreshores; To preserve or provide habitat, landscape values and significant stands of native vegetation; and To supplement any existing vegetation and habitat corridors.
~~R2~~	Public open space ~~must~~ should have direct access to a continuous road frontage on one side to provide for casual surveillance.
~~R3~~	Public open space ~~must~~ should be of a size and location suitable to its purpose and developed in accordance with an approved Landscape Master Plan to include public facilities (including car parking, playgrounds, public amenities, shelter and shade) to properly serve that purpose.
~~R4~~	Land provided in public open space for the primary purpose of drainage shall not be included in any calculation of public open space allocation.
~~R5~~	Existing trees within open space areas shall be retained.

GUIDELINES	
~~G1~~	All public open space should be located, designed and developed in accordance with the description in Table 1~~2~~. Water sensitive drainage functions may be integrated with the recreational use of the open space.
~~G2~~	Development plans for open space areas shall be prepared showing proposed access, park furniture and facilities, pathways and landscaping to the satisfaction of the responsible authority.
~~G3~~	Detention basins and associated drainage infrastructure should be incorporated into public open space provided that sufficient land is also allocated for recreational use.
~~G4~~	Public open spaces should be connected by off road paths where possible.
~~G5~~	All public open space must be designed and constructed to enable practical maintenance and planted with species suitable for the local climate and soil conditions.
~~G6~~	Open space should contain extensive tree planting to create local habitat, enhance neighbourhood identity and improve the visual appearance of surrounding development.
~~G7~~	Planted open space corridors should be provided on the entire length of Paynesville Road to Grandview Road, and the southern section of Grandview Road from its intersection with the King Street extension, within a minimum 15 metre landscaped setback. of the inclusion of some fire retarding species should be encouraged.
~~G8~~	Encumbered areas of reserves, required for purposes other than public recreation, will not be included in the calculation of open space provision.

Table 12: Open Space Types

Type	Function	Location	Facilities
Neighbourhood Park	Passive recreation	<400m of all lots	Seating, shelter, BBQ, playground
Linear Park	Local access, water management	Natural drainage lines	Cycle/walking paths
Foreshore Reserve	District access, environmental protection, water management	Land less than 2.8m AHD	Cycle/walking paths, revegetation areas, drainage basins, visitor facilities
Roadside trail	District access	Grandview Road/Waterview Road	Cycle/walking path
Landscape Corridor	Visual landscape, habitat, water management	Paynesville Road	Drainage basins
Landscape/ Cultural Protection	Preservation of landscape or cultural values	As required	Cycle/walking paths

3.1.6 Drainage and Water Management

OBJECTIVES	
~~O1~~	To provide for infiltration and detention of surface water and reduce the "downstream" flow of floodwaters and nutrients in accordance with best practice water sensitive urban design.
~~O2~~	To integrate the design of drainage facilities with the design of roads, open space and public reserves.
~~O3~~	To adhere to water sensitive urban design principles in accordance with Council policy.
~~O4~~	To manage drainage at a sub-catchment level and ensure that stormwater detention and nutrient stripping requirements are met for each sub-catchment with an integrated stormwater design not limited to land ownership boundaries.
~~O5~~	To integrate drainage functions into open space areas and linear corridors, while maintaining their function as recreation spaces.

REQUIREMENTS	
~~R1~~	All drainage infrastructure shall be designed in accordance with an approved ~~Precinct~~ Public Infrastructure Plan to be prepared in conjunction with a Development Plan~~ for the subject area~~.
~~R2~~	Drainage for all lots must be designed to minimise the volume and velocity of storm water flow and transport of nutrients into the Gippsland Lakes.
~~R3~~	Stormwater flows and quality must be managed through constructed detention basins and/or nutrient stripping measures to minimise flooding and nutrient export.
~~R4~~	Drainage corridors and detention basins must be integrated with the open space network to provide areas for passive recreation and pedestrian and cycle movement.

~~R5~~	Final design and boundaries of constructed waterways, waterway corridors and detention basins must be to the satisfaction of the responsible authority.
~~R6~~	Development staging must provide for the delivery of the ultimate waterway and drainage infrastructure, or demonstrate how any interim solution adequately manages flood protection and stormwater treatment.
~~R6~~	Drainage easements shall be created and/or land transferred to Council ownership where necessary to protect drainage functions, at no cost to Council.
~~R6~~	Section 173 Agreements and/or Notice of Restrictions shall include on-site water sensitive urban design requirements including water storage tanks, stormwater detention tanks and other on-site drainage retention and nutrient stripping mechanisms.

GUIDELINES	
~~G1~~	The design of roads, road reserves and open space should optimise water use efficiency and long term viability of vegetation through water sensitive urban design.
~~G2~~	Where practical, integrated water management systems should be used to maximise habitat values for local flora and fauna.

3.1.7 Infrastructure and Subdivision Works

OBJECTIVES	
~~O1~~	To ensure the provision of suitable infrastructure and utilities to efficiently service development.
~~O2~~	To ensure that local infrastructure is designed and constructed to assist in creating local character and reinforcing "sense of place".
~~O3~~	To provide public infrastructure and utilities that are durable and minimise maintenance costs while meeting user needs.
~~O4~~	To ensure the timely delivery of infrastructure to service successive stages of development.
~~O5~~	To provide for the equitable distribution of infrastructure costs between developers.

REQUIREMENTS	
~~R1~~	Subdivision of land within the structure plan area must provide and meet the total cost of delivering the following infrastructure, unless otherwise contemplated for shared contributions pursuant to the Public Infrastructure Plan: All roads and streets other than arterial roads; ~~Local bus stop infrastructure (where locations have been agreed with Public Transport Victoria);~~ Landscaping of all future roads and local streets; Intersection works and traffic management measures on all roads and streets ~~(except those included in the SICP);~~ Council approved fencing, landscaping and drainage along arterial roads ~~(except where included in the SICP);~~ Local shared pedestrian and bicycle paths along streets and roads, open space corridors and parks ~~(except those included in the SICP)~~; Bicycle parking, street furniture, street and park lighting and open space improvements to the satisfaction of the responsible authority); Infrastructure as required by utility service providers, including water, sewerage, electricity, gas, telecommunications and drainage ~~(except where included in the SICP).~~

~~R2~~	All public open space (except where included in thePIP ~~SICP~~) must be developed in accordance with a Landscape Master Plan prepared by the applicant and approved by Council, finished to a standard acceptable to the Council prior to transfer, including: - Provision of landscaping, tree planting and drainage; - Provision of water supply; - Provision of vehicle exclusion devices, where required; - Installation of park furniture including barbecues, shelters, furniture, rubbish bins and play areas to the satisfaction of the responsible authority.
~~R3~~	All utility services are to be provided at the developers' cost and to the satisfaction of the relevant servicing authorities.
~~R4~~	Development staging must provide for the timely provision of connector streets and the off-road pedestrian/cycle network.
~~R5~~	~~Precinct~~ A Public Infrastructure Plan~~s~~ (PIP) shall be prepared to be consistent with the overall Development Plan indicating lot yields, staging and thresholds for delivery of local infrastructure.

GUIDELINES	
~~G1~~	Sewer pump stations, electricity substations, and other above ground infrastructure should be located out of view lines and have appropriate screening.
~~G2~~	Development staging should not occur in a way that residents are isolated from adjacent street networks, open spaces or the arterial road network.
~~G3~~	The design of all subdivision works, including roads, paths, drainage facilities and public open space should be undertaken to contribute positively to a distinctive local character and sense of place. Standardised infrastructure design should be avoided, unless it is demonstrated to be consistent with achieving aesthetic outcomes and contributing to neighbourhood character.
~~G4~~	Where infrastructure is not provided at the time of land release due to staging constraints, suitable arrangements should be made for the lodgement of bonds or bank guarantees to ensure the eventual provision of the infrastructure.
~~G5~~	Landscaping within road reserves and public open space should be subject to a ~~two~~one-year maintenance period during which the developer is responsible for the maintenance and/or replacement of landscaping to ensure long term viability.

3.2 STATUTORY IMPLEMENTATION

The Structure Plan shall be incorporated into the East Gippsland Shire Planning Scheme via Planning Scheme Amendment, as follows:

1. Amend the relevant clauses of the Planning Policy Framework to implement updated policy direction, specifically those pertaining to Paynesville.
2. Rezone land to General Residential Zone (except for the Emergency Services Precinct, Tourism site, activity centre site and the foreshore land below 2.8 metres AHD.
3. Rezone the activity centre site to Mixed Use Zone.
4. Remove the Significant Landscape Overlay.
5. Apply the Development Plan Overlay (except for the Emergency Services Precinct).
6. Insert the Paynesville Growth Area Structure Plan as a Background Document into the Planning Scheme.

7. Subject to further strategic work, rezone the Emergency Services Precinct, Tourism site and foreshore land to a suitable zone.

~~**3.2.1 Amend the Planning Policy Framework**~~

~~Replace the 'Paynesville Framework Plan' in Clause 11.01-1L-02 with an up-to-date plan reflecting the Paynesville Town Centre Structure Plan, Paynesville Maritime Precinct Master Plan, Paynesville Foreshore Management Plan and Paynesville Growth Area Structure Plan.~~

~~a) Amend Clause 11.01-1L-02 under Paynesville Strategies to:~~
~~i. Remove 'Expand the town westwards generally between Waratah Avenue and Grandview Road.' and replace with 'Expansion of the town westwards should occur generally in accordance with the Paynesville Growth Area Structure Plan.~~
~~ii. Remove 'Discourage industry that is not reliant on access to water in the Industrial 3 Zone on Slip Road.' and replace with 'Business activities not suitable for the town centre nor reliant on access to water will be encouraged to locate in the Paynesville Employment and Emergency Services Precinct on Grandview Road'.~~
~~iii. Remove 'Promote higher densities in the redevelopment of existing areas' and replace with 'Promote higher densities in proximity to areas of high amenity in particular the town centre, open space and recreational areas.'~~
~~iv. Remove 'Encourage development of a variety of tourist accommodation options within Paynesville, particularly in the town centre or close to the canals' and replace with 'Encourage development of a variety of tourist accommodation options within Paynesville, particularly in the town centre or on key sites close to the canals and Lakes foreshores.'~~
~~b) Implement updated Clause 11.01-1L-02 into the East Gippsland Planning Scheme.~~

~~**3.2.2 Rezone Land Affected by the Structure Plan**~~
~~a) Rezone all land affected by the Structure Plan, with exception of land identified as 'Employment and Emergency Services', and 'Future tourist accommodation precinct subject to further investigation' to General Residential Zone, thereby applying Clause 32.08 of the Planning Scheme.~~
~~b) Subject to further investigation, rezone the land shown on the Preferred Urban Structure Plan as 'Future tourist accommodation precinct subject to further investigation' to Comprehensive Development Zone (or similar) and include a Schedule outlining the purpose and design of the objectives applicable to the land.~~
~~c) Subject to further investigation, rezone land shown on the Preferred Urban Structure Plan as 'Future Employment and Emergency Services Area' to Special Use Zone (or similar) and include a Schedule outlining the purpose and design objectives applicable to the land, including:~~
~~i. Table of uses~~
~~ii. Lot sizes~~
~~iii. Setbacks~~
~~iv. Building envelopes and design criteria~~
~~v. Road standards~~
~~vi. Landscaping~~
~~d) Rezone the area shown on the Preferred Urban Structure Plan as 'Foreshore Reserve'~~

~~(generally north of Bay Road) as Public Conservation and Recreation Zone upon transfer of land to a public authority.~~

~~**3.2.3 Remove the Significant Landscape Overlay**~~

~~a) Remove the SLO affecting land within the Structure Plan area except the 'Future tourism area' and public land adjacent to the Lake King foreshore area.~~

~~**3.2.4 Apply a DPO and Schedule**~~

~~a) Apply Development Plan Overlay (DPO) to land affected by the Paynesville Growth Area Structure Plan.~~

~~b) The DPO Schedule Paynesville Growth Area should include the following requirements for the preparation of the Development Plan:~~

~~i. A Development Plan must be prepared as a whole for the land to which the schedule applies.~~

~~ii. Unless otherwise directed by the responsible authority the Development Plan must contain all necessary details to demonstrate conformity with the Paynesville Growth Area Structure Plan.~~

3.3 INFRASTRUCTURE DELIVERY ~~DEVELOPMENT CONTRIBUTIONS~~

Land included within the Paynesville Growth Area Structure Plan, including land zoned General Residential Zone for which any future planning application is sought, will be subject to the requirements of a ~~Shared~~ Public Infrastructure ~~Contributions~~ Plan (PIP~~SICP~~).

The ~~SICP~~ PIP is intended to provide a fair and transparent mechanism for attributing and recovering costs and credits for land transfer and infrastructure ~~affecting more than one land holding, where this is~~ required to implement the structure plan.

The ~~SICP~~ PIP sets the requirements for infrastructure ~~funding~~ provision across the growth area and will also deal with the limited circumstances where the infrastructure requires co-contribution by more than one landowner.

This includes:

- Land requirements for landscape corridors and the foreshore reserve;
- Contributions towards initial vegetation of roadside corridors;
- Truncations and land transfers for future development of the Paynesville Road/Grandview Road intersection;
- Upgrading of the northern section of Grandview Road, from the Ashley Street extension to Paynesville Road;
- Provision of pedestrian/cycle connections through the growth area;
- ~~A Community Infrastructure Levy of $1,346 per lot.~~Capped cash contributions for community infrastructure.

The ~~SICP~~ PIP will be secured via Section173 Agreements specified within the Development Plan Overlay for the growth area and it will be the responsibility of landowners within the precinct to prepare the ~~SICP~~ PIP to the satisfaction of the responsible authority.

~~Contributions relating to community infrastructure are covered by a Community Infrastructure Levy (CIL) which is a capped levy of $1,346 per dwelling, maximum. These funds contribute to facilities such as libraries, youth services and sports facilities.~~

The Social Impact Assessment determined that there are some site specific community infrastructure needs identified within the assessment such as passive open space and playgrounds, but the key issue with this development is the need to provide linkages to existing local schools, children's services, social and medical support, community meeting facilities, retail and sporting options.

For the purposes of allocating costs of land exchange to facilitate the PGASP, the area of net developable land area (NDA) is determined by deducting the land requirements for major roads, servicing, drainage and open space from the overall growth area. The calculation of NDA will be finalised through the preparation of the PIP.

~~The East Gippsland Planning Scheme indicates an aim of achieving 12 dwellings per hectare of NDA. Community expectations are for a more spacious residential environment with a variety of lot sizes and housing types. The need for minimum densities to be achieved is far less important in this particular urban growth environment, and a target of 8-10 dwellings per hectare of NDA is regarded as more practical, desirable and consistent with community expectations.~~

3.4 OTHER IMPLEMENTATION

In addition to statutory implementation through Planning Scheme Amendments, the implementation of the PGASP will be facilitated through a range of other processes.

This section outlines those implementation mechanisms.

3.4.1 Creation of Landscape Corridors and Public Reserves

Agreements and arrangements will be required for the delivery of land for key landscape corridors and the expanded foreshore reserve at early stages of development and for landscape implementation.

Early delivery of landscaped corridors along the major roads and on some areas of the foreshore reserve will provide an important element of the vision for a good pedestrian/cycle network and the overall character of the area.

The Development Plan Overlay should include a requirement for legal agreements be established for transfer of land and financial contributions to landscape corridors as early as possible in the development process upon issue of the first subdivision permit for each landholding. Land transfers and the equalisation of costs will be calculated on net loss/gain for each landholding against a combined total open space and landscape corridor allocation.

A cost will be estimated for initial planting and apportioned between landowners.

3.4.2 Precinct Infrastructure Plans

Design and delivery of local infrastructure within subdivision stages is to be set out in Precinct Infrastructure Plans prepared in consultation with relevant Council staff and demonstrating general conformity with this Structure Plan. These are to be prepared at the Development Plan stage.

Precinct Infrastructure Plans are required to provide the design of road, drainage, open space and utility services to support each stage of subdivision and integrate with surrounding development.

3.4.3 Community Services Planning and Budgeting

Mechanisms can be adopted for Council to plan future maintenance, capital works and facilities upgrades based on development timing.

As the urban area of Paynesville grows, Council will need to invest in future maintenance of local roads, drainage, open spaces and foreshore reserves and provide increased services for a larger town.

A ~~Community Infrastructure Levy~~capped cash contribution of $1,346 per lot (indexed annually) can be collected for the increase in community services demand and it may be appropriate for Council to plan and budget for future public investment as certain lot thresholds are reached, so that the community infrastructure improvements identified in the Social Impact Assessment can be delivered at the right time.

In this way, a reserve of funds can be established to contribute to upgrading or expansion of existing community facilities at trigger points for population growth and increased demand.

3.4.4 Foreshore Improvements and Management

The Lake King foreshore and Point Fullarton wetlands provide a unique opportunity for landscape scale environmental rehabilitation, revegetation and management on a site that is able to support ecological values, passive recreation and eco-tourism opportunities. There are substantial benefits to be gained for the environment, the local community and visitors in undertaking a major foreshore wetland conservation and interpretation project on the expanded public foreshore areas.

The entire public foreshore area including the Point Fullarton wetlands and adjoining public areas requires a Foreshore Improvement and Management Plan, outlining measures for conservation, access and interpretation.

Such a plan needs to be developed in conjunction with responsible agencies with the objective of conserving and showcasing the Gippsland Lakes' ecological values in this significant site and putting suitable future management arrangements in place.

Such a project could be undertaken in conjunction with Department of Energy, Environment and Climate Action, Parks Victoria, East Gippsland Catchment Management Authority, Greening Australia and Landcare and could potentially attract State or Commonwealth funding.

3.4.5 Preparation of Development Plans

To facilitate the subdivision and development of land parcels, the preparation of ~~an overall~~ Development Plans is required to implement this Structure Plan. This will require consultation with the Council, service providers and, where appropriate, the local community.

Development Plans are the mechanism for the detailed design of subdivision layout, lot size and orientation, building envelopes, street design, public open space and drainage infrastructure, landscaping treatments and public facilities.

The Development Plans should be prepared in an open public process where possible to provide an opportunity for the community to provide input and ensure that community expectations for implementation of the structure plan are considered.

~~4. APPENDICES~~

~~4.1 Traffic Impact Assessment Report~~

~~4.2 Social Impact Assessment Report~~

~~4.3 High Level Hydrological Analysis~~

~~4.4 Background Papers~~

~~4.4.1 Issues and Responses Paper~~

~~4.4.2 Consultation Report~~

Panel Recommendations and Changes for C172egip			
Item	**Recommendation**	**Officer's Response**	**Discussion**
1	**Adopt East Gippsland Planning Scheme Amendment C172egip as exhibited with the following changes.**	Adopt in part.	See comments/reasoning below.
2	**Amend Clause 11.01-1L-02 to:** **a) replace the first strategy for Paynesville with 'Provide a variety of lot sizes and housing types to meet community needs'** **b) Delete the policy guideline for Paynesville and** **c) revise the relevant Paynesville strategy to 'Ensure retail and commercial activities located outside the Paynesville Town Centre do not adversely affect its primary role'.**	Adopt in full.	Point a) was a change that was already made post exhibition and considered at the previous Council Meeting. Point b) and c) arised as a result of the Panel Hearing and officer's agree that these minor changes will improve the Clause and highlight the need to balance any new activity centres with existing activity centres.
3	**Realign General Residential Zone Schedule 3 to exclude land below 2.8 metres AHD.**	Adopt in full.	This minor change ensures that the 2.8 metres AHD is embedded within the planning scheme. Furthermore, this change was already made after exhibition and was considered at the previous Council Meeting.
4	**Extend the Development Plan Overlay Schedule 10 to apply to 229 Bay Road, Paynesville.**	Adopt in full.	This minor change ensures that the foreshore management provisions required by the amendment can be realised on the land at 229 Bay Road, Eagle Point. Furthermore, this change was already made after exhibition and was considered at the previous Council Meeting.
5	**Amend Development Plan Overlay Schedule 10, as shown in Appendix B, to:** **a) add a new objective that seeks to facilitate development that responds to the interface of the growth area of Lake King.** **b) require a permit to comply with the approved Kanagaroo Management Plan.** **c) require a permit to include conditions that require three dimensional building envelopes on lots created near Lake King and lots below the northernmost 19 metre AHD contour to reflect the Development Plan's design guidelines.** **d) change the 'infrastructure contributions condition' to 'Public Infrastructure Delivery condition' and revise the permit conditions.** **e) replace 'local activity centre' with 'neighbourhood activity centre'** **f) require a Kanagroo Management Plan to be prepared and approved as part of the Development Plan** **g) require design guidelines that are supported by a view sharing analysis to inform the future three dimensional building envelopes as part of the Development Plan.** **h) revise the Public Infrastructure Plan requirements**	Adopt in part.	Officer's largely support these proposed changes to DPO10 and they were discussed at length during the Panel Hearing. However further investigations after the hearing have indicated that points b) and f) require some rewording. Whilst we fully support the preparation of a Kangaroo Management Plan, it is not usual practice to do this at the development plan stage, it is usually prepared as part of a Planning Permit when more detailed development outcomes are known. Therefore, we propose that points b) and f) be combined to read that a permit should include a condition which requires a Kangaroo Management Plan to be prepared and complied with.
6	**Delete the Environmental Audit Overlay from 95 Grandview Road and 1255 Paynesville Road, Paynesville.**	Adopt in full.	Agree. The required reports were prepared and provided at the Panel hearing and so the EAO is no longer required to be applied to 95 Grandview Road.
7	**Amend the Paynesville Structure Plan, before referencing it as a Background Document through the Clause 72.08 Schedule, to:** **a) replace the relevant label in Figure 3 with 'no development below 2.8 metre AHD other than passive infrastructure subject to not risking negative environmental or safety outcomes'.** **b) make drafting changes which improve its clarity and operation.** **c) specify that objectives and requirements 'should be' rather than 'must be' met** **d) delete reference to the expecting 8-10 dwellings per hectare n the structure plan area.** **e) replace the 'Local Acticity Centre' with 'Neighbourhood Activity Centre'.** **f) refer to a Neighbourhood Activity Centre being located on Paynesville Road rather than a service centre site.** **g) renumber the objectives, guidelines and objectives** **h) delete the street classifications (Table 1).**	Adopt in full.	Officer's support these proposed changes to the Structure Plan and they were discussed at length during the Panel Hearing. Overall the changes are minor and ensure that the Structure Plan and Amendment are consistent.

PAYNESVILLE GROWTH AREA

STRUCTURE PLAN

July 2016

(updated October 2025)

EAST GIPPSLAND
SHIRE COUNCIL

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1. INTRODUCTION

1.1 Background

Since its settlement in the late 19th century as a small lakeside fishing village, Paynesville has always undergone growth and change.

From the collection of fishermen's cottages, hotels and stores along the foreshore at the turn of the 20th Century, through the baby boom and post-war housing growth as a young community strongly linked to employment in Bairnsdale, to the growth in tourism and lifestyle appeal for retirees, the town has expanded substantially to the north and west. Paynesville has been transformed over the past 30 years by investment in residential canal estates, retail and commercial facilities, boating infrastructure, education, health and community facilities.

In essence, however, Paynesville has retained its same local character as a small lakeside town, physically and visually connected to the water and surrounding landscape, reflected in the wide tree-lined streets in the older section of the town, good accessibility to the foreshore and town services and a strong sense of local identity.

The aim of the Paynesville Growth Area Structure Plan is to maintain and enhance that identity, so that the town can continue to grow and change to meet the needs of the future.

The East Gippsland Planning Scheme (Clause 11.01-1L-02), currently includes the following Strategies for Paynesville:

- *Provide a variety of housing types and styles that add to the special character of Paynesville.*
- *Provide key linkages between residential, commercial, recreation, town centre activity areas, the foreshore, the waterfront and the hinterland.*
- *Develop tourism opportunities and event spaces that facilitate an all year-round destination.*
- *Encourage the maritime industry (including marinas and workshop facilities) and service industry in the Industrial 3 Zone at Slip Road.*
- *Discourage industry that is not reliant on access to water in the Industrial 3 Zone on Slip Road.*
- *Expand the town westwards generally between Waratah Avenue and Grandview Road.*
- *Contain urban development within the area to the east of Grandview Road.*
- *Promote higher densities in the redevelopment of existing areas.*
- *Provide a distinct separation of Eagle Point and Paynesville incorporating extensive open space areas.*
- *Provide expansive green edges to abut entry roads to maintain the sense of country atmosphere to the arrival experience.*
- *Encourage development of a variety of tourist accommodation options within Paynesville, particularly in the town centre or close to the canals.*
- *Encourage the use of the site adjoining the coast north-west of Paynesville to be development for resort development or for urban/residential use.*

- *Plan any resort development as an integrated development that does not include land uses that would be prejudicial to the primacy of the Paynesville activity centre.*

The Paynesville Growth Area Structure Plan aims to put in place a broad plan to meet the above objectives over a 30-40 year period and to ensure that the best possible outcomes for the sustainable growth of the town.

1.2 Preparation of the Structure Plan

The development of the Paynesville Growth Area Structure Plan (PGASP) was undertaken in two main stages.

In 2013 a community consultation and structure planning process was undertaken by consultants working for East Gippsland Shire Council to establish key principles and requirements for future growth. A substantial amount of consultation was undertaken to establish community aspirations and to develop and document options for the future urban structure of the growth area.

Initial assessment of site constraints and opportunities was undertaken, including community workshops to establish community values and to identify the key issues that need to be addressed in planning for future growth of the town.

In 2015 this work was reviewed and updated, based on further community input, consultation with the Council and landowners and refinement of planning objectives and outcomes. This second stage of work sought to establish a much clearer and responsive design philosophy for the growth of Paynesville and a strong focus on the character and identity of new growth and a shift to a more sustainable, attractive and liveable urban environment in the lakeside setting.

The work included further assessment of opportunities and constraints for the growth area, the identification of preferred road and open space layouts, traffic assessment, and review of native vegetation requirements, including ecological and cultural heritage assets.

Further investigations included traffic modelling and impact assessment, hydrological analysis, native vegetation scan, and social impact assessment.

Substantial local knowledge and technical information about the Paynesville Growth Area have informed the preparation of the PGASP and it has been guided by the views and preferences of community members through extensive consultation.

Consultation with community members through targeted community focus groups and meetings with all landowners and their representatives was undertaken to test propositions for the initial structure plan and obtain further input on preferred development options.

The final preferred urban structure plan and this document have been prepared with the aim of satisfying community aspirations for the growth area, including the stated desires of landowners for a practical and achievable plan and within the broader policy requirements of Victorian Government agencies and the East Gippsland Shire Council.

PGASP was reviewed and updated in 2023 to achieve the following outcomes:

- Ensure the statistical information used to inform the Structure Plan remained relevant and up-to-date.
- Update recommendations regarding Statutory Implementation to align with structural changes to the East Gippsland Planning Scheme Municipal Planning Strategy and

Planning Policy Framework.

Updates to PGASP were policy neutral and did not affect the policy intent of recommendations contained in the original 2016 version of the Structure Plan.

1.3 Purpose

The purpose of the Paynesville Growth Area Structure Plan (PGASP) is to provide a set of desired outcomes, objectives, guidelines and requirements for future development of the growth area, based on principles of good urban design and sustainability.

It aims to:

- Plan the structure of the growth area previously established in the Urban Design Framework for Paynesville which identified land for the foreseeable long-term urban growth of Paynesville (up to 35-40 years). Plan for the services necessary to support the town's economic and social well-being.
- Outline and describe a preferred urban structure that broadly defines the allocation of land for future residential development, open space, drainage and other urban uses to support sustainable growth, good urban design and housing choice within the Paynesville township boundary.
- Provide a road hierarchy and standards; identify future traffic and pedestrian circulation; and identify road and intersection upgrades necessary to provide for safe and efficient movement within, to and from the study area – including plans for funding of that infrastructure.
- Plan for the appropriate mix and separation of urban land uses necessary to achieve a vision for optimum community and economic outcomes.
- Identify key townscape themes that will be incorporated into the public realm to retain and reinforce the local identity, urban character and sense of place for Paynesville.
- Take advantage of the environmental and social values that are unique to Paynesville and which give the town its competitive advantage as a place to live, work and play.
- Incorporate sustainability principles to minimise the environmental footprint of development.
- Include assessment of social impact to guide the provision of community infrastructure and services.
- Integrate public open space, foreshore areas and pedestrian/cycle networks to achieve conservation and recreational objectives.
- Identify the social infrastructure required both within the study area and the town as a whole to provide optimum facilities and services for the community, including practical and effective arrangements for funding and delivery.
- Prepare a Public Infrastructure Plan to assist in funding key infrastructure in the PGASP, where that infrastructure requires contributions from multiple landowners.
- Provide for the transfer of land required for key movement corridors and development of walking/cycle paths as early as possible in the development process.
- Provide guidance on the preparation of Planning Scheme Amendments; transfer of land for, and management of, public open space assets; and delivery of infrastructure investment in the study area.
- Review and update key recommendations of the Paynesville Urban Design Framework.

1.4 Planning Policy Context

The PGASP is informed by:

- The Municipal Planning Strategy and Planning Policy Framework as set out in the East Gippsland Planning Scheme.
- The Paynesville Urban Design Framework 2007.
- Local policy and strategy plans including:
  - Paynesville and District Community Plan 2012.
  - East Gippsland Shire Council Urban Waterways Strategy 2012.
  - East Gippsland Regional Towns Industry Study 2012.
  - Paynesville Foreshore Management Plan 2017.
- A range of other State and local legislation, policy and plans.

The PGASP is intended to be adopted and implemented through the East Gippsland Planning Scheme to guide further urban design, subdivision and development within the growth area.

The PGASP does not absolve any party from obligations under Commonwealth, State and Local Government legislation. It seeks to maintain consistency with those obligations in setting development objectives and requirements to achieve the community's desires for sustainable growth outcomes for Paynesville.

In particular, it is guided by the objectives and strategies of the Paynesville Urban Design Framework, as follows:

1. Improve pedestrian and bicycle links to nearby towns and attractions including Newlands Arm, Raymond Island, Eagle Point, Banksia Peninsula, the Mitchell River Silt Jetties and Bairnsdale.
2. Plan for open space links to foreshore areas and walks from north to south.
3. Plan for the expansion of the town westwards generally between Waratah Avenue and Grandview Road.
4. Encourage a variety of lot sizes and housing types to meet community needs.
5. Ensure there is a distinct separation of Eagle Point and Paynesville urban areas with appropriate forms of development that incorporate extensive open space.
6. Require expansive green edges to abut entry roads to maintain the sense of country atmosphere to the arrival experience.
7. Investigate the possibility of allocating land for clean, non-maritime industrial uses and commercial uses servicing the local community.

An objective of the Community Plan for Paynesville and a key role for this document is to ensure that new residential development is sympathetic to, and supports retention of, the character of Paynesville as a lakeside town.

The plan describes a pattern of land use and development that will: provide good connections to the existing town and foreshore areas; provide spacious streets and landscape corridors; stimulate variety in residential lot sizes; and sensitively locate land uses to support Paynesville's future growth.

1.5 How to use this document

The Structure Plan guides strategic land use and development for the urban growth area.

Existing planning permits are in place for the 'Coast' development where a 376 lot subdivision permit exists for the first constructed stage and for the undeveloped land zoned in the General Residential Zone in the south-east portion of the growth area. The preferred urban structure shown in this plan has been prepared to generally align with and enable the permitted 376 lot development, should it proceed in accordance with approved plans. Should further planning permits be sought for alternative development or staging of development within this land, the provisions of this PGASP will apply to ensure development within the growth area is integrated and that an orderly and efficient pattern of growth occurs.

The PGASP requires the preparation of one or more development plans, demonstrating general conformity with this document and the coordination and integration of development on adjoining land.

Development Plans, overlays, planning applications and planning permits must implement the outcomes of the PGASP. The outcomes are expressed by the Vision, Objectives and Requirements. Possible ways to achieve these outcomes are included in the Guidelines.

Each element of the PGASP contains objectives, requirements and guidelines as relevant.

Objectives describe the design outcomes that apply to the PGASP that achieve the vision for the area.

Requirements should be adhered to in development of the land. Where they are not demonstrated in an overall Development Plan or permit application, requirements may be included as a condition on a planning permit or obligations in a legal agreement, whether or not they take the same wording as the structure plan, to achieve its intent.

Guidelines express how the discretion will be exercised by the responsible authority in certain matters that require a planning permit. If the responsible authority is satisfied that an application for an alternative to the guidelines implements the outcomes, the responsible authority may consider the alternative.

These objectives, requirements and guidelines will operate within the statutory planning framework to implement the outcomes of the PGASP. The PGASP also includes recommendations for a Public Infrastructure Plan, which functions in part to apportion the costs of key infrastructure where multiple landowners benefit from the infrastructure, and for the preparation of legal agreements to deliver infrastructure by individual landowners within or directly adjacent to their landholdings in respect of that key infrastructure.

A range of other measures are also recommended to facilitate implementation of the PGASP, including agreements between Council and other agencies for the future management of foreshore reserves, processes for preparation of Development Plans for the landholdings, delivery of landscape corridors and walking/cycling connections, and forward planning and budgeting for expansion and maintenance of public facilities.

Development must also comply with all other Acts and approvals where relevant, including the Environment Protection and Biodiversity Conservation Act 1999, Aboriginal Heritage Act 2006, amongst others. These requirements will be applied at the Planning Permit stage.

1.6 Land affected by the Paynesville Growth Area Structure Plan

Figure 1: Paynesville Growth Area Structure Plan – Land affected by the PGASP



Land affected by this Structure Plan comprises land holdings to the west of the existing Paynesville town area. The affected land has a total area of 227 hectares, including land used for grazing, some existing vacant residential-zoned areas and the Paynesville Cemetery. The area is bounded generally by Grandview Road to the west, Newlands Drive to the south, Lake King and Bay Road to the north and the existing urban area to the east.

The Structure Plan area includes land in the General Residential Zone 1, Farming Zone 1, Transport Zone 2 and Public Conservation and Recreation Zone.

It includes land in the General Residential Zone in the south-eastern portion of the growth area and shown in Figure 1 as “Existing Planning Permit”. This land is included for the purposes of showing the overall preferred development of the Study Area but will only be subject to the requirements of the Structure Plan in the event that a new planning permit is issued for the land.

The coordinated development of this parcel and the adjoining land to the west is critical to achieving the objectives of the East Gippsland Planning Scheme and this Structure Plan, in particular, the appropriate staging of development to facilitate timely extensions of Ashley Street and King Street towards the west.

If new or amended planning permits are sought for this land, it must be demonstrated that the development will generally be in accordance with this Structure Plan and will not prejudice the timely and efficient development of adjoining land.

Land to the west of Grandview Road (south of Paynesville Road) is not included within existing defined urban growth areas – although a part of that land is proposed for consideration as the site for the Paynesville Employment and Emergency Services Precinct as an adjunct to this structure plan – on the basis such a precinct is seen as preferably located on the outer edge of the Paynesville Growth Area. The rationale for this location is contained later in this report.

The achievement of a suitable transition from the rural landscape west of Paynesville to the town itself also requires management of the approaches to the town and view corridors, to ensure that development of land outside the structure plan area does not detract from the objectives of this plan.

1.7 Assumptions for Growth

1.7.1 Land supply, Lot Yield and Population

The PGASP aims to plan the development of the growth area in which the Urban Design Framework identified sufficient land for the foreseeable long-term residential growth of Paynesville; and the provision of services to support the town's economic and social well-being.

Profile ID's data regarding population forecasting for Paynesville (1) indicates an increase over the next 20 years from a population in 2021 of 3,636 people to a population in 2041 of 6,250 people (Profile ID, East Gippsland Shire Council - October 2023).

There are projected to be 1,025 dwellings to accommodate growth over that period.

The total lot yield for the area within the structure plan is estimated to be 1,375 lots. At predicted occupancy rates for Paynesville of 2.55 persons per dwelling, this will accommodate an additional population of 3,506 people.

At current and projected rates of growth, the PGASP area equates to 25.5 years of demand, not including demand taken up by infill development of existing residential areas, for which there is significant potential. The 25.5 year time frame is therefore a conservative estimate.

This structure plan exceeds the rule of thumb requirement to plan for urban supply of 20 years, but in doing so it satisfies long-term growth needs for the foreseeable future within the already designated urban boundary.

Despite the long timeframe to achieve ultimate development, there is no strong rationale to "withhold" land within the growth area for future rezoning, and there are advantages in rezoning all of the growth area to enable stages of development to commence on the different landholdings and provide different products to the market.

1.7.2 Infrastructure and Servicing

Each of the landholdings is able to be efficiently serviced and logical extensions of major services can occur on a number of fronts, provided there is general consistency with the preferred urban structure and requirements of the Structure Plan.

Extension of the road network, sewer, water, power, gas and telecommunications services will be undertaken by developers at their cost in accordance with the requirements of service providers. Where land transfers and development of infrastructure for drainage, open space, pedestrian/cycle connections, road intersections and upgrades are required, these may form part of the Public Infrastructure Plan, which outlines the requirements and costs to be met in providing these facilities.

A capped cash contribution for the purposes of community infrastructure may also be provided per lot to contribute to any required upgrading of existing community services outside of the growth area.

The Plan also allows for a transitional form of development to occur through the subdivision of larger lots with requirements in place to facilitate the longer-term re-subdivision of these lots to achieve the ultimate residential yield. Over the time period of development monitoring and review of the structure plan will need to occur to coordinate lot release and the delivery of infrastructure.

1.7.3 Traffic

The objective of the traffic modelling is to ensure that the road network is capable of meeting traffic demand, however it is important that traffic generation is not overestimated and that no more road infrastructure is provided than will be required.

Over-design of the road system has the potential to conflict with the planning objectives for the area by creating excessive road pavement widths (thus reducing the available space for pedestrians and cyclists, landscape corridors and infiltration of surface water), encouraging higher traffic speed, and adding unnecessarily to the cost of initial development.

The risk of "under-design" is much less given the long period of development and opportunity to review actual traffic generation over time. Generous road reserves are proposed to accommodate local place-making objectives and to create spacious street corridors for multiple use (street trees, lighting, pedestrian/cycle movement, storm water management). In the unlikely event that traffic generation exceeds the predicted volumes, there will be time and capacity to upgrade the road network. But this would require traffic volumes to be 2.5 times the current measured trip generation in Paynesville.

The Infrastructure Design Manual (IDM) standard is 10 trips per day for residential dwellings, however the IDM specifically anticipates variations from this standard figure on an evidence base. Where actual measurement of traffic generation in a locality demonstrates a lower traffic generation figure, that data should be used as the primary evidence-based guide.

Evidence from traffic monitoring undertaken in Paynesville indicates a traffic generation rate of 3.2 vehicles per day.

Anecdotally, the reasons for the residential traffic generation figures to be less than the adopted standard may include:

- Older age profile of the community, including a much higher proportion of retirees and semi-retirees, who are less likely to undertake daily trips related to work, children's' sporting activities, or convenience shopping as might be undertaken by working families with children;
- Different socio-economic characteristics in Paynesville including single-parent families and lower levels of car ownership.

The modelling therefore adopts a traffic generation rate of 7 vehicles per day as a conservative assumption, well in excess of the measured actual rate. Given the benefits of providing a road network that is designed for optimum, rather than maximum volumes of traffic, and the long time period over which actual traffic volumes can be monitored, there is no tangible disadvantage in modelling and designing the road network based on this figure.

2. OUTCOMES

2.1 Vision

The Paynesville Growth Area will provide an attractive, spacious and accessible residential environment for approximately 3,506 additional residents by 2049.

It will provide for a range of family types and lifestyles, with good access to employment, services and facilities, while supporting the function of the Paynesville town centre and maritime precinct as the established locations for retail and commercial services and maritime activities respectively.

Entry to Paynesville at the Grandview Road intersection will strongly reinforce a transition from rural and lake vistas and arrival in a spacious carefully designed lakeside urban parkland environment.

A well-connected road network will allow for convenient and efficient traffic movement and distribution of traffic.

Residential neighbourhoods with dwellings and lots suitable for a range of lifestyles will be well connected to the existing township via existing roads and new extensions to Ashley Street and King Street; connections of Fullarton Drive and Bay Road with Paynesville Road and to the foreshore and cycling paths on Newlands Arm and Lake King.

The area will accommodate a Neighbourhood Activity Centre fronting Paynesville Road that will not adversely affect the core commercial precinct.

An employment and emergency services precinct will be established on the western side of Grandview Road, in a landscaped parkland setting, to accommodate additional local services for the town and support local employment.

The new residential neighbourhoods should have spacious tree-lined streets, a variety of residential lot sizes and centrally-located open spaces for local recreation and relaxation.

Generous open space linkages and pedestrian/cycle corridors will provide convenient off-road access into the existing town and to connect with public foreshores. The Lake King foreshore will be managed and protected as an important environmental and public open space asset.

Open spaces will create green corridors supporting natural drainage and provide off-road connections for cyclists and pedestrians, retaining as much native vegetation as possible and enhanced with new plantings.

The growth area will provide for a range of residential lot sizes and options for a diverse and inclusive community, aged care and visitor accommodation and other land uses to meet social and economic needs for Paynesville.

Strong native landscape themes will provide visual and environmental character for the growth area, establishing tree-lined avenues, movement corridors and an urban landscape respectful of the lakeside location.

The cost of provision of infrastructure to service the community will be apportioned through infrastructure contributions by landowners, augmented by public investment to support on-going maintenance and management of services and amenities.

2.2 Achieving the Vision

The Vision described above will only be achieved over a long period and through a combination of planning and development processes that will occur over many years.

These processes include:

- Adoption of the Structure Plan and the provisions of this document in the East Gippsland Planning Scheme to establish a statutory basis for the approval of more detailed plans for the growth area.
- Implementation of a Development Plan Overlay for the growth area, setting requirements for more detailed planning to satisfy the objectives, requirements and guidelines contained in this document.
- The rezoning of land to allocate areas for residential and other land uses with negotiated legal agreements to establish obligations with respect to land transfer, infrastructure and staging requirements.
- Preparation by landowners of one or more Development Plans for the growth area, including more detailed investigation of site constraints, vegetation, sites of cultural heritage significance, and the detailed design and layout of streets and lots.
- Preparation of a Public Infrastructure Plan, setting out the arrangements for equitable delivery of infrastructure. The Public Infrastructure Plan will also consider development staging and apportionment of contributions for infrastructure as outlined in the Development Plan Overlay.
- Planning by Council for public works and future maintenance of public land identified in the Structure Plan and subsequent Development Plans.
- On-going engagement and consultation with the community to provide opportunities for the community to review proposed Development Plans.
- Preparation by landowners of planning permit applications for individual landholdings for subdivision and development, in accordance with this Structure Plan and overall Development Plan for the growth area.

2.3 Planning and Design Principles

The following planning and design principles underpin the vision described above. They are principles that should guide the detailed design and development implementation processes over time.

2.3.1 Town character and identity

Entry to Paynesville will be at Grandview Road, where the transition for a rural landscape and views across Lake King and of tree-lined road corridors signal arrival in the town.

Neighbourhood design should seek to create an urban character that is, well- connected, and distinctive, through the overall road and lot layout, landscape and open space design, entry thresholds, street character and variety in lot sizes and design.

The design, layout and orientation of subdivisions should maintain a primarily grid-like pattern of wide landscaped streets to deliver a preponderance of desirable east – west oriented lots, with accessible local open spaces and parkland corridors connecting neighbourhoods and the existing town.

Tree-lined road corridors on the major approaches and internal street system and generous landscaped open spaces will create a distinctive park-like townscape and vistas.

2.3.2 Urban Land Use

The growth area is intended primarily to accommodate residential land use. Compatible land uses including retirement living and aged care facilities and community facilities will be encouraged to support local community needs.

An area for small-scale service business activities and emergency services has been identified to the west of Grandview Road and can be accommodated in a landscaped setting outside the residential area to avoid conflict with residential use.

Tourism development is encouraged on designated land in the study area, to provide sensitively developed accommodation and tourist facilities designed to blend into a semi-rural landscape at the entry to Paynesville on Waterview Road.

A Neighbourhood Activity Centre is able to be accommodated fronting Paynesville Road, just west of the cemetery, with suitable access.

2.3.3 Movement Network

The road network should be designed to achieve a distribution of traffic and choice of route into and through the town.

The street network design should provide sufficient capacity to cater for traffic volumes based on evidence of local trip generation and avoid over-design based on arbitrary traffic volume predictions. For the purpose of road design within the structure plan area, a trip generation of 7 vehicles per day per dwelling is assumed, based on local evidence.

Paynesville Road and Grandview Road should form tree-lined avenues with a minimum number of connector road intersections provided to provide choice of vehicle movement through the growth area.

Connector roads and residential streets should generally form a north-south and east-west grid pattern and provide generous reservations for tree planting and pedestrian/cycle paths.

Local street layouts shall create a permeable street network for vehicles and pedestrians/ cyclists, avoiding cul-de-sacs and indirect line of travel.

Off-road pedestrian and cycle links shall be provided along the alignment of Paynesville and Grandview Roads and through open space connections within the growth area to provide safe access to residential areas, foreshores and the existing town area.

2.3.4 Foreshores and Wetlands

Protection of the recreational and ecological values of foreshore and wetland areas on Lake King shall be of the highest priority.

Areas of foreshore land below 2.8 metres AHD shall not be developed for urban purposes, except for appropriate infrastructure, and should generally be transferred to public ownership and managed to maintain and enhance ecological values.

Foreshore reserves should be accessible for passive recreation (primarily walking and nature watching) where appropriate and managed for conservation purposes in more sensitive areas.

The unmade road reserve connection between Bay Road and Fullarton Drive and the Eagle Point-Paynesville walking/cycling path should be retained.

The 2.8m AHD line will define the southern extent of the foreshore reserve which will provide ample buffer for vegetation and environmental protection.

Foreshore areas should be revegetated with suitable species where required.

Drainage and nutrient stripping on foreshore reserve areas shall be designed and implemented to prevent adverse environmental effects.

2.3.5 Public Open Space

Public open space should be provided in central locations within 400 metres of all residents.

Local neighbourhood spaces should provide passive and active recreational opportunities for all ages, with play facilities, seating, landscaping and amenities to meet local demand.

Landscaped open space corridors will connect neighbourhoods and the existing town and foreshore areas for pedestrians and cyclists, providing a district movement network.

Open space should be designed and landscaped to provide habitat for wildlife and assist with drainage functions through water sensitive urban design.

2.3.6 Drainage and Water Management

Stormwater drainage will be integrated into the overall design of new subdivisions through water sensitive urban design, including retention and infiltration at source, the creation of areas for stormwater detention and nutrient stripping (such as “water gardens” within open space and road reserves), to minimise volumes of stormwater flow and nutrients exiting the areas.

Stormwater management can be integrated into the design of residential lots, roads and open space (including the Lake King foreshore reserve), providing that the recreational functions are also maintained. Drainage assets should allow for the conveyance and treatment of upstream catchments.

2.3.7 Infrastructure and Subdivision Works

Infrastructure and works to facilitate subdivision and development shall be designed and developed to meet the objectives of the structure plan, which establishes functional requirements for roads, pedestrian/cycle paths, open space, drainage and other infrastructure.

Public infrastructure should be designed for sustainability, efficiency and amenity of residential areas, avoiding a "standardised" approach, in favour of using local materials and creating a unique urban character in streets and public spaces.

The Infrastructure Design Manual (IDM) used by Council to achieve standardised design of public infrastructure provides for discretion to vary design standards to meet local objectives. Where the requirements of this structure plan conflict with the IDM, the objectives and requirements of this Structure Plan take precedence.

2.3.8 Coastal Inundation

This Plan adopts a position that the any development of the subject land is new greenfield development outside current town boundaries for the purpose of planning for sea level rise and coastal inundation.

Planning for land at risk of inundation, including an allowance for sea level rise of not less than 0.8 metres by 2100, means that all land below the level of 2.8 metres AHD will be excluded from urban development, in accordance with the Victorian Coastal Strategy and State Planning Policy Framework.

2.3.9 Sustainability

Residential development within the growth area should provide a range of housing choices in neighbourhood environments designed for sustainability, through water sensitive urban design, energy efficiency, promotion of walking and cycling and public realm design measures intended to support a cohesive and accessible community.

Development should accommodate a range of family types to support community diversity.

Development within the growth area should meet the highest standards of environmental efficiency.

The growth area should provide opportunities for tourism, business and employment in designated areas.

The sustainability of the Paynesville Growth Area will also be augmented by the significant plantings proposed within the Structure Plan for roadsides; streetscapes; public open spaces, drainage wetlands and retention basins and foreshore reserve revegetation.

2.4 Preferred Urban Structure

The Paynesville Growth Area Structure Plan is illustrated in Figure 2 below.

Figure 2: Paynesville Growth Area – Preferred Urban Structure

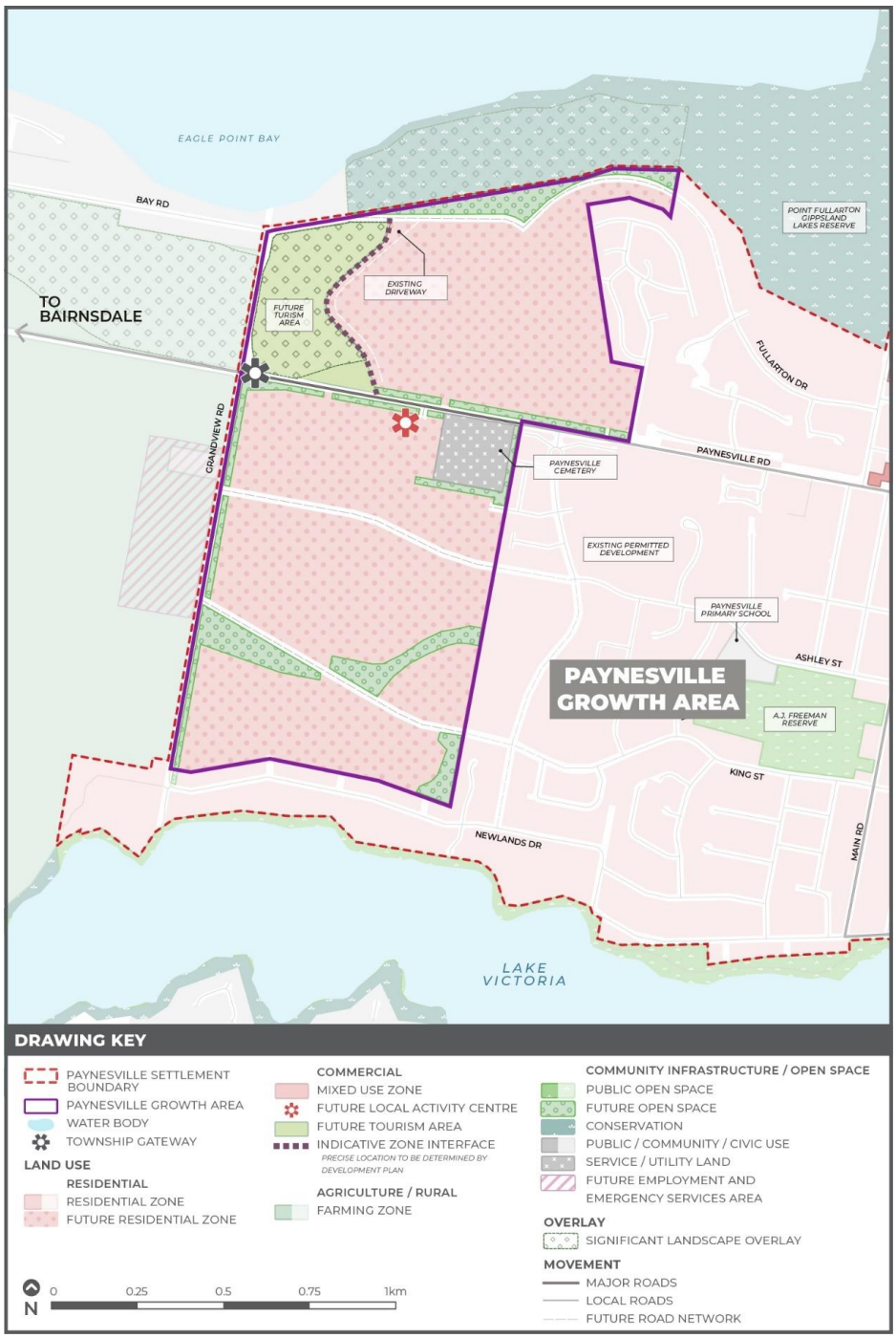
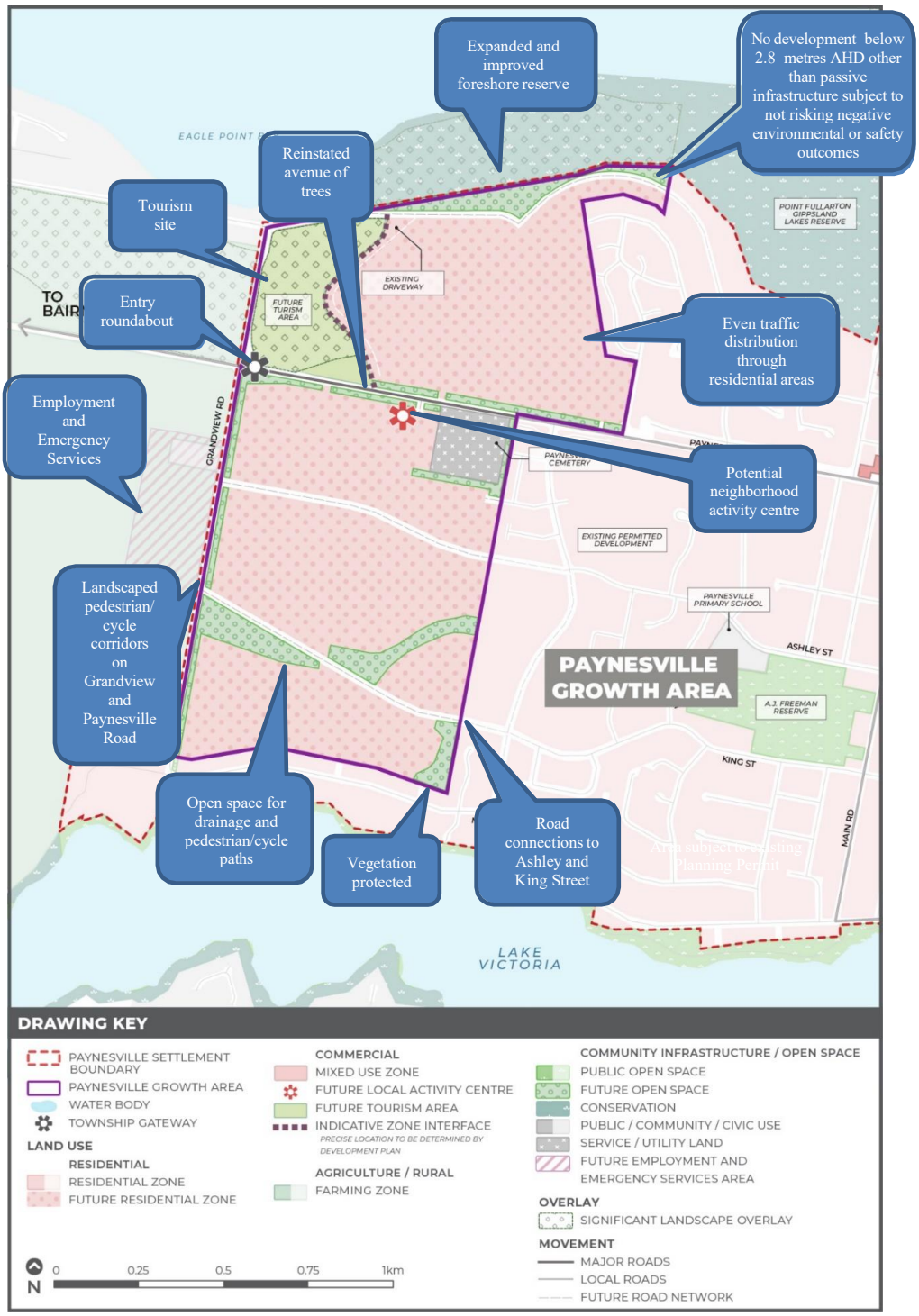


Figure 3: Annotated Preferred Urban Structure Plan



3. IMPLEMENTATION

3.1 Planning Objectives, Requirements and Guidelines

3.1.1 Town Character and Identity

OBJECTIVES	
3.1.1-O1.	To establish a pattern of residential development across the growth area that supports good access, neighbourhood cohesion and reinforces local identity.
3.1.1-O2.	To support a strong sense of place and local character that builds on Paynesville's existing character and sense of place.
3.1.1-O3.	To create distinctive tree-lined streets environments that form a strong landscape setting for housing development.
3.1.1-O4.	To establish native planted corridors in key locations that frame road corridors and major entry points, provide open space connections for cyclists and pedestrians and enhance the visual appearance of the built environment.
3.1.1-O5.	To ensure the scale and location of land uses and activities support the preferred future character of Paynesville.
3.1.1-O6.	To establish a town entry at Grandview Road that provides a distinctive visual transition into the town and maintains a vista to the Gippsland Lakes.
3.1.1-O7.	To establish tree lined corridors along Paynesville and Grandview Road.
3.1.1-O8.	To provide a walkable town with good connections and relationships with foreshore open space.

REQUIREMENTS	
3.1.1-R1.	Development should provide a parkland townscape character with native tree corridors on arterial roads, generous, planted road verges on local streets and open space connections where water sensitive drainage is integrated with public access.
3.1.1-R2.	Residential neighbourhoods should have convenient access to local open spaces and off-road pedestrian and cycle networks, linking to the town centre and foreshore areas.
3.1.1-R3.	Street trees selected from a species list approved by the Council must be provided on both sides of all new roads and streets (excluding laneways).
3.1.1-R4.	Trees (native, indigenous and exotic) in parks and streets must be: • Larger species wherever space allows • Suitable for local conditions and to minimise fire risk • Planted in modified and improved soil as required to support longevity
3.1.1-R5.	Landscape corridors of minimum 15 metres width must be provided on Paynesville Road (both sides), Grandview Road and Waterview Road (east side) and planted to establish avenues of large native trees between road intersections.
3.1.1-R6.	The intersection of Paynesville Road and Grandview Road and surrounding development must consider a transition from a rural environment with views to Lake King into a spacious townscape with tree- lined streets.
3.1.1-R7.	Native tree planting shall be implemented on the foreshore reserve and adjacent streets to soften the visual impact of development when viewed from Lake King while providing reasonable opportunities for view sharing from residential lots north of Paynesville Road and complying with bushfire management requirements.
3.1.1-R8.	Development must be in accordance with the recommendations of a Flora and Fauna Assessment prepared by the proponents as part of a Development Plan to the satisfaction of the responsible authority.

GUIDELINES		
3.1.1-G1.	Street networks within subdivisions should be designed to maximise direct connections to surrounding areas and long distance views to the water.	
3.1.1-G2.	All residential lots should be within a 400 metre distance of a local or district open space area or foreshore reserve.	
3.1.1-G3.	Street trees should be planted as follows AVERAGE INTERVAL	TREE SIZE
	8-10 metres	Small trees (less than 10 metre canopy)
	10-12 metres	Medium trees (10-15 metre canopy)
	12-15 metres	Large trees (canopy larger than 15 metres)
3.1.1-G4.	Street trees and associated landscaping should be selected to provide consistent landscape themes to reinforce movement hierarchy and differentiated neighbourhood themes. Landscape designs should feature iconic local species consistent with the existing town character and surrounding landscape (e.g. red gums, paperbarks and similar species that reflect the Gippsland Plains and coastal vegetation species).	

3.1.1-G5.	A consistent suite of lighting and furniture should be used across individual subdivisions and the growth area appropriate to the type and role of the public space to the satisfaction of the responsible authority.
3.1.1-G6.	Three-dimensional building envelopes should be prepared for residential lots on land below the northernmost 19 metre AHD contour to demonstrate suitable management of heights and view sharing to Lake King.
3.1.1-G7.	Where landscape corridors are required to accommodate drainage features, such as detention basins, they may need to be wider than 15 metres to satisfy this purpose.

3.1.2 Urban Land Use

OBJECTIVES	
3.1.2-O1.	To provide for a variety of lot sizes and housing types to meet community needs.
3.1.2-O2.	To accommodate medium density residential development, aged care and retirement accommodation and a Neighbourhood Activity Centre in locations consistent with the Preferred Urban Structure.
3.1.2-O3.	To support the development of visitor facilities and services that complement Paynesville's economic function and take advantage of land with proximity and access to the foreshores and wetlands of the Gippsland Lakes.
3.1.2-O4.	To ensure that land use and development is located and designed to provide community benefits, minimise conflict and provide amenities and services to meet the future needs of the community.
3.1.2-O5.	To provide the opportunity for high-quality tourism and eco-tourism facilities through the allocation of suitable land within a Comprehensive Development Zone (or similar), with guidelines for design, use and scale of facilities.
3.1.2-O6.	To provide for different types of housing and a range of lot sizes and densities that will provide for diversity and greater choice in the future community.
3.1.2-O7.	To ensure a suitable standard of design for residential and other land uses that meets contemporary standards for efficiency and sustainability.
3.1.2-O8.	To accommodate work-from-home and non-residential land use for employment and local services.

REQUIREMENTS	
3.1.2-R1.	A range of residential lot sizes should be provided within each neighbourhood.
3.1.2-R2.	Residential lots should be designed and oriented to: • Overlook public open space, where possible; • Provide a direct frontage to connector roads and local roads; • Provide for building setbacks and orientation to manage building bulk; • Maximise solar orientation to dwellings; and • Provide suitable land area and dimensions on lots north of Paynesville Road to accommodate dwellings that provide for reasonable view sharing from adjacent and nearby lots.
3.1.2-R3.	Specialised housing forms such as retirement living or aged care should be: • Integrated into the wider urban structure by way of street and pedestrian connections; • Conveniently accessed by connector roads and bus routes.

3.1.2-R4.	Tourism development and/or visitor accommodation on the site shown as 'Future tourist accommodation precinct subject to further investigation' should consider: • A scale and design of development to reflect the semi-rural lakeside setting; • Retention of views from surrounding public roads; • Native landscaping themes; and • Integration with public streets and walking/cycle paths.
3.1.2-R5.	Development of the Neighbourhood Activity Centre should: • Consider the local retail needs and not adversely affect the primary role of the existing Paynesville Activity Centre; • Be separated and screened from surrounding residential development to minimise impacts on residential amenity.
3.1.2-R6.	The 'Paynesville Employment and Emergency Services Precinct' should:: • Be located to the west of Grandview Road and set back from the road behind a 15 metre landscape buffer, developed to provide walking and cycling connections from Paynesville Road to Newlands Drive; • Provide for low impact, local non-retail service businesses not suitable for location in the Paynesville town centre; • Provide for an emergency services facility; • Be screened from Paynesville Road by suitable landscaping; and • Avoid environmental or amenity impacts in accordance with the requirements of the EPA.

GUIDELINES	
3.1.2-G1.	Each residential subdivision stage should generally provide a range of lot sizes.
3.1.2-G2.	Compact lots should be considered where adjacent open space, activity centre or natural features provides an opportunity for more compact housing.
3.1.2-G3.	Residential lots greater than 1000 square metres will be discouraged but may be provided where it is demonstrated that a future subdivision of the lots and street construction can be achieved to provide direct street frontage without battle-axe lots.
3.1.2-G4.	Land uses in the 'Employment and Emergency Services Precinct' should be limited to service industries, storage, emergency services facilities and business activities that do not compete with or detract from the retail and business services located in the Paynesville town centre.

3.1.3 Movement Networks

OBJECTIVES	
3.1.3-O1.	To provide a permeable and functional hierarchy of streets, roads and pathways with connections to existing and planned networks outside the Structure Plan boundary.
3.1.3-O2.	To provide direct and safe access to the surrounding road network that connects residents within the growth area and to the existing town, with choice of vehicle movement in a low speed traffic environment.

3.1.3-O3.	To promote a range of transport options including walking and cycling.
3.1.3-O4.	To provide a legible and functional structure of blocks and streets that is easily navigated and also recognises existing land tenure.
3.1.3-O5.	To provide off-road walking and cycling routes along Paynesville and Grandview Road in landscaped corridors.
3.1.3-O6.	To ensure the movement network accommodates the diversity of transport modes and supports land use activities.
3.1.3-O7.	To ensure the interface between the street and buildings supports pedestrian amenity and safety.
3.1.3-O8.	To maximise pedestrian and cyclist safety, amenity and security.
3.1.3-O9.	To accommodate bus routes that can be extended over time.
3.1.3-O10.	To facilitate timely delivery of a road network and the upgrading of key intersections and external road connections.
3.1.3-O11.	To minimise direct access to Paynesville Road.

REQUIREMENTS	
3.1.3-R1.	Subdivision layouts must provide a permeable street network to provide a legible choice of access to residential areas and the town centre.
3.1.3-R2.	Connections to Paynesville Road should be minimised and located and designed to provide safe vehicle movement, without requiring loss of substantial roadside vegetation.
3.1.3-R3.	The street network must be generally oriented on a north-south or east-west access to maximise solar orientation to lots and to maintain a consistent and legible street pattern.
3.1.3-R4.	Streets must be designed to provide safe traffic movement at speeds consistent with the residential environment.
3.1.3-R5.	Shared bicycle and pedestrian paths must be delivered consistent with the network shown on the Structure Plan.
3.1.3-R6.	Intersections of local streets and connector roads with off-road bicycle/pedestrian paths must be designed to allow safe passage by bicycles and pedestrians with appropriate visual cues and signage.
3.1.3-R7.	The street network both north and south of Paynesville Road must be designed to be bus capable.
3.1.3-R8.	Pedestrian connections are to be provided within and between the street network to provide permeability.
3.1.3-R9.	Where development adjoins public land in the form of foreshore reserves or local open spaces, a road interface is to be provided to avoid establishment of rear or side fences abutting those reserves.
3.1.3-R10.	Shared bicycle and pedestrian paths are to be delivered to make connections through the growth area at the earliest opportunity.
3.1.3-R11.	Land is to be transferred for off-road pedestrian/cycling corridors along Grandview, Waterview and Paynesville Roads and corner splays at Paynesville/Grandview Road at the earliest opportunity.
3.1.3-R12.	Footpath connections will be provided to provide access for residents to the existing town footpath network.

GUIDELINES	
3.1.3-G1.	Road connections should be provided to Paynesville Road, Grandview Road, Newlands Drive, King Street, Ashley Street, Fullarton Drive and Bay Road.
3.1.3-G2.	Cul-de-sacs should not prevent convenient pedestrian and vehicle connections.
3.1.3-G3.	Lighting should be installed along shared pedestrian and cycle paths linking key destinations, unless otherwise approved by the responsible authority.
3.1.3-G4.	Off-road cycling and pedestrian paths should be a minimum of 1.5 metres in width and constructed in accordance with the design requirements of the responsible authority. Shared paths should be at least 2.5 metres in width.
3.1.3-G5.	District cycling and walking connections should be provided adjacent to the alignment of Grandview/Waterview Roads to provide a continuous connection for pedestrians and cyclists to the walking paths and foreshores on Newlands Arm and Lake King.

3.1.4 Foreshores and Wetlands

OBJECTIVE	
3.1.4-O1.	To support the protection, management, enhancement and public enjoyment of natural foreshore areas as public open space.
3.1.4-O2.	To protect the environmental values of the Gippsland Lakes and associated wetlands and fringing areas.
3.1.4-O3.	To protect property and infrastructure from natural hazards such as bushfire, flood and inundation.
3.1.4-O4.	To provide the opportunity for visitor accommodation and facilities in proximity to the wetlands and public foreshores.
3.1.4-O5.	To provide for convenient public access to reserves and the provision of facilities suited to the natural foreshore environment, including interpretive facilities.
3.1.4-O6.	To avoid the direct discharge of stormwater or pollutants into natural wetlands.
3.1.4-O7.	To provide opportunities for revegetation and the creation of vegetated buffers to prevent wetland degradation and provide habitat.
3.1.4-O8.	To integrate the urban growth area with adjoining and connected foreshore areas with appropriate connections and interfaces of private and public land.
3.1.4-O9.	To reduce the visual impact of development when viewed from Lake King, whilst enabling the reasonable sharing of views from private property.
3.1.4-O10.	To ensure the sustainable management of the foreshore and wetland environment.
3.1.4-O11.	To provide for developer contributions to the improvement of open space and foreshore areas.
3.1.4-O12.	To minimise disturbance of coastal acid sulfate soils and ensure that ensure that development complies with requirements for management of acid sulfate soils.

REQUIREMENTS	
3.1.4-R1.	Residential lots shall only be created on land at or above 2.8 metres AHD. All land below 2.8m AHD must generally be included in the foreshore reserve.

3.1.4-R2.	All land shown on the Structure Plan as foreshore reserve must be transferred to the Council and must be improved in accordance with an approved Foreshore Improvement and Management Plan to the satisfaction of the responsible authority.
3.1.4-R3.	Residential lots below the northernmost 19.0 metres AHD contour must be designed and oriented to allow for siting of dwellings to minimise the visual impact of development, provide for reasonable sharing of views and for casual surveillance of public open space areas.
3.1.4-R4.	Storm water detention basins must be integrated into the design of public open space and designed to prevent the direct discharge of storm water flows into waterways in accordance with best practice urban stormwater management.
3.1.4-R5.	A new alignment for the walking/cycling path from Burden Place to Bay Road (if required) shall be defined generally in accordance with the Preferred Urban Structure plan to provide greater separation from the adjacent wetlands, to facilitate natural 'vegetation shift' over time, and to enable the future construction of a new path alignment.
3.1.4-R6.	Development adjacent to existing and proposed foreshore reserves shall be in accordance with the objectives and requirements of any adopted Foreshore Management Plan.
3.1.4-R7.	Public playgrounds and other active recreation facilities (other than pedestrian and cycling paths) shall not be located below the 2.8 metre AHD line.

GUIDELINES	
3.1.4-G1.	Residential lots directly abutting the foreshore reserve should be avoided.
3.1.4-G2.	Development causing disturbance to low lying areas should meet the requirements of the Victorian Best Practice Guidelines for Assessing and Managing Coastal Acid Sulphate Soils (DSE, October 2010).
3.1.4-G3.	New walking and cycling paths should be located within a buffer not less than 50 metres from existing wetlands.
3.1.4-G4.	Development of lots fronting the foreshore reserve (or a road adjacent to the foreshore reserve) should be restricted by three-dimensional building envelopes defining maximum height limits and side boundary setbacks to avoid continuous built form.

3.1.5 Public Open Space

OBJECTIVES	
3.1.5-O1.	To provide a system of open space linkages in parklands that accommodate natural drainage patterns and existing native vegetation and establish off-road pedestrian and cycling connections through the growth area and to surrounding foreshore paths.
3.1.5-O2.	To ensure all users have convenient and safe access to and through public spaces.
3.1.5-O3.	To ensure comfortable and enjoyable public spaces.
3.1.5-O4.	To establish neighbourhood and district open spaces suitable for local recreational activity.
3.1.5-O5.	To ensure the public realm is able to be well-maintained and managed.

3.1.5-O6.	To maximise the safety of public open spaces through informal surveillance of streets and public spaces from dwellings and streets.
3.1.5-O7.	To provide a reasonable level of public facilities in local open space, suited to the function of the open space.
3.1.5-O8.	To ensure the retention, protection and enhancement of environmental values in the foreshore reserve and wetlands.

REQUIREMENTS	
3.1.5-R1.	Public open space should be provided: • To create conveniently accessible areas for passive recreation in each neighbourhood; • To create linear pedestrian and cycling links between neighbourhoods and foreshores; • To preserve or provide habitat, landscape values and significant stands of native vegetation; and • To supplement any existing vegetation and habitat corridors.
3.1.5-R2.	Public open space should have direct access to a continuous road frontage on one side to provide for casual surveillance.
3.1.5-R3.	Public open space should be of a size and location suitable to its purpose and developed in accordance with an approved Landscape Master Plan to include public facilities (including car parking, playgrounds, public amenities, shelter and shade) to properly serve that purpose.
3.1.5-R4.	Land provided in public open space for the primary purpose of drainage shall not be included in any calculation of public open space allocation.
3.1.5-R5.	Existing trees within open space areas shall be retained.

GUIDELINES	
3.1.5-G1.	All public open space should be located, designed and developed in accordance with the description in Table 1. Water sensitive drainage functions may be integrated with the recreational use of the open space.
3.1.5-G2.	Development plans for open space areas shall be prepared showing proposed access, park furniture and facilities, pathways and landscaping to the satisfaction of the responsible authority.
3.1.5-G3.	Detention basins and associated drainage infrastructure should be incorporated into public open space provided that sufficient land is also allocated for recreational use.
3.1.5-G4.	Public open spaces should be connected by off road paths where possible.
3.1.5-G5.	All public open space must be designed and constructed to enable practical maintenance and planted with species suitable for the local climate and soil conditions.
3.1.5-G6.	Open space should contain extensive tree planting to create local habitat, enhance neighbourhood identity and improve the visual appearance of surrounding development.

3.1.5-G7.	Planted open space corridors should be provided on the entire length of Paynesville Road to Grandview Road, and the southern section of Grandview Road from its intersection with the King Street extension, within a minimum 15 metre landscaped setback. of the inclusion of some fire retarding species should be encouraged.
3.1.5-G8.	Encumbered areas of reserves, required for purposes other than public recreation, will not be included in the calculation of open space provision.

Table 1: Open Space Types

Type	Function	Location	Facilities
Neighbourhood Park	Passive recreation	<400m of all lots	Seating, shelter, BBQ, playground
Linear Park	Local access, water management	Natural drainage lines	Cycle/walking paths
Foreshore Reserve	District access, environmental protection, water management	Land less than 2.8m AHD	Cycle/walking paths, revegetation areas, drainage basins, visitor facilities
Roadside trail	District access	Grandview Road/Waterview Road	Cycle/walking path
Landscape Corridor	Visual landscape, habitat, water management	Paynesville Road	Drainage basins
Landscape/ Cultural Protection	Preservation of landscape or cultural values	As required	Cycle/walking paths

3.1.6 Drainage and Water Management

OBJECTIVES	
3.1.6-O1.	To provide for infiltration and detention of surface water and reduce the "downstream" flow of floodwaters and nutrients in accordance with best practice water sensitive urban design.
3.1.6-O2.	To integrate the design of drainage facilities with the design of roads, open space and public reserves.
3.1.6-O3.	To adhere to water sensitive urban design principles in accordance with Council policy.
3.1.6-O4.	To manage drainage at a sub-catchment level and ensure that stormwater detention and nutrient stripping requirements are met for each sub-catchment with an integrated stormwater design not limited to land ownership boundaries.
3.1.6-O5.	To integrate drainage functions into open space areas and linear corridors, while maintaining their function as recreation spaces.

REQUIREMENTS	
3.1.6-R1.	All drainage infrastructure shall be designed in accordance with an approved Public Infrastructure Plan to be prepared in conjunction with a Development Plan.
3.1.6-R2.	Drainage for all lots must be designed to minimise the volume and velocity of storm water flow and transport of nutrients into the Gippsland Lakes.
3.1.6-R3.	Stormwater flows and quality must be managed through constructed detention basins and/or nutrient stripping measures to minimise flooding and nutrient export.
3.1.6-R4.	Drainage corridors and detention basins must be integrated with the open space network to provide areas for passive recreation and pedestrian and cycle movement.
3.1.6-R5.	Final design and boundaries of constructed waterways, waterway corridors and detention basins must be to the satisfaction of the responsible authority.
3.1.6-R6.	Development staging must provide for the delivery of the ultimate waterway and drainage infrastructure, or demonstrate how any interim solution adequately manages flood protection and stormwater treatment.
3.1.6-R7.	Drainage easements shall be created and/or land transferred to Council ownership where necessary to protect drainage functions, at no cost to Council.
3.1.6-R8.	Section 173 Agreements and/or Notice of Restrictions shall include on-site water sensitive urban design requirements including water storage tanks, stormwater detention tanks and other on-site drainage retention and nutrient stripping mechanisms.

GUIDELINES	
3.1.6-G1.	The design of roads, road reserves and open space should optimise water use efficiency and long term viability of vegetation through water sensitive urban design.
3.1.6-G2.	Where practical, integrated water management systems should be used to maximise habitat values for local flora and fauna.

3.1.7 Infrastructure and Subdivision Works

OBJECTIVES	
3.1.7-O1.	To ensure the provision of suitable infrastructure and utilities to efficiently service development.
3.1.7-O2.	To ensure that local infrastructure is designed and constructed to assist in creating local character and reinforcing "sense of place".
3.1.7-O3.	To provide public infrastructure and utilities that are durable and minimise maintenance costs while meeting user needs.
3.1.7-O4.	To ensure the timely delivery of infrastructure to service successive stages of development.
3.1.7-O5.	To provide for the equitable distribution of infrastructure costs between developers.

REQUIREMENTS	
3.1.7-R1.	Subdivision of land within the structure plan area must provide and meet the total cost of delivering the following infrastructure, unless otherwise contemplated for shared contributions pursuant to the Public Infrastructure Plan: • All roads and streets other than arterial roads. • Landscaping of all future roads and local streets. • Intersection works and traffic management measures on all roads and streets. • Council approved fencing, landscaping and drainage along arterial roads. • Local shared pedestrian and bicycle paths along streets and roads, open space corridors and parks. • Bicycle parking, street furniture, street and park lighting and open space improvements to the satisfaction of the responsible authority). • Infrastructure as required by utility service providers, including water, sewerage, electricity, gas, telecommunications and drainage.
3.1.7-R2.	All public open space (except where included in the PIP) must be developed in accordance with a Landscape Master Plan prepared by the applicant and approved by Council, finished to a standard acceptable to the Council prior to transfer, including: • Provision of landscaping, tree planting and drainage. • Provision of water supply. • Provision of vehicle exclusion devices, where required. • Installation of park furniture including barbecues, shelters, furniture, rubbish bins and play areas to the satisfaction of the responsible authority.
3.1.7-R3.	All utility services are to be provided at the developers' cost and to the satisfaction of the relevant servicing authorities.
3.1.7-R4.	Development staging must provide for the timely provision of connector streets and the off-road pedestrian/cycle network.
3.1.7-R5.	A Public Infrastructure Plan (PIP) shall be prepared to be consistent with the overall Development Plan indicating lot yields, staging and thresholds for delivery of local infrastructure.

GUIDELINES	
3.1.7-G1.	Sewer pump stations, electricity substations, and other above ground infrastructure should be located out of view lines and have appropriate screening.
3.1.7-G2.	Development staging should not occur in a way that residents are isolated from adjacent street networks, open spaces or the arterial road network.
3.1.7-G3.	The design of all subdivision works, including roads, paths, drainage facilities and public open space should be undertaken to contribute positively to a distinctive local character and sense of place. Standardised infrastructure design should be avoided, unless it is demonstrated to be consistent with achieving aesthetic outcomes and contributing to neighbourhood character.
3.1.7-G4.	Where infrastructure is not provided at the time of land release due to staging constraints, suitable arrangements should be made for the lodgement of bonds or bank guarantees to ensure the eventual provision of the infrastructure.
3.1.7-G5.	Landscaping within road reserves and public open space should be subject to a one-year maintenance period during which the developer is responsible for the maintenance and/or replacement of landscaping to ensure long term viability.

3.2 STATUTORY IMPLEMENTATION

The Structure Plan shall be incorporated into the East Gippsland Shire Planning Scheme via Planning Scheme Amendment, as follows:

1. Amend the relevant clauses of the Planning Policy Framework to implement updated policy direction, specifically those pertaining to Paynesville.
2. Rezone land to General Residential Zone (except for the Emergency Services Precinct, Tourism site, activity centre site and the foreshore land below 2.8 metres AHD.
3. Rezone the activity centre site to Mixed Use Zone.
4. Remove the Significant Landscape Overlay.
5. Apply the Development Plan Overlay (except for the Emergency Services Precinct).
6. Insert the Paynesville Growth Area Structure Plan as a Background Document into the Planning Scheme.
7. Subject to further strategic work, rezone the Emergency Services Precinct, Tourism site and foreshore land to a suitable zone.

3.3 INFRASTRUCTURE DELIVERY

Land included within the Paynesville Growth Area Structure Plan, including land zoned General Residential Zone for which any future planning application is sought, will be subject to the requirements of a Public Infrastructure Plan (PIP).

The PIP is intended to provide a fair and transparent mechanism for attributing and recovering costs and credits for land transfer and infrastructure required to implement the structure plan.

The PIP sets the requirements for infrastructure provision across the growth area and will also deal with the limited circumstances where the infrastructure requires co-contribution by more than one landowner.

This includes:

- Land requirements for landscape corridors and the foreshore reserve.
- Contributions towards initial vegetation of roadside corridors.
- Truncations and land transfers for future development of the Paynesville Road/Grandview Road intersection.
- Upgrading of the northern section of Grandview Road, from the Ashley Street extension to Paynesville Road.
- Provision of pedestrian/cycle connections through the growth area.
- Capped cash contributions for community infrastructure.

The PIP will be secured via Section173 Agreements specified within the Development Plan Overlay for the growth area and it will be the responsibility of landowners within the precinct to prepare the PIP to the satisfaction of the responsible authority.

The Social Impact Assessment determined that there are some site-specific community infrastructure needs identified within the assessment such as passive open space and playgrounds, but the key issue with this development is the need to provide linkages to

existing local schools, children's services, social and medical support, community meeting facilities, retail and sporting options.

For the purposes of allocating costs of land exchange to facilitate the PGASP, the area of net developable land area (NDA) is determined by deducting the land requirements for major roads, servicing, drainage and open space from the overall growth area. The calculation of NDA will be finalized through the preparation of the PIP.

3.4 OTHER IMPLEMENTATION

In addition to statutory implementation through Planning Scheme Amendments, the implementation of the PGASP will be facilitated through a range of other processes.

This section outlines those implementation mechanisms.

3.4.1 Creation of Landscape Corridors and Public Reserves

Agreements and arrangements will be required for the delivery of land for key landscape corridors and the expanded foreshore reserve at early stages of development and for landscape implementation.

Early delivery of landscaped corridors along the major roads and on some areas of the foreshore reserve will provide an important element of the vision for a good pedestrian/cycle network and the overall character of the area.

The Development Plan Overlay should include a requirement for legal agreements established for the transfer of land and financial contributions to landscape corridors as early as possible in the development process upon issue of the first subdivision permit for each landholding. Land transfers and the equalisation of costs will be calculated on net loss/gain for each landholding against a combined total open space and landscape corridor allocation.

The cost will be estimated for initial planting and apportioned between landowners.

3.4.2 Precinct Infrastructure Plans

Design and delivery of local infrastructure within subdivision stages is to be set out in Precinct Infrastructure Plans prepared in consultation with relevant Council staff and demonstrating general conformity with this Structure Plan. These are to be prepared at the Development Plan stage.

Precinct Infrastructure Plans are required to provide the design of road, drainage, open space and utility services to support each stage of subdivision and integrate with surrounding development.

3.4.3 Community Services Planning and Budgeting

Mechanisms can be adopted for Council to plan future maintenance, capital works and facilities upgrades based on development timing.

As the urban area of Paynesville grows, Council will need to invest in future maintenance of local roads, drainage, open spaces and foreshore reserves and provide increased services for a larger town.

A capped cash contribution of $1,346 per lot (indexed annually) can be collected for the increase in community services demand and it may be appropriate for Council to plan and budget for future public investment as certain lot thresholds are reached, so that the community infrastructure improvements identified in the Social Impact Assessment can be delivered at the right time.

In this way, a reserve of funds can be established to contribute to upgrading or expansion of

existing community facilities at trigger points for population growth and increased demand.

3.4.4 Foreshore Improvements and Management

The Lake King foreshore and Point Fullarton wetlands provide a unique opportunity for landscape scale environmental rehabilitation, revegetation and management on a site that is able to support ecological values, passive recreation and eco-tourism opportunities. There are substantial benefits to be gained for the environment, the local community and visitors in undertaking a major foreshore wetland conservation and interpretation project on the expanded public foreshore areas.

The entire public foreshore area including the Point Fullarton wetlands and adjoining public areas requires a Foreshore Improvement and Management Plan, outlining measures for conservation, access and interpretation.

Such a plan needs to be developed in conjunction with responsible agencies with the objective of conserving and showcasing the Gippsland Lakes' ecological values in this significant site and putting suitable future management arrangements in place.

Such a project could be undertaken in conjunction with Department of Energy, Environment and Climate Action, Parks Victoria, East Gippsland Catchment Management Authority, Greening Australia and Landcare and could potentially attract State or Commonwealth funding.

3.4.5 Preparation of Development Plans

To facilitate the subdivision and development of land parcels, the preparation of Development Plans is required to implement this Structure Plan. This will require consultation with the Council, service providers and, where appropriate, the local community.

Development Plans are the mechanism for the detailed design of subdivision layout, lot size and orientation, building envelopes, street design, public open space and drainage infrastructure, landscaping treatments and public facilities.

The Development Plans should be prepared in an open public process where possible to provide an opportunity for the community to provide input and ensure that community expectations for implementation of the structure plan are considered.

Planning and Environment Act 1987

EAST GIPPSLAND PLANNING SCHEME

AMENDMENT C172egip

EXPLANATORY REPORT

Overview

This amendment proposes to implement the *Paynesville Growth Area Structure Plan* (PGASP) (2016 and updated 2025) into the East Gippsland Planning Scheme by updating the Planning Policy Framework pertaining to Paynesville, rezoning land, applying relevant overlay controls and inserting the PGASP into the scheme as a background document.

Where you may inspect this amendment

The amendment can be inspected free of charge at the East Gippsland Shire Council website at www.eastgippsland.vic.gov.au.

The amendment is available for public inspection, free of charge, during office hours (9am to 5pm unless specified below) at the following places:

- Corporate Centre, 273 Main Street, Bairnsdale VIC 3875
- Service Centre, 18 Mechanics Street, Lakes Entrance VIC 3909
- Service Centre, 70 Maurice Avenue, Mallacoota VIC 3892 (Monday-Tuesday 10am-2pm and Wednesday-Friday 2pm-5pm)
- Service Centre, 179 Day Avenue, Omeo VIC 3898 (closed 12.30-1.30pm)
- Service Centre, 1 Ruskin Street, Orbost VIC 3888
- Service Centre, 55 The Esplanade, Paynesville VIC 3880
- Bendoc Outreach Centre, 18 Dowling Street, Bendoc, VIC 3888 (Monday-Tuesday 8.30am - 3.00pm and every second Wednesday 8.30am-3.00pm).
- Buchan Neighbourhood House, 6 Centre Road, Buchan, VIC 3885 (9.00am - 4.30pm).
- Cann River Community Centre, Princes Highway, Cann River, VIC 3890 (Monday-Friday 10.00am - 4.30pm and Saturday-Sunday 10.00am-2.00pm)

The amendment can also be inspected free of charge at the Department of Transport and Planning website at http://www.planning.vic.gov.au/public-inspection or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by 31 January 2025.

A submission must be sent to:

- Strategic Planning Team, East Gippsland Shire Council:
  By Post: PO Box 1618, Bairnsdale VIC 3875
  In Person: 273 Main Street, Bairnsdale VIC 3875
  55 The Esplanade, Paynesville
  By email: strategicplanning@egipps.vic.gov.au

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- Directions hearing: week commencing 5 May 2025
- Panel hearing: week commencing 23 June 2025

Details of the amendment

Who is the planning authority?

This amendment has been prepared by the East Gippsland Shire Council, which is the planning authority for this amendment.

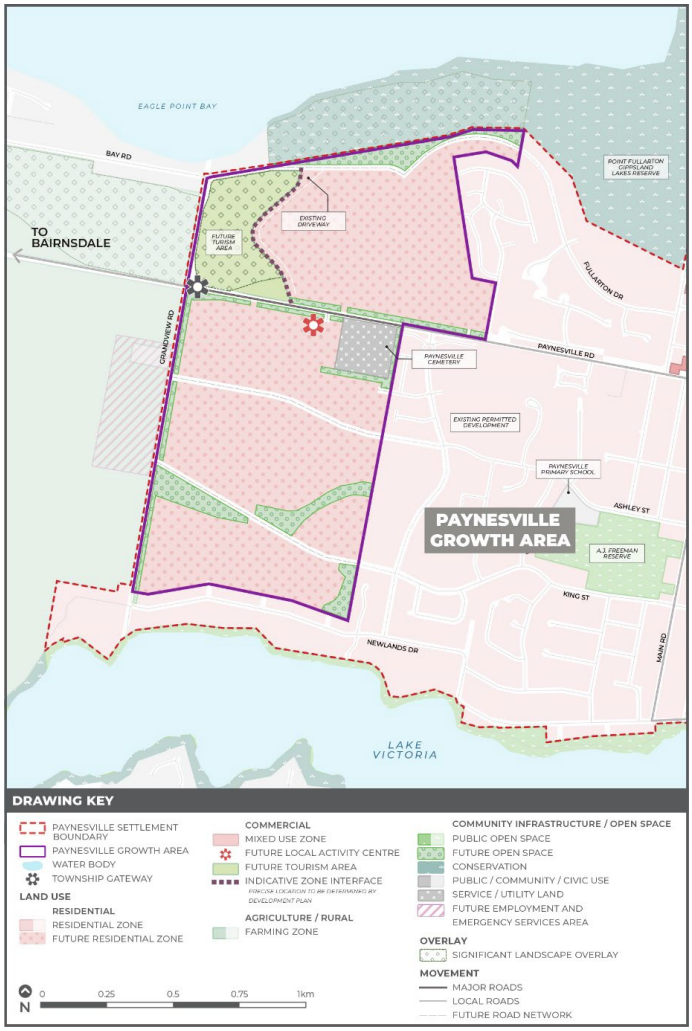
The amendment has been made at the request of East Gippsland Shire Council.

Land affected by the amendment

The amendment applies to all land within the PGASP area, as shown in Figure 1. More specifically the amendment applies to the following parcels:

- 95 Grandview Road, Paynesville (Lot 1 & 2, TP810124)
- 5 Grandview Road, Paynesville (Lot 1 & 2, TP842185 and 140A, PP2042)
- 1255 Paynesville Road, Paynesville (Lot 1, PS318977)
- 1325 Paynesville Road, Paynesville (Lot 3, SP307152)
- 25 Waterview Road, Eagle Point (Lot A, PS523941)
- 229 Bay Road, Eagle Point (Lot 6 LP211218, CA143B & CA 144A)

Figure 1. Land generally affected by the Amendment



What the amendment does

The amendment seeks to introduce key land use planning directions of the PGASP into the East Gippsland Planning Scheme.

Specifically, the amendment:

- Updates the local policy for Paynesville and the Paynesville Framework Plan at Clause 11.01-1L-02 (Growth Area Towns).
- Introduces Schedule 3 to the General Residential Zone (GRZ3) to guide development across the Paynesville Growth Area.
- Rezones land at 5 and 95 Grandview Road, 1325 Paynesville Road, and part of 1255 Paynesville Road, Paynesville from Farming Zone to GRZ3.
- Introduces Schedule 10 to the Development Plan Overlay (DPO10) to guide

development in the Paynesville growth areas.

- Applies the DPO10 to the same land being rezoned plus 229 Bay Road, Eagle Point.
- Deletes the Significant Landscape Overlay Schedule 2 (Gippsland Lakes) from part of 1255 Paynesville Road and part of 1325 Paynesville Road, Paynesville.
- Applies the Public Acquisition Overlay 3 – Road acquisition to part 25 Waterview Road, Eagle Point to facilitate intersection improvements.
- Amends the Schedule to Clause 72.03 (What does this planning scheme consist of?) to update mapping references.
- Amends the Schedule to Clause 72.08 (Background Documents) to include the Paynesville Growth Area Structure Plan as a background document.
- Amends the Schedule to Clause 74.02 (Further Strategic Work) to update references to the work to implement the Paynesville Growth Area Structure Plan.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to facilitate the implementation of the Paynesville Growth Areas Structure Plan (PGASP).

The East Gippsland Shire Council Plan 2025-2029 seeks to 'initiate strategies that facilitate adequate supply of zoned residential, industrial and commercial land to support growth shire-wide'. To meet this strategic objective Council is responsible for the identification of an adequate supply of suitably zoned land across the municipality and to provide clear direction to achieve high quality development outcomes.

Clause 72.08 (Further Strategic Work) of the East Gippsland Planning Scheme requires Council to prepare a Planning Scheme Amendment to implement the PGASP.

The purpose of the PGASP is to provide a set of desired outcomes, objectives, guidelines and requirements for future development of the growth area, based on principles of good design and sustainability.

The existing Clause 11.01-1L-2 (Growth Area Towns) identifies Paynesville as one of three growth area towns within East Gippsland. The Clause applies the policy to all the land in the associated Paynesville Framework Plan. The amendment seeks to implement a number of the strategies associated with the policy, including:

- *Provide a variety of housing types and styles that add to the special character of Paynesville.*
- *Expand the town westwards generally between Waratah Avenue and Grandview Road.*
- *Contain urban development within the area to the east of Grandview Road.*

- *Provide a distinct separation of Eagle Point and Paynesville incorporating extensive open space areas.*
- *Provide expansive green edges to abut entry roads to maintain the sense of country atmosphere to the arrival experience.*

A review and refresh of the PGASP and technical background reports was undertaken in 2023 to update statistical information and reflect changes to the East Gippsland Planning Scheme and Planning Policy Framework. The updates were policy neutral and did not affect the policy intent of the recommendations contained in the original 2016 version of the Structure Plan.

Further changes were made to the PGASP in 2025 as per the recommendations of an Independent Planning Panel.

The amendment is required to make changes to the Planning Policy Framework, rezone land in accordance with the Structure Plan, remove the Significant Landscape Overlay and apply the Development Plan Overlay and Public Acquisition Overlay to facilitate high quality development of future residential areas.

The proposed changes to the Planning Scheme will enable informed decision making in relation to diverse housing opportunities and associated land uses which protect and enhance the character and environmental values of Paynesville.

Preparation of the PGASP included a strategic planning process with extensive engagement with the community, relevant stakeholders, landowners, and agencies. The Structure Plan also draws on detailed analysis of background information including the assessment of traffic management; drainage; land supply and demand; ecology and biodiversity; natural hazards; cultural heritage; and social impact.

The timing for implementation of the PGASP via this planning scheme amendment is critical to enable Council to appropriately respond to increased demand for residential development in Paynesville. Updated policy direction will provide a robust decision-making basis for Council to balance the increased demand for residential development with the character, community and environmental assets of the town. The Amendment will achieve net community benefit.

This amendment does not seek to implement all land use planning recommendations identified in the PGASP. Detailed implementation of the Future Tourism Area and Employment and Emergency Services Precinct will be subject to further investigation. This approach is reflected in the proposed Clause 11.01-1L-02 and associated Paynesville Framework Plan.

How does the amendment implement the objectives of planning in Victoria?

The amendment gives effect to and is consistent with the following objectives of planning in Victoria identified in section 4(1) and section 12(1)(a) of the *Planning and Environment Act 1987.*

(a) To provide for the fair, orderly, economic and sustainable use, and development of land.

The amendment will result in the fair, orderly, economic and sustainable use and development of land by implementing a well-planned, holistic strategy that addresses the needs of the existing and future community of Paynesville.

(b) to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;

The amendment seeks to protect the ecological values of the Lake King foreshore and wetland areas by acknowledging the need to transfer foreshore land that is privately owned to a public authority. Once this transfer has occurred, the land will be rezoned to a public zone.

(c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;

The amendment provides direction to expand on the existing township where the community can live, work and play safely by rezoning land for residential purposes, introducing controls to make residential areas safe, and establishing links to the existing the Paynesville township.

(d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;

There are no existing local or states heritage sites within the PGASP. The *Aboriginal Cultural Heritage Desktop Assessment* identified four registered Aboriginal cultural places within the growth area which will be considered as part of the preparation of the Development Plan. All land within the PGASP requires a mandatory Cultural Heritage Management Plan to be prepared prior to the issuing of a planning permit for a high impact activity in accordance with the *Aboriginal Heritage Regulations 2018*.

(e) to protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;

The implementation of the PGASP as part of this amendment will require a Development Plan to be prepared prior to any permits being issued. This requires a precinct infrastructure plan to be prepared to deliver appropriate infrastructure to service the growing community.

(f) to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e);

(fa) to facilitate the provision of affordable housing in Victoria;

The PGASP will deliver a diverse range of dwelling types throughout the growth area that will meet the needs of the existing and future community.

(g) to balance the present and future interests of all Victorians.

The amendment will provide residential land and associated uses within the Paynesville settlement boundary. The PGASP also identifies an area for future tourism development to service the needs of Victorians visiting this part of the Gippsland Lakes Coastal Park.

How does the amendment address any environmental, social and economic effects?

Environmental Effects

The PGASP protects the Lake King foreshore and wetlands by acknowledging the need to transfer foreshore land that is privately owned to a public authority. Once this transfer has occurred, the land will be rezoned to a public zone.

The PGASP identifies that stormwater management can be integrated into the design of residential areas, including roads and open space, protect water quality in the Gippsland Lakes Coastal Park and provide shared drainage and recreational functions.

The Amendment addresses coastal inundation, which requires planning for land at risk of inundation, including an allowance for sea level rise of not less than 0.8m by 2100. In the context of the amendment, all land below the level of 2.8m AHD will be excluded from urban development.

As part of the 2023 update to the PGASP, Water Technology was re-engaged to undertake a review of the previous work prepared in 2016 due to changes to the Australian Rainfall and Runoff (ARR19) Guidelines. The 2023 work undertaken by Water Technology confirmed that the stormwater infrastructure assets outlined in the adopted 2016 PGASP were appropriate.

The Schedule to the Development Plan Overlay (DPO) requires the preparation of a Flora and Fauna Assessment and as such will need to consider any implications to native flora and fauna under relevant national, state and local legislation and policy frameworks. Any recommendations made as part of the Flora and Fauna Assessment will need to be addressed as part of the preparation of the Development Plan.

The schedule to the DPO requires a Foreshore Improvement and Management Plan to be prepared. The PGASP identifies that land below 2.8m AHD and which abuts the foreshore, shall not be developed for urban purposes and should be transferred to public ownership and managed to maintain and enhance biodiversity values.

Social Effects

The amendment is expected to generate positive social benefits for Paynesville and East Gippsland through the provision of a variety of residential development opportunities and associated uses, and high-quality development and community infrastructure.

The PGASP will provide an attractive built environment and enhance the strong sense of community in Paynesville and deliver enhanced walking and cycling facilities, reflecting the aspirations of the existing community.

Economic Effects

The amendment will generate economic activity and employment in the planning, design and construction phases for residential and commercial uses. The PGASP includes a small local activity centre which will not detract from the existing Paynesville activity centre and will generate a small number of ongoing jobs. It will also increase the ongoing economic vitality of the town through supporting population growth and future tourism development.

Does the amendment address relevant bushfire risk?

The amendment meets bushfire policy outlined in Clause 13.02 of the East Gippsland Planning Scheme. The potential for bushfire risk has been assessed by Euca Planning - *Review of Bushfire Planning Considerations* (March 2019).

The report is consistent with the content of the East Gippsland Planning Scheme, in particular Clause 13.02, and in accordance with guidance provided in: *Bushfire State Planning Policy Amendment VC140, Planning Advisory Note 68* (DELWP, 2018); and *Local planning for bushfire protection, Planning Practice Note 64* (DELWP, 2015).

The PGASP enables an integrated response to be articulated in the schedule to the Development Plan Overlay to guide all future development.

The Euca Planning report has been peer reviewed by XWB Consulting in June 2023. The peer review found that the Euca Planning report is a sound assessment of bushfire risk associated with the PGASP.

A requirement within the Development Plan Overlay Schedule requires the preparation of a Site Management Plan that addresses the bushfire risk and demonstrates for all stages of the subdivision and development that a BAL12.5 rating can be achieved.

Does the amendment comply with the requirements of any other Minister's Direction applicable to the amendment?

The amendment complies with the requirements of the Ministerial Direction – The Form and Content of Planning Schemes (section 7(5) of the PE Act).

Direction No. 1: Potentially Contaminated Land

The amendment complies with Ministerial Direction 1 (Potentially Contaminated Land). It includes the rezoning of land from Farming Zone to General Residential Zone which allows for sensitive uses.

A Preliminary Site Investigation (PSI) of current and historical land uses of the FZ

land was undertaken by Ewers Environmental Consulting. The initial investigation found Potentially Contaminating Activities at 1255 Paynesville Road, Paynesville. Works were undertaken on the site including the removal and disposal of relevant infrastructure and remediation of any impacted soils on the site. The PSI concluded that the site and the PGASP more generally is considered low risk and therefore suitable for future residential uses.

At the independent Planning Panel, adequate documentation was provided for 95 Grandview Road which confirmed that the site was unlikely to be contaminated.

Therefore, the application of the Environmental Audit Overlay is no longer required as Council is satisfied that the appropriate documentation has been provided to determine the contamination risk.

Direction No. 11: Strategic Assessment of Amendments

The amendment complies with Ministerial Direction No. 11 (Strategic Assessment of Amendments) under section 12 of the *Planning and Environment Act 1987*. The amendment is consistent with this direction which ensures a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces.

Direction No. 13: Managing Coastal Hazards

The amendment complies with Ministerial Direction No. 13 (Managing Coastal Hazards) and meets all five of the requirements outlined in the Direction as follows:

- The amendment is consistent with State and local planning policy contained within the PPF as it constrains urban development to be above 2.8 metres AHD. Furthermore, it is clear within PGASP and the amendment that the land below 2.8 metres AHD has no development opportunity and is therefore to be set aside for open space of environmental value.
- By setting any land below 2.8 metres AHD aside for environmental open space purposes, the amendment addresses the current and future risks presented by known coastal risks in this area which are predominately coastal flooding and erosion.
- An evaluation of the risks and determination of the 2.8 metres AHD ‘line’ was as a result of work done by Watch Technology in 2016 which looked at the whole Gippsland Lakes system in the form of a Coastal Hazard Assessment.
- The intention is to transfer the land below 2.8 metres AHD into public ownership and public management which in turn will allow for the land to be managed for its environmental values.
- The views of the West Gippsland Catchment Management Authority were sought as part of the structure plan process and they did not object to the proposed future purpose or use of the land as outlined above.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment is consistent with the following clauses of the Planning Policy Framework and will assist in achieving objectives of the clauses:

Clause 11.01-1S – Settlement

The amendment is consistent with the objective of this Clause *"to facilitate the sustainable growth and development of Victoria deliver choice and opportunity for all Victorians through a network of settlements"* as well as implementing the PGASP which will guide the development of the growth area.

Clause 11.01-1R – Settlement – Gippsland

The amendment accords with the *Gippsland Regional Growth Plan* by rezoning land identified in the Paynesville Framework Plan at clause 11.01-2L-01. It will allow urban development to support the role of Paynesville as a growth area town and strengthen its sub-regional network with Bairnsdale.

Clause 11.02-1S – Supply of Urban Land

The amendment is consistent with the objective *"to ensure a sufficient supply of land is available for residential, commercial, retail. Industrial, recreational, institutional and other community uses"* by rezoning farming land to facilitate residential use and development to support the continued growth of Paynesville.

Clause 11.02-2S – Structure Planning

The amendment supports the objective *"to facilitate the orderly development of urban areas"* by implementing the recommendations of the PGASP to guide the orderly growth and development of Paynesville.

Clause 11.03-2S – Growth Areas

The amendment supports the objective "*to locate urban growth to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits"* as the growth area will provide a diversity of housing types, create well planned and safe streets and retain the character of Paynesville.

Clause 12.01-1S – Protection of Biodiversity

The amendment implements the objective of the clause which is *"to protect and enhance Victoria's biodiversity"* through the future transfer of privately owned foreshore land to a public authority and subsequent rezoning of the Lake King foreshore and wetland to a public zone. The amendment also identifies the need for a Flora and Fauna Assessment and Foreshore Improvement Plan as part of the preparation of a Development Plan for the growth area.

Clause 12.02-1S – Protection of the marine and coastal environment, Clause 12.02-2S – Marine and Coastal Crown Land, Clause 12.03-1S – River and riparian corridors, waterways, lakes, wetlands and billabongs and Clause 12.05-1L –

Environmentally sensitive areas.

The amendment implements these objectives and strategies by protecting the Lake King foreshore via proposed transfer of private land to a public authority and future rezoning to a public zone. The PGASP also requires the preparation of a Foreshore Improvement and Management Plan.

Clause 13.01 – Climate Change Impacts

The amendment is consistent with the clause as it has planned for and manages coastal hazard risk and climate change impacts. The Amendment ensures that urban development will only be allowed above 2.8m AHD. Land below 2.8AHD has been excluded from rezoning to General Residential Zone, this land will be the subject of future transfer to public authority and future rezoning to a public zone. Future housing will not be facilitated on land below 2.8AHD.

Clause 13.02-1S – Bushfire Planning

The amendment meets the requirements for bushfire protection, minimisation and management as discussed earlier in the explanatory report under 'Bushfire Risk'.

Clause 15.01 – Built Environment

The amendment seeks to implement the PGASP to guide urban development through the preparation of a Development Plan that will provide for a liveable and diverse community that integrates with the existing Paynesville township. The Structure Plan provides a preferred urban structure that outlines a high-level subdivision pattern and transport network that fosters sustainable modes of transport, a safe public environment, a network of public open space, and diverse housing stock. The PGASP ensures future development respects the character of the existing Paynesville township.

Clause 16.01 – Residential Development

Housing in the precinct will be fully serviced, well-located, integrated and diverse to meet community needs. New residents will have access to services and employment opportunities within the community and in surrounding towns.

Clause 19 – Infrastructure

The amendment manages the delivery of infrastructure through the preparation of a Precinct Infrastructure Plan which is a requirement of the schedule to the Development Plan Overlay.

How does the amendment support or implement the Municipal Planning Strategy?

The amendment is consistent with the following clauses of the Municipal Planning Strategy and will assist in achieving objectives of the following clauses:

- The amendment implements the strategic directions for growth area towns (Clause 02.03-1 – Settlement and Housing) by expanding Paynesville as a residential and business centre focused around boating, tourism and healthy living, with access to walking and riding trails, passive and active recreation. It reinforces the role of Paynesville as a growth town supporting the local community as well as nearby settlements.
- The amendment recognises the importance of the impacts of climate induced sea level rise (Clause 02.03-3 – Environmental risks and amenity) and has considered the impacts of this when assessing the location of the future urban development and infrastructure.
- The amendment has addressed the strategic directions for the built environment and heritage (Clause 02.03-5 – Built environment and heritage) through the planning and design principles included in the PGASP which will be implemented through the proposed zone and overlay provisions.
- The amendment will support the strategic directions for economic development (Clause 02.03-6) that seek to consolidate and expand diverse retail, commercial and community activities in the Paynesville town centre. The PGASP supports the development of a future neighbourhood activity centre that will complement the primary role of the existing Paynesville Activity Centre. The amendment also supports appropriate future tourism development within Paynesville.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victorian Planning Provisions by updating and amending the Planning Policy Framework to implement objectives and strategies to achieve the strategic directions set out by the PGASP.

The Amendment also uses appropriate zones and schedules to zone and overlay controls as per the Structure Plan, as follows:

- Applies the General Residential Zone (GRZ) to facilitate residential development.
- Applies the Development Plan Overlay to guide future residential development.
- Applies the Public Acquisition Overlay to facilitate appropriate infrastructure to service the growing community.
- Removes the Significant Landscape Overlay from relevant areas of land to facilitate residential development and associated uses.

How does the amendment address the views of any relevant agency?

The following agencies have been consulted in the preparation and review of the PGASP, in preparation of the Planning Scheme Amendment and as part of the formal exhibition. Their comments and submissions (if any) have been addressed as part of the Amendment and Planning Panel process.

- Department of Energy, Environment and Climate Action
- Department of Transport and Planning
- Country Fire Authority
- Department of Transport (Regional Roads Victoria)
- East Gippsland Catchment Management Authority
- East Gippsland Water
- Environment Protection Agency
- Gunaikurnai Land and Waters Council Aboriginal Corporation (GLaWAC)
- SP Ausnet
- APA Gas
- Telstra
- Victorian Catholic Education Archdiocese

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The amendment is consistent with the objectives and decision-making principles of the *Transport Integration Act 2010*. Specifically:

- It promotes social and economic inclusion by developing residential areas close to a transport network which is accessible by all in the community.
- It responds to environmental sustainability by requiring new or upgraded roads to retain existing native vegetation.
- Preparation of the structure plan was supported by a traffic impact assessment that identified appropriate intersection and road upgrades to support the anticipated growth.

The amendment requires the construction of new roads within the growth area. It will have minor impacts to the external road network, as outlined in the *Transport Engineering Assessment* prepared by Salt which identifies the need to upgrade two intersections to service the growth area.

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The Amendment will have a negligible impact on East Gippsland Shire Council's resource and administrative costs. Changes to zone and overlay provisions will enhance the efficiency of decision-making processes and Council anticipates future development plan and planning permit applications for the precinct in due course.

Attachment 1 – Mapping reference table

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Paynesville Growth Area	Paynesville & Eagle Point	Map 51ZN	5 & 95 Grandview Road, 1325 &1255 Paynesville Road (part) and 229 Bay Road (part)	Rezone from FZ to GRZ3	-	-
Paynesville Growth Area	Paynesville	Map51SLO	5 & 95 Grandview Road, 1325 &1255 Paynesville Road (part)	-	-	Delete SLO2
Paynesville Growth Area	Paynesville & Eagle Point	Map 51DPO	5 & 95 Grandview Road, 1325 & 1255 Paynesville Road (part) and 229 Bay Road	-	Apply DPO10	-
Paynesville Growth Area	Eagle Point	Map 51PAO	25 Waterview Road (part)	-	Apply PAO3	-

Planning and Environment Act 1987

EAST GIPPSLAND PLANNING SCHEME

AMENDMENT C172egipp

INSTRUCTION SHEET

The planning authority for this amendment is East Gippsland Shire Council.

The East Gippsland Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 4 attached map sheets.

Zoning Maps

1. Amend Planning Scheme Map No. 51ZN in the manner shown on the 1 attached map marked “East Gippsland Planning Scheme, Amendment C172egipp”.

Overlay Maps

2. Amend Planning Scheme Map No. 51 SLO in the manner shown on the 1 attached map marked “East Gippsland Planning Scheme, Amendment C172egipp”.

3. Insert new Planning Scheme Map No. 51 DPO in the manner shown on the 1 attached map marked “East Gippsland Planning Scheme, Amendment C172egipp”.

4. Insert new Planning Scheme Map No. 51 PAO in the manner shown on the 1 attached map marked “East Gippsland scheme Planning Scheme, Amendment C172egipp”.

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

5. In **Planning Policy Framework –** replace Clause 11.01-1L-02 with a new clause 11.01-1L-02 in the form of the attached document.

6. In **Zones** – Clause 32.08, insert a new Schedule 3 in the form of the attached document.

7. In **Overlays** – Clause 43.04, insert a new Schedule 10 in the form of the attached document.

8. In **Operational Provisions** – Clause 72.03, replace the Schedule with a new Schedule in the form of the attached document.

9. In **Operational Provisions** – Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document.

10. In **Operational Provisions –** Clause 74.02, replace the Schedule with a new Schedule in the form of the attached document.

End of document

EAST GIPPSLAND PLANNING SCHEME

11.01 VICTORIA

31/07/2018
VC148

11.01-1S Settlement

02/09/2025
VC283

Objective

To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Strategies

Plan for the delivery of 2.24 million homes across Victoria by 2051.

Develop sustainable communities through a settlement framework that:

- Offers a range of housing choices.
- Provides convenient access to jobs, services, infrastructure and community facilities.
- Takes into account regional and municipal contexts and frameworks.

Focus investment and growth in:

- Melbourne Central City.
- Metropolitan Activity Centres and Suburban Rail Loop Precincts in Metropolitan Melbourne.
- Priority Precincts (including the Suburban Rail Loop East Precincts).
- Major regional cities of Ballarat, Bendigo and Geelong.
- Regional cities of Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.

Manage the expansion of settlements by:

- Creating and reinforcing settlement boundaries. Where no settlement boundary is identified, limit the expansion of a settlement to the extent of existing urban zoned land.
- Promoting and capitalising on opportunities for urban renewal and infill redevelopment.
- Limiting urban sprawl and directing growth into existing settlements.
- Ensuring land that may be required for future urban expansion is not compromised.

Provide for growth in population and development of facilities and services across a regional or sub-regional network in accordance with housing targets.

Plan for development and investment opportunities that make best use of existing and planned transport infrastructure.

Coordinate transport, communications and economic linkages between settlements through the identification of servicing priorities.

Strengthen transport links on national networks for the movement of commodities.

Deliver networks of high-quality integrated settlements, suburbs and towns that:

- Are great places with a strong identity and sense of place.
- Are inclusive, prosperous, liveable and sustainable.
- Comprise a form and density that supports healthy, active and sustainable transport.
- Are based around compact existing or planned activity centres to maximise accessibility to facilities and services.
- Concentrate retail, office-based employment, community facilities and services in central locations.

Facilitate environmentally resilient settlements by:

- Integrating the management of water resources into the urban environment in a way that supports water security, public health, environment and amenity outcomes.

- Minimising exposure to natural hazards.
- Contributing to net zero greenhouse gas emissions through renewable energy infrastructure and energy efficient urban layout and urban design.
- Supporting metropolitan and regional climate change adaption and mitigation measures.
- Supporting cooling and greening measures for urban areas.

Policy guidelines

Consider as relevant:

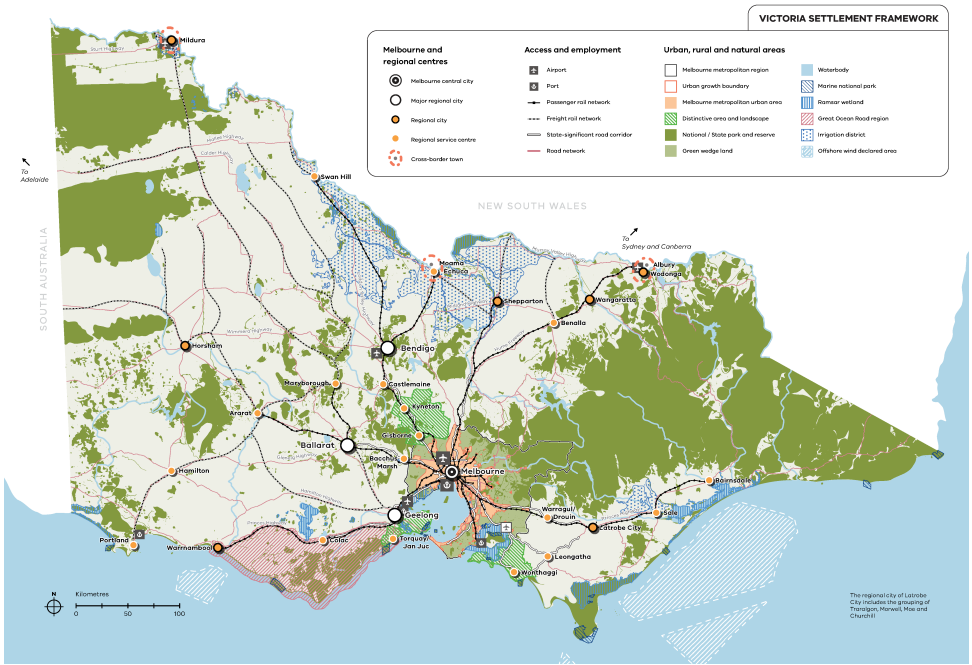
- Any settlement boundary identified in a document incorporated into this planning scheme.

Policy documents

Consider as relevant:

- *Plan for Victoria* (Department of Transport and Planning, 2025)
- *Victoria's housing Statement - The Decade Ahead 2024-2034* (Department of Premier and Cabinet, 2023)

Victoria Settlement Framework Plan



11.01-1R Settlement - Regional Victoria

02/09/2025
VC283

Strategies

Focus regional investment and growth in:

- Major regional cities of Ballarat, Bendigo, Geelong.
- Regional cities of Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.

Support sustainable development of the Regional service centres of Ararat, Bacchus Marsh, Bairnsdale, Benalla, Castlemaine, Colac, Echuca, Gisborne, Hamilton, Kyneton, Leongatha, Maryborough, Portland, Sale, Swan Hill, Torquay/Jan Juc, Warragul/Drouin and Wonthaggi.

Deliver networks of high-quality integrated regional settlements by:

- Building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.
- Developing settlements that will support resilient communities and their ability to adapt and change.
- Balancing strategic objectives to achieve improved land use and development outcomes at a regional, catchment and local level.
- Preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes.
- Encouraging an integrated planning response between settlements in regions and in adjoining regions and states.
- Providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs.
- Improving transport network connections in and between Major regional cities, Regional cities and Melbourne.
- Maintaining distinctive breaks and open rural landscapes between settlements.
- Planning for increased seasonal demand on services and infrastructure in towns with significant visitor accommodation and high holiday home ownership or periodic influxes of workers.

11.01-1R Settlement - Gippsland

02/09/2025
VC283

Strategies

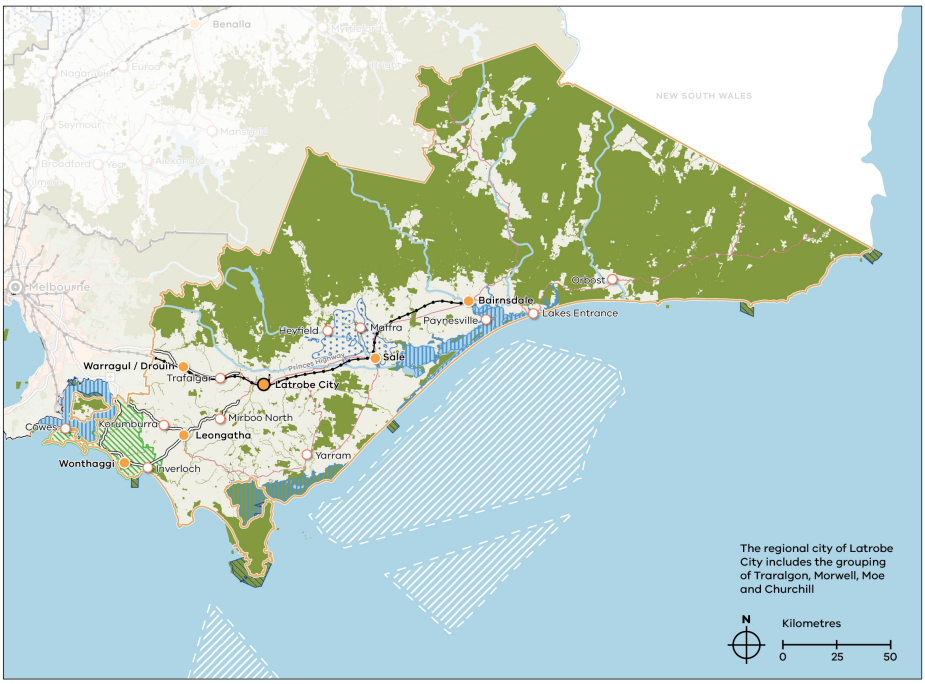
Support urban growth in Latrobe City as Gippsland's Regional city and at Bairnsdale, Leongatha, Sale, Warragul/Drouin and Wonthaggi as Regional service centres.

Support new urban growth fronts in Regional service centres where natural hazards and environmental risks can be avoided or managed.

Support the continuing role of Cowes, Yarram, Lakes Entrance, Orbost, Paynesville, Maffra, Heyfield, Trafalgar, Inverloch, Mirboo North, Korumburra and small settlements in providing services to their districts, recognising their relationships and dependencies with larger towns.

EAST GIPPSLAND PLANNING SCHEME

Gippsland Settlement Framework



Gippsland Settlement Framework

Regional cities and towns

- Regional city
- Regional service centre
- District town

Access and employment

- Passenger rail network
- State-significant road corridor
- Road network

Urban, rural and natural areas

- Gippsland region
- National / State park and reserve
- Waterbody
- Distinctive area and landscape
- Marine national park
- Irrigation district
- Ramsar wetland
- Offshore wind declared area

11.01-1L-01 East Gippsland settlements

25/11/2022
C162egip

Strategies

Encourage infill or incremental development of existing towns in preference to dispersed development.

Encourage the consolidation of existing township areas through the development and subdivision of existing lots.

Allow limited infill development in townships where lots are capable of retaining wastewater.

Design new subdivision within or adjacent to unsewered towns to have lot sizes appropriate for on-site treatment and disposal of wastewater.

Support residential infill development within existing residential zones.

Protect areas for future urban growth, particularly avoiding the fragmentation of rural residential land on the urban fringe.

Support medium density development for tourist and residential use in residential zones.

Preserve intervening areas of rural or natural landscapes to protect the separation between settlements.

Provide any new lot created in the Township Zone or Low Density Residential Zone with urban infrastructure.

Encourage development of township centres through consolidation of retail and commercial areas.

Encourage retail and commercial uses requiring larger sites to locate adjacent to the central commercial areas, rather than in free-standing sites on the outskirts of towns.

11.01-1L-02 Growth area towns

~~25/11/2022~~ ~~C162egip~~Proposed C172egip

Bairnsdale

Policy application

This policy applies to all land in the Bairnsdale Framework Plan and the East Bairnsdale – Lucknow Precinct Plan to this clause.

Strategies - Bairnsdale

Support infill medium density housing close to Bairnsdale CBD to provide greater housing choices.

Facilitate urban development for Bairnsdale within the existing town boundary.

Encourage residential development in Brookfield Lakes and Shannon Waters Estate.

Encourage infill industrial activity on serviced industrial land.

Encourage industrial expansion around the Bosworth Rd-Holloway-Kyle Street area.

Avoid further linear expansion of commercial development and activities adjacent to the Princes Highway outside the town boundary.

Enhance the Mitchell River corridor, restoration of the Port of Bairnsdale and development of a Botanical Gardens in the area between Clifton Creek backwater and the Mitchell River.

Facilitate development of 26 Phillips Lane, Lucknow in accordance with the *Site Specific Control – 26 Phillips Lane, Lucknow* (May 2012) Incorporated Document.

Facilitate development of 870 Princes Highway, Hillside in accordance with the *Specific Control for Land at 1015 Bairnsdale-Dargo Road, Hillside* (October 2010) Incorporated Document.

Encourage light industry, motels, take-away food premises and service stations in the Mixed-Use Zone north of the Princes Highway.

Encourage transport businesses and light industry in the Mixed-Use Zone south of the Princes Highway.

Encourage medical related uses and offices in the Mixed-Use Zone at Main Street / Gould Street.

Encourage motels, medical centres and small offices in the Mixed-Use Zone at Main Street / Macleod.

Encourage residential development fronting Wood Street and a mix of residential and service industrial type uses fronting Macleod Street in the Mixed-Use Zone at Macleod Street (east of Wood Street).

Protect Macleods Morass from adverse impacts of urban uses and facility operations.

Strategies – East Bairnsdale

Facilitate the East Bairnsdale – Lucknow precinct for urban growth with a mix of activities including residential, local area commercial and industrial.

Provide roads within the precinct for connectivity, efficient access and dispersal of traffic.

Ensure the future Princes Highway diversion is not compromised.

Design road layout, open space and lots in residential subdivisions as a buffer from industrial activity.

Plan for community and recreation infrastructure, including a multipurpose space in East Bairnsdale.

Preserve remnant vegetation and incorporate it into public open spaces.

Design development along Princes Highway at the eastern gateway as an attractive entrance to Bairnsdale.

Design drainage in subdivisions to support water management plans.

Provide urban infrastructure to support new residential and business development.

Support residential development in East Bairnsdale provided that it minimises amenity impacts and protects existing rights of local industry.

Consolidate employment opportunities in planned industrial and commercial land use activities.

Avoid land uses that adversely impact on the industrial activities in the precinct.

Policy guideline – East Bairnsdale

Consider as relevant:

- Whether to specify community and development infrastructure in a Section 173 agreement under the Planning and Environment Act 1987 implementing the *East Bairnsdale - Lucknow Precinct Structure Plan*.

Paynesville

Policy application

This policy applies to all land ~~in the Paynesville Framework Plan~~ shown in Map 1 to this clause.

Strategies - Paynesville

Provide a variety of lot sizes and housing types ~~and styles that add to the special character of Paynesville~~ to meet community needs.

Expansion of the town westwards should occur generally in accordance with Paynesville Framework Plan to this clause.

Promote higher residential densities in proximity to areas of high amenity in particular the activity centre, open space and recreational areas.

Provide network linkages between residential, commercial, recreation, ~~town~~activity centre ~~activity~~ areas, the foreshore, the waterfront and the rural hinterland.

Provide coordinated, orderly and integrated serviced development within growth areas with appropriate developer contributions.

~~Develop tourism opportunities and event spaces that facilitate an all~~Encourage high quality tourism and eco-tourism facilities that facilitate year-round ~~destination~~visitation.

Promote a high quality, integrated tourist accommodation facility at the township entrance generally in accordance with the Paynesville Framework Plan to this clause.

Encourage the maritime industry (including marinas and workshop facilities) and service industry to locate in the ~~Industrial 3 Zone at~~ Slip Road precinct.~~-~~

~~Discourage industry that is not reliant on access to water in the Industrial 3 Zone on Slip Road.~~

~~Expand the town westwards generally between Waratah Avenue and Grandview Road.~~

~~Contain urban development within the area to the east of Grandview Road~~Ensure retail and commercial activities located outside the Paynesville Town Centre do not adversely affect its primary role.

~~Promote higher densities in the redevelopment of existing areas.~~

Provide a distinct separation between the townships of Eagle Point and Paynesville incorporating extensive open space areas~~.~~

Provide a distinctive visual transition into Paynesville by establishing expansive green edges ~~to abut entry roads to maintain the sense of country atmosphere to the arrival experience~~abutting entry roads while maintaining vistas to the Gippsland Lakes.

~~Encourage development of a variety of tourist accommodation options within Paynesville, particularly in the town centre or close to the canals.~~ Protect and enhance Paynesville's significant landscapes, wetland and foreshore areas and the environmental values of the Gippsland Lakes

~~Encourage the use of the site adjoining the coast north-west of Paynesville, to be developed for resort development or for urban/residential use.~~

~~Plan any resort development as an integrated development that does not include land uses that would be prejudicial to the primacy of the Paynesville activity centre.~~

Policy ~~guideline - Paynesville~~document

~~Consider as relevant:~~

- ~~Encouraging a variety of lot sizes in new subdivisions on greenfield sites, with an average gross lot yield of 8-10 lots per hectare.~~

Paynesville Growth Area Structure Plan (2016, updated 2023)

Lakes Entrance

Policy application

This policy applies to all land in the Lakes Entrance Framework Plan to this clause and Rural Living Zones in the Colquhoun area.

Strategies - Lakes Entrance

Restrict development outside the Lakes Entrance settlement boundary.

Protect vegetated areas, particularly in vulnerable undeveloped areas within the town boundary as part of the subdivision process.

Provide additional industrial land in Lakes Entrance as identified on the Lakes Entrance Framework Plan.

Support development of the Colquhoun land north of Lakes Entrance for rural living.

Limit the adverse impacts of subdivision, use and residential development in environmentally sensitive areas in the Colquhoun area.

Improve the town entry by the creation of a new gateway landscape.

Improve linkages between the town centre and Kalimna residential area.

Develop the large rural holding north of Kalimna, adjoining North Arm, either for a resort-style development or an integrated residential development with recreational/tourist components.

Improve pedestrian connections across The Esplanade between the commercial edge and foreshore in particular adjacent to the Tourist Precinct and the Civic/Village Precinct.

Improve pedestrian access in the retail centre, particularly to the rear of The Esplanade in the vicinity of Church Street and along the foreshore.

Protect and maximise foreshore views along The Esplanade through building design.

Focus recreational and tourism uses within the Tourist Precinct and along the foreshore opposite the Tourist Precinct and the Civic/Village Precinct.

Locate recreational and tourist opportunities in the western portion of Bullock Island.

Integrate Bullock Island into the town's recreation/tourism attractions, in particular those located within the Tourist Precinct.

Provide improved linkages between the two nodes of Lakes Entrance and Bullock Island.

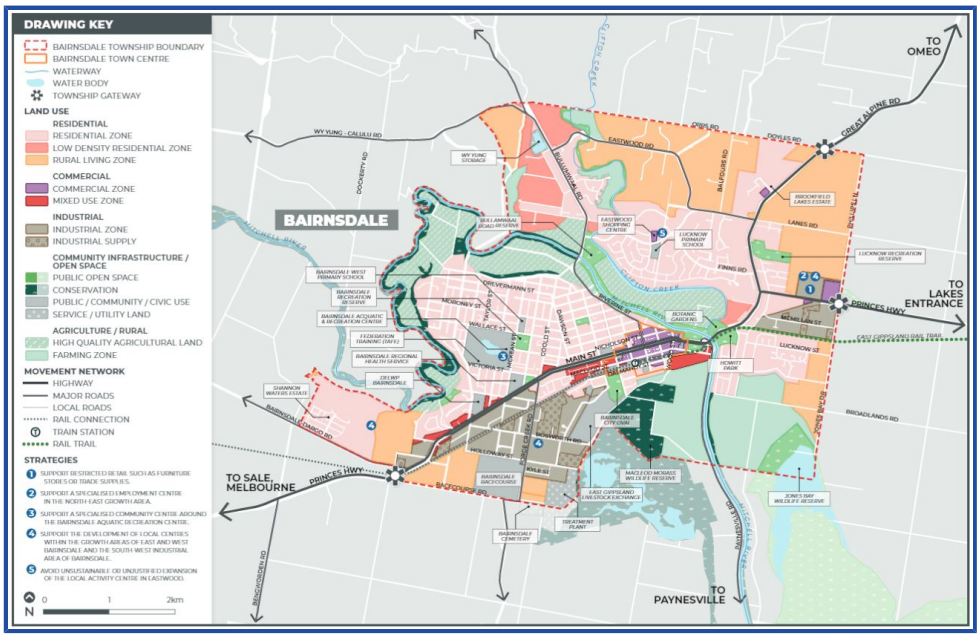
Policy guideline - Lakes Entrance

Consider as relevant:

- Providing urban infrastructure, open space and community facilities in accordance with the *Lakes Entrance Northern Growth Area Development Contributions Plan* (August, 2012) when subdividing any land included in the Outline Development Plan.
- Preserving environmental values through planting revegetation, rehabilitation or fencing on Rural Residential Zoned land in the Colquhoun area.
- The need for an agreement under Section 173 of the Planning and Environment Act 1987 to implement or control future use and maintenance of the rural residential land in the Colquhoun area.

EAST GIPPSLAND PLANNING SCHEME

Bairnsdale Framework Plan



East Bairnsdale – Lucknow Precinct Plan

EAST GIPPSLAND PLANNING SCHEME



EAST GIPPSLAND PLANNING SCHEME

Paynesville Framework Plan

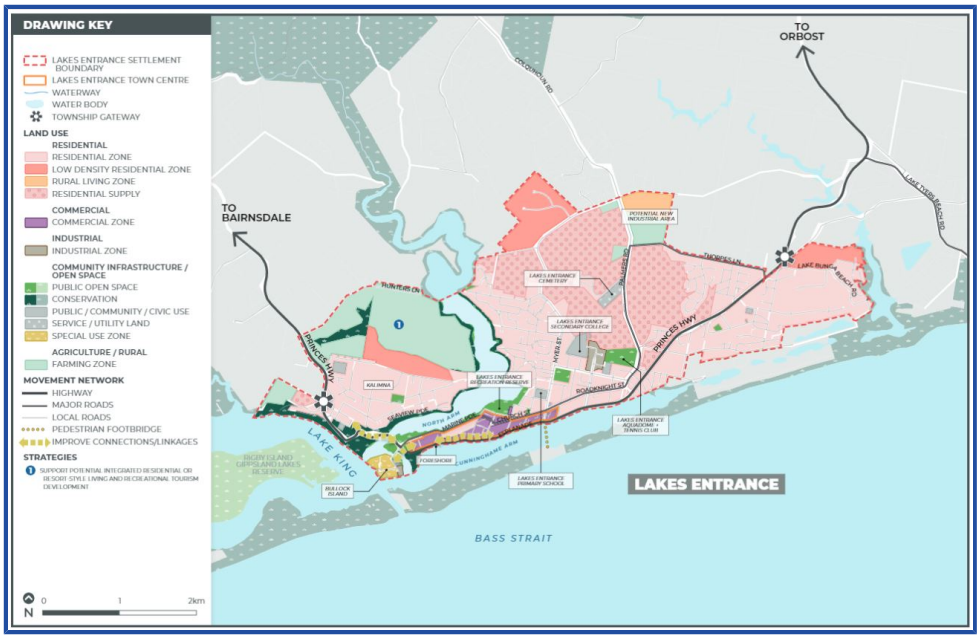


EAST GIPPSLAND PLANNING SCHEME



EAST GIPPSLAND PLANNING SCHEME

Lakes Entrance Framework Plan



11.01-1L-03 Rural settlements

25/11/2022
C162egip

Twin River towns

Policy application

This policy applies to all land in the Nicholson, Johnsonville and Swan Reach framework plans to this clause.

Strategies

Manage township growth to protect and enhance environmental and landscape values.

Preserve the separation between Nicholson, Johnsonville and Swan Reach.

Consolidate the existing undeveloped and underutilised Township Zone.

Encourage development of the undeveloped Low Density and Rural Living Zone land.

Encourage the development of infill commercial and tourism opportunities on sites with frontage to the Princes Highway.

Provide tourist accommodation in the Comprehensive Development Zone to the south east of the Nicholson township.

Direct township growth to the north of the existing Township Zone at 100 Nicholson Sarsfield Road.

Improve pedestrian connectivity between the Township Zone areas on either side of the Rivers.

Improve pedestrian connections adjacent to the Princes Highway including connections between Nicholson and settlement areas east of the Nicholson River, including the Nicholson Primary School, and between Johnsonville and Swan Reach.

Improve pedestrian and cycle connections between Nicholson, Johnsonville and the Rail Trail.

Improve entry treatments adjacent to the Princes Highway.

Improve linkages between the Rail Trail and townships.

Protect corridors of roadside vegetation, streamlines and habitat corridors including on the Princes Highway, Bumberrah Road and the Tambo River.

Protect the Princes Highway corridor and river corridor from inappropriate development.

Protect roadside vegetation, waterways and habitat corridors near the Tambo River, Princes Highway, Mossiface Swan Reach Road, Cunningham Road and Old Orbost Road.

Policy documents

Consider as relevant:

- *Twin Rivers Land Use Plan* (Meinhardt Infrastructure and Environment and Essential Economics, 2012)

Nowa Nowa

Policy application

This policy applies to all land in the Nowa Nowa township.

Strategies

Support Nowa Nowa's roles as a local retail and highway service centre and significant timber industry location.

Encourage retail and commercial activities on the Princes Highway and the Nowa Nowa-Bruthen Road.

Encourage value-adding in timber industry, on or adjacent to sites occupied by existing timber enterprises.

Encourage tourist facilities, subject to servicing being provided by the developer.

Lindenow

Policy application

This policy applies to all land in the Lindenow Framework Plan to this clause.

Strategies

Support development in the Lindenow local centre.

Encourage land uses that facilitate vegetable processing and dairy products.

Omeo

Policy application

This policy applies to all land in the Omeo Framework Plan to this clause.

Strategies

Support Omeo as a district centre for the north west and a centre for pastoral industry.

Ensure development along the Great Alpine Road between Omeo and Dinner Plain provides attractive environments for tourism or permanent living.

Prevent ribbon development and adverse effects on the environment or landscape of the area.

Preserve and enhance the cultural heritage of the Omeo and its environs.

Improve linkages between the town and Livingstone Creek.

Orbost

Policy application

This policy applies to all land in the Orbost Framework Plan to this clause.

Strategies

Support Orbost as a district centre for the timber, dairying and vegetable industries.

Avoid long term expansion east of Arnold Street until existing infill opportunities are taken up and reticulated sewerage and drainage services are able to be connected.

Accommodate smaller industrial activities on existing industrial zoned land including the Rifle Range.

Cann River

Policy application

This policy applies to all land in the Cann River township.

Strategies

Support Cann River as a local retail and highway service centre, timber industry location and access point for National Parks.

Encourage new value-adding timber processing industry.

Enhance Cann River as a base for nature-based tourism.

Encourage small-scale value-adding to dairy produce.

Encourage retail / commercial development to concentrate along the Princes and Monaro Highways, unless specific needs make another site more appropriate.

Encourage value-adding activities on the sawmill sites to the east of the town, in preference to the low-lying area near the river.

Mosquito Point

Policy application

This policy applies to all land in the Mosquito Point township.

Strategies

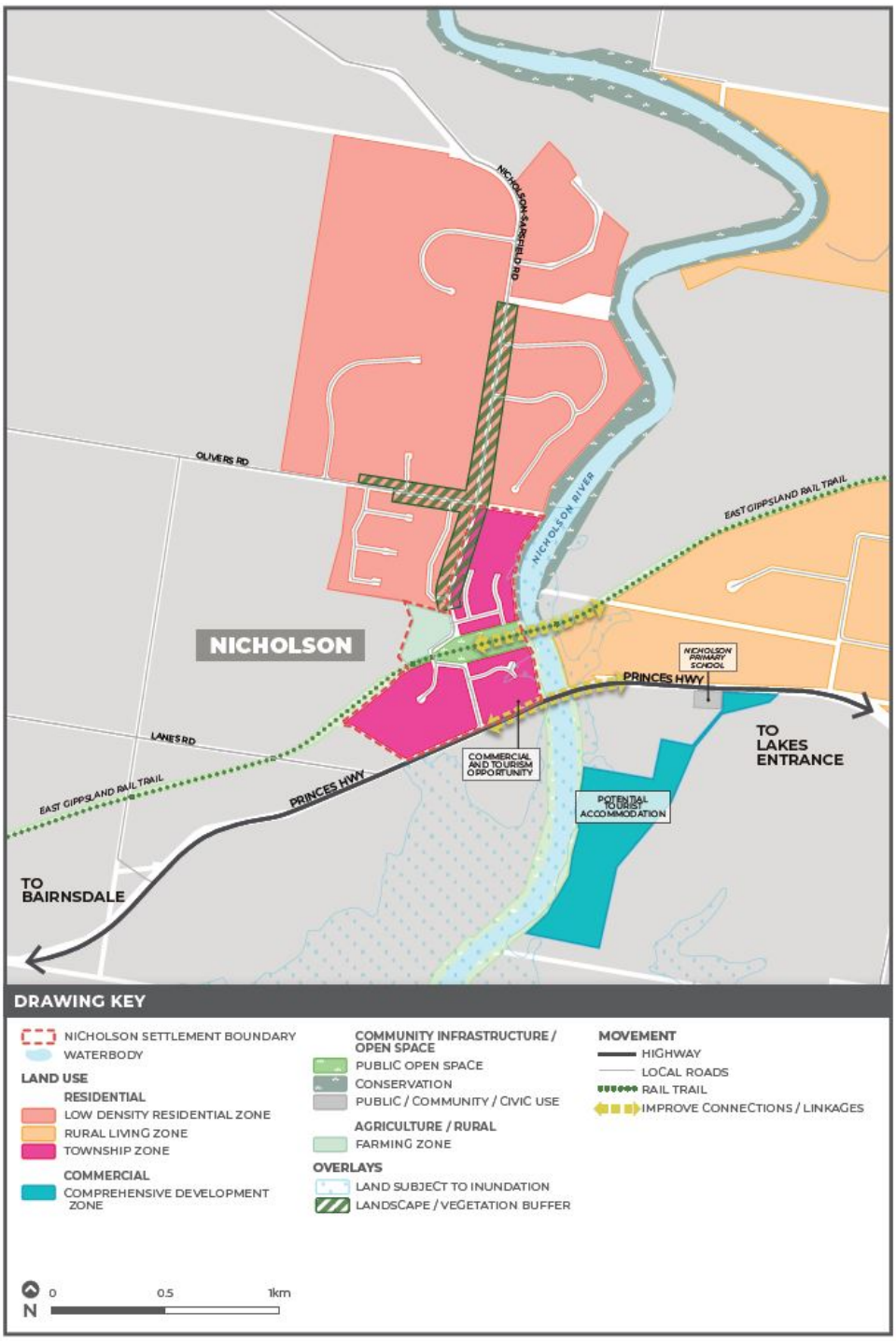
Support the existing role of Mosquito Point as a small holiday residential community.

Strictly limit further development in Mosquito Point.

Discourage development of more than one dwelling on any lot unless the environmental qualities of the area will not be adversely affected.

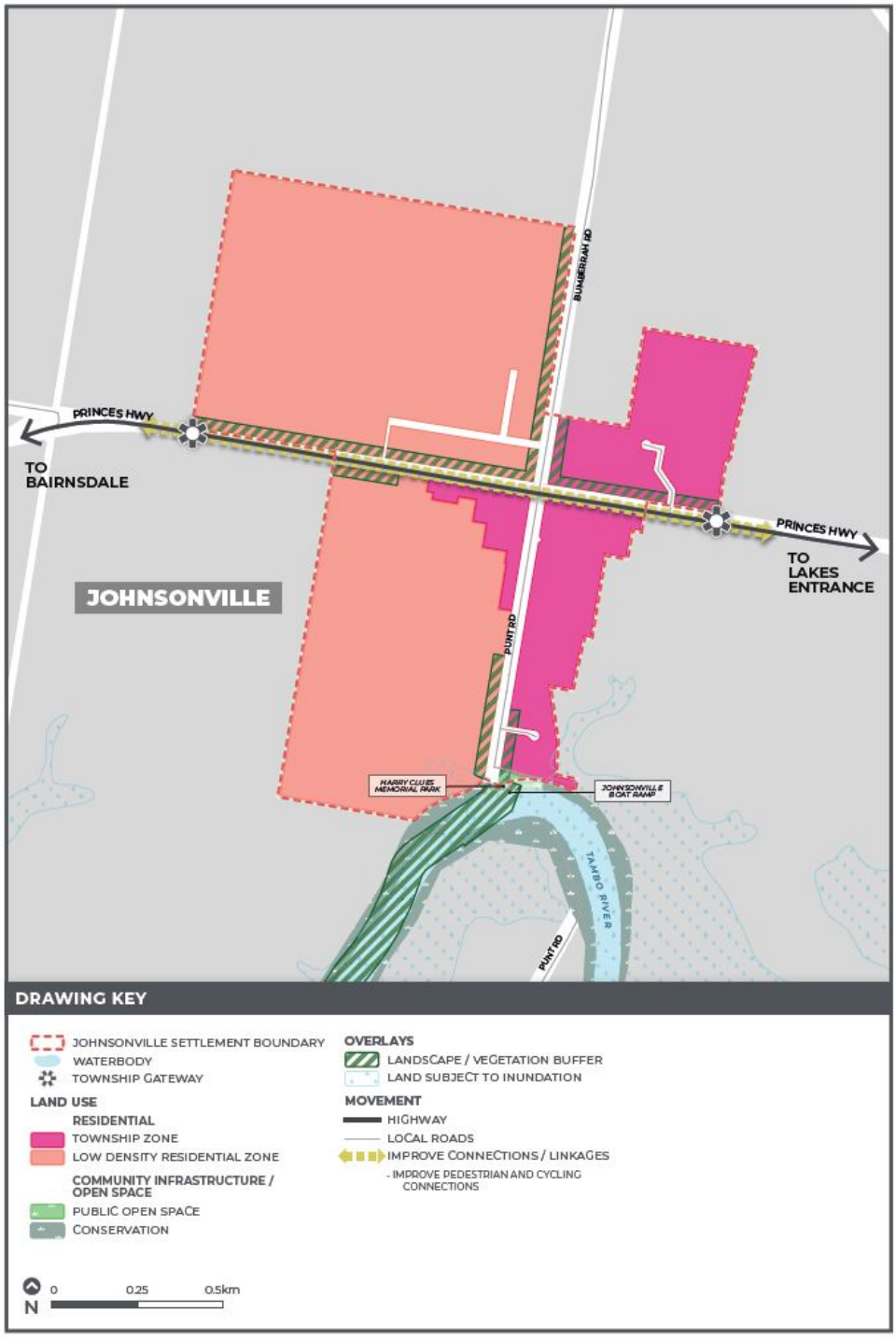
EAST GIPPSLAND PLANNING SCHEME

Nicholson Framework Plan



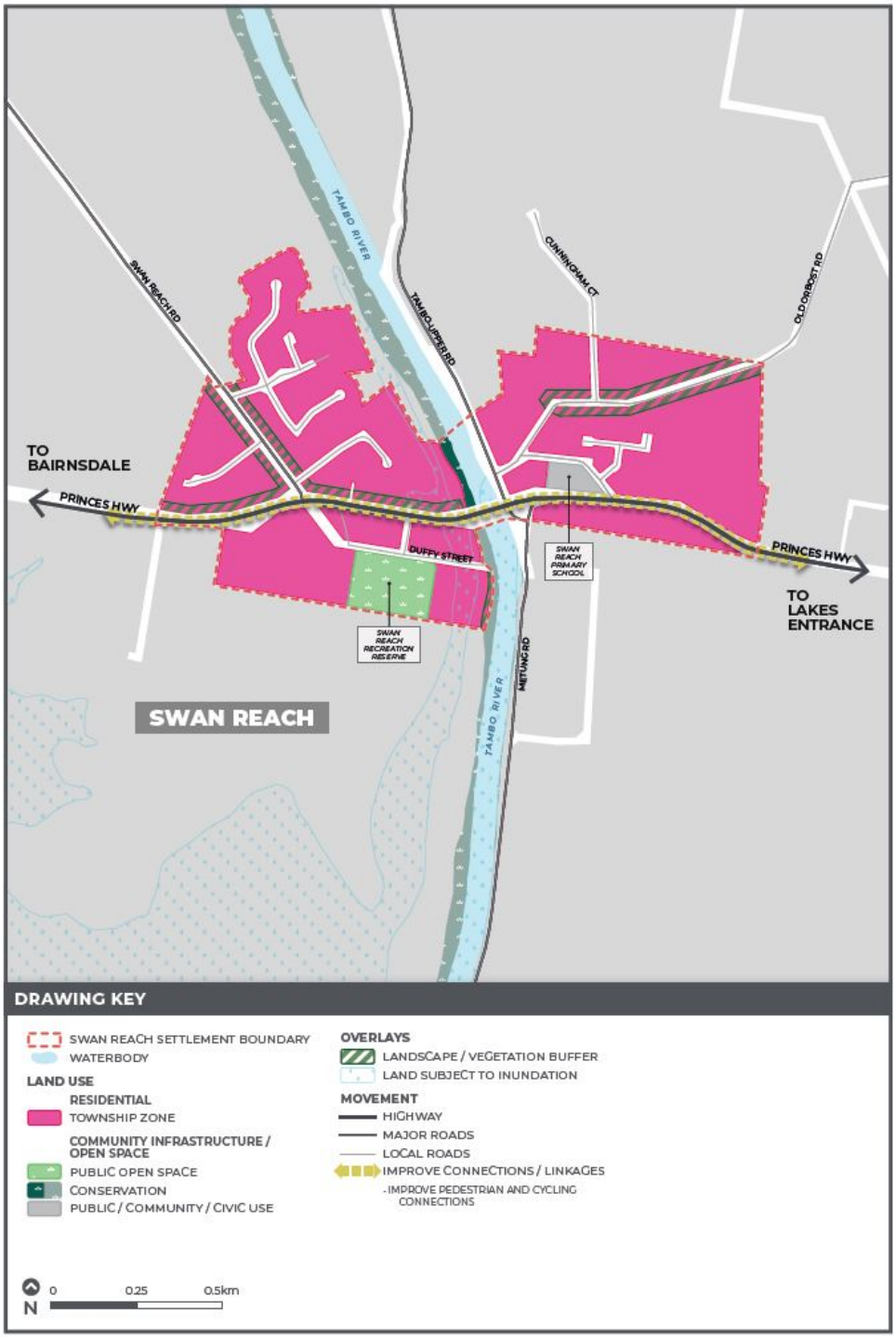
EAST GIPPSLAND PLANNING SCHEME

Johnsonville Framework Plan



EAST GIPPSLAND PLANNING SCHEME

Swan Reach Framework Plan



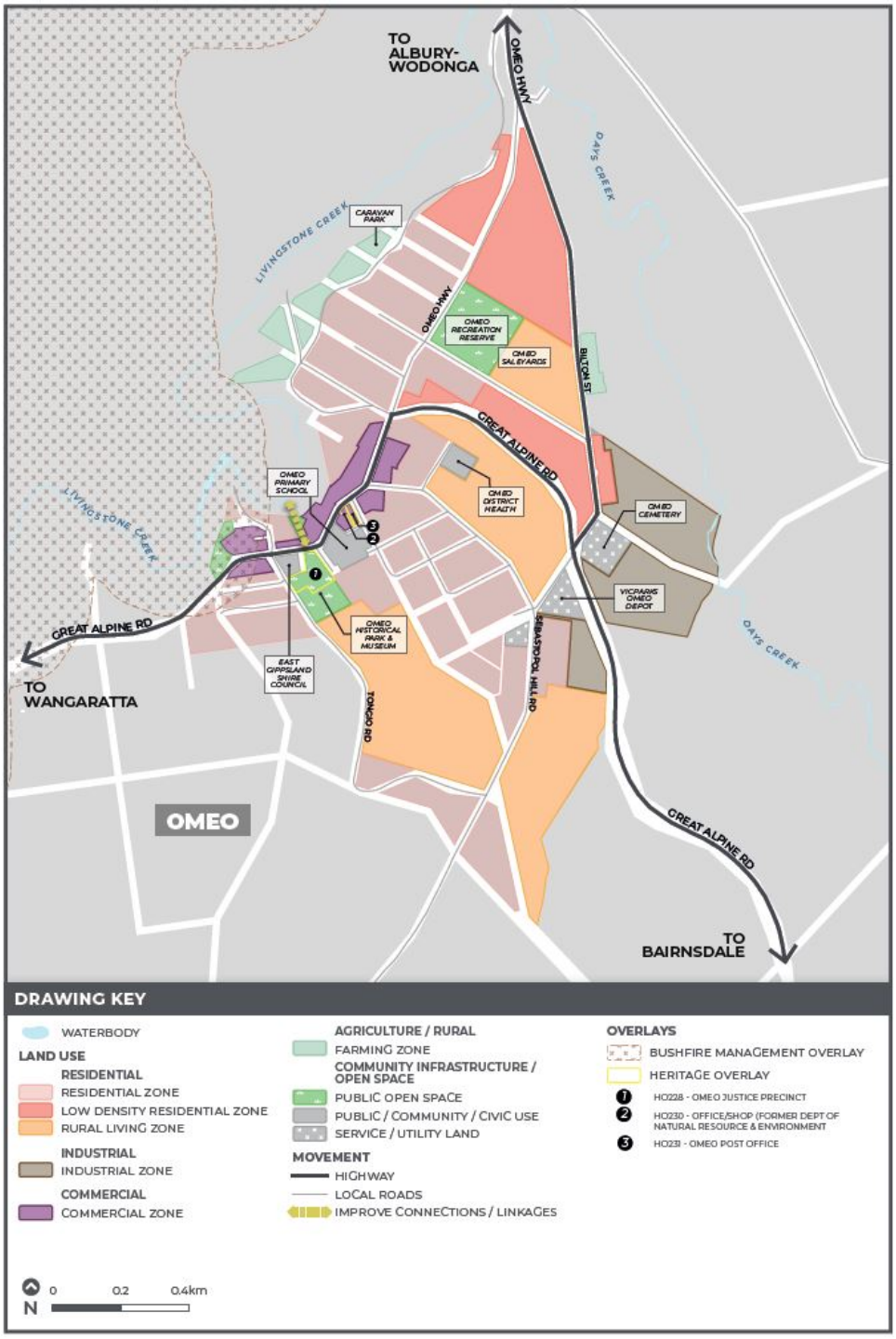
EAST GIPPSLAND PLANNING SCHEME

Lindenow Framework Plan



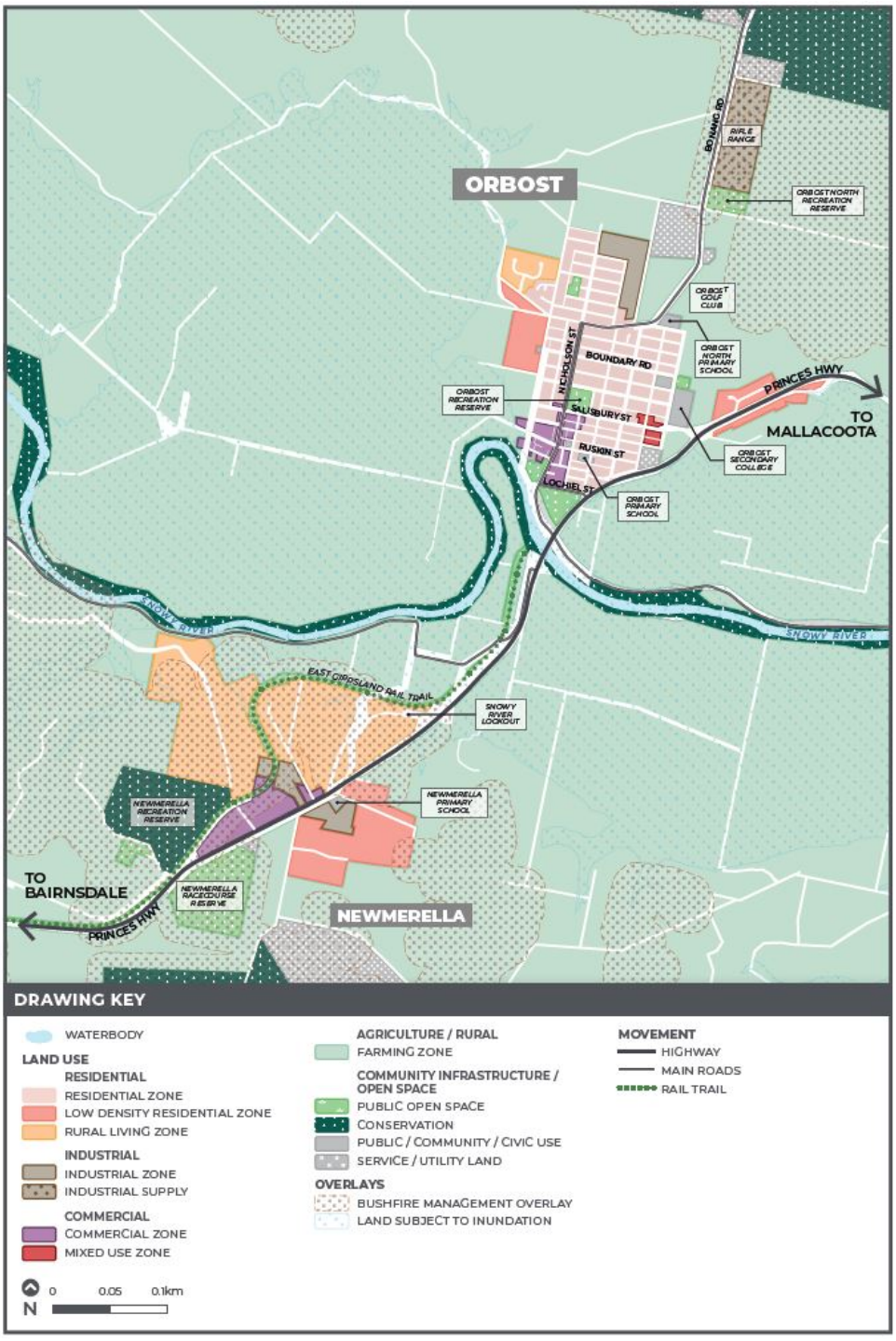
EAST GIPPSLAND PLANNING SCHEME

Omeo Framework Plan



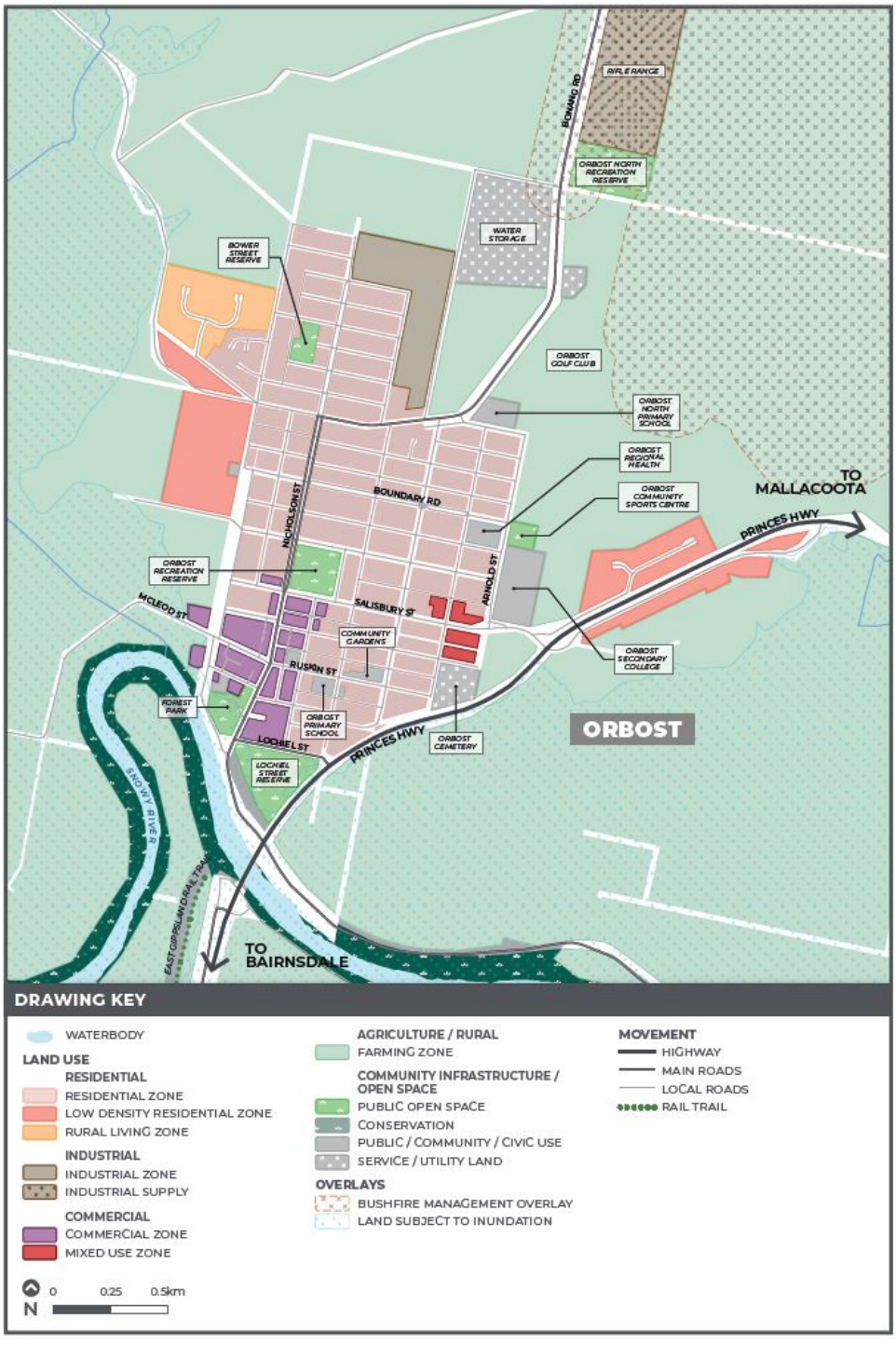
EAST GIPPSLAND PLANNING SCHEME

Orbost Newmerella Framework Plan



Orbost Framework Plan

EAST GIPPSLAND PLANNING SCHEME



11.01-1L-04 Smaller rural settlements

25/11/2022
C162egip

Policy application

This policy applies to the smaller rural settlements identified on the Strategic Framework Plan at Clause 02.04.

Strategies

Restructure Fernbank to reduce the potential development density.

Discourage lots being subdivided in Bullumwaal below a size that is environmentally capable of sustaining development.

Encourage the establishment of a major sporting facility in Bengworden.

Encourage agricultural intensification in Bengworden.

Encourage small scale tourist developments in rural areas at Clifton Creek and Woodglen.

Encourage Glen Wills to be restructured for low-density development.

Determine the environmental/ land use capability of the Cassilis Valley.

Retain large parcels of rural land at Swifts Creek for pastoral uses.

Support a range of small-scale tourist enterprises at Swifts Creek.

Encourage value-adding to timber products at Swifts Creek, subject to maintenance of buffer distances for air and noise emissions between the mill site and sensitive uses such as the schools and residences.

Encourage small scale tourist developments in rural areas at Goongerah.

Encourage Deddick, Tubbut, Bonang, Delegate River and Bendoc to develop their potential for nature-based tourism.

Encourage value-adding in timber industry, particularly at Bendoc.

Encourage plantation development on appropriate sites at Deddick, Tubbut, Bonang, Delegate River and Bendoc where these do not impact adversely on the community or adjoining owners and where appropriate road and bridge infrastructure can be guaranteed.

Encourage small scale tourist developments in Tubbut rural areas.

Develop Bonang, Delegate River and Bendoc as a base for nature-based tourism.

Encourage value-adding in timber industry at Bendoc.

Avoid residential or other urban development at Bengworden, Hinnomunjie, Tongio Munjie, Waygara, Manorina and Tabbara unless specific studies find the area to be suitable.

Ensure consolidation of lots at Bengworden, Hinnomunjie, Tongio Munjie, Waygara, Manorina and Tabbara.

Limit development on Ocean Grange and Barrier to protect the environmental qualities of the area and the ability of the land to absorb wastes.

Encourage enhanced river and lake frontages at Tambo Bay, protecting the quality of natural environment.

Encourage opportunities for cultural and nature-based tourism at Lake Tyers.

Avoid intensification of development, including more than one dwelling on a lot or the extension of the Tamboon and Tamboon South settlements.

Develop Genoa as the Eastern ‘Gateway’ with opportunities for small-scale tourist or commercial uses in association with rural activities.

Retain large rural lot sizes in Genoa.

Encourage the retail, commercial and tourism role of Bruthen including small-scale tourist accommodation.

Support Buchan as a local retail centre and for tourism, the timber industry, mining and quarrying.

Encourage small scale tourist developments in rural areas near Tambo Upper.

EAST GIPPSLAND PLANNING SCHEME

11.01 VICTORIA

31/07/2018
VC148

11.01-1S Settlement

02/09/2025
VC283

Objective

To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Strategies

Plan for the delivery of 2.24 million homes across Victoria by 2051.

Develop sustainable communities through a settlement framework that:

- Offers a range of housing choices.
- Provides convenient access to jobs, services, infrastructure and community facilities.
- Takes into account regional and municipal contexts and frameworks.

Focus investment and growth in:

- Melbourne Central City.
- Metropolitan Activity Centres and Suburban Rail Loop Precincts in Metropolitan Melbourne.
- Priority Precincts (including the Suburban Rail Loop East Precincts).
- Major regional cities of Ballarat, Bendigo and Geelong.
- Regional cities of Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.

Manage the expansion of settlements by:

- Creating and reinforcing settlement boundaries. Where no settlement boundary is identified, limit the expansion of a settlement to the extent of existing urban zoned land.
- Promoting and capitalising on opportunities for urban renewal and infill redevelopment.
- Limiting urban sprawl and directing growth into existing settlements.
- Ensuring land that may be required for future urban expansion is not compromised.

Provide for growth in population and development of facilities and services across a regional or sub-regional network in accordance with housing targets.

Plan for development and investment opportunities that make best use of existing and planned transport infrastructure.

Coordinate transport, communications and economic linkages between settlements through the identification of servicing priorities.

Strengthen transport links on national networks for the movement of commodities.

Deliver networks of high-quality integrated settlements, suburbs and towns that:

- Are great places with a strong identity and sense of place.
- Are inclusive, prosperous, liveable and sustainable.
- Comprise a form and density that supports healthy, active and sustainable transport.
- Are based around compact existing or planned activity centres to maximise accessibility to facilities and services.
- Concentrate retail, office-based employment, community facilities and services in central locations.

Facilitate environmentally resilient settlements by:

- Integrating the management of water resources into the urban environment in a way that supports water security, public health, environment and amenity outcomes.

- Minimising exposure to natural hazards.
- Contributing to net zero greenhouse gas emissions through renewable energy infrastructure and energy efficient urban layout and urban design.
- Supporting metropolitan and regional climate change adaption and mitigation measures.
- Supporting cooling and greening measures for urban areas.

Policy guidelines

Consider as relevant:

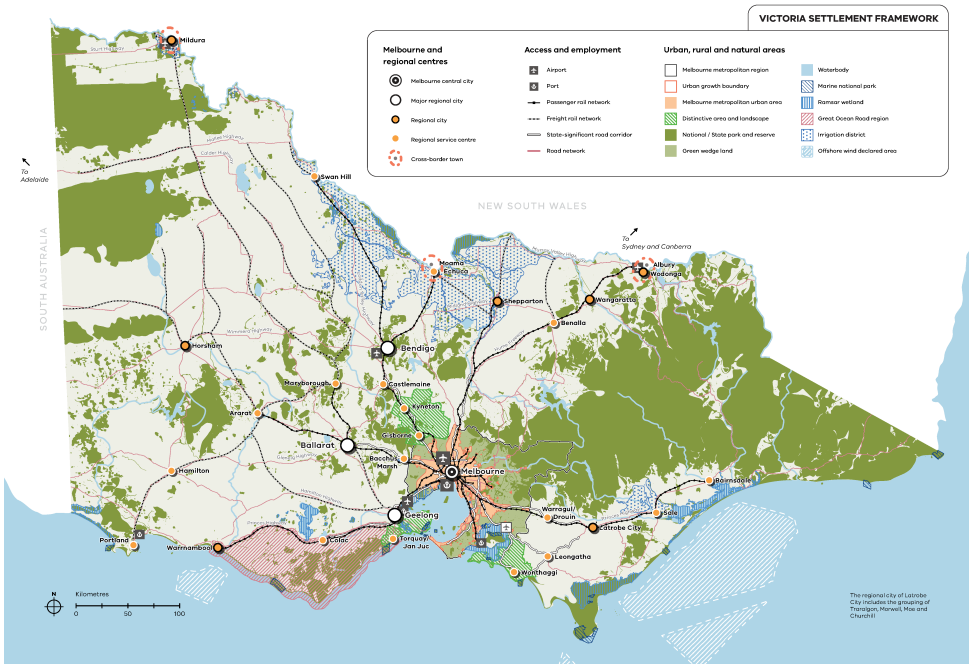
- Any settlement boundary identified in a document incorporated into this planning scheme.

Policy documents

Consider as relevant:

- *Plan for Victoria* (Department of Transport and Planning, 2025)
- *Victoria's housing Statement - The Decade Ahead 2024-2034* (Department of Premier and Cabinet, 2023)

Victoria Settlement Framework Plan



11.01-1R Settlement - Regional Victoria

02/09/2025
VC283

Strategies

Focus regional investment and growth in:

- Major regional cities of Ballarat, Bendigo, Geelong.
- Regional cities of Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.

Support sustainable development of the Regional service centres of Ararat, Bacchus Marsh, Bairnsdale, Benalla, Castlemaine, Colac, Echuca, Gisborne, Hamilton, Kyneton, Leongatha, Maryborough, Portland, Sale, Swan Hill, Torquay/Jan Juc, Warragul/Drouin and Wonthaggi.

Deliver networks of high-quality integrated regional settlements by:

- Building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.
- Developing settlements that will support resilient communities and their ability to adapt and change.
- Balancing strategic objectives to achieve improved land use and development outcomes at a regional, catchment and local level.
- Preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes.
- Encouraging an integrated planning response between settlements in regions and in adjoining regions and states.
- Providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs.
- Improving transport network connections in and between Major regional cities, Regional cities and Melbourne.
- Maintaining distinctive breaks and open rural landscapes between settlements.
- Planning for increased seasonal demand on services and infrastructure in towns with significant visitor accommodation and high holiday home ownership or periodic influxes of workers.

11.01-1R Settlement - Gippsland

02/09/2025
VC283

Strategies

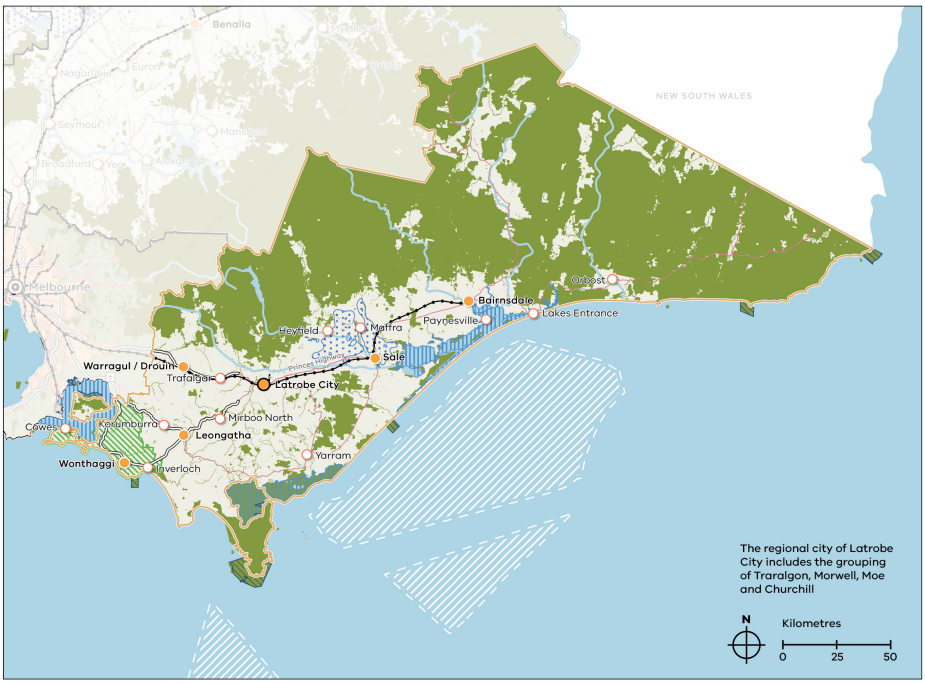
Support urban growth in Latrobe City as Gippsland's Regional city and at Bairnsdale, Leongatha, Sale, Warragul/Drouin and Wonthaggi as Regional service centres.

Support new urban growth fronts in Regional service centres where natural hazards and environmental risks can be avoided or managed.

Support the continuing role of Cowes, Yarram, Lakes Entrance, Orbost, Paynesville, Maffra, Heyfield, Trafalgar, Inverloch, Mirboo North, Korumburra and small settlements in providing services to their districts, recognising their relationships and dependencies with larger towns.

EAST GIPPSLAND PLANNING SCHEME

Gippsland Settlement Framework



Gippsland Settlement Framework

Regional cities and towns
- Regional city
- Regional service centre
- District town

Access and employment
- Passenger rail network
- State-significant road corridor
- Road network

Urban, rural and natural areas
- Gippsland region
- National / State park and reserve
- Waterbody
- Distinctive area and landscape
- Marine national park
- Irrigation district
- Ramsar wetland
- Offshore wind declared area

11.01-1L-01 East Gippsland settlements

25/11/2022
C162egip

Strategies

Encourage infill or incremental development of existing towns in preference to dispersed development.

Encourage the consolidation of existing township areas through the development and subdivision of existing lots.

Allow limited infill development in townships where lots are capable of retaining wastewater.

Design new subdivision within or adjacent to unsewered towns to have lot sizes appropriate for on-site treatment and disposal of wastewater.

Support residential infill development within existing residential zones.

Protect areas for future urban growth, particularly avoiding the fragmentation of rural residential land on the urban fringe.

Support medium density development for tourist and residential use in residential zones.

Preserve intervening areas of rural or natural landscapes to protect the separation between settlements.

Provide any new lot created in the Township Zone or Low Density Residential Zone with urban infrastructure.

Encourage development of township centres through consolidation of retail and commercial areas.

Encourage retail and commercial uses requiring larger sites to locate adjacent to the central commercial areas, rather than in free-standing sites on the outskirts of towns.

11.01-1L-02 Growth area towns

--/--/----
Proposed C172egip

Bairnsdale

Policy application

This policy applies to all land in the Bairnsdale Framework Plan and the East Bairnsdale – Lucknow Precinct Plan to this clause.

Strategies - Bairnsdale

Support infill medium density housing close to Bairnsdale CBD to provide greater housing choices.

Facilitate urban development for Bairnsdale within the existing town boundary.

Encourage residential development in Brookfield Lakes and Shannon Waters Estate.

Encourage infill industrial activity on serviced industrial land.

Encourage industrial expansion around the Bosworth Rd-Holloway-Kyle Street area.

Avoid further linear expansion of commercial development and activities adjacent to the Princes Highway outside the town boundary.

Enhance the Mitchell River corridor, restoration of the Port of Bairnsdale and development of a Botanical Gardens in the area between Clifton Creek backwater and the Mitchell River.

Facilitate development of 26 Phillips Lane, Lucknow in accordance with the *Site Specific Control – 26 Phillips Lane, Lucknow* (May 2012) Incorporated Document.

Facilitate development of 870 Princes Highway, Hillside in accordance with the *Specific Control for Land at 1015 Bairnsdale-Dargo Road, Hillside* (October 2010) Incorporated Document.

Encourage light industry, motels, take-away food premises and service stations in the Mixed-Use Zone north of the Princes Highway.

Encourage transport businesses and light industry in the Mixed-Use Zone south of the Princes Highway.

Encourage medical related uses and offices in the Mixed-Use Zone at Main Street / Gould Street.

Encourage motels, medical centres and small offices in the Mixed-Use Zone at Main Street / Macleod.

Encourage residential development fronting Wood Street and a mix of residential and service industrial type uses fronting Macleod Street in the Mixed-Use Zone at Macleod Street (east of Wood Street).

Protect Macleods Morass from adverse impacts of urban uses and facility operations.

Strategies – East Bairnsdale

Facilitate the East Bairnsdale – Lucknow precinct for urban growth with a mix of activities including residential, local area commercial and industrial.

Provide roads within the precinct for connectivity, efficient access and dispersal of traffic.

Ensure the future Princes Highway diversion is not compromised.

Design road layout, open space and lots in residential subdivisions as a buffer from industrial activity.

Plan for community and recreation infrastructure, including a multipurpose space in East Bairnsdale.

Preserve remnant vegetation and incorporate it into public open spaces.

Design development along Princes Highway at the eastern gateway as an attractive entrance to Bairnsdale.

Design drainage in subdivisions to support water management plans.

Provide urban infrastructure to support new residential and business development.

Support residential development in East Bairnsdale provided that it minimises amenity impacts and protects existing rights of local industry.

Consolidate employment opportunities in planned industrial and commercial land use activities.

Avoid land uses that adversely impact on the industrial activities in the precinct.

Policy guideline – East Bairnsdale

Consider as relevant:

- Whether to specify community and development infrastructure in a Section 173 agreement under the Planning and Environment Act 1987 implementing the *East Bairnsdale - Lucknow Precinct Structure Plan*.

Paynesville

Policy application

This policy applies to all land shown in Map 1 to this clause.

Strategies - Paynesville

Provide a variety of lot sizes and housing types to meet community needs.

Expansion of the town westwards should occur generally in accordance with Paynesville Framework Plan to this clause.

Promote higher residential densities in proximity to areas of high amenity in particular the activity centre, open space and recreational areas.

Provide network linkages between residential, commercial, recreation, activity centre areas, the foreshore, the waterfront and the rural hinterland.

Provide coordinated, orderly and integrated serviced development within growth areas with appropriate developer contributions.

Encourage high quality tourism and eco-tourism facilities that facilitate year-round visitation.

Promote a high quality, integrated tourist accommodation facility at the township entrance generally in accordance with the Paynesville Framework Plan to this clause.

Encourage the maritime industry (including marinas and workshop facilities) and service industry to locate in the Slip Road precinct.

Ensure retail and commercial activities located outside the Paynesville Town Centre do not adversely affect its primary role.

Provide a distinct separation between the townships of Eagle Point and Paynesville incorporating extensive open space areas

Provide a distinctive visual transition into Paynesville by establishing expansive green edges abutting entry roads while maintaining vistas to the Gippsland Lakes.

Protect and enhance Paynesville's significant landscapes, wetland and foreshore areas and the environmental values of the Gippsland Lakes

Policy document

Paynesville Growth Area Structure Plan (2016, updated 2023)

Lakes Entrance

Policy application

This policy applies to all land in the Lakes Entrance Framework Plan to this clause and Rural Living Zones in the Colquhoun area.

Strategies - Lakes Entrance

Restrict development outside the Lakes Entrance settlement boundary.

Protect vegetated areas, particularly in vulnerable undeveloped areas within the town boundary as part of the subdivision process.

Provide additional industrial land in Lakes Entrance as identified on the Lakes Entrance Framework Plan.

Support development of the Colquhoun land north of Lakes Entrance for rural living.

Limit the adverse impacts of subdivision, use and residential development in environmentally sensitive areas in the Colquhoun area.

Improve the town entry by the creation of a new gateway landscape.

Improve linkages between the town centre and Kalimna residential area.

Develop the large rural holding north of Kalimna, adjoining North Arm, either for a resort-style development or an integrated residential development with recreational/tourist components.

Improve pedestrian connections across The Esplanade between the commercial edge and foreshore in particular adjacent to the Tourist Precinct and the Civic/Village Precinct.

Improve pedestrian access in the retail centre, particularly to the rear of The Esplanade in the vicinity of Church Street and along the foreshore.

Protect and maximise foreshore views along The Esplanade through building design.

Focus recreational and tourism uses within the Tourist Precinct and along the foreshore opposite the Tourist Precinct and the Civic/Village Precinct.

Locate recreational and tourist opportunities in the western portion of Bullock Island.

Integrate Bullock Island into the town's recreation/tourism attractions, in particular those located within the Tourist Precinct.

Provide improved linkages between the two nodes of Lakes Entrance and Bullock Island.

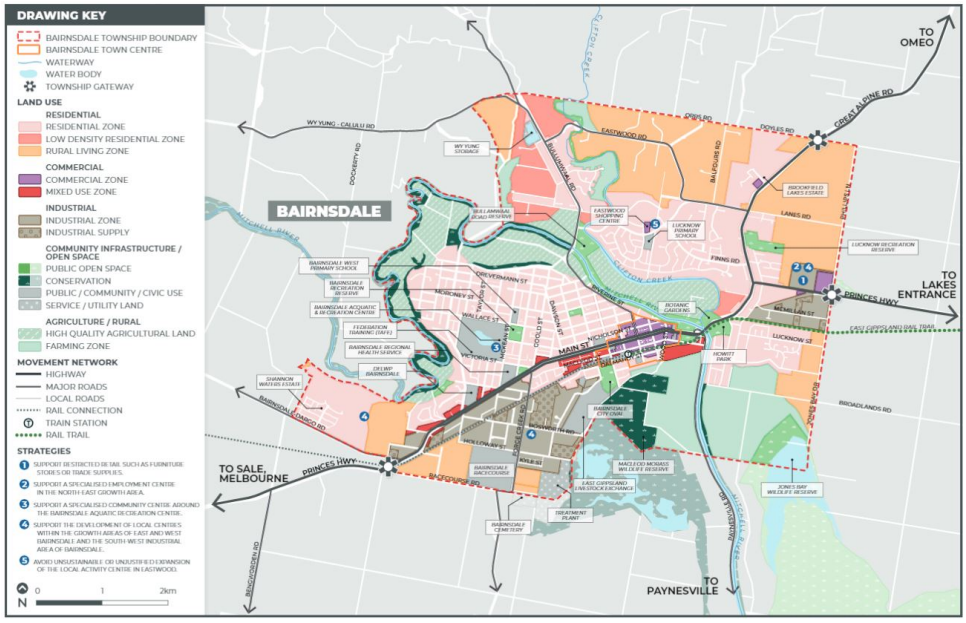
Policy guideline - Lakes Entrance

Consider as relevant:

- Providing urban infrastructure, open space and community facilities in accordance with the *Lakes Entrance Northern Growth Area Development Contributions Plan* (August, 2012) when subdividing any land included in the Outline Development Plan.
- Preserving environmental values through planting revegetation, rehabilitation or fencing on Rural Residential Zoned land in the Colquhoun area.
- The need for an agreement under Section 173 of the Planning and Environment Act 1987 to implement or control future use and maintenance of the rural residential land in the Colquhoun area.

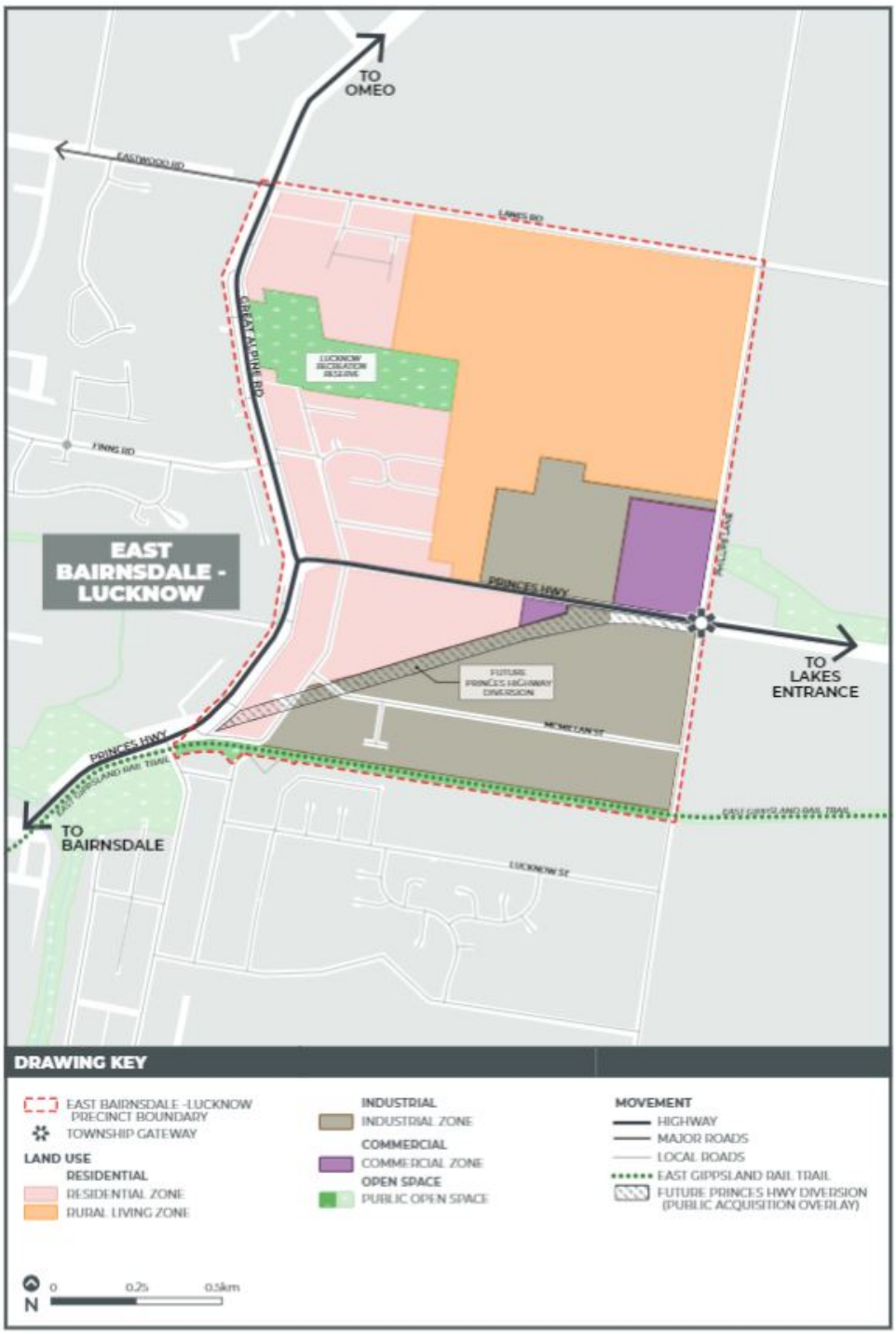
EAST GIPPSLAND PLANNING SCHEME

Bairnsdale Framework Plan



East Bairnsdale – Lucknow Precinct Plan

EAST GIPPSLAND PLANNING SCHEME



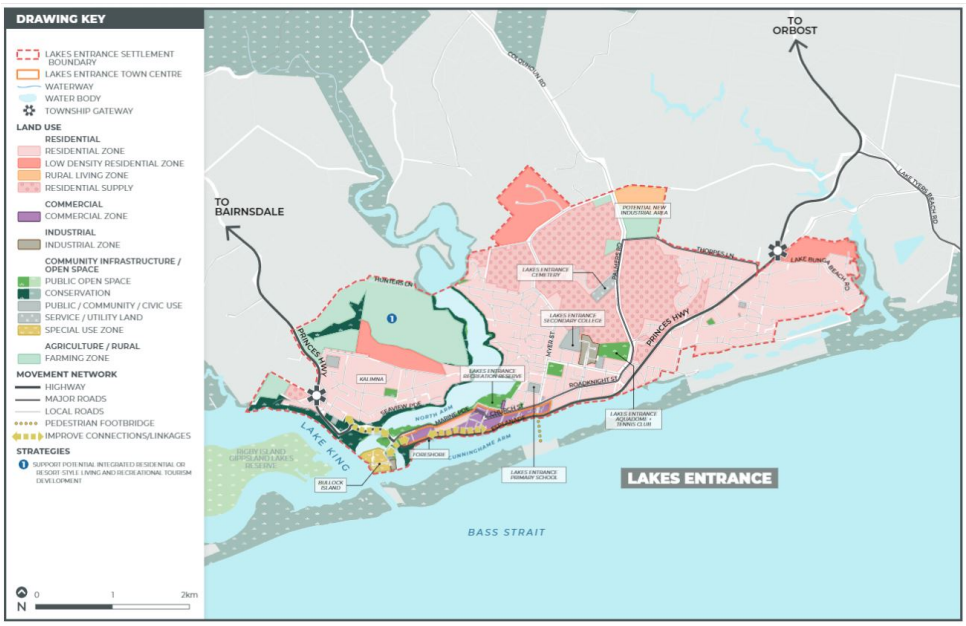
EAST GIPPSLAND PLANNING SCHEME

Paynesville Framework Plan



EAST GIPPSLAND PLANNING SCHEME

Lakes Entrance Framework Plan



11.01-1L-03 Rural settlements

25/11/2022
C162egip

Twin River towns

Policy application

This policy applies to all land in the Nicholson, Johnsonville and Swan Reach framework plans to this clause.

Strategies

Manage township growth to protect and enhance environmental and landscape values.

Preserve the separation between Nicholson, Johnsonville and Swan Reach.

Consolidate the existing undeveloped and underutilised Township Zone.

Encourage development of the undeveloped Low Density and Rural Living Zone land.

Encourage the development of infill commercial and tourism opportunities on sites with frontage to the Princes Highway.

Provide tourist accommodation in the Comprehensive Development Zone to the south east of the Nicholson township.

Direct township growth to the north of the existing Township Zone at 100 Nicholson Sarsfield Road.

Improve pedestrian connectivity between the Township Zone areas on either side of the Rivers.

Improve pedestrian connections adjacent to the Princes Highway including connections between Nicholson and settlement areas east of the Nicholson River, including the Nicholson Primary School, and between Johnsonville and Swan Reach.

Improve pedestrian and cycle connections between Nicholson, Johnsonville and the Rail Trail.

Improve entry treatments adjacent to the Princes Highway.

Improve linkages between the Rail Trail and townships.

Protect corridors of roadside vegetation, streamlines and habitat corridors including on the Princes Highway, Bumberrah Road and the Tambo River.

Protect the Princes Highway corridor and river corridor from inappropriate development.

Protect roadside vegetation, waterways and habitat corridors near the Tambo River, Princes Highway, Mossiface Swan Reach Road, Cunningham Road and Old Orbost Road.

Policy documents

Consider as relevant:

- *Twin Rivers Land Use Plan* (Meinhardt Infrastructure and Environment and Essential Economics, 2012)

Nowa Nowa

Policy application

This policy applies to all land in the Nowa Nowa township.

Strategies

Support Nowa Nowa's roles as a local retail and highway service centre and significant timber industry location.

Encourage retail and commercial activities on the Princes Highway and the Nowa Nowa-Bruthen Road.

Encourage value-adding in timber industry, on or adjacent to sites occupied by existing timber enterprises.

Encourage tourist facilities, subject to servicing being provided by the developer.

Lindenow

Policy application

This policy applies to all land in the Lindenow Framework Plan to this clause.

Strategies

Support development in the Lindenow local centre.

Encourage land uses that facilitate vegetable processing and dairy products.

Omeo

Policy application

This policy applies to all land in the Omeo Framework Plan to this clause.

Strategies

Support Omeo as a district centre for the north west and a centre for pastoral industry.

Ensure development along the Great Alpine Road between Omeo and Dinner Plain provides attractive environments for tourism or permanent living.

Prevent ribbon development and adverse effects on the environment or landscape of the area.

Preserve and enhance the cultural heritage of the Omeo and its environs.

Improve linkages between the town and Livingstone Creek.

Orbost

Policy application

This policy applies to all land in the Orbost Framework Plan to this clause.

Strategies

Support Orbost as a district centre for the timber, dairying and vegetable industries.

Avoid long term expansion east of Arnold Street until existing infill opportunities are taken up and reticulated sewerage and drainage services are able to be connected.

Accommodate smaller industrial activities on existing industrial zoned land including the Rifle Range.

Cann River

Policy application

This policy applies to all land in the Cann River township.

Strategies

Support Cann River as a local retail and highway service centre, timber industry location and access point for National Parks.

Encourage new value-adding timber processing industry.

Enhance Cann River as a base for nature-based tourism.

Encourage small-scale value-adding to dairy produce.

Encourage retail / commercial development to concentrate along the Princes and Monaro Highways, unless specific needs make another site more appropriate.

Encourage value-adding activities on the sawmill sites to the east of the town, in preference to the low-lying area near the river.

Mosquito Point

Policy application

This policy applies to all land in the Mosquito Point township.

Strategies

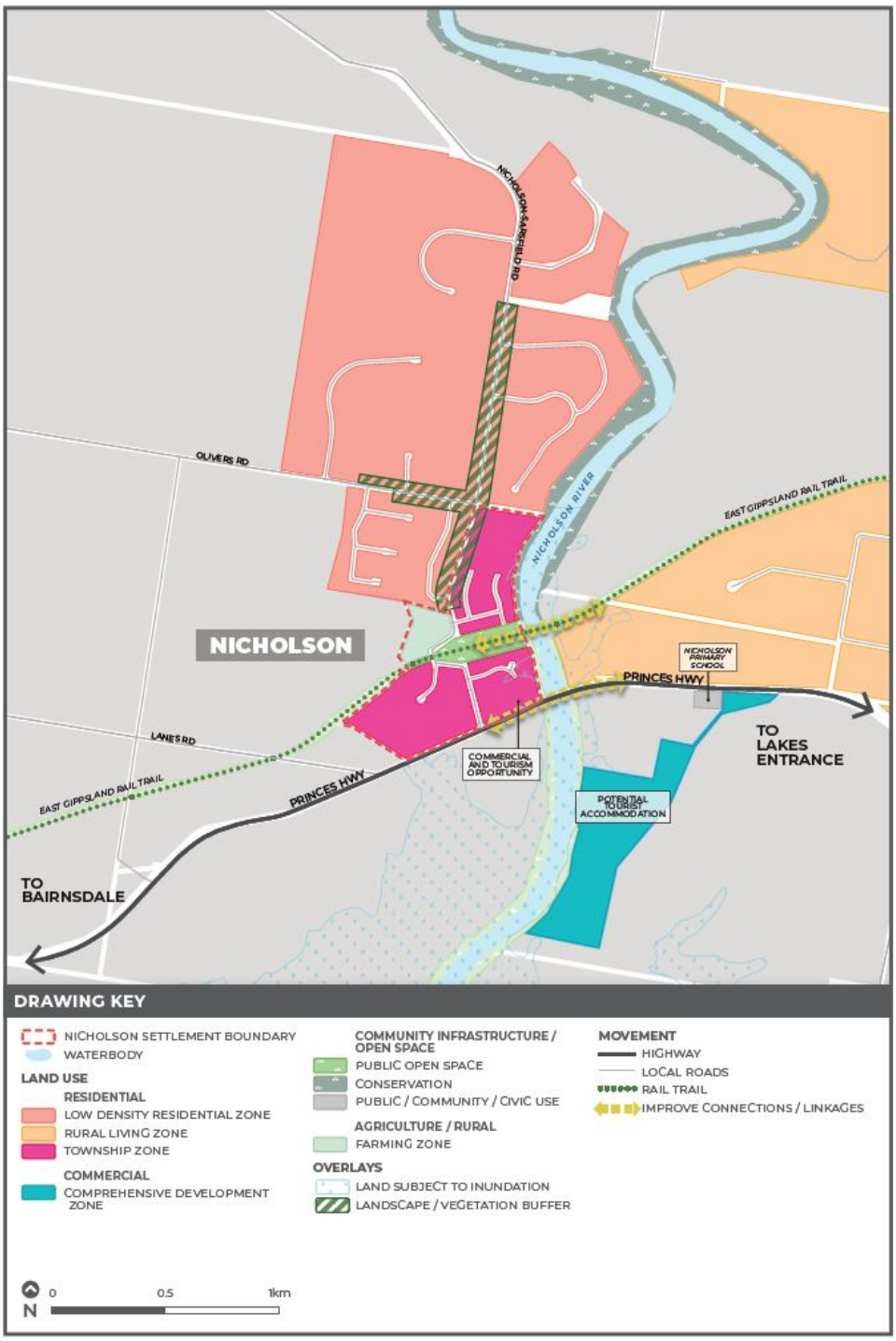
Support the existing role of Mosquito Point as a small holiday residential community.

Strictly limit further development in Mosquito Point.

Discourage development of more than one dwelling on any lot unless the environmental qualities of the area will not be adversely affected.

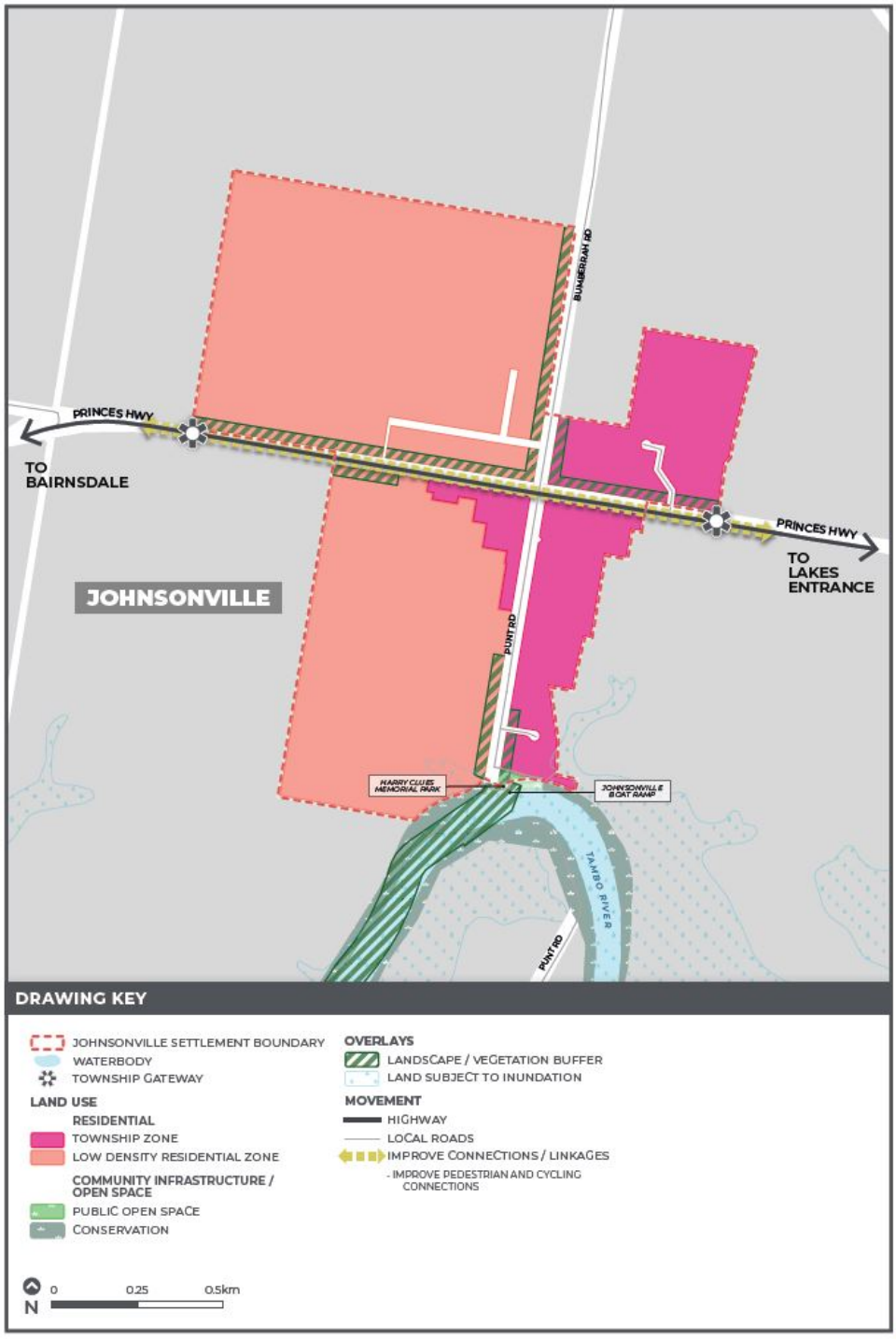
EAST GIPPSLAND PLANNING SCHEME

Nicholson Framework Plan



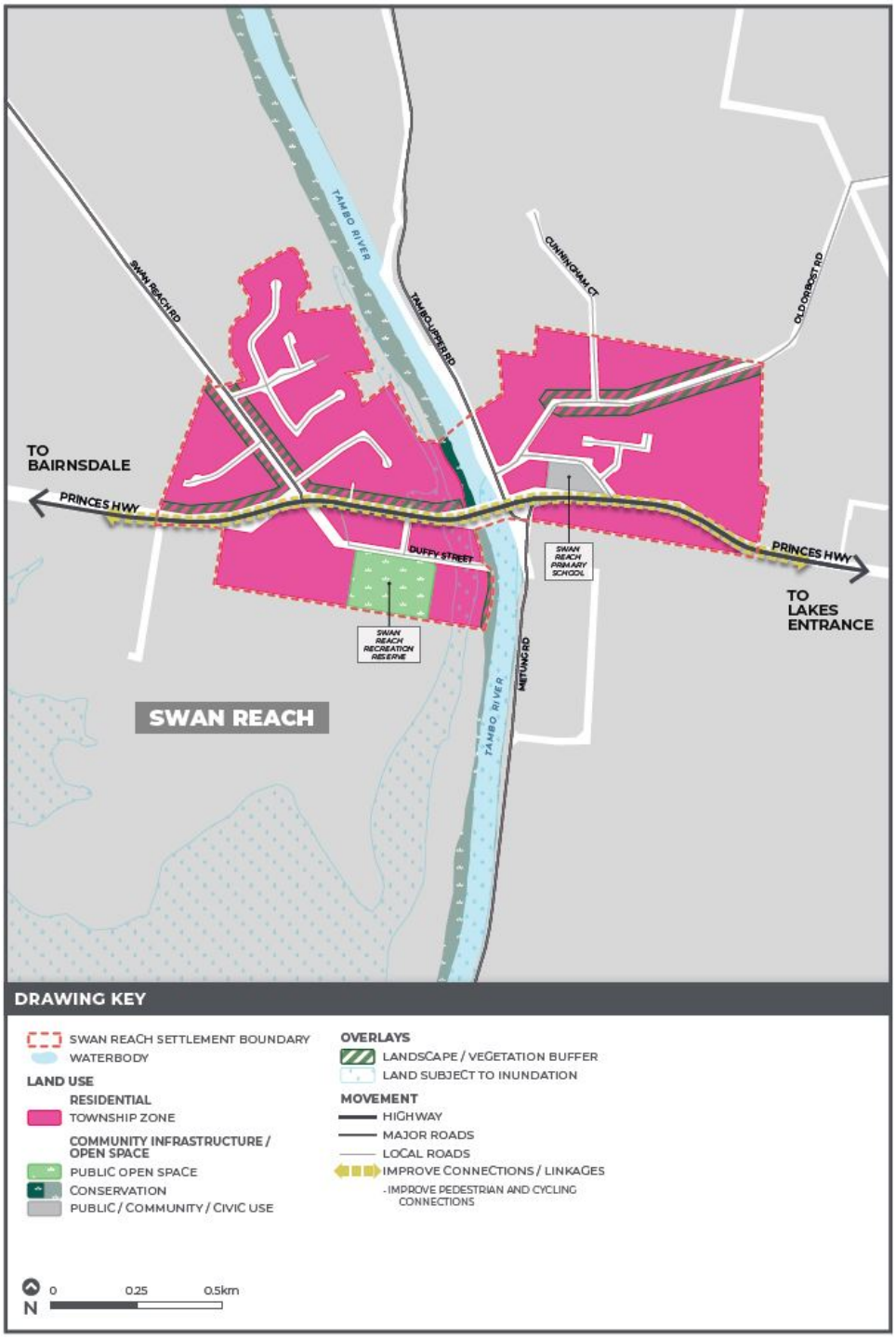
EAST GIPPSLAND PLANNING SCHEME

Johnsonville Framework Plan



EAST GIPPSLAND PLANNING SCHEME

Swan Reach Framework Plan



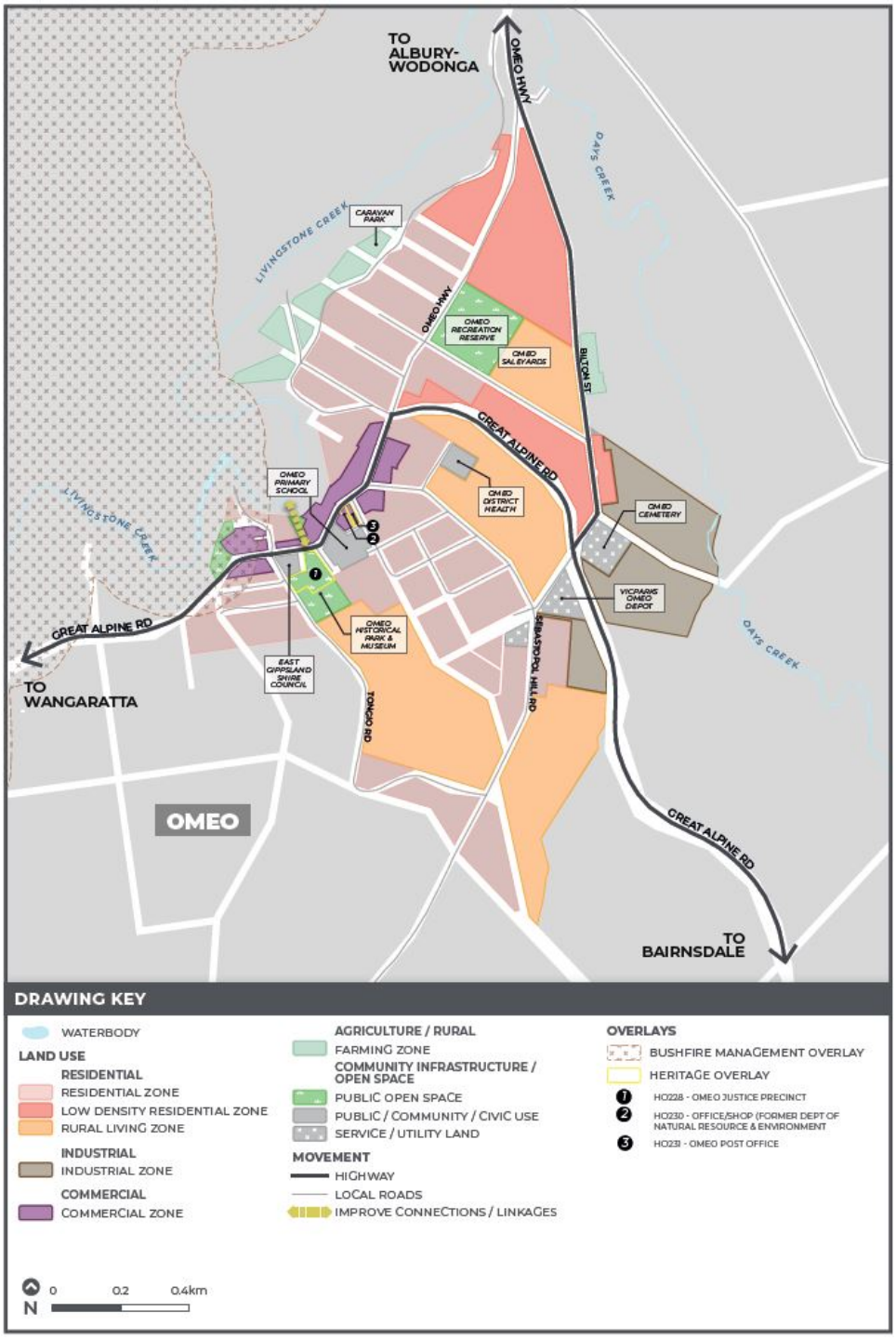
EAST GIPPSLAND PLANNING SCHEME

Lindenow Framework Plan



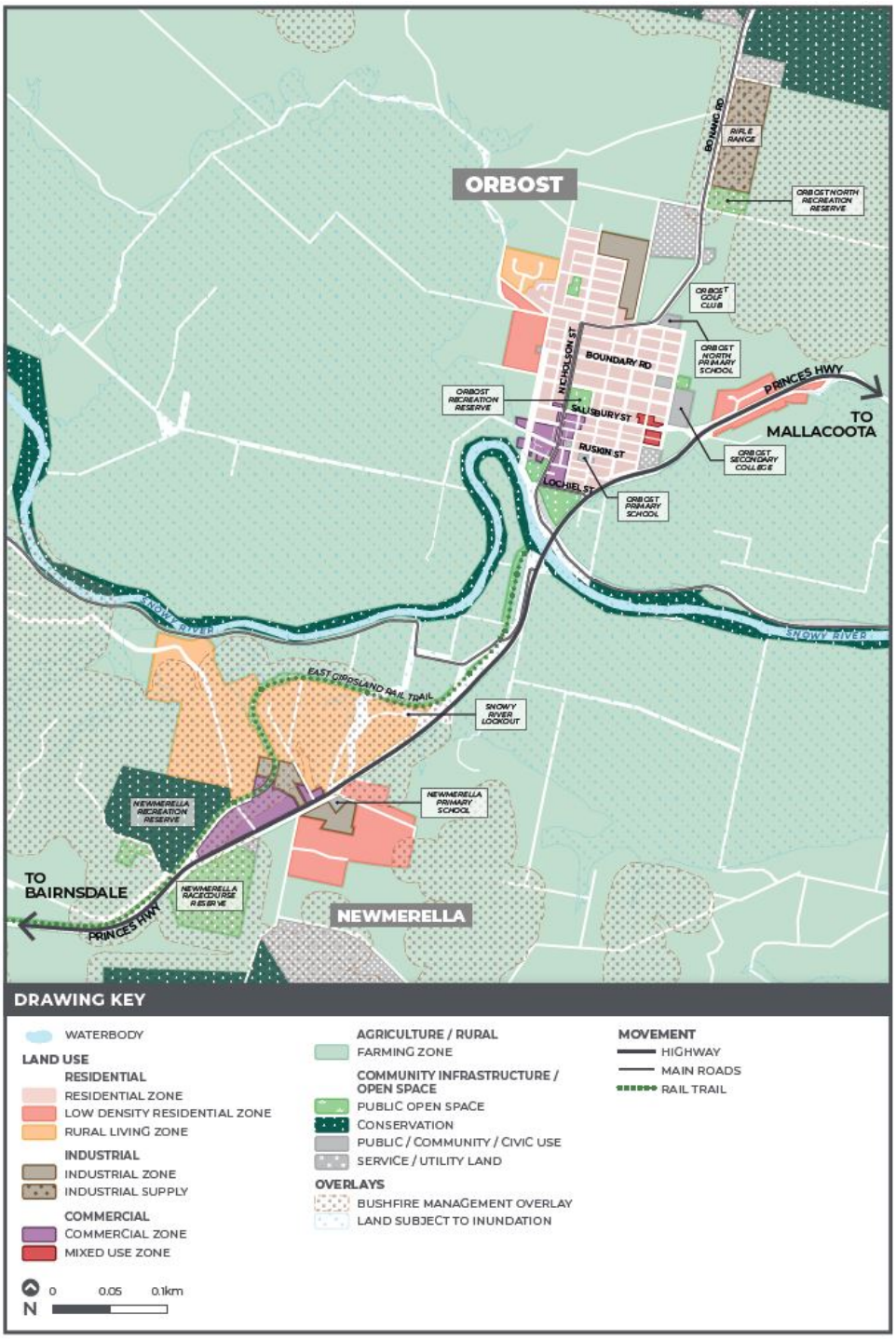
EAST GIPPSLAND PLANNING SCHEME

Omeo Framework Plan



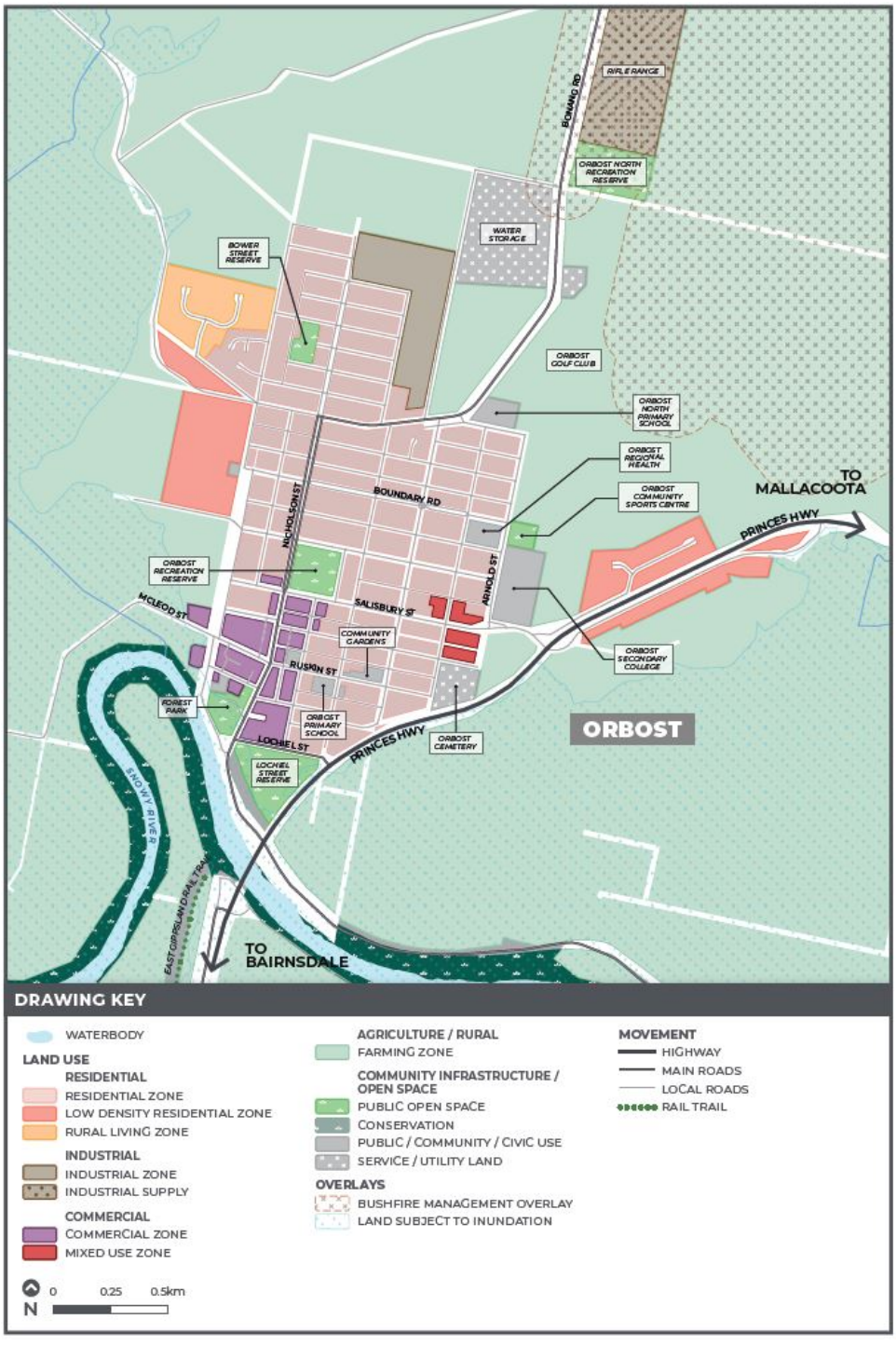
EAST GIPPSLAND PLANNING SCHEME

Orbost Newmerella Framework Plan



Orbost Framework Plan

EAST GIPPSLAND PLANNING SCHEME



11.01-1L-04 Smaller rural settlements

25/11/2022
C162egip

Policy application

This policy applies to the smaller rural settlements identified on the Strategic Framework Plan at Clause 02.04.

Strategies

Restructure Fernbank to reduce the potential development density.

Discourage lots being subdivided in Bullumwaal below a size that is environmentally capable of sustaining development.

Encourage the establishment of a major sporting facility in Bengworden.

Encourage agricultural intensification in Bengworden.

Encourage small scale tourist developments in rural areas at Clifton Creek and Woodglen.

Encourage Glen Wills to be restructured for low-density development.

Determine the environmental/ land use capability of the Cassilis Valley.

Retain large parcels of rural land at Swifts Creek for pastoral uses.

Support a range of small-scale tourist enterprises at Swifts Creek.

Encourage value-adding to timber products at Swifts Creek, subject to maintenance of buffer distances for air and noise emissions between the mill site and sensitive uses such as the schools and residences.

Encourage small scale tourist developments in rural areas at Goongerah.

Encourage Deddick, Tubbut, Bonang, Delegate River and Bendoc to develop their potential for nature-based tourism.

Encourage value-adding in timber industry, particularly at Bendoc.

Encourage plantation development on appropriate sites at Deddick, Tubbut, Bonang, Delegate River and Bendoc where these do not impact adversely on the community or adjoining owners and where appropriate road and bridge infrastructure can be guaranteed.

Encourage small scale tourist developments in Tubbut rural areas.

Develop Bonang, Delegate River and Bendoc as a base for nature-based tourism.

Encourage value-adding in timber industry at Bendoc.

Avoid residential or other urban development at Bengworden, Hinnomunjie, Tongio Munjie, Waygara, Manorina and Tabbara unless specific studies find the area to be suitable.

Ensure consolidation of lots at Bengworden, Hinnomunjie, Tongio Munjie, Waygara, Manorina and Tabbara.

Limit development on Ocean Grange and Barrier to protect the environmental qualities of the area and the ability of the land to absorb wastes.

Encourage enhanced river and lake frontages at Tambo Bay, protecting the quality of natural environment.

Encourage opportunities for cultural and nature-based tourism at Lake Tyers.

Avoid intensification of development, including more than one dwelling on a lot or the extension of the Tamboon and Tamboon South settlements.

Develop Genoa as the Eastern ‘Gateway’ with opportunities for small-scale tourist or commercial uses in association with rural activities.

Retain large rural lot sizes in Genoa.

Encourage the retail, commercial and tourism role of Bruthen including small-scale tourist accommodation.

Support Buchan as a local retail centre and for tourism, the timber industry, mining and quarrying.

Encourage small scale tourist developments in rural areas near Tambo Upper.

EAST GIPPSLAND PLANNING SCHEME

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Proposed C172egip

SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ3**.

PAYNESVILLE GROWTH AREA

1.0 Neighbourhood character objectives

--/--/----
Proposed C172egip

To establish a pattern of residential development across the growth area that supports good access, neighbourhood cohesion and reinforces the local character of a small lakeside town.

To provide for diverse types of housing and a range of lot sizes and densities including medium density housing, aged care and retirement accommodation.

To ensure a high standard of design for housing development that reinforces Paynesville's character and environmental values and meets contemporary standards for efficiency and sustainability.

To establish native planted corridors in key locations and create distinctive tree-lined street environments that frame road corridors and major entry points, provide open space connections for cyclists and pedestrians and enhance the visual appearance of the built environment.

To ensure the provision of suitable infrastructure and utilities to efficiently service development and that are designed to enhance local character.

2.0 Construction or extension of a dwelling, small second dwelling or residential building - minimum garden area requirement

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Proposed C172egip

Is the construction or extension of a dwelling, small second dwelling or residential building exempt from the minimum garden area requirement?
No

3.0 Requirements of Clause 54 and Clause 55

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Proposed C172egip

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

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Proposed C172egip

None specified

5.0 Application requirements

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Proposed C172egip

The following application requirements apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A site analysis plan and/or report demonstrating how development of the site responds to:
  - - Site features including vegetation to be removed and retained, topography, views and adjoining development conditions.
    - The Neighbourhood Character Objectives specified within this clause
- For subdivision applications, a landscape plan which details landscaping within the streetscape and other areas of public realm.
- For building and works applications, a landscape plan which details landscaping within the lot.
- For building and works applications, a schedule of colours and materials.

6.0 Decision guidelines

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Proposed C172egip

None specified

EAST GIPPSLAND PLANNING SCHEME

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Proposed C172egip

SCHEDULE 10 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO10**.

PAYNESVILLE GROWTH AREA

1.0 Objectives

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Proposed C172egip

- To ensure orderly and integrated development of the land that enhances the character of Paynesville as a small lakeside town and creates a cohesive and accessible community.
- To provide for a range of compatible urban land uses, high quality public realm, drainage infrastructure, open space and community facilities.
- To ensure an integrated and connected movement network, including a pedestrian and cycle network, designed to connect into the wider township, foreshore reserves and surrounding areas.
- To facilitate site responsive development at the interface of the growth area and the Lake King foreshore, including appropriate infrastructure and linkages.
- To provide for the coordinated deliver of infrastructure to support the growth area and for the transfer of the foreshore land into public ownership.

2.0 Requirement before a permit is granted

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Proposed C172egip

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority that does not prejudice the future, orderly development of the area affected by the Development Plan Overlay.

3.0 Conditions and requirements for permits

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Proposed C172egip

The following conditions and/or requirements apply to permits:

Public Infrastructure Delivery Condition

Before a plan of subdivision is certified, the Owners of the land to be subdivided must enter into an Agreement under section 173 of the Planning and Environment Act 1987 and make application to the Registrar of Titles to have the agreement registered on the title to the land under section 181 of the Act.

The Agreement must provide for the delivery of infrastructure and the contributions required, both in respect of projects required by that development and to the extent any relevant project necessitates contributions from multiple landowners. The Agreement must give effect to the Public Infrastructure Plan insofar as it relates to those projects which necessitate contributions from multiple landowners as relevant to the land and specify:

- The timing and responsibility for the delivery of the projects required to support the proposed future development of the land, where those projects require contributions to be made from multiple landowners.
- If relevant, the arrangements for cash contributions to be made to the responsible authority in respect of projects contemplated in the Public Infrastructure Plan to be delivered by other landowners.
- If relevant, the payment of any contributions to the responsible authority in respect of community infrastructure.

The Agreement must be prepared at the cost of the Owner and be to the satisfaction of the responsible authority.

Three-Dimensional Building Envelope Condition

Before a Statement of Compliance for a plan of subdivision is issued which includes serviced lots below the northernmost 19 metre AHD contour line at 1255 Paynesville Road (Lot 1 PS318977) and 1325 Paynesville Road (Lot 3 PS 307152), the Owner of the land must enter into an Agreement under section 173 of the Planning and Environment Act 1987 and make application to the Registrar of Titles to have the agreement registered on the title to the land under section 181 of the Act. The Agreement must provide for three dimensional building envelopes on individual serviced lots below the northernmost 19 metre AHD contour line which reflect the design guidelines prepared as part of the approved Development Plan.

A dealing number from Land Victoria indicating that the application for registration has been made, must be provided to the responsible authority before a Statement of Compliance is issued.

The Agreement must be prepared at the cost of the Owner and be to the satisfaction of the responsible authority.

Kangaroo Management Plan

Prior to the commencement of any works, a Kangaroo Management Plan must be prepared to the satisfaction of the responsible authority and the Department of Energy, Environment and Climate Action (DEECA). The plan must include:

- Strategies to avoid land locking Kangaroos, including staging of subdivision.
- Strategies to minimise animal and human welfare risks.
- Management and monitoring actions to sustainably manage a population of Kangaroos within a suitable location.
- Actions to address the containment of Kangaroos and to ensure adequate animal welfare.

The approved Kangaroo Management Plan must be implemented to the satisfaction of DEECA.

4.0 Requirements for development plan

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Proposed C172egip

A Development Plan must generally be in accordance with the objectives, requirements and guidelines defined in the Paynesville Growth Area Structure Plan (2019, updated 2025) and include the following requirements as relevant to the subject land.

Land Use and Township Character

- Provide a layout that is generally in accordance with the Paynesville Framework Plan and includes a range of lot sizes and densities which provide the opportunity for a diverse range of housing types including medium density housing and aged care and retirement living where appropriate.
- Identify the location and preferred land uses of a Neighbourhood Activity Centre generally in accordance with the Paynesville Framework Plan and the Retail Economic Assessment.
- Utilise landscape buffers or other mechanisms for sensitive interfaces to surrounding rural land.
- Identify streetscape treatments and landscaping to ensure development appropriately fronts streets, open space and public areas.
- Ensure that the subdivision provides appropriate linkages and interface treatments to adjoining land.
- Provide design guidelines to inform the future preparation of three dimensional building envelopes on individual serviced lots located below the northernmost 19.0 metre AHD line of 1255 Paynesville Road (Lot 1 on PS318977) and 1325 Paynesville Road (Lot 3 on PS307152). The guidelines should be informed by a view sharing analysis and seek to:

- Implement the objectives of this overlay and set out how new development will maintain view sharing opportunities to Lake King and from the public realm.
- Facilitate a lot layout which responds to the topography of the land and maximises solar access.
- Manage building heights from natural ground level and side setbacks to avoid continuous built form.
- Manage setbacks from sensitive foreshore areas.
- Understand the relationship between the landscaping in the foreshore and any impacts this has on views to and from the subject land.

Public Open Space

- A network of open space linkages that accommodate natural drainage patterns and existing native vegetation.
- Off-road pedestrian and cycling connections through the growth area and linkages to surrounding foreshore paths.
- Provision of appropriate public facilities in local open space, suited to the function of the open space.
- Maximise the safety of public open spaces through informal surveillance of streets and public spaces from dwellings and streets.

Public Infrastructure Plan

A Public Infrastructure Plan which addresses the following:

- Integrated stormwater management that incorporates water sensitive urban design techniques to protect natural systems, integrate stormwater treatment into the landscape, improve water quality, and reduce and mitigate run-off and peak flows, including consideration of downstream impacts. Drainage assets must allow for the conveyance and treatment of any upstream catchments.
- A Traffic Impact Assessment which provides for a road network with a high degree of connectivity including the location and details of any required:
- Upgrades to existing roads or intersections.
  New roads and intersections.
- Access points to the primary road network.
- Pedestrian crossings or safe refuges.
- Pedestrian and cycle corridors.
- Provision of suitable infrastructure and utilities to efficiently service development and minimise maintenance costs while meeting user needs.
- Identification and sequencing of public infrastructure projects which require contributions from multiple landowners within the growth area.
- Foreshore improvement works outlined in the Foreshore Improvement Management Plan.
- Arrangements for coordination between landowners, including an explanation of how the equalisation of land and contributions for infrastructure is to operate.
- Arrangements for public infrastructure to be delivered through works in kind, where relevant.
- Any other matter required by the responsible authority.

Foreshore Improvement Management Plan

A Foreshore Improvement and Management Plan that covers the land affected by this overlay with a natural ground level below 2.8 metres AHD and which also has regard to Point Fullarton wetlands and adjoining public areas, to the satisfaction of the responsible authority and the East Gippsland Catchment Management Authority. The Foreshore Improvement and Management Plan should acknowledge the future public ownership and should:

- Demonstrate how the Land is to be rehabilitated including the provision of vegetated buffers to prevent wetland degradation and provide habitat.
- Demonstrate how works and future use of the Land will not significantly impact the habitat of nationally significant migratory shorebirds or any other threatened species recorded on the Land as outlined in the Flora and Fauna Assessment.
- Identify biodiversity objectives and targets for species identified on the Land, based on outcomes of the Flora and Fauna Assessment, and outline a monitoring and adaptive management program to assess performance against those objectives and targets.
- Provide convenient public access to reserves and the provision of facilities suited to the natural foreshore environment, including interpretive facilities.
- Identify the alignment for the walking/cycling path from Burden Place to Bay Road ensuring separation from the adjacent wetlands and to facilitate a natural vegetation shift over time.
- Outline ongoing maintenance obligations, including drainage management obligations if drainage assets are proposed to be located within the foreshore.
- Address coastal hazard vulnerability including risks associated with sea level rise, storm surge and coastal processes and mitigate any identified risks.

Flora and Fauna

A Flora and Fauna Assessment must demonstrate the application of the avoid and minimise principles and consider any impacts on native flora and fauna under relevant national, state and local legislation and policy frameworks, prepared by a suitably qualified professional in consultation with relevant agencies and authorities.

The assessment must make recommendations in relation to subdivision design and make appropriate links to the Foreshore Improvement Management Plan. The assessment must also have regard for any habitat values and threatened species and include targeted surveys of those threatened species.

Retail Economic Assessment

A Retail Economic Assessment which must be prepared by a suitably qualified professional to the satisfaction of the Responsible Authority. The assessment must determine the size of the future neighbourhood activity centre and include suitable land uses. Proposed use and development within the neighbourhood activity centre must not adversely affect the primary role of the existing Paynesville Activity Centre.

Bushfire Management

A Development Plan must include a requirement for any subdivision and development to provide a Site Management Plan that addresses bushfire risk during, and where necessary, after construction, to the satisfaction of the Country Fire Authority. The Plan must specify:

- The staging of development and the likely bushfire risks at each stage.
- An area of land between the development edge and non-urban areas consistent with the separation distances specified in AS3959-2018, where bushfire risk is managed to ensure a Bushfire Attach Level (BAL) rating of no greater than BAL12.5 is required.

- The measure to be undertaken by the developer to reduce the risk from fire within any surrounding rural or undeveloped landscape and protect residents and property from the threat of fire.
- Adequate opportunities for access and egress for residents, construction workers and emergency vehicles.

Community and Stakeholder Consultation

A Development Plan will subject to an appropriate level of community and public authority consultation before it is endorsed, to the satisfaction of the responsible authority.

EAST GIPPSLAND PLANNING SCHEME

31/07/2018
VC148

SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?

1.0 Maps comprising part of this planning scheme:

~~01/08/2024~~ ~~C167egip~~Proposed C172egip

- 1, 1EMO 1ESO1, 1HO, 1RO, 1BMO
- 2, 2EMO, 2ESO1, 2BMO
- 3, 3EMO, 3ESO1
- 4, 4EMO, 4ESO1, 4BMO
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EAST GIPPSLAND PLANNING SCHEME

31/07/2018
VC148

SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?

1.0 Maps comprising part of this planning scheme:

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Proposed C172egip

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EAST GIPPSLAND PLANNING SCHEME

20/04/2020
GC112

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0 Background documents

~~25/11/2022~~ ~~-/--/----~~
~~C162egip~~Proposed C172egip

Name of background document	Amendment number - clause reference
A Land Capability Study of the Cassilis Valley, Swifts Creek. Technical Report No. 27, Centre for Land Protection Research, D. M. Rees (Department of Conservation and Natural Resources, Victoria, 1995).	Clause 44.01s
Draft East Gippsland Native Vegetation Plan (Government of Victoria and East Gippsland Catchment Management Authority, 2000)	Clause 42.02s8
East Gippsland Shire Municipal Reference Document, Coastal Spaces Landscape Assessment Study(Planisphere, 2006)	Clause 42.03s1 Clause 42.03s2 Clause 42.03s3 Clause 42.03s4 Clause 42.03s5 Clause 42.03s6
East Gippsland Sites of Biological Significance, (Department of Natural Resources and Environment, 1997)	Clause 42.01
East Gippsland Soil Erosion Management Plan (Department of Primary Industries, 2009)	Clause 44.01s
Erosion Hazard Map, Bairnsdale Region (1:100,000) based on Aldrick, J. M. et al., A study of the land in the catchment of the Gippsland Lakes (Vols. 1& 2) (Department of Conservation and Natural Resources, Victoria, 1992)	Clause 44.01s
Gippsland Lakes Coastal Action Plan (Gippsland Coastal Board, 1999)	Clause 42.02s2 Clause 42.02s4 Clause 42.02s5 Clause 42.02s6
Gippsland Lakes Environs Survey. D. F. Howe and T. Poutsma(Department of Conservation, Forests and Lands, unpublished)	Clause 44.01s
Infrastructure Design Manual (2020, Local Government Infrastructure Design Association)	GC112 - Clause 21.11-6
Input to Twin Rivers Land Use Plan – Economic Assessment of Future land Requirements *(Essential Economics Pty Ltd, August 2011)*	Clause 43.04s9
Lakes Entrance Northern Growth Area Social Impact Assessment (East Gippsland Shire Council, August 2012)	Clause 43.04s8
Lakes Entrance Urban Design Framework (Meinhardt Infrastructure and Environment, March 2007)	Clause 43.02s13
Mallacoota Urban Design Framework (Meinhardt Infrastructure and Environment, March 2007)	Clause 43.02s12
North Arm Action Plan. Friends of North Arm (East Gippsland Shire and Department of Natural Resources and Environment, 1996)	Clause 42.02s7
Northern Growth Area Lakes Entrance Development Concept Plan Hydrology, Water Technology (Water Technology Pty Ltd, October 2013)	Clause 43.04s8
Paynesville Growth Area Structure Plan (Tim Weight Consulting, The Right Man & Design Urban, 2019 updated 2025)	Clause 11.01-1L-02

EAST GIPPSLAND PLANNING SCHEME

Name of background document	Amendment number - clause reference
Paynesville Urban Design Framework (Meinhardt Infrastructure and Environment, March 2007)	Clause 43.02s14
Raymond Island Strategy (Shire of Bairnsdale, 1992)	Clause 42.02s2
Revegetation Planting Standards	Clause 43.04s4 Clause 43.04s7
Roadside Management Plan (East Gippsland Shire Council, 1995)	Clause 42.02s1
Salinity Hazard Map, Bairnsdale Region (1:100,000) based on Aldrick, J. M. et al., A study of the land in the catchment of the Gippsland Lakes (Vols. 1& 2) (Department of Conservation and Natural Resources, Victoria, 1992)	Clause 44.02s
The Siting and Design Guidelines for Structures on the Victorian Coast(Victorian Coastal Council, 1998)	Clause 42.03s1 Clause 42.03s2 Clause 42.03s3 Clause 42.03s4 Clause 42.03s5 Clause 42.03s6
State Overview Report, Coastal Spaces Landscape Assessment Study(Planisphere, 2006)	Clause 42.03s1 Clause 42.03s2 Clause 42.03s3 Clause 42.03s4 Clause 42.03s5 Clause 42.03s6
Twin Rivers Land Use Plan – Final Report *(Meinhardt Infrastructure & Environment Pty Lty, May 2012)*	Clause 43.04s9
Twin Rivers Land Use Plan, Nicholson – Options for future Township Zone growth Desktop Analysis – 2012, Meinhardt	Clause 43.04s9
Victoria's Native Vegetation Management – A Framework for Action	Clause 43.04s3 Clause 43.04s4 Clause 43.04s7
*Urban Design Frameworks for Bemm River, Eagle Point, Gipsy Point, Lake Tyers Beach, Marlo, Metung, Newlands Arm, Nungurner, Raymond Island and Tambo Bluff (*Meinhardt Infrastructure and Environment, March 2007)	Clause 43.02s11
Urban Waterway Guidelines *(East Gippsland Shire Council, March 2013)*	Clause 43.04s9

EAST GIPPSLAND PLANNING SCHEME

20/04/2020
GC112

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

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Proposed C172egip

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Mallacoota Urban Design Framework (Meinhardt Infrastructure and Environment, March 2007)	Clause 43.02s12
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Northern Growth Area Lakes Entrance Development Concept Plan Hydrology, Water Technology (Water Technology Pty Ltd, October 2013)	Clause 43.04s8
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Revegetation Planting Standards	Clause 43.04s4 Clause 43.04s7
Roadside Management Plan (East Gippsland Shire Council, 1995)	Clause 42.02s1
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EAST GIPPSLAND PLANNING SCHEME

25/11/2022 C162egip

SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK

1.0 Further strategic work

~~25/11/2022~~ ~~-/-/----~~ ~~C162egip~~Proposed C172egipReview of the Coastal Settlements Design and Development Overlays.

Prepare a planning scheme amendment to update municipal planning statement, including a municipal overview and integration of the Council Plan 2021-2025.

Review Heritage Gap Study, prepare local planning policy and update schedule to the Heritage Overlay.

Prepare and implement into the planning scheme the Rural Land Use Strategy.

Undertake a review of the land demand and supply for rural living.

Prepare and implement into the planning scheme the Settlement and Housing Strategy.

Prepare a land supply and demand analysis for residential land at a municipal wide level.

Review Coastal Inundation and Erosion Policy as part of the Update to the flooding mapping, policy and schedules.

Prepare a Planning Scheme Amendment to implement planning controls to protect landfill and water infrastructure.

~~Prepare Planning Scheme Amendment to implement the Paynesville~~Investigate rezoning land to facilitate the Paynesville Employment and Emergency Services Precinct in accordance with the Paynesville Growth Area Structure Plan (~~PGASP~~January 2023).

Implement rezoning of land parcels immediately adjacent to Lake King from Farming Zone to Public Conservation and Resource Zone upon the completion of the transfer of land process to a Public Land Manager.

Prepare Planning Scheme Amendment to implement the Eagle Point Structure Plan.

Review and update Bairnsdale Growth Strategy.

Prepare a land demand and supply analysis for industrial land at a municipal wide level.

Prepare a Structure Plan for Lindenow.

Review and update the Erosion Management Overlay mapping, schedules and local policy.

Review and update the Flooding mapping, schedules and planning policy.

Consider planning policy implications of climate change, sea level rise and coastal inundation as part of the update of the planning scheme flooding controls.

Review and update the Bushfire Management mapping, schedules, planning policy and develop schedules for strategically identified townships.

Prepare an Industrial land demand and supply analysis.

Review and update the mapping and schedule to the Environmental Significance Overlay.

Review and update the development contributions plans for Lakes Entrance Northern Growth Area.

Prepare a Planning Scheme Amendment to update planning policy, zoning review and residential land supply for Omeo.

Prepare an Open Space Strategy.

Work with the landowner to prepare a Structure Plan for Lake Tyers Beach.

Review Master Plans contained in the Urban Design Frameworks on a township and needs basis as part of the review and preparation of structure plans.

EAST GIPPSLAND PLANNING SCHEME

25/11/2022
C162egip

SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK

1.0 Further strategic work

--/--/----
Proposed C172egip

Review of the Coastal Settlements Design and Development Overlays.

Prepare a planning scheme amendment to update municipal planning statement, including a municipal overview and integration of the Council Plan 2021-2025.

Review Heritage Gap Study, prepare local planning policy and update schedule to the Heritage Overlay.

Prepare and implement into the planning scheme the Rural Land Use Strategy.

Undertake a review of the land demand and supply for rural living.

Prepare and implement into the planning scheme the Settlement and Housing Strategy.

Prepare a land supply and demand analysis for residential land at a municipal wide level.

Review Coastal Inundation and Erosion Policy as part of the Update to the flooding mapping, policy and schedules.

Prepare a Planning Scheme Amendment to implement planning controls to protect landfill and water infrastructure.

Investigate rezoning land to facilitate the Paynesville Employment and Emergency Services Precinct in accordance with the Paynesville Growth Area Structure Plan (January 2023).

Implement rezoning of land parcels immediately adjacent to Lake King from Farming Zone to Public Conservation and Resource Zone upon the completion of the transfer of land process to a Public Land Manager.

Prepare Planning Scheme Amendment to implement the Eagle Point Structure Plan.

Review and update Bairnsdale Growth Strategy.

Prepare a land demand and supply analysis for industrial land at a municipal wide level.

Prepare a Structure Plan for Lindenow.

Review and update the Erosion Management Overlay mapping, schedules and local policy.

Review and update the Flooding mapping, schedules and planning policy.

Consider planning policy implications of climate change, sea level rise and coastal inundation as part of the update of the planning scheme flooding controls.

Review and update the Bushfire Management mapping, schedules, planning policy and develop schedules for strategically identified townships.

Prepare an Industrial land demand and supply analysis.

Review and update the mapping and schedule to the Environmental Significance Overlay.

Review and update the development contributions plans for Lakes Entrance Northern Growth Area.

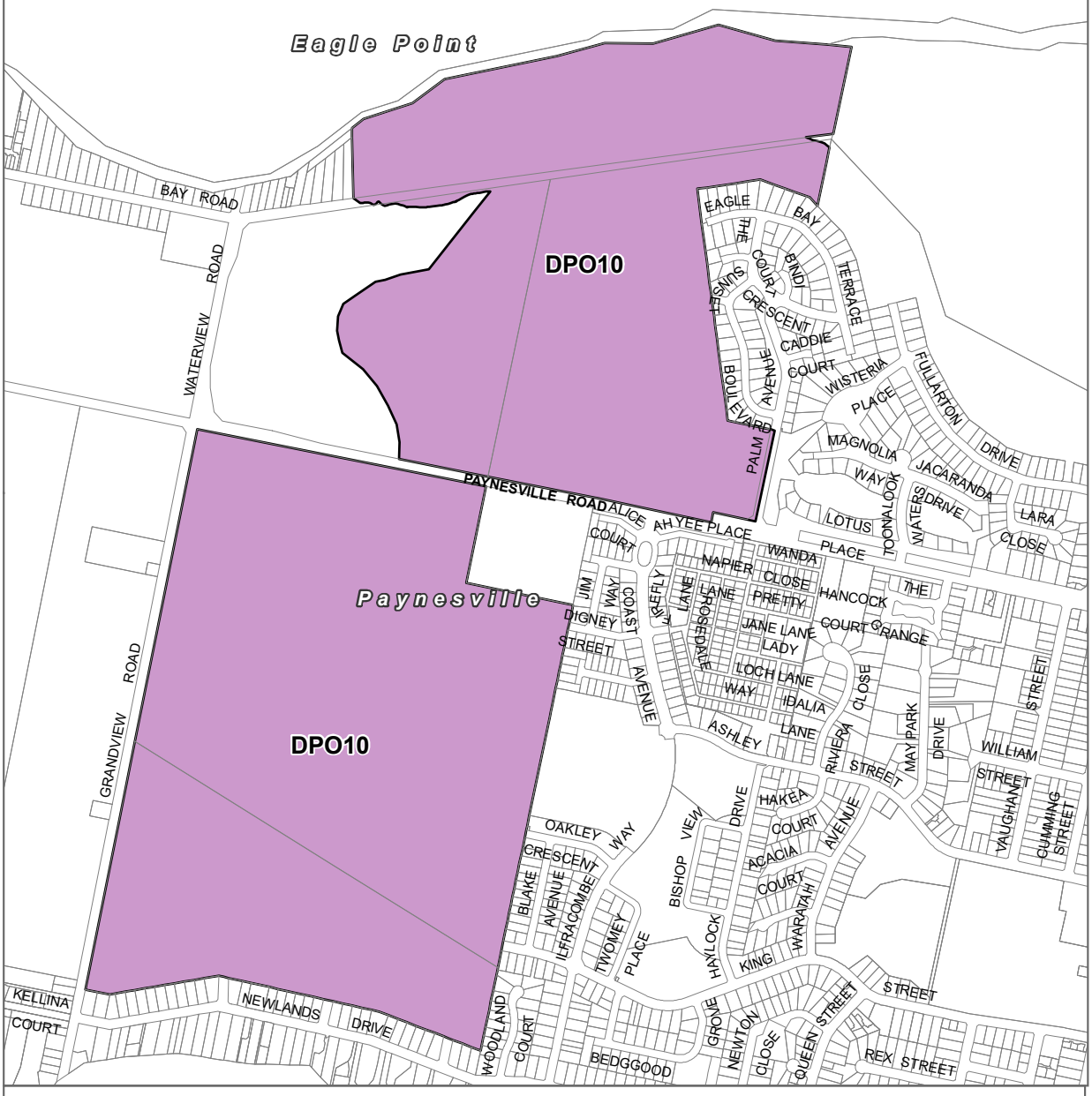
Prepare a Planning Scheme Amendment to update planning policy, zoning review and residential land supply for Omeo.

Prepare an Open Space Strategy.

Work with the landowner to prepare a Structure Plan for Lake Tyers Beach.

Review Master Plans contained in the Urban Design Frameworks on a township and needs basis as part of the review and preparation of structure plans.

EAST GIPPSLAND PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C172egip



LEGEND

DPO10 - Development Plan Overlay - Schedule 10

Local Government Area



Part of Planning Scheme Map 51DPO

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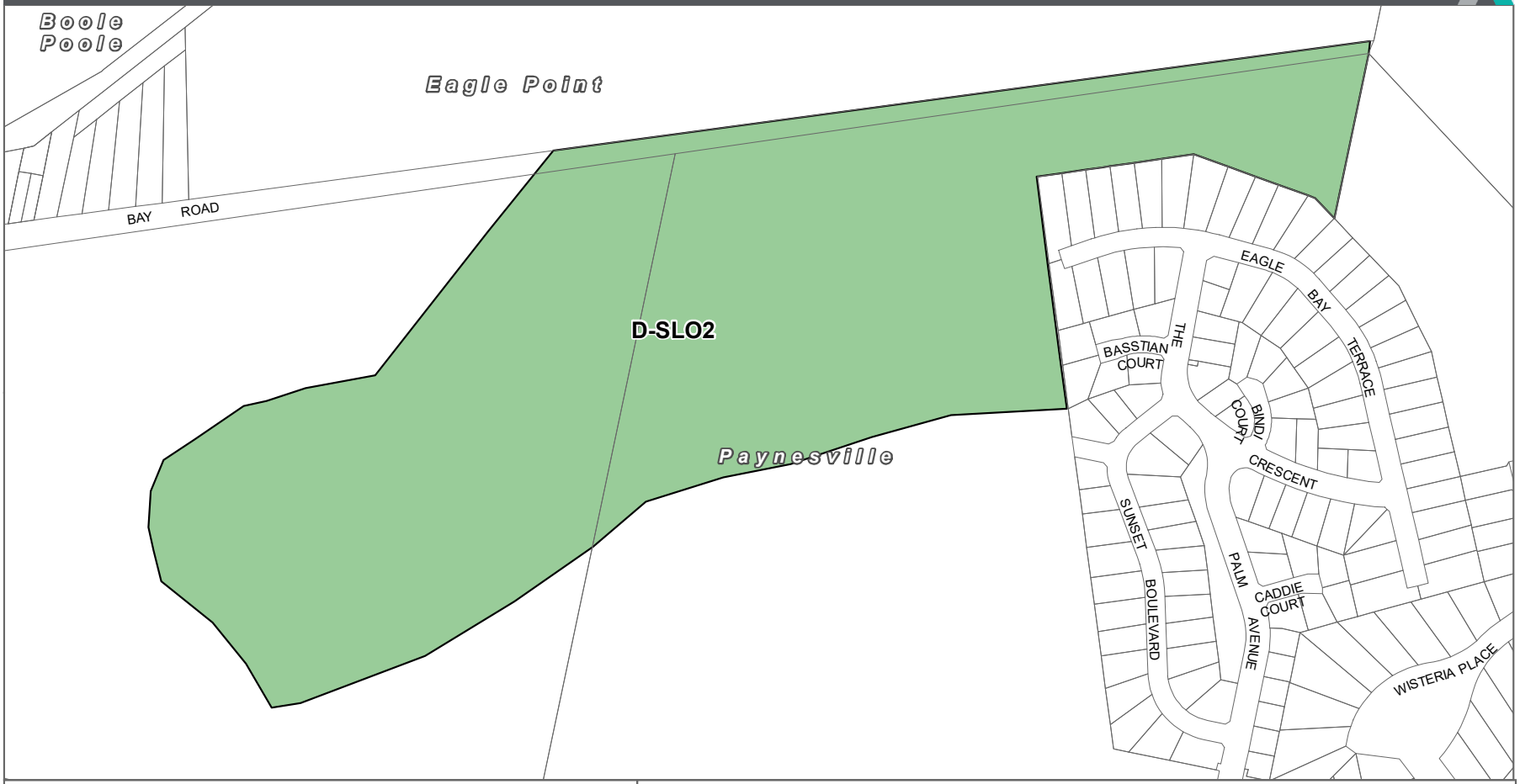
AMENDMENT C172egip



LEGEND

D-SLO - Area to be deleted from a Significant Landscape Overlay

Local Government Area

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002

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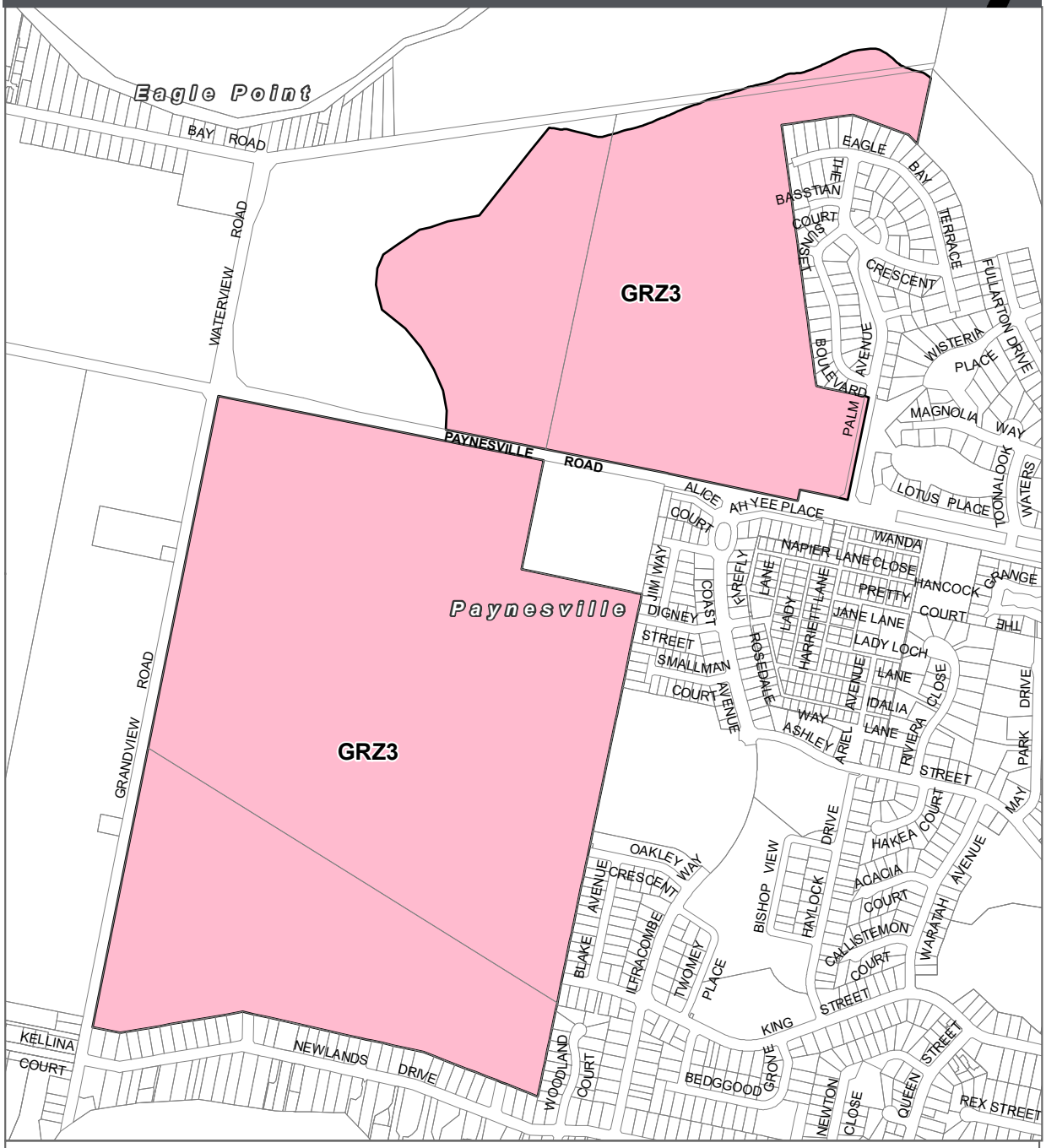
AMENDMENT C172egip



LEGEND

GRZ - General Residential Zone

Local Government Area



Part of Planning Scheme Map 51

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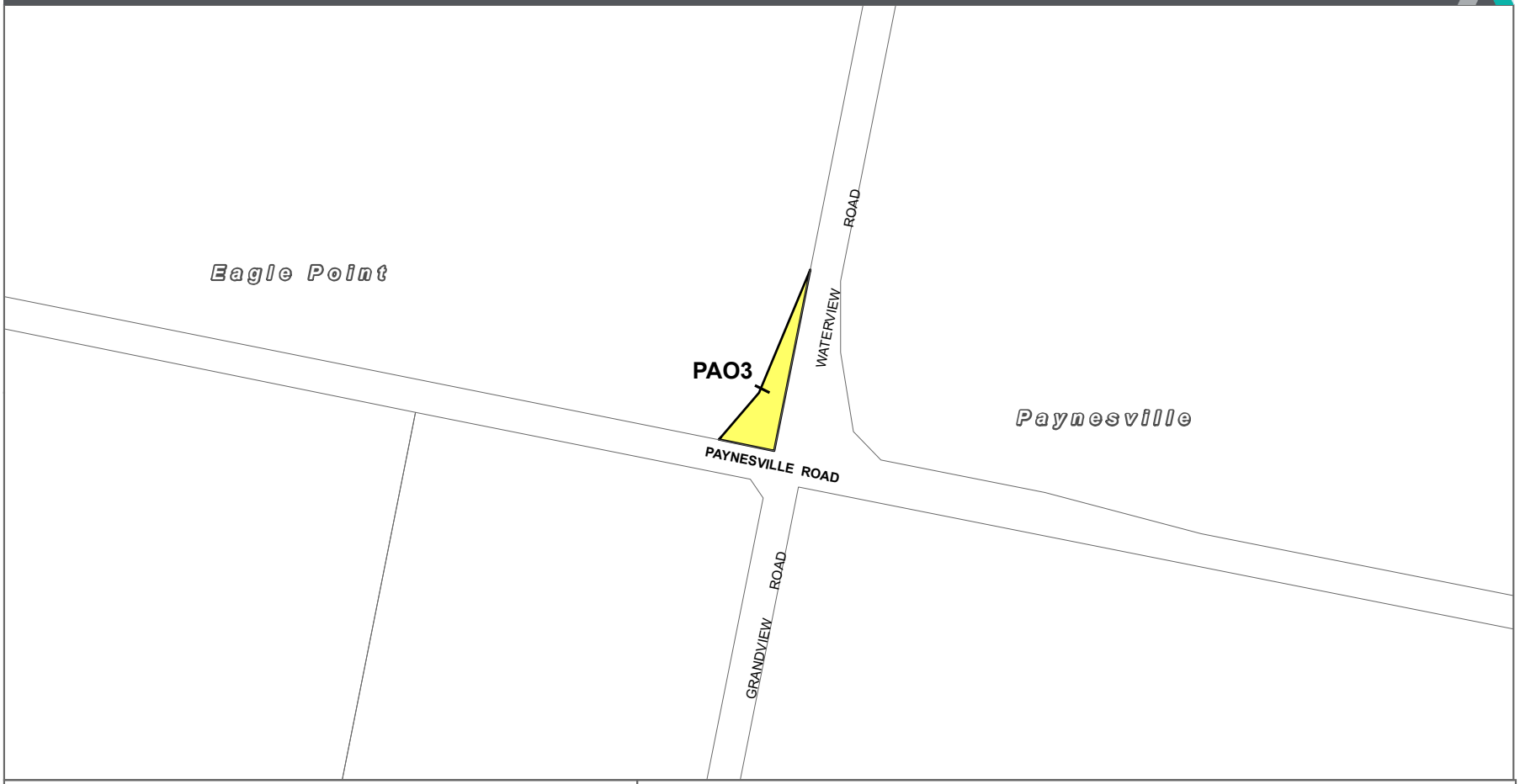
AMENDMENT C172egip



LEGEND

PAO3 - Public Acquisition Overlay - Schedule 3

Local Government Area

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Part of Planning Scheme Map 51PAO



004

5.2.3 East Gippsland Shire Council Coastal and Marine Management Plan

Authorised by Acting General Manager Place and Community

Purpose

The purpose of this report is to present the East Gippsland Shire Council Coastal and Marine Management Plan for formal consideration; and if adopted to then seek Ministerial endorsement of the plan.

Key Points

A Coastal and Marine Management Plan is a land use plan that provides high level guidance for the management of areas of coastline that Council is responsible for as Committee of Management (CoM). The Coastal and Marine Management Plan (CMMP) guides the management of our valued coastline thorough translating Statewide marine and coastal policy and strategy, as well as identifying core values, challenges, and opportunities to develop localised on ground action through intensive community engagement.

The CMMP outlines context and key features for the East Gippsland coast and key localities. It identifies core values, challenges and opportunities for future management. This guides our management approach including long-term objectives, principles and actions.

Council has a number of Foreshore Management Plans, however with the new Marine and Coastal Management Act 2018, Policy (2020), and Strategy (2022) a review was essential to bring them into line with this new framework. Noting that a number of the existing Foreshore Management Plans are relatively old and in need of review regardless of the new Act.

While this Plan is essentially a review and update of Council's existing Foreshore Management Plans, the approach taken with this CMMP was to develop a single plan, with each locality addressed within this document. This approach added to the complexity and scope of the task, however, has ensured that the plans for each location are consistent, whereas our existing plans vary in the level of detail provided.

Extensive engagement was conducted to inform the Plan development including a Project Reference Group including Department of Energy, Environment, and Climate Action (DEECA), Gippsland Ports, Gunaikurnai Land and Waters Aboriginal Corporation (GLaWAC), Parks Victoria, Department of Transport, East Gippsland Catchment Management Authority (EGCMA), and East Gippsland Water.

A thorough review of the community engagement process is provided within the Draft Coastal and Marine Management Plan, Appendix A: Engagement Approach.

Implementation of the CMMP will be dependent on future budget consideration and external funding.

Recommendation

That Council:

1. ***adopts the East Gippsland Shire Council Coastal and Marine Management Plan as presented at Attachment 1; and***

2. ***authorises the Chief Executive Officer or delegate to seek endorsement of the East Gippsland Shire Council Coastal and Marine Management Plan from the Minister for Environment.***

Strategic Alignment

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

Theme 3: Making the most of what we've got
Outcome – Natural assets are well-managed and protected
Outcome – Our assets are well maintained, utilised and meet community needs

Theme 4: Managing Council well
Outcome – Council operates transparently and effectively with public trust

Consultation/Community Engagement/Impacts

A thorough review of the community engagement process is provided within the Draft CMMP, Appendix A: Engagement Approach.

Of note, the engagement process over the past twenty-four months has focused on building our understanding of what our communities love about the coast, what they would change, and their ideas for the future. The draft Plan was developed with a Project Reference Group (PRG) consisting of representatives of DEECA, Gippsland Ports, GLaWAC, East Gippsland Water, East Gippsland Catchment Management Authority, Parks Victoria, Victorian Fisheries Authority and Department of Transport.

An interactive Your Say Page was set up to ask the community for their initial thoughts/ideas/concerns with onsite meetings in the following locations – Paynesville, Metung, Bairnsdale, Bemm River, Mallacoota, Lake Tyers Beach, Lakes Entrance and Marlo. This extensive community and stakeholder input has updated and influenced the proposed management approach and priority actions for each of the coastal communities.

The draft Plan was circulated to the Project Reference Group and Council staff for feedback. As per the Coastal and Marine Act 2018, the consultation stage for the draft plan needed to be publicly advertised in the Victorian Government Gazette. This was listed on 23 May 2024.

The draft plan was promoted and feedback requested within broader community over a six-week period with YourSay Page, social media and Webinars giving further explanations of a CMMP entailed.

At the conclusion of the engagement period, Councillor and community feedback was considered and used to amend the final draft Plan.

Opportunities and Risks

From an opportunity perspective, having this Plan endorsed by Council and the Minister will provide strong guidance for Council management of our coastal and marine areas, in alignment with State legislation and policy, as well as what we have heard from our communities.

Climate change

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

Category

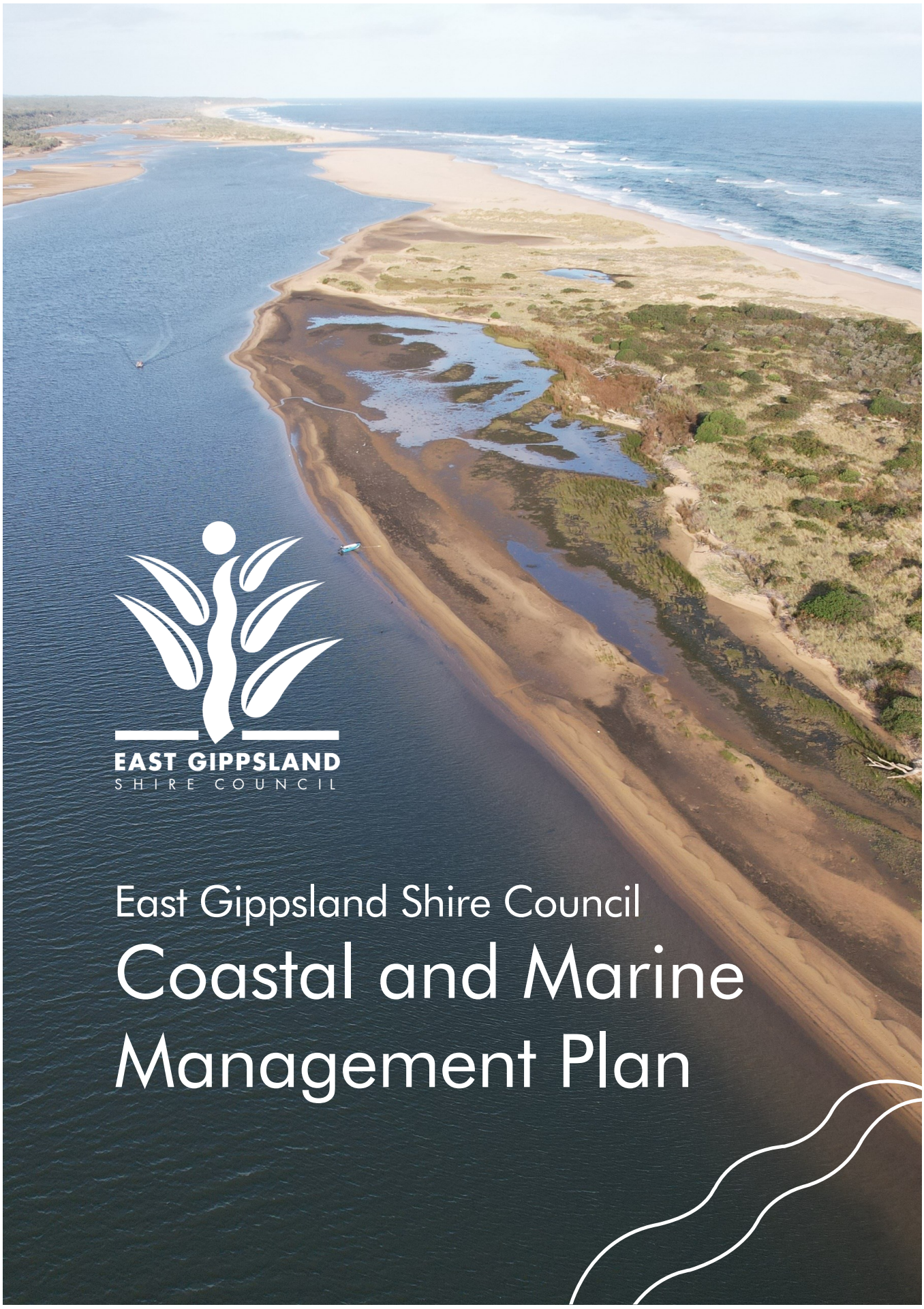
Corporate/Strategic/Council Plan: Consideration is given to climate change in corporate, strategic, or council plan(s) and includes responses to direct and indirect impacts.

Conflicts of Interest

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

Attachments

1. Draft Coastal and Marine Management Plan [**5.2.3.1** - 271 pages]



East Gippsland Shire Council

Coastal and Marine Management Plan



East Gippsland Shire Council and the Alluvium team acknowledge the Gunaikurnai, Monero and the Bidawel people as the Traditional Custodians of the land that encompasses East Gippsland Shire.

We recognise and acknowledge the unique relationship and deep connection to coastal Land and Sea Country shared by Aboriginal and Torres Strait Islander people.

We pay our respects to all Aboriginal and Torres Strait Islander people living in East Gippsland, their Elders past and present.

This report has been prepared by Alluvium Consulting Australia Pty Ltd for **East Gippsland Shire Council** under the contract titled 'East Gippsland Shire Council Coastal and Marine Management Plan'.

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Cover image:	Snowy River Estuary at Marlo, Alluvium

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Definitions and acronyms

Term	Definition
AEP	Annual exceedance probability – on average, the probability of an event occurring in any given year. A higher AEP means it is more likely the event will occur in any one year.
BBV	Better Boating Victoria
Blue carbon	Blue carbon refers to carbon stored by our oceans, marine and coastal environments. Marine and coastal ecosystems have a huge potential for carbon sequestration (storage) in their soils, roots and plants. Blue carbon ecosystems can include mangroves, tidal marshes, saltmarsh and seagrasses.
C&EP	Communication and Engagement Plan
CMMP	Coastal and Marine Management Plan
Coastal hazards	Natural coastal processes that may negatively impact on the marine and coastal environment, including impacts on human use, values, property or infrastructure. Hazards can include coastal erosion and inundation (flooding) due to storm tide and sea level rise.
Coastal erosion	The process of winds, waves and coastal currents shifting sediment away from a localised area of the shoreline. When coastal erosion impacts on the way in which we use and enjoy the coast, it becomes a coastal hazard.
Council, EGSC	East Gippsland Shire Council
Country	A term to describe all that is encompassed by the lands, waterways, and seas to which we are connected; often used by Aboriginal peoples.
Crown land	Land owned by the State or Commonwealth Government. Most Crown land in Victoria is owned by the Victorian Government but is managed by various management agencies.
DEECA	Department of Energy, Environment and Climate Action.
Ecosystem	All living things in a given area, as well as their interactions with each other, and with their non-living environments (e.g. weather, earth, sun, soil, climate, atmosphere).
EGCMA	East Gippsland Catchment Management Authority
Encroachment	Coastal and marine Crown Land reserves exist for the benefit of the public. Encroachment occurs when a landholder undertakes activities in an adjoining Crown Land reserve which has detrimental impacts on the environment or excludes public use and enjoyment. This could involve vegetation removal, land management, building structures or otherwise using the land for a private use. Encroachment is illegal under the *Crown Land reserves Act 1978*.
EPBC	Commonwealth *Environment Protection and Biodiversity Conservation Act 1999*
EPFFR	Eagle Point Flora and Fauna Reserve
EVC	Ecological Vegetation Class
FMP	Foreshore Management Plan
GLaWAC	Gunaikurnai Land and Waters Aboriginal Corporation
GLCC	Gippsland Lakes Coordinating Committee
GLRSMP	Gippsland Lakes Ramsar Site Management Plan
GP	Gippsland Ports
Habitat	The place or type of site where an organism or population naturally occurs.
High-value reserves	Public reserves identified as having high natural resource management values in an Ethos NRM (2022) report
Inundation	Flooding due to elevated water levels. Inundation can be cause by storm tide (elevated sea levels due to storm activity), sea level rise and/or rainfall (catchment) influences.
IPA	Indigenous Protection Area
IWM	Integrated Water Management
KBA	Key Biodiversity Area
LCHA	Local Coastal Hazard Assessment
LEFL	Lakes Entrance Fishing Cooperative

Term	Definition
Littoral	Relating to or situated on the shore of the sea or a lake.
Marine environment	Land, water and biodiversity between the outer limit of Victorian coastal waters and the high water mark of the sea. Defined further in the *Marine and Coastal Act 2018* and Policy.
Marine and coastal Crown land	All Crown land and waters between the outer limit of Victorian coastal waters and 200 metres inland of the high-water mark of the sea. Defined further in the *Marine and Coastal Act 2018* and Policy.
Marine and coastal environment	Land, water and biodiversity between the outer limit of Victorian coastal waters and 5 kilometres inland of the high-water mark of the sea. Defined further in the *Marine and Coastal Act 2018* and Policy.
Marine and coastal processes	The physical, chemical and biological processes that occur in the marine and coastal environment over both long and short timescales. For example, the natural accretion and erosion of beaches, nutrient cycling and soil formation processes, the structure and functioning of ecological communities.
Natural hazards	Natural physical, chemical, and biological process continually drive changes in the landscape over short and long timeframes. When these natural processes have a negative impact on landscape values and uses, we may refer to them as natural hazards. Natural hazards can include a diversity of processes/events such as bushfires, extreme temperatures, invasive species, water quality changes, floods and drought. The majority of natural hazards are not unique to the coast, and strategic management of natural hazards takes place through a range of specific and integrated approaches at local and regional scales.
NCCAG	Nungurner Community and Coast Action Group
NCLG	Nungurner Community Landcare Group
Partner	Rightsholders, agencies and stakeholders involved in delivery or providing advice to inform implementation of an action. A Partner may collaborate with Council through a formal partnership, or through informal channels, providing advice and guidance on action implementation. Some Partners lead their own actions, where Council participates in delivery.
Planning scheme	A planning scheme controls land use and development within a municipality. It contains state and local planning policies, zones and overlays and other provisions that affect how land can be used and developed. Council are the responsible authority for administration or enforcement of the East Gippsland Planning Scheme.
PV	Parks Victoria
Ramsar	A wetland site designated to be of international importance under the Ramsar Convention, also known as "The Convention on Wetlands", an intergovernmental environmental treaty.
RAP	Registered Aboriginal Party
Rightsholders	A person or organisation that has legal rights. Rightsholders include Traditional Owners
Resilience	The capacity of social, economic, and environmental systems to cope with a hazardous event, trend or disturbance, responding or reorganising in ways that maintain their essential function, identity, and structure, while also maintaining the capacity for adaptation, learning, and transformation.
Salinity	Salinity is a measure of the salt concentrations in water. Salinity influences the density of water, and interactions and mixing between fresh (low salinity) and salt (high salinity) water.
Sea level rise (SLR)	An increase in the mean level of the ocean. Relative sea level rise occurs where there is a local increase in the ocean level relative to the land, which might be due to ocean rise and/or land subsidence.
Shire	The land covered by East Gippsland Shire Local Government Area
Stewardship	Community stewardship involves caring for the natural marine and coastal places that exist in and around the communities we live in and taking actions that benefit the environment. Those taking action have various motivations and levels of capacity to protect, care for and responsibly use the marine and coastal environment. Increasing this sense of community stewardship requires understanding and overcoming barriers to action.
The Act, MaCA	*Marine and Coastal Act 2018*
VFA	Victorian Fishing Authority

1 Introduction

Covering 220 km along eastern Victoria, the East Gippsland coast stretches from Lake Victoria in the Gippsland Lakes to the eastern Victorian border with New South Wales. The East Gippsland Shire (the Shire) includes part of the internationally significant Gippsland Lakes, one of the longest stretches of sandy beaches in 90 Mile Beach, and many estuaries, inlets and coastal lagoons.

These coastal, lake and marine areas are an important feature in the history, development, economic function and future of the region. This includes unique ecosystems and fascinating cultural heritage, but also difficult and challenging history. Diverse tourism experiences and a busy marine industry also mean the coast, lakes and sea of East Gippsland is core to the people who live, work and visit the region.

Managing this vast stretch of coastline and its settlements and townships presents a range of ongoing and emerging challenges. These include:

- aging infrastructure and facilities;
- increasing pressures from population growth, visitation and usage;
- natural hazards, bushfire management and recovery; and
- emerging issues of sea level rise and changes to our climate.



As a land manager for parts of the coast, East Gippsland Shire Council (Council) have developed this Coastal and Marine Management Plan (CMMP) to help guide sustainable management of these valued areas. This strategic approach will ensure management initiatives provide communities and visitors with suitable ways to enjoy the coast sustainably and retain what we love about the coast for future generations.

The focus for this CMMP is the marine and coastal Crown land for which Council is the designated land manager.





We worked together with key stakeholders and the community to develop the East Gippsland Shire Council CMMP.

The Plan guides how we manage the coastal and marine areas Council is responsible for over the next 10 years by:

- Highlighting what people love about these areas and what challenges they face.
- Setting our overall vision, objectives, principles and management approach.
- Outlining opportunities, priority actions and projects for delivery.
- Helping coordinate management across Council, relevant organisations and community groups.

1.1 This document

Council commenced development of the CMMP in early 2023. The process to develop the CMMP is summarised in Figure 1.

The CMMP brings together all of the work undertaken to date. This includes our work with the community and other stakeholders, as guided by a tailored Communication and Engagement Plan (C&EP). These activities are further described in Attachment A.

The CMMP outlines context and key features for the East Gippsland coast and key localities. It identifies core values, challenges and opportunities for future management. This guides our management approach including long-term objectives, principles and actions.



Figure 1. Timeline for developing the CMMP.

1.2 How to read this document

The CMMP is set out in Sections:

- **Section 2** provides an overview of East Gippsland Shire and the landscape setting, history, communities, environment and uses of marine and coastal areas.
- **Section 3** details the Shire wide approach to coastal and marine management including translating Statewide policy into a framework for holistic management across East Gippsland.
- **Sections 4 to 13** step through the ten localities included in the East Gippsland Shire Council CMMP and summarise the values and challenges across each locality, and proposed management actions.
- **Section 14** provides details on implementation arrangements for the CMMP, with additional detail provided for Council in a separate Implementation Plan.



1.3 Scope of the CMMP

The purpose of a CMMP is to provide direction for the future local management of an area of marine and coastal Crown land. This includes translating Statewide marine and coastal policy and strategy to on-ground action.

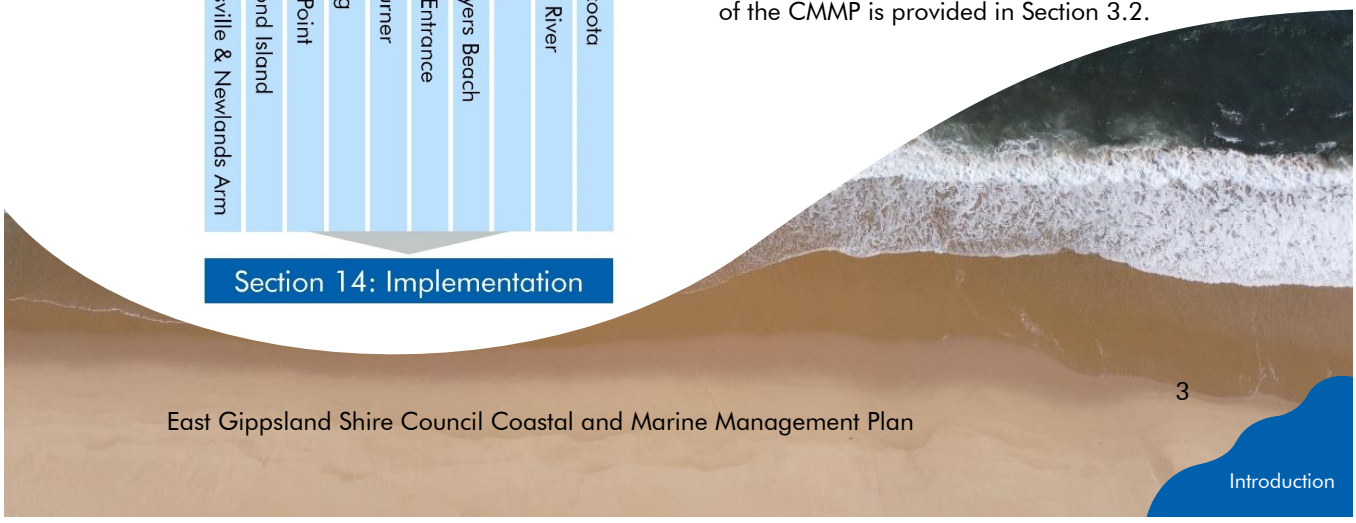
As a Council document, the focus for this CMMP is the marine and coastal Crown land for which Council is the designated land manager. These areas are located in ten townships across East Gippsland.

It was not feasible to develop a CMMP for all of East Gippsland's marine and coastal Crown land, across multiple land managers. However, specific Statewide policies still apply to all marine and coastal Crown land, regardless of land manager.

A CMMP must also consider the broader marine and coastal environment. In this way, the CMMP:

- Provides a Shire wide management framework to promote consistent management across Council-managed land and operations
- Focusses actions on aspects of coastal and marine management where Council has a management role and can influence change
- Promotes and enables integrated management across management boundaries, agencies and with a holistic catchment-wide approach

Further detail on management roles and responsibilities and the geographic scope of the CMMP is provided in Section 3.2.



2 East Gippsland

From Bairnsdale to the New South Wales border, East Gippsland Shire covers over 21,000 square kilometres of eastern Victoria.

With vast swathes of public land and rural wilderness, the Shire's environment is a major drawcard for residents and visitors. The economy of East Gippsland relies heavily on the region's environmental resources and natural setting through agriculture and tourism.



Traditional Owners

The Aboriginal community across the East Gippsland region is represented by:

- the Gunaikurnai Land and Waters Aboriginal Corporation (GLaWAC), the Registered Aboriginal Party (RAP) and Native Title holder
- Bidwell people
- Ngarigo Monero people.

Traditional Owners of these groups have an enduring connection to land and sea Country and have played an important role in caring for land and water across the region over millennia.

The East Gippsland coastal and marine environment supports unique and diverse plants and animals. These ecosystems range from coastal saltmarsh, lakes, estuaries and intertidal zones to littoral rainforests and dune barrier systems. The internationally significant Gippsland Lakes are a designated Ramsar site and support nationally threatened species and communities.

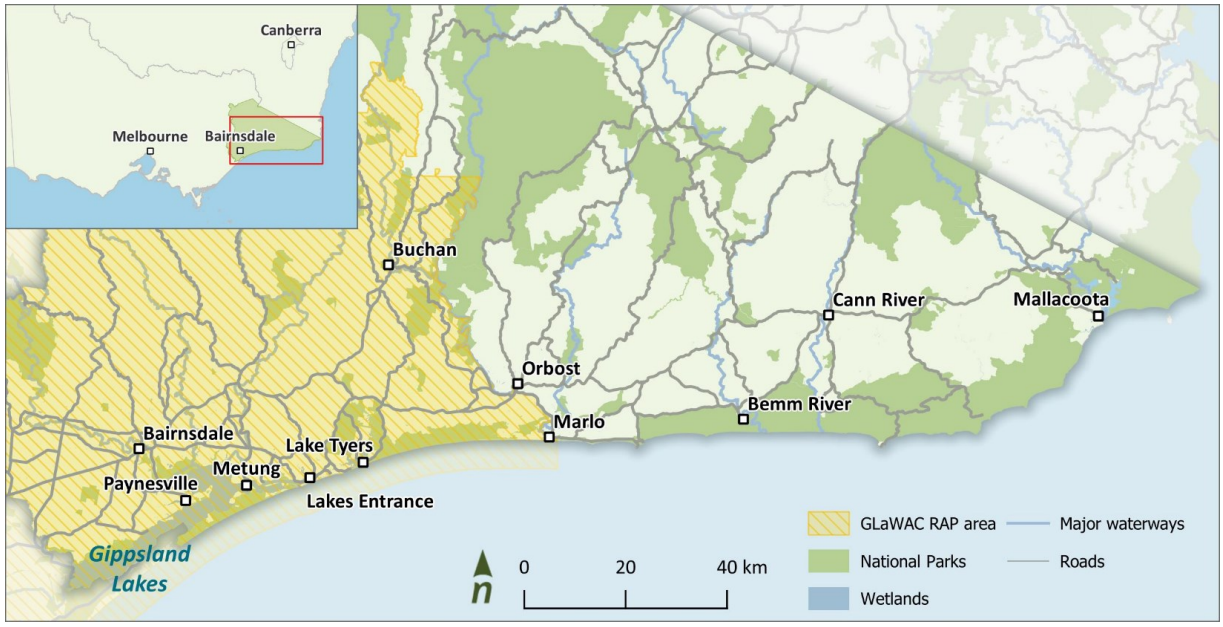


Figure 2. East Gippsland Shire coastal areas, major townships, RAP area and other features.

2.1 Gunaikurnai Country

Gunaikurnai Land and Waters Aboriginal Corporation (GLaWAC) is the Registered Aboriginal Party (RAP) for Gunaikurnai. Gunaikurnai are the Traditional Owners of a large part of Gippsland, approx. 10% of the Victoria, as recognised by the Victorian Aboriginal Heritage Council under the *Aboriginal Heritage Act 2006*.

The Gunaikurnai have managed coastal land and sea environments for thousands of years, including areas that were once dry land before sea levels stabilised around 5,000 years ago. Coastal regions were among the most densely populated areas of Gunaikurnai Country, providing abundant marine and terrestrial food sources.



Coasts were an ideal location for Gunaikurnai to live, camp, and harvest fish and coastal species at levels that did not disrupt the natural balance. It is important that their stories can be told on Country, so the wider community can gain a greater appreciation of the significance of this place to Gunaikurnai people and how they lived here sustainably for thousands of generations.

Greater involvement in Sea Country management presents opportunities for economic growth for the Gunaikurnai community while enhancing cultural heritage protection and environmental outcomes.



With an enduring connection to the coast and sea, the Gunaikurnai community holds unique knowledge and perspectives that can significantly enhance coastal management efforts. Strengthening Gunaikurnai leadership in protecting coastal and submerged cultural values is essential, both within and beyond Aboriginal Title areas.

Strong Gunaikurnai involvement paves the way for a future where the Gunaikurnai are empowered to shape the sustainable management of their land and waters, ensuring cultural and environmental resilience for generations to come. It is vitally important to Gunaikurnai that this includes opportunities to share knowledge where appropriate across country.

Further information about Joint Management is provided in Section 3.2 and at gunaikurnai.org/our-country/joint-management/.

Text and pictures provided by GLaWAC

2.2 Landscape setting and history

The East Gippsland region covers diverse environments. These range from the alpine headwaters and uplands of the Great Dividing Range to the lowland estuaries, plains and lakes along the coast.

Granite, sands, marine sediments and beach deposits dominate the geology of the region. Unique biodiversity and diverse values, uses and industries are supported by this landscape setting and rely upon the natural environment.



The region is well-vegetated with vast areas of forest and woodland. In a temperate climate, the region averages around 500 to 1200 mm of rainfall each year. Waterways generally flow south and heavy rainfall can cause flooding across waterways, floodplains and inlets.

The East Gippsland lowlands stretch across the far eastern coast from the NSW border to Lakes Entrance. Coastal plains, terraces and dunefields, along with several river estuaries and inlets, are found across the landscape. East to west, these include:

- Mallacoota Inlet and the Wallagaraugh River
- Tamboon Inlet and the Cann River
- Sydenham Inlet and the Little and Bemm Rivers
- The Snowy River and estuary at Marlo, including Lake Corringle
- Lake Tyers and Stony and Boggy Creeks

Many of these inlets intermittently close and open, depending on rainfall and catchment flows and coastal processes. Managing these dynamic systems and balancing natural ecological values and flooding impacts can be challenging.

Further west, in the Gippsland Plains region, the Gippsland Lakes is a dominant feature. Text Box 1 provides further context on the history of the Gippsland Lakes and present day management challenges.

The East Gippsland CMA manage catchments and waterways across the region. Catchment management is guided by the East Gippsland Regional Catchment Strategy.

The Gippsland Lakes have always been an important cultural landscape for Gunaikurnai Traditional Owners. Ancestors travelled across the Bassian Plain - the land bridge to Tasmania now under Bass Strait - for thousands of generations. When the lakes system formed after the last Ice Age, the Tatungalung and Krauatungalung clans utilised the abundance of resources provided.

In recent times, stronger involvement in the management of Sea Country is creating opportunities to improve economic outcomes for Gunaikurnai Traditional Owners, whose relationship with these cultural landscapes continues, even where the evidence of their previous occupation now lies beneath the ocean.

Text provided by GLaWAC

Text Box 1: The Gippsland Lakes

The Gippsland Lakes are an iconic feature of East Gippsland - a network of coastal lakes, marshes and lagoons covering over 600 square kilometres. The Gippsland Lakes receive water from seven major river systems, covering a catchment area of around 20,000 km^2. The Lakes are the largest coastal barrier and lagoon system on the Australian coast.

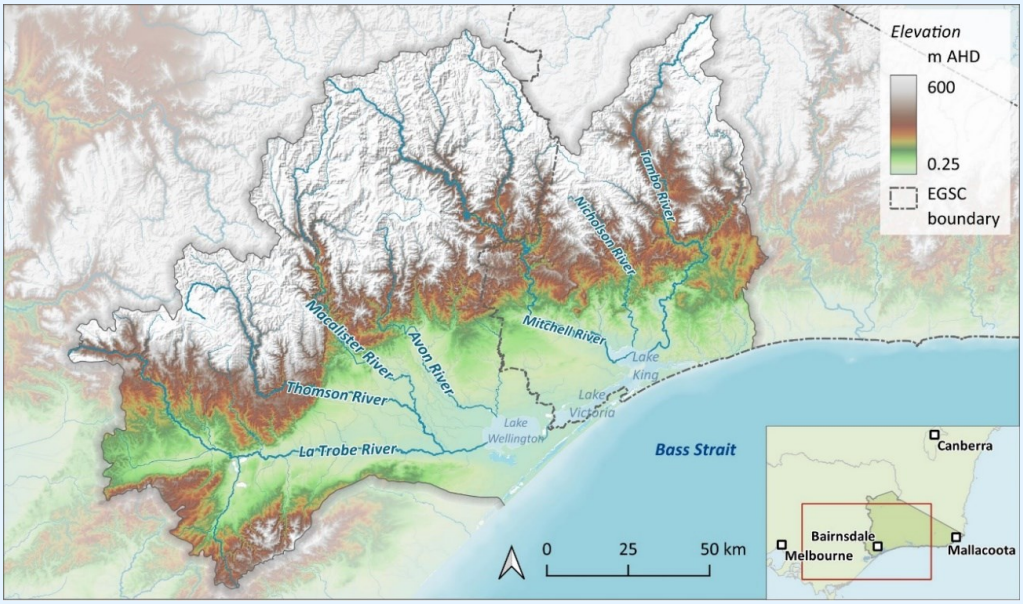


Figure 3. The Gippsland Lakes catchment.

Formation of the Lakes

A marine "Gippsland Bay" formed in higher sea levels, with a cliff coastline and the sea extending north into major river valleys. When sea levels lowered, the shoreline moved south, streams extended further and sediment filled the valleys. Over the past 4 million years, barrier dunes formed with changes in sea level. These dunes separated the Lakes from what is now known as Bass Strait. Evidence of these changes include:

- **Coastal bluffs and cliffs** formed at highest sea levels, around Metung and Tambo Bluff.
- **Prior barrier** formed before the lakes were enclosed, including Banksia Peninsula and Raymond Island.
- **Inner barrier** formed at the southern margin of Lake Wellington and Lake Victoria, from Golden Beach to Sperm Whale Head.
- **Outer barrier** a narrow sand dune extending along the coast from Seaspray to Red Bluff. The seaward shore of the Outer Barrier is now known as Ninety Mile Beach.

Figure 4 shows this barrier evolution.

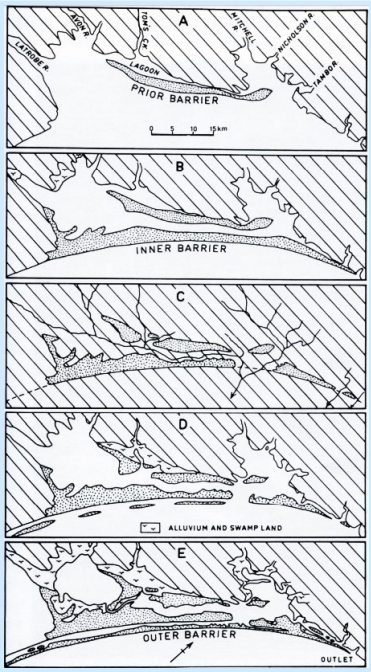


Figure 4. Stages in the evolution of the Gippsland Lakes Barriers (Bird, 1978, Water Technology 2014a).

Present day management challenges

Managing the Gippsland Lakes is complex, with several management plans and strategies aiming to meet specific objectives. A large portion of the Gippsland Lakes (from Sale Common to Lake Tyers) is a listed wetland of international importance under the Ramsar Convention on wetlands. The 2015 Gippsland Lakes Ramsar Site Management Plan (GLRSMP) was renewed by the East Gippsland Catchment Management Authority (EGCMA) in 2024. It defines priority strategies for management of the site.

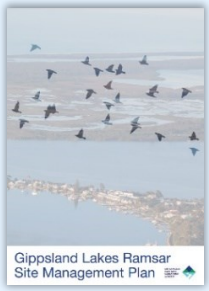
High-priority threats identified in the GLRSMP include:

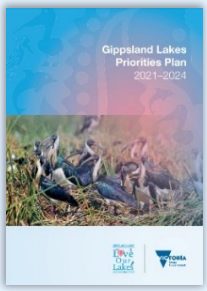
- Nutrient inflows from catchment agricultural activities.
- Climate change (storms and sea level rise) impacting on vegetation, silt jetties, exposed islands and sandy spits.
- Biota impacts of artificial opening of Lake Tyers.
- Non-native terrestrial and marine invasive species affecting tern nesting, native fish, flora diversity, and habitat.
- Decreased freshwater inflows, salinity and impacts on flora and fauna, including fish breeding.
- Flora and fauna disturbance through recreational activities and pest animals.

Many of these threats cross jurisdictional boundaries. Managing these challenges is a shared responsibility.

In 2016, the Victorian government invested $12.5 million over four years to implement projects to improve the health of the Gippsland Lakes. The Gippsland Lakes Coordinating Committee (GLCC) was appointed to make recommendations to the Minister on specific funding priorities. In 2021, the Victorian government committed an additional $7.5 million over three years.

The GLCC together with delivery managers developed Gippsland Lakes Priorities Plans in 2016 and 2021 to guide their decision making. These plans provide a clear and transparent approach for making recommendations for funding.





A key objective of the GLCC is to foster cooperation and coordination between agencies and organisations with an interest in the health of the Gippsland Lakes.

More information, including the 2021-2024 Priorities Plan, Gippsland Lakes Environmental Report and Annual Reports can be found at the Love Our Lakes website: www.loveourlakes.net.au

Scope of the CMMP in relation to the Gippsland Lakes

Council is responsible for many activities that may impact the Gippsland Lakes environment. However, they cannot control all activities. Other agencies, stakeholders and the community also have a part to play. The CMMP outlines actions where Council has a management role and can influence change. Relating to improving the broader health and condition of the Gippsland Lakes, roles may include:

- Stormwater and runoff controls, including water sensitive urban design
- Planning, land use, and development arrangements and controls
- Habitat protection and management of Council-managed land / reserves
- Influencing community and industry behaviour change
- Collaborating with other management agencies and advocating for action
- Promoting sustainable tourism and commercial use

CMMP objectives, principles and actions compliment ongoing work across the Lakes. Other agencies may have supporting roles in implementing CMMP actions. Section 3.2 provides further detail on the scope of the CMMP and management agency roles / responsibilities.

2.3 Communities

East Gippsland is home to around 48,700 people. The geographic nature of East Gippsland is unique, with many small rural communities separated by extensive tracts of public land. This means every community has its own unique identity.

Many communities are located across the coastal plain, often near rivers and connected by the Princes Highway. The largest town, Bairnsdale, acts as a regional hub and hosts many administrative offices.



The natural environment of the region acts as a driver for population growth and tourism, particularly attracting retirees. Historically, retirees have driven migration and population growth. This means a generally older population and lower percentage in the labour force (Figure 5). Centres such as Bairnsdale are particularly important in providing services for older residents and visitors.

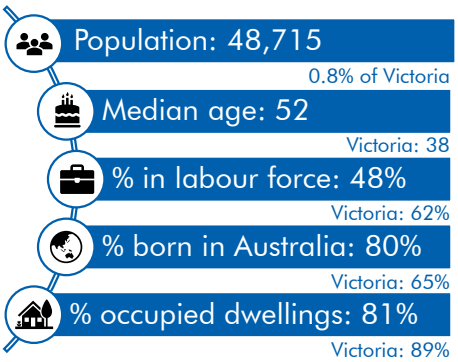
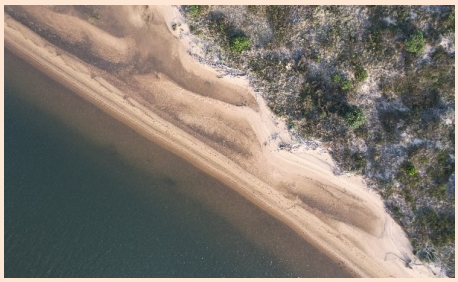


Figure 5. Key census statistics for East Gippsland Shire, with Statewide comparison (ABS, 2021).

Connection to Land and Sea Country

Around 3.5 % of the East Gippsland population identify as Aboriginal and/or Torres Strait Islander.

Coastal and marine areas are rich in food sources and were the most densely populated parts of Country. As is still the case today, these areas provide good places for older people to live and offer launching places for expeditions out to sea to gather seafood. Travelling in bark canoes, Aboriginal people would harvest fish and other coastal species at sustainable levels, being careful to not disrupt the natural balance.



With a longstanding connection to managing the coast and sea, Traditional Owners can provide valuable perspectives in caring for these coastal and marine environments.

In 2022, GLaWAC signed an agreement with the Federal Government to start the process of establishing a Sea Country Indigenous Protection Area (IPA) from Nanjet, east of Wilsons Promontory, to Mallacoota, on the Vic/NSW Border.

The CMMP supports the development of the Nanjet to Mallacoota IPA.

We see no distinction between the land and the sea. It is all a part of our Country. But our connection to the coastal and marine parts of our Country is rarely recognised, so we need to be clear about how important it is to us.

GLaWAC (gunaikurnai.org/our-country/sea-country)

2.4 Environment

The East Gippsland region is unique in retaining around 80% of pre-European native vegetation. These habitats support over 5,000 species of plants and animals, 35 of which are exclusive to the region (EGCMA, 2022).

The coastal and marine environment supports diverse plant and animal communities including migratory shorebirds, marine mammals, fish and invertebrates. Many of these species are Commonwealth Environment Protection and Biodiversity Conservation (EPBC) Act- and Victorian Flora and Fauna Guarantee (FFG) Act-listed. Important ecological communities and species include:

- Temperate coastal saltmarsh
- Littoral and warm temperate rainforest
- International migratory shorebirds
- Marine mammals including one of only two resident populations of the Burrunan dolphin
- Coastal lagoons and soft sediment providing waterbird feeding ground
- Seagrass beds and rocky reefs that support diverse fish species and invertebrate communities
- Barrier sand islands providing nesting habitat for coastal birds

A recent study of natural resource values across East Gippsland Council-managed reserves (Ethos NRM, 2022) has helped to prioritise Council management. Many coastal reserves exhibit high natural value.

As a core feature of the East Gippsland environment, the Gippsland Lakes are recognised internationally as a Ramsar site for their significant environmental values. The Lakes are a Key Biodiversity Area (KBA) of global significance for the conservation of birds and other wildlife.



Several wetlands are also listed on the Directory of Important Wetlands in Australia. Intertidal mudflats and saltmarsh habitats are important feeding grounds, with high tide roosting sites also significant. The Ramsar site supports over 20 international migrant species, with many other international migratory bird agreements in place.

The East Gippsland Environmental Sustainability Strategy 2022-2032 is Council's key environmental policy document. It guides work across Council to achieve objectives for climate change, biodiversity, land and water management, and resource efficiency.



2.5 Tourism and economy

The coastal economy in East Gippsland is heavily reliant on natural resources, the environment and eco-tourism. Coastal dependent economic sectors include:

- Commercial fisheries
- Commercial ports, shipping and boating
- Services supported by coastal settlements (retail, offices etc.)
- Tourism (accommodation, etc.)
- Oil and gas in Bass Strait



The Gippsland coastal region is an important centre for commercial fisheries. This includes the largest commercial fishing fleet in Victoria, operating out of Lakes Entrance, and the eastern zone abalone fishery, based at Mallacoota.

Recreational boating and fishing activities also attract both residents and tourists, making a significant contribution to the local economy of coastal townships.

With an older population, health care and social assistance is East Gippsland's largest employment sector, supporting nearly 18% of jobs in the Shire.

Largest contributers to economic output:

- Manufacturing (17%)
- Construction (16%)
- Agriculture, forestry and fishing (11%)
- Rental, hiring and real estate services (10%)
- Health care and social assistance (8%)

Largest employment sectors:

- Health care and social assistance (18%)
- Retail trade (10%)
- Education and training (10%)
- Construction (10%)
- Agricultre, forestry and fishing (9%)
- Accommodation and food services (9%)

Largest export industries:

- Manufacturing (36%)
- Agriculture, forestry and fishing (25%)
- Construction (12%)
- Electricity, gas, water and waste services (5%)
- Accomodation and food services (5%)

REMPLAN Economy, Jobs and Business Insights (2022)
app.remplan.com.au/eastgippsland/economy

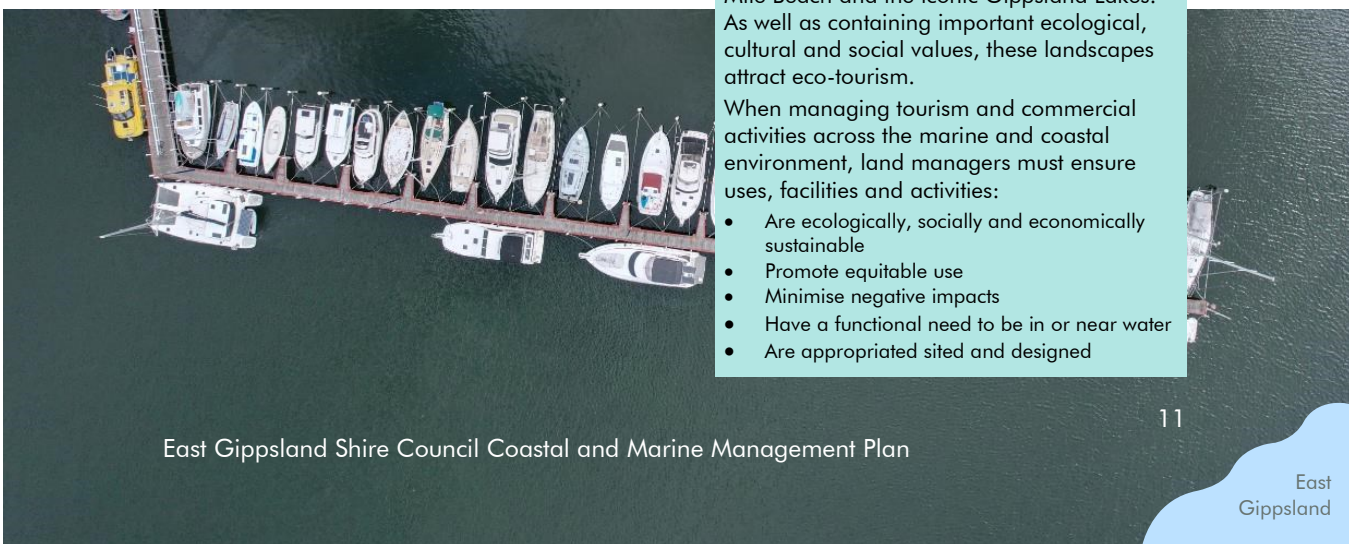
The East Gippsland Economic Development Strategy (2022-2032) is Council's key regional economic policy document aimed to achieve high levels of economic prosperity for the region.

Tourism and commercial use

East Gippsland has spectacular and well recognised coastal landscapes. They are integral to the identity of the region and its people. These include rugged wildernesses of the Croajingolong coast, unparalleled Ninety Mile Beach and the iconic Gippsland Lakes. As well as containing important ecological, cultural and social values, these landscapes attract eco-tourism.

When managing tourism and commercial activities across the marine and coastal environment, land managers must ensure uses, facilities and activities:

- Are ecologically, socially and economically sustainable
- Promote equitable use
- Minimise negative impacts
- Have a functional need to be in or near water
- Are appropriated sited and designed



3 Shire wide coastal and marine management

3.1 Policy context

Across the Shire, coastal and marine management takes place in the context of Victorian Government legislation and policies. Policies apply across the entire Victorian marine and coastal environment, with specific policies applying to coastal and marine Crown land.

The Department of Energy, Environment and Climate Action (DEECA) has led a reform of coastal and marine management in Victoria. These reforms aim to better support coordinated management and provide tools to identify and adapt to coastal hazards. The key components of this reform are summarised in Figure 6.

What came before this CMMP?

Foreshore Management Plans (FMPs) have guided Council management of coastal areas to date. These plans present visions, priorities and actions for the day-to-day management of foreshore areas, guided by the previous *Coastal Management Act 1995*.

FMPs exist for Bemm River, Marlo, Mallacoota, Lake Tyers Beach, Lakes Entrance, Eagle Point and Paynesville.

Many of these plans are now outdated. This CMMP provides an opportunity to update these plans and create a coordinated, Shire wide approach to coastal and marine management, in alignment with the new Act and Statewide approach.

Marine and Coastal Act 2018

The *Marine and Coastal Act 2018* replaces the previous *Coastal Management Act 1995*. It aims to provide a simpler, more integrated and coordinated approach to planning and managing the marine and coastal environment. It creates the legislative framework to make the policy, strategy and plans described below, and also outlines principles and objectives for planning and managing our marine and coastal environment. The Act also established the Victorian Marine and Coastal Council (VMaCC).

Marine and Coastal Policy (2020)

The Victorian Government has developed the Policy in line with the Act and with guidance from the VMaCC. It came into operation in March 2020, and sets a 15-year vision for '*a healthy, dynamic and biodiverse marine and coastal environment that is valued in its own right, and that benefits the Victorian community, now and in the future.*'

It guides decision makers (including local councils and land managers) in planning, management and sustainable use of our coastal and marine environment. It provides direction on issues such as the impacts of climate change, population growth, and ageing coastal structures. It also includes a Marine Spatial Planning Framework, specific to the marine environment.

Marine and Coastal Strategy (2022)

The Strategy is a five-year action plan. As the link between the Policy and on-ground action, it lays the foundation to achieve the Policy's vision and intended outcomes on a State-wide scale.

The Strategy includes six actions and an important message from Victorian coastal Traditional Owners. It also identifies 54 activities to deliver the six actions. Lead agencies are responsible for implementing activities.

The final version of the Strategy was released by State Government in May 2022. It was developed with input from Traditional Owners, the VMaCC, marine and coastal managers, communities and interest groups. It is the first of three strategies over the next 15 years.

Victorian Marine and Coastal Council (VMaCC)

The Act established the VMaCC to provide independent advice on marine and coastal issues. The inaugural VMaCC was appointed in August 2018.

Coastal and Marine Management Plans (CMMPs)

Under the Act, CMMPs are a tool to assist Crown land managers (including local councils) and communities to care for special coastal and marine environments and manage demand and conflicting uses, now and in the future. They implement long-term guidance in the Policy by translating it as on-ground actions for specific areas of coast.

Figure 6. Victoria marine and coastal policy context.

DEECA has guidelines for developing CMMPs (DEECA, 2023a). These guidelines, along with DEECA advice (formal and informal), and Victoria's marine and coastal policy context (Figure 6) guided the development of this CMMP.

The Marine and Coastal Policy includes a 'Planning and Decision Pathway' which shows how the objectives and guiding principles of the Act should be used in decision making in the marine and coastal environment (Figure 7).



Figure 7. The Planning and Decision Pathway sets out how the guiding principles and policy must be considered in decision making.

Along with this Statewide guidance, there are various policies, strategies and plans at regional and local government levels that are relevant to coastal and marine management. An overview of some of the Council and regional plans and strategies, and how they relate to the Planning and Decision Pathway (Figure 7) is provided in Figure 8.

To promote integrated coastal zone management, the CMMP has been developed to compliment and support existing plans and strategic direction across the region. Some CMMP actions directly support delivery of complimentary management priorities, plans or strategies.

A summary of relevant documents is provided in Attachment B.

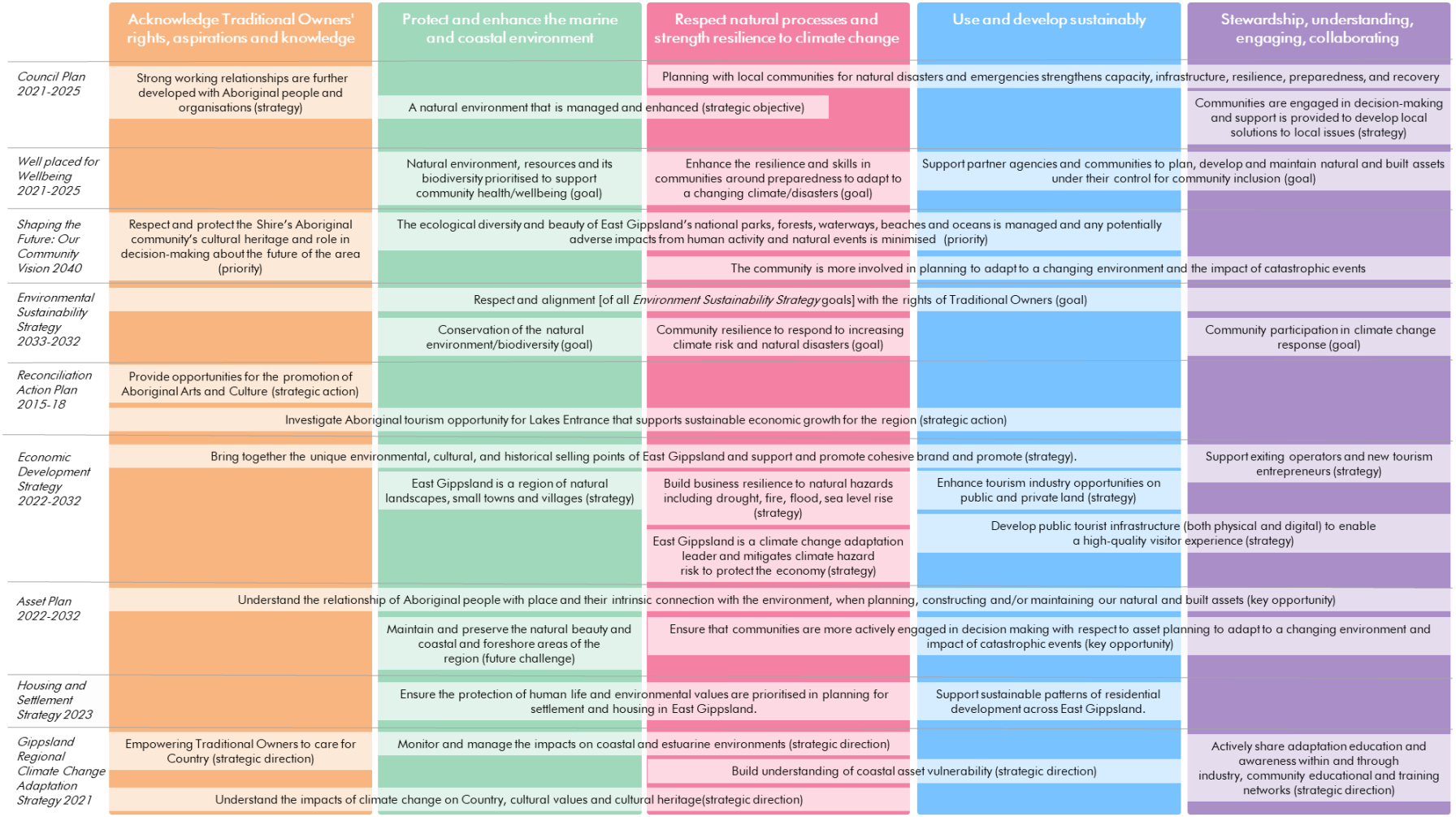


Figure 8. Alignment of recent key East Gippsland Shire Council and regional documents in relation to the Marine and Coastal Policy planning and decision pathway themes

3.2 Management roles and responsibilities

Management of East Gippsland's coastal and marine environment is a shared responsibility between East Gippsland Shire Council and various other management agencies, stakeholders and rightsholders.

Around 83% of the Shire is public land as National Parks, State forest or other Crown land. Parks Victoria are the land manager for large areas of coastal and national parks and reserves across East Gippsland.

Council's land management responsibilities are largely focussed on public land within townships (Figure 9).

Historically, as townships have grown, Council's foreshore management area has also grown. This coincides with township and settlement boundaries and reflects that foreshores are important open space areas for townships.

Table 1 outlines the roles of land managers, rightsholders and other key stakeholders across the shire. Table 2 summarises coastal and marine management roles and responsibilities.

Geographic scope of the CMMP:

A CMMP applies to marine and coastal Crown land. As a Council-led project, the focus for this CMMP is the marine and coastal Crown land for which Council is the designated land manager. These areas are located in the townships of:

- Paynesville and Newlands Arm
- Raymond Island
- Eagle Point
- Metung
- Nungurner
- Lakes Entrance
- Lake Tyers Beach
- Marlo
- Bemm River
- Mallacoota

Under the Act, a CMMP must also consider the broader marine and coastal environment, extending up to 5 km inland and 3 nautical miles offshore from the high water mark. This includes both public and private land.

The CMMP promotes and enables integrated management across management boundaries, with a holistic catchment to coast approach.

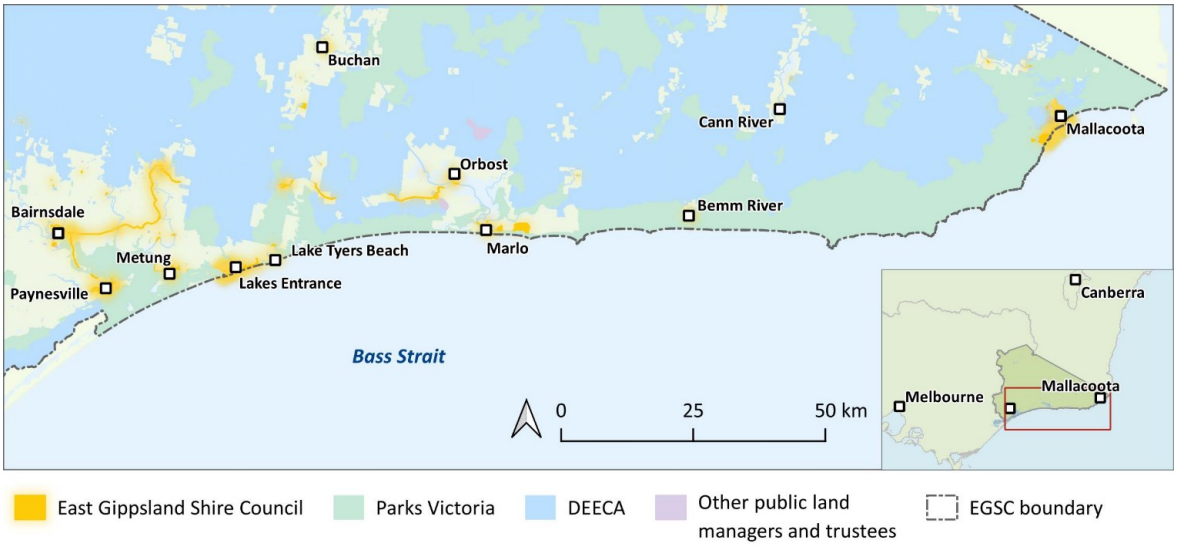


Figure 9. Shire coastal public land management responsibilities.

Table 1. Land managers, rightsholders and other key stakeholders.

Agency	Role
	The **Department of Energy, Environment and Climate Action*** (DEECA) is responsible for overseeing management of Crown land and marine areas for its environmental, conservation and recreational values. DEECA recently reformed coastal and marine management with the new *Marine and Coastal Act 2018*, associated Policy (DELWP, 2020a) and Strategy (DELWP, 2022). ** formerly known as the Department of Environment, Land, Water and Planning (DELWP) to January 2023*
	East Gippsland Shire Council is the designated land manager for portions of coastal Crown land within communities and townships across the Shire. Council directly manage a number of coastal foreshore reserves. Council's role in coastal and marine management also includes (but is not limited to): • managing, upgrading and improving Council-owned foreshore infrastructure and facilities including some jetties, boat ramps and marinas; foreshore paths and trails; and public recreation facilities (playgrounds, benches, toilets) • administering the East Gippsland Planning Scheme, assessing and determining planning permit applications and managing commercial use of public land through leasing and licensing • management of Eagle Point Caravan Park and Mallacoota Foreshore Holiday Park • facilitating advocacy with other organisations and liaising with the community.
	Gippsland Ports (GP) is the local Authority responsible for the application of the *Port Management Act 1995*, the *Marine Safety Act 2010*, and other related legislation for five local ports and four waterways. These include Mallacoota Inlet, Sydenham Inlet, Snowy River (Marlo), Lake Tyers and the Gippsland Lakes. Gippsland Ports' management responsibilities include navigation, port operations, facility maintenance, regulation, security and compliance, boating safety, incident management, emergency response, maritime security, oil spill response and salvage, dredging and sand management. The areas and facilities managed by Gippsland Ports are listed at: gippslandports.vic.gov.au/ports-and-waterways/ports-and-waterways
	Parks Victoria (PV) is the Victorian Government agency responsible for managing protected areas of land, marine parks and reserves under the *Parks Victoria Act 2018*. Parks Victoria manage National Parks, marine protected areas, and other Crown land reserves and assets. Parks Victoria also has responsibilities for monitoring estuary water quality and completing artificial estuary openings in collaboration with EGCMA.
	The **East Gippsland Catchment Management Authority** (EGCMA) is one of ten Catchment Management Authorities throughout Victoria established under the *Catchment and Land Protection Act 1994* and the *Water Act 1988*. The EGCMA provides for the integrated management of land, biodiversity and water resources in the region. The Authority also has responsibility for the planning and delivery of river health works, and several statutory activities. As the waterway manager, the EGCMA also has a role in managing estuary openings and estuary health. The West Gippsland CMA also manage parts of the outer barrier.
	The **Gunaikurnai Land and Waters Aboriginal Council** (GLaWAC) is the Registered Aboriginal Party (RAP) that represents Gunaikurnai people, the Traditional Owners, as determined under the *Aboriginal Heritage Act, 2006*. GLaWAC's RAP area extends along the coast from the Franklin River in the west to the Snowy River in the east. GLaWAC provide joint management of 10 parks and reserves, including the Gippsland Lakes Coastal Park, Lakes National Park, Gippsland Lakes Reserve at Raymond Island, Lake Tyers and Corringle Foreshore Reserve.

Agency	Role
Victorian Fisheries Authority	The **Victorian Fisheries Authority** (VFA) is an independent statutory authority established to effectively manage Victoria's fisheries resources. Servicing all fisheries and aquaculture sectors and providing advice to government, VFA work closely with many stakeholders to deliver sustainable fishing and aquaculture, clear resource access and sharing arrangements and increased economic, social and cultural value.
better boating VICTORIA	**Better Boating Victoria** (BBV) is a division of the Victorian Fisheries Authority. It oversees the implementation of boating reforms and the Victorian Government's investment in boating infrastructure and facilities. This includes upgrading boat ramps and reviewing management arrangements for boating infrastructure.
EPA VICTORIA	The **Environmental Protection Authority** (EPA) is Victoria's environmental regulator. It is an independent statutory authority with a role to prevent and reduce the harmful effects of pollution and waste on Victoria's environment and people. The *Environment Protection Act 2017* makes provision for the Authority's powers, duties and functions. It includes environmental obligations and protections and includes a general environmental duty (GED). The EPA are responsible for all activities relating to discharge of waste into the environment. This includes sewage discharge licensing and reporting of environmental quality.
East Gippsland Water	**East Gippsland Water** provide urban water supply and wastewater disposal services for East Gippsland. They provide drinking water, recycled water and sewerage services to townships. They also manage water supply catchments and sewage treatment plants.

Table 2. Summary of roles and responsibilities in coastal and marine management – not an exhaustive list.

Roles and responsibilities	DEECA	EGSC	GP	PV	EGCMA	GLaWAC	VFA	BBV	EPA	EGW
Developing State marine and coastal policy	●	⊕	⊕	⊕	⊕	⊕	⊕	⊕	⊕	⊕
Cultural heritage protection	○	○	○	○	○	●	⊕	⊕	⊕	○
Crown Land management	●	○	⊕	○	⊕	○				○
Planning scheme implementation	○	●			○	○				○
Waterway health / catchment management	⊕	⊕	⊕	⊕	●	⊕	⊕	⊕	⊕	⊕
National Park and Reserve management				●		○				
State forest management	●					⊕				
Port management and waterway safety	⊕	⊕	●	⊕	⊕	⊕	⊕	⊕		
Boating infrastructure and investment		○	○					●		
Urban water supply and wastewater disposal		⊕			⊕					●
Urban drainage and stormwater	⊕	●			⊕				⊕	⊕
Integrated water management		●			●	⊕			⊕	●
Weed, pest and biosecurity management	●	○	○	●	●	○				○
Waste discharge, pollution control and environmental/water quality		⊕			⊕				●	⊕
Fisheries management and research	⊕	⊕			⊕	⊕	●	⊕		

● Core role or responsibility
○ Has a role or responsibility if designated as the land manager or referral authority
⊕ May contribute as a partner

Land management

Defining land management boundaries and responsibilities is complex. Boundaries can shift with changes in legislation, policy, natural processes, and the use and purpose of land. Some land may have multiple pieces of legislation and policy that are applicable, along with multiple rightsholders, agencies and stakeholders involved in decision making.

Marine and coastal Crown land is defined as all Crown land and waters between the outer limit of Victorian coastal waters and 200 metres inland of the high-water mark of the sea. Marine and coastal Crown land may also extend further inland where it has been reserved under the *Crown Land (Reserves) Act 1978* for the purposes of the protection of the coastline.

The **marine and coastal environment** is defined as the land, water and biodiversity associated with that land and water between the outer limit of Victorian coastal waters and 5 kilometres inland of the high-water mark of the sea.

Figure 10 presents these areas and where marine and coastal policies apply.

A CMMP is prepared by a marine and coastal Crown land manager. 'Land managers' include Committees of Management, local government (Councils) and Parks Victoria.

Some general principles can be used to describe typical land management arrangements for marine and coastal Crown land.

Primary purpose of land	Land manager
Community benefit, including amenity, the interaction of people, development, and economic drivers.	Local Government (Council)
Environmental management including wildlife, pest and weed control, and management of natural processes.	DEECA or Parks Victoria
Land may also be jointly managed with Traditional Owners as rightsholders. **Joint management** is the establishment of a legal partnership between the State and Traditional Owners in the management of public land. Joint Management enables the knowledge and culture of a Traditional Owner group to be recognised and embedded in the management of land and sea. Joint management agreements exist between GLaWAC and land management agencies.	

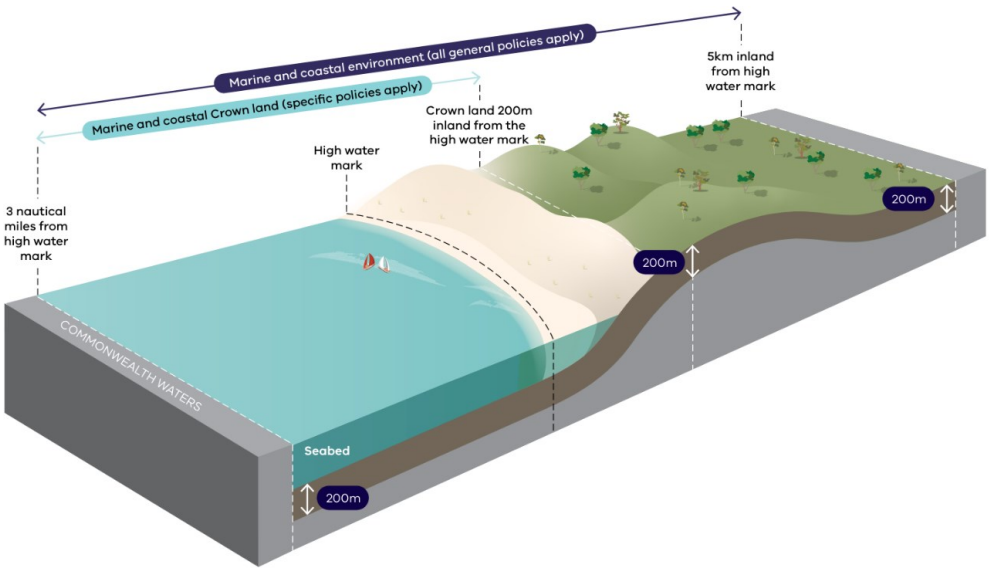


Figure 10. Areas where the Marine and Coastal Policy applies (DELWP, 2020a)

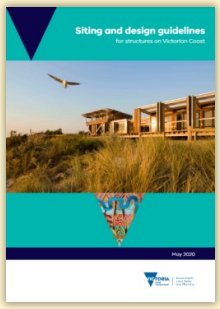
Siting and design

Crown land reserves and foreshores in the marine and coastal environment are important publicly owned spaces. They have unique values and characteristics that benefit all Victorians. However, these land areas are limited and may be further reduced as sea levels rise and the coastline retreats. Growth in resident populations and visitor numbers also puts additional pressure on these limited coastal areas.

Structures, uses and projects in the marine and coastal environment contribute to our enjoyment of the coast. To promote sustainable use, these structures must be appropriately located (sited) and designed.

All use and development on marine and coastal Crown land requires consent under the *Marine and Coastal Act 2018*.

Siting and Design Guidelines for Structures on the Victorian Coast (DELWP, 2020b) aim to inspire creative and innovative approaches to development in the marine and coastal environment.



These guidelines consider natural and cultural values and respond to climate change and population growth challenges.

Table 3 details aspects that must be considered in locating (siting) and designing structures in coastal and marine areas.

Table 3. Considerations for siting and design of structures (in or of priority)

1	Is there a demonstrated need for the proposed structure (including all or any of its elements) to be on marine and coastal Crown land?
	Do not proceed if the first principle cannot be met
2	Does the proposal ensure the protection of environmental and cultural values? Does the siting of the proposed development identify and avoid locations of coastal vulnerability and hazard?
3	Is the proposal sympathetic to the local coastal character and sense of place? Does the proposed development provide positive public benefit, access and/or amenity?
4	Does the proposed development ensure more efficient use of the site and contribute positively to the environment for the future?



Volunteers and stewardship

East Gippsland communities have an essential and active role in environmental stewardship and caring for the marine and coastal environment.

Council and other management agencies are supported by and support a range of environmental and volunteer groups to enhance care for these special areas.

Council recognise the significant work that volunteers contribute through:

- On-ground vegetation management, weed removal and environmental protection works through Landcare and other environmental groups
- Building knowledge of our marine and coastal environment through:
  - Research and citizen science monitoring programs
  - Dedicated investigations and assessments
- Advocating for environmental protection and communication of compliance with environmental protection controls

Effective stewardship must ensure groups:

- Are actively engaged and empowered
- Collaborate to deliver integrated and coordinated management
- Have the knowledge skills and capacity to manage current and future challenges
- Are supported by management agencies through funding, grants or other resources

In addition to Council, management agencies and State Government, many people contribute to improving the health and values of the marine and coastal environment. These include:

- Aboriginal Victorians and Traditional Owners
- Volunteers
- Other committees of management
- Coastcare and Landcare groups
- Citizen science groups such as such as WaterWatch, EstuaryWatch and koala monitoring groups
- Bird protection groups
- Coastal advisory and other community groups
- Historic societies
- Conservation management networks
- Boating and fishing groups
- Industry groups
- Individuals

Figure 11 summarises community roles in coastal and marine management.

Figure 11. Community roles in coastal and marine management

	Community role
Inform land managers on coastal and marine management issues	✓
Monitor coastal and marine changes and processes	✓
Plan strategically to manage the coastal and marine environment	✓
Act to implement measures under the guidance of land managers	✓

✓ Community have a role

✓ Community may contribute

✗ Not a community role





3.3 Coastal hazard management

Coastal environments are dynamic and constantly changing. Natural coastal processes like winds, waves, tides and currents work to shift sediment and shape the coastline. When these processes negatively impact on the way in which we value, use and enjoy the coast, they become "coastal hazards". These impacts could be environmental, social, cultural or economic impacts.

What are coastal hazards?

Coastal hazards are natural processes that impact on our use and enjoyment of the coast. They can include:

- **Coastal erosion** – where sediment is moved away from a local area of coast
- **Accretion** – where sediment builds up in a local area of coast
- **Inundation** – flooding of an area, which can be due to storms, sea level rise and/or rainfall
- **Estuary dynamics** – changes in estuarine processes and opening/closure

Some coastal hazards have shorter term impacts (e.g. a storm event). Others may be more permanent (e.g. sea level rise).

Natural hazards cover a diversity of processes/events. This includes coastal hazards, sea level rise, floods, storm events, bushfires, extreme heat, drought, invasive species water quality changes.

Statewide coastal hazard guidance

The Marine and Coastal Policy provides guidance on managing coastal hazards. This is supported by a strategic approach for coastal hazard risk management and adaptation called: *Victoria's Resilient Coast – Adapting for 2100+* (DEECA, 2023b).

Statewide policies include:

- planning for not less than 0.8 m sea level rise by 2100
- taking a pathways approach to adaptation that assesses all options, in order (Table 4)
- respecting natural processes

Table 4. Coastal hazard adaptation options - to be considered in order (DELWP, 2020a)

Option in order	Definition As per State Policy
Non-intervention	Allow marine and coastal processes, and hazards they may pose, to occur.
Avoid	Locate new uses, development and redevelopment away from areas that are or will be negatively impacted by coastal hazards.
Nature-based methods	Enhance or restore natural features to mitigate coastal hazard risk.
Accommodate	Design structures to reduce the exposure to, or decrease the impact of, coastal hazard risk, thus 'accommodating' the risk.
Retreat	Decommission or relocate existing structures, assets or uses away from areas that are, or will be, negatively impacted by coastal hazards.
Protect	Enhance or newly construct physical barriers to mitigate impacts of coastal hazards. 'Protect' is an option of last resort. It is often expensive, its benefits tend to be very localised, and it frequently transfers problems to nearby areas.

Councils' role in hazard management

Council must prioritise coastal hazard management activities strategically, using a risk-based approach. Under State Policy, the State government and Crown land managers (such as Council) do not have an obligation to manage marine and coastal Crown land or coastal processes for the primary purpose of protecting private property. Figure 12 summarises Council's role in managing coastal hazard risk.

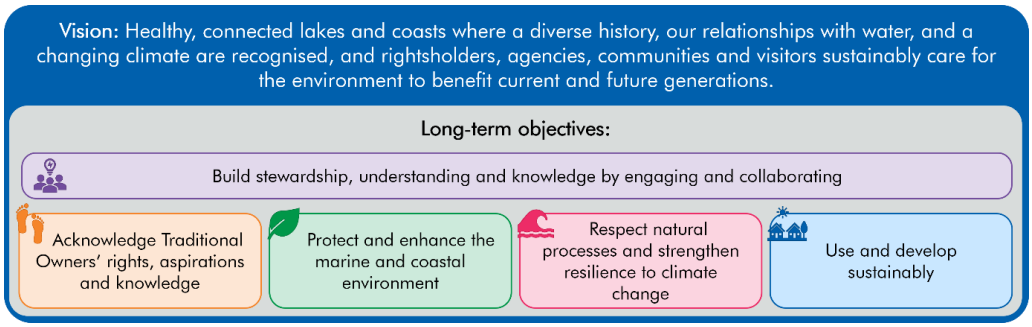
Figure 12. Council's role in managing coastal hazard risk and adaptation planning

Councils' role	Land or asset type: Council owned	Managed by other authorities	Private
Inform people on outcomes of their investigations	✓	✓	✓
Monitor coastal hazard risk	✓	○	✗
Plan strategically to manage coastal hazard risk and adapt	✓	○	○
Act by implementing measures to manage coastal hazard risk	✓	✗	✗

✓ Council takes lead role
○ Council may contribute or guide
✗ Council not responsible

3.4 Vision and objectives

The CMMP provides the strategic direction for Council's marine and coastal management over the next 5-10 years. A vision and long-term objectives have been developed to guide longer term management (30+ years). These are informed by community and stakeholder perspectives, and Statewide Policy. The vision and long-term objectives are:



The intent of the vision includes:

Healthy, connected lakes and coasts	• Integrated coastal zone management which supports ecosystem connectivity across boundaries, including across the Gippsland Lakes and estuary systems. • Fosters and supports connection to Country and inter-generational connection. • Ecosystem-based management that considers catchment to coast connectivity and supports diverse ecosystems. • Provides walking and cycling connectivity to promote a healthy lifestyle and coastal experiences.
A diverse history	• Recognition of Aboriginal cultural heritage, past atrocities, ancestral connections across generations and long-held connections to Country. • Appreciation of a varied industrial and commercial history that has supported the economic growth of many towns.
Relationships with water	• Coastal settlements are and remain desirable places to live, work, visit and play • Facilities and infrastructure are provided to sustainably support access to water, tourism and commercial opportunities, and a coastal lifestyle for all. • Waterside coastal character and views are maintained through sustainable use and development.
A changing climate	• Planning for and adapting to varied natural hazards including coastal, bushfire, drought, water quality hazards, with consideration to future climate changes and sea level rise. • An adaptive and risk-based management approach helps communities plan for and build resilience to natural hazards, considering interactions between multiple hazard types.
Rightsholders, agencies, communities and visitors sustainably care for the environment	• Care for coastal and marine environments is a shared responsibility for all who have a connection to, live, work, and visit the East Gippsland coast. • Through self-determination Traditional Owners can fulfil caring for Country obligations with opportunities to connect on Country. • Management agencies show coordination and shared responsibilities, in partnerships with Traditional Owners and communities.
Benefit current and future generations	• The value and benefits of coastal and marine environments are recognised in their own right. • Sustainable management, development, use and enjoyment to ensure values are retained for future generations. • Traditional Owners can reap the benefits of involvement in marine and coastal management through self-determination. • Promotes equitable use of the marine and coastal environment for broader public benefit.

Figure 13 shows the intended outcomes of the Marine and Coastal Policy, under the key themes of the planning and decision pathway (Figure 7).

Acknowledge Traditional Owners' rights, aspirations and knowledge

Current and future generations of Traditional Owners care for and respect Country through self-determination.



Protect and enhance the marine and coastal environment

Ecosystems and habitats

Victoria's marine and coastal ecosystems are:

- healthy, diverse, functioning, resilient and connected
- valued in their own right
- able to sustainably provide goods and services to Victorians now and in the future.

Natural features and landscapes

Natural features and landscapes (including seascapes) in the marine and coastal environment are protected and enhanced, while we recognise and respect naturally occurring marine and coastal processes that will also cause change

Cultural values and heritage sites

Cultural values and heritage sites in the marine and coastal environment are protected for current and future generations.

Value of marine and coastal Crown land

The benefits of marine and coastal Crown land continue to be available to current generations without compromising the ability of future generations to enjoy similar benefits.



Respect natural processes and strengthen resilience to climate change

Managing coastal hazard risk

Coastal hazard risks and climate change impacts are understood and planned for.

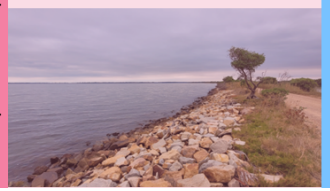
Communities, land managers and decision makers have the capability and capacity to respond to coastal hazards.

The impacts of climate change on values of the marine and coastal environment are minimised.

Adaptation is embedded as a core component of planning in the marine and coastal environment and is used to manage uncertainty and build resilience.

Emergency response and preparedness

Emergencies that impact on the marine and coastal environment are effectively planned for to prevent or minimise immediate and long-term consequences on human health and safety, property, the natural environment and local values, and to enable recovery and reduce future risk.



Use and develop sustainably

Coastal settlements

Coastal settlements are desirable places to live, work, visit and play.

Non-urban breaks between coastal settlements are maintained to preserve the character of the coastline and coastal settlements.

Growth of coastal settlements is ecologically, socially and economically sustainable.

Marine and coastal industries

Use of the marine and coastal environment by industry is ecologically, socially and economically sustainable.

Recreation and tourism

The marine and coastal environment hosts a diverse range of recreation and tourism experiences that are strategically planned and located to be safe and sustainable now and in the future.

Buildings, structures and access

Buildings and structures in the marine and coastal environment exhibit excellence in siting and design that is sympathetic to the landscape context and minimises impacts on the environment.

Buildings and structures on marine and coastal Crown land have a functional need to be near or in the water and provide significant public benefit.

Communities access marine and coastal Crown land in ways that minimise risk to public safety and protect environmental and cultural values.



Take a stewardship approach, build understanding and knowledge, engage and collaborate

Stewardship and collaborative management

Traditional Owners, marine and coastal managers, community groups and user groups:

- are actively engaged and empowered to care for, protect and improve the health of the marine and coastal environment
- collaborate, as stewards, to take care of and deliver integrated and coordinated planning and management of the marine and coastal environment
- have the knowledge, skills and capacity to manage current and future challenges.
- Improved knowledge and understanding of the marine and coastal environment is used to inform evidence-based decision making and evaluate the effectiveness of those decisions.

Funding for sustainable management of marine and coastal Crown land

Planning and management of marine and coastal Crown land is strategically funded and resourced to effectively manage current and future challenges.



Figure 13. Marine and Coastal Policy intended outcomes (adapted from DELWP, 2020a).

3.5 Values, challenges and opportunities

Through our in-person discussions, workshops and online activities, a range of community and stakeholder perspectives have been gathered.

Emerging from these conversations and feedback are some key values, challenges and opportunities that exist across our coastal and marine environment. These might be specific to a certain locality, across multiple localities or at a Shire wide scale.

This section summarises these values, challenges and opportunities at a Shire wide level. Values, challenges and opportunities are framed under each of the long-term objectives of the plan, considering the intended outcomes of the Marine and Coastal Policy (2020a).

These values, challenges and opportunities inform the focus for future management. Management principles and actions have been developed to address these focal areas. Principles and actions aim to enhance values, manage challenges and help realise opportunities.





Table 5. Values, challenges and opportunities for East Gippsland Shire coastal and marine management, with focus areas for future management.



Shire wide

	Values	Challenges	Opportunities
Traditional Owners' rights, aspirations and knowledge	• Responsibility to look after Country, heal damage of the past and protect for future generations • Significant species, including the Borun (Pelican) & Tuk (Musk Duck) - creators of Gunaikurnai • Significant Aboriginal Heritage places and sites (recorded and unrecorded) • Existing groups implementing on-ground works and strengthening connection to Country. • Attractions and trails including Bataluk Cultural Trail	• Extremely high likelihood of unrecorded heritage sites • Damage to important sites and values through other recreational uses, occupation and development • Threats to natural values including development, erosion, pests and pollution • Unsustainable management and exploitation of land, rivers and oceans.	• Support establishment of a Sea Country Indigenous Protection Area • Through self-determination, strengthen Traditional Owner opportunities in coastal and marine management and foster connection with Country • Create a sense of place and support cultural, spiritual and physical needs of Aboriginal people • Identify unrecorded Aboriginal Heritage sites and continue implementing planning overlays and controls to protect sites

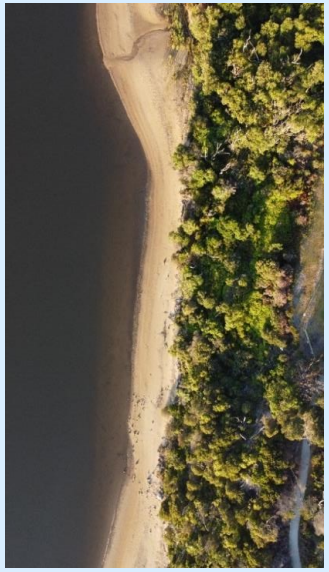
The marine and coastal environment	• Healthy and unique ecosystems
	• Health of the Gippsland Lakes including good water quality and ecologically functioning systems
	• Ramsar listed Lakes and important wetlands
	• Unique and diverse species, including State- or Commonwealth-listed species such as the Burrunan Dolphin and White-bellied Sea Eagle
	• Health of river, estuarine and coastal systems
	• Water quality and freshwater catchment inputs
	• Sites of geomorphological significance
	• Peaceful, wilderness setting and landscape character
		• Catchments water quality impacts including:
		  ○ Upstream pollutants from agricultural activities
		  ○ Sediment inputs (development and agriculture)
		• Community concerns over emergency wastewater discharge and boat pump-out arrangements
		• Outdated environmental overlays and strategic planning not including latest mapping
		• Balancing bushfire fuel management requirements with loss of native vegetation – e.g. vegetation removal controls and species selection
		• Water resource management (catchment inflows and mine closure impacts)
			• Improve stormwater management and best-practice water sensitive urban design
			• Update environmental planning overlays
			• Coordinate with and leverage off catchment-wide work of other authorities
			• Improve Council management of natural values including sensitive ecosystem and threatened species
			• Communication and management of impacts of recreational activities, dogs and human impacts on environmental values including nesting birds

Natural processes and climate change	• Dynamic coastal environments that change each day
	• Scientific understanding of natural processes and drivers of hazard risk
	• Planning, preparedness and resilience to natural hazards including coastal and bushfire
	• Natural buffers and resilience to hazards
	• Contribution of blue carbon ecosystems (saltmarsh, mangroves, seagrass) in climate regulation
		• Sea level rise and coastal hazard impacts
		  ○ Foreshore erosion in some locations
		  ○ Temporary flooding during storm events
		  ○ Increasing permanent inundation areas
		• Increasing salinity across the Gippsland Lakes
		• Flooding impacts from closure of estuaries
		• Outdated coastal hazard overlays and planning
		• Multiple natural hazards - coastal, riverine, bushfire
			• Understand regional coastal hazard risk and adaptation opportunities
			• Raise awareness of drivers of coastal change and potential coastal hazard impacts
			• Update hazard planning, based on best-available information and science

Sustainable use and development	• Boating facilities - Boat ramps, wharfs, marinas, jetties, and maintenance facilities • Access to water for multiple uses - swimming, kayaking, paddleboarding, sailing, boating • Foreshore facilities - Playgrounds, camping facilities • Connectivity - shared pathways and boardwalks • Tourism, commercial ventures - boat tours, fishing charters, foreshore events etc. • Green wedges and township separation • Public open space	• Unsustainable visitation and use that does not respect sensitive natural environment • Pressures of human recreation on sensitive environments • 'Missing links' and poor connectivity of walking tracks • All abilities access to and along the foreshore and water • Facilities to meet changing tourism and seasonal demands	• Sustainable visitation, tourism, development and use that is sensitive to ecological values • Better coordinate connectivity of walking trails, including consideration of all abilities access • Use usage data to inform facility design • Better define reserve purposes and management approach (nodes) • Equitable and sustainable tourism and commercial opportunities that recognise the value of marine and coastal Crown land
Stewardship, knowledge, engagement and collaboration	• Community involvement in on-ground natural resource management • Citizen science opportunities • Passionate community members with desire to improve environmental outcomes	• Confusing and unclear land and asset management arrangements • Private frontage encroachment and unclear property boundaries • Confusing and outdated signage • Some distrust in management agencies	• Define agency roles, improve coordination and communicate tenure boundaries • Consolidate and update signage • Promote monitoring programs • Foster stewardship and citizen science opportunities

Focus for management

- Better definition of activity, recreation and environmental areas to strategically plan and communicate the uses and value in different areas of the coast and minimise impacts on coastal environments.
- Improve cross-boundary management through communicating management roles, collaborating with other agencies and strategic planning to contribute to broader Shire wide outcomes.
- Utilise best-available information to improve strategic planning and decision making, including recognising unique natural values, sustainable use (including tourism) and current and emerging hazard risks.
- Enhance ecosystem-based management and consideration of impacts on marine and coastal environments in Council-wide activities.



3.6 CMMP management approach

CMMP framework

An overview (program logic) of the CMMP structure (Figure 14) shows the relationships between the vision, long-term objectives, management principles and actions. Sections below provide more detail on the management principles and actions.

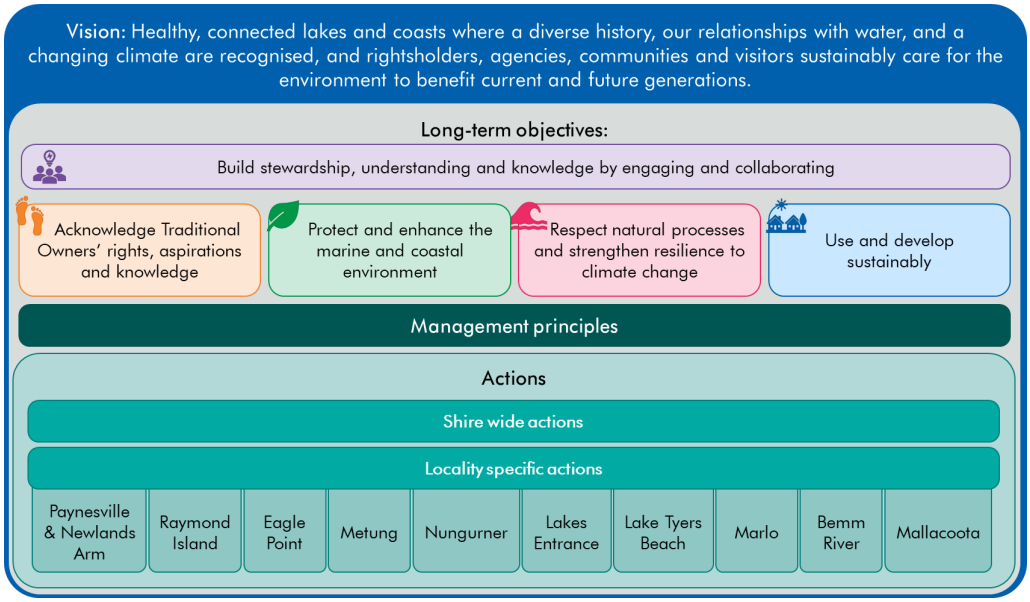


Figure 14. East Gippsland Shire Council CMMP program logic.

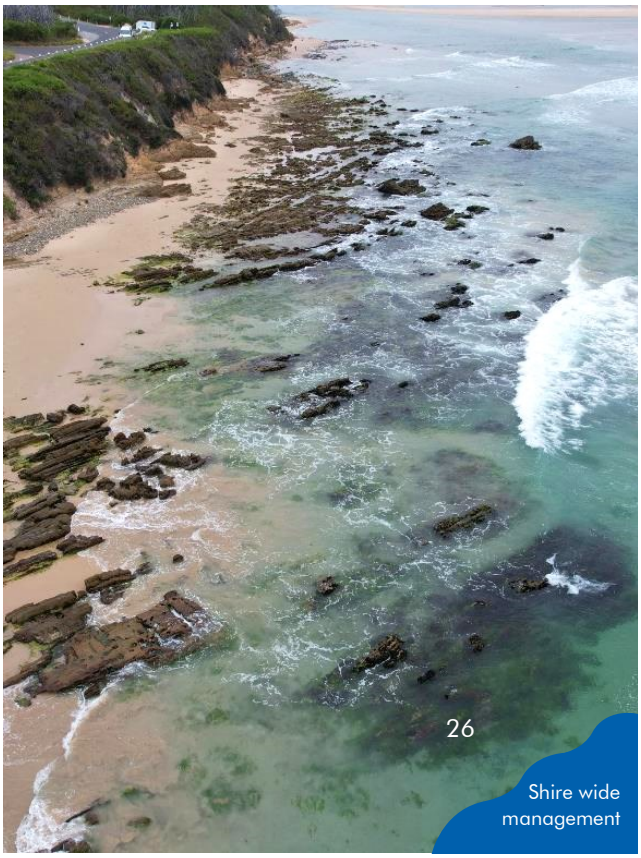
Management principles

Principles are used to guide the development of suitable actions and ensure that any initiatives or proposed works are in keeping with our broader coastal and marine management vision, long-term objectives and State policies.

These principles can help determine the appropriateness of future works or management actions. Any potential misalignment with these principles can be identified and actions reconsidered or modified accordingly.

These principles are to act as overarching guidance that should be considered for any works, initiatives, decision making or planning for the management of coastal and marine areas.

Figure 15 sets out these principles.



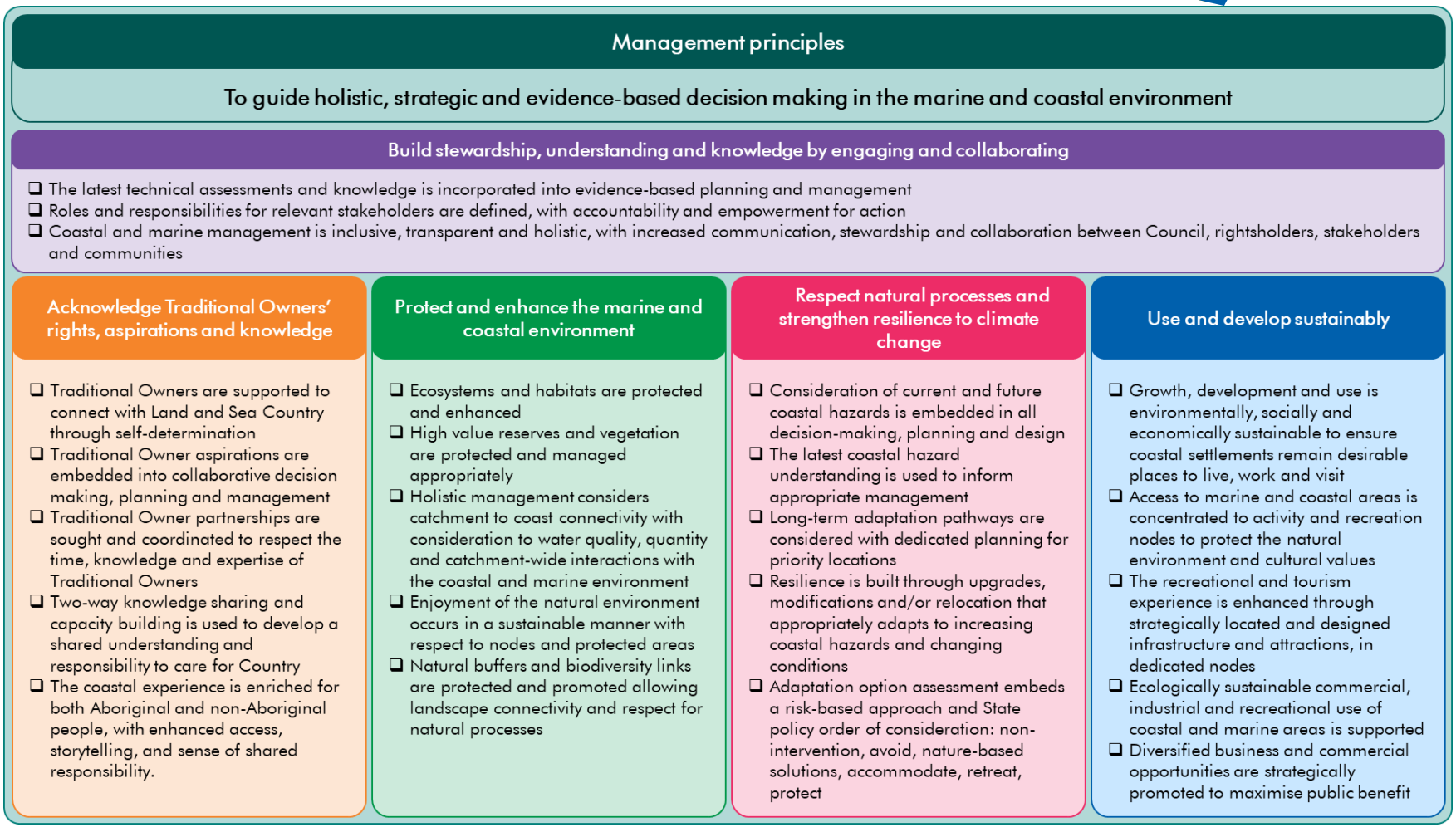


Figure 15. East Gippsland Shire Council CMMP management principles

Actions

Our actions describe the projects and tools we will use to achieve our vision and long-term objectives over the next 5 years. They also reflect our management principles.

CMMP actions are defined at two scales:

- **Shire wide actions** (Table 6) – applicable across East Gippsland Shire and delivered consistently and strategically across the Shire.
- **Locality-based actions** (within Sections 4 to 13) – specific to ten localities within East Gippsland, where Council have a coastal and marine land management role.

These actions have been guided by the findings of community and stakeholder consultation, and the management experiences of Council and other management agencies. They align with the long-term objectives defined for the CMMP and Statewide Marine and Coastal Policy. They are presented under the five long-term objective themes.

Action development and prioritisation has considered:

- Alignment with East Gippsland Shire Council CMMP vision, objectives and principles
- Alignment with Victorian marine and coastal legislation and policy
- "Multi-benefit" opportunities and those achieving greatest public benefit
- The breadth of interest groups and stakeholders
- Costs at various stages of project/action/structure lifecycle
- Ease of implementation – Approvals, stakeholder/public sentiment

These CMMP actions will guide investment and management priorities over the next 5 – 10 years and are to be reviewed and revised after 5 years.

Implementation will be dependent on funding and resource availability.



Coastal and marine management is a shared responsibility. For some actions, Council may play a lead role in delivery. In others, Council participates in work of other rightsholder groups or authorities. For each action, the following is defined:

Timeframe

- **Ongoing** - part of Council's ongoing work in a 'business as usual' capacity
- **0-3 years** – should commence within 3 years or is already underway and is a high priority to implement as soon as possible
- **3-5 years** – should be initiated within 3-5 years as a medium priority during implementation of the plan
- **5+ years** – should be commenced in ~5 years as a lower priority, however preliminary work and consultation may occur sooner if opportunities arise

Council's role

- **Lead** – Council will drive and deliver the action with the support of partners
- **Participate** – Council will contribute to work of other partners

Partners

Groups, agencies and stakeholders involved in delivery or providing advice for implementation.



Implementation plan

A separate implementation plan outlines:

- Specific implementation details for actions, including deliverables/measurables and next steps to progress each action
- Council's role and level of involvement
- Key partners involved in action delivery
- Action prioritisation and recommended timing of action commencement
- Indicative costing ranges, funding mechanisms and approvals requirements
- Relevant links to Council, rightsholder or other agency plans, projects or programs

This Implementation Plan provides an internal tool for Council to manage, monitor, review and track action delivery.

Shire wide actions

A suite of Shire wide actions has been developed to:

- achieve the long-term objectives of the CMMP
- reflect management principles across the Shire
- guide consistent management of Council-managed marine and coastal Crown land

These actions are presented below, under the long-term objective themes.

Shire wide actions (Table 6) are applicable across all of East Gippsland Shire's coastal and marine areas. These actions focus on progressing Council's approach to coastal and marine management. Many look to improve Council systems, procedures, communication and relationships, local laws, policies, and accountabilities, to provide the foundations for robust management at a locality specific scale.

Some of the locality specific actions rely upon the Shire wide processes to help guide and/or implement them.

Table 6. Shire wide CMMP actions

Long-term objective	No.	Action	Timeframe	Council role	Partners
Objective 1: Acknowledge Traditional Owners' rights, aspirations and knowledge	EG1.1	Guided by GLaWAC and Far East Traditional Owner groups, explore, examine and implement ways to identify, manage and protect cultural values, heritage sites, significant species and stories across Land and Sea Country. This includes: • Investigating and recording cultural heritage, identifying appropriate activities in culturally sensitive areas that respect and protect values in accordance with the *Aboriginal Heritage Act 2006*. • Implementing Cultural Heritage Management Plans across coastal areas (CHMPs) and exploring opportunities for voluntary CHMPs • Ensuring all staff and contractors understand the procedures for reporting Aboriginal heritage and incorporate this into all projects and contracts.	Ongoing	Participate	GLaWAC, Far East Traditional Owner groups, Heritage Victoria
	EG1.2	Guided by the GLaWAC and Far East Traditional Owner groups, support recognition, promote custodianship and celebrate important cultural values and experiences across Land and Sea Country, through meaningful and considered communication and engagement activities. This could include: • Cultural education and training days • Community events along existing walking trails and sites • Sharing cultural practices in the natural environment and in its management.	Ongoing	Participate	GLaWAC, Far East Traditional Owner groups, Heritage Victoria
	EG1.3	Collaborate with relevant stakeholders (including GLaWAC, Far East Traditional Owner Groups, community groups and heritage organisations) to design and install interpretive signage and artwork/sculptures that: • increase awareness and understanding of Aboriginal history and experience, • acknowledge and celebrate natural, cultural and heritage values of coastal and marine areas. • incorporate cultural values along the foreshore to create a sense of place to support cultural, and spiritual needs of Aboriginal people. • Approach to be developed in partnership with Traditional Owners and embracing self-determination.	5+ years	Lead (with direction from Traditional Owners)	GLaWAC, Far East Traditional Owner Groups
	EG1.4	Collaborate with relevant stakeholders (including GLaWAC, Far East Traditional Owner Groups) to support establishment of the Nanjet to Mallacoota Sea Country Indigenous Protection Area.	0-3 years, then ongoing	Participate	GLaWAC, Far East Traditional Owner Groups, DEECA, and Parks Victoria
	EG1.5	Continue to advance partnerships and collaborate with the GLaWAC and Far East Traditional Owner Groups. Includes seeking opportunities within Council operations for Traditional Owner involvement in coastal and marine management roles and initiatives to work towards co-management, on-Country work and achieving outcomes of GLaWAC's Whole of Country Plan.	Ongoing	Participate	GLaWAC, Far East Traditional Owner communities

Long-term objective	No.	Action	Timeframe	Council role	Partners
Objective 2: Protect and enhance the marine and coastal environment	EG2.1	Advocate, facilitate, educate, and promote behaviour change to protect the natural environment through activities to: • Improve community-led environmental weed identification and removal • Increase and celebrate community involvement in site management, through facilitating volunteer community / Friends of groups and public celebration/communication of this work • Protect significant and established vegetation, consistent with planning and overlay controls • Share Traditional Owner knowledge to guide community and Shire on planting and vegetation management, as appropriate	Ongoing	Participate	EGCMA, GLaWAC, Parks Victoria, community and other environmental groups
	EG2.2	Provide vegetation and weed management services for coastal reserves through activities to: • Progressively prioritise, develop and implement Vegetation Management Plans, including weed control plans for high biodiversity value coastal reserves - as identified in Ethos NRM (2022) • Enforce vegetation management controls (clearing and trimming of vegetation on council-managed reserves), incorporated into an Encroachment Policy (Action EG5.8). • Seek funding to develop and implement revegetation strategies in priority reserves • Collaborate with Landcare and environmental community groups to enhance vegetation management	0-3 years, then ongoing	Lead	EGCMA, DEECA, GLaWAC, Parks Victoria, community and other environmental groups (e.g. Friends of groups)
	EG2.3	Continue a prioritised management and intervention approach towards onshore seaweed, shells, grass, organic and other coastal materials on beaches and in foreshore areas. Increase awareness of biodiversity values, as a habitat, nesting and food source, and a natural erosion mitigation measure. Prioritise beach cleaning of coastal materials in activity and recreation nodes, as required. Continue to support litter management and cleaning of non-coastal debris.	Ongoing	Lead	DEECA, Parks Victoria
	EG2.4	Continue to support DEECA, EGCMA, Gippsland Lakes Coordinating Committee, and other management agencies in coordinated management of the Gippsland Lakes Ramsar Site including continued: • Support for and promotion of DEECA, EGCMA and citizen science programs to monitor water quality to inform management of algal blooms, salinity, and ecological character of the Ramsar site • Administration of the East Gippsland Planning Scheme to ensure sustainable use and development within the catchment and across Ramsar Site boundaries • Support for implementation of actions in the Gippsland Lakes Ramsar Site Management Plan 2024	Ongoing	Participate and lead	DEECA, EGCMA, Gippsland Lakes Coordinating Committee, other stakeholders (activity dependent)

Long-term objective	No.	Action	Timeframe	Council role	Partners
Objective 2: Protect and enhance the marine and coastal environment (cont.)	EG2.5	Partner with EGCMA, Parks Victoria and Traditional Owner groups to celebrate and promote unique and diverse environmental values of East Gippsland, including State- or Commonwealth-listed species, sites of geomorphological significance, and Ramsar-listed lakes and wetlands. Achieve this through meaningful and considered communication and engagement activities.	0-3 years, then ongoing	Lead	EGCMA, Parks Victoria, friends groups and other environmental groups
	EG2.6	In alignment with Action EG2.2, collaborate with DEECA and CFA to improve vegetation-based fire management across Council-managed reserves including: • Identifying and mapping fire sensitive vegetation types and significant values in recently burnt areas • Strategically managing the protection of significant vegetation with planned burns and fuel management activities • Meeting bushfire vegetation management responsibilities, particularly at township edges • Improved communication of vegetation management activities undertaken to manage bushfire risk	Ongoing	Participate	DEECA, CFA
Objective 3: Respect natural processes and strengthen resilience to climate change	EG3.1	Embed existing and emerging coastal and other natural hazard understanding in all Council operations. Includes: • future strategic projects, planning scheme overlays and zoning, and other statutory and strategic planning arrangements (Action EG4.2) • development and planning proposals, upgrades, masterplanning or foreshore facility improvements • communication and engagement as part of Action EG5.1 and Shire wide coastal adaptation approach (Action EG3.2) • proactive management of current and emerging coastal and natural hazard risks in alignment with State policy • investigation of opportunities for dedicated adaptation planning and funding (Action EG3.2).	0-3 years, then ongoing	Lead	DEECA and other asset and land managers
	EG3.2	In line with Victoria's approach to coastal adaptation, *Victoria's Resilient Coast – Adapting for 2100+*: • review best-available coastal hazard assessment information across coastal communities and its suitability for adaptation planning • review existing data on values, assets and infrastructure to confirm readiness to commence adaptation planning • identify priority locations for dedicated coastal hazard adaptation planning and funding applications • undertake a strategic approach to adaptation planning and decision making at regional and locality scale (for high-priority localities). • incorporate latest / best-available coastal hazard understanding and State policy into Council operations, asset management and land-use planning (linked to Action EG4.2). May involve inclusion of coastal hazard adaptation in broader climate-related risk assessments.	0-3 years, then ongoing *funding dependent	Lead	DEECA and other asset and land managers

Long-term objective	No.	Action	Timeframe	Council role	Partners
Objective 3: Respect natural processes and strengthen resilience to climate change (cont.)	EG3.3	In collaboration with EGCMA, continue to support current estuary management operations and communicate management approach, including: • messaging on respect of natural processes and protection of ecological values • managing flooding impacts and promoting accommodation and adaptation of the built and natural environment to prolonged estuary closure • support for investigations into future coastal adaptation and reduced artificial estuary openings	Ongoing	Participate	EGCMA, Parks Victoria
	EG3.4	Support DEECA, CFA and other partners to implement fire management procedures, including in coastal areas. This may include: • supporting and communicating the Gippsland Bushfire Management Strategy (2020) and incorporating into Council operations and fire management plans • considering methods to strategically manage fuel reduction requirements with protecting natural coastal values and significant vegetation, including vegetation and bushfire overlay considerations • communication and engagement of fire preparedness, management practices and risk management	3-5 years	Participate	Country Fire Authority, DEECA, Parks Victoria, GLaWAC and Universities/research groups (incl. Melbourne University fire group)
	EG3.5	Collaborate with DEECA to share findings of recent coastal processes studies and condition assessments for existing hazard protection and coastal structures. Embed knowledge to inform options for adapting to and strengthening resilience to climate change. Assessment should consider: • structure design life, performance, ongoing maintenance and fit-for-purpose considerations • potential impacts of any infrastructure changes on surrounding areas • feasibility of alternate adaptation actions (including nature-based solutions), in line with State policy.	Ongoing	Participate	DEECA
	EG3.6	Collaborate with land managers, EGCMA, research institutes and not-for-profit organisations to explore opportunities for mitigating habitat loss due to changing climate. May include identifying opportunities for: • maintaining and increasing the extent of natural buffers to build resilience to sea level rise • exploring land planning practices to allow ecosystem retreat or migration • restoring or creating habitats, including 'blue carbon' habitats (saltmarsh, mangroves, seagrass) • managing water quality impacts and changing ecosystems due to increased salinity	Ongoing	Participate	EGCMA, Parks Victoria, DEECA, universities/ research groups, The Blue Carbon Lab

Long-term objective	No.	Action	Timeframe	Council role	Partners
Objective 4: Use and develop sustainably	EG4.1	Implement and communicate defined activity, recreation, and industrial nodes across coastal communities to: • strategically plan compatible uses and concentrate activity to defined nodes in order to best-protect sensitive ecosystems • guide masterplanning, facility upgrades and suitable siting and design of infrastructure • ensure efficient foreshore development through co-location, partnership use, and consolidation of community assets, where appropriate • communicate and encourage desired uses (includes active and passive communication of node purpose) • coordinate on-land facilities, marine uses and connectivity to/from the foreshore, along the coast, and between land and water • support sustainable tourism experiences, commercial and economic activities	0-3 years, then ongoing	Lead	All other land managers
	EG4.2	Incorporate updated knowledge and information into Council statutory and strategic planning, projects and any upgrades. Use best-available information and science to reflect updated understanding. Includes cultural heritage protection in Action EG1.1, vegetation protection in Action EG2.2, coastal hazard understanding in Action 3.1 and adaptation planning in Action EG3.2.	3-5 years, dependant on other Shire-wide actions	Lead	
	EG4.3	Review leasing, licensing and arrangements for use of coastal Crown land to promote only activities and infrastructure that have a functional need to be near or in the water, cannot be located elsewhere and provide significant public benefit. Includes review of sites for temporary commercial licenses, development of guidelines for assessment of licensing requests and managing increased demand for commercial activities in an equitable way. Ensure consistency across Shire and alignment with the *Marine and Coastal Act 2018* and policy (DELWP, 2020a).	0-3 years	Lead	DEECA, leasees and licensees
	EG4.4	Work with DEECA and Gippsland Ports to advocate for improved tourism operator licensing, permits and enforcement. Includes strengthening wastewater pump out arrangements and compliance, improving water quality and compliance with EPA regulations.	0-3 years	Participate	DEECA, Gippsland Ports
	EG4.5	Continue to collaborate with and contribute to East Gippsland Integrated Water Management Forum, including supporting EGCMA, East Gippsland Water, Gippsland Ports and the community to implement sustainable water management practices and catchment and drainage water quality improvements across East Gippsland. Reflect CMMP objectives into Council's integrated waterway management approach, IWM activities, statutory and strategic planning and other Council water management activities.	3-5 years, then ongoing	Participate	East Gippsland IWM Forum (multiple stakeholders)
	EG4.6	Collaborate with DEECA, as required, to implement a monitoring system for carrying capacity of high-use marine and coastal areas (e.g. Gippsland Lakes) as part of Activity 4.4 of the Marine and Coastal Strategy.	0-3 years, then ongoing	Participate	As outlined in Marine and Coastal Strategy

Long-term objective	No.	Action	Timeframe	Council role	Partners
Objective 4: Use and develop sustainably (cont.)	EG4.7	Continue to monitor and maintain Council-managed foreshore infrastructure and facilities with consideration to CMMP objectives, State policy, siting and design guidelines and adaptation planning. Incorporate the CMMP and its objectives into the Shire's asset management procedures (including asset renewal, future asset management plans and strategies), ensuring consideration of current and long-term changing conditions and Victorian Government policy.	Ongoing	Lead	DEECA, all other partners
	EG4.8	Embed Marine and Coastal Policy, CMMP objectives, principles and actions into Shire wide stormwater management planning. Consider best-practice stormwater management, intersection with adaptation planning, and catchment to coast connectivity.	0-3 years, then ongoing	Lead	DEECA, EGCMA, EGW
Objective 5: Take a stewardship approach, build understanding and knowledge, engage and collaborate	EG5.1	In collaboration with EGCMA, DEECA, Parks Victoria and educational institutes, investigate opportunities to improve public awareness of coastal processes (changing environments and natural buffers) and current and emerging coastal hazards through community education, events, awareness campaigns, signage and citizen science monitoring programs (linked to Action EG5.2).	Ongoing	Participate	EGCMA, Parks Victoria, Universities/ research, DEECA, community groups and individuals
	EG5.2	In collaboration with EGCMA and DEECA, promote marine and coastal citizen science monitoring programs, including monitoring and reporting of coastal processes (e.g. Fluker posts, CoastSnap, VCMP), environmental monitoring opportunities (e.g. EstuaryWatch, water quality, flora and fauna monitoring, marine pest monitoring), and coastal issues identification (e.g. Snap Send Solve).	Ongoing	Participate	EGCMA, DEECA, Universities/research (incl. Deakin University Marine Mapping Group, Melbourne Uni), community groups and individuals
	EG5.3	Undertake foreshore signage audit across the Shire, examining messaging, physical condition, design and placement, and investigate improvement opportunities. Consolidate or update signage. May include communication of Traditional Owner values and stories, environmental values, heritage, coastal processes and communication of intended or restricted uses (i.e. activity / recreation / industrial nodes, sustainable use) and wayfinding (Aligns with Actions EG1.3 and EG4.1).	3-5 years	Lead	
	EG5.4	Working with Boating Vic and Gippsland Ports, prepare communication materials and website information to detail Council-managed boating facilities. Includes communicating diversity of boating facilities, desired use and purpose of facility (e.g. craft types, facilities and amenities) and links to further information. Aligns with communication of activity, recreation and industrial nodes through Action EG4.1.	0-3 years, then ongoing	Participate	Boating Vic, Gippsland Ports
	EG5.5	Strengthen partnerships and advocacy with other stakeholders to • improve cross-boundary management • raise awareness of management initiatives • promote and support catchment-wide and "catchment to coast" activities to care for East Gippsland coastal and marine areas. Includes identifying opportunities for collaboration, funding streams, management efficiencies between stakeholders, agencies and community.	Ongoing	Participate	All other land managers, including, DEECA, Parks Victoria, East Gippsland Water, EGCMA.

Long-term objective	No.	Action	Timeframe	Council role	Partners
Objective 5: Take a stewardship approach, build understanding and knowledge, engage and collaborate (cont.)	EG5.6	Investigate initiatives across the Shire to engage private landowners with environmental management and restoration through targeted education materials and communications.	5+ years	Lead	EGCMA, Parks Victoria, DEECA, CFA, environmental groups
	EG5.7	Liaising with DEECA and in line with the Marine and Coastal Policy (DELWP, 2020a), identify current and future funding mechanisms for coastal and marine management, including exploration of partnerships, grant fundings (e.g. CMMP implementation and VRC grants) and alternative opportunities for investment. Includes coordination of CMMP activities with other Council and managing agency activities.	0-3 years, then ongoing	Lead	DEECA
	EG5.8	Work with DEECA, Parks Victoria and other land managers to develop and implement an Encroachment Policy to address cases of native vegetation removal and encroachment into Crown Land foreshore and bushland reserves. Aligns with Action EG2.2. Prioritise encroachment issues on Council's managed land.	0.3 years	Lead	DEECA, Parks Victoria, other land managers



3.7 Locality summaries

The Sections 4 to 13 describe the ten communities where Council have a coastal and marine land management role. This includes an overview of the coastal communities' environment and uses; mapping of key values and features; CMMP actions; and activity, recreation and industrial node definition (described further below).

The ten localities are:

- Paynesville and Newlands Arm
- Raymond Island
- Eagle Point
- Metung
- Nungurner
- Lakes Entrance
- Lake Tyers Beach
- Marlo
- Bemm River
- Mallacoota

Each locality section provides a series of maps detailing key features under a range of themes. These map themes are summarised in Table 7. Data source details for these maps are provided in Attachment C.

Various core values, uses and infrastructure have been identified across these ten localities.

These core values help to:

- Characterise what makes each locality special
- Recognise the key ways in which people use and enjoy the coast,
- Identify key facilities and infrastructure that support these uses.

Figure 16 summarises these core values, uses and infrastructure.

Table 7. Mapping for each locality.

Map theme	Description
Traditional Owners and cultural values	Gunaikurnai Registered Aboriginal Party areas, areas of cultural heritage sensitivity and areas under Gunaikurnai and Parks Victoria Joint Management.
Environmental values	Environment, ecosystem and habitat mapping including marine habitats and native vegetation.
Environmental overlays	Environmental and land management planning overlays including: • environmental and landscape significance • vegetation protection • bushfire management • erosion and salinity management
Coastal hazards	Publicly available coastal hazard mapping from: • Gippsland Lakes/90 Mile Beach Local Coastal Hazard Assessment (LCHA) Project (Water Technology, 2014) • Statewide coastal hazard data as part of the Victorian Governments Future Coasts Project (2009) and Victorian Coastal Hazard Assessment (2017) Further mapping of coastal inundation and acid sulphate soils is available in Attachment D.
Coastal protection and drainage infrastructure	Infrastructure to protect or mitigate impacts of coastal hazards including protection structures (seawalls, revetments, groynes) and stormwater drainage networks.
Recreation and transport	Open space and recreational assets, including trails, footpaths, boating facilities, playgrounds, parks and reserves.
Planning scheme zones	East Gippsland Shire Planning Scheme zoning
Planning overlays	Other planning scheme overlays including design, development land subject to inundation and heritage overlays
Land management arrangements	Public land management arrangements and responsible authorities.



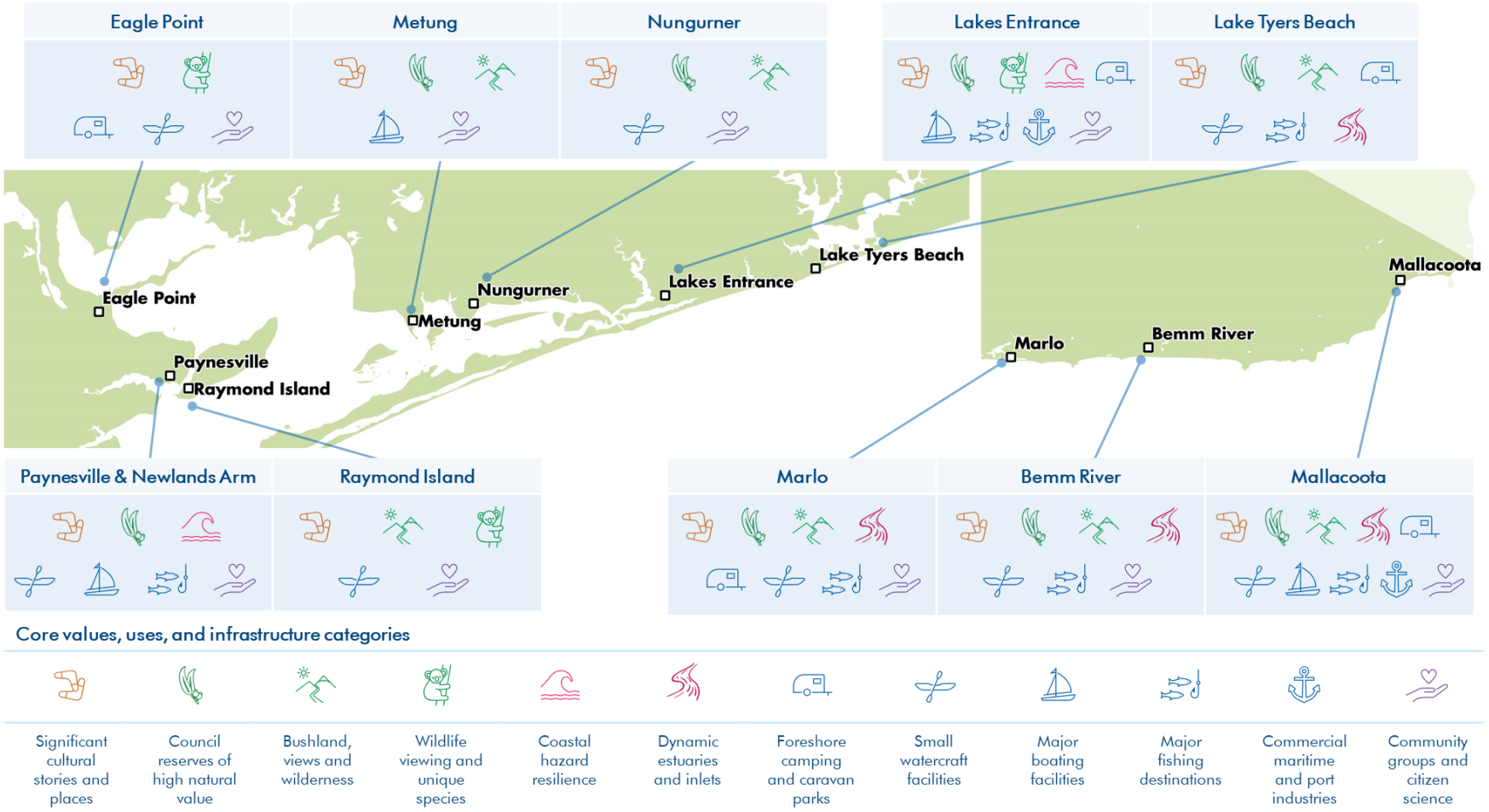


Figure 16. Core values, uses and infrastructure across East Gippsland Shire. This is not intended to be an exhaustive list.

Locality specific actions

Local values, characteristics and management needs of each locality and their communities, have been used to develop locality-specific actions.

These actions seek to achieve the outcomes and objectives of the East Gippsland Shire Council CMMP for each of the ten localities.

The locality specific actions are presented in the below sections, under each locality and aligned to long-term objectives. Actions may be applicable across the broader coastal and marine areas of a locality, or a specific site-based action.

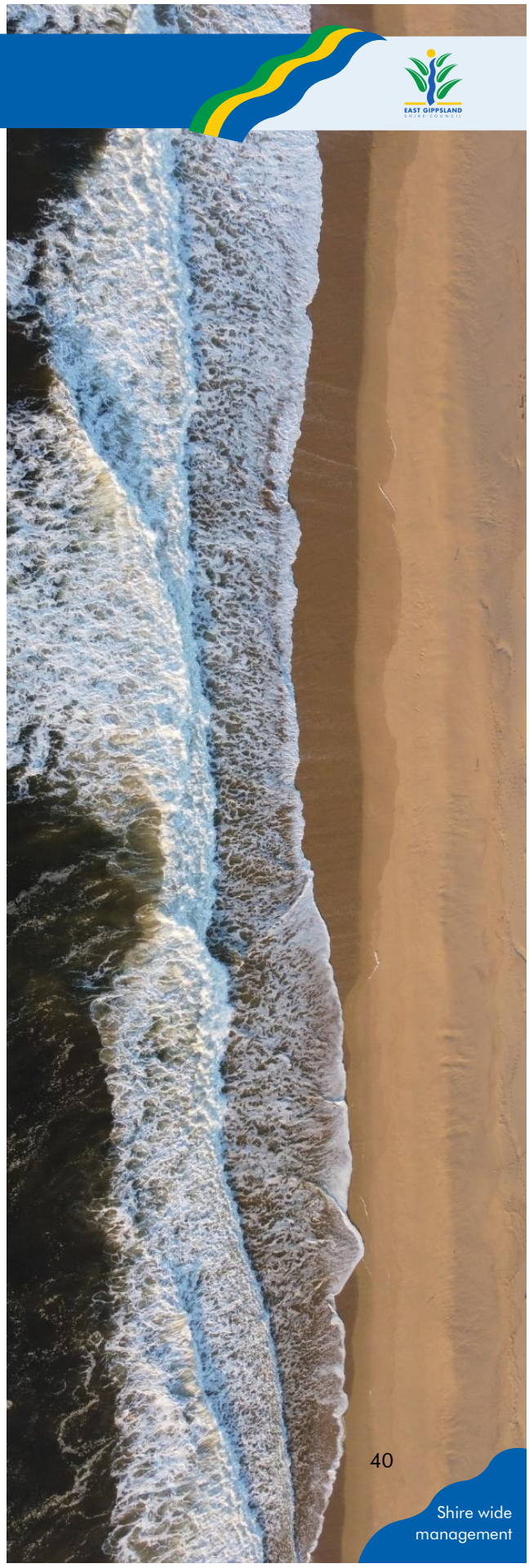
The locality sections are as follows:

Sections 4 to 13: Localities									
4	5	6	7	8	9	10	11	12	13
Paynesville & Newlands Arm	Raymond Island	Eagle Point	Metung	Nungurner	Lakes Entrance	Lake Tyers Beach	Marlo	Bemm River	Mallacoota

For each locality, each section steps through:

- The community and connection to coast
- The coastal environment
- Coastal processes and hazards
- Coastal uses, reserves and facilities
- Coastal and marine management under the CMMP
- Locality mapping
- Management actions

Section 14 then presents implementation arrangements.



Activity, recreation and industrial nodes

Defined nodes are a strategic planning tool for identifying and improving current and future activity, recreation and industrial developments and uses in the marine and coastal environment.

Identifying nodes creates efficient relationships between buildings and structures, minimises development impacts, and sustainably manages use across coastal and marine areas (Figure 17).



Figure 17. How activity, recreation and industrial nodes might appear in a coastal context (adapted from DELWP, 2020a)

Activity nodes are located within settlements adjacent to activity centres, such as commercial, business and recreation zoned areas. Including both public and private land, they often provide facilities to support a range of activities in these areas, from commercial enterprises through to tourism and community recreation.

Recreation nodes are located on marine and coastal Crown land outside activity nodes. They provide access and infrastructure for recreation and water-related activities. Use and development that supports access or the functioning of coastal-dependent activities may be sited in recreation nodes.

Boating and fishing access points in recreation nodes will be maintained and enhanced, in line with relevant plans and strategies.

Industrial nodes are located on marine and coastal Crown land adjacent or within industrial zoned areas. These nodes often support significant industrial or commercial activities for the region. For East Gippsland, these include commercial fishing, boating and other coastal and marine industries.

Nodes are defined and mapped for each locality. Some localities may have multiple nodes. Locality maps present the nodes and desired purpose. Facility upgrades, masterplanning and other foreshore projects will support the purpose of each node.



4 Paynesville and Newlands Arm

Around 17 km southeast of Bairnsdale, Paynesville is on the western shore of Lake King, close to Raymond Island. Newlands Arm sits to the south, across Newlands Backwater and Forge Creek. The area is a boating and fishing haven with many boat ramps, jetties, boat yards and mooring areas.

Paynesville has increasingly developed to include canal estates and artificial islands, providing direct water access for many residents. This proximity to the water is crucial to the lifestyle of residents and visitors in the area but could also present a hazard in the future.

4.1 Community and connection to coast

Paynesville is the boating capital of Victoria and is a hot spot for commercial, industrial and recreational boating and marine activities. Paynesville also acts as a local hub to surrounding townships of Eagle Point and Newlands Arm, with access to Raymond Island via the Raymond Island Ferry. Newlands Arm is a relatively new community developed since the 1970s. As a quiet community, the town attracts young families and retirees.

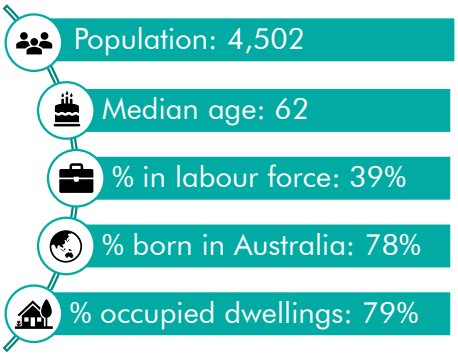


Figure 18. Key statistics for Paynesville and Newlands Arm (ABS, 2021).

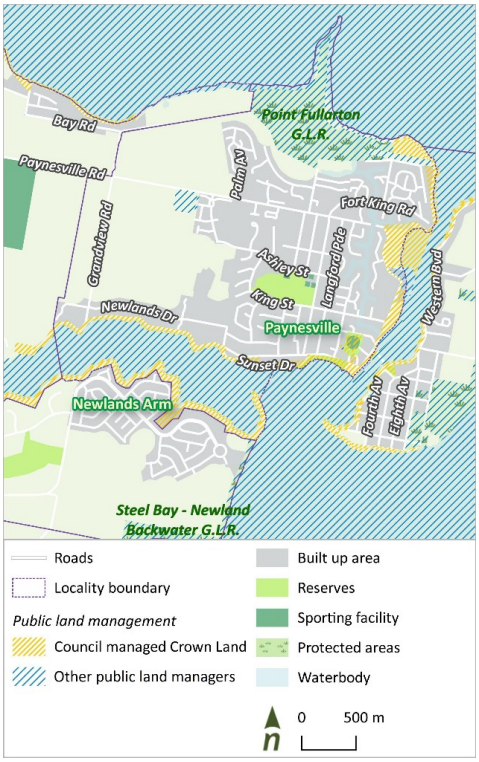


Figure 19. Paynesville and Newlands Arm locality.

Although an aging community, the region is also growing in population across the two localities. It is one of the fastest growing communities in the region, with an estimated 45% growth projected by 2041 across the Paynesville, Newlands Arm and Eagle Point region[1].

The Gunaikurnai people are the Traditional Owners of the areas around Paynesville and Newlands Arm, represented by GLaWAC. The areas sits within Tatungalung Country. The town of Paynesville itself was developed on Traditional Owner camping grounds. Evidence of this use and occupation exists, with many Aboriginal places and objects such as middens, scar trees and artefact scatters.

[1] https://forecast.id.com.au/east-gippsland/about-forecast-areas?WebID=180

4.2 The coastal environment

Sitting on the western shores of Lake King, Paynesville and Newlands Arm are surrounded by water. This includes by Lake King itself, and various inlets, backwaters, canals, and rivers.

The foreshore is diverse, ranging from natural saltmarsh ecosystems, lawned recreational areas and sandy beaches to marinas, canals, and jetties. North of Paynesville lies Point Fullarton, an ecologically important saltmarsh area, managed by Parks Victoria. Spanning across the coastline are seagrass beds, a key source of habitat and food for the marine ecosystem.



The waterways, lakes and coastal areas surrounding Paynesville and Newlands Arm support hundreds of species of native vegetation, such as banksia, and diverse terrestrial and marine wildlife. These include threatened species of fish like black bream and multiple migratory waterbirds such as Fairy Terns and Black Swans.

4.3 Coastal processes and hazards

Inundation (flooding) in the region is due to a combination of river inflows and lake water levels. Being surrounded by water, and lower lying in elevation, significant areas of the Paynesville and Newlands Arm foreshore are currently vulnerable to the impacts of temporary flooding through catchment floods and storm tide inundation.

Areas around the Esplanade, Gilsenan Reserve, Slip Road, Burrabogie Island, and across Point Fullarton Reserve are currently exposed to storm tide inundation. This is likely to become more frequent, increase in areas or move to permanent inundation into the future. Assets that could be affected include jetties, car parks, boating facilities, pathways, other recreational facilities, roads, commercial properties, and residences.

The East Gippsland Floodplain Management Strategy (EGCMA, 2017) identifies Paynesville as being at high risk of flood related impacts. A high proportion of holiday homeowners and absent boat owners makes preparing for floods difficult. Paynesville currently relies on various revetments, seawalls, and drainage infrastructure throughout the southern and eastern regions to mitigate exposure to flooding. Historically, beach renourishment has also occurred along the foreshore for high-use beaches, like at Progress Jetty.



4.4 Coastal uses, reserves and facilities

Much of the town's allure involves its access and proximity to water. Multiple canals are lined with waterfront properties and facilities to support a range of boating activities. These include:

- The Sunset Cove, Esplanade, Fort King and Slip Road boat ramps
- Private and public jetties and berths across the foreshore and canals
- Various, yacht, motor cruiser and boating clubs
- Boat storage and maintenance facilities across the Slip Road area
- The Council-managed ferry service to Raymond Island.

Other attractions and facilities across the foreshore include restaurants, trails, playgrounds, public toilets, holiday parks, fishing facilities, boardwalks, walking trails, swimming spots, and car parks. The Esplanade is the main road flowing along the foreshore, with multiple cafes, shops, and accommodation options. The Progress Jetty and Sunset Cove areas also provide parking, playground and picnic facilities.

At Newlands Arm there is a boat ramp, playground, public toilets and car parking to the east at Dawsons Cove. A walking trail connects the foreshore with scattered jetties and moorings.



4.5 Coastal and marine management

Council holds management responsibilities across most of the Paynesville and Newlands Arm foreshore. Gippsland Ports manage some jetties around Slip Road, the canal entrance, the Esplanade and the Gippsland Lakes Shared Community Hub. Parks Victoria manage Point Fullarton's sensitive habitats.

Coastal and marine management across Paynesville is guided by the Paynesville Foreshore Management Plan (2017). 19 key objectives in the plan sought to:

- Improve connectivity, signage and quality of new infrastructure
- Manage environmental values, vegetation and algal blooms
- Maintain and upgrade recreational boating facilities and improve swimming and boating safety
- Improve flood, erosion and bushfire hazard management
- Incorporate cultural values
- Improve coordination across agencies, land tenure boundaries and support community groups.
- Promote commercial opportunities

Foreshore management has also been guided by the 2007 Newlands Arm Foreshore Management Plan. This plan highlighted the need to link the Paynesville and Newlands Arm walking tracks.

There are several recent or ongoing Council-led projects across Paynesville:

- Progress Jetty Area Redevelopment
- Gippsland Lakes Shared Community Hub Development
- Slip Road Maritime Precinct
- Fort King Landscape Masterplan

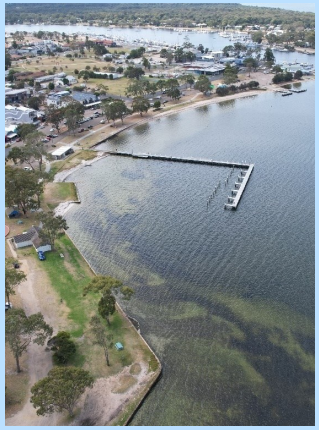
Table 8 summarises community values, challenges and opportunities across Paynesville and Newlands Arm, with focus areas for future management. Figure 20 to Figure 28 map key features, values and management arrangements across the foreshore.

Table 8. Values, challenges and opportunities for Paynesville and Newlands Arm coastal and marine management, with focus areas for future management.



Paynesville and Newlands Arm

	Values	Challenges	Opportunities	Focus for management
Traditional Owners' rights, aspirations and knowledge	• Tatungalung people and broader Gunaikurnai connection to Country • Evidence of use and occupation of camping grounds – middens, artefact scatters, scar trees. • Other significant Aboriginal Heritage places and sites (recorded and unrecorded)	• Heritage sites being impacted or destroyed by other activities e.g. road and house construction and inappropriate recreational use • Limited awareness and understanding of Paynesville and Newlands Arm's cultural values	• Identify unrecorded Aboriginal Heritage sites and continue appropriate planning overlays and controls to protect sites • Initiatives to share Aboriginal stories and knowledge, where desired by Traditional Owners	• Adaptation planning and clarity around potential risks, management strategies and adaptation pathways for managing coastal hazards, including inundation (flooding) and erosion. • Definition and communication of foreshore reserve purpose and uses e.g. activity, recreation and industrial nodes and environmental protection areas. • Recognition, communication and potentially updated planning controls to strengthen vegetation and sensitive habitat protection • Best-practice water sensitive urban design to reduce flooding risk and improve stormwater quality • Ecologically- and water-sensitive facility upgrades to promote a sustainable visitor experience. Includes resilient design and consider natural processes, the full water cycle and emerging coastal hazards, e.g. boardwalks and raised facilities, where possible. • Investigate and increase understanding of cultural heritage and ensure protection.
The marine and coastal environment	• High value natural vegetation and habitat across foreshore reserves - Point Fullarton • Important vegetation communities - saltmarsh, seagrass, swamp scrub, Gippsland red gum and woodlands • Rare and threatened species - Burrunan Dolphin, Latham's Snipe, Lewin's Rail and Swampland Coolskink. • Good water quality for lake and marine ecosystems • Natural setting, town separation and open space • Breeding grounds for birds – terns, plovers	• Coastal squeeze and pressures on sensitive ecosystems and habitats from development and sea level rise/erosion – e.g. Point Fullarton • Stormwater quality, sewage releases and pollution from urban, agricultural and industrial zones • Impacts of coastal erosion and changing inundation regimes on vegetation, with lack of space for ecosystem retreat • Lack of protection for remnant native vegetation • Feral predator, pest and weed threats • Blue-green algae blooms and associated impacts	• Allow space for nature and ecosystem retreat with sea level rise • Initiatives to protect endangered species, native vegetation and ecosystems • Apply water-sensitive urban design, communicate emergency wastewater discharge arrangements, use of recycled water, and runoff controls from urban areas, agricultural and industrial zones	
Natural processes and climate change	• Stable sandy beaches along the Esplanade foreshore that provide safe swimming areas • Natural geomorphological features including the foreshore areas and Point Fullarton Reserve • Current erosion and flood management structures	• Coastal hazard (inundation and erosion) impacts across large coastal areas • Likely inundation across Burrabogie Island (Slip Road) Gilsenan Reserve and the Esplanade • Erosion and permanent inundation across Point Fullarton and much of the foreshore • Increase in coastal hazard impacts - sea level rise • Potential impacts from coastal acid sulphate soils • Current impacts to path stability and access	• Undertake long-term adaptation planning • Communicate latest coastal hazard mapping • Update / enforce coastal hazard planning overlays • Best-practice Integrated Water Management (IWM) and water sensitive urban design (WSUD) to mitigate flooding, improve stormwater quality and discharge points • Resilient design of facilities to respect changing coastal processes and hazards • Ecologically sensitive erosion control at Point Fullarton	
Sustainable use and development	• Walking tracks and pedestrian access • Major commercial, industrial and recreational boating facilities – Esplanade jetties and moorings, Slip Road boat ramps and maintenance facilities, various small craft launching sites, Gippsland Ports facilities. • Other water access facilities for kayaking, paddleboarding, yachting etc. • Green wedges and separation of townships • Facilities to support recreational activities - fishing platforms, small craft water access, parking, toilets, playgrounds, BBQ facilities	• Poor walking connectivity along foreshore and between Paynesville and Eagle Point • Impact of coastal hazards on use / development • Facilities to support seasonal visitation fluctuations • Conflict between users – e.g. powerboats and swimmers and safe swimming areas • Availability of public land and facilities with large foreshore areas used for parking • Lack of foreshore views and attractive safe swimming spots at The Esplanade /Progress Jetty	• Ecological and water-sensitive development and resilient design that includes consideration of natural processes and current and future coastal hazards • Maintain and establish new walking tracks to improve connectivity - to Newlands Arm and Eagle Point • Rejuvenate and redevelop Slip Road / Burrabogie Island, Progress Jetty and Gippsland Lakes Shared Community Hub to facilitate diverse visitor experiences, centred around boating • Define nodes along the foreshore to concentrate activity, promote sustainable use and protect ecosystems.	
Stewardship, knowledge, engagement and collaboration	• Community groups - Gippsland Environment Group, Paynesville Landcare Coastcare and Newlands Arm Landcare Coastcare Group • Recreational clubs - Paynesville Lions Club, Gippsland Lakes Shared Community Hub, Paynesville Motor Cruiser Club	• Lack of opportunities for community involvement • Lack of knowledge or awareness around sensitive ecosystems, impacts of recreational use and potential sea level rise impacts • Ineffective or outdated signage • Private frontage encroachment	• Promote grants for community groups • Communicate and build knowledge of the coastal and marine environment and processes • Ecology awareness initiatives for new residents • Improve clarity around land tenure, roles and responsibilities of government agencies • Signage upgrades	



Paynesville and Newlands Arm mapping: Traditional Owners and cultural values

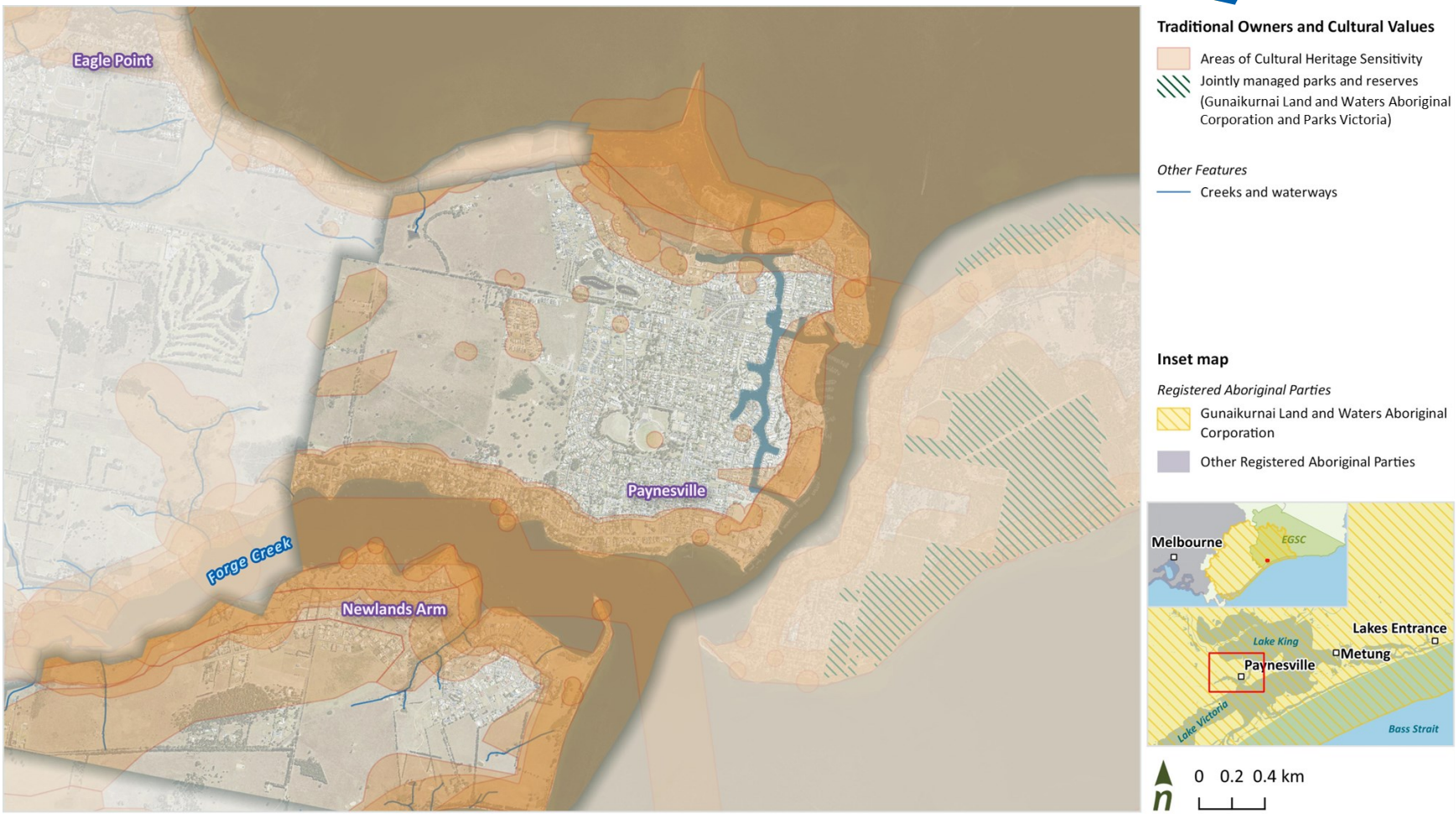


Figure 20. Registered Aboriginal Parties, culturally sensitive areas and Joint Management areas for Paynesville and Newlands Arm.

Paynesville and Newlands Arm mapping: Environmental values

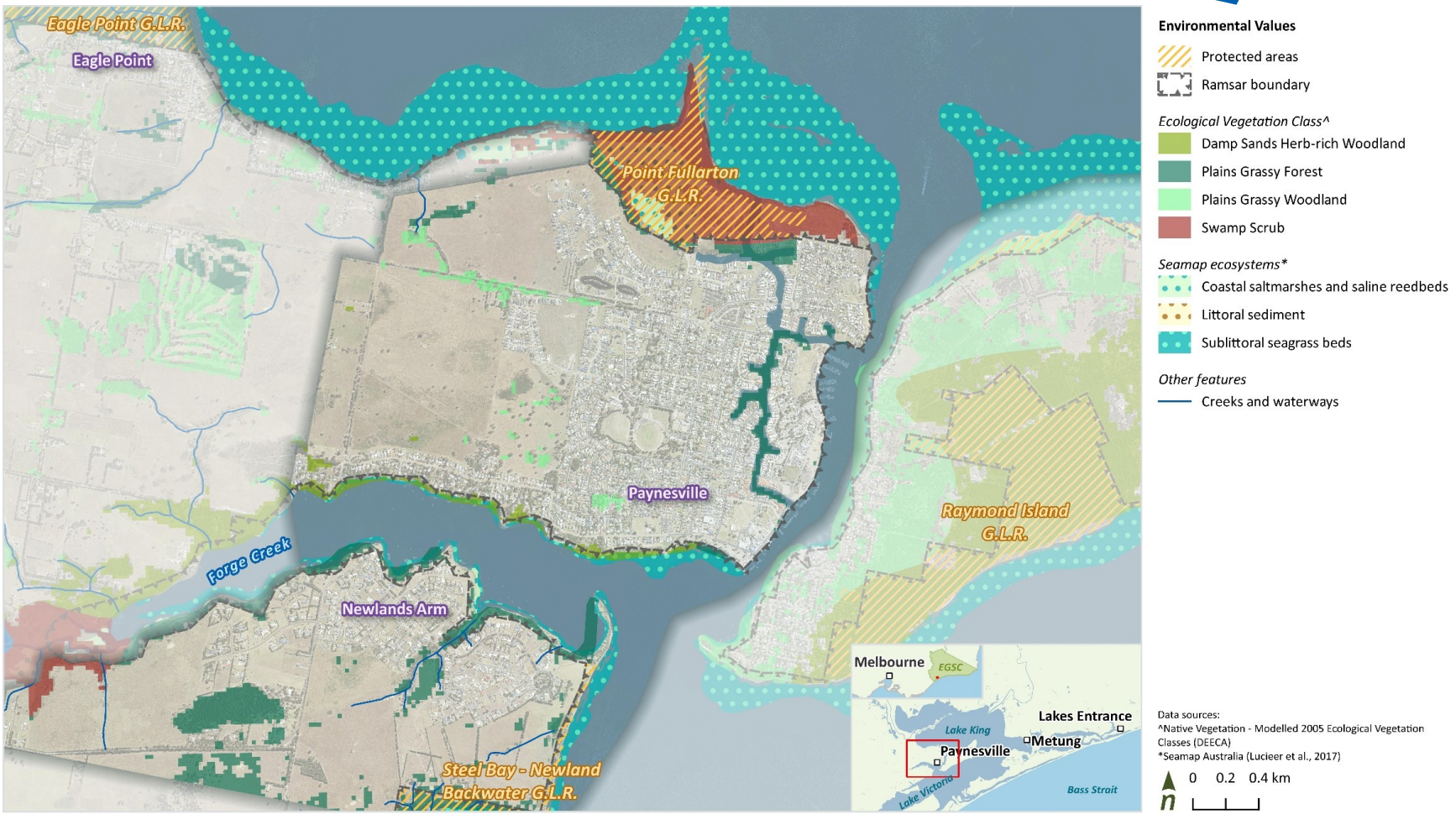


Figure 21. Key coastal and marine environmental values, including protected areas, ecological vegetation classes (EVCs) and biotypes for Paynesville and Newlands Arm.

Paynesville and Newlands Arm mapping: Environmental overlays



Figure 22. Environmental and land management planning overlays for Paynesville and Newlands Arm.

Paynesville and Newlands Arm mapping: Coastal hazards

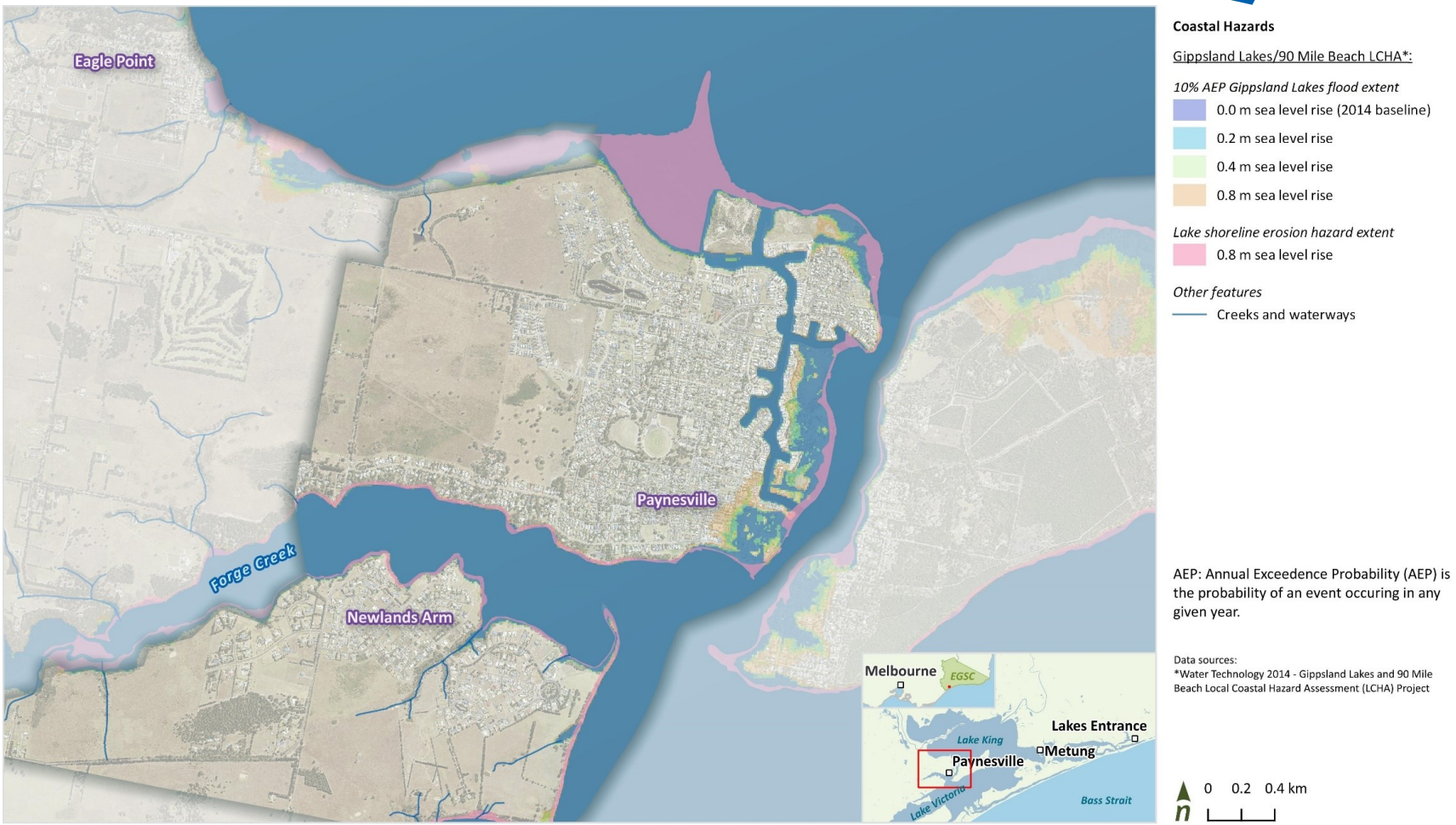


Figure 23. Coastal hazard mapping from the Gippsland Lakes/90 Mile Beach LCHA for Paynesville and Newlands Arm.

Paynesville and Newlands Arm mapping: Coastal protection and drainage infrastructure

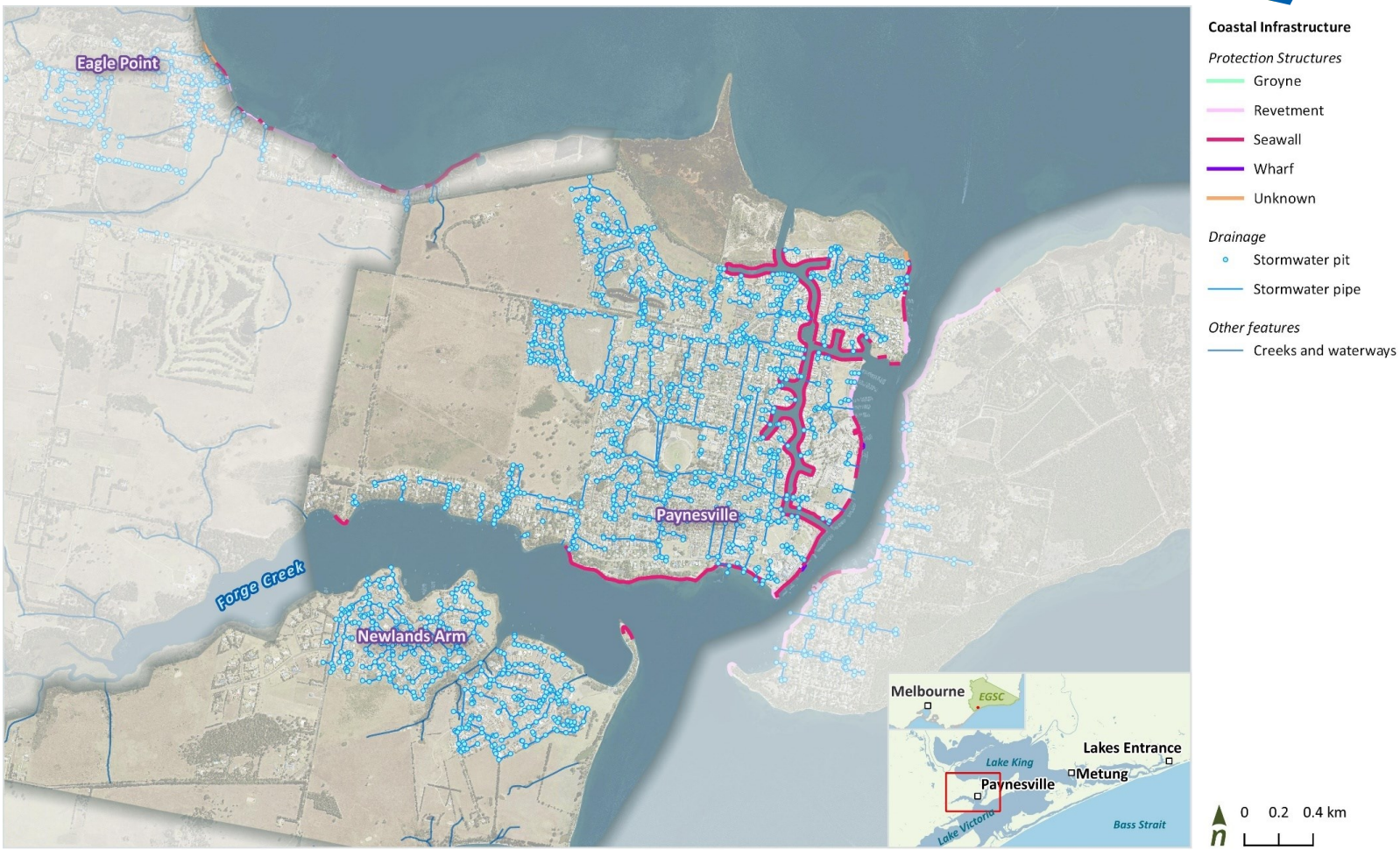


Figure 24. Coastal protection and drainage infrastructure for Paynesville and Newlands Arm.

Paynesville and Newlands Arm mapping: Recreation and transport



Figure 25. Recreation facilities and transport networks for Paynesville and Newlands Arm.

Paynesville and Newlands Arm mapping: Planning scheme zones



Figure 26. Planning scheme zones for Paynesville and Newlands Arm.

Paynesville and Newlands Arm mapping: Planning overlays



Figure 27. Other planning scheme overlays for Paynesville and Newlands Arm.

Paynesville and Newlands Arm mapping: Land management arrangements



Figure 28. Public land management arrangements for Paynesville and Newlands Arm.

4.6 Management actions

Table 9 details the CMMP management actions for Paynesville and Newlands Arm.

Figure 29 presents site-specific management actions and maps activity, recreation and industrial nodes.

Table 9. Paynesville and Newlands Arm management actions

Long-term objective	No.	Action	Timeframe	Council role	Partners
Objective 1: Acknowledge Traditional Owners' rights, aspirations and knowledge	PN1.1	Guided by GLaWAC, support identification, management and protection of cultural heritage values across Paynesville and Newlands Arm coastal areas. In alignment with Shire Wide actions, this includes: • Supporting GLaWAC to identify unrecorded cultural heritage sites. • Continuing to implement appropriate planning overlays and controls such as Cultural Heritage Management Plans to protect cultural heritage. • Collaborating with GLaWAC to better understand cultural values and inform future protection. • Incorporating culturally-sensitive design into all works across Council-managed coastal reserves.	Ongoing	Participate	GLaWAC
Objective 2: Protect and enhance the marine and coastal environment	PN2.1	In collaboration with EGCMA and Parks Victoria, investigate how loss of coastal habitat resulting from changing inundation regimes with sea level rise, coastal erosion, lack of space for habitat migration and development pressures may be addressed. Consider the creation of space for nature, to aid ecosystem retreat with sea level rise, e.g. Point Fullarton and surrounds	0-3 years	Participate	EGCMA, Parks Victoria, research institutes, not-for-profits
	PN2.2	Support EGCMA and citizen science programs to monitor water quality throughout Paynesville waterways and foreshore (e.g. Forge Creek) and utilise findings to inform best-practice Council stormwater management controls, water-sensitive upgrades, pollution management and development controls, in alignment with Action PN4.5. Communicate and enforce requirements needed to improve water quality. Aligns with Shire wide Action EG5.2.	3-5 years	Participate	EGCMA, citizen science programs
Objective 3: Respect natural processes and strengthen resilience to climate change	PN3.1	Building from existing coastal hazard assessments and adaptation planning to date, prioritise and undertake long-term strategic coastal hazard adaptation planning for Paynesville. Includes: • Reviewing available information, data and mapping for Paynesville and suitability for adaptation planning. • Investigating opportunities for dedicated adaptation planning and funding for Paynesville (e.g. VRC program - Action EG3.2). • Following Victoria's Resilient Coast framework and guidelines to develop long-term adaptation and resilience planning. • Engaging and communicating throughout process, including stakeholder and rightsholder partnerships and community engagement.	0-3 years	Lead	DEECA, EGCMA, GLaWAC Gippsland Ports, Parks Victoria, other land asset and infrastructure managers
	PN3.2	In collaboration with DEECA, monitor and assess coastal protection structures across Paynesville, including seawalls, revetments and other structures. Consider opportunities for enhancing ecological outcomes (e.g. living seawalls) or alternatives to protection infrastructure through hybrid/nature-based solutions and adaptation planning. Embed State policy to consider adaptation options in order of preference. Aligns with action EG3.5.	0-3 years	Participate	DEECA
	PN3.3	Monitor for impacts of disturbance of coastal acid sulphate soils and take action as appropriate. Adhere to legislation and guidance on management of acid sulphate soils in any new developments of infrastructure upgrades.	Ongoing	Lead	DEECA, EPA

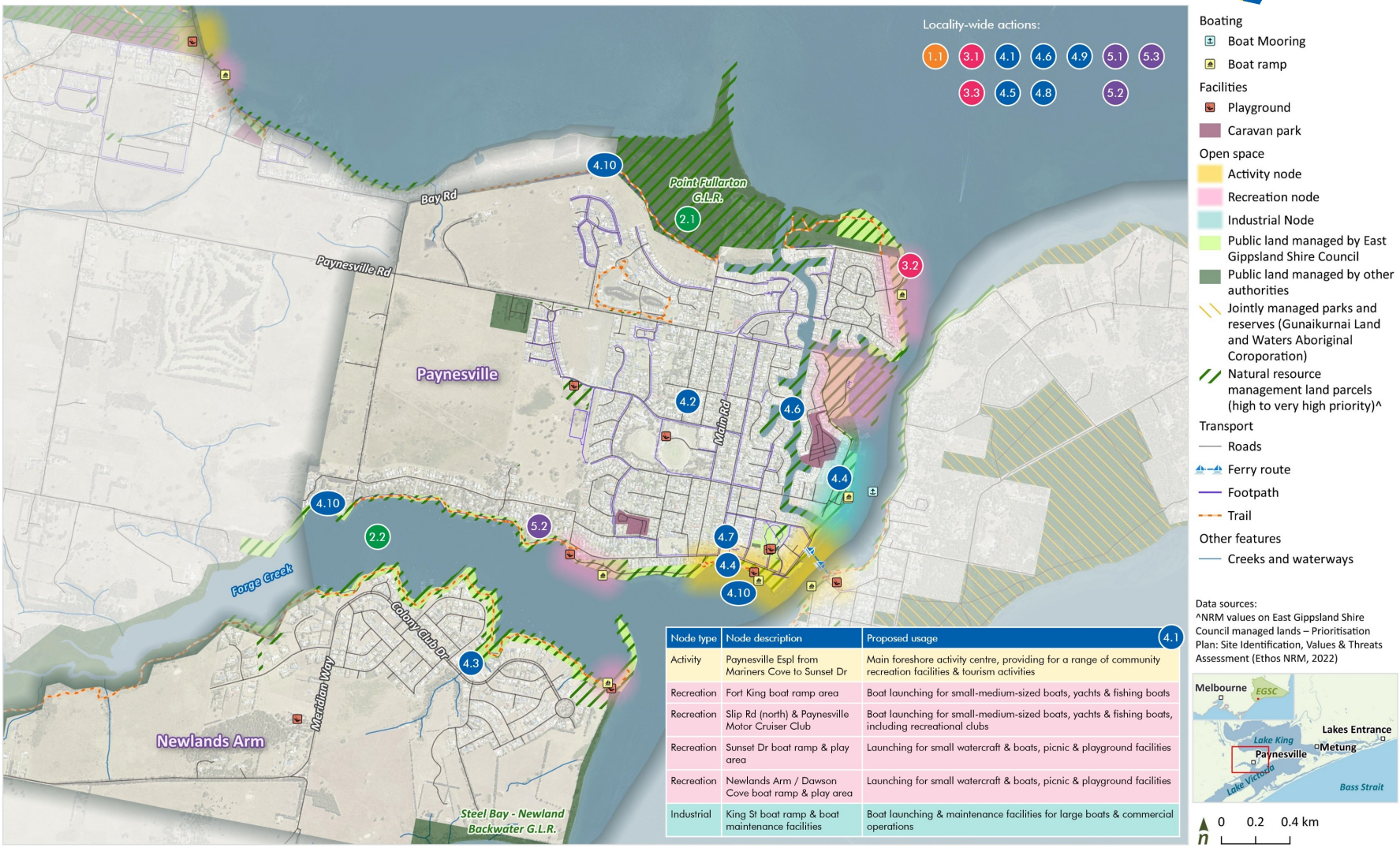
Paynesville and Newlands Arm
Management actions

Long-term objective	No.	Action	Timeframe	Council role	Partners
Objective 4: Use and develop sustainably	PN4.1	In alignment with Action EG4.1, utilise activity, recreation and industrial nodes to clearly delineate distinct purposes and uses within foreshore zones, and ensure efficient development through co-location, partnership use, and consolidation of community assets. Includes delineation of: • Paynesville Esplanade from Mariners Cove to Main Road as key activity node. • Fort King Boat Ramp, Sunset Drive boat ramp and play area and Newlands Arm / Dawson Cove boat ramp and play area as recreation nodes supporting a range of boating, fishing and recreational facilities. • King Street (Slip Road) boat ramp and marine industries area as an industrial node.	Ongoing	Lead	All other land managers
	PN4.2	In alignment with East Gippsland Housing and Settlement Strategy (2023), continue to foster Service Town character of Paynesville through • Provision and maintenance of foreshore facilities to meet community and visitor needs. • Sustainable growth subject to environmental risk (bushfire, flood, coastal hazard) constraints. • Promoting adherence to township boundaries, planning overlays and land use planning.	Ongoing	Lead	
	PN4.3	In alignment with East Gippsland Housing and Settlement Strategy (2023), continue to foster Rural Town character of Newlands Arm through • Maintenance of existing foreshore facilities and investment in facilities, based on assessment of need. • Only small scale housing development within existing residentially zoned areas. • Promoting adherence to township boundaries, planning overlays and land use planning.	Ongoing	Lead	
	PN4.4	Progress and complete upgrade works to foreshore precincts and facilities currently underway including: • Slip Road Maritime Precinct upgrade, • Progress Jetty Area redevelopment, and • Gippsland Lakes Shared Community Hub Development. Review designs and planning to ensure proposed works and upgrades align with CMMP objectives, principles, actions and State policy.	3-5 years	Lead	
	PN4.5	In collaboration with the East Gippsland Integrated Water Management Forum, develop a stormwater management plan to promote best-practice stormwater management across Paynesville.	3-5 years	Lead	DEECA, IWM Forum partners
	PN4.6	In collaboration with Gippsland Ports, review existing berthing availability, use and requirements. Investigate opportunities to sustainably manage berthing needs for greatest public benefit. Includes: • Review of public (Council and Gippsland Ports) berthing facilities, availability and usage. • Review of leasing and licensing for private jetties, especially within Paynesville canals, including consideration of boat sizing and canal width.	5+ years	Lead	DEECA
	PN4.7	Assess and investigate opportunities to consolidate parking arrangements, allowing increases in foreshore open space for recreational purposes, improved foreshore views and amenity and potential improvements to drainage and water sensitive urban design through decreased hard surfaces and stormwater runoff.	0-3 years	Lead	

Paynesville and Newlands Arm
Management actions

Long-term objective	No.	Action	Timeframe	Council role	Partners
Objective 4: Use and develop sustainably (cont.)	PN4.8	Ensure resilient design of new/upgraded infrastructure and facilities, considering natural processes and current and future coastal hazards. Consider: • Ecologically and culturally sensitive design e.g. boardwalks through hazard prone areas and/or sensitive cultural heritage sites or ecological communities. • Integrated water management approaches and water-sensitive urban design to reduce flood risk, improve stormwater quality, sediment runoff and discharge points. • Infrastructure design life and resilience to coastal hazard impacts, and adaptative management of facilities, recognising any emerging coastal hazard risk.	Ongoing	Lead	
	PN4.9	Support Paynesville as a centre for sustainable boating activities on the Gippsland Lakes by ensuring the ongoing maintenance and upgrade of a diversity of boating infrastructure, including provision and communication of vessel and watercraft facility diversity, and defined preferred usage of nodes (linked to Action PN4.1)	Ongoing	Lead	Gippsland Ports, Boating Vic, Better Boating Victoria
	PN4.10	Increase all-abilities foreshore connectivity between and throughout Eagle Point, Paynesville, and Newlands Arm through: • Implementing foreshore trail upgrades to improve connectivity from Paynesville to Eagle Point, with consideration to sensitive environments of Point Fullarton and surrounds (with Action EP4.4) • Investigating opportunities for greater connection to Newlands Arm from Paynesville, including Dinni Birraark Walk Extension. • Improving walkability along the Paynesville Foreshore including at the Gippsland Lakes Shared Community Hub, Progress Jetty and along Sunset Cove. • Wayfinding signage and communication of routes and activity/recreation nodes. Consider appropriate siting, ecologically and culturally sensitive design, such as boardwalks, and maintenance of path stability and access with current and future coastal hazards in all works, in alignment with Action PN4.8.	3-5 years	Lead	Parks Victoria, EGCMA, Paynesville Landcare Coastcare, GLaWAC
Objective 5: Take a stewardship approach, build understanding and knowledge, engage and collaborate	PN5.1	Continue to support and collaborate with local volunteer community environment groups e.g. Paynesville Landcare Coastcare, Gippsland Environment Group. Includes: • Promoting community group activities in the coastal and marine space. • Fostering open communication and engagement channels with community groups. • Continuing to seek opportunities to increase community involvement, including through community grants and Council partnerships. • Promoting and increasing citizen science opportunities (including Action PN2.2)	Ongoing	Lead	All other management agencies, environmental and community groups and organisations
	PN5.2	In alignment with Shire wide Action EG5.3, review consolidate and update foreshore signage across Paynesville and Newlands Arm to: • Ensure consistency. • Promote connectivity and wayfinding. • Celebrate unique environments, history and culture. • Support implementation of activity, recreation and industrial nodes (Action PN4.1).	3-5 years	Lead	Other land managers, GLaWAC
	PN5.3	In alignment with Shire wide Action EG5.8, review and prioritise encroachment case across Paynesville and Newlands Arm. Work with landholders to address cases of encroachment, guided by Shire wide policy, framework and procedures.	3-5 years	Lead	DEECA, Parks Victoria, other land managers

Paynesville and Newlands Arm
Management actions



Node type	Node description	Proposed usage
Activity	Paynesville Espl from Mariners Cove to Sunset Dr	Main foreshore activity centre, providing for a range of community recreation facilities & tourism activities
Recreation	Fort King boat ramp area	Boat launching for small-medium-sized boats, yachts & fishing boats
Recreation	Slip Rd (north) & Paynesville Motor Cruiser Club	Boat launching for small-medium-sized boats, yachts & fishing boats, including recreational clubs
Recreation	Sunset Dr boat ramp & play area	Launching for small watercraft & boats, picnic & playground facilities
Recreation	Newlands Arm / Dawson Cove boat ramp & play area	Launching for small watercraft & boats, picnic & playground facilities
Industrial	King St boat ramp & boat maintenance facilities	Boat launching & maintenance facilities for large boats & commercial operations

Figure 29. Paynesville and Newland Arm management actions and nodes

5 Raymond Island

Raymond Island is around 6 km long and 2 km wide, located just 200 m off the coast of Paynesville, in Lake King. McMillan Strait separates the island from the mainland. The Council-operated Raymond Island chain ferry provides the only public link to the island, from Paynesville.

The island is mainly residential with surrounding natural bush setting. It is a popular destination known for its resident koalas and connected community who are passionate about sustainability. Council has recently upgraded trails, improved cultural education, signage, safer access, and other amenities across the island.

5.1 Community and connection to coast

Only accessible by boat, the island supports a small community of permanent and part-time residents. With a median age of 68, the community includes retirees, holiday homeowners and some families. Residential development is largely across the western coast of the island, with large tracts of reserve and bushland.

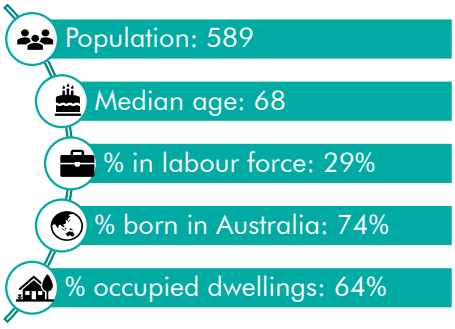


Figure 30. Key statistics for Raymond Island (ABS, 2021).

With nature and conservation as major drawcards, Raymond Island is a popular spot for wildlife-lovers and ecotourism facilities. There are many community groups dedicated to the sustainable lifestyle of the island.



Figure 31. Raymond Island locality.

The Gunaikurnai people are the Traditional Owners of Raymond Island, represented by GLaWAC. The island sits within Tatungalung Country. Gunaikurnai Traditional Owners and Parks Victoria jointly manage the Gippsland Lakes Reserve at Raymond Island.

Gunaikurnai camped on this Island, which they called Gragin… it was particularly important for collecting swan eggs, and evidence of scar trees, burial sites and artefact scatters have been found in the area. It is in a strategic location in the lagoon system, providing a line of sight to many of the other important places on the water. Our old people would have used this place to keep an eye on what was going on in the surrounding area.

Gunaikurnai Whole of Country Plan (GLaWAC, 2015)

5.2 The coastal environment

Lake King surrounds the island, with extensive seagrass beds that provide fish and marine species habitat. The coastline is diverse including gravelly beaches and swampy saltmarsh in the northeast, sandy shorelines in the south and east, and grassy picnic areas and urban foreshores near the ferry terminal.



Introduced to the island in the 1950s, Raymond Island has a large population of koalas and is marketed as a guaranteed koala sighting location. Alongside this, the island is home to many other iconic species like kangaroos, echidnas, and wallabies. Threatened species on the island include:

- White-fronted and Caspian Terns
- Latham's Snipe
- White-bellied Sea-Eagle
- Australasian Shoveler
- Pacific Gull

During bushfire events, the island also provides an unburnt habitat refuge for birds, insects and evacuated wildlife. These include Rufous Fantail, Swift Parrot, White-throated Needletail, Grey-headed Flying-fox and Gang-gang cockatoo.

Gunaikurnai Traditional Owners, Parks Victoria, Raymond Island Landcare Group, the Koala Island Foundation and Council have recently undertaken various vegetation enhancement, Koala Trail and reserves upgrades across the Island.

5.3 Coastal processes and hazards

Being low-lying and surrounded by water, Raymond Island is vulnerable to impacts of coastal flooding and erosion. The coastline is diverse, with a sandy and flat shoreline toward the south and east, low-lying, and swampy land towards the north, and residential developments to the west.

Northern portions of the island are already exposed to storm tide inundation and, in some areas, permanent inundation (due to sea level rise). This is likely to increase into the future with flooding extents increasing inland and further into residential areas across the western island. Erosion is also evident across much of the island, particularly on the more exposed north east and southern coast.



In the 2007 and 2012 floods, the ferry service ceased operation, leaving many isolated or having to leave the island. In 2007, 13 houses were flooded. While the community is resilient and well-prepared, some may be more vulnerable to flooding impacts and isolation.

5.4 Coastal uses, reserves and facilities

Eco-tourism is a core focus for Raymond Island visitors. The southern and western foreshore hosts many facilities for both residents and tourists including:

- The Raymond Island Ferry Service (including car parking in Paynesville) and Ferry Park reserve
- The Koala Trail, Nature Trail, other boardwalks, paths and wayfinding and educational signage.
- Benches, BBQs and picnic areas
- Multiple private and publicly owned jetties along the foreshore
- Accommodation at various retreats, lodges and bed and breakfasts

Most facilities, roads, paths and residences are located across the western portion of the island. The eastern and southern sides of the island are bushland, with scattered properties and private jetties.

5.5 Coastal and marine management

Council hold management responsibility over the foreshore reserve from Western Boulevard, around the western side of the island through to near First Parade and Tenth Avenue. Across the remainder of the Island, the foreshore reserves and Gippsland Lakes Reserves are managed by Parks Victoria, Gunaikurnai Traditional Owners and DEECA.

The Raymond Island Urban Design Framework (2007) has guided recent development across the island. The objectives of the Framework aim to protect and enhance the natural values and vegetation, whilst maintaining the low intensity character and providing safe connections for pedestrian and cyclist movement.

The document includes three master plans for the ferry park and foreshore reserve, cycle trail, and sites of heritage interest. Recent upgrades have included:

- Improvements to the Raymond Island Public Jetty
- Raymond Island Nature Trail
- New amenities and upgraded facilities at the Ferry Park Reserve

Upgraded walking tracks integrate with each other and provide opportunities to learn about Aboriginal culture and the natural environment.

There are several ongoing Council-led projects across Raymond Island:

- Koala Trail and Discovery Experience
- Raymond Island Foreshore Landscape Plan (South Western Area)

Table 10 summarises community values, challenges and opportunities across Raymond Island, with focus areas for future management.

Figure 32 to Figure 40 map key features, values, and management arrangements across the foreshore.



Table 10. Values, challenges and opportunities for Raymond Island coastal and marine management, with focus areas for future management.



Raymond Island

	Values	Challenges	Opportunities
Traditional Owners' rights, aspirations and knowledge	• Tatungalung people and broader Gunaikurnai connection to Country • Evidence of use and occupation of Raymond Island – scar trees, burial sites, artefact scatters • Lines of sight to other important places • Remnant bushland and cultural sites in largely good condition • Joint management of Raymond Island reserves	• Unrecorded and unprotected sites and heritage • Urban development pressures on cultural values • Some impacts on natural ecosystem and cultural values from tourism and occupation	• Maintain reserves in good condition, reconnecting and restoring parcels of remnant bushland, with potential purchase of land by Gunaikurnai • Maintain low impacts from tourists and occupation • Establish an Indigenous Protected Area (IPA) • Undertake cultural surveys and formally identify/ protect burial sites • Rename streets with Gunaikurnai names
The marine and coastal environment	• High value natural vegetation and habitat across foreshore reserves – Gippsland Lakes Reserve • Important vegetation communities – saltmarsh, seagrass, plains grassy woodland, damp sands herb-rich woodland • Rare and threatened species - White bellied Sea Eagle, Fairy Tern, Eastern Curlew, Latham's Snipe, Swift Parrot, sandpipers and plovers • Koala, kangaroo, wallaby and echidna populations and bird watching opportunities • Significant bird breeding areas and sandbars • Large expanses of bushland and natural character	• Koala population booms and overgrazing • Weed and pest incursions, including rabbits and foxes • Managing vegetation loss, encroachment and removal for path access and coastal views • Erosion along the foreshore, loss of foreshore reserve and impacts on private property	• Ongoing habitat and species protection • Ongoing weed removal and revegetation projects • Fox and rabbit management • Native vegetation protection and enforcement • Koala population monitoring and management
Natural processes and climate change	• Pristine sandy / gravelly foreshore and coastal views	• Existing erosion along large areas of shoreline – north east shoreline • Increase in coastal hazard impacts - sea level rise • Bushfire risk and fuel loads • Offshore sediment movement from previous renourishment causing boating safety risks • Increasing risk of inundation for residential areas	• Nature-based coastal management opportunities e.g. revegetation and sand renourishment • Adaptation planning and knowledge sharing • Resilient design of facilities to respect changing coastal processes and hazards
Sustainable use and development	• Lakeside boardwalks and access along the coast • Quiet and tranquil areas • Eco-sensitive tourism and recreational facilities • Accessibility to walking paths in the island • Raymond Island ferry and terminal precinct	• Tourism impacts on sensitive ecosystems • Separation of tourism activities, private land and bushland reserves • Ferry administration and service	• Upgrade tourism experiences in eco-sensitive manner, considering appropriate siting and design • Better define tourism areas, tracks and facilities to minimise impacts on ecosystems and promote sustainable eco-tourism experiences • Monitor and review ferry service arrangements
Stewardship, knowledge, engagement and collaboration	• Community groups - Raymond Island Landcare, Raymond Island Community Association, Raymond Island Sustainability Association, and Koala Island foundation. • Sustainability-minded residents, stewardship and care for the marine and coastal environment	• Poor access management signage and lack of separation between sensitive areas and private/public land • Signage that detracts from rural setting and views • Confusion in land management arrangements	• Further support for community groups • Consolidate and update signage, sympathetic to natural settling

Focus for management

- Continued management of high quality natural values and sensitive ecosystems, in collaboration with Traditional Owners.
- Investigate and increase understanding of cultural heritage and ensure protection.
- Ecologically sensitive design of tourism and recreational facilities, including better definition of public/private land and sensitive ecosystems.
- Knowledge building and longer-term planning for coastal hazards, including consideration of sea level rise, inundation (flooding) and erosion.





Raymond Island mapping:
Traditional Owners and cultural values

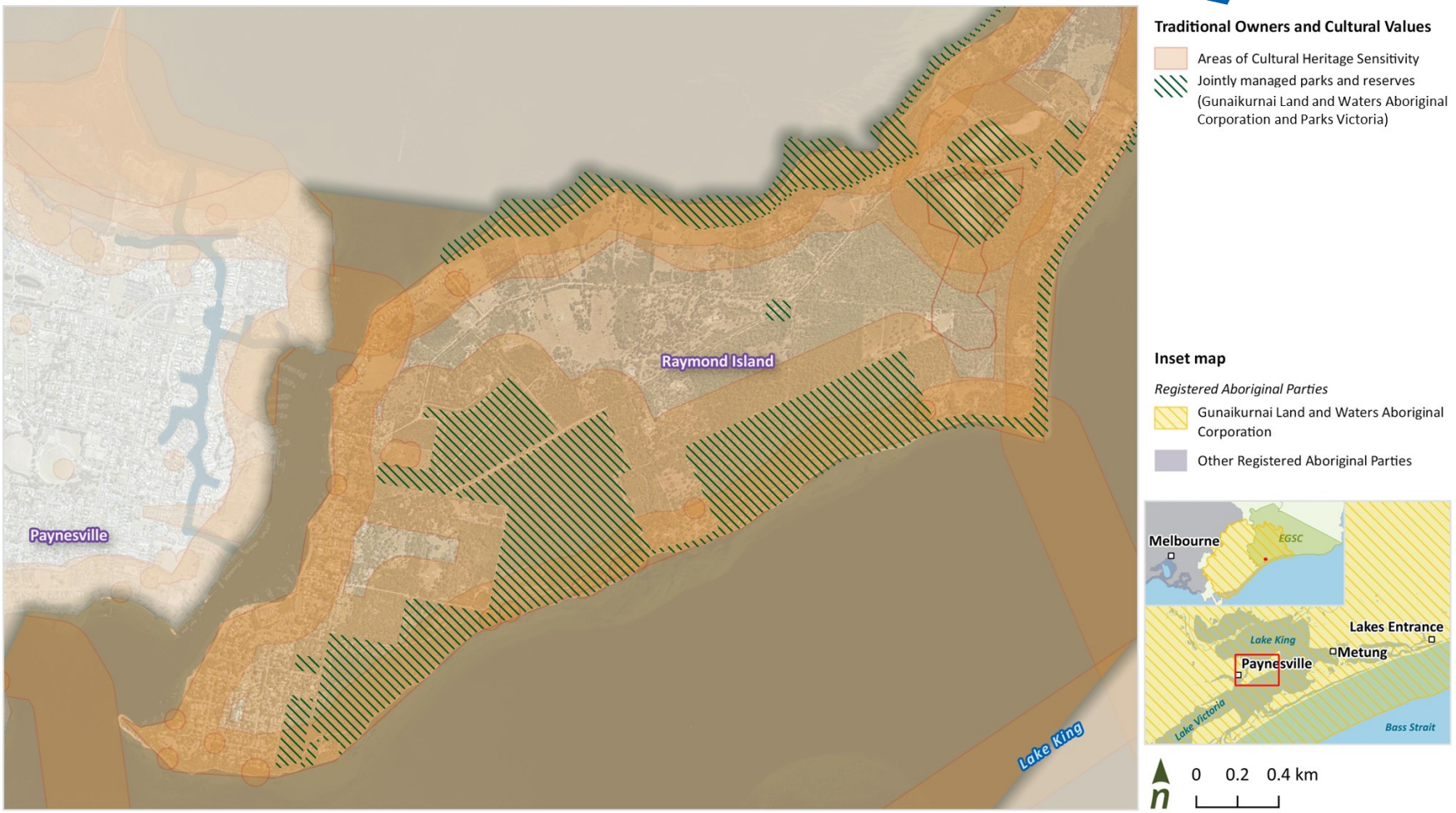


Figure 32. Registered Aboriginal Parties, culturally sensitive areas and Joint Management areas for Raymond Island.

Raymond Island mapping: Environmental values



Figure 33. Key coastal and marine environmental values, including protected areas, ecological vegetation classes (EVCs) and biotypes for Raymond Island.

Raymond Island mapping: Environmental overlays

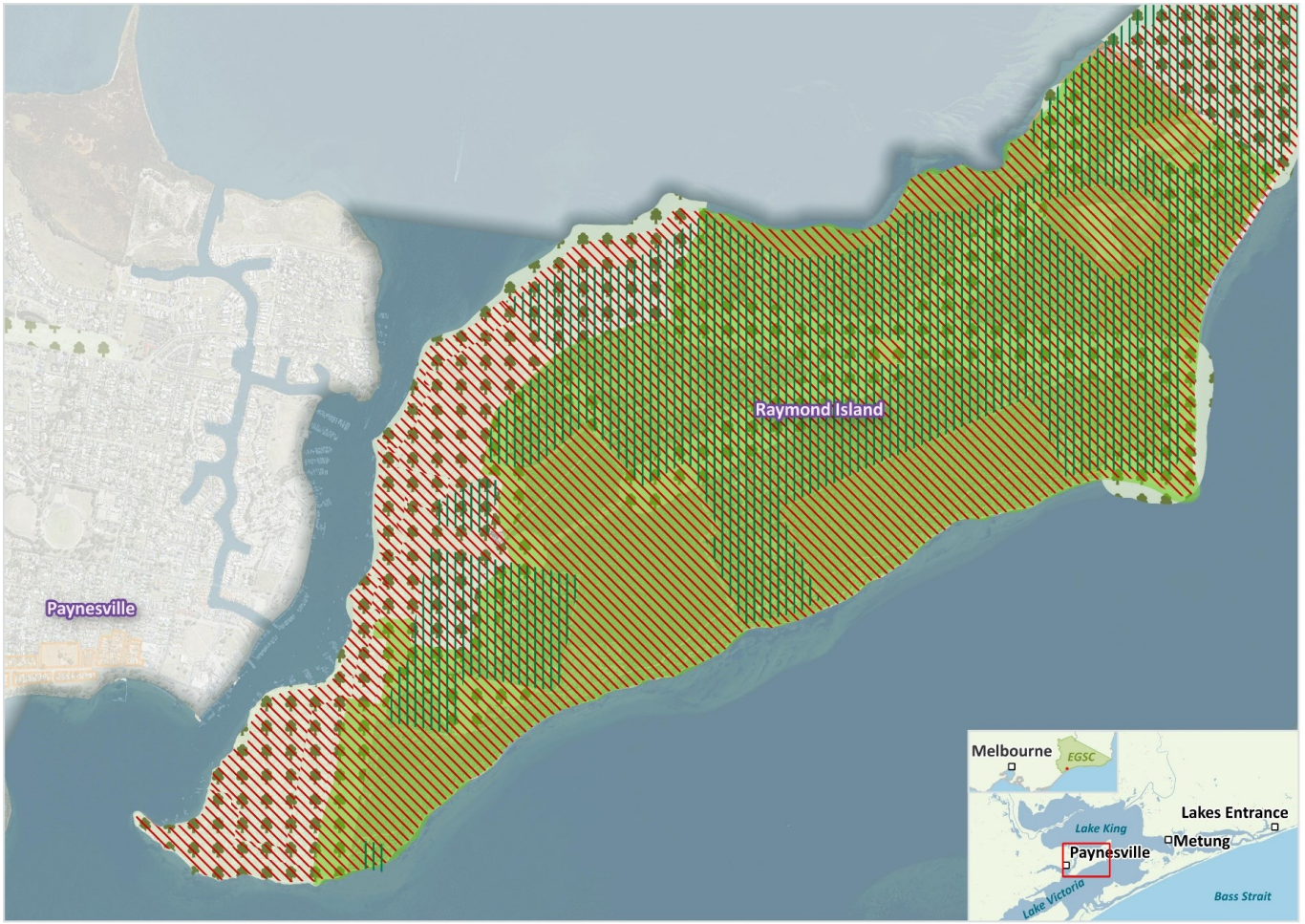


Figure 34. Environmental and land management planning overlays for Raymond Island.

Raymond Island mapping: Coastal hazards

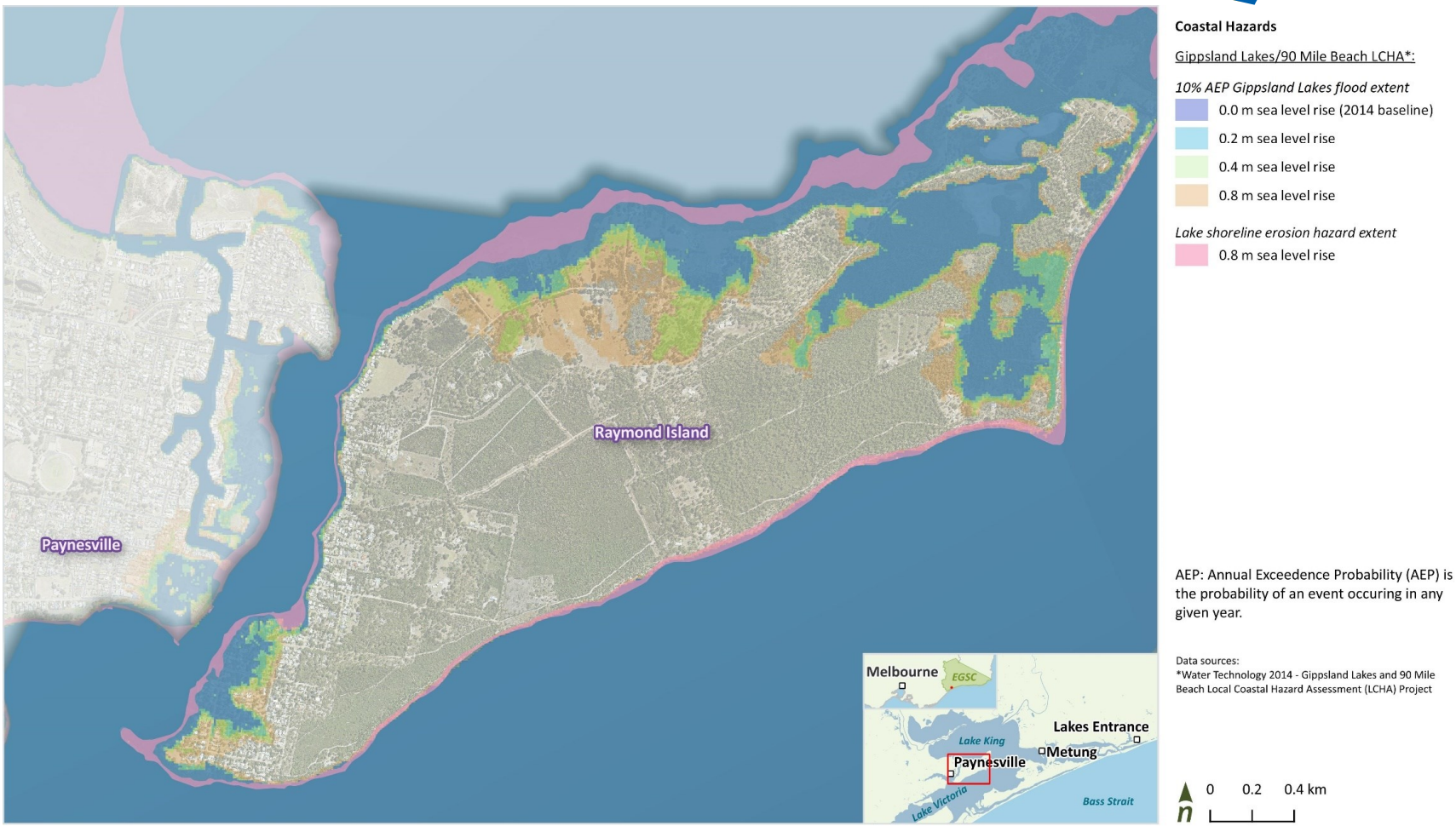


Figure 35. Coastal hazard mapping from the Gippsland Lakes/90 Mile Beach LCHA for Raymond Island.

Raymond Island mapping:
Coastal protection and drainage infrastructure



Figure 36. Coastal protection and drainage infrastructure for Raymond Island.

Raymond Island mapping: Recreation and transport



Figure 37. Recreation facilities and transport networks for Raymond Island.

Raymond Island mapping:
Planning scheme zones

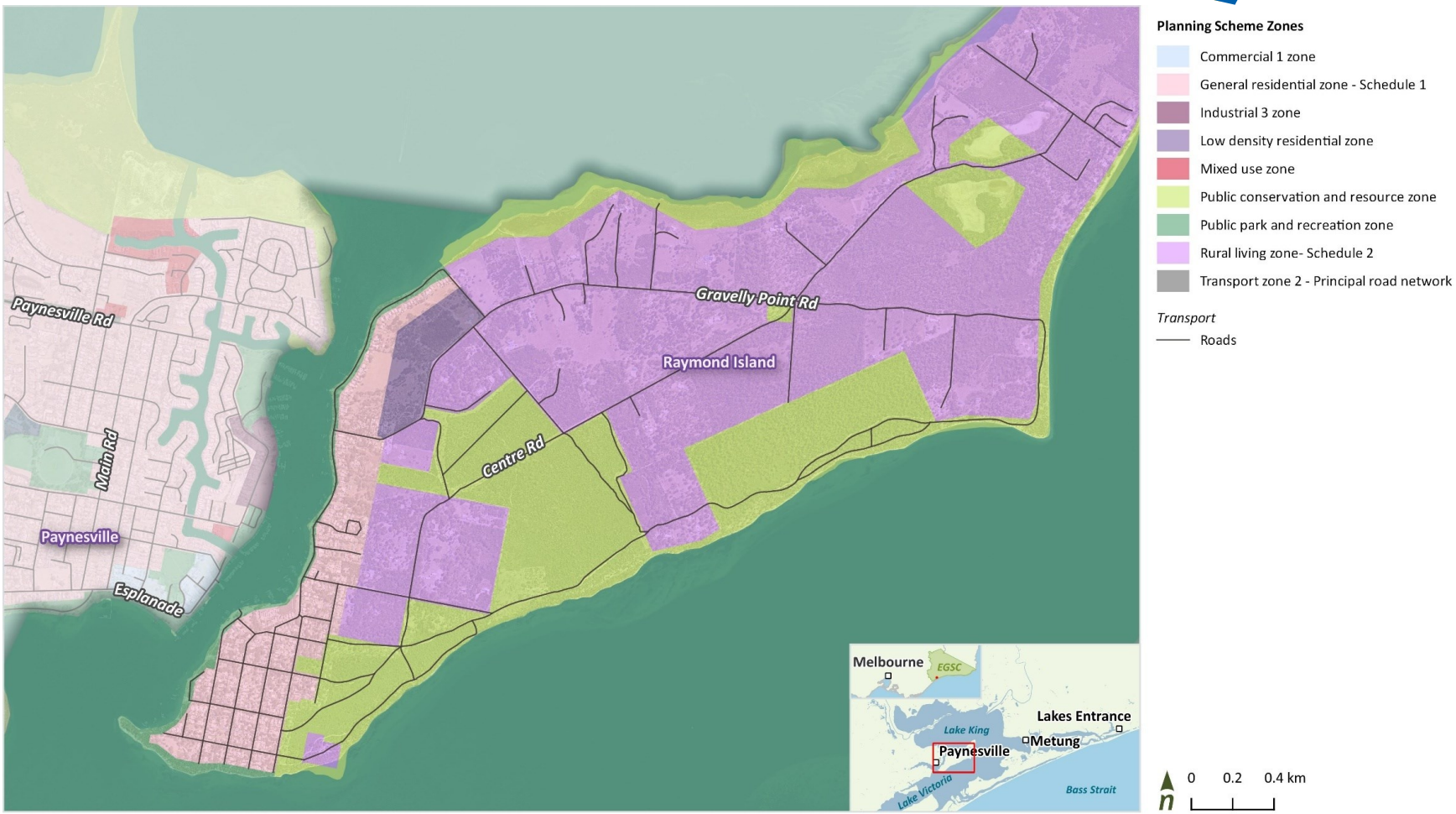


Figure 38. Planning scheme zones for Raymond Island.

Raymond Island mapping: Planning overlays



Figure 39. Other planning scheme overlays for Raymond Island.

Raymond Island mapping:
Land management arrangements



Figure 40. Public land management arrangements for Raymond Island.

5.6 Management actions

Table 11 details the CMMP management actions for Raymond Island.

Figure 41 presents site-specific management actions and maps activity and recreation nodes.

Table 11. Raymond Island management actions

Long-term objective	No.	Action	Timeframe	Council role	Partners
Objective 1: Acknowledge Traditional Owners' rights, aspirations and knowledge	RI1.1	Guided by GLaWAC, support identification, management and protection of cultural heritage values across Raymond Island. In alignment with Shire Wide actions, this includes: • Supporting GLaWAC to identify unrecorded cultural heritage sites. • Continuing to implement appropriate planning overlays and controls such as Cultural Heritage Management Plans to protect cultural heritage. • Collaborating with GLaWAC to better understand cultural values and inform future protection. • Incorporating culturally-sensitive design into all works across Council-managed coastal reserves.	Ongoing	Participate	GLaWAC
	RI1.2	In collaboration with GLaWAC and where desired by Traditional Owners, investigate initiatives to share Aboriginal stories, knowledge, and significant places across the island. Includes opportunities to incorporate cultural values along the foreshore to create a sense of place to support cultural, and spiritual needs of Aboriginal people through: • Implementing interpretive signage to share values, knowledge and stories. • Guided by GLaWAC, investigating the process and opportunities for Gunaikurnai street renaming throughout Raymond Island to represent Traditional Owner history and living culture.	3-5 years	Lead	GLaWAC
	RI1.3	Support and collaborate with GLaWAC, Parks Victoria and other stakeholders to • Investigate the process for establishing an Indigenous Protected Area within Raymond Island. • Investigate opportunities for strategic purchase of land parcels or land management transfers to GLaWAC throughout Raymond Island. • Investigate potential funding pathways and co-investment opportunities. • Provide strategic planning advice and two-way knowledge transfer.	3-5 years	Participate	GLaWAC, Parks Victoria
Objective 2: Protect and enhance the marine and coastal environment	RI2.1	Continue to support GLaWAC, DEECA and Parks Victoria to manage koala populations in line with the Victorian Koala Management Strategy 2023, including: • Participation in the annual Raymond Island Koala Program to monitor the koala population. • Managing population spikes and resultant overgrazing and defoliation of eucalypts. • Supporting initiatives to increase extent of koala habitat and improve habitat connectivity Aligns with Shire wide Action EG5.2.	Ongoing	Participate	GLaWAC, DEECA and Parks Victoria

Long-term objective	No.	Action	Timeframe	Council role	Partners
Objective 3: Respect natural processes and strengthen resilience to climate change	RI3.1	Investigate options to manage emerging coastal hazard risks across Raymond Island, including measures to avoid risk and the use of nature-based solutions.	3-5 years	Lead	GLaWAC, Parks Victoria, DEECA, EGCMA, research institutes
	RI3.2	In collaboration with DEECA, monitor and assess coastal protection structures across Raymond Island, including seawalls, revetments and other structures. Consider opportunities for enhancing ecological outcomes (e.g. living seawalls) or alternatives to protection infrastructure through hybrid/nature-based solutions and adaptation planning. Embed State policy to consider adaptation options in order of preference. Aligns with Action EG3.5.	0-3 years	Participate	DEECA
Objective 4: Use and develop sustainably	RI4.1	In alignment with Action EG4.1, utilise activity and recreation nodes to clearly delineate distinct purposes and uses within foreshore zones, and ensure efficient development through co-location, partnership use, and consolidation of community assets. Includes delineation of: • Raymond Island Ferry Terminal and Boat Ramp as main activity node.	0-3 years	Lead	All other land managers
	RI4.2	In alignment with East Gippsland Housing and Settlement Strategy (2023), continue to foster Rural Town character and prioritisation of natural setting through: • Maintenance of existing foreshore facilities and investment in facilities, based on assessment of need. • Only small-scale housing development within existing residentially zoned areas. • Promoting adherence to township boundaries, planning overlays and land use planning.	Ongoing	Lead	
	RI4.3	Progress and complete upgrade works to foreshore precincts and facilities that are currently underway including Koala Trail and Discovery Experience. Review designs and planning to ensure proposed works and upgrades align with CMMP objectives, principles, actions and State policy. Ensure that foreshore facilities (e.g. picnic facilities, toilets, water-access facilities) continue to be upgraded over time as infrastructure ages.	Ongoing	Lead	GLaWAC, Parks Victoria
	RI4.4	Continue to operate the Raymond Island Ferry service and monitor usage, service levels, user feedback and costs to ensure service is run as effectively and efficiently as possible to service Raymond Island residents and visitors.	Ongoing	Lead	
	RI4.5	Investigate opportunities to upgrade tourism and recreational facilities with ecologically and culturally sensitive design. Ensure clear definition between tourism areas, such as tracks and facilities, private land and bushland reserves to limit impacts on sensitive ecosystems.	0-3 years, then ongoing	Lead	GLaWAC, Parks Victoria
Objective 5: Take a stewardship approach, build understanding and knowledge, engage and collaborate	RI5.1	Continue to support and collaborate with local volunteer community environment groups e.g. Raymond Island Landcare, the Koala Island Foundation. Includes: • Promoting community group activities in the coastal and marine space. • Fostering open communication and engagement channels with community groups. • Continuing to seek opportunities to increase community involvement, including through community grants and Council partnerships. • Promoting and increasing citizen science opportunities (including fauna monitoring - Action RI2.1).	Ongoing	Lead	All other management agencies, environmental and community groups and organisations

Raymond Island
Management actions

Long-term objective	No.	Action	Timeframe	Council role	Partners
Objective 5: Take a stewardship approach, build understanding and knowledge, engage and collaborate (cont.)	RI5.2	In alignment with Shire wide Action EG5.3, review consolidate and update foreshore signage across Raymond Island to: • Ensure consistency. • Promote connectivity and wayfinding. • Communicate land tenure and management arrangements (private vs. public land). • Celebrate unique environments, history and culture, including identification of ecologically sensitive environments. • Support implementation of activity and recreation nodes (Action RI4.1). Includes delivery through Koala Trail and Discovery Experience works and ensuring new signs are sympathetic to the natural setting.	3-5 years	Lead	Other land managers, GLaWAC
	RI5.3	Clarify and improve communication of distinct land and asset management roles and responsibilities within Raymond Island. Define and communicate management boundaries and public versus private land.	Ongoing	Lead	GLaWAC, Parks Victoria

Raymond Island
Management actions

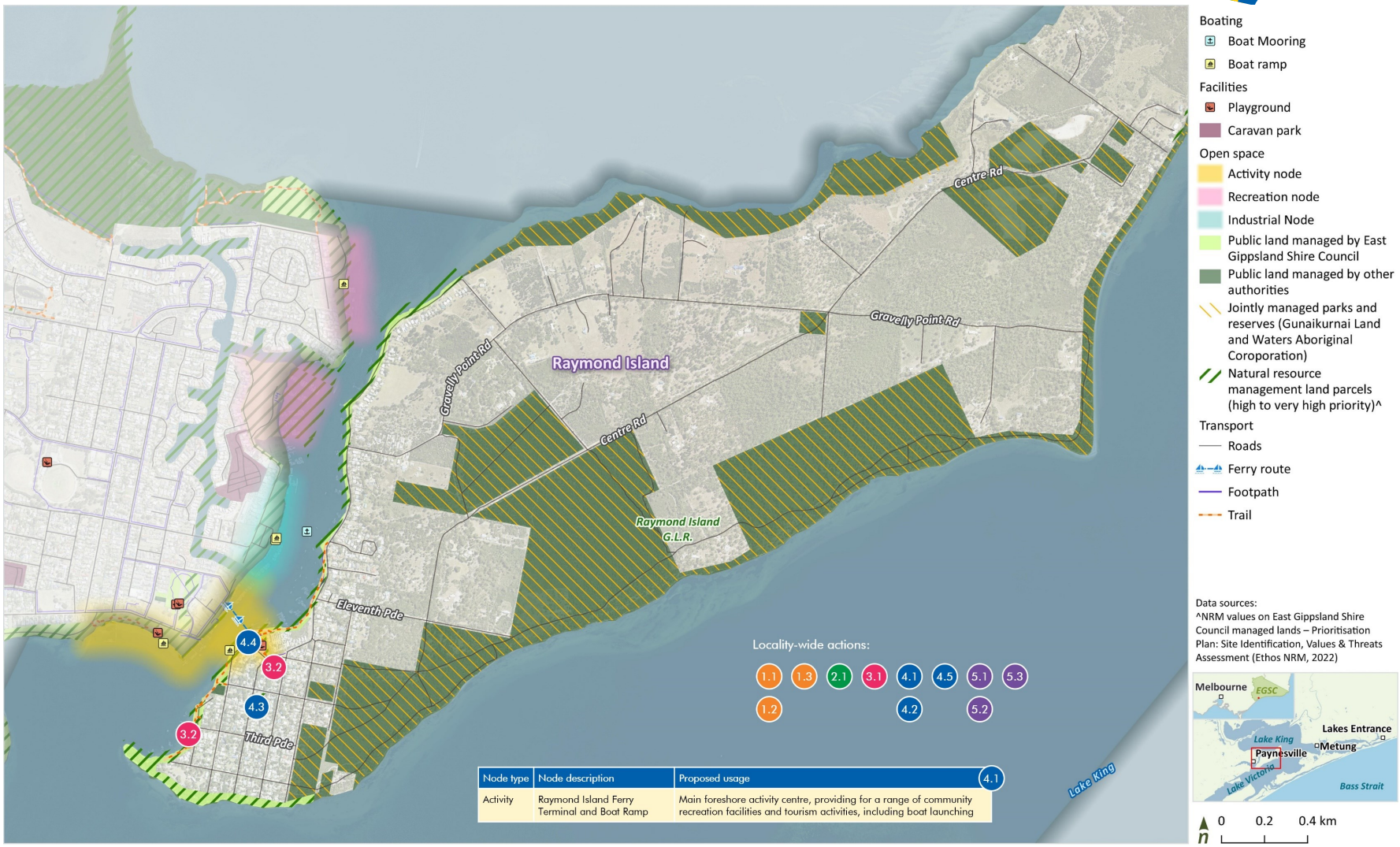


Figure 41. Raymond Island management actions and nodes

6 Eagle Point

Eagle Point is a small town on the western shore of Lake King, 9 km south of Bairnsdale. Close to the Mitchell River Silt Jetties, Eagle Point is named after the White-bellied Sea Eagles that frequent the area. The lifestyle-based town is known for its surrounding natural environment, caravan park, jetties, and water access.

Council have recently made increased efforts to improve and expand recreational and community facilities and amenities to accommodate the growing population and tourism needs. These upgrades provide a Foreshore Hub as a focal point for the town, while maintaining the natural surrounds and character.

6.1 Community and connection to coast

Eagle Point has a small, but growing population of around 1,300. The population has nearly doubled in 10 years (2011-2021). 45% growth is projected across the broader Paynesville, Newlands Arm and Eagle Point region by 2041[2]. The community hosts retirees and families, with a high proportion of holiday homes.

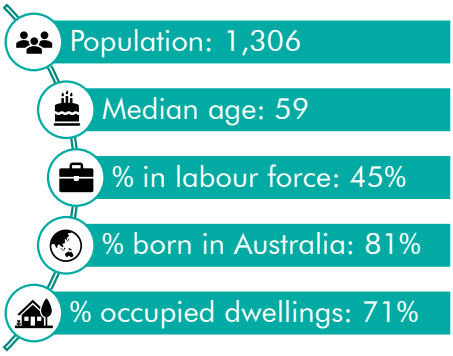


Figure 42. Key statistics for Eagle Point (ABS, 2021).

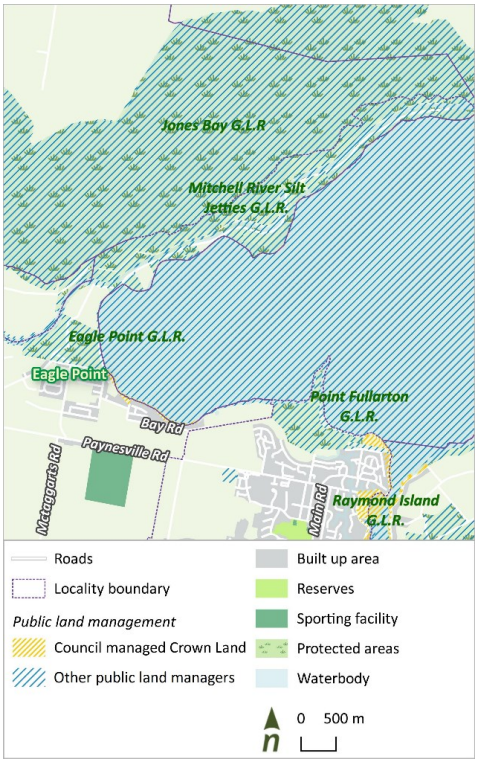


Figure 43. Eagle Point locality.

The Eagle Point Structure Plan (2019) guides broader development of the township, including township boundaries and sensitive development of the area.

The Gunaikurnai people are the Traditional Owners of the areas around Eagle Point, represented by GLaWAC. GLaWAC have indicated the Mitchell River Silt Jetties are an extremely important and sensitive site, and they record atrocities committed in the surrounding areas (Parks Victoria, 2015) It is likely that the Gunaikurnai people would have used the silt jetties for access to Lake King, areas of Jones Bay, the Mitchell River and the resources that these areas held (Parks Victoria, 2015).

[2] https://forecast.id.com.au/east-gippsland/about-forecast-areas?WebID=180

6.2 The coastal environment

The Eagle Point foreshore fronts the western shores of Lake King. The Mitchell River Silt Jetties sit to the north and Point Fullarton to the south. The Silt Jetties form the longest digitate delta in the southern hemisphere and are a site of international geomorphological significance.

The surrounding reserves, including Eagle Point Flora and Fauna Reserve (EPFFR) to the north, host a variety of nationally listed ecological communities including:

- Gippsland red gum grassy woodland and associated native grassland (critically endangered)
- Natural damp grassland of the Victorian coastal plain
- Subtropical and temperate coastal saltmarsh

Along with egrets, ibis, gulls and other waterbirds, a variety of threatened birdlife frequent the Eagle Point area including:

- White-bellied Sea Eagle
- Caspian and Whiskered Terns
- Powerful Owl
- Pacific Golden Plover
- Musk Duck

The EPBC Act listed Regent Honeyeater, Australasian Bittern and Diamond Firetail have also been recorded in the area[3].



[3] https://naturekit.biodiversity.vic.gov.au/

6.3 Coastal processes and hazards

The Eagle Point foreshore is low-lying in areas, with higher ground behind. Inundation currently impacts the swampy environments along Bay Road and the Eagle Point to Paynesville walking track. Past flooding events, such as in 2007, have inundated properties, car parks, boat ramps, and access roads, also isolating residents across the Silt Jetties.



Inundation is likely to increase with sea level rise, impacting on private properties along Bay Road, Boat Ramp Road and towards Point Fullarton. Areas across the Silt Jetties and EPFFR are also vulnerable to inundation from combined flows from the Mitchell River and coastal influences, especially during storm events. The main Foreshore Hub and township sit on higher terrain, less prone to inundation.

Changes in water salinity across the Lakes causes vegetation dieback and increased coastal erosion. The Eagle Point foreshore already sees erosion of the sandy foreshore. Beach renourishment and formal and informal protection structures are currently utilised to manage coastal hazard risks.



6.4 Coastal uses, reserves and facilities

The Eagle Point foreshore is popular for its views of the natural surrounds, fishing, water activities, holiday accommodation and camping. Along the foreshore, there are extensive attractions available for residents and visitors including:

- The Eagle Point and Lake King Waterfront Caravan Parks
- Boating infrastructure such as boat ramps and public and private jetties
- Surrounding reserves and parks such as the Mitchell River Silt Jetties, Macleod Morass Wildlife and Eagle Point Flora and Fauna Reserves
- The Eagle Point to Paynesville walking track

The hub of the community surrounds the Caravan Park, school and foreshore reserve. Council recently completed works to develop a Foreshore Hub including events spaces for community use, Caravan Park offices, a café, decking, toilets and opportunities for commercial ventures such as water sports hire.



Eagle Point Foreshore Hub entrance

6.5 Coastal and marine management

Council manages the Eagle Point foreshore reserve from School Road through to the eastern township boundary along Bay Road. Parks Victoria are the land managers for the Eagle Point Flora and Fauna Reserve and foreshore around Point Fullarton.

The Eagle Point Structure Plan and Eagle Point Marine and Coastal Management Plan (both 2019) guide development and foreshore management. The Marine and Coastal Management Plan provides strategies, objectives and actions to:

- Improve connectivity and walkability through pathways
- Maintain and improve recreational facilities and signage
- Integrate activity areas and define a central community precinct
- Maintain and protect environmental values, preserve native vegetation and manage private encroachment
- Plan for and manage climate change impacts
- Recognise and protect cultural values
- Engage with community groups

Recently completed major Council-led projects across Eagle Point include the Eagle Point Foreshore Hub Development and Eagle Point to Paynesville Master Plan.

Table 12 summarises community values, challenges and opportunities across Eagle Point, with focus areas for future management.

Figure 44 to Figure 52 map key features, values, and management arrangements across the foreshore.

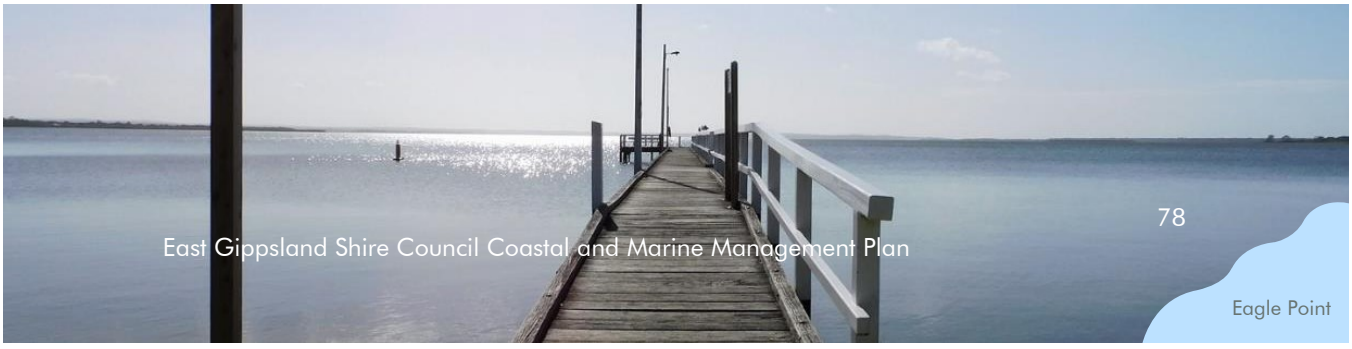


Table 12. Values, challenges and opportunities for Eagle Point coastal and marine management, with focus areas for future management.



Eagle Point

	Values	Challenges	Opportunities
Traditional Owners' rights, aspirations and knowledge	• Tatungalung people and broader Gunaikurnai connection to Country • Evidence of use and occupation of camping grounds – middens, artefact scatters, scar trees • Other significant Aboriginal Heritage places and sites (recorded and unrecorded) • Other cultural heritage values of the natural landscape - the Bluff, the Mitchell River, remnant vegetation and the Mitchell River Silt Jetties	• Limited understanding/ knowledge of Eagle Point's cultural values and sites, with potential for this knowledge to be lost over time • Lack of clarity around roles, responsibilities and relationships in managing cultural heritage and values	• Identify unrecorded Aboriginal Heritage sites • Initiatives to share Aboriginal stories and knowledge, where desired by Traditional Owners • Continue appropriate planning overlays and controls to protect sites
The marine and coastal environment	• High value natural vegetation and habitat across foreshore reserves – Eagle Point Flora Fauna Reserve • Important vegetation communities - estuarine wetlands, limestone box forest, coastal saltmarsh and redgum grassy woodland • Rare and threatened species – White-bellied Sea Eagle, Australasian Bittern terns, owls, bats, plovers • Good water quality and stormwater management • Surrounding ecosystems, reserves and geological features – Macleod Morass, The Bluff and Silt Jetties	• Invasive species, weeds and pests – e.g. rabbits • Pressures from vehicles and erosion on vegetation • Private land encroachment into foreshore reserves • Gaps in remnant vegetation and lack of protection and regeneration of remnant trees • Stormwater quality, sewage releases and pollution from urban development zones, including inappropriate drainage and discharge points and lack of monitoring • Seaweed build up and management with impacts on aesthetics	• Enhance remnant vegetation and manage weeds • Continued protection of natural values through access management, pest control and education • Improved monitoring and communication around stormwater and sewage discharge. • Erosion management along the foreshore to enhance vegetation value
Natural processes and climate change	• Nearby natural geomorphological features including The Bluff and the Mitchell River Silt Jetties • Safe swimming areas • Current erosion management and protection structures	• Coastal flooding and erosion impacts - walking tracks, recreational assets, vegetation, residences • Increase in coastal hazard impacts - sea level rise • Potential impacts from coastal acid sulphate soils • Bushfire risk management, particularly at EPFFR • Erosion and flooding of nearby areas, increasing with sea level rise – e.g. Mitchell River Silt Jetties	• Beach renourishment to maintain sandy beach • Maintain coastal protection structures • Investigate potential coastal hazard impacts, adaptation options and nature-based solutions • Update / enforce coastal hazard planning overlays • Best-practice water sensitive urban design and monitoring to improve stormwater quality and discharge points
Sustainable use and development	• Serene natural setting and quiet village character • Walking tracks - foreshore connectivity to Paynesville • Ramp/jetty facilities to support water-based activities - boating, kayaks, jet skiing and windsurfing • Facilities to support other recreational activities - walking, fishing, and safe swimming • Tourism and recreational attractions - camping and caravan parks, Foreshore Hub • Good water quality for swimming and safe boating • Facilities to support recreational activities toilets, tennis courts, playgrounds, BBQs, picnic shelters	• Residential development expansion and associated environmental and cultural impacts • The quality of infrastructure along the foreshore • Lack of access, connectivity and safety across walking and cycling tracks • Conflicts between water-users – jet skis and safe swimming	• Improve connectivity and safety of walking tracks, including upgraded connection to Paynesville. • Improved communication of boating zones and safety requirements • Communication and enforcement of Crown land encroachment • Complete foreshore upgrades, as planned
Stewardship, knowledge, engagement and collaboration	• Community groups – Eagle Point Landcare and active management of the Eagle Point Flora and Fauna Reserve • Broader public benefit for foreshore reserves	• Lack of signage, both interpretive and wayfinding • Private frontage encroachment and unclear property boundaries	• Upgrades to signage • Improve engagement with and education of private landowners

Focus for management

- Improved connectivity and safety in walking tracks, on-land facilities, in-water uses and between different user groups
- Water quality and stormwater management through best-practice water sensitive urban design and education
- Continued natural value management and protection
- Investigate coastal hazard impacts, connectivity through walking tracks and public land encroachment
- Investigate and increase understanding of cultural heritage and ensure protection.





Eagle Point mapping:
Traditional Owners and cultural values

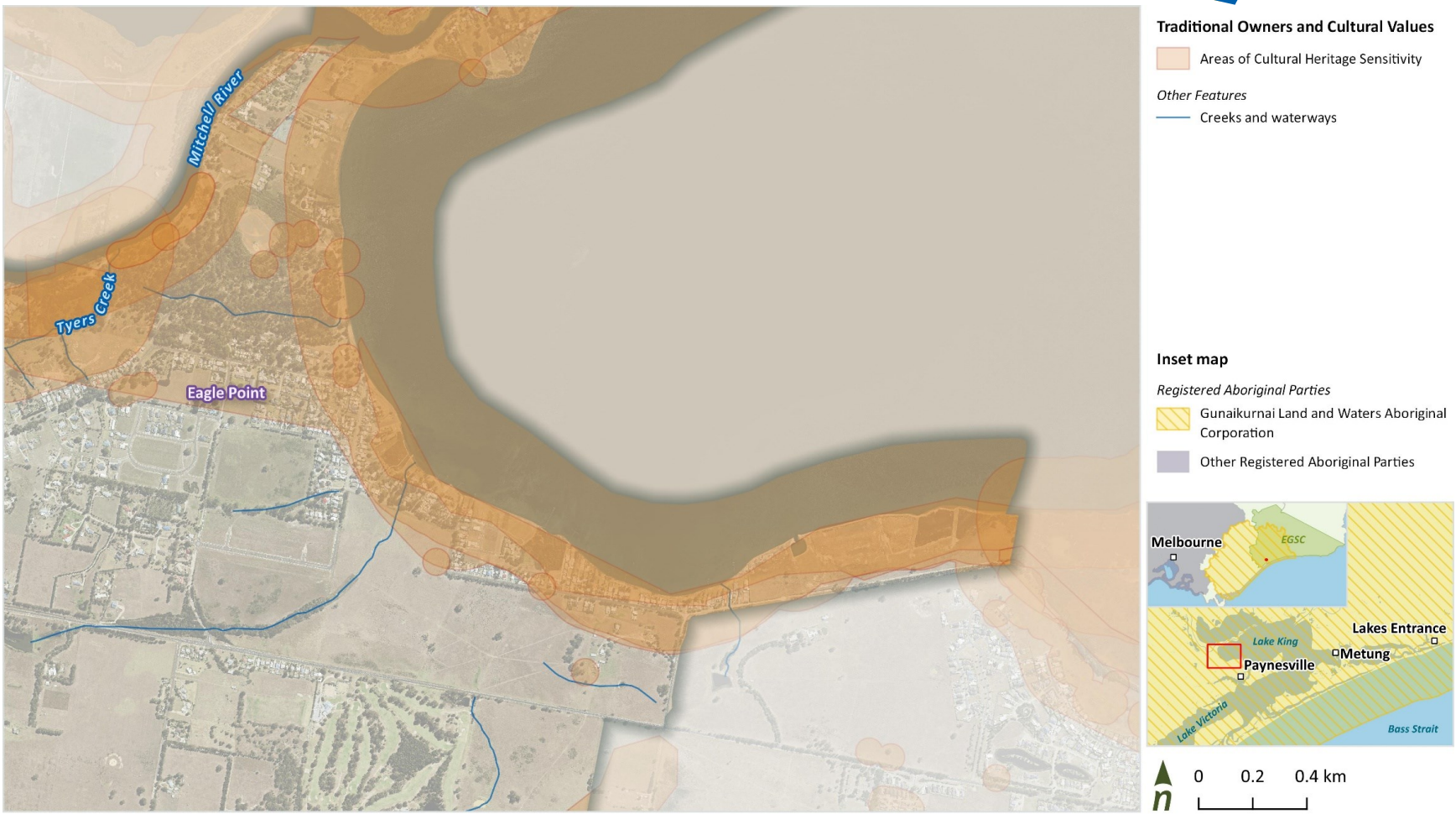


Figure 44. Registered Aboriginal Party areas, culturally sensitive areas and Joint Management areas for Eagle Point.

Eagle Point mapping: Environmental values

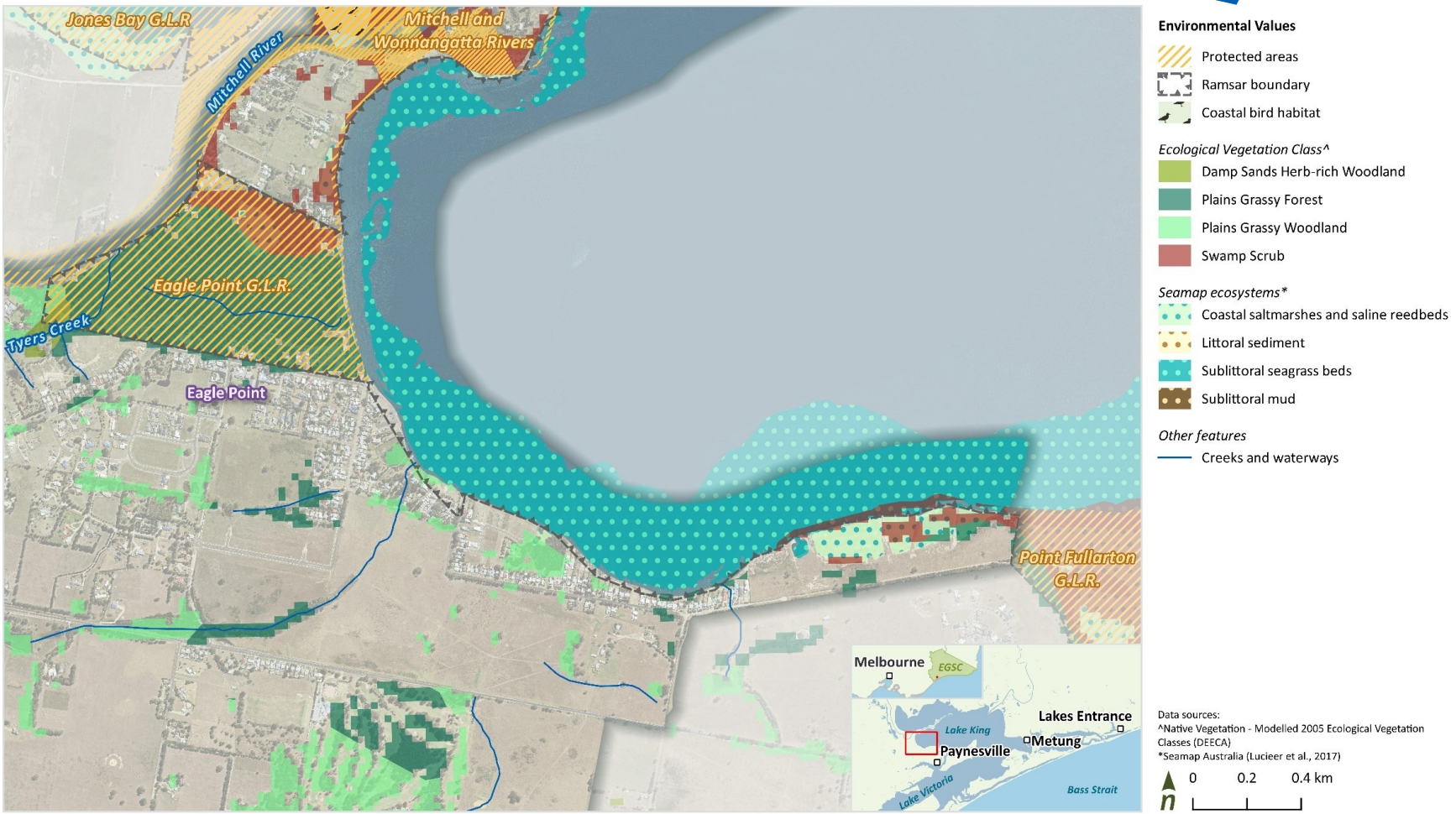


Figure 45. Key coastal and marine environmental values, including protected areas, ecological vegetation classes (EVCs) and biotypes for Eagle Point.

Eagle Point mapping: Environmental overlays

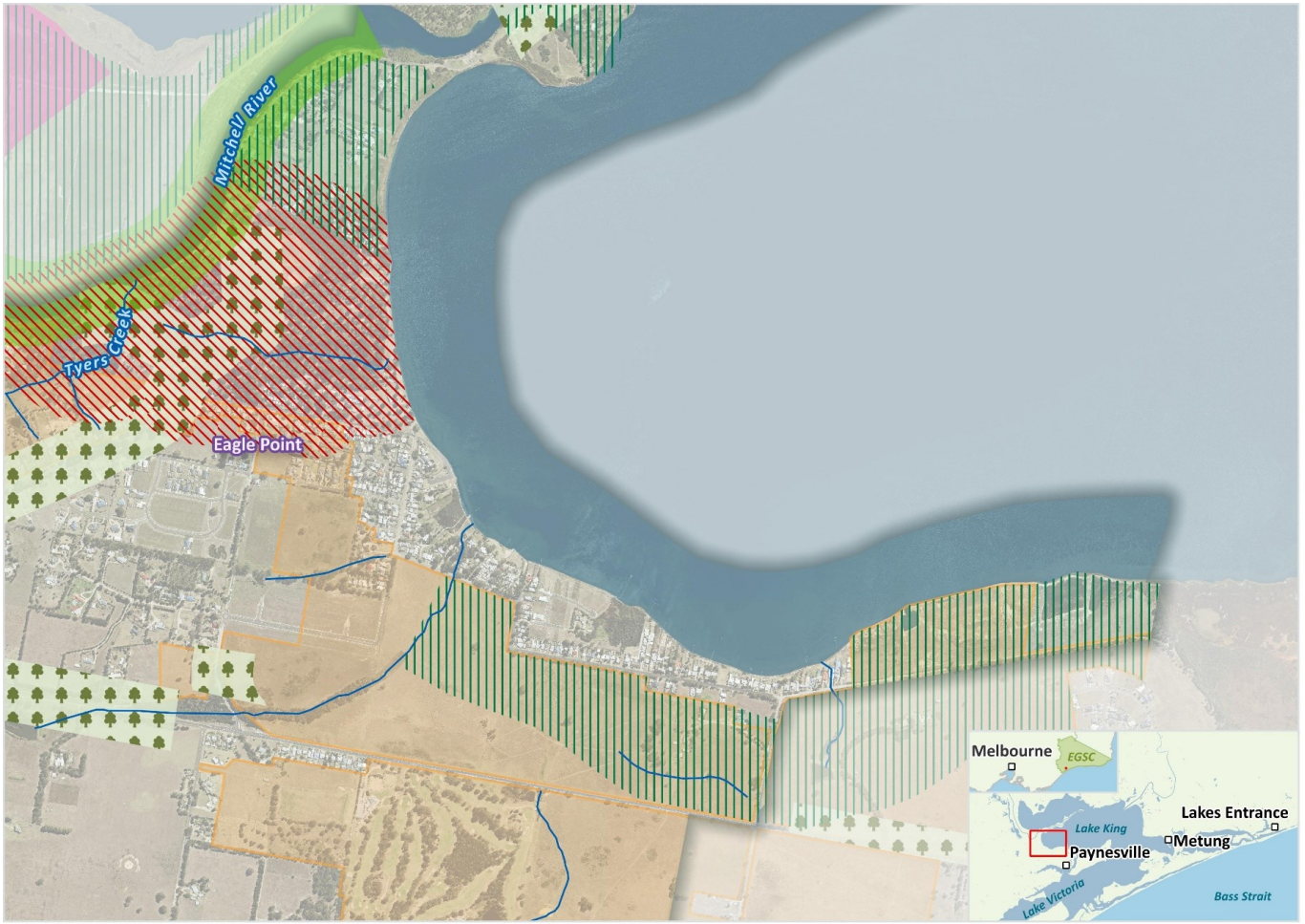


Figure 46. Environmental and land management planning overlays for Eagle Point.

Eagle Point mapping: Coastal hazards

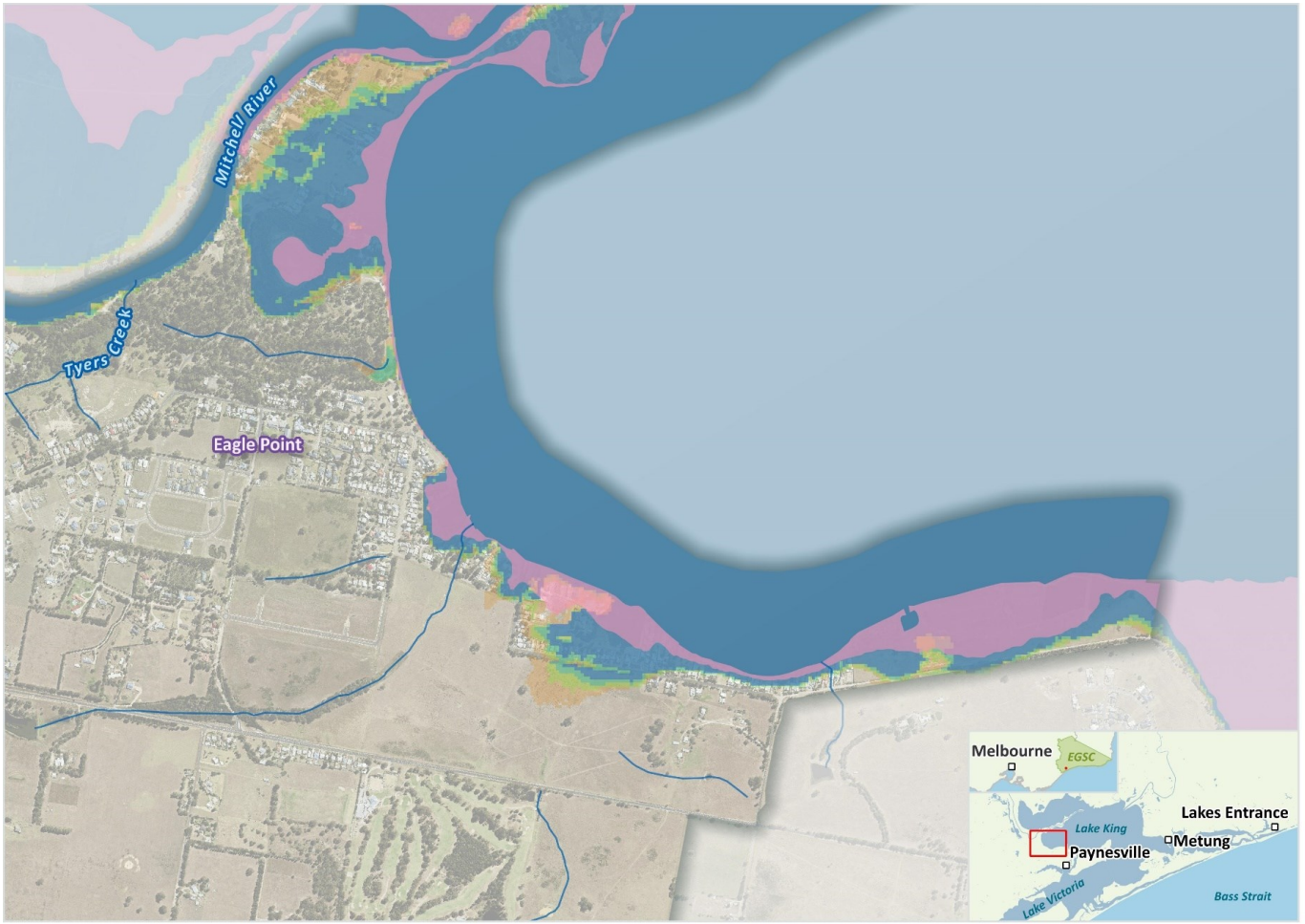


Figure 47. Coastal hazard mapping from the Gippsland Lakes/90 Mile Beach LCHA for Eagle Point.

Eagle Point mapping:
Coastal protection and drainage infrastructure



Figure 48. Coastal protection and drainage infrastructure for Eagle Point.

Eagle Point mapping: Recreation and transport



Figure 49. Recreation facilities and transport networks for Eagle Point.

Eagle Point mapping:
Planning scheme zones

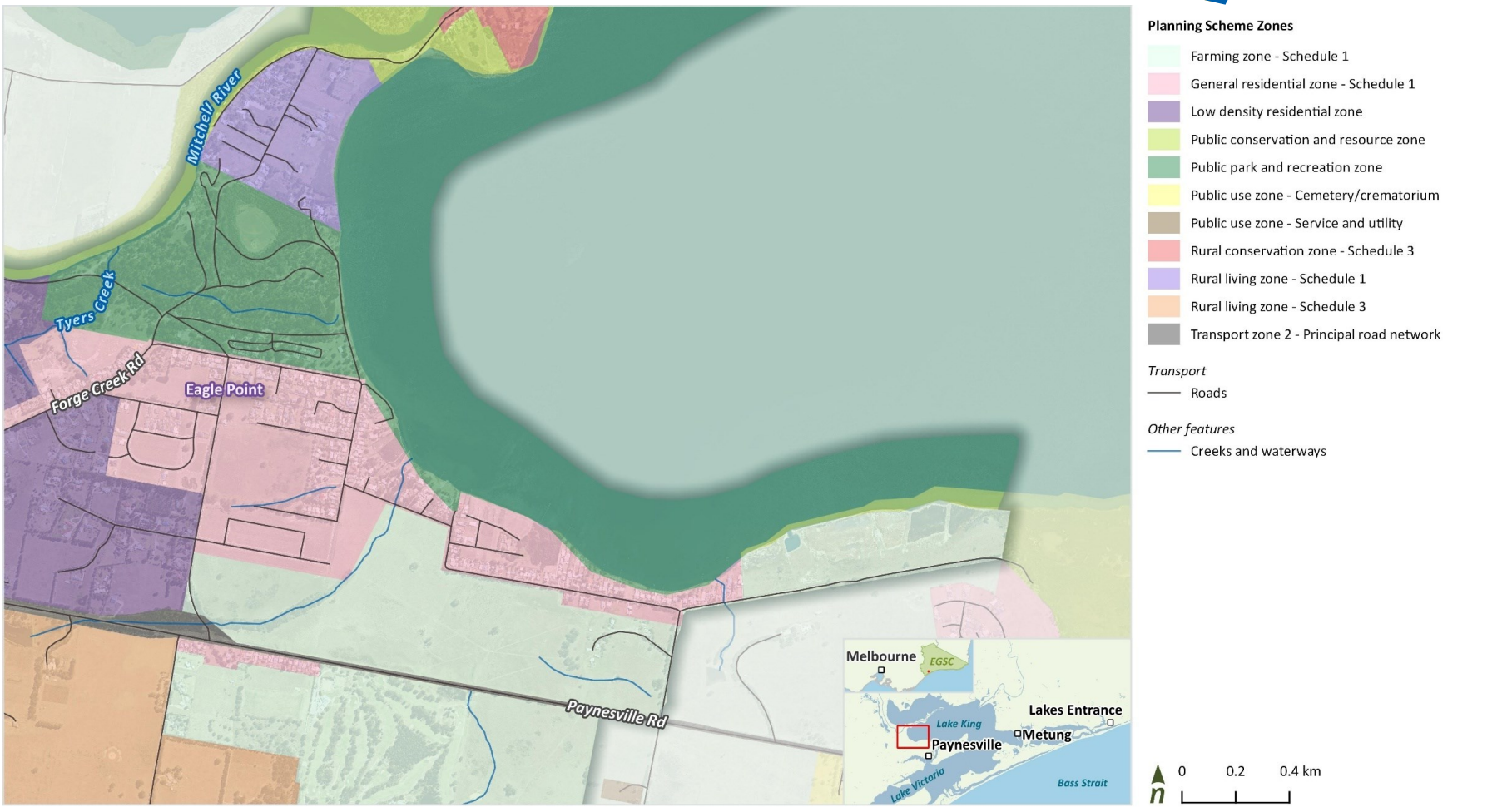


Figure 50. Planning scheme zones for Eagle Point.

Eagle Point mapping: Planning overlays



Figure 51. Other planning scheme overlays for Eagle Point.

Eagle Point mapping:
Land management arrangements

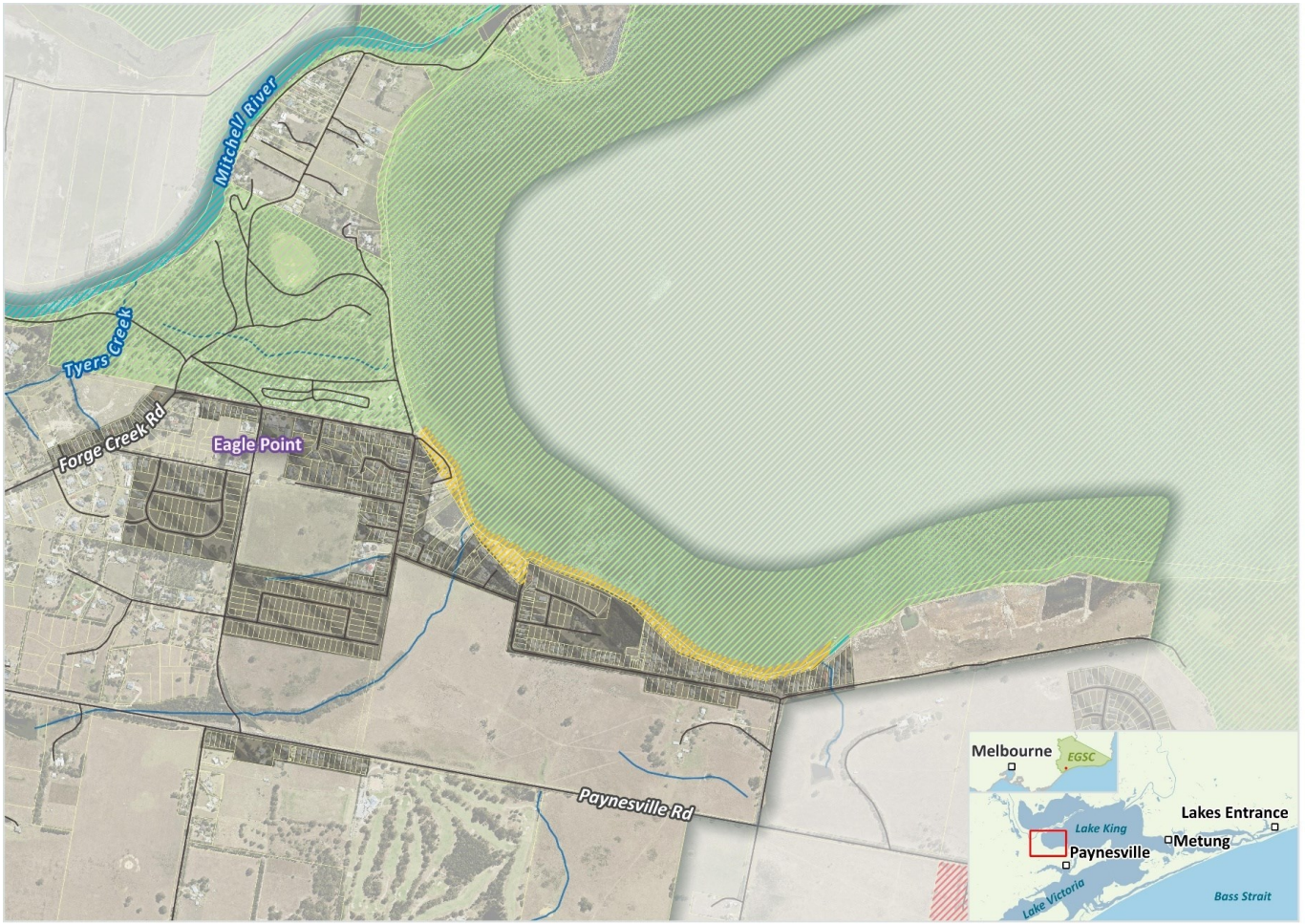


Figure 52. Public land management arrangements for Eagle Point.

6.6 Management actions

Table 13 details the CMMP management actions for Eagle Point.

Figure 53 presents site-specific management actions and maps activity and recreation nodes.

Table 13. Eagle Point management actions

Long-term objective	No.	Action	Timeframe	Council role	Partners
Objective 1: Acknowledge Traditional Owners' rights, aspirations and knowledge	EP1.1	Guided by GLaWAC, support identification, management and protection of cultural heritage values across Eagle Point coastal areas. In alignment with Shire Wide actions, this includes: • Supporting GLaWAC to identify unrecorded cultural heritage sites. • Continuing to implement appropriate planning overlays and controls such as Cultural Heritage Management Plans to protect cultural heritage. • Collaborating with GLaWAC to better understand cultural values and inform future protection. • Incorporating culturally-sensitive design into all works across Council-managed coastal reserves.	Ongoing	Participate	GLaWAC
	EP1.2	In collaboration with GLaWAC and Action EG1.3, investigate development and implementation of initiatives, such as signage, to share Aboriginal stories, knowledge, and significant places within the Eagle Point region e.g. the Bluff, the Mitchell River Silt Jetties.	3-5 years	Lead	GLaWAC
Objective 2: Protect and enhance the marine and coastal environment	EP2.1	In collaboration with EGCMA and Parks Victoria, investigate how loss of coastal habitat resulting from changing inundation regimes with sea level rise, coastal erosion, lack of space for habitat migration and development pressures may be addressed. Consider the creation of space for nature, to aid ecosystem retreat with sea level rise, e.g. Point Fullarton and surrounds	0-3 years	Participate	EGCMA, Parks Victoria, research institutes, not-for-profits
Objective 3: Respect natural processes and strengthen resilience to climate change	EP3.1	In collaboration with DEECA, monitor and assess coastal protection structures across Eagle Point, including seawalls, revetments and other structures. Consider opportunities for enhancing ecological outcomes (e.g. living seawalls) or alternatives to protection infrastructure through hybrid/nature-based solutions and adaptation planning. Embed State policy to consider adaptation options in order of preference. Aligns with Action EG3.5.	0-3 years	Participate	DEECA
	EP3.2	Monitor for impacts of disturbance of coastal acid sulphate soils and take action as appropriate. Adhere to legislation and guidance on management of acid sulphate soils in any new developments of infrastructure upgrades.	Ongoing	Lead	DEECA, EPA
Objective 4: Use and develop sustainably	EP4.1	In alignment with Action EG4.1, utilise activity and recreation nodes to clearly delineate distinct purposes and uses within foreshore zones, and ensure efficient development through co-location, partnership use, and consolidation of community assets. Includes delineation of: • Eagle Point Foreshore Hub as main activity node. • Eagle Point Boat Ramp as key recreation node.	Ongoing	Lead	All other land managers
	EP4.2	In alignment with East Gippsland Housing and Settlement Strategy (2023), continue to foster Town character through: • Maintenance of existing foreshore facilities and investment in facilities, based on assessment of need. • Sustainable growth within extent of existing urban zoning through infill development and subject to environmental risk (bushfire, flood, coastal hazard) constraints. • Promoting adherence to township boundaries, planning overlays and land use planning.	Ongoing	Lead	
	EP4.3	In collaboration with the East Gippsland Integrated Water Management Forum, develop a stormwater management plan to promote best-practice stormwater management across Eagle Point.	5+ years	Lead	DEECA, IWM Forum partners

Eagle Point
Management actions

Long-term objective	No.	Action	Timeframe	Council role	Partners
Objective 4: Use and develop sustainably (cont.)	EP4.4	Increase and improve all-abilities foreshore connectivity and safety throughout Eagle Point and to Paynesville through: • Reviewing current pathways and connectivity (including recent updates as part of Foreshore Hub development). • Progressively updating and improving priority sections. • Implementing foreshore trail upgrades from Eagle Point to Paynesville, with consideration to sensitive environments of Point Fullarton and surrounds (coupled with Action PN4.10). • Wayfinding signage and communication of routes and activity/recreation nodes. Embed ecologically and culturally sensitive design, such as boardwalks, and maintenance of path stability and access with current and future coastal hazards in all works, in alignment with Action PN4.8.	0-3 years	Lead	
Objective 5: Take a stewardship approach, build understanding and knowledge, engage and collaborate	EP5.1	Continue to support and collaborate with local volunteer community environment groups, e.g. Eagle Point Paynesville Landcare Coastcare Group. Includes: • Promoting community group activities in the coastal and marine space. • Fostering open communication and engagement channels with community groups. • Supporting the role of the local Landcare Coastcare group to enable implementation of the Eagle Point Flora & Fauna Reserve Management Plan. • Continuing to seek opportunities to increase community involvement, including through community grants and Council partnerships. • Promoting and increasing citizen science opportunities (including environmental monitoring).	Ongoing	Lead	All other management agencies, environmental and community groups and organisations
	EP5.2	In alignment with Shire wide Action EG5.3, review consolidate and update foreshore signage across Eagle Point to: • Ensure consistency. • Promote connectivity and wayfinding. • Celebrate unique environments, history and culture. • Support implementation of activity and recreation nodes (Action EP4.1).	3-5 years	Lead	Other land managers, GLaWAC
	EP5.3	In alignment with Shire wide Action EG5.8, review and prioritise encroachment cases across Eagle Point Work with landholders to address cases of encroachment, guided by Shire wide policy, framework and procedures.	3-5 years	Lead	DEECA, Parks Victoria, other land managers

Eagle Point
Management actions

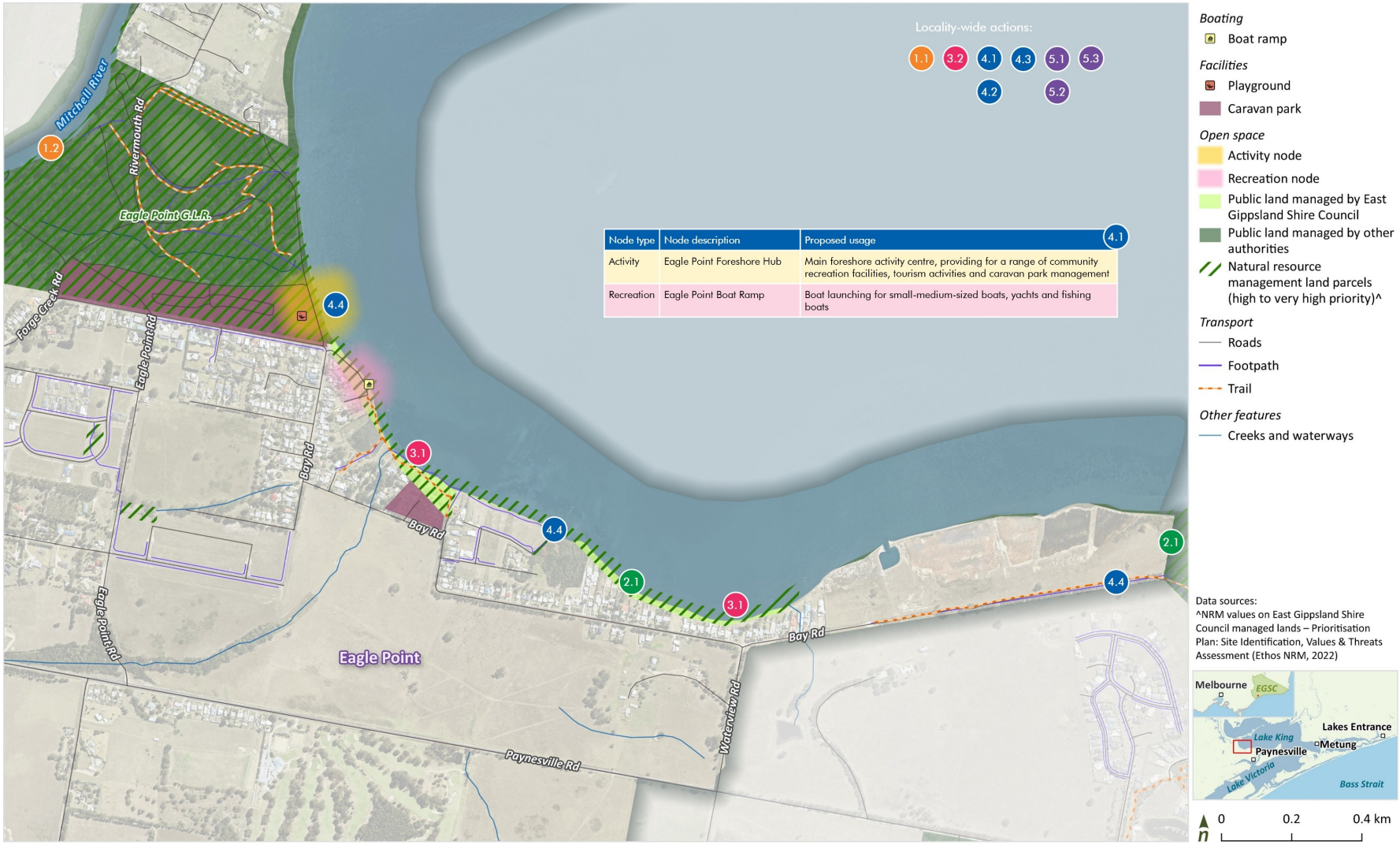


Figure 53. Eagle Point management actions and nodes

7 Metung

The Metung area encompasses the Tambo Bay, Tambo Bluff, Kings Cove, Chinaman's Creek and Mosquito Point areas. The town spreads across historic coastal bluffs and the Shaving Point peninsula, bordered by Bancroft Bay and Lake King.

The appeal of the picturesque village is the lakeside views, surrounding natural wilderness and water access for fishing and boating. The tranquil town is a popular holiday and retirement spot with waterfront accommodation, restaurants, and boardwalks. Metung also hosts a hot springs, country club and golf course.

7.1 Community and connection to coast

Metung is a popular retirement, holiday and coastal lifestyle community. The community has a high median age and relatively low percentage in the workforce. The very high percentage of unoccupied dwellings also indicates many holiday home and non-resident property owners.

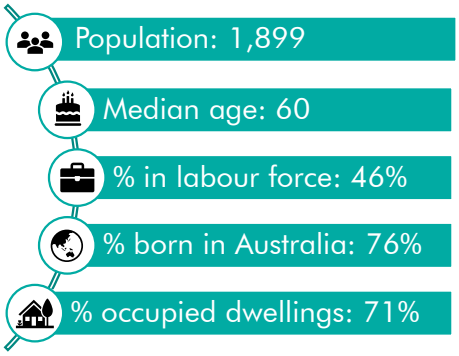


Figure 54. Key statistics for Metung (ABS, 2021).

The population is growing steadily with around 30% growth in population from the 2016 to 2021 censuses. Lower numbers of young families mean population growth is largely driven by migration.



Figure 55. Metung locality.

The Gunaikurnai people are Traditional Owners of the areas around Metung, represented by GLaWAC. The area sits within Tatungalung Country. The town itself was developed on Traditional Owner camping grounds. The area holds many Aboriginal places and objects such as middens, scar trees and artefact scatters.

The story of legend rock

Legend Rock lies in the shallow waters of Bancroft Bay. It is an important part of Gunaikurnai mythology and holds great spiritual value to the Gunaikurnai people.

One day, three fishermen caught many fish in their nets but didn't share their catch with the mob. The women, who were guardians of the social law, turned them into stone as punishment for their greed.

The story reminds people of the laws of the land and gathering and sharing. There were originally three rocks in the formation. Two were destroyed in the 1960s during road construction. The final rock is now protected under the *Heritage Act 1995*.

Gunaikurnai Whole of Country Plan (GLaWAC, 2015)

7.2 The coastal environment

The coastlines around Metung and Tambo Bluff are historic coastal bluffs, formed at much higher sea levels. The Metung area sits within Bancroft Bay, part of the broader Lake King. The deepest point in the Gippsland Lake system is located at the tip of the Shaving Point peninsula.

The foreshore ranges from coastal cliffs around Tambo Bluff, to sandy and gravelly beaches along Beach Road. The artificial foreshore along Shaving Point and the main Metung township host various jetties and boardwalks. Jetties continue west into Chinaman's Creek and Boxes Creek.

Fronted by sublittoral seagrass beds, the Metung coastal zone also supports several important ecological communities:

- Endangered Warm Temperate Rainforest at Chinaman's Creek
- Limestone Box Forest, Gippsland Coastal Grey Box and Box-Ironbark
- Plains Grassy Forest
- Deep Freshwater Marshes across Dolphin Lagoon
- Saltmarsh and reedbeds at Mosquito Point



Listed fauna recorded in the area include:

- White-bellied Sea Eagle
- Regent Honeyeater
- Little and Plumed Egrets
- Fairy Tern
- Lace Monitor

The community actively contribute to enhancing these environments.

7.3 Coastal processes and hazards

With higher terrain of the historic coastal bluffs, the Metung region is less prone to inundation and flooding. The Shaving Point Peninsula and main township reserve could be vulnerable to inundation and erosion impacts into the future.

Values, uses and infrastructure potentially impacted in the long term could include Metung Road, waterfront properties and community infrastructure such as the boat ramp and jetties. Mosquito Point is likely to be impacted by inundation from storms and sea level rise into the future. The coastal lagoons at Tambo Bluff are also opened to the lake through erosion and large runoff volumes.



Cliff stability is a community concern. Around Tambo Bluff, the steeply sloping shoreline and cliffs show signs of erosion. An Erosion Management Overlay (EMO) applies to most of the Metung township and aims to minimise land disturbance and inappropriate development in areas prone to erosion.

There are many structures across the Metung foreshore to manage coastal hazards. These include seawalls along the eastern shore of the Metung township, several groynes along Beach Road and a breakwater at the end of Beach Road.

7.4 Coastal uses, reserves and facilities

Metung offers a peaceful retirement and holiday destination. The foreshore supports boating, fishing, leisure, and recreational activities, with facilities to support these including:

- Shaving Point Boat Ramp, public and private jetties, wharfs, marinas and moorings
- Walking trails and boardwalks
- Yacht and boating clubs
- Lookouts and viewing areas at 100 Steps and Chinamans' Creek
- Foreshore reserves, including the 'Village Green'.
- Picnic and playground facilities

The foreshore also hosts the Metung Market, fun runs, festivals, and fishing events such as the Bream Classic.

Other facilities and attractions across the town include the Hot Springs, cafes, restaurants, holiday villas, waterfront properties, day spas and retreats.

7.5 Coastal and marine management

Council hold foreshore management responsibility across the Metung area from Outlook Drive to Boxes Creek. The Metung Bushland Reserve is managed by Parks Victoria, the Kings Cove Marina is managed by DEECA and Gippsland Ports manages the Metung Town Wharf.

The Metung Urban Design Framework (2007) guides future development across Metung. This provided multiple objectives with the key themes and objectives to:

- Retain the landscape setting and 'village' character and create a cohesive, attractive village centre
- Support Metung's boating centre role and improve water access
- Improve safe pedestrian circulation

There are several recent or ongoing Council-led projects across Metung:

- Shaving Point boat ramp (completed) and park upgrades
- Chinaman's Creek toilet upgrades

Table 14 summarises community values, challenges and opportunities across Metung, with focus areas for future management. Figure 56 to Figure 64 map key features, values, and management arrangements across the foreshore.



Table 14. Values, challenges and opportunities for Metung coastal and marine management, with focus areas for future management.



Metung

	Values	Challenges	Opportunities	Focus for management
Traditional Owners' rights, aspirations and knowledge	• Tatungalung people and broader Gunaikurnai connection to Country • Evidence of use and occupation of camping grounds – middens, artefact scatters, scar trees. • Other significant Aboriginal Heritage places and sites (recorded and unrecorded) • Legend Rock, stories and Bataluk Cultural Trail	• Heritage sites being impacted or destroyed by other activities e.g. road and house construction and inappropriate recreational use • Limited awareness and understanding of Metung's cultural values • Outdated signage and lack of story telling	• Identify unrecorded Aboriginal Heritage sites • Initiatives to share Aboriginal stories and knowledge, where desired by Traditional Owners – includes updated signage of known stories and values • Continue appropriate planning overlays and controls to protect sites	• Protect and enhance existing natural foreshore values including remnant vegetation and coastal lagoons. • Improve stormwater management and water-sensitive urban design, particularly in development areas. • Better-define and communicate existing erosion and coastal hazard controls, including boundaries of public and private land. • Enhance opportunities for community involvement in environmental monitoring and management • Adaptation planning and clarity around potential risks, management strategies and adaptation pathways for managing coastal hazards, including inundation (flooding) and erosion. • Investigate and increase understanding of cultural heritage and ensure protection.
The marine and coastal environment	• High value natural vegetation and habitat across all foreshore reserves • Important vegetation communities - warm temperate rainforest, limestone box forest, Gippsland coastal grey box, plains grassy forest, freshwater marshes, saltmarsh and reedbeds • Rare and threatened species – e.g. Coast Grey Box, White-bellied Sea Eagle, Regent Honeyeater, Lace Monitor, owls, egrets and terns • Natural bush setting and landscape • Coastal lagoons - Bluff and Dolphin Lagoons • Good water quality in lakes and lagoons to support environmental values	• Coastal squeeze and reducing foreshore reserves with sea level rise and development pressures • Stormwater quality, sewage releases and pollution from urban development zones • Weeds, vegetation removal and pest animal impacts • Pest animals (feral cats, foxes and deer) • Boating and jet ski activities disrupting wildlife	• Monitor water quality conditions in coastal lagoons • Vegetation protection and enhancement, including weed and pest management • Investigate ecosystem response to climate change and options of retreat and creating space for foreshore reserves • Monitoring and communication of sewage release requirements and water quality • Educate and engage private landowners on native plants, species selection and vegetation protection	
Natural processes and climate change	• Coastal bluff setting and terrain that limits inundation hazards in higher areas	• Coastal squeeze from sea level rise and steep terrain, limiting foreshore open space • Cliff erosion at Tambo Bluff and concerns of development impacts on cliff stability • Coastal flooding along Beach Road • Likely future inundation across Shaving Point, Mosquito Point • Increase in coastal hazard impacts - sea level rise	• Improve understanding of potential impacts of coastal hazards into the future • Improve understanding of cliff stability and potential erosion impacts • Communicate current erosion and coastal hazard planning requirements and overlays • Consider hazard planning and resilient design in upcoming works	
Sustainable use and development	• Lakeside boardwalks and access along the coast • Major boating facilities – Shaving Point boat ramp, Yacht Club, jetties, moorings, wharfs and marinas • Waterfront properties and views • Village character and landscape setting • Festivals and events across the foreshore reserve • Facilities to support recreational activities - fishing platforms, parking, toilets, playgrounds, BBQ and picnic facilities	• Development pressures and water quality impacts (sediment runoff) • Landscape setting (terrain), available space and connectivity constraints • Inappropriate development, not in-keeping with natural setting • Litter and inadequate bins around Shaving Point • Balancing parking demands across different seasons • Providing all abilities access	• Improved stormwater controls, enforcement and water-sensitive urban design, particularly in development areas • Increase boardwalks and all abilities connectivity, where terrain allows • Improve foreshore facilities, bins, playgrounds, boating facilities, picnic areas, etc. including Shaving Point upgrades.	
Stewardship, knowledge, engagement and collaboration	• Community groups – Tambo Bluff Landcare • Recreational clubs – Metung Yacht Club • Community stewardship and care for the environment • Citizen science programs	• Poorly defined and understood land and asset management arrangements • Confusing, outdated and surplus signage	• Define and communicate land management boundaries and public vs. private land • Support volunteers and citizen science opportunities • Consolidate and update signage, sympathetic to natural settling	

Metung mapping:
Traditional Owners and cultural values

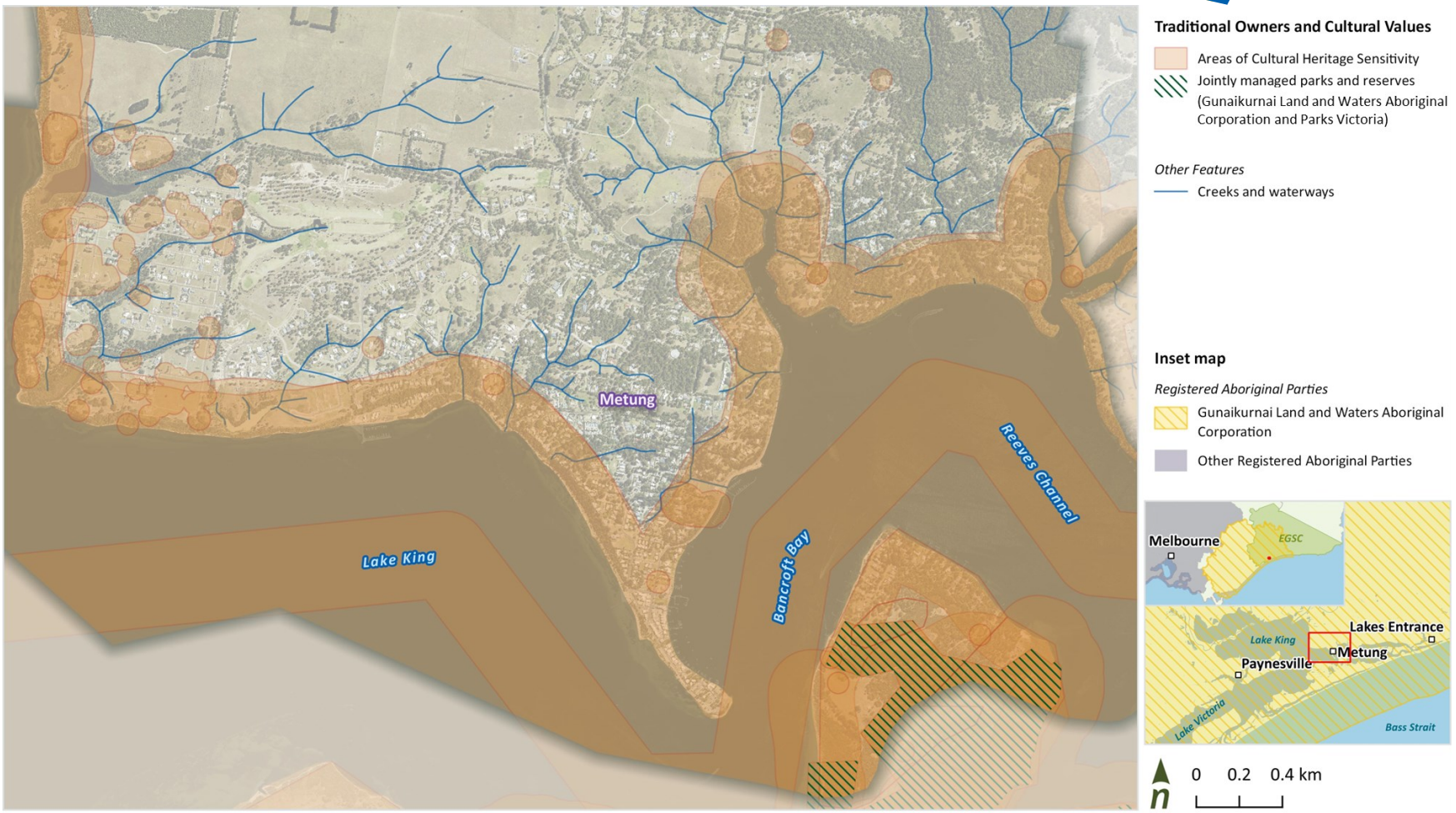


Figure 56. Registered Aboriginal Party areas, culturally sensitive areas and Joint Management areas for Metung.

Metung mapping:
Environmental values

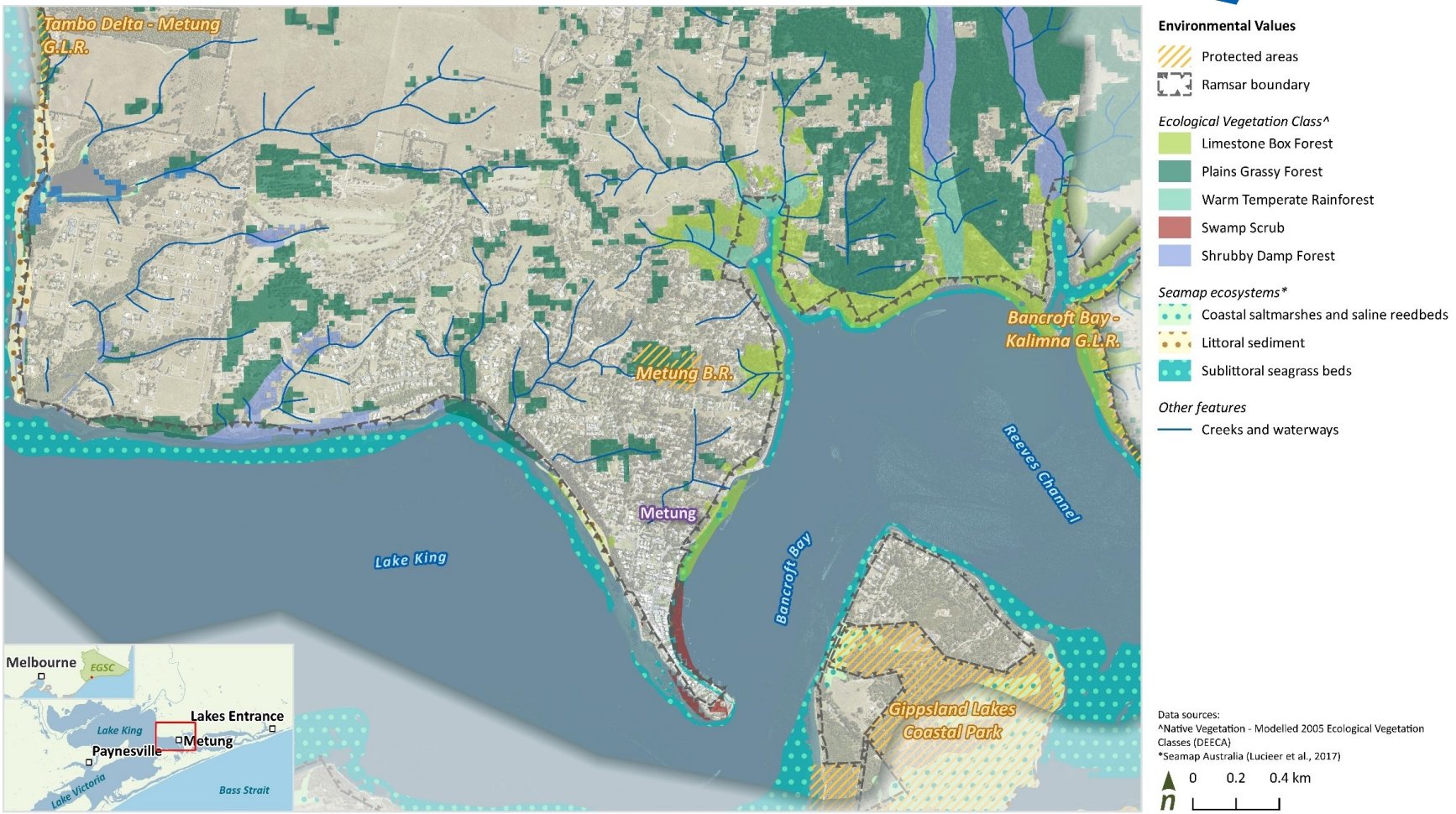


Figure 57. Key coastal and marine environmental values, including protected areas, ecological vegetation classes (EVCs) and biotypes for Metung.

Metung mapping:
Environmental overlays

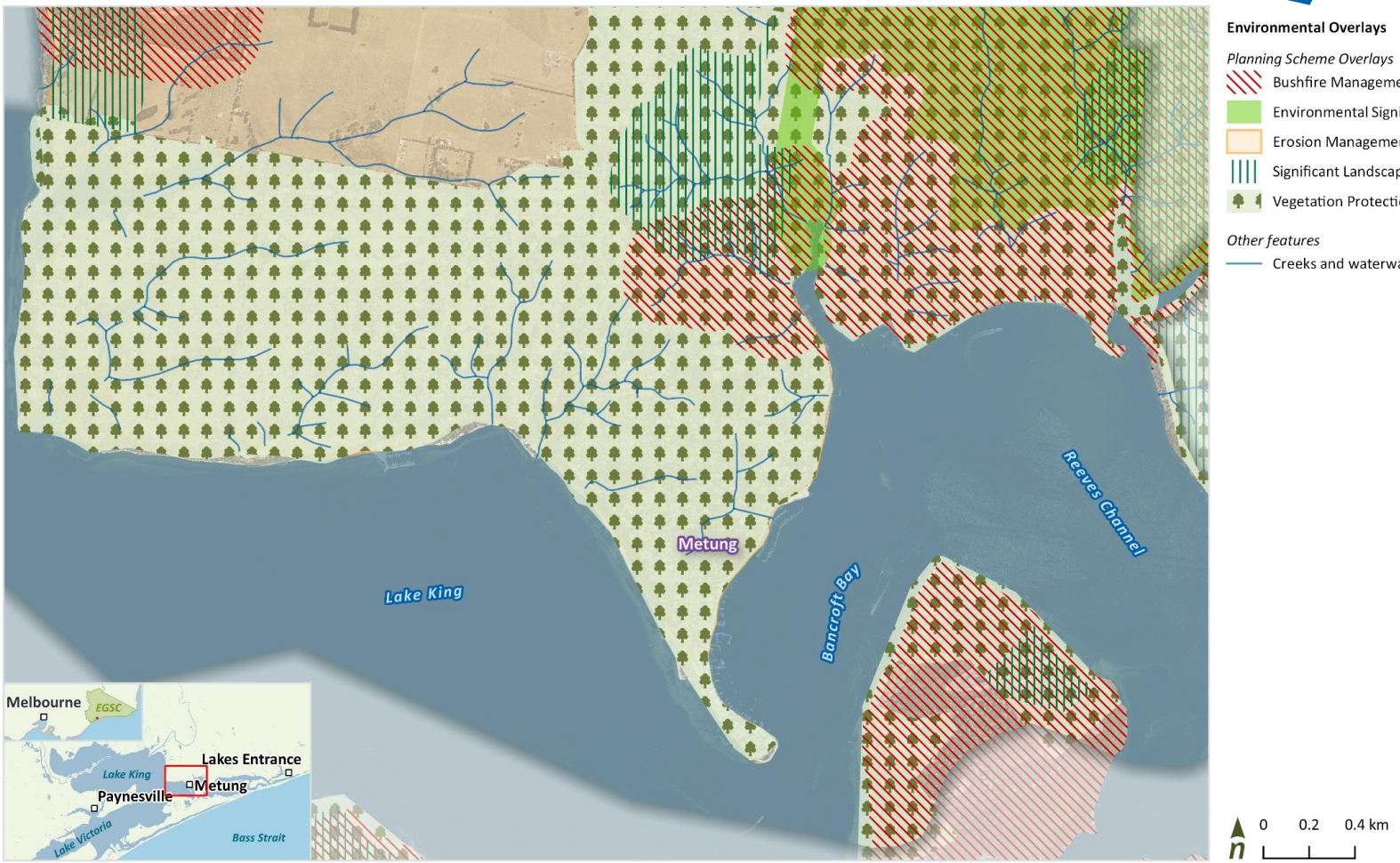


Figure 58. Environmental and land management planning overlays for Metung.

Metung mapping:
Coastal hazards

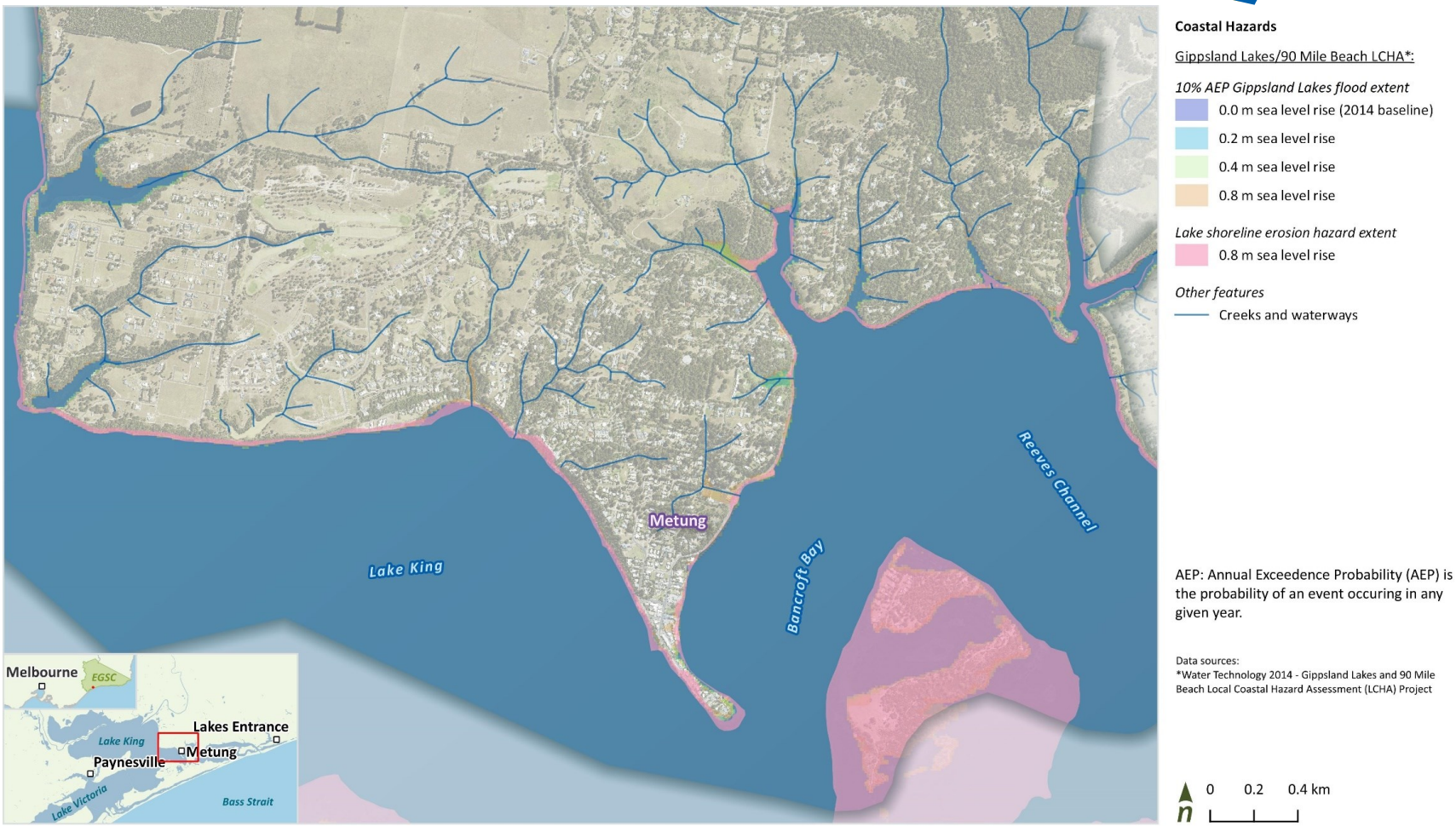
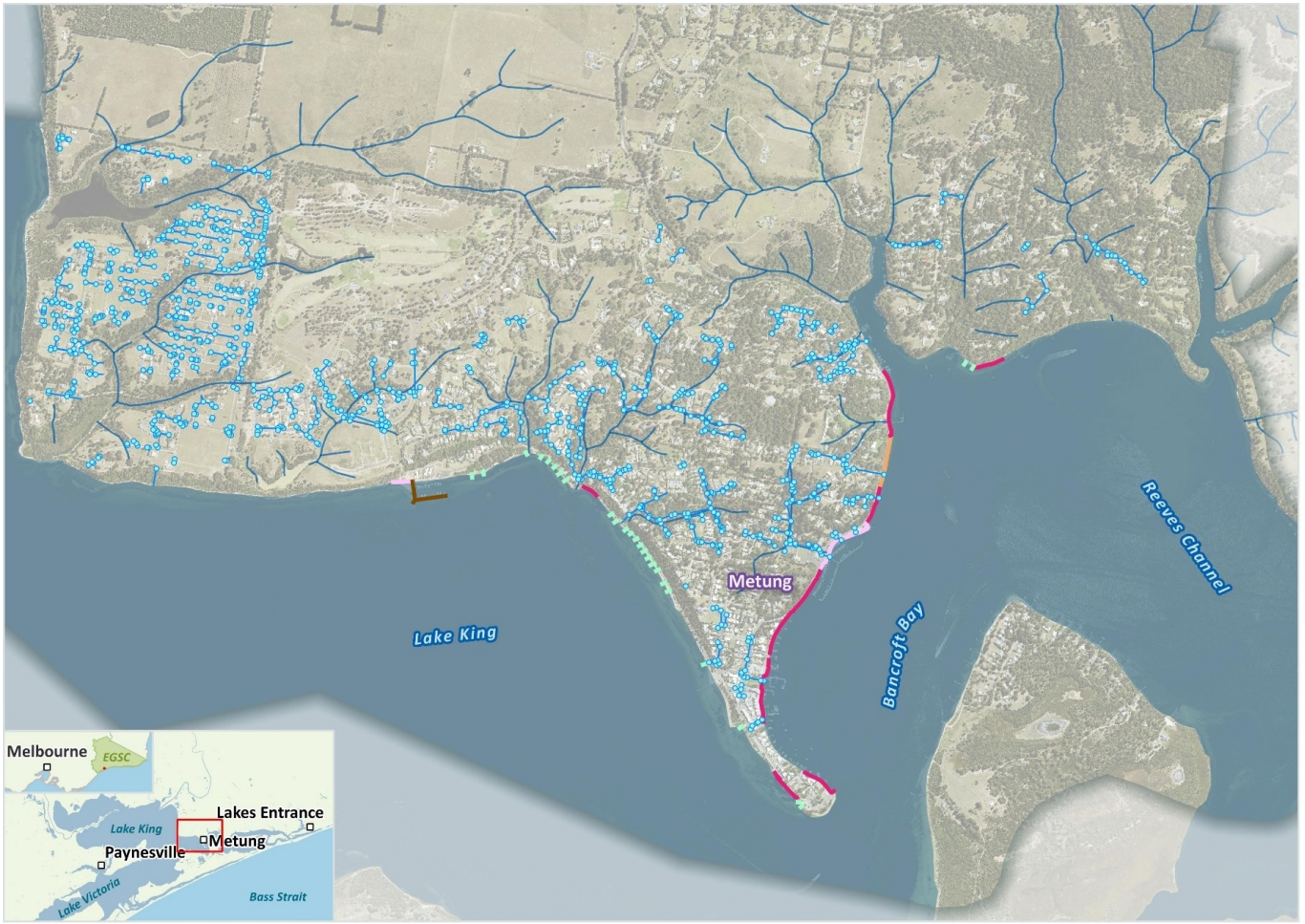


Figure 59. Coastal hazard mapping from the Gippsland Lakes/90 Mile Beach LCHA for Metung.

Metung mapping:
Coastal protection and drainage infrastructure



Coastal Infrastructure

Protection Structures
- Breakwater
- Groyne
- Revetment
- Seawall
- Unknown

Drainage
- Stormwater pit
- Stormwater pipe

Other features
- Creeks and waterways

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Figure 60. Coastal protection and drainage infrastructure for Metung.

Metung mapping:
Recreation and transport

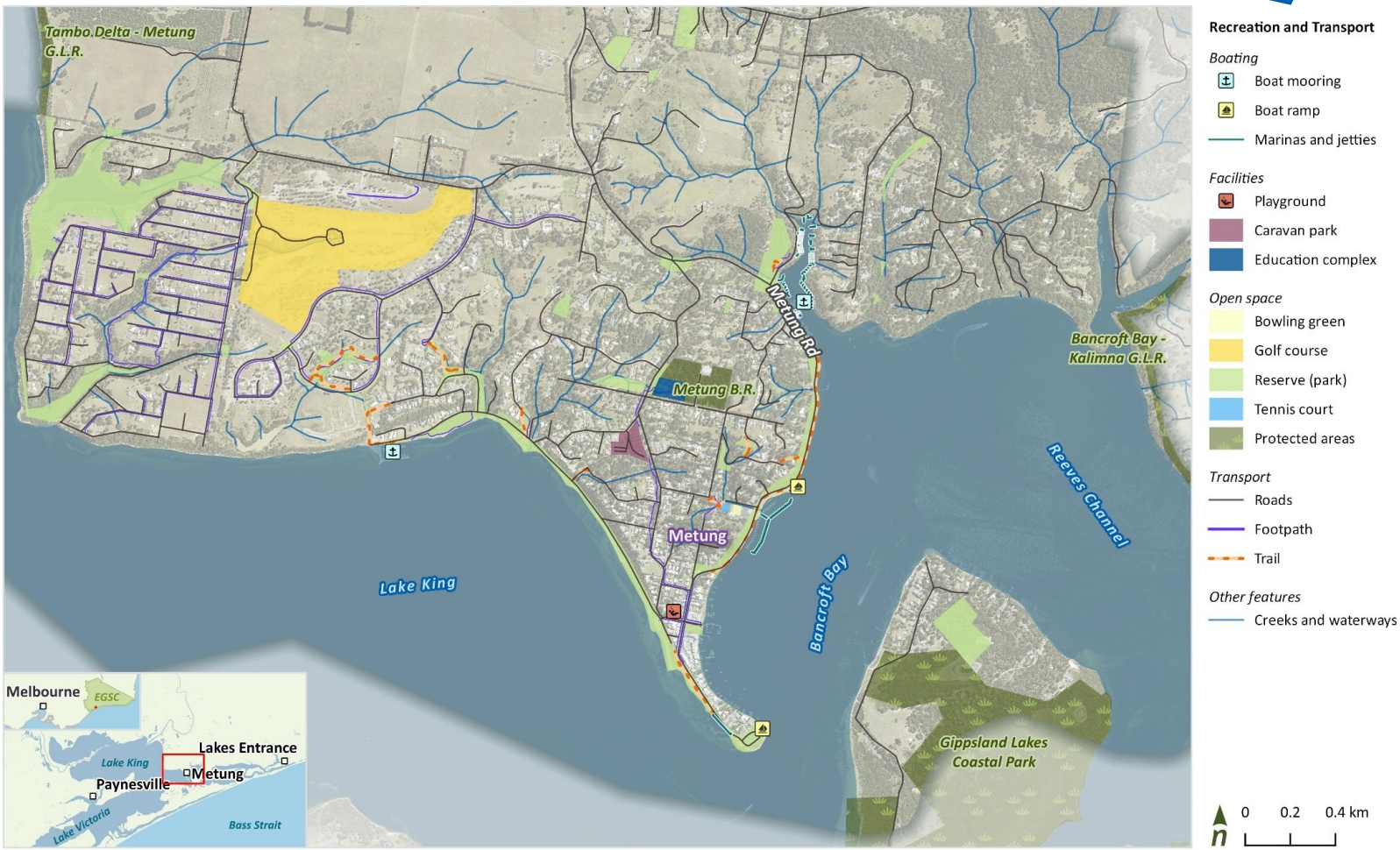


Figure 61. Recreation facilities and transport networks for Metung.

Metung mapping:
Planning scheme zones

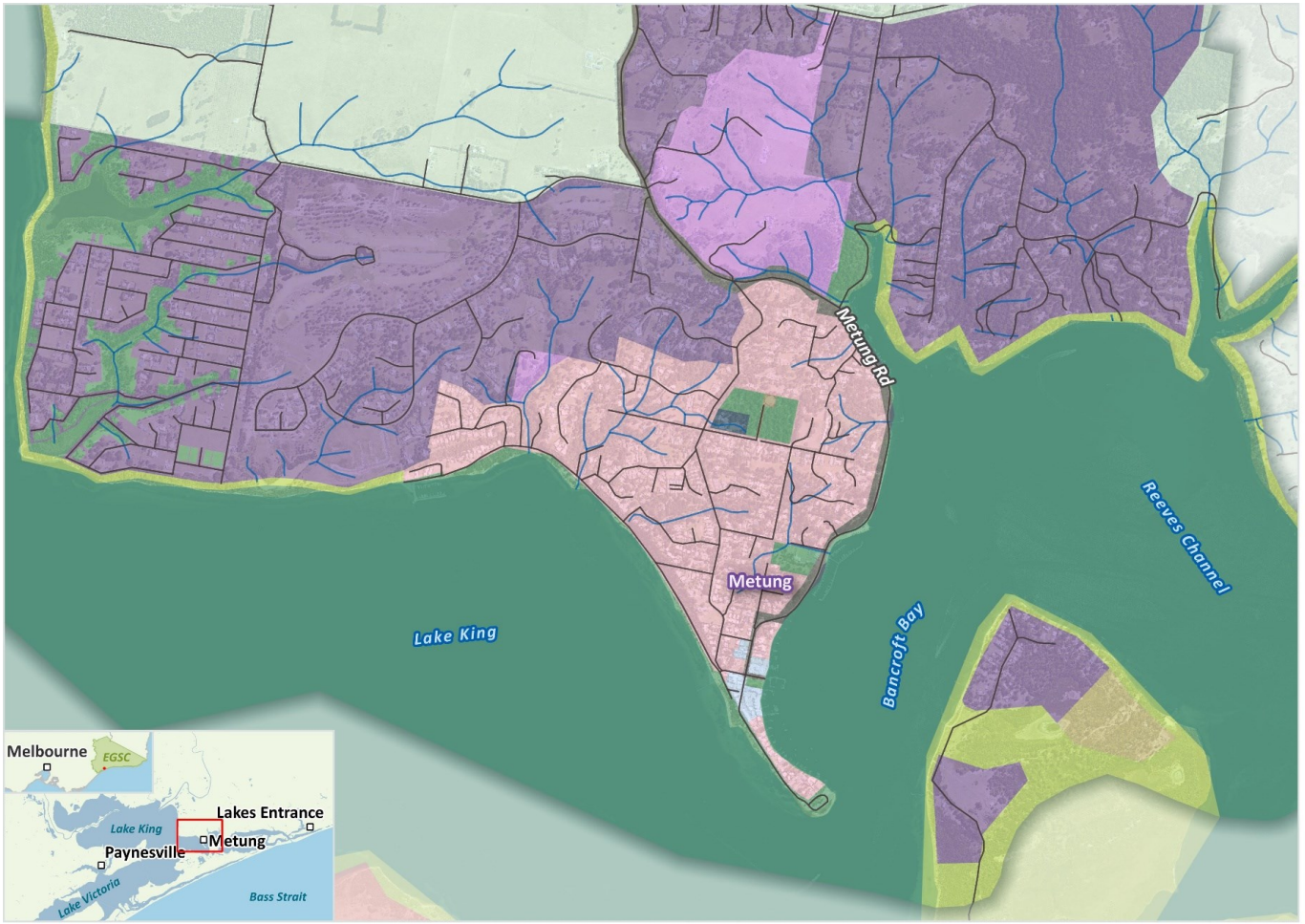


Figure 62. Planning scheme zones for Metung.

Metung mapping:
Planning overlays

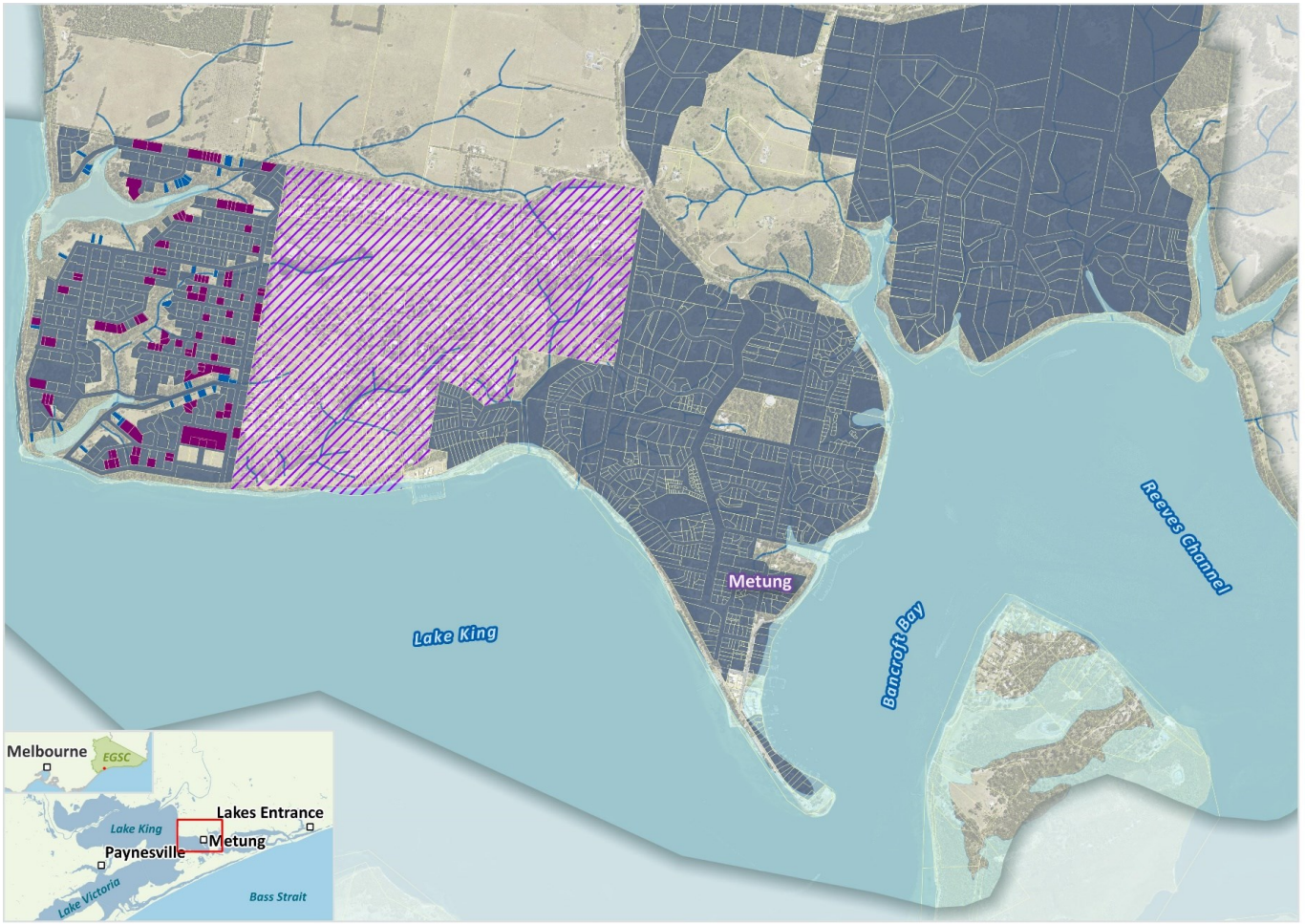


Figure 63. Other planning scheme overlays for Metung.

Metung mapping:
Land management arrangements

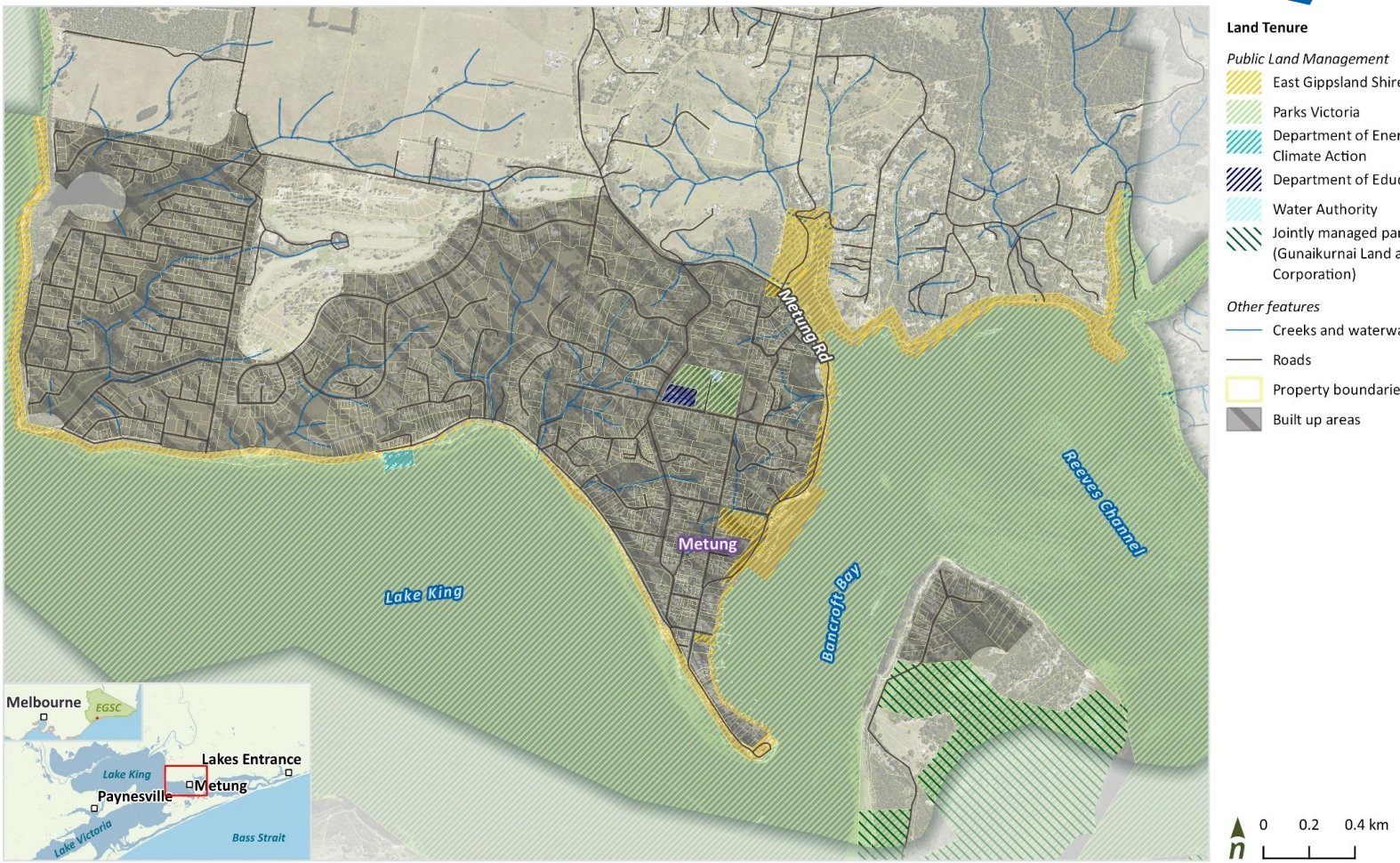


Figure 64. Public land management arrangements for Metung.

7.6 Management actions

Table 15 details the CMMP management actions for Metung.

Figure 65 presents site-specific management actions and maps activity and recreation nodes.

Table 15. Metung management actions

Long-term objective	No.	Action	Timeframe	Council role	Partners
Objective 1: Acknowledge Traditional Owners' rights, aspirations and knowledge	ME1.1	Guided by GLaWAC, support identification, management and protection of cultural heritage values across Metung coastal areas. In alignment with Shire Wide actions, this includes: • Supporting GLaWAC to identify unrecorded cultural heritage sites. • Continuing to implement appropriate planning overlays and controls such as Cultural Heritage Management Plans to protect cultural heritage. • Collaborating with GLaWAC to better understand cultural values and inform future protection. • Incorporating culturally-sensitive design into all works across Council-managed coastal reserves.	Ongoing	Participate	GLaWAC
	ME1.2	In collaboration with GLaWAC and Action EG1.3, investigate development and implementation of initiatives, such as signage, to share Aboriginal stories and knowledge of the Metung region (e.g. Legend Rock). Consider how cultural heritage sites may form part of the Gippsland-wide Bataluk Cultural Trail and how this connection can be more clearly communicated to the community and visitors.	3-5 years	Lead	GLaWAC
Objective 2: Protect and enhance the marine and coastal environment	ME2.1	In collaboration with EGCMA and Parks Victoria, investigate how loss of coastal habitat resulting from changing inundation regimes with sea level rise, coastal erosion, lack of space for habitat migration and development pressures may be addressed. Consider the creation of space for nature, to aid ecosystem retreat with sea level rise, e.g. lagoon ecosystems	5+ years	Participate	EGCMA, Parks Victoria, research institutes, not-for-profits
	ME2.2	Support EGCMA and citizen science programs to monitor water quality throughout Metung's surrounding lakes and coastal lagoons (e.g. Bluff and Dolphin Lagoons) and utilise findings to inform best-practice Council stormwater management controls, water-sensitive upgrades, pollution management and development controls in alignment with Action ME4.4. Communicate and enforce requirements needed to improve water quality. Aligns with Shire wide Action EG5.2.	3-5 years	Participate	EGCMA, citizen science programs
Objective 3: Respect natural processes and strengthen resilience to climate change	ME3.1	Building from existing coastal hazard assessments to date, investigate opportunities for long-term strategic coastal hazard adaptation planning. Includes: • Reviewing available information, data and mapping for Metung and suitability for adaptation planning. • Investigating potential adaptation planning funding applications for Metung (in alignment with Action EG3.2). • Following Victoria's Resilient Coast framework and guidelines to develop long-term adaptation and resilience planning. • Engaging and communicating throughout process, including stakeholder and rightsholder partnerships and community engagement.	Ongoing	Lead	DEECA, EGCMA, GLaWAC Gippsland Ports, Parks Victoria, other land asset and infrastructure managers
	ME3.2	In collaboration with DEECA, monitor and assess coastal protection structures across Metung, including seawalls, revetments and other structures. Consider opportunities for enhancing ecological outcomes (e.g. living seawalls) or alternatives to protection infrastructure through hybrid/nature-based solutions and adaptation planning. Embed State policy to consider adaptation options in order of preference. Aligns with Action EG3.5.	0-3 years	Participate	DEECA

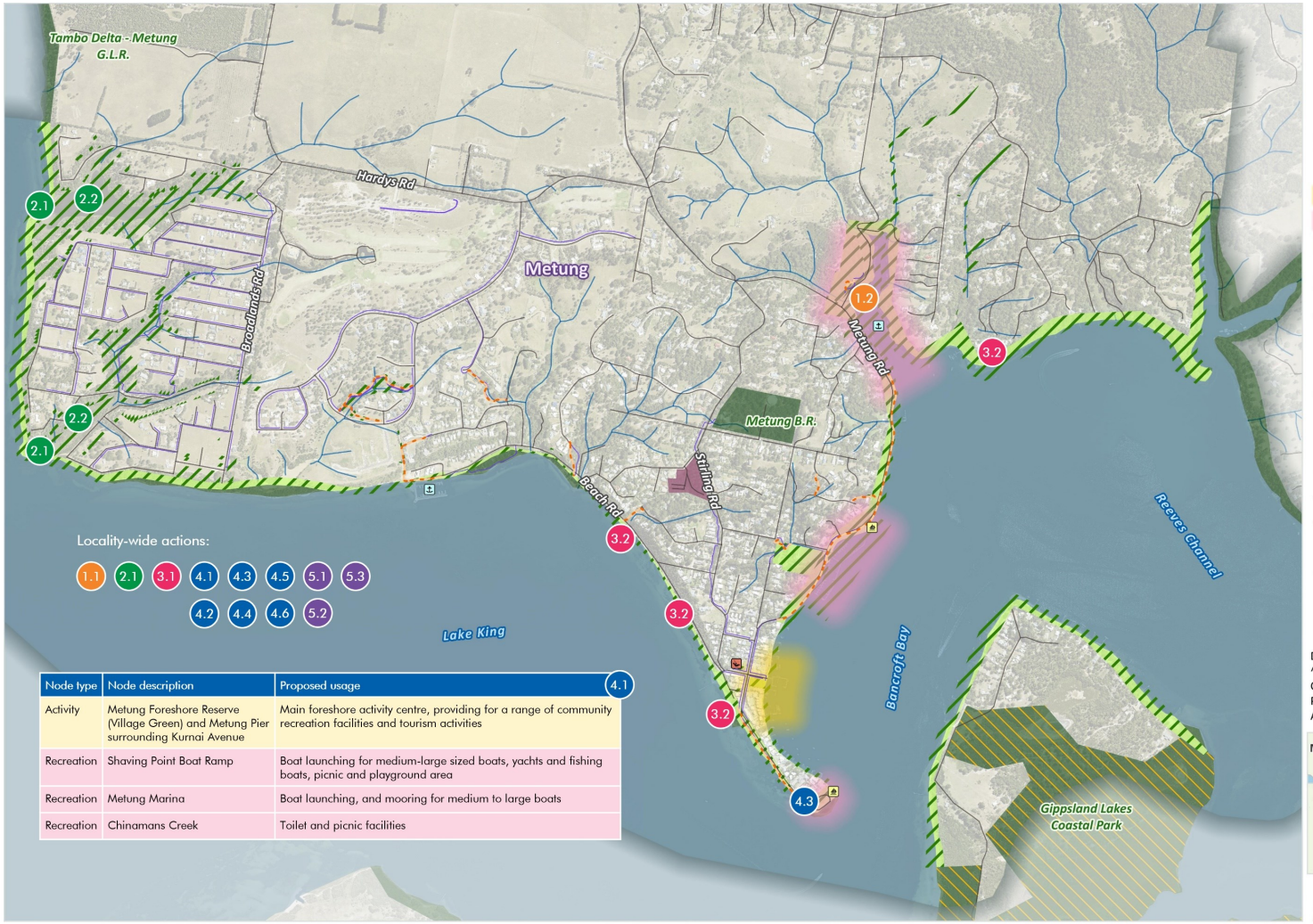
Metung
Management actions

Long-term objective	No.	Action	Timeframe	Council role	Partners
Objective 4: Use and develop sustainably	ME4.1	In alignment with Action EG4.1, utilise activity and recreation nodes to clearly delineate distinct purposes and uses within foreshore zones, and ensure efficient development through co-location, partnership use, and consolidation of community assets. Includes delineation of: • Metung Foreshore Reserve (Village Green) and Metung Pier surrounding Kurnai Avenue as main activity node. • Shaving Point Boat Ramp, Metung Marina and Chinamans Creek as key recreation nodes providing boating access, boat mooring, toilets and other recreation facilities.	0-3 years	Lead	All other land managers
	ME4.2	In alignment with East Gippsland Housing and Settlement Strategy (2023), continue to foster Town character through: • Maintenance of existing foreshore facilities and investment in facilities, based on assessment of need. • Sustainable growth within extent of existing urban zoning through infill development and subject to environmental risk (bushfire, flood, coastal hazard) constraints. • Promoting adherence to township boundaries, planning overlays and land use planning.	Ongoing	Lead	
	ME4.3	Progress and complete upgrade works to foreshore precincts and facilities that are currently underway including Shaving Point Park Upgrade. Review designs and planning to ensure proposed works and upgrades align with CMMP objectives, principles, actions and State policy.	3-5 years	Lead	
	ME4.4	In collaboration with the East Gippsland Integrated Water Management Forum, develop a stormwater management plan to promote best-practice stormwater management in Tambo Bluff.	3-5 years	Lead	DEECA, IWM Forum partners
	ME4.5	Ensure resilient design of new/upgraded infrastructure and facilities, considering natural processes and current and future coastal hazards. Consider: • Ecologically and culturally sensitive design e.g. boardwalks through hazard prone areas and/or sensitive cultural heritage sites or ecological communities. • Integrated water management approaches and water-sensitive urban design to reduce flood risk, improve stormwater quality, sediment runoff and discharge points. • Infrastructure design life and resilience to coastal hazard impacts, and adaptative management of facilities, recognising any emerging coastal hazard risk.	Ongoing	Lead	
	ME4.6	Consolidate and promote all-abilities foreshore connectivity and safety throughout Metung, Tambo Bay, Tambo Bluff and Chinamans Creek through: • Reviewing current pathways and connectivity. • Progressively updating and improving priority sections, including ongoing maintenance. • Wayfinding signage and communication of routes and activity/recreation nodes. Embed ecologically and culturally sensitive design where possible. Consider maintenance of path stability and access with current and future coastal hazards in all works, in alignment with Action ME4.5.	3-5 years	Lead	

Metung
Management actions

Long-term objective	No.	Action	Timeframe	Council role	Partners
Objective 5: Take a stewardship approach, build understanding and knowledge, engage and collaborate	ME5.1	Continue to support and collaborate with local volunteer community environment groups e.g. Tambo Bluff Landcare Coastcare. Includes: • Promoting community group activities in the coastal and marine space. • Fostering open communication and engagement channels with community groups. • Continuing to seek opportunities to increase community involvement, including through community grants and Council partnerships. • Promoting and increasing citizen science opportunities (including environmental monitoring - Action ME2.2).	Ongoing	Lead	All other management agencies, environmental and community groups and organisations
	ME5.2	In alignment with Shire wide Action EG5.3, review, consolidate and update foreshore signage across Metung to: • Ensure consistency and consolidate volume of signage. • Communicate land and asset management arrangements and private vs. public land boundaries. • Promote connectivity and wayfinding. • Celebrate unique environments, history and culture. • Support implementation of activity and recreation nodes (Action ME4.1).	3-5 years	Lead	Other land managers, GLaWAC
	ME5.3	In alignment with Shire wide Action EG5.6, investigate initiatives to engage private landowners in environmental management and restoration though education on the values of native ecosystems for local resilience, and the importance of their protection e.g. against inappropriate recreational use.	Ongoing	Lead	Private landholders

Metung
Management actions



Node type	Node description	Proposed usage
Activity	Metung Foreshore Reserve (Village Green) and Metung Pier surrounding Kurnai Avenue	Main foreshore activity centre, providing for a range of community recreation facilities and tourism activities
Recreation	Shaving Point Boat Ramp	Boat launching for medium-large sized boats, yachts and fishing boats, picnic and playground area
Recreation	Metung Marina	Boat launching, and mooring for medium to large boats
Recreation	Chinamans Creek	Toilet and picnic facilities

Figure 65. Metung management actions and nodes

8 Nungurner

Nungurner is a small rural community located in a bushland setting. It is located on the Reeve Channel, across from Flannagan Island and neighbours Metung to the west. The scenic foreshore provides access to picnic areas, trails, toilets, a jetty, and small boat ramp. The area is surrounded by large tracts of native vegetation.

8.1 Community and connection to coast

Nungurner has a small population, with only 327 residents at the 2021 census. The small settlement has low-density residential developments with high occupancy. The community is a mix of families and retirees, with a younger median age than surrounding towns. The community has close ties with Metung, Kalimna and the broader Lakes Entrance region.

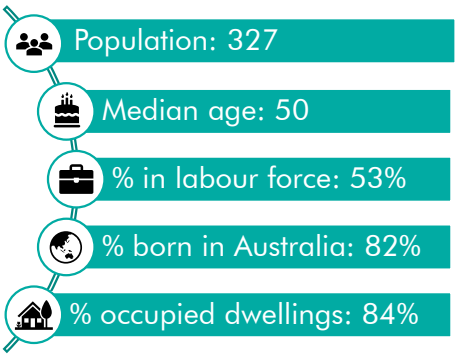


Figure 66. Key statistics for Nungurner (ABS, 2021).

Living in a rural setting, the community value the surrounding environment. The Nungurner Community Landcare Group (NCLG) and Nungurner Community and Coast Action Group (NCCAG) both work on community projects to enhance the natural environment.

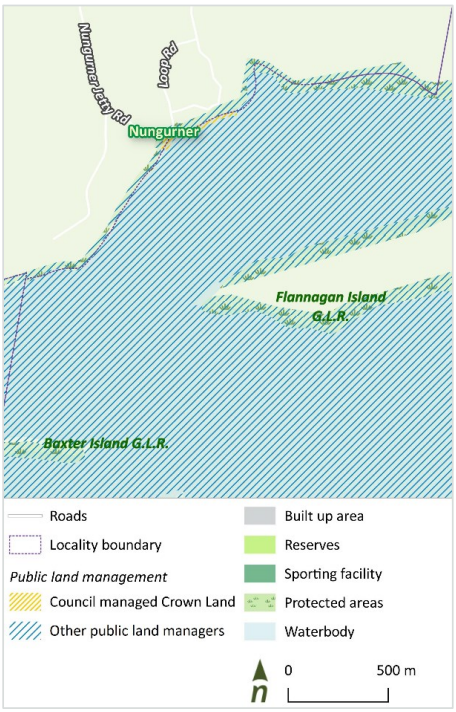


Figure 67. Nungurner locality.

The Gunaikurnai people are the Traditional Owners of the areas around Nungurner, represented by GLaWAC. The areas sits within Tatungalung Country. GLaWAC have collaborated with Council, community groups and other agencies on various projects in the region.



8.2 The coastal environment

The coastline of Nungurner fronts Reeves Channel and slopes into vegetated hills. Seagrass beds surround the shore, and significant ecological communities include:

- Plains Grassy Forest
- Limestone Box Forest
- Warm Temperate Rainforest
- Littoral Rainforest and Coastal Vine Thickets (EPBC-listed)

Native vegetation and tree cover characterises the rural settlement, with bushland style gardens across residential properties. The community strongly values the flora and bushland character surrounding it. However, these ecological communities are threatened by lack of habitat connectivity, weed infestations and pest animal impacts.

8.3 Coastal processes and hazards

Nungurner's coastline is relatively high and hilly, meaning a relatively minimal risk of inundation for majority of the settlement. Into the future, flooding up into creek lines and across the foreshore may increase slightly. Some erosion is evident along the foreshore and could increase with sea level rise. An existing seawall extends from the jetty parking area west for around 200 metres.

The environmental setting means limited facilities and assets are likely to be exposed to coastal hazards. Public and privately owned coastal structures such as jetties and boat ramps could be impacted.

8.4 Coastal uses, reserves and facilities

As a small coastal settlement, facilities in Nungurner are limited, these include:

- Nungurner jetty
- Historic Jetty and Boat Shed
- A boat ramp for small watercraft
- Pathways along the foreshore
- A picnic area and toilet facilities

There are no commercial uses in Nungurner, which relies on Metung, Lakes Entrance and Bairnsdale to access services.

8.5 Coastal and marine management

Council manage around 500 m of foreshore reserve. Parks Victoria manage Reeves Channel and remaining foreshores. Gippsland Ports manage the main town jetty, with Parks Victoria managing the historic jetty and Nungurner Boat Shed.

The Nungurner Urban Design Framework (2007) guided development and coastal and marine management in Nungurner. Four key objectives of the plan are to:

- Maintain Nungurner's low-density bushland character
- Create an attractive foreshore that caters to residents and visitors
- Enhance safe walking connection
- Improve stormwater management.

Table 6 summarises community values, challenges and opportunities across Nungurner, with focus areas for future management. Figure 68 to Figure 76 map key features, values, and management arrangements across the foreshore.



Table 16. Values, challenges and opportunities for Nungurner coastal and marine management, with focus areas for future management.

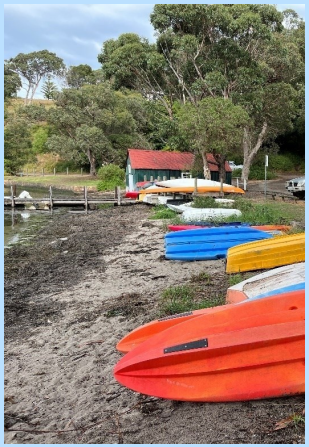


Nungurner

	Values	Challenges	Opportunities
Traditional Owners' rights, aspirations, and knowledge	• Tatungalung people and broader Gunaikurnai connection to Country • Evidence of use and occupation • Sharing information on Traditional Owner practices (existing interpretive signage and collaboration with community groups) • Other significant Aboriginal Heritage places and sites (recorded and unrecorded)	• Limited awareness and understanding of Nungurner's cultural values • Recreational land use and shoreline erosion impacts on cultural values	• Further initiatives to share Aboriginal stories and knowledge, where desired by Traditional Owners • Strengthen existing relationships with community groups • Collaborate with GLaWAC to Investigate cultural heritage values and improve understanding – both tangible and intangible
The marine and coastal environment	• High value natural vegetation and habitat across Nungurner foreshore reserve • Important vegetation communities – seagrasses, estuarine wetland, littoral rainforest, warm temperate rainforest, limestone box forest and damp sands herb rich woodlands • Rare and threatened species - Long Nosed Bandicoot, White-bellied Sea Eagle, Little Egret and Hooded Plover • Active environmental groups involved in weed removal, revegetation and pest control	• Feral predator, pest and weed threats • Removal of vegetation for agriculture	• Initiatives to protect endangered species, native vegetation and ecosystems • Educate and engage private landowners on native plants, species selection and vegetation protection
Natural processes and climate change	• Hilly terrain and minimal areas of inundation	• Erosion around Nungurner Jetty • Condition of seawall protection west of boat ramp	• Aging infrastructure upgrades or removal • Nature-based coastal hazard management options
Sustainable use and development	• Informal walking tracks • Historic value of boat shed and old jetty • Facilities for small watercraft and access to water– kayaks, canoes, small sailing boats. • Waterfront parking, picnic facilities and toilets • Peaceful settlement surrounded by bushland	• Maintenance of historic heritage assets • Aging facilities • Pressure from development not in-keeping with settlement character	• Upgrade facilities over time • Planning arrangements to maintain settlement character, natural bush setting and native vegetation
Stewardship, knowledge, engagement and collaboration	• Community groups - Nungurner Community Landcare Group, Nungurner Community and Coast Action Group		• Increase opportunities for community involvement, in collaboration with Traditional Owners, as desired

Focus for management

- Maintaining natural values, including vegetation protection and enhancement
- Maintaining settlement character and rural bushland setting
- Upgrading aging infrastructure
- Investigating opportunities for nature based coastal protection methods
- Investigate and increase understanding of cultural heritage and ensure protection.





Nungurner mapping:
Traditional Owners and cultural values

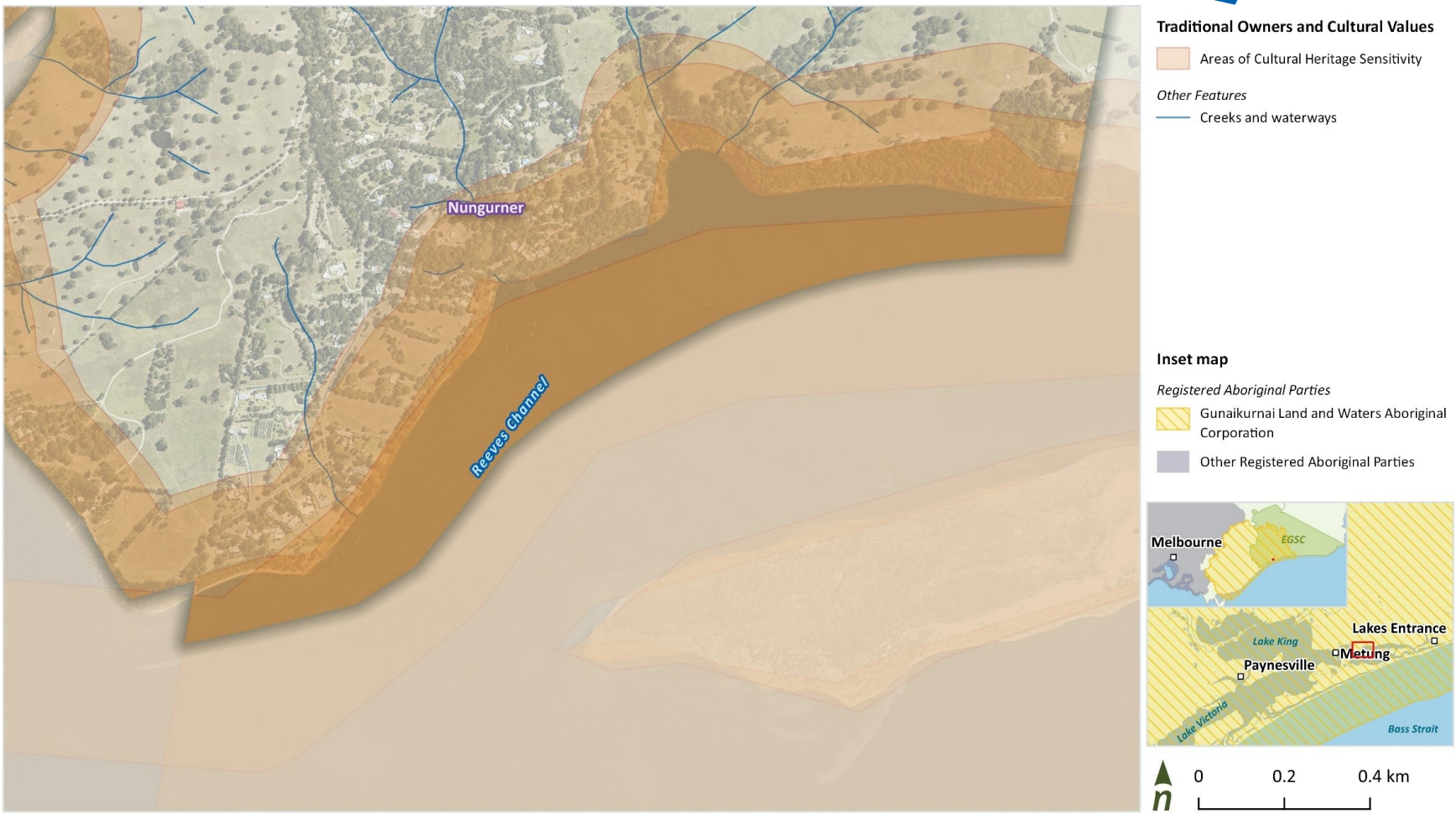


Figure 68. Registered Aboriginal Party areas, culturally sensitive areas, and Joint Management areas for Nungurner.

Nungurner mapping: Environmental values



Figure 69. Key coastal and marine environmental values, including protected areas, ecological vegetation classes (EVCs) and biotypes for Nungurner.

Nungurner mapping: Environmental overlays

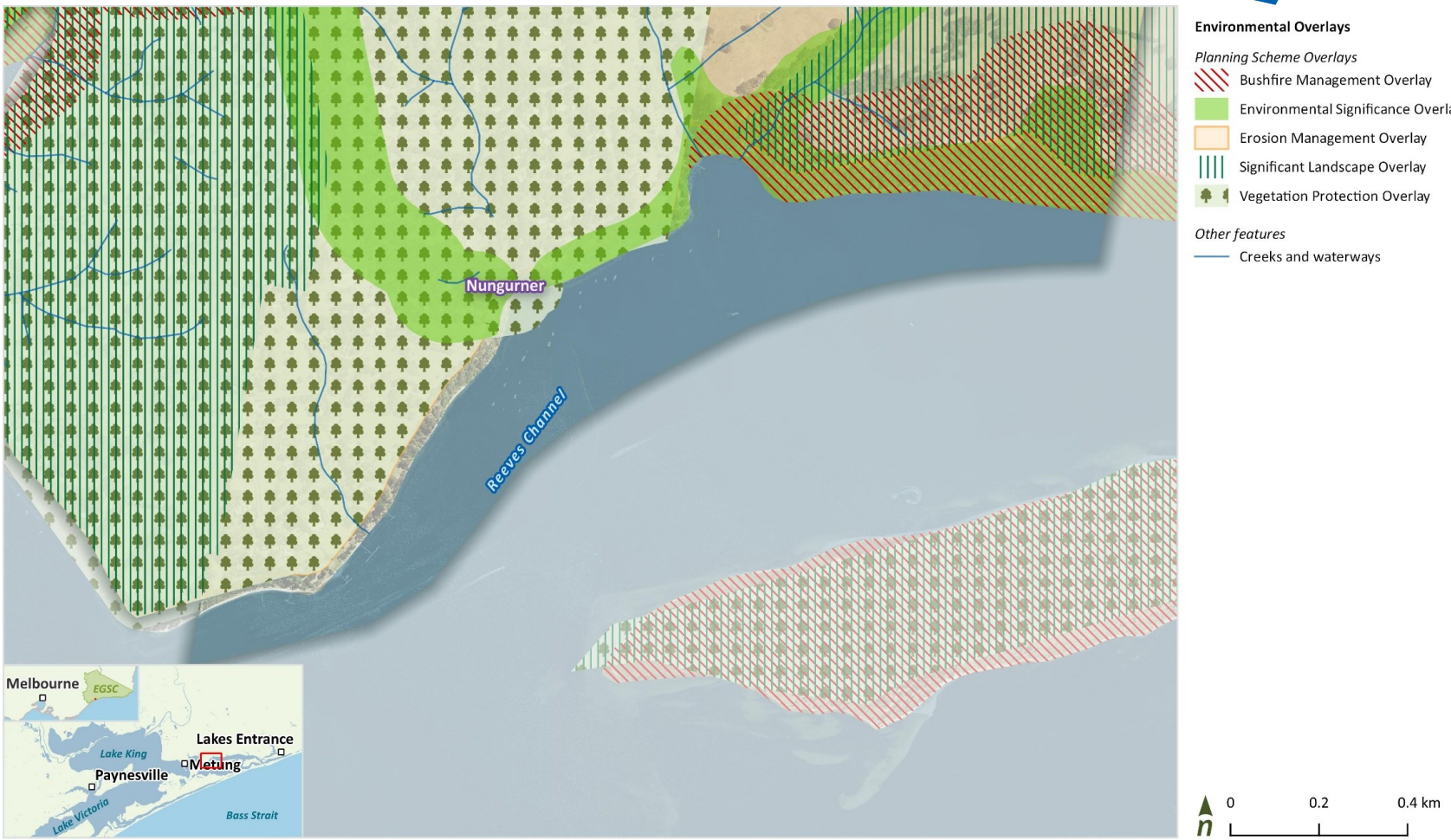


Figure 70. Environmental and land management planning overlays for Nungurner.

Nungurner mapping: Coastal hazards



Figure 71. Coastal hazard mapping from the Gippsland Lakes/90 Mile Beach LCHA for Nungurner.

Nungurner mapping:
Coastal protection and drainage infrastructure



Figure 72. Coastal protection and drainage infrastructure for Nungurner.

Nungurner mapping: Recreation and transport



Figure 73. Recreation facilities and transport networks for Nungurner.

Nungurner mapping:
Planning scheme zones

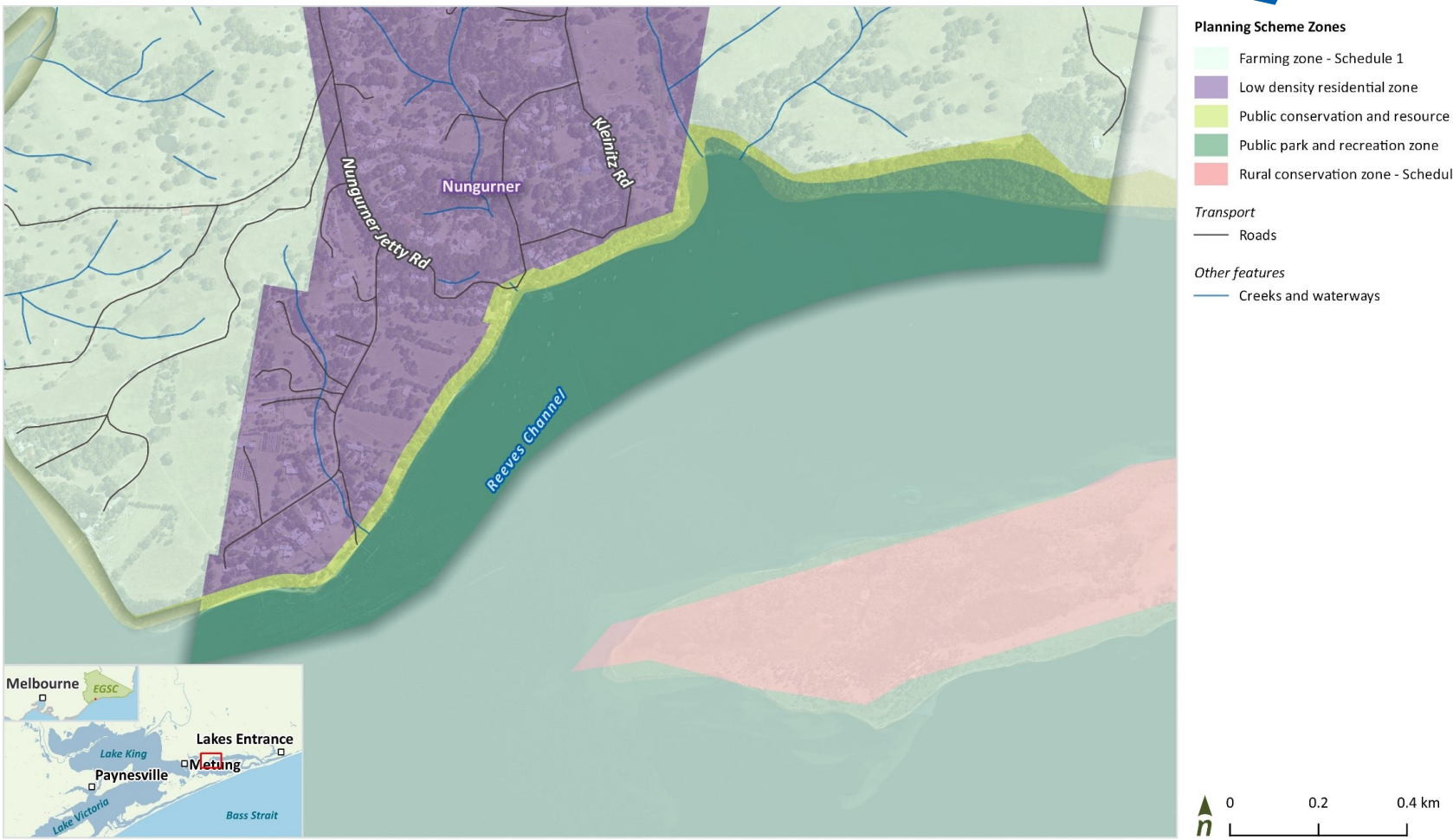


Figure 74. Planning scheme zones for Nungurner.

Nungurner mapping:
Planning overlays



Figure 75. Other planning scheme overlays for Nungurner.

Nungurner mapping:
Land management arrangements



Figure 76. Public land management arrangements for Nungurner.

8.6 Management actions

Table 17 details the CMMP management actions for Nungurner.

Figure 77 presents site-specific management actions and maps activity and recreation nodes.

Table 17. Nungurner management actions

Long-term objective	No.	Action	Priority	Council role	Partners
Objective 1: Acknowledge Traditional Owners' rights, aspirations and knowledge	NUI1.1	Guided by GLaWAC, support identification, management and protection of cultural heritage values across Nungurner coastal areas. In alignment with Shire Wide actions, this includes: • Supporting GLaWAC to identify unrecorded cultural heritage sites. • Continuing to implement appropriate planning overlays and controls such as Cultural Heritage Management Plans to protect cultural heritage. • Collaborating with GLaWAC to better understand cultural values and inform future protection. • Incorporating culturally-sensitive design into all works across Council-managed coastal reserves.	Ongoing	Participate	GLaWAC
	NU1.2	In collaboration with GLaWAC and where desired by Traditional Owners, strengthen existing relationships between members of GLaWAC and community groups through development of further joint initiatives to share Gunaikurnai stories and knowledge. Initiatives could serve to build awareness and understanding within the Nungurner community of the Aboriginal heritage and ongoing cultural values of Nungurner.	3-5 years	Lead	GLaWAC
Objective 2: Protect and enhance the marine and coastal environment	As per Shire wide actions				
Objective 3: Respect natural processes and strengthen resilience to climate change	NU3.1	Investigate options to manage emerging coastal hazard risks, including erosion, across the Nungurner foreshore, including measures to avoid risk and the use of nature-based solutions, such as revegetation. Monitor condition of seawall west of the Nungurner boat ramp. Consider nature-based coastal protection options for future replacement in the event of reaching end-of-life, where appropriate.	3-5 years	Lead	GLaWAC, Parks Victoria, DEECA, EGCMA, research institutes
Objective 4: Use and develop sustainably	NU4.1	In alignment with Action EG4.1, utilise activity and recreation nodes to clearly delineate distinct purposes and uses within foreshore zones, and ensure efficient development through co-location, partnership use, and consolidation of community assets. Includes delineation of: • Nungurner Jetty and Boat Ramp as key recreation node, providing heritage features, water access, fishing and other recreational facilities.	0-3 years	Lead	All other land managers
	NU4.2	In alignment with East Gippsland Housing and Settlement Strategy (2023), continue to foster Rural Town character and prioritisation of natural setting through: • Maintenance of existing foreshore facilities and investment in facilities, based on assessment of need. • Only small-scale housing development within existing residentially zoned areas. • Promoting adherence to township boundaries, planning overlays and land use planning.	Ongoing	Lead	

Nungurner
Management actions

Long-term objective	No.	Action	Priority	Council role	Partners
Objective 4: Use and develop sustainably (cont.)	NU4.3	Continue to partner with Parks Victoria to promote maintenance and celebration of historic heritage assets, e.g. Nungurner boat shed and old jetty.	5+ years	Participate	Heritage Victoria
Objective 5: Take a stewardship approach, build understanding and knowledge, engage and collaborate	NU5.1	Continue to support and collaborate with local volunteer community environment group e.g. Nungurner Community Landcare Group and Nungurner Community and Coast Action Group. Includes: • Promoting community group activities in the coastal and marine space. • Fostering open communication and engagement channels with community groups. • Continuing to seek opportunities to increase community involvement, including through community grants and Council (or other land manager) partnerships.	Ongoing	Lead	All other management agencies, environmental and community groups and organisations
	NU5.2	In alignment with Shire wide Action EG5.3, review, consolidate and update foreshore signage across Nungurner to: • Ensure consistency. • Promote connectivity and wayfinding. • Celebrate unique environments, history and culture. • Support implementation of activity and recreation nodes (Action NU4.1).	3-5 years	Lead	Other land managers, GLaWAC
	NU5.3	In alignment with Shire wide Action EG5.6, investigate initiatives to encourage engagement of private landowners with environmental management and restoration though education on values of native ecosystems for local resilience and the importance of their protection e.g. against inappropriate recreational use.	Ongoing	Lead	Private landholders

Nungurner
Management actions

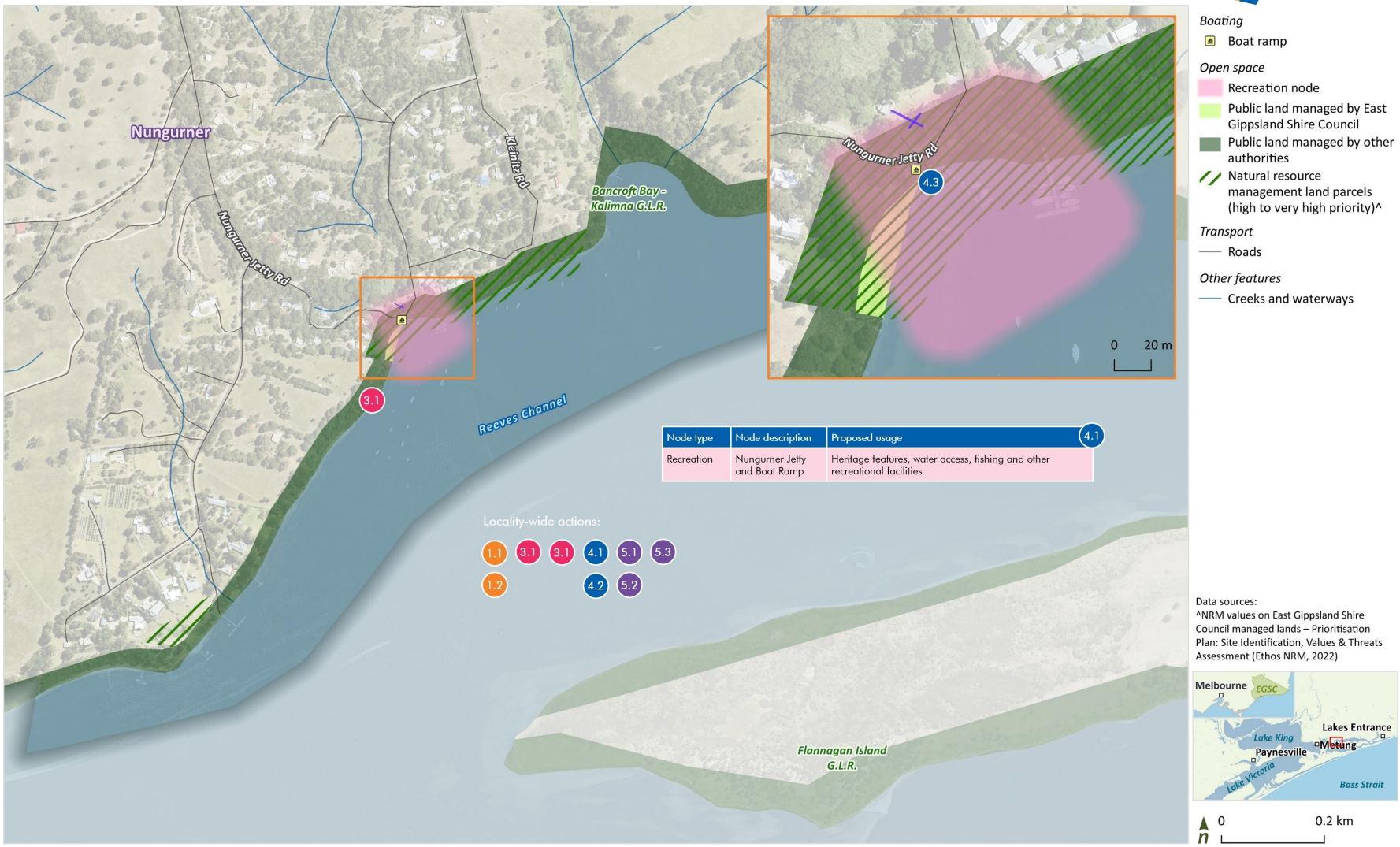


Figure 77. Nungurner management actions and nodes

9 Lakes Entrance

Lakes Entrance is one of the more developed areas of the Gippsland Lakes. It has a large population, with over 5,000 residents. Located at the entrance to the Gippsland Lakes and between the open Bass Strait, Cunninghame Arm and North Arm, the town is surrounded by water.

Known as a holiday destination, it provides many attractions, caravan and camping resorts, recreational facilities, accommodation, and fishing and boating opportunities. The town's foreshore encompasses Bullock Island to the west, the northern township up North Arm, through to Lake Bunga in the east and areas across to the Outer Barrier.

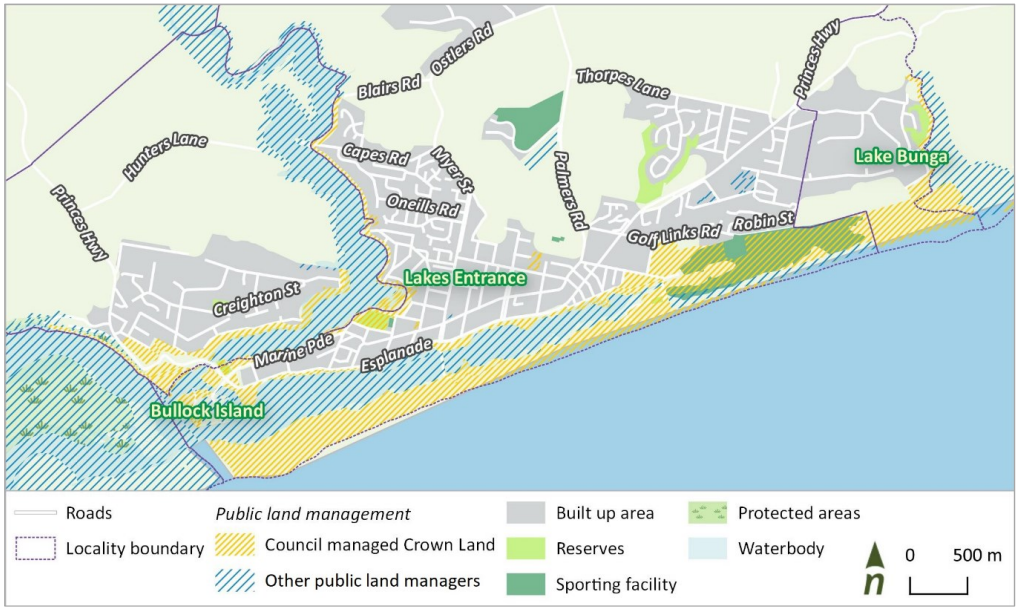


Figure 78. Lakes Entrance and Lake Bunga localities.

9.1 Community and connection to coast

Lakes Entrance is the largest coastal locality in the Shire. Popular with retirees, there is a low percentage in the labour force and over a third of the population over 65 years old.

The town's population is expected to grow by over 12% by 2041[4]. Life in Lakes Entrance is centred around access to water, water-based activities and commercial and recreational fishing and boating.

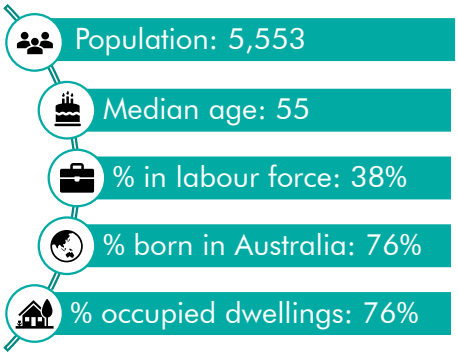


Figure 79. Key statistics for Lakes Entrance and Lake Bunga (ABS, 2021).

[4] https://forecast.id.com.au/east-gippsland/about-forecast-areas?WebID=120

The Gunaikurnai people are the Traditional Owners of the Lakes Entrance area, represented by GLaWAC. The area sits within Tatungalung Country, with Krauatungalung Country to the east. The town itself was developed on Traditional Owner camping grounds. Evidence of this use and occupation exists, with many Aboriginal places and objects such as middens, scar trees and artefact scatters.

Waterways and lakes systems were transport networks for the region's Traditional Owners. Ancestors would use bark canoes to travel waterways and open ocean coast, harvesting marine resources.



9.2 The coastal environment

The area includes the Outer Barrier dune system, the low-lying main township, Bullock Island and estuaries, inlets and arms of Lake Bunga and Eastern Beach. Lakebeds, waterways and surrounding environments support seagrass beds, saltmarsh, and reedbeds. Important ecological communities include:

- Warm Temperate Rainforest of Kalimna, Lake Bunga, North Arm
- Coastal Dune Scrub and Grassland across the Outer Barrier
- Damp Sands Herb-rich Woodland of coastal islands and estuaries
- Limestone Box Forest
- Coastal Lagoon Wetland across the Eastern Beach region
- Swamp Scrub across creek mouths

Natural values across Kalimna Gully, North Arm and Eastern Beach are particularly high (Ethos NRM, 2022).

9.3 Coastal processes and hazards

Lakes Entrance is low lying and very susceptible to flooding. Large areas of the township are only slightly above lake levels, meaning small increases in water level can inundate large areas. Lakes Entrance is currently subject to inundation in flood events (Water Technology, 2014) and the East Gippsland Floodplain Management Strategy (EGCMA, 2017) identifies the high flooding risk.

Inundation hazards are likely to increase with sea level rise, with some areas being permanently inundated. This may impact on significant areas of the township.

Increased erosion of the Outer Barrier is also likely to occur with sea level rise. A critical tipping point could occur between 0.4 and 0.8 m sea level rise, when barrier overwash is likely to increase in frequency, leading to significantly larger flooding extents (Water Technology, 2014).



The Esplanade, commercial jetties, the business district, and multiple roads are all low-lying and would be affected by storm tide inundation and sea level rise. The effectiveness and functionality of drainage networks also reduces as water levels rise.

Lakes Entrance has a range of coastal protection structures and drainage infrastructure to manage impacts of coastal hazards. These include seawalls and revetments across all of Bullock Island, much of the Cunninghame Arm and North Arm foreshores along the main township.

9.4 Coastal uses, reserves and facilities

Lakes Entrance is home to the largest commercial fishing fleet in Victoria and one of the largest in Australia, supplying catches to Sydney and Melbourne. It is an important centre for commercial and recreational fisheries and tourism.



The foreshore encompasses a myriad of boating infrastructure including jetties, wharfs, marinas and boat ramps. Bullock Island also hosts the Gippsland Ports offices, Lakes Entrance Fishing Co-op, TAFE Gippsland Seamec facilities along with recreational fishing facilities.

Tourists and residents enjoy a wide range of foreshore facilities including:

- Foreshore walkways and lookouts
- Caravan parks and recreation reserves at North Arm, throughout the township and at Eastern Beach
- Parks, playgrounds, picnic and toilet facilities

The Outer Barrier also provides a coastal bushwalk experience, with opportunities to watch the wildlife around the entrance including dolphins and seals. The Barrier is linked through the Myer Street Footbridge.

Sand management and dredging

Hosting the largest commercial fishing fleet in Victoria, safe open ocean access is essential for the Lakes Entrance economy, local tourism and recreational users.

Since the permanent entrance was constructed in 1889, regular dredging has been undertaken to maintain safe access.

Gippsland Ports has responsibility to provide safe, navigable channels in the port, including at the entrance. Further details on dredging operations and management of environmental impacts are provided at: gippslandports.vic.gov.au/ports-and-waterways/sand-management



9.5 Coastal and marine management

Council manage the majority of the foreshore from the edge of the township on North Arm at Tarra Drive, around the township and through to Lake Bunga, including some foreshore along Bullock Island. Council are also responsible for coastal management across the Outer Barrier fronting the township.

Gippsland Ports are the Port manager and are responsible for managing a range of jetties and wharfs across Bullock Island, Cunninghame Quay, and North Arm

The Lakes Entrance Fishing Cooperative (LEFL) sits on DEECA-managed foreshore on Bullock Island. Parks Victoria manage many of the sand islands, Outer Barrier and waterways surrounding the township.



Lakes Entrance's coastal and marine management is guided by the Lakes Entrance Foreshore Management Plan (2012). The Plan defined activity nodes and natural precincts, with strategies to:

- Consolidate reserve boundaries, manage encroachment and, improve inter-agency work
- Enhance pedestrian, cyclist, and vehicle safety and connectivity
- Improve recreational facilities, boating amenities, camping and caravan parks and signage
- Enhance flora and fauna and manage pest plants and animals
- Manage hazards/emergencies such as fire, erosion and flooding.
- Manage cultural heritage values

In recent years, many masterplans, designs and strategies have guided management:

- CBD improvement masterplan
- Bullock Island Masterplan
- Slipway Concept Design
- Krauatungalung Walk concept

There are several recent or ongoing Council-led projects across Lake Entrance:

- Streetscaping and traffic improvements
- Bullock Island Master Plan and Bridge Upgrade
- Jemmy's Point Loop Trail
- Slipway Redevelopment
- Foreshore Park Development
- Marine Parade Upgrade
- Krauatungalung Walk
- Apex Park Boat Ramp Carpark

Table 14 summarises community values, challenges and opportunities across Lakes Entrance, with focus areas for future management.

Figure 80 to Figure 88 map key features, values, and management arrangements across the foreshore.

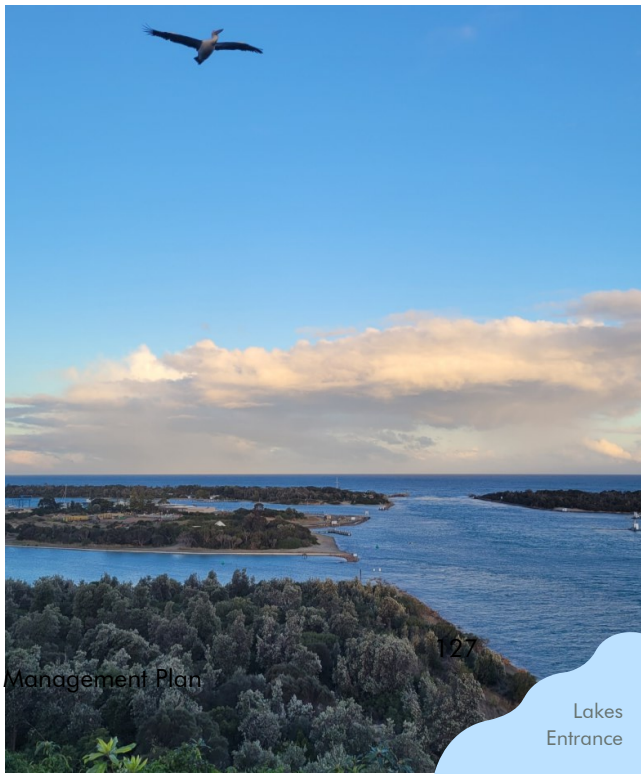


Table 18. Values, challenges and opportunities for Lakes Entrance coastal and marine management, with focus areas for future management.

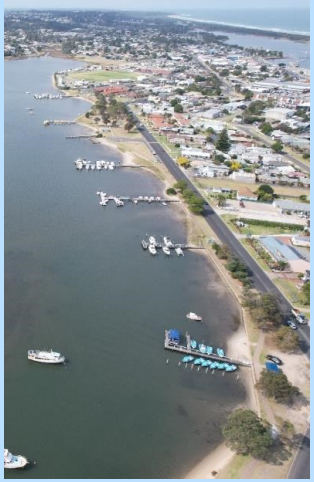


Lakes Entrance

	Values	Challenges	Opportunities
Traditional Owners' rights, aspirations, and knowledge	• Tatungalung and Krauatungalung people and broader Gunaikurnai connection to Country • Evidence of use and occupation of camping grounds – middens, artefact scatters, scar trees. • Other significant Aboriginal Heritage places and sites (recorded and unrecorded) • Existing partnerships with Council, including in delivery of Krauatungalung Walk	• Heritage sites being impacted or destroyed by other activities e.g. road and house construction and inappropriate recreational use • Managing practicalities of implementing Krauatungalung Walk and protecting natural values through implementation.	• Identify unrecorded Aboriginal Heritage sites and continue appropriate planning overlays and controls to protect sites • Initiatives to share Aboriginal stories and knowledge, where desired by Traditional Owners • Continued partnerships to deliver the Krauatungalung Walk projects
The marine and coastal environment	• High value natural vegetation and habitat across foreshore reserves – Kalimna and Jemmys Point, North Arm foreshore and Lake Bunga. • Important vegetation communities – warm temperate rainforest, coastal dune scrub, damp sands herb-rich woodland, limestone box forest, coastal lagoon wetland, and swamp scrub • Rare and threatened species - Burrunan Dolphins, Musk Duck, Spotted-tail Quoll, terns and plovers. • Surrounding sand islands, Outer Barrier and bird habitat, including Ramsar-listed wetlands	• Increased salinity, coastal erosion, changing lake conditions, and lack of space for ecosystem retreat • Stormwater quality, litter and pollution from urban, agricultural and industrial zones, includes boat wastewater releases (commercial and residents) • Increasing development and population growth pressures on natural values • Litter, including fishing line and discarded nets • Conflicts between dogs and bird nesting habitats • Feral predator, pest and weed threats • Declining water quality – salinity and algae blooms	• Investigate options for tourism operator permits and licensing to improve compliance • Initiatives to protect endangered species, native vegetation and ecosystems - weed management and revegetation of native species • Improve litter education, increase jetty bins and signage and investigate options for floating sea bins • Apply water-sensitive urban design, communicate emergency wastewater discharge arrangements, use of recycled water, and runoff controls from urban areas, agricultural and industrial zones
Natural processes and climate change	• Proximity to water and coastal landscapes as a major attraction to the town • Areas of higher ground, with reduced coastal hazard risk	• Coastal hazard impacts across large coastal areas • Current inundation across main township in storm events – stormwater drainage issues • Erosion and permanent inundation across Bullock Island, Outer Barrier and main township • Significant increase in coastal hazard impacts likely – sea level rise • Community concerns of entrance dredging impacts	• Undertake long-term strategic adaptation planning • Communicate latest coastal hazard mapping • Update / enforce coastal hazard planning overlays • Best-practice Integrated Water Management (IWM) and water sensitive urban design (WSUD) to mitigate flooding, improve stormwater quality and discharge points • Resilient design of facilities to respect changing coastal processes and hazards • Communication of entrance dredging procedures, impacts and monitoring
Sustainable use and development	• Central tourism hub across Gippsland • Walking tracks, access and township connectivity • Access to coastal reserves and public open space • Major boating facilities – Esplanade marinas, jetties and moorings, boat ramps, pump out facilities • Facilities to support recreational activities - caravan and camping parks, swimming, boating, fishing, walking, cycling, toilets, picnic and BBQ facilities. • Strong maritime heritage and commercial fishing	• Coastal inundation and flooding impacting foreshore facilities and township • Poor public access and walking connectivity – Lakes Entrance Golf Course and along to Eastern Beach • Facilities to support seasonal visitation fluctuations – parking, mooring and seating availability • Tired, outdated or lack of public foreshore facilities • Topographical constraint on development, particularly in the north	• Monitor usage and plan facilities accordingly • Sewage pump-out facility upgrades and improved messaging, communication and enforcement. • Streetscaping and landscaping with upgraded facilities and native vegetation • Ecological and water-sensitive development and resilient design that includes consideration of natural processes and current and future coastal hazards • Recognise and facilitate sustainable port, commercial and tourism opportunities, including seasonal pop-ups
Stewardship, knowledge, engagement and collaboration	• Community groups – Lakes Entrance Action Development Association, Lakes Entrance Landcare • Recreational clubs - Lake Entrance Life Saving Club, Gippsland Lakes Fishing Club, Lakes Entrance Fishermen's Co-op	• Poorly defined and understood land and asset management arrangements– e.g. jetty maintenance, environmental management and monitoring, water quality, enforcement etc.	• Communicate ongoing work and clarify roles across Gippsland Lakes through GLCC work • Investigate increased public access opportunities

Focus for management

- Adaptation planning and clarity around potential risks, management strategies and adaptation pathways for managing coastal hazards.
- Integrated Water Management and water-sensitive urban design to reduce flooding risk and improve stormwater quality
- Strategic planning and communication of activity, recreation and industrial nodes and environmentally sensitive areas
- Improve communication of management roles, responsibilities and investigate enforcement opportunities to improve environmental compliance across the Gippsland Lakes.
- Promote equitable use and sustainable marine and coastal industries, including commercial fishing and eco-tourism.
- Investigate and increase understanding of cultural heritage and ensure protection.



Lakes Entrance mapping:
Traditional Owners and cultural values



Figure 80. Registered Aboriginal Party areas, culturally sensitive areas and Joint Management areas for Lakes Entrance and Lake Bunga.

Lakes Entrance mapping: Environmental values



Figure 81. Key coastal and marine environmental values, including protected areas, ecological vegetation classes (EVCs) and biotypes for Lakes Entrance and Lake Bunga.

Lakes Entrance mapping: Environmental overlays

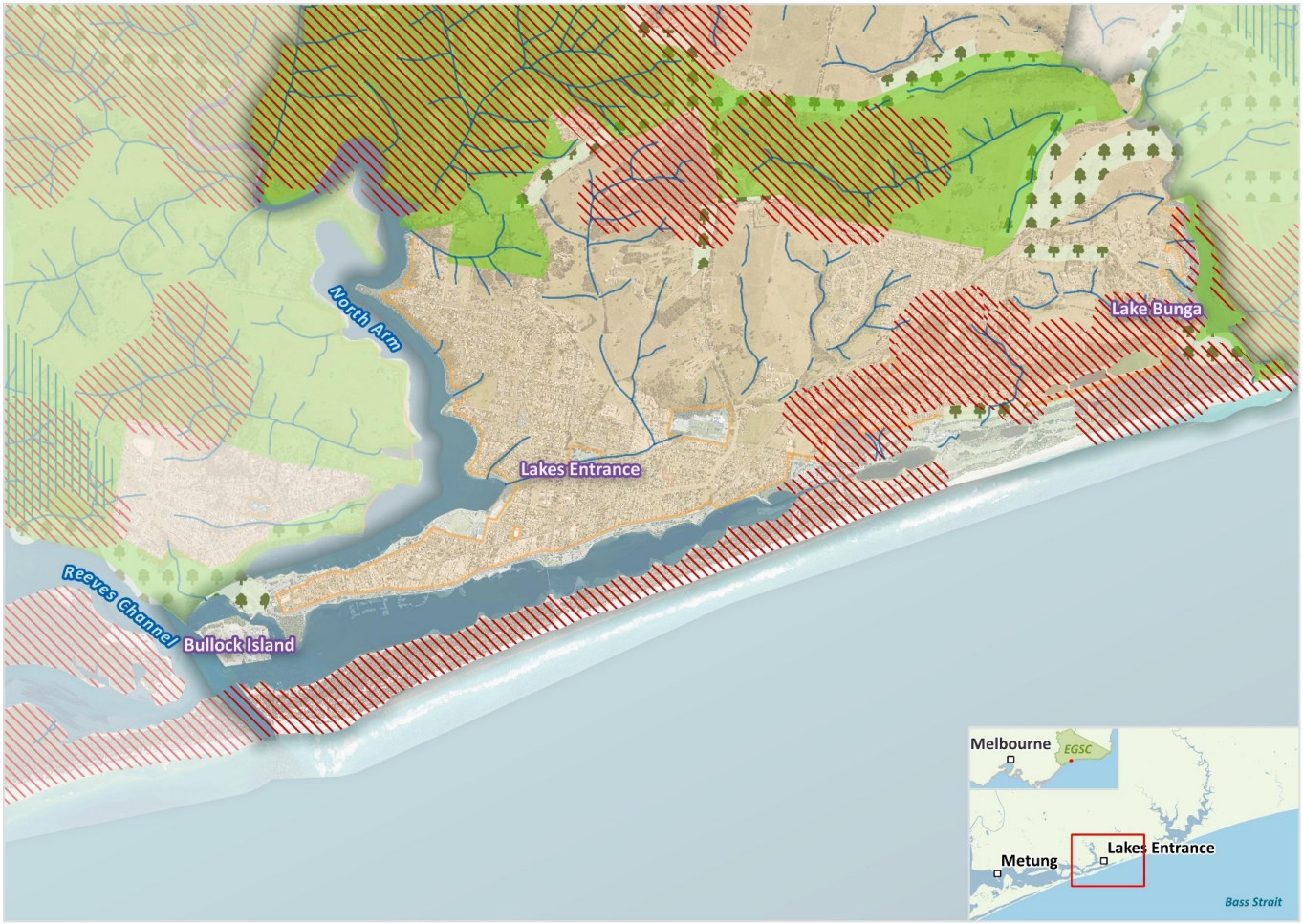


Figure 82. Environmental and land management planning overlays for Lakes Entrance and Lake Bunga.

Lakes Entrance mapping:
Coastal hazards

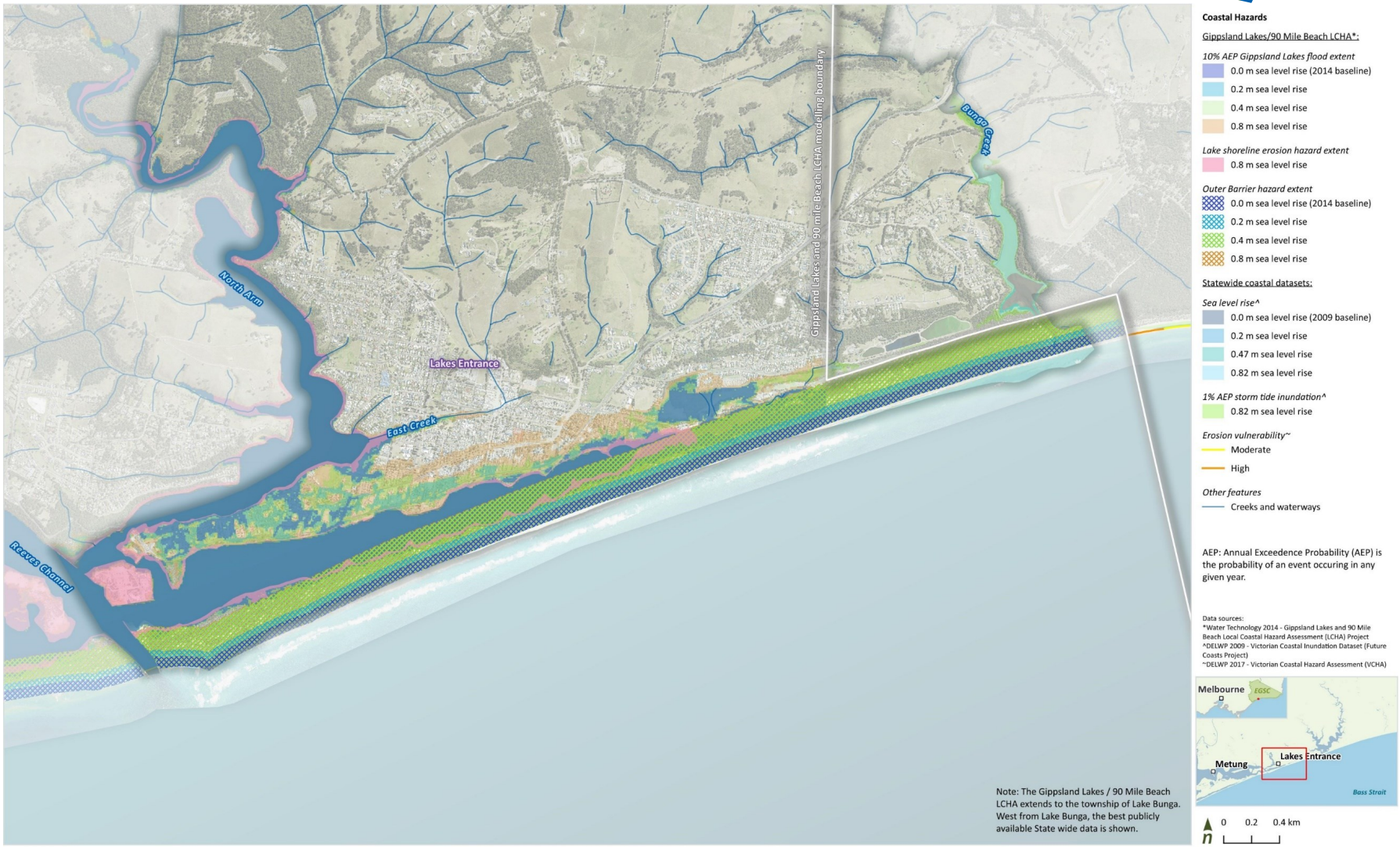


Figure 83. Coastal hazard mapping from the Gippsland Lakes/90 Mile Beach LCHA and Statewide coastal hazard data as part of the Victorian Governments Future Coasts Project and Victorian Coastal Hazard Assessment for Lakes Entrance and Lake Bunga.

Lakes Entrance mapping:
Coastal protection and drainage infrastructure



Figure 84. Coastal protection and drainage infrastructure for Lakes Entrance and Lake Bunga.

Lakes Entrance mapping: Recreation and transport



Figure 85. Recreation facilities and transport networks for Lakes Entrance and Lake Bunga.

Lakes Entrance mapping: Planning scheme zones

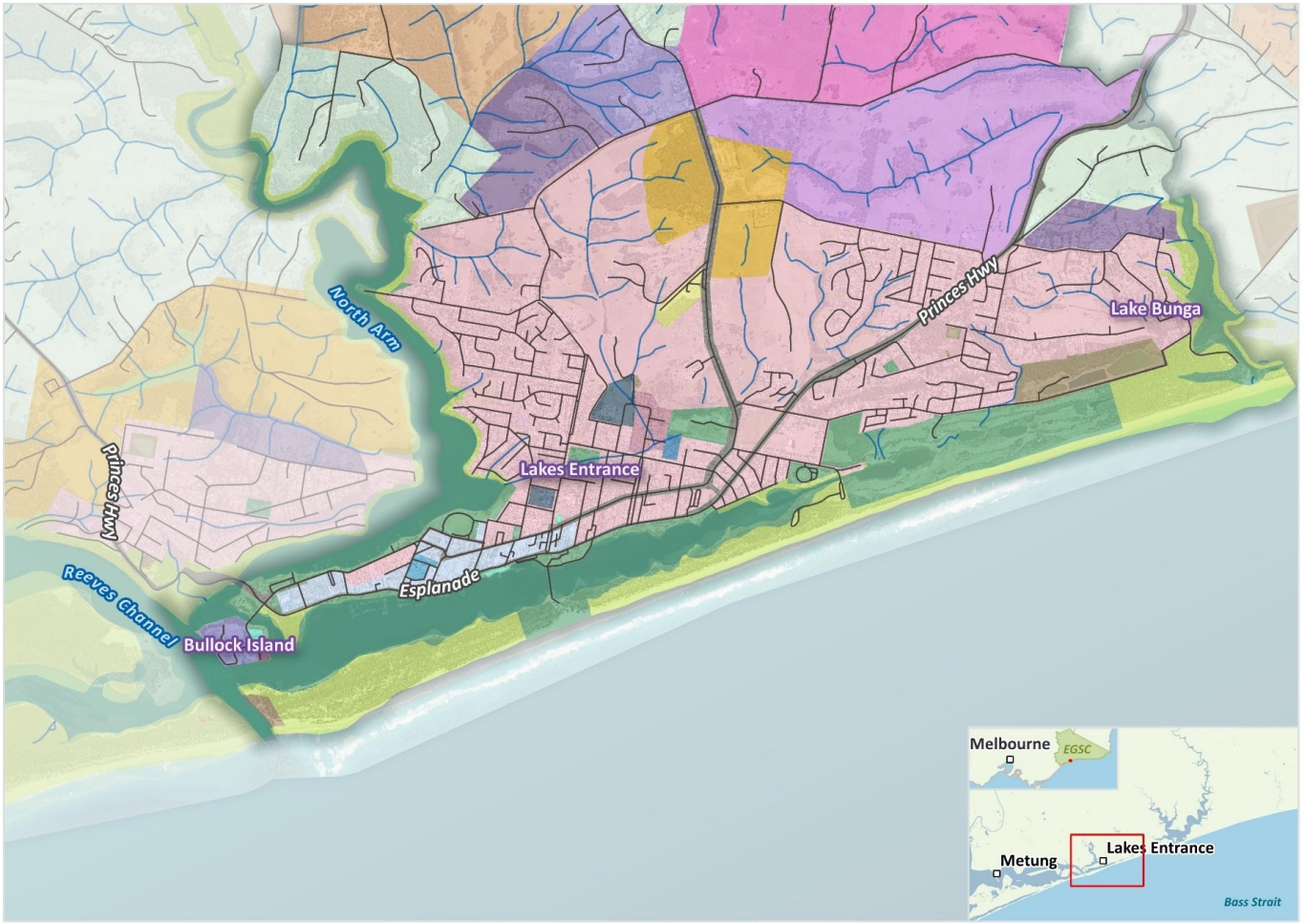


Figure 86. Planning scheme zones for Lakes Entrance and Lake Bunga.

Lakes Entrance mapping: Planning overlays

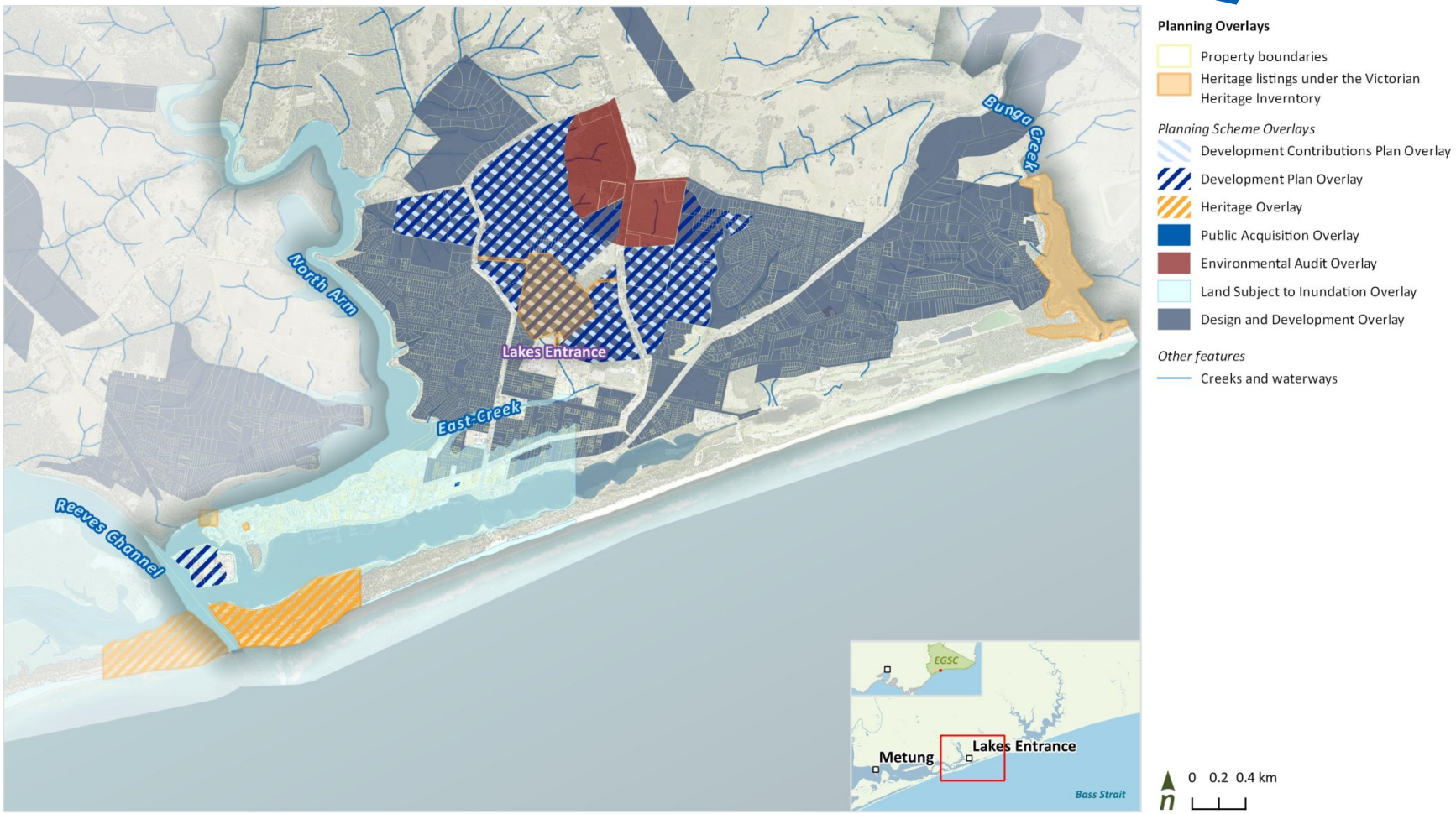


Figure 87. Other planning scheme overlays for Lakes Entrance and Lake Bunga.

Lakes Entrance mapping:
Land management arrangements



Figure 88. Public land management arrangements for Lakes Entrance and Lake Bunga.

9.6 Management actions

Table 19 details the CMMP management actions for Lakes Entrance.

Figure 89 presents site-specific management actions and maps activity, recreation and industrial nodes.

Table 19. Lakes Entrance management actions

Long-term objective	No.	Action	Timeframe	Council role	Partners
Objective 1: Acknowledge Traditional Owners' rights, aspirations and knowledge	LE1.1	Guided by GLaWAC, support identification, management and protection of cultural heritage values across Lakes Entrance coastal areas. In alignment with Shire Wide actions, this includes: • Supporting GLaWAC to identify unrecorded cultural heritage sites. • Continuing to implement appropriate planning overlays and controls such as Cultural Heritage Management Plans to protect cultural heritage. • Collaborating with GLaWAC to better understand cultural values and inform future protection. • Incorporating culturally-sensitive design into all works across Council-managed coastal reserves.	Ongoing	Participate	GLaWAC
	LE1.2	Continue partnership with GLaWAC in delivery of Stages 1-4 of the all-abilities Krauatungalung Walk encircling the Cunninghame Arm. Ensure development reflects aspirations of Gunaikurnai peoples, incorporates objectives of the CMMP and provides for ongoing protection of natural values throughout the walk's construction.	0-3 years, then ongoing	Lead	GLaWAC
	LE1.3	In collaboration with GLaWAC and Action EG1.3, continue to investigate development and implementation of further initiatives to share Aboriginal stories and knowledge of the Lakes Entrance region. Includes communication and signage related to delivery of the Krauatungalung Walk (Action LE1.2).	3-5 years	Lead	GLaWAC
Objective 2: Protect and enhance the marine and coastal environment	LE2.1	Collaborate with BirdLife Australia, EGCMA and other stakeholders to promote important estuarine and coastal wetland habitats across the Gippsland Lakes and fringing wetlands. Support education on impacts of inappropriate recreational use, presence of dogs, and vegetation removal.	Ongoing	Participate	EGCMA, BirdLife Australia, environmental and community groups
	LE2.2	Investigate and implement litter management measures, with focus on discarded fishing line and nets.	3-5 years	Lead	Gippsland Ports
Objective 3: Respect natural processes and strengthen resilience to climate change	LE3.1	Building from existing coastal hazard assessments and adaptation planning to date, prioritise and undertake long-term strategic coastal hazard adaptation planning. Includes: • Reviewing available information, data and mapping for Lakes Entrance and suitability for adaptation planning. • Prioritising adaptation planning funding applications for Lakes Entrance (in alignment with Action EG3.2). • Following Victoria's Resilient Coast framework and guidelines to develop long-term adaptation and resilience planning. • Engaging and communicating throughout process, including stakeholder and rightsholder partnerships and community engagement.	0-3 years	Lead	DEECA, EGCMA, GLaWAC Gippsland Ports, Parks Victoria, other land asset and infrastructure managers
	LE3.2	In collaboration with DEECA, monitor and assess coastal protection structures across Lakes Entrance, including seawalls, revetments and other structures. Consider opportunities for enhancing ecological outcomes (e.g. living seawalls) or alternatives to protection infrastructure through hybrid/nature-based solutions and adaptation planning. Embed State policy to consider adaptation options in order of preference. Aligns with Action EG3.5.	0-3 years	Participate	DEECA

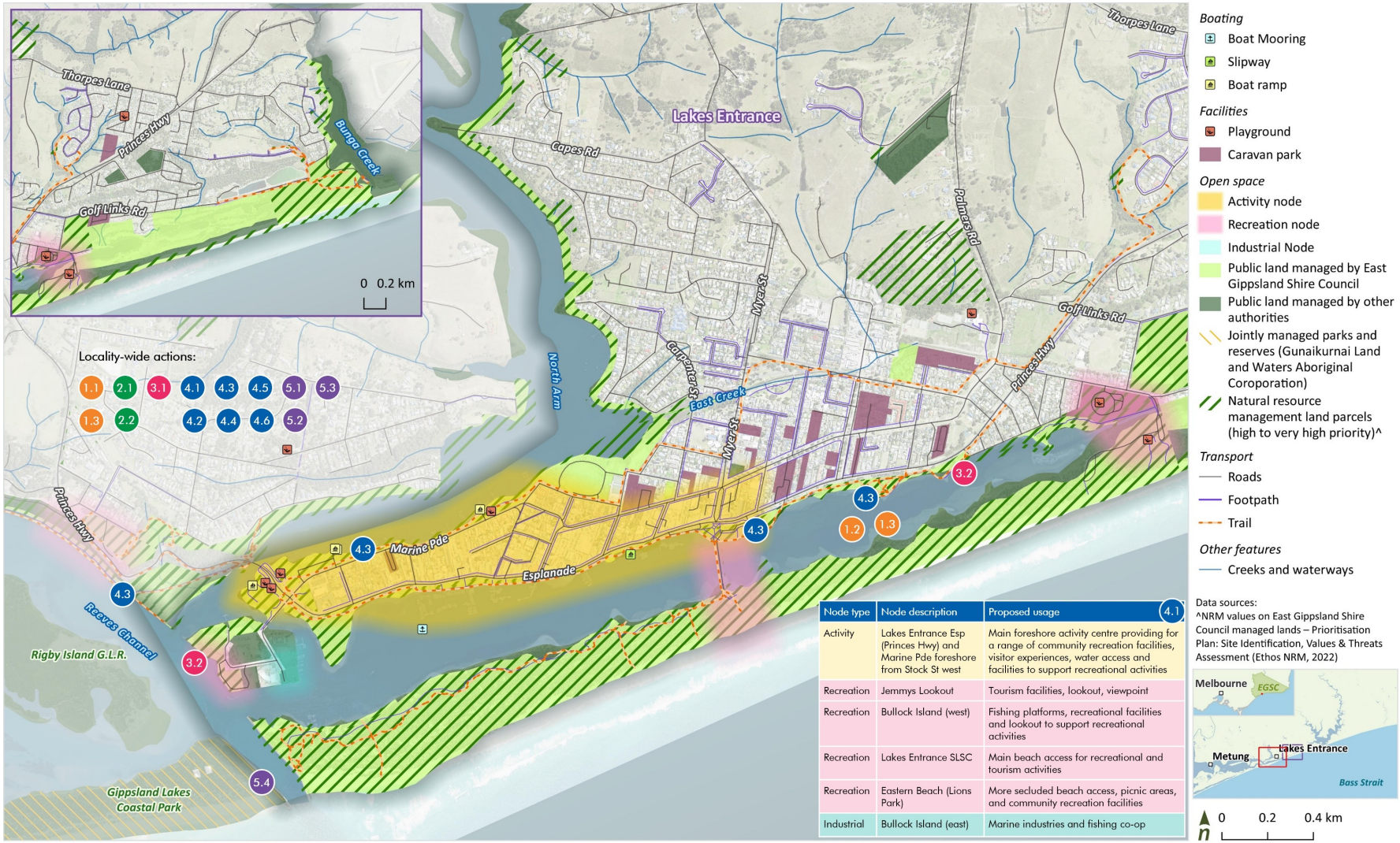
Lakes Entrance
Management actions

Long-term objective	No.	Action	Timeframe	Council role	Partners
Objective 4: Use and develop sustainably	LE4.1	In alignment with Action EG4.1, utilise activity, recreation and industrial nodes to clearly delineate distinct purposes and uses within foreshore zones , and ensure efficient development through co-location, partnership use, and consolidation of community assets. Includes delineation of: • Lakes Entrance Esplanade (Princes Highway) and Marine Parade foreshore from Stock Street west as key activity node. • Jemmys Lookout, Bullock Island, Lakes Entrance SLSC, and Eastern Beach (Lions Park) as key recreation nodes supporting a range of visitor experiences, water access and facilities to support recreational activities. • Bullock Island marine industries and fishing co-op as an industrial node.	0-3 years	Lead	All other land managers
	LE4.2	In alignment with East Gippsland Housing and Settlement Strategy (2023), continue to foster Service Town character through: • Provision and maintenance of foreshore facilities to meet community and visitor needs. • Sustainable growth subject to environmental risk (bushfire, flood, coastal hazard) constraints. • Promoting adherence to township boundaries, planning overlays and land use planning.	Ongoing	Lead	
	LE4.3	Progress and complete upgrade works to foreshore precincts and facilities that are currently underway including: Streetscaping and traffic improvements, Jemmy's Point Loop Trail, Foreshore Park Development, Marine Parade Upgrade and Apex Park Boat Ramp Carpark, and Krauatungalung Walk. Review designs and planning to ensure proposed works and upgrades align with CMMP objectives, principles, actions and State policy.	Ongoing	Lead	DEECA, GLaWAC
	LE4.4	In collaboration with the East Gippsland Integrated Water Management Forum, contribute to a Lakes Entrance Integrated Water Management Plan and develop a stormwater management plan to guide best-practice stormwater management.	3-5 years	Participate	DEECA, IWM Forum partners
	LE4.5	Ensure resilient design of new/upgraded infrastructure and facilities, considering natural processes and current and future coastal hazards. Consider: • Ecologically and culturally sensitive design e.g. boardwalks through hazard prone areas and/or sensitive cultural heritage sites or ecological communities. • Integrated water management approaches and water-sensitive urban design to reduce flood risk, improve stormwater quality, sediment runoff and discharge points. • Infrastructure design life and resilience to coastal hazard impacts, and adaptative management of facilities, recognising any emerging coastal hazard risk.	Ongoing	Lead	
	LE4.6	In alignment with Shire wide Action EG4.3, review licensing and leasing arrangements across Lakes Entrance, with a focus on commercial operations and longer term operations, including camping or accommodation requirements/locations. Consider coastal-dependent activities with functional need to be near the coast.	0-3 years	Lead	DEECA

Lakes Entrance
Management actions

Long-term objective	No.	Action	Timeframe	Council role	Partners
Objective 5: Take a stewardship approach, build understanding and knowledge, engage and collaborate	LE5.1	Continue to support and collaborate with local volunteer community environment groups e.g. Lakes Entrance Landcare, Friends of the Gippsland Lakes, Gippsland Environment Group. Includes: • Promoting community group activities in the coastal and marine space. • Fostering open communication and engagement channels with community groups. • Continuing to seek opportunities to increase community involvement, including through community grants and Council partnerships.	Ongoing	Lead	All other management agencies, environmental and community groups and organisations
	LE5.2	In alignment with Shire wide Action EG5.3, review consolidate and update foreshore signage across Lakes Entrance to: • Ensure consistency. • Promote connectivity, wayfinding and safety. • Celebrate unique environments, history and culture. • Support implementation of activity, recreation and industrial nodes (Action LE4.1).	3-5 years	Lead	Other land managers, GLaWAC
	LE5.3	In alignment with Shire wide Action EG5.8, review and prioritise encroachment cases across Lakes Entrance. Work with landholders to address cases of encroachment, guided by Shire wide policy, framework and procedures.	3-5 years	Lead	DEECA, Parks Victoria, other land managers
	LE5.4	In collaboration with Gippsland Ports, continue to maintain clear, accurate and timely communication with the community regarding entrance dredging operations, procedures, impacts, environmental assessments and monitoring.	Ongoing	Participate	DEECA

Lakes Entrance
Management actions



Node type	Node description	Proposed usage
Activity	Lakes Entrance Esp (Princes Hwy) and Marine Pde foreshore from Stock St west	Main foreshore activity centre providing for a range of community recreation facilities, visitor experiences, water access and facilities to support recreational activities
Recreation	Jemmys Lookout	Tourism facilities, lookout, viewpoint
Recreation	Bullock Island (west)	Fishing platforms, recreational facilities and lookout to support recreational activities
Recreation	Lakes Entrance SLSC	Main beach access for recreational and tourism activities
Recreation	Eastern Beach (Lions Park)	More secluded beach access, picnic areas, and community recreation facilities
Industrial	Bullock Island (east)	Marine industries and fishing co-op

Figure 89. Lakes Entrance management actions and nodes

10 Lake Tyers Beach

The quiet town of Lake Tyers Beach is on the western shores of Lake Tyers. The township spans the lake and Bass Strait coast. Lake Bunga and Lakes Entrance sit to the west.

This holiday destination is popular for surfing, swimming, fishing, and wildlife watching. The Lake itself is an intermittently closed-open estuary with high cultural and environmental value. Lake Tyers is a valued land, kayak and boat fishing spot.



10.1 Community and connection to coast

The small community includes retirees, families and holiday home owners. With a slightly lower median age than similar rural towns, Lake Tyers Beach has a relatively high proportion of teenagers and mature families. Community facilities and attractions include the primary school, caravan park, general store and tavern.

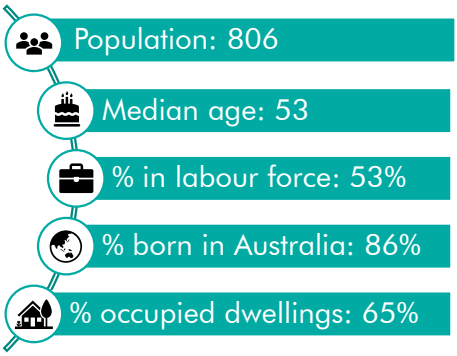


Figure 90. Key statistics for Lake Tyers Beach (ABS, 2021).



Figure 91. Lake Tyers Beach locality.

The Gunaikurnai people are the Traditional Owners of the Lake Tyers Beach area, represented by GLaWAC. The area sits within Krauatungalung Country.

Lake Tyers was an important meeting place for Gunaikurnai groups. It was a neutral place, rich in food and materials. As an abundant place, a lot of people lived there. Many recorded scar trees, artefact scatters, birthing places and burial sites exist. The land, water and surrounds remain important for hunting, catching fish and eels, and collecting mussels, swan eggs, various plants for food and medicine.



Management responsibility for Lake Tyers was transferred back to Traditional Owners in the 1970s.This was one of the first successful Aboriginal land rights claims in Australia's history.

The formation of Bung Yarnda (Lake Tyers)

Narkabungdha, the sea, was tired from playing with fish, rushing over rocks and rolling up and back on the sand. He searched the coast for somewhere to rest. At last he found a quiet place with tall gum trees for shade and soft earth to lie on. Narkabungdha lay down to sleep. He wriggled down into the soft sand, turning his body this way and that until he was comfortable. This place became Bung Yarnda (Lake Tyers), a place where Narkabungdha still rests among the trees.

Gunaikurnai Whole of Country Plan (GLaWAC, 2015)



Today the Lake Tyers Aboriginal Reserve is the private property of the Lake Tyers Aboriginal Trust. Gunaikurnai Traditional Owners and Parks Victoria jointly manage Lake Tyers State Park. These two reserves together form one of the most significant cultural and historic places in Victoria for Aboriginal people.

10.2 The coastal environment

Lake Tyers is listed on the Directory of Important Wetlands in Australia. The lake and adjoining coastal dune foreshore host a variety of flora and fauna. These important ecological communities include:

- Littoral Rainforest and Coastal Vine Thickets of the beach and lake foreshore (EPBC-listed)
- Subtropical and Temperate Coastal Saltmarsh (EPBC-listed)
- Limestone Box Forest across the Fisherman's Landing Arm

These ecosystems supports a diversity of species, including threatened bird species:

- Fairy, Little and Caspian Terns
- Little and White-bellied Sea Eagles
- Hooded Plover
- Eastern Curlew
- Musk Duck
- Plumed and Eastern Great Egrets
- Curlew sandpiper

Other important species recorded around the Lake Tyers Bech area include the Long-nosed Potoroo, Grey-headed Flying-fox and Southern Right Whale.

Threats to natural values across the Lake Tyers area are very high (Ethos NRM, 2022). These include:

- Weed infestations
- Pest animal impacts (e.g. deer)
- Adjacent land use impacts
- Vegetation dieback
- Erosion (coastal and hillslope)



10.3 Coastal processes and hazards

The Lake Tyers estuary naturally opens and closes. Historically, the estuary is closed around 75% of the time. With a relatively small catchment, high rainfall and river flows are needed for successful opening.

Commercial and residential properties and assets are largely situated on the steep surrounding hills. Only small lakeshore areas flood when the estuary closes. This impacts boat ramps, fishing platforms, jetties, and tracks across the foreshore.

Sea level rise and climate change could alter opening and closure. This may include more frequent or longer closures and higher water levels needed for opening (Water Technology, 2013). Erosion across the foreshore may also increase with sea level rise.

Intermittently closed-open estuaries

The region hosts several estuaries that naturally open and close. This is influenced by river flows, rainfall, sea, and wind conditions. Some estuaries close for months or years.

These naturally dynamic systems support varied ecological, cultural and social values. Artificial openings can impact on these values, with poor water quality and fish kills.



The EGCMA monitors estuary health – analysing water levels, water quality, and weather conditions for potential closures and re-openings. Protocols guide entrance management, with further information at: egcma.com.au/what-we-do/estuary-openings

10.4 Coastal uses, reserves and facilities

There are a range of foreshore facilities along the sandy beach and lake shore. These include trails, lookouts, holiday parks, picnic areas, playgrounds, toilets, jetties, fishing platforms and boat ramps.

Lake Tyers is a hot spot for recreational and competitive fishing, integral to the town's allure. Community events, facilities, signage, and resources are dedicated to the sport. Key species include flathead, bream, trevally, estuary perch and mullet.



10.5 Coastal and marine management

Council manage the foreshore from the Lake Tyers Camp and Caravan Park to the township edge on Fisherman's Landing Arm. Parks Victoria, with Gunaikurnai Traditional Owners in some areas, manage other public land. The EGCMA monitor and manage estuary openings.

The Lake Tyers Beach Foreshore Management Plan (2015) guides management across the foreshore. Management strategies in the plan include:

- Recreation and boat facility maintenance and upgrades
- Car, trailer and road upgrades
- Improved pedestrian access
- Managing natural and cultural value, including native vegetation
- Crown land boundary delineation
- Erosion management

There are several recent or ongoing Council-led projects across Lake Tyers:

- Skidale Close Reserve upgrade
- Community hall upgrades

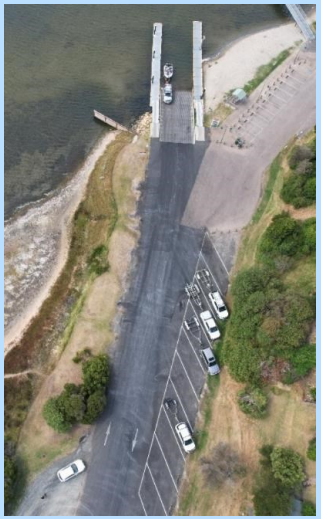
Table 20 summarises community values, challenges and opportunities across Lakes Tyers Beach, with focus areas for future management. Figure 92 to Figure 100 map key features, values, and management arrangements across the foreshore.

Table 20. Values, challenges and opportunities for Lake Tyers Beach coastal and marine management, with focus areas for future management.



Lake Tyers Beach

	Values	Challenges	Opportunities	Focus for management
Traditional Owners' rights, aspirations and knowledge	• Krauatungalung people and broader Gunaikurnai connection to Country • Importance of Lake Tyers area, including Lake Tyers Mission and significant land rights transfer • Stories of formation of Bung Yarnda (Lake Tyers) • Strong cultural connection and significant places • Joint management of Lake Tyers • Evidence of use and occupation of camping grounds – middens, artefact scatters, scar trees. • Other significant Aboriginal Heritage places and sites (recorded and unrecorded)	• Heritage sites being impacted or destroyed by other activities e.g. road and house construction and inappropriate recreational use • Limited awareness and understanding of Lake Tyers cultural values • Unsustainable fishing and resource extraction	• Identify unrecorded Aboriginal Heritage sites and continue appropriate planning overlays and controls to protect sites, including lakeside areas • Initiatives to share Aboriginal stories and knowledge, where desired by Traditional Owners • Work with agencies to help manage sustainable fishing and resource extraction • Initiatives and planning to minimise impacts on important sites and encourage sustainable use, as identified in Cultural Heritage Management Plans.	• Maintaining natural values, including vegetation protection and enhancement • Investigate and plan for estuary opening regime changes and coastal hazard impacts associated with climate change. • Facility upgrades, with consideration to landscape setting, terrain and all abilities access needs. • Engagement and communication around environmental values, access management, sensitive bird nesting habitats and agency roles and responsibilities • Investigate and increase understanding of cultural heritage and ensure protection.
The marine and coastal environment	• High value natural vegetation and habitat across Lake Tyers foreshore reserves • Important vegetation communities - littoral rainforest and coastal vine thickets, subtropical and temperate coastal saltmarsh, limestone box • Rare and threatened species - eagles, plovers, ducks, egrets, terns, flying-fox and whales • Part of the Gippsland Lakes Ramsar site • Recreational activities centred around natural values – birdwatching, fishing, whale watching • Important estuarine and coastal wetland habitats – significant tern breeding sites	• Impacts of inappropriate recreational use - quad and motorbikes on the beach • Feral predator, pest and weed threats • Impacts on nesting waterbirds from recreational use, dogs and other predators • Lake water quality, stormwater management, closure and opening regimes, algae bloom management and balancing environmental and ecological benefits/threats of opening • Development and native vegetation removal/clearing • Balancing bushfire fuel management requirements with loss of native vegetation	• Initiatives to protect endangered species, native vegetation and ecosystems • Educate and engage private landowners on native plants, species selection and vegetation protection • Improved signage and awareness building to minimise impacts on nesting waterbirds • Holistic approach to vegetation management, including fire risk management • Continued estuary water quality and water level monitoring to inform opening requirements • Apply water-sensitive urban design and stormwater controls from urban areas and development	
Natural processes and climate change	• Natural coastal processes that people see change every day • Escarpment landscape setting that limits inundation hazards in higher areas • Natural sand/dune features acting as a buffer to coastal hazard impacts	• Current flooding along foreshore pathways and associated with estuary closure • Erosion hotspots and escarpment instability • Future coastal hazard impacts with changing estuary opening regimes, climate change and sea level rise	• Opportunities for nature-based coastal hazard management options and increasing slope stability with vegetation • Stormwater outlet management to reduce erosion • Investigate estuary dynamics and expected changes with climate change and sea level rise.	
Sustainable use and development	• Walking tracks, pedestrian access and connectivity along the foreshore and across the open coast • All abilities access • Boating and water access facilities – boat ramp and small watercraft launching areas • Facilities to support recreational activities – parking, toilets, playgrounds, BBQs and picnic areas • Peaceful village setting surrounded by bushland	• Aging and outdated public facilities – public toilets, playgrounds and picnic areas • Terrain constraints and limited public open space for public facilities and all abilities access • Issues with traffic flow and parking requirements around the estuary's access points • Limited all abilities access and facilities • Stormwater management, littering and pollution • Potential future development and increased pressure on environment and cultural values, stormwater management and facilities	• Investigate opportunities for facility upgrades (public toilet, playgrounds, picnic areas) and consider land form/terrain constraints, including Skidale Close Reserve Upgrades • Investigate opportunities for improving all-abilities access and improving foreshore tracks where required. • Consider water-sensitive urban design and stormwater outlet upgrades	
Stewardship, knowledge, engagement and collaboration	• Community groups - Friends of the Gippsland Lakes, Lakes Entrance Landcare, Lake Tyers Coast Action Inc. • Recreational clubs – Lake Tyers Beach Angling Club	• Poorly defined and understood land and asset management arrangements	• Better communication of land and asset management responsibilities • Further support for community groups	



Lake Tyers Beach mapping:
Traditional Owners and cultural values

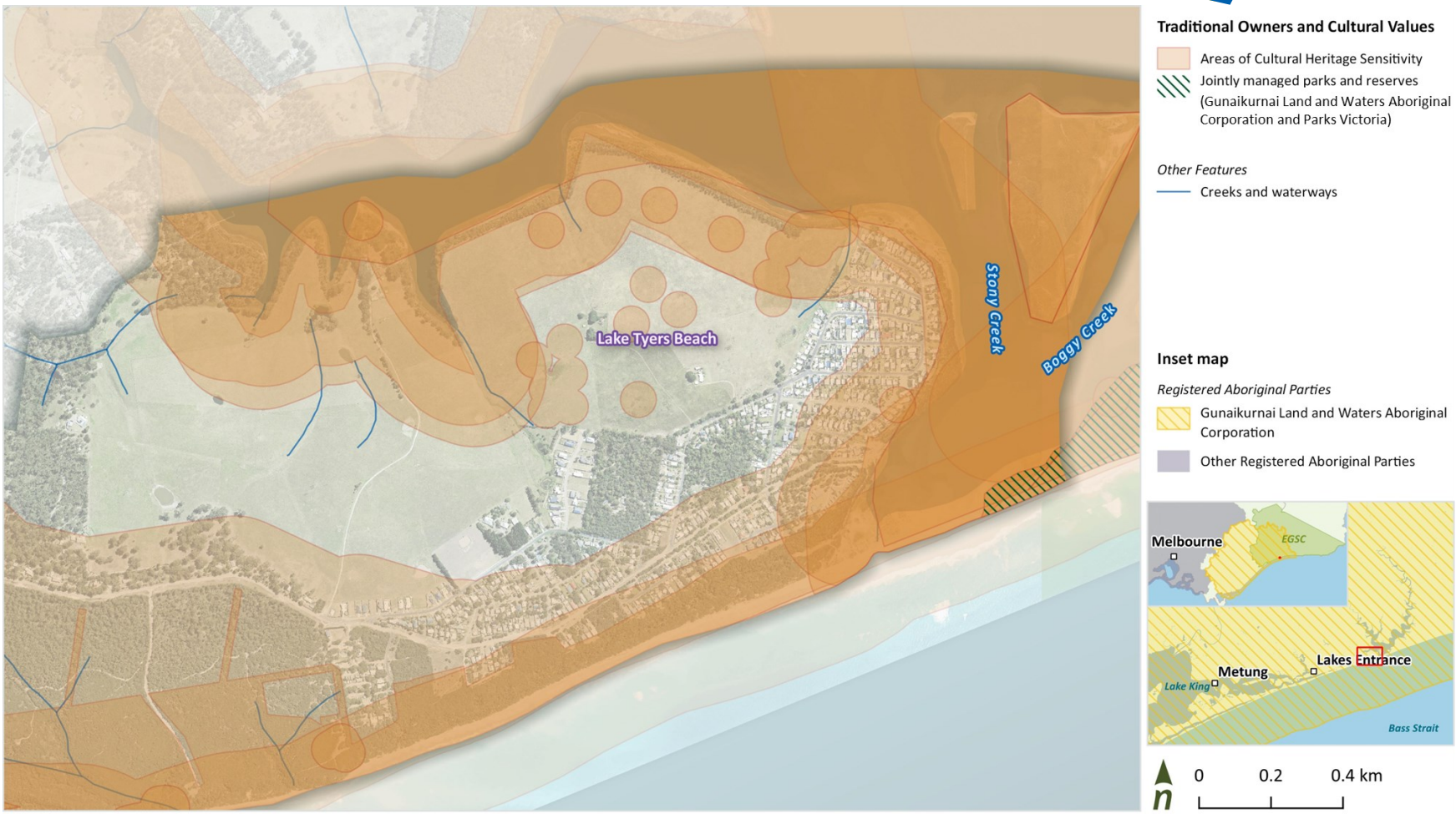


Figure 92. Registered Aboriginal Party areas, culturally sensitive areas and Joint Management areas for Lake Tyers Beach.

Lake Tyers Beach mapping: Environmental values

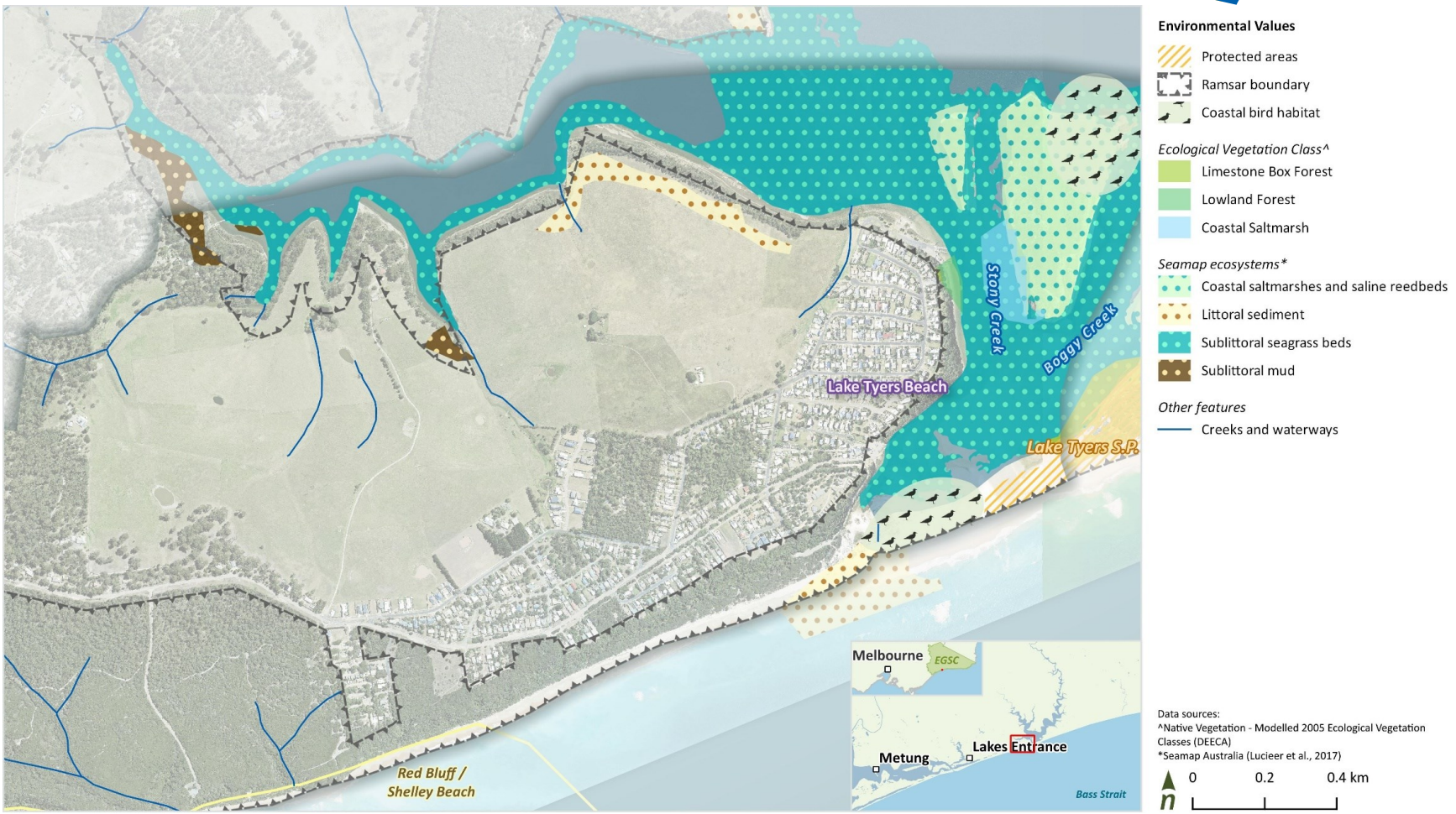


Figure 93. Key coastal and marine environmental values, including protected areas, ecological vegetation classes (EVCs) and biotypes for Lake Tyers Beach.

Lake Tyers Beach mapping: Environmental overlays

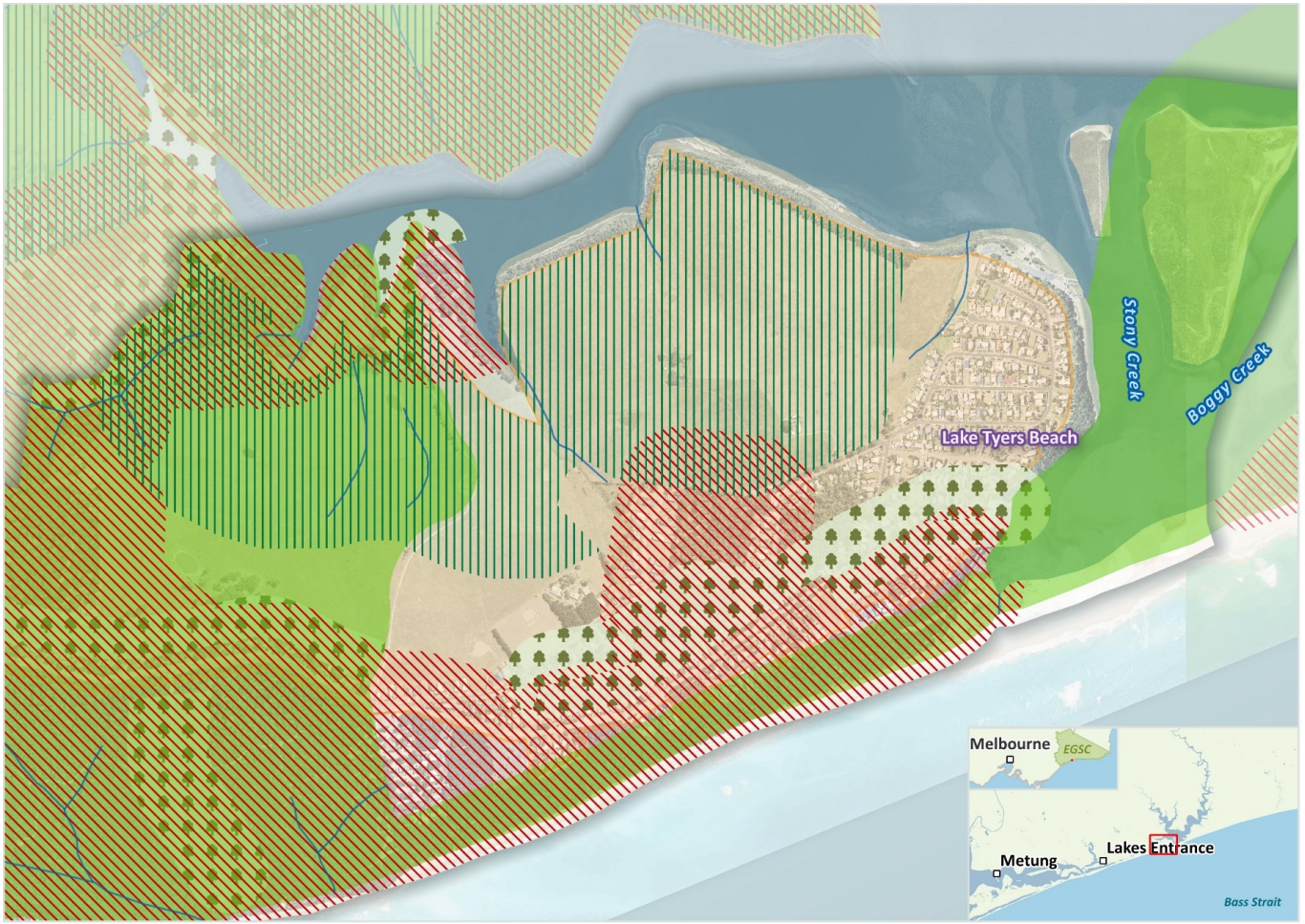


Figure 94. Environmental and land management planning overlays for Lake Tyers Beach.

Lake Tyers Beach mapping: Coastal hazards

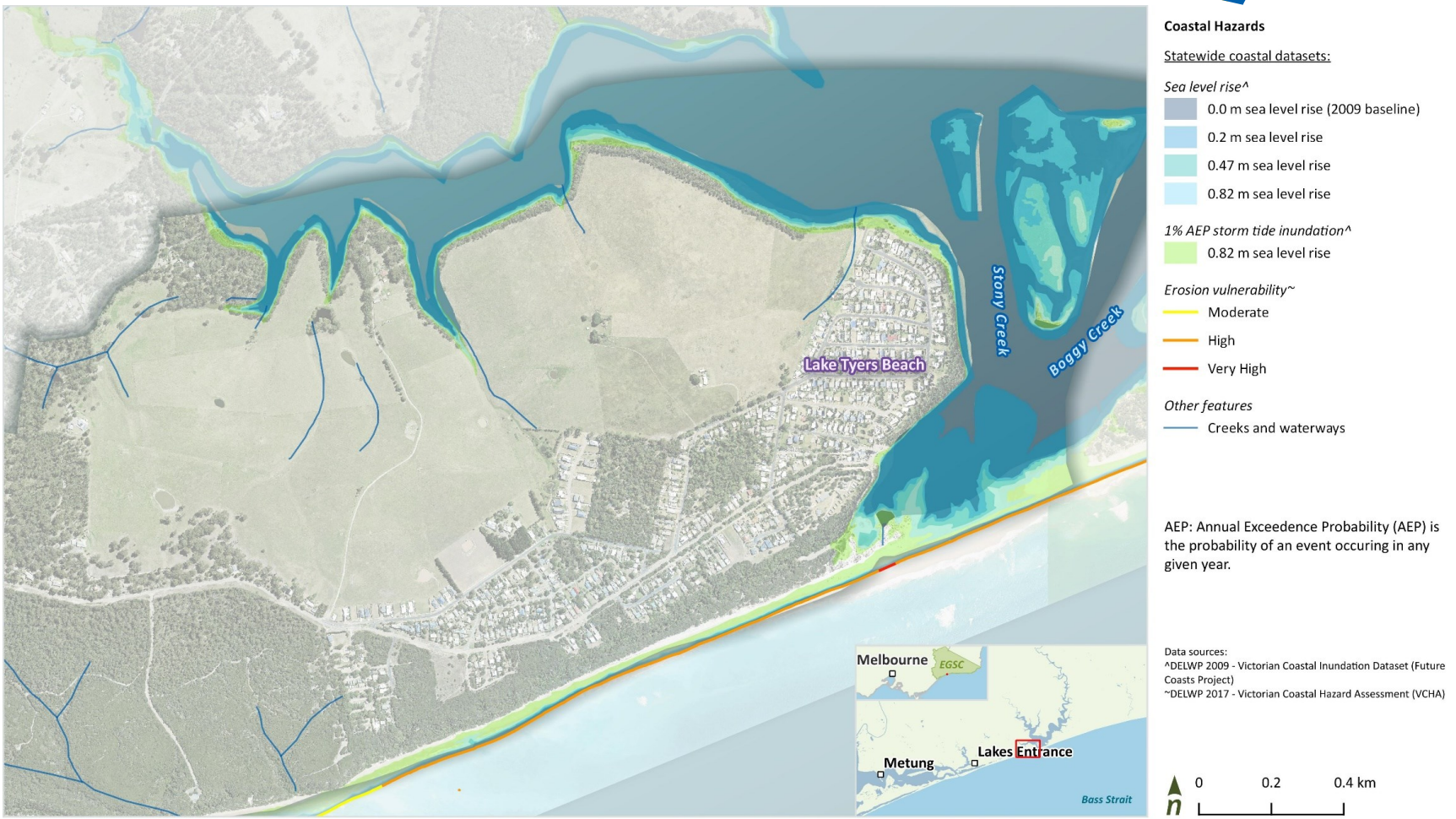


Figure 95. Coastal hazard mapping of Statewide coastal hazard data as part of the Victorian Governments Future Coasts Project and Victorian Coastal Hazard Assessment for Lakes Tyers Beach.

Lake Tyers Beach mapping:
Coastal protection and drainage infrastructure



Figure 96. Coastal protection and drainage infrastructure for Lake Tyers Beach.

Lake Tyers Beach mapping: Recreation and transport



Figure 97. Recreation facilities and transport networks for Lake Tyers Beach.

Lake Tyers Beach mapping: Planning scheme zones



Figure 98. Planning scheme zones for Lake Tyers Beach.

Lake Tyers Beach mapping: Planning overlays



Figure 99. Other planning scheme overlays for Lake Tyers Beach.

Lake Tyers Beach mapping:
Land management arrangements



Figure 100. Public Land Management arrangements for Lake Tyers Beach.

10.6 Management actions

Table 21 details the CMMP management actions for Lake Tyers Beach.

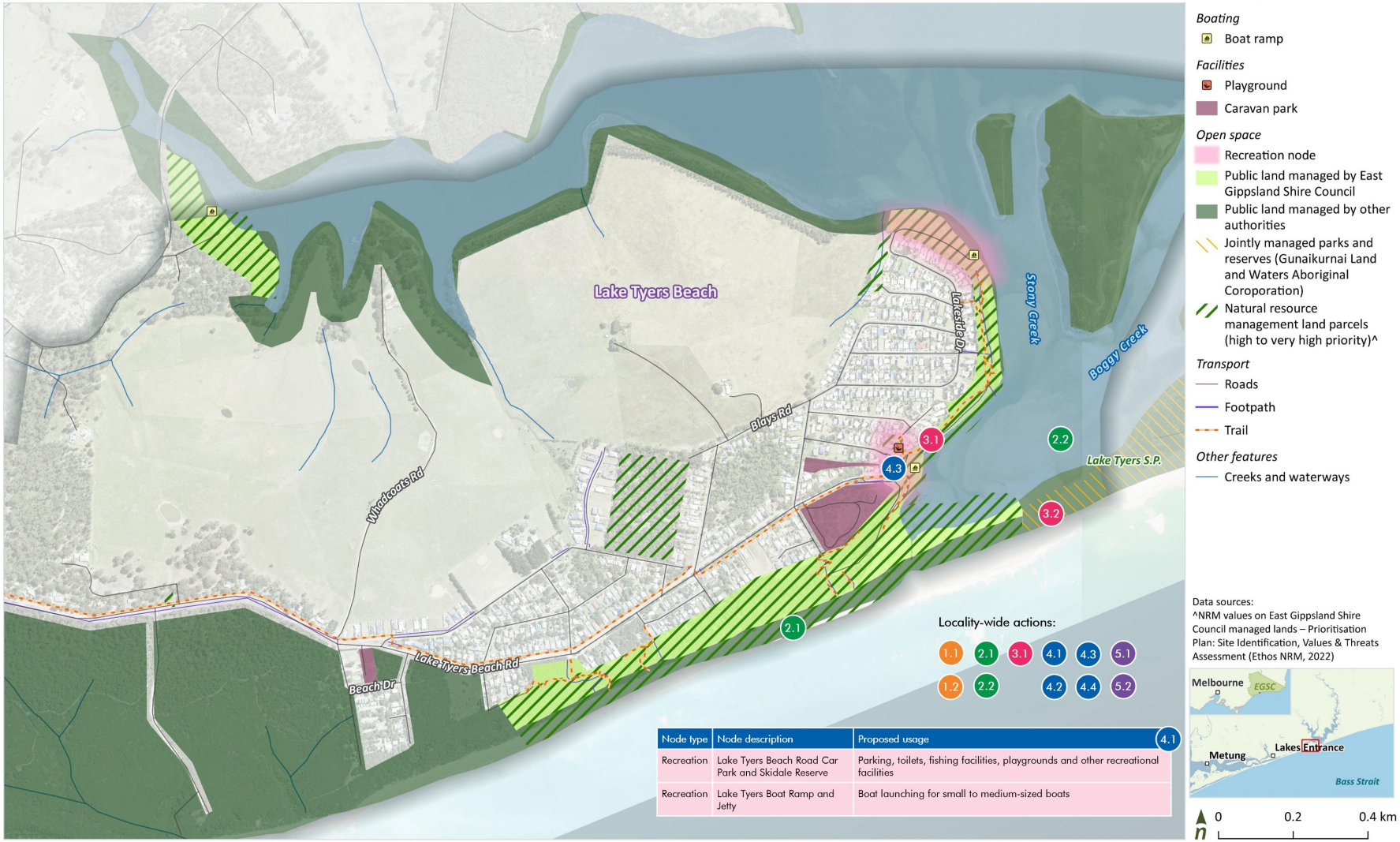
Figure 101 presents site-specific management actions and maps activity and recreation nodes.

Table 21. Lake Tyers Beach management actions

Long-term objective	No.	Action	Timeframe	Council role	Partners
Objective 1: Acknowledge Traditional Owners' rights, aspirations and knowledge	LTI1.1	Guided by GLaWAC, support identification, management and protection of cultural heritage values across Lake Tyers Beach coastal areas. In alignment with Shire Wide actions, this includes: • Supporting GLaWAC to identify unrecorded cultural heritage sites. • Continuing to implement appropriate planning overlays and controls such as Cultural Heritage Management Plans to protect cultural heritage. • Collaborating with GLaWAC to better understand cultural values and inform future protection. • Incorporating culturally-sensitive design into all works across Council-managed coastal reserves.	Ongoing	Participate	GLaWAC
	LT1.2	In collaboration with GLaWAC and Action EG1.3, investigate development and implementation of initiatives to share Aboriginal stories and knowledge of Bung Yarnda (Lake Tyers) and the greater Lake Tyers Beach region to communicate the cultural and historic significance of this region of Krauatungalung Country.	3-5 years, then ongoing	Lead	GLaWAC
Objective 2: Protect and enhance the marine and coastal environment	LT2.1	Collaborate with BirdLife Australia, EGCMA and other stakeholders to promote important estuarine and coastal wetland habitats across the Gippsland Lakes and fringing wetlands. Support education on impacts of inappropriate recreational use, presence of dogs, and vegetation removal.	Ongoing	Participate	EGCMA, BirdLife Australia, environmental and community groups
	LT2.2	Continue to support EGCMA and citizen science programs to monitor estuary water quality and levels to inform opening arrangements of Lake Tyers. Communicate management roles and responsibilities with reference to EGCMA entrance management protocols. Aligns with Shire wide Action EG5.2.	Ongoing	Participate	EGCMA, Parks Victoria, citizen science programs
Objective 3: Respect natural processes and strengthen resilience to climate change	LT3.1	Review localised erosion hotspots and consider potential management measures including nature-based methods (e.g. revegetation and habitat enhancement), water-sensitive urban design and best-practice stormwater drainage upgrades.	5+ years	Lead	
	LT3.2	Collaborate with land managers and EGCMA to investigate and plan for Lake Tyers estuary opening regime changes expected with climate change and sea level rise. Consider opportunities for accommodation and adaptation of surrounding built and natural environment, impacts of increased flooding associated with prolonged closures, and the reducing need for artificial estuary opening.	5+ years	Participate	EGCMA, land managers

Long-term objective	No.	Action	Timeframe	Council role	Partners
Objective 4: Use and develop sustainably	LT4.1	In alignment with Action EG4.1, utilise activity and recreation nodes to clearly delineate distinct purposes and uses within foreshore zones, and ensure efficient development through co-location, partnership use, and consolidation of community assets. Includes delineation of: • Lake Tyers Beach Road Car Park and Lake Tyers Boat Ramp and Jetty as recreation nodes, supporting parking, toilets, boat access, fishing facilities, playgrounds and other recreational facilities.	0-3 years	Lead	All other land managers
	LT4.2	In alignment with East Gippsland Housing and Settlement Strategy (2023), continue to foster Rural Town character and prioritisation of natural setting through • Maintenance of existing foreshore facilities and investment in facilities, based on assessment of need. • Only small-scale housing development within existing residentially zoned areas. • Promoting adherence to township boundaries, planning overlays and land use planning.	Ongoing	Lead	
	LT4.3	Investigate and progress upgrade works to foreshore precinct and facilities including: • Skidale Close Reserve Upgrades (already underway). • All-abilities access opportunities, within context of terrain constraints. • Public toilet upgrades, in coordination with above upgrades. Review designs and planning to ensure proposed works and upgrades align with CMMP objectives, principles, actions and State policy.	Ongoing	Lead	DEECA, GLaWAC
	LT4.4	As part of future development approvals and conditions, investigate current and anticipated stormwater requirements for Lake Tyers Beach, considering increased pressure from future development. Implement measures to manage quantities and quality of town stormwater. Consider cumulative impacts from township development and sources of pollution or poor water quality entering the Lake. Measures to be considered include best-practice integrated water management and water sensitive urban design options. Aligns with Shire wide Action EG4.5.	3-5 years	Lead	DEECA, IWM Forum partners
Objective 5: Take a stewardship approach, build understanding and knowledge, engage and collaborate	LT5.1	Continue to support and collaborate with local volunteer community environment groups e.g. Friends of the Gippsland Lakes, Lakes Entrance Landcare, Lake Tyers Coast Action Inc. Includes: • Promoting community group activities in the coastal and marine space. • Fostering open communication and engagement channels with community groups. • Continuing to seek opportunities to increase community involvement, including through community grants and Council partnerships. • Promoting and increasing citizen science opportunities (including environmental monitoring - Action LT2.2).	Ongoing	Lead	All other management agencies, environmental and community groups and organisations
	LT5.2	In alignment with Action EG5.3, review, consolidate and update foreshore signage across Lake Tyers Beach to: • Ensure consistency. • Promote connectivity and wayfinding. • Celebrate unique environments, history and culture including significance of Lake Tyers region to Gunaikurnai peoples. • Support implementation of activity and recreation nodes (Action LT4.1).	3-5 years	Lead	Other land managers, GLaWAC

Lake Tyers Beach
Management actions



Node type	Node description	Proposed usage
Recreation	Lake Tyers Beach Road Car Park and Skidale Reserve	Parking, toilets, fishing facilities, playgrounds and other recreational facilities
Recreation	Lake Tyers Boat Ramp and Jetty	Boat launching for small to medium-sized boats

4.1

Figure 101. Lake Tyers Beach management actions and nodes

11 Marlo

Marlo is a small town nestled on the shores of the Snowy River estuary, southeast of Orbost. Marlo has a range of amenities available such as caravan parks, camps, the Marlo Pub and Hotel, a boat ramp, and small convenience store.

The community thrives on access to the water and the iconic Snowy estuary landscape. The idyllic location and coastal surrounds allows for a range of activities and attracts an influx of visitors every year, despite maintaining a relatively small population. The Marlo community takes pride in its quiet and tranquil surroundings and embraces its small coastal town vibe.



11.1 Community and connection to coast

Marlo currently has a population just over 600 people and is expected to undergo growth. During holidays, the town experiences substantial population influx. Only around 65% of private dwellings are occupied, indicating many holiday homes.

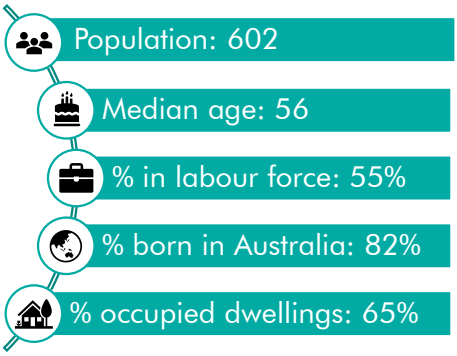


Figure 102. Key statistics for Marlo (ABS, 2021).



Figure 103. Marlo locality.

The Gunaikurnai people are the designated Traditional Owners west of the Snowy River, represented by GLaWAC. This area sits within Krauatungalung Country.

Gunaikurnai Traditional Owners and Parks Victoria jointly manage the Corringle Foreshore Reserve. This was an important meeting place. It was a plentiful food source and a place of connection — joining the ocean to the rivers, connecting along the coastline to Lake Tyers.

Today, many Gunaikurnai continue to use the reserve for camping, fishing and gathering natural resources. Key values are known to include large middens. Marlo was also an important source of ochre for ceremonies - *Marloo* means white clay.

While no formal designation currently exists for the area east of the Snowy River these areas are important to a number of the region's Traditional Owner groups

11.2 The coastal environment

Marlo sits on the Snowy River estuary, fed by the Snowy and Brodribb Rivers. Surrounding the town are numerous low-lying wildlife reserves - the French Narrows Coastal Walk, Corringle Slips Reserve, and Lake Corringle Wildlife Reserve.

Important ecological communities include:

- River-flat eucalypt forest on coastal floodplains (EPBC-listed)
- Subtropical and Temperate Coastal Saltmarsh (EPBC-listed)
- Warm Temperate Rainforest
- Coastal Lagoon Wetlands
- Damp Sands Herb-rich Woodland

The ecosystems support a high number of threatened fauna species, including:

- Fairy, Little and Caspian Terns
- White-bellied Sea Eagles
- Hooded Plover
- Eastern Curlew
- Little and Eastern Great Egrets
- Curlew sandpiper

The nationally significant Snowy estuary supports native fish such as Australian bass. Floodplain wetlands of Lake Corringle, Lake Wat Wat, Lake Curlip, and Cabbage Tree Lagoon are also ecologically important.



11.3 Coastal processes and hazards

The Marlo area is influenced by riverine and coastal inundation. Surrounded by low-lying floodplain wetlands, inundation is an important natural process to support these ecosystems. With sea level rise, these areas may flood more frequently or become permanently inundated.

Most private, commercial and recreational properties and facilities are located on the historic coastal bluff, around 10-15 m above water levels. However, foreshore values such as boat ramps, pathways, jetties and roads could be subject to inundation and erosion.

The intermittently open-closed estuary is dynamic with sand bars and spits changing each day. A semi-permanent entrance is maintained through the dune. The entrance only closed around eight times in the last 20 years, generally in autumn. In recent years the entrance location has shifted back and forth across a 1 km stretch of the dune.

Intermittently closed-open estuaries

The region hosts several estuaries that naturally open and close. This is influenced by river flows, rainfall, sea, and wind conditions. Some estuaries close for months or years.

These naturally dynamic systems support varied ecological, cultural and social values. Artificial openings can impact on these values, with poor water quality and fish kills.



The EGCMA monitors estuary health – analysing water levels, water quality, and weather conditions for potential closures and re-openings. Protocols guide entrance management, with further information at: egcma.com.au/what-we-do/estuary-openings

Recent erosion has been reported across the Marlo foreshore. This is a result of both coastal processes and stormwater drainage arrangements. Erosion can mean reduced access and availability of a sandy beach. Council are currently assessing the erosion and stormwater arrangements to inform a management approach.

11.4 Coastal uses, reserves and facilities

As a popular holiday, fishing and boating destination, the Marlo foreshore holds a range of facilities to cater for visitors and residents. The towns hosts caravan parks, other accommodation, a general store, a bait shop and the Marlo Hotel.

The foreshore offers access to the water through beach access points, the Marlo boat ramp and jetty and Marlo Angling Club. Across the foreshore reserve there are also numerous trails, lookouts and signage. The Brodribb River Boat Ramp and Jetty are also located nearby.



11.5 Coastal and marine management

Council manage the Marlo Coastal Reserve across the township east to Mills Street. Council also manage the Marlo Racecourse and Recreation Reserve and Brodribb River Boat Ramp. Gippsland Ports, EGCMA and Parks Victoria manage the Snowy and Brodribb Rivers and estuary. DEECA manage the Marlo State Forest. Gunaikurnai Traditional Owners and Parks Victoria jointly manage the Corringle Foreshore Reserve.



The Marlo Foreshore Management Plan (2013) and Marlo Foreshore Landscape Improvements (2023) guide management, with management strategies covering:

- Erosion management
- Maintenance, upgrade or provision of recreational facilities
- Car and trailer parking, and roads;
- Improved pedestrian linkages
- Maintenance, upgrade or improvement of boating facilities;
- Management of natural values and native vegetation

The plan also outlines detailed foreshore zones and management objectives.

There are several recent or ongoing Council-led projects across Marlo:

- Town drainage and stormwater strategy, including erosion investigations
- Foreshore management plan implementation and landscape improvements
- Triangle Park upgrades

Table 20 summarises community values, challenges and opportunities across Marlo, with focus areas for future management. Figure 104 to Figure 112 map key features, values, and management arrangements across the foreshore.

Table 22. Values, challenges and opportunities for Marlo coastal and marine management, with focus areas for future management.

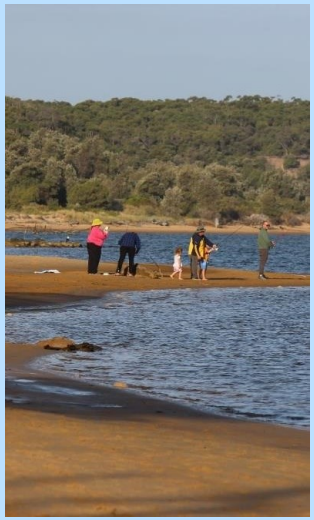


Marlo

	Values	Challenges	Opportunities
Traditional Owners' rights, aspirations, and knowledge	• Krauatungalung people, broader Gunaikurnai and Far East groups connection to Country • Evidence of use and occupation of camping and fishing grounds – large middens, canoe trees and earth ovens. • Other significant Aboriginal Heritage places and sites (recorded and unrecorded) • Joint management of Corringle foreshore reserve, strong sense of ownership and continued use for traditional practices • Important meeting places of connection	• Unrecorded and unprotected sites and heritage • No Registered Aboriginal Party east of the Snowy River, with unclear arrangements of who can speak for Country. • Recreational use impacts on cultural values.	• Identify unrecorded Aboriginal Heritage sites and continue planning overlays and controls to protect • Initiatives to share Aboriginal stories and knowledge, where desired by Traditional Owners • Maintain reserves in good condition and low impacts from tourists and occupation • Support Gunaikurnai rangers and sole management of Corringle foreshore reserve • Strengthen understanding of and relationships with Far East groups and desire/capacity for involvement in coastal and marine management
The marine and coastal environment	• High value natural vegetation and habitat across Marlo foreshore reserve • Important vegetation communities - river-flat eucalypt forest, coastal floodplains, coastal saltmarsh, seagrass beds, littoral rainforest, coastal lagoon wetlands, and damp sands herb-rich woodland • Rare and threatened species - White-bellied Sea Eagles, Australasian Bittern, Hooded Plover, Eastern Curlew, egrets and terns. • Special marine life and nationally significant Snowy River estuary and Directory of Important Wetlands	• Invasive species, weeds, pests and vegetation removal • Stormwater quality, sewage releases and pollution from urban, agricultural and industrial zones, including inappropriate drainage and outlets • Environmental pressures from increasing residential population growth • Increasing sediment delivery from the Snowy River to the estuary, and associated impacts on aquatic species • Fish waste dumping and littering - impacts on ecosystems and animal behaviour • Vegetation removal and habitat loss	• Vegetation protection and enhancement, including weed, pest and access management • Improved best-practice stormwater controls and water sensitive urban design • Continued estuary water quality monitoring
Natural processes and climate change	• Coastal and water views of the Snowy River entrance from the township • Dynamic sand bars and estuary entrance that changes each day • Respecting natural processes and minimal intervention in sand management	• Existing coastal flooding and erosion impacts – loss of sandy beach, impacts on road, access, safety, facilities • Several private properties at risk in future • Aging coastal protection infrastructure • Informal stormwater drainage arrangements • Steep terrain and embankment stability issues • Increase in coastal hazard impacts - sea level rise • More frequent and longer duration estuary closures associated with climate changes and sea level rise	• Implement actions from foreshore erosion and stormwater studies • Review of coastal protection structures and investigation into replacement or alternatives • Beach access sensitive to natural coastal processes • Investigate nature-based solutions as alternative to engineered coastal protection • Investigate estuary dynamics and expected changes with climate change and sea level rise.
Sustainable use and development	• Foreshore walking tracks, connectivity with facilities and lookouts, and pedestrian safety • Safe boating, fishing and water access facilities – Marlo boat ramp and jetty, Brodribb River boat ramp, small craft access points, fishing platforms • Facilities to support recreational activities - fishing, swimming, boating, kayaking, sail boating •	• Lack of defined foreshore recreation areas • Insufficient/aging/outdated foreshore facilities - picnic shelters, toilets, BBQs, benches, open space • Limited pedestrian, space, safety and poor connectivity • Poor traffic flow and safety around Beach Road • Degraded beach access facilities and lighting • Poor stormwater management • Terrain constraints and limited space for facilities	• Maintenance and upgrade of foreshore facilities, beach access and define safe recreation areas • Improve pedestrian safety and traffic flow at Marlo foreshore and Brodribb River boat ramp • Stormwater management improvements • Recreation and activity "nodes" to promote Angling Club as a gathering place
Stewardship, knowledge, engagement and collaboration	• Community groups – Marlo Landcare • Recreational clubs – Marlo Angling Club • Marlo Ratepayers and Residents' Association Inc.	• Outdated signage • Coordination of Council projects and implementation, with clear communication	• Signage updates, inclusion of environmental and cultural information, where appropriate • Improved coordination of Council activities

Focus for management

- Implementation of Marlo Foreshore masterplan and associated facility upgrades, including "node" definition
- Stormwater and erosion management across the foreshore, including stormwater upgrades and adaptation planning
- Investigate and plan for estuary opening regime changes and coastal hazard impacts associated with climate change.
- Beach access replacement, facility upgrades and maintenance
- Coastal hazard management to consider nature-based solutions
- Managing impacts of population growth and pressures on stormwater drainage, facilities and open space
- Investigate and increase understanding of cultural heritage and ensure protection.



Marlo mapping:
Traditional Owners and cultural values



Figure 104. Registered Aboriginal Party areas, culturally sensitive areas and Joint Management areas for Marlo.

Marlo mapping:
Environmental values

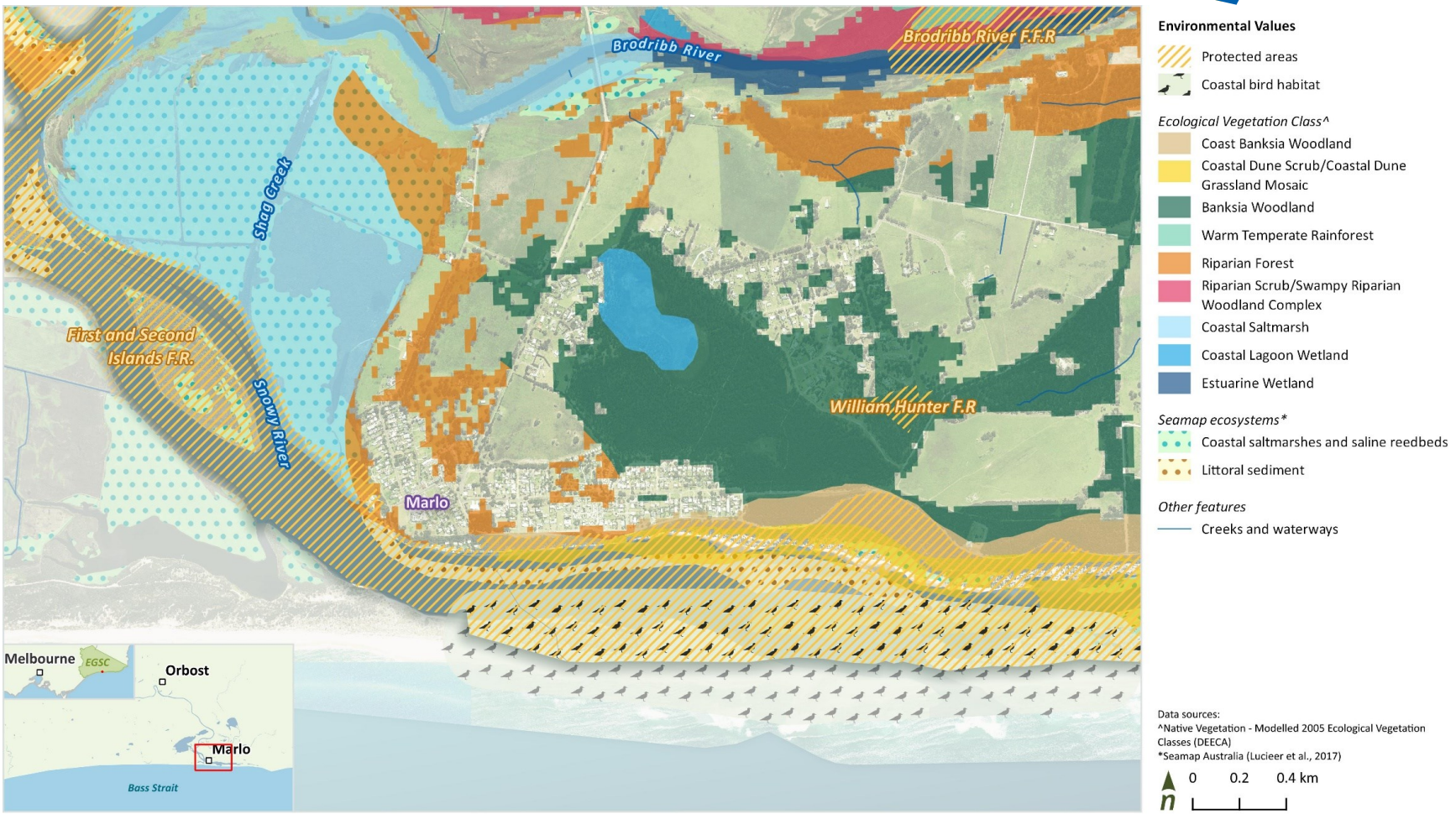


Figure 105. Key coastal and marine environmental values, including protected areas, ecological vegetation classes (EVCs) and biotypes for Marlo.

Marlo mapping:
Environmental overlays

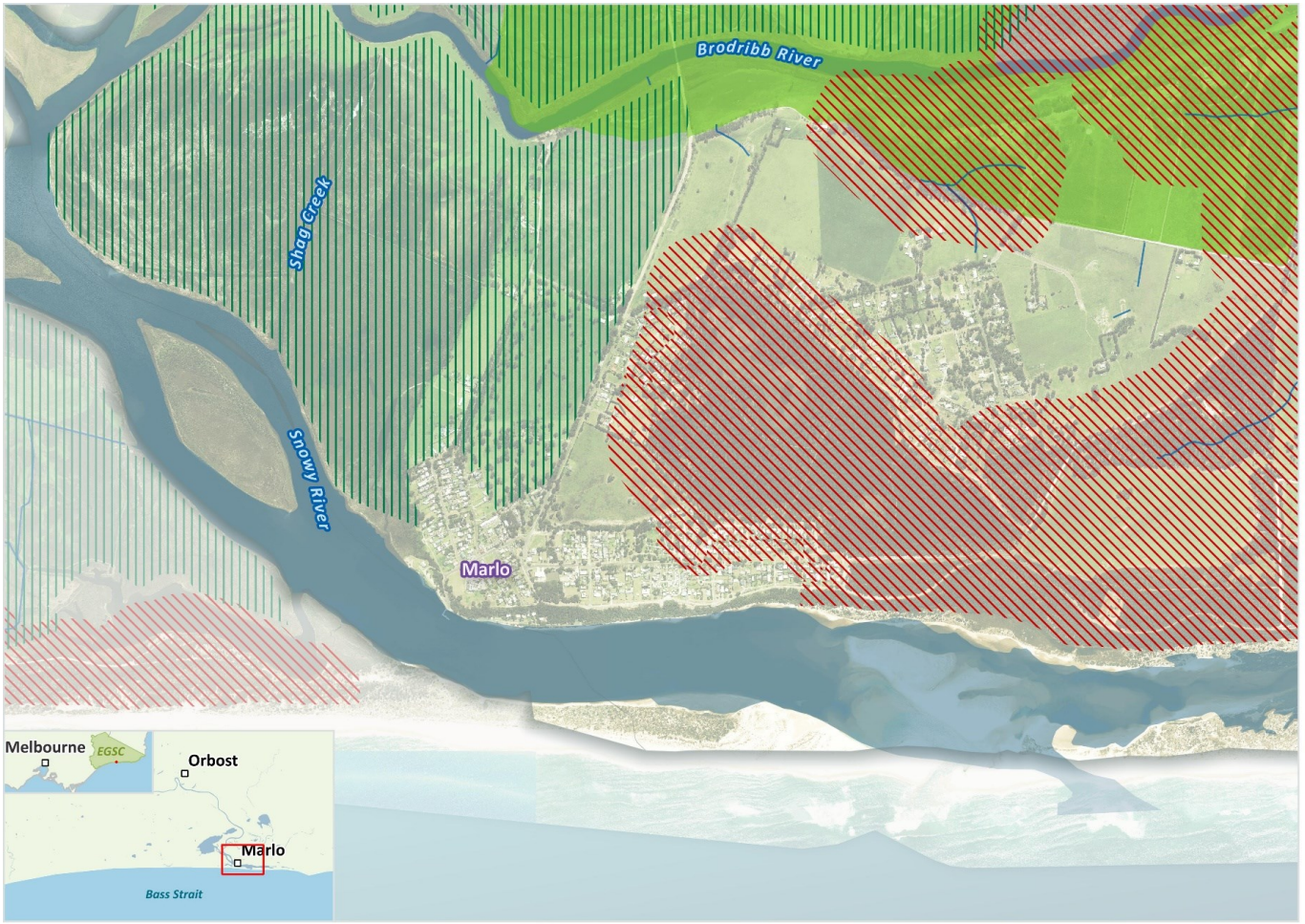


Figure 106. Environmental and land management planning overlays for Marlo.

Marlo mapping:
Coastal hazards



Figure 107. Coastal hazard mapping of Statewide coastal hazard data as part of the Victorian Governments Future Coasts Project and Victorian Coastal Hazard Assessment for Marlo.

Marlo mapping:
Coastal protection and drainage infrastructure



Figure 108. Coastal protection and drainage infrastructure for Marlo.

Marlo mapping:
Recreation and transport



Figure 109. Recreation facilities and transport networks for Marlo.

Marlo mapping:
Planning scheme zones

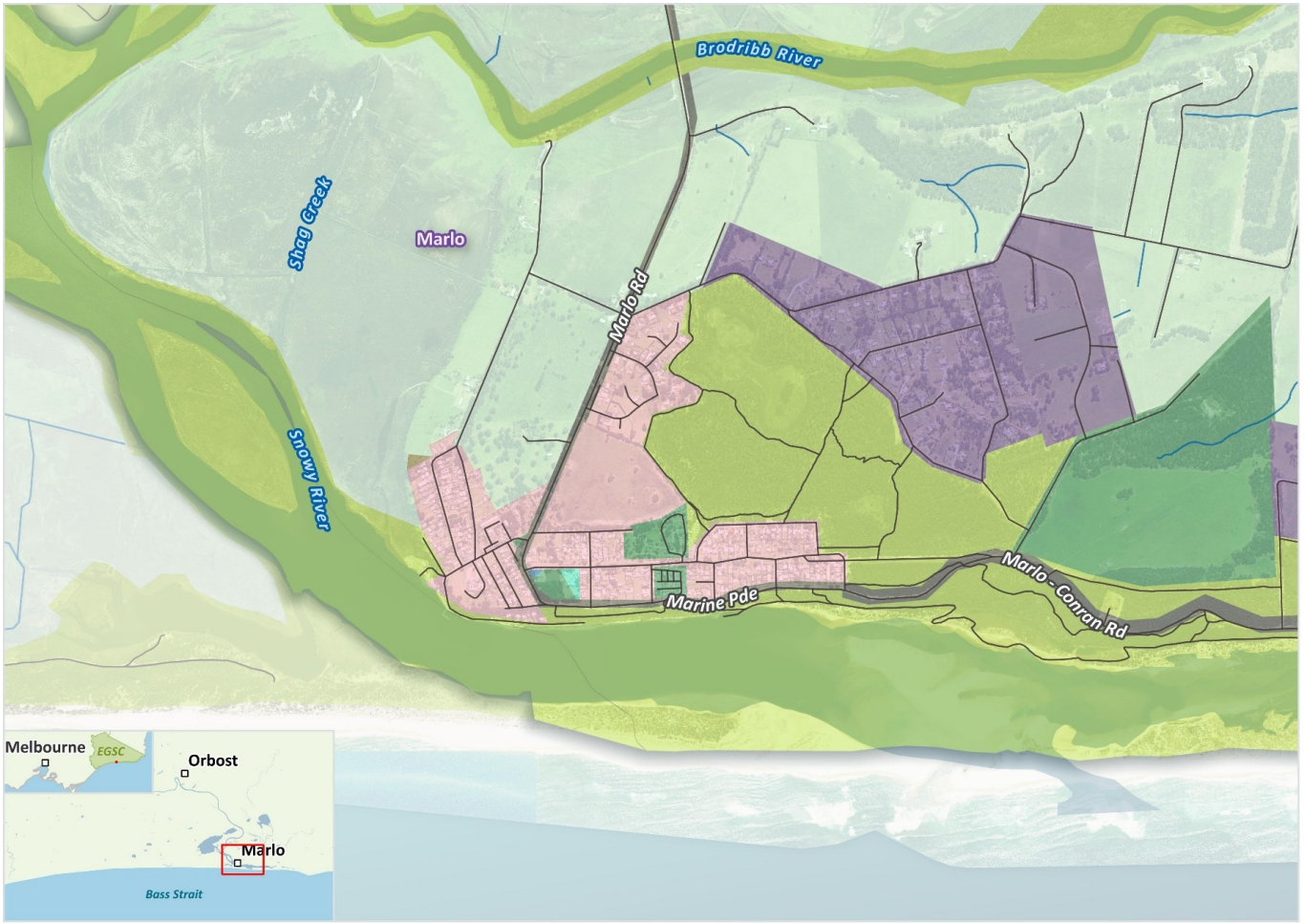


Figure 110. Planning scheme zones for Marlo.

Marlo mapping:
Planning overlays



Figure 111. Other planning scheme overlays for Marlo.

Marlo mapping:
Land management arrangements



Figure 112. Public land management arrangements for Marlo.

11.6 Management actions

Table 23 details the CMMP management actions for Marlo.

Figure 113 presents site-specific management actions and maps activity and recreation nodes.

Table 23. Marlo management actions

Long-term objective	No.	Action	Timeframe	Council role	Partners
Objective 1: Acknowledge Traditional Owners' rights, aspirations and knowledge	MR1.1	Guided by GLaWAC and Far East Groups, support identification, management and protection of cultural heritage values across Marlo coastal areas. In alignment with Shire Wide actions, this includes: • Supporting GLaWAC and Far East Groups to identify unrecorded cultural heritage sites. • Continuing to implement appropriate planning overlays and controls such as Cultural Heritage Management Plans to protect cultural heritage. • Collaborating with GLaWAC and Far East Groups to better understand cultural values and inform future protection, in alignment with Action MR1.2. • Incorporating culturally-sensitive design into all works across Council-managed coastal reserves.	Ongoing	Participate	GLaWAC, Far East Traditional Owner Groups
	MR1.2	Continue to advance relationships with Far East Groups, including Bidwell, Yuin, and Ngarigo Monero peoples, and strengthen EGSC understanding of desire and capacity among Far East Groups for collaboration in coastal and marine management across Marlo (east of the Snowy River).	0-3 years, then ongoing	Lead	Far East Traditional Owner Groups
	MR1.3	Support GLaWAC and other Traditional Owner groups in management of Corringle Foreshore Reserve by Gunaikurnai rangers and GLaWAC natural resource management staff of GLaWAC. Support GLaWAC, where possible, in seeking funding opportunities for increased involvement in coastal and marine management and Gunaikurnai rangers. Support GLaWAC enhancement of the Reserve as a coastal camping, boating and fishing destination, and ensuring the natural and cultural values of the Reserve are protected, and conserved for all.	Ongoing	Participate	GLaWAC
Objective 2: Protect and enhance the marine and coastal environment	MR2.1	Continue to support EGCMA and citizen science programs to monitor estuary water quality and levels to inform opening arrangements of Snowy River estuary. Communicate management roles and responsibilities with reference to EGCMA entrance management protocols. Aligns with Shire wide Action EG5.2.	Ongoing	Participate	EGCMA, Parks Victoria, citizen science programs
Objective 3: Respect natural processes and strengthen resilience to climate change	MR3.1	Investigate options to manage emerging coastal hazard risks across Marlo, including measures to avoid risk, the use of nature-based solutions and ways to accommodate coastal hazards. Undertake a review of aging coastal protection structures and investigate upgrade options, including replacement with alternatives e.g. nature-based coastal protection or incorporating living seawalls to improve ecological outcomes. Align measures with recent foreshore Erosion Assessment Report, considering known issues of steep terrain, embankment instability, and sand loss.	3-5 years	Lead	GLaWAC, Parks Victoria, DEECA, EGCMA, research institutes

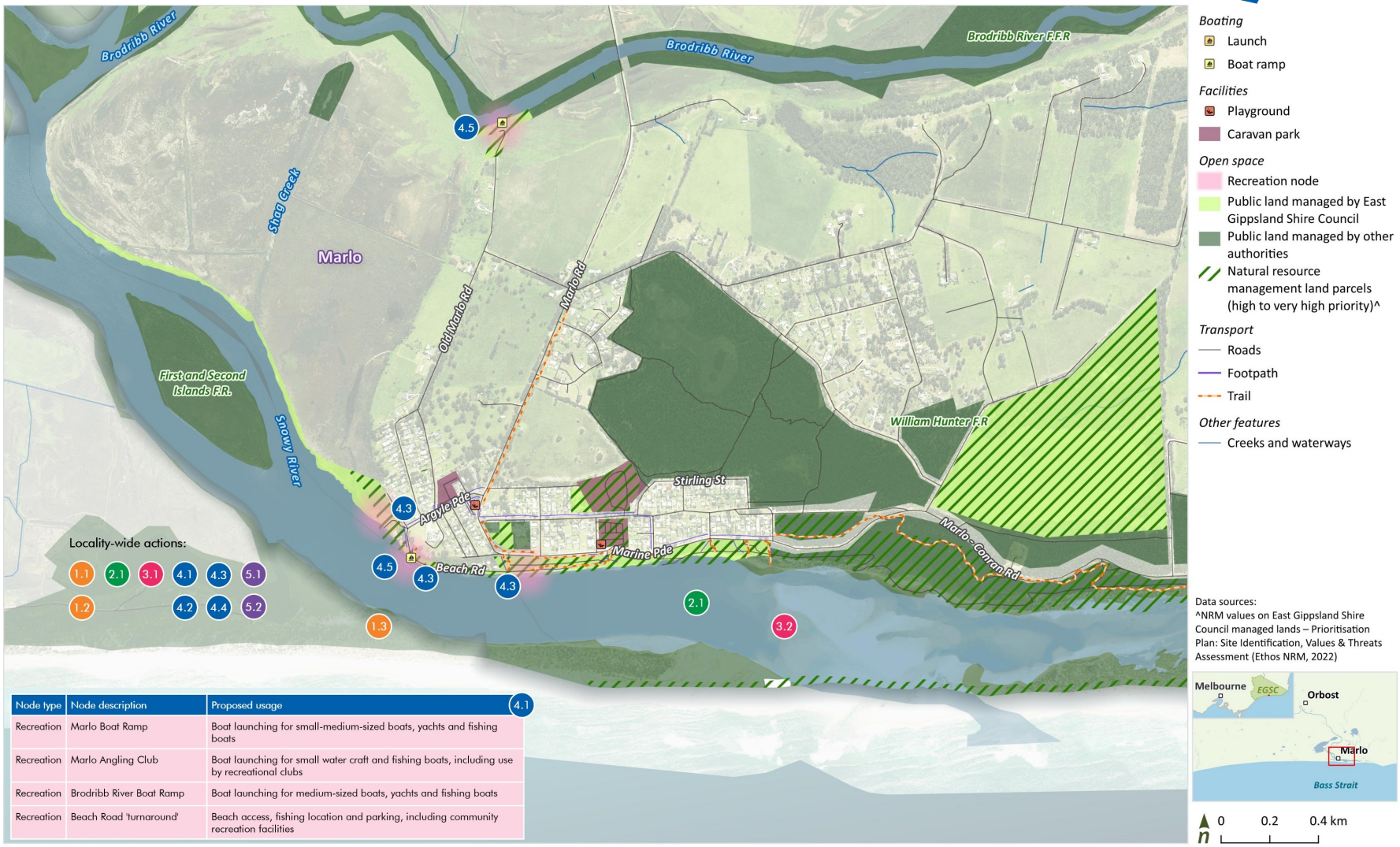
Marlo
Management actions

Long-term objective	No.	Action	Timeframe	Council role	Partners
Objective 3: Respect natural processes and strengthen resilience to climate change (cont.)	MR3.2	Collaborate with land managers and EGCMA to investigate and plan for Snowy River estuary opening regime changes expected with climate change and sea level rise. Consider opportunities for accommodation and adaptation of surrounding built and natural environment, impacts of increased flooding associated with prolonged closures, and the reducing need for artificial estuary opening.	5+ years	Participate	EGCMA, land managers
Objective 4: Use and develop sustainably	MR4.1	In alignment with Action EG4.1, utilise activity and recreation nodes to clearly delineate distinct purposes and uses within foreshore zones, and ensure efficient development through co-location, partnership use, and consolidation of community assets. Includes delineation of: • Marlo Boat Ramp and Jetty, Angling Club, Beach Road 'turnaround' and Brodribb River Boat Ramp as recreation nodes, supporting parking, boat access, fishing facilities, toilets and other recreational facilities.	0-3 years	Lead	All other land managers
	MR4.2	In alignment with East Gippsland Housing and Settlement Strategy (2023), continue to foster Town character through: • Maintenance of existing foreshore facilities and investment in facilities, based on assessment of need. • Sustainable growth within extent of existing urban zoning through infill development and subject to environmental risk (bushfire, flood, coastal hazard) constraints. • Promoting adherence to township boundaries, planning overlays and land use planning.	Ongoing	Lead	
	MR4.3	Progress and complete upgrade works to foreshore precincts and facilities in alignment with Marlo Foreshore Management Plan Implementation and that are currently underway including: • Angling Club upgrades - decking, BBQ facilities, parking improvements, landscaping, footpaths and boat launching. • Foreshore toilet, parking, footpath, signage, access and landscaping upgrades. Review designs and planning to ensure proposed works and upgrades align with CMMP objectives, principles, actions, State policy and recommendations from foreshore erosion and town drainage studies.	3-5 years	Lead	
	MR4.4	In collaboration with the East Gippsland Integrated Water Management Forum, continue to develop a Sustainable Stormwater Strategy for Marlo, promoting best-practice stormwater management.	0-3 years	Lead	DEECA, IWM Forum partners
	MR4.5	Support boating activities across the Marlo region by ensuring the ongoing maintenance and upgrade of a diversity of boating infrastructure, including: • Car parking (line painting) and lighting upgrades at Brodribb River boat ramp. • Maintenance and updates to smaller boat launching sites at Marlo foreshore (in alignment with Action MR4.3). Communicate purpose and preferred usage of boating facilities in alignment with Action MR4.1.	0-3 years, then ongoing	Lead	Gippsland Ports, Boating Vic, Better Boating Victoria

Marlo
Management actions

Long-term objective	No.	Action	Timeframe	Council role	Partners
Objective 5: Take a stewardship approach, build understanding and knowledge, engage and collaborate	MR5.1	Continue to support and collaborate with local volunteer community environment groups e.g. Marlo Landcare. Includes: • Promoting community group activities in the coastal and marine space. • Fostering open communication and engagement channels with community groups. • Continuing to seek opportunities to increase community involvement, including through community grants and Council partnerships. • Promoting and increasing citizen science opportunities (including environmental monitoring - Action MR2.2).	Ongoing	Lead	All other management agencies, environmental and community groups and organisations
	MR5.2	In alignment with Shire wide Action EG5.3, review, consolidate and update foreshore signage across Marlo to: • Ensure consistency. • Promote connectivity, wayfinding and safety (e.g. pedestrian safety across Beach Road). • Celebrate unique environments, history and culture. • Support implementation of activity and recreation nodes (Action MR4.1).	3-5 years	Lead	Other land managers, GLaWAC, Far East Traditional Owner groups

Marlo
Management actions



Node type	Node description	Proposed usage
Recreation	Marlo Boat Ramp	Boat launching for small-medium-sized boats, yachts and fishing boats
Recreation	Marlo Angling Club	Boat launching for small water craft and fishing boats, including use by recreational clubs
Recreation	Brodribb River Boat Ramp	Boat launching for medium-sized boats, yachts and fishing boats
Recreation	Beach Road 'turnaround'	Beach access, fishing location and parking, including community recreation facilities

Figure 113. Marlo management actions and nodes

12 Bemm River

Bemm River is a small town located on Sydenham Inlet. The river itself bends north of the township, entering the Inlet to the east. The Inlet is surrounded to the west by east by Cape Conran Coastal Park and to the east by Croajingolong National Park.

The town hosts various holiday cottages and accommodation, a boat ramp, bait shop and boating facilities including jetties, wharfs and launching ramps. Fishing and boating are key attractions in Bemm River.





Figure 115. Bemm River locality.

12.1 Community and connection to coast

The Bemm River community is very small, with just over 70 residents, 60% of which are male. The older population has a median age of 67, with very few families and no residents younger than 20 years.

Only around a third of the population are in the labour force, with many retirees. Around half of properties are occupied, suggesting a high number of holiday homes.



Figure 114. Key statistics for Bemm River (ABS, 2021). Note some other statistics have reduced reliability due to small population size.

While no formal designation currently exists for the area surrounding Bemm River these areas are important to a number of the region's Traditional Owner groups.

Traditional Owners were known to travel from the hills to the coast at different times of year to harvest different food sources such as abalone, mussels, shrimp and fish.



12.2 The coastal environment

The Bemm River hosts a multitude of waterways and inlets, encompassing the Sydenham Inlet, Swan Lake, and Bemm River itself. Sydenham Inlet is recognised as a high-value wetland.

Important ecological communities include:

- Coastal Saltmarsh
- Riparian Forest
- Coast Banksia Woodland
- Lowland Forest



These ecosystems provide habitat for a range of threatened species, including:

- Caspian, Little, Fairy, and Australian Gull-billed Terns
- Little Egret
- Lace Monitor
- Ground Parrot
- White-throated Needletail
- Musk Duck
- Yellow-bellied Glider
- White-bellied Sea-Eagle
- Hooded plovers

The Inlet is recognised as a high-value wetland in the Directory of Important Wetlands. The inlet, river and lakes are popular with visitors and residents for Bream fishing. They are also home to many other species like flathead, mullet, and salmon.

12.3 Coastal processes and hazards

The area is influenced by both riverine and coastal inundation. Surrounded by low-lying floodplain wetlands, inundation is an important natural process to support these ecosystems.

Some foreshore reserves and facilities are likely to be impacted by inundation, particularly in storm events. Impacted areas may include Pearl Point Road, Sydenham Parade, the boat ramp, jetties, piers and the coastal reserve itself. With sea level rise, inundation may become more frequently or permanent.

The inlet is subject to closure and rarely re-opens naturally. Flooding occurs on roads, wharves and boat ramps when the inlet is closed for extended periods.

Intermittently closed-open estuaries

The region hosts several estuaries that naturally open and close. This is influenced by river flows, rainfall, sea, and wind conditions. Some estuaries close for months or years.

These naturally dynamic systems support varied ecological, cultural and social values. Artificial openings can impact on these values, with poor water quality and fish kills.



The EGCMA monitors estuary health – analysing water levels, water quality, and weather conditions for potential closures and re-openings. Protocols guide entrance management, with further information at: egcma.com.au/what-we-do/estuary-openings





12.4 Coastal uses, reserves, and facilities

The town's nickname is "The Bream Capital". It is a hot spot for recreational and competitive fishers. The Bemm River Angling Club hosts numerous fishing events and competitions for visitors and residents.

There is also a growing emphasis on embracing eco-tourism within the region, with many tourism websites advertising it as a birdwatcher's haven and walking trails destination.

The main public foreshore facilities include the Bemm River Coastal Reserve itself, the boat ramp, fishing platforms, jetties and wharfs and picnic areas.



12.5 Coastal and marine management

Council manage the coastal reserve across the township from near Banksia Street to the eastern edge of Sydenham Parade residences. Council also manage the recreation reserve. Parks Victoria manage surrounding coastal and national parks. Gippsland Ports and Park Victoria are the managers of Sydenham Inlet. The EGCMA manage river health and oversee opening of the inlet. DEECA manage the Bemm River State Forest and other Crown land.



The Bemm River Foreshore Management Plan (2014) guide management with management strategies focussed on maintaining, improving or upgrading:

- Recreational facilities, including boating facilities
- Car and trailer parking and roads
- Pedestrian linkages and access
- Natural values and vegetation

The plan also sought to clarify boundaries for on-ground management responsibility and better define Crown land boundaries.

There are several recent or ongoing Council-led projects across Bemm River:

- Footpath development
- Road safety improvements

Table 20 summarises community values, challenges and opportunities across Bemm River, with focus areas for future management. Figure 116 to Figure 124 map key features, values, and management arrangements across the foreshore.

Table 24. Values, challenges and opportunities for Bemm River coastal and marine management, with focus areas for future management.



Bemm River

	Values	Challenges	Opportunities
Traditional Owners' rights, aspirations and knowledge	• Far East groups connection to Country • Significant Aboriginal Heritage places and sites (recorded and unrecorded)	• Unrecorded and unprotected sites and heritage • No Registered Aboriginal Party with unclear arrangements of who can speak for Country. • Recreational use impacts on cultural values.	• Identify unrecorded Aboriginal Heritage sites and continue planning overlays and controls to protect • Strengthen understanding of and relationships with Far East groups and desire/capacity for involvement in coastal and marine management
The marine and coastal environment	• Foreshore vegetation, natural setting and surrounding National and Coastal Parks • Important vegetation communities – coastal saltmarsh, seagrass, swamp and riparian scrub, riparian and lowland forest, and coastal banksia • Rare and threatened species - Ground Parrot, White-throated Needletail, Musk Duck, Yellow-bellied Glider, Australian Grayling, White-bellied Sea-Eagle, egrets, terns and plovers. • Sydenham Inlet - Directory of Important Wetlands • Diverse fish - Black Bream and Estuary Perch	• Stormwater quality and pollution from town and agricultural zones • Water quality impacts related to inlet opening and closure regime, including artificial opening • Balancing bushfire fuel management requirements with loss of native vegetation – e.g. vegetation removal controls and species selection	• Vegetation protection and enhancement, including weed, pest and access management • Continued estuary water quality and water level monitoring to inform opening requirements • Consider water-sensitive urban design options to improve stormwater quality • Holistic approach to vegetation management, including fire risk management
Natural processes and climate change	• Dynamic estuary and inlet features • Fire safety and bushfire preparedness/planning	• Flooding associated with prolonged estuary closure occurs on roads, wharves and boat ramps. • Active management of estuary required – rarely opens naturally • Changing estuary opening regimes associated with climate change and sea level rise • One road in and out for evacuation routes, with places of last resort, often on foreshores • Vegetation management in relation to fuel loads	• Strategic vegetation management and communication, incorporating bushfire management considerations • Monitoring of sediment movement around Luderick Point and any impacts on boat ramps • Investigate ecosystem responses to changing estuary conditions resulting from changes in climate and sea level. • Investigate estuary dynamics and expected changes with climate change and sea level rise.
Sustainable use and development	• Boating, fishing and water access facilities across Luderick Point – main boat ramp, jetty, small craft and kayak water access, fishing platforms. • High recreational fishing value and all abilities fishing access platforms • Recently upgraded facilities – playground, toilets, other foreshore facilities • Accommodation, camping and caravan parks to support tourism • Small village character and wilderness surrounds	• Lack of foreshore access pathways, connectivity between walking tracks and all abilities access • Poor stormwater management and occurrences of poor local water quality • Safety around Luderick Point including playground and toilet placement	• Water- and ecologically-sensitive facilities – boardwalks in areas of inundation • Walking path connectivity and all-abilities access • Apply best-practice water-sensitive urban design and stormwater controls from urban town areas • Safety, parking and traffic flow improvements
Stewardship, knowledge, engagement and collaboration	• Community groups - Far East Victoria Landcare, Bemm River Recreation Reserve Committee, Bemm River Progress and Improvement Association Inc. and Bemm River Community Centre • Recreational groups – Bemm River Angling Club	• Perceived lack of Council communication and opportunities to engage • Confusing signage around boat ramps	• Consolidate community input into key strategies, including CMMP • Improve communication of Council roles and activities • Upgrades to foreshore signage

Focus for management

- Maintain existing facilities, small town character and surrounding environmental values,
- Strategic vegetation management consistent with planning and overlay controls
- Review upgraded walking paths, connectivity and improve all abilities access to water and fishing opportunities
- Review safety and traffic flow arrangements
- Update signage and consolidate engagement of community members to develop better understanding of community needs and values
- Improve communication of Council roles, responsibilities and activities
- Work with Far East Groups to investigate and increase understanding of cultural heritage and ensure protection.



Bemm River mapping:
Traditional Owners and cultural values



Figure 116. Registered Aboriginal Party areas, culturally sensitive areas, and Joint Management areas for Bemm River.

Bemm River mapping: Environmental values



Figure 117. Key coastal and marine environmental values, including protected areas, ecological vegetation classes (EVCs) and biotypes for Bemm River.

Bemm River mapping:
Environmental overlays



Figure 118. Environmental and land management planning overlays for Bemm River.

Bemm River mapping: Coastal hazards



Figure 119. Coastal hazard mapping of Statewide coastal hazard data as part of the Victorian Governments Future Coasts Project and Victorian Coastal Hazard Assessment for Bemm River.

Bemm River mapping:
Coastal protection and drainage infrastructure



Figure 120. Coastal protection and drainage infrastructure for Bemm River.

Bemm River mapping:
Recreation and transport



Figure 121. Recreation facilities and transport networks for Bemm River.

Bemm River mapping:
Planning scheme zones



Figure 122. Planning scheme zones for Bemm River.

Bemm River mapping:
Planning overlays



Figure 123. Other planning scheme overlays for Nungurner.

Bemm River mapping:
Land management arrangements



Figure 124. Public land management arrangements for Bemm River.

12.6 Management actions

Table 25details the CMMP management actions for Bemm River.

Figure 125 presents site-specific management actions and maps activity and recreation nodes.

Table 25. Bemm River management actions

Long-term objective	No.	Action	Timeframe	Council role	Partners
Objective 1: Acknowledge Traditional Owners' rights, aspirations and knowledge	BR1.1	Guided by Far East Traditional Owner Groups, support identification, management and protection of cultural heritage values across Bemm River coastal areas. In alignment with Shire Wide actions, this includes: • Supporting Far East Traditional Owner Groups to identify unrecorded cultural heritage sites. • Continuing to implement appropriate planning overlays and controls such as Cultural Heritage Management Plans to protect cultural heritage. • Collaborating with Far East Traditional Owner Groups to better understand cultural values and inform future protection, in alignment with Action BR1.2. • Incorporating culturally-sensitive design into all works across Council-managed coastal reserves.	Ongoing	Participate	Far East Traditional Owner Groups
	BR1.2	Continue to advance relationships with Far East Groups, including Bidwell, Yuin, and Ngarigo Monero peoples, and strengthen EGSC understanding of desire and capacity among Far East Groups for collaboration in coastal and marine management across Bemm River.	0-3 years, then ongoing	Lead	Far East Traditional Owner Groups
Objective 2: Protect and enhance the marine and coastal environment	BR2.1	Continue to support EGCMA and citizen science programs to monitor estuary water quality and levels to inform opening arrangements of Sydenham Inlet. Communicate management roles and responsibilities with reference to EGCMA entrance management protocols. Aligns with Shire wide Action EG5.2.	Ongoing	Participate	EGCMA, Parks Victoria, citizen science programs
Objective 3: Respect natural processes and strengthen resilience to climate change	BR3.1	Investigate options to manage emerging coastal hazard risks across the Bemm River foreshore, including measures to avoid risk and the use of nature-based solutions.	3-5 years	Lead	Parks Victoria, DEECA, EGCMA, research institutes
	BR3.2	Collaborate with land managers and EGCMA to investigate and plan for Sydenham Inlet estuary opening regime changes expected with climate change and sea level rise. Consider opportunities for accommodation and adaptation of surrounding built and natural environment, impacts of increased flooding associated with prolonged closures, and the reducing need for artificial estuary opening.	5+ years	Participate	EGCMA, land managers
	BR3.3	Continue to contribute to strategic bushfire recovery and management across coastal and marine areas through: • DEECA, Forest Fire Management Victoria (FFMVic) and CFA collaboration. • Strategic vegetation management, considering environmental values and fuel management loads. • Review of bushfire recovery projects, funding, and outstanding actions. • Aligning and coordinating bushfire recovery efforts with CMMP objectives, principles, and actions. • Strategic bushfire management activity communication (through Action BR5.1 and aligning with Action EG3.4).	0-3 years	Participate	DEECA, FFMVic

Bemm River
Management actions

Long-term objective	No.	Action	Timeframe	Council role	Partners
Objective 4: Use and develop sustainably	BR4.1	In alignment with Action EG4.1, utilise activity and recreation nodes to clearly delineate distinct purposes and uses within foreshore zones, and ensure efficient development through co-location, partnership use, and consolidation of community assets. Includes delineation of: • Bemm River (Luderick Point) Boat Ramp area as recreation node, supporting parking, boat access, fishing facilities, toilets, playground, and other recreational facilities.	0-3 years	Lead	All other land managers
	BR4.2	In alignment with East Gippsland Housing and Settlement Strategy (2023), continue to foster Rural Town character and prioritisation of natural setting through: • Maintenance of existing foreshore facilities and investment in facilities, based on assessment of need. • Only small-scale housing development within existing residentially zoned areas. • Promoting adherence to township boundaries, planning overlays and land use planning.	Ongoing	Lead	
	BR4.3	Progress and complete Bemm River Footpath Development project. Review designs and planning to ensure proposed works and upgrades align with CMMP objectives, principles, actions and State policy. Review and monitor path upgrade to understand if further works are required to improve alignment with community values and needs, and/or incorporate ecosensitive design improvement opportunities.	5+ years	Lead	
	BR4.4	Undertake review of town drainage arrangements and maintenance regimes. Investigate potential for drainage upgrades, improved maintenance and implementation of best-practice water-sensitive urban design options to improve stormwater quality entering the Inlet.	5+ years	Lead	
	BR4.5	Improve user safety through review and upgrades to Luderick Point including: • Update to boat ramp road markings, parking demarcation and signage. • Review playground and toilet siting and implement strategies to improve safety (e.g. formalised pedestrian crossing, fencing, signage).	0-3 years	Lead	
Objective 5: Take a stewardship approach, build understanding and knowledge, engage and collaborate	BR5.1	Continue to support and collaborate with local volunteer community and environment groups e.g. Far East Victoria Landcare, Bemm River Recreation Reserve Committee, Bemm River Progress and Improvement Association Inc. and Bemm River Community Centre. Includes: • Promoting community group activities in the coastal and marine space. • Fostering open communication and engagement channels with community groups. • Leveraging existing engagement information and knowledge, established community networks and place managers to improve communication of and engagement with of Council activities. • Continuing to seek opportunities to increase community involvement, including through community grants and Council partnerships. • Promoting and increasing citizen science opportunities (including environmental monitoring - Action BM2.2).	Ongoing	Lead	All other management agencies, environmental and community groups and organisations

Bemm River
Management actions

Long-term objective	No.	Action	Timeframe	Council role	Partners
Objective 5: Take a stewardship approach, build understanding and knowledge, engage and collaborate (cont.)	BR5.2	In alignment with Shire wide Action EG5.3, review, consolidate and update foreshore signage across Bemm River to: • Increase clarity of communication. • Promote activities around Bemm River. • Improve safety. • Celebrate unique environments, history, and culture. • Support implementation of activity and recreation nodes (Action BR4.1). May include updated township mapping.	3-5 years	Lead	Other land managers, VFA, Far East Traditional Owner groups

Bemm River
Management actions



Figure 125. Bemm River management actions and nodes

13 Mallacoota

Mallacoota is the easternmost town in Victoria, close to the border of New South Wales. The town spans across the coast of Mallacoota Inlet and the open Bass Coast and is surrounded by the wilderness of Croajingolong National Park.

Coastal and marine areas include the open coast and Betka River, Bastion Point, the main town foreshore, Karbeethong, and Bucklands Jetty areas. Gypsy Point is also a Council-managed area between the Genoa and Wallagaraugh Rivers.



13.1 Community and connection to coast

Mallacoota had a population of around 1,200 at the last census. With an influx of tourists during summer, the population can rise significantly. Mallacoota is an older community. Nearly half are aged over 60. The town attracts many retirees. Less than half of the population in the workforce.

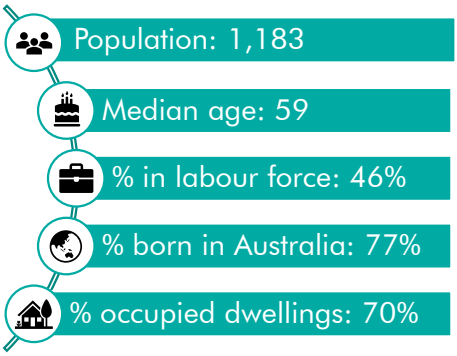


Figure 126. Key statistics for Mallacoota (ABS, 2021).

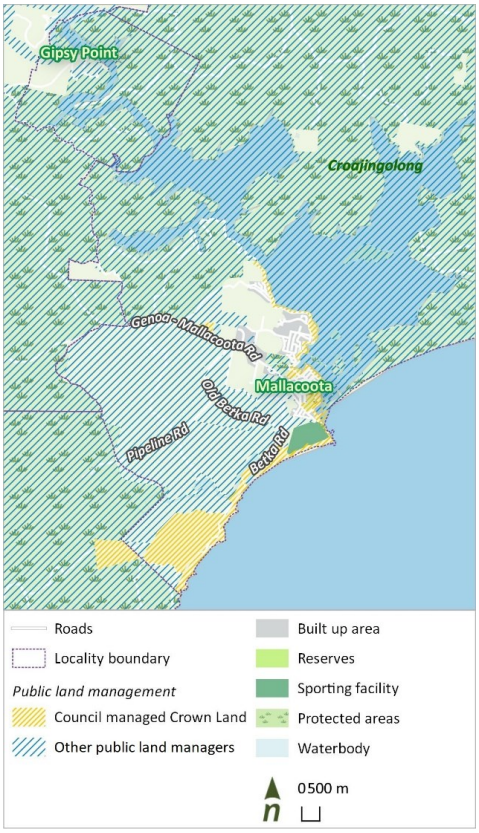


Figure 127. Mallacoota locality.

While no formal designation currently exists for the area surrounding Mallacoota these areas are important to a number of the region's Traditional Owner groups.

Traditional Owners were known to travel from the hills to the coast at different times of year to harvest different food sources such as abalone, mussels, shrimp and fish.



13.2 The coastal environment

The Genoa and Wallagaraugh Rivers feed Mallacoota inlet, which stretches out to Bass Strait, near Bastion Point. The inlet hosts many sand banks and islands with reedbeds, sedgeland and seagrass. Important ecological communities include:

- Littoral Rainforest and Coastal Vine Thickets (EPBC-listed)
- River-flat eucalypt forest on coastal floodplains (EPBC-listed)
- Sub-tropical and Temperate Saltmarsh (EPBC-listed)
- Clay Heathlands
- Warm Temperate Rainforest



Council-managed reserves with particularly high natural value include the southern and northern foreshore, Betka River area and Shady Gully (Ethos NRM, 2022). These areas hold a variety of threated flora and fauna species, including:

- White-fronted, Little and Fairy Terns
- Great and Red Knots
- Gang-gang Cockatoo
- Curlew Sandpiper
- Mallacoota Burrowing Crayfish
- Eastern Curlew
- Southern Right Whale
- Eastern Bristlebird
- White-bellied Sea-Eagle
- Hooded Plover

Croajingolong National Park is designated as a World Biosphere Reserve and contains records for one quarter of all Australian bird species (Parks Victoria, 2023).

The extent and severity of the 2019/20 bushfires drastically impacted the region's natural values, particularly at Mallacoota.

13.3 Coastal processes and hazards

The coastal processes around Mallacoota are complex. The area is influenced by both riverine and coastal inundation. Surrounded by low-lying wetlands and marshes, inundation is an important natural process to support ecosystems.

Mallacoota Inlet is an intermittently closed-open estuary. The entrance can be closed for months at a time, if not years. Flooding of jetties, wharves, camping areas, carparks, boat ramps and moorings can occur when water levels are high.

Intermittently closed-open estuaries

The region hosts several estuaries that naturally open and close. This is influenced by river flows, rainfall, sea, and wind conditions. Some estuaries close for months or years.

These naturally dynamic systems support varied ecological, cultural and social values. Artificial openings can impact on these values, with poor water quality and fish kills.



The EGCMA monitors estuary health – analysing water levels, water quality, and weather conditions for potential closures and re-openings. Protocols guide entrance management, with further information at: egcma.com.au/what-we-do/estuary-openings

Changes in climate and sea levels could alter the flooding regime and may increase inundation across the Mallacoota foreshore. While most residences, commercial properties and assets are located on higher ground, public foreshore facilities could be increasingly impacted.

Vegetation cover strengthens dunes and provides some protection from erosion, especially on the open coast. There are also stretches of seawalls along the coast, particularly along the township foreshore and Caravan Park.

13.4 Coastal uses, reserves and facilities

The pristine natural coastal surrounds make Mallacoota a popular holiday spot for nature-lovers. Many recreational facilities are available for visitors and are centred around outdoor activities. These include:

- Camping and caravan parks including the Council-managed Mallacoota Foreshore Holiday Park
- Fishing jetties and wharfs, including Karbeethong, Bucklands and Gypsy Point Jetties
- Boat mooring and launching areas, including moorings along the caravan park and Bastion Point Boat Ramp
- Walking tracks and lookouts for sightseeing, birdwatching, and hiking.
- Surfing and swimming spots including sheltered areas in the inlet and open coast surf areas.



Recreational fishing-based tourism is considered to be a major contributor to economic activity in the town. Mallacoota Inlet was declared a fisheries reserve in 2004. The town also hosts commercial fisheries, specifically abalone and sea urchin harvesting.

13.5 Coastal and marine management

Council manage the foreshore reserves from Secret Beach, along the open coast and into the inlet, round to the edge of the township at Bucklands Jetty. DEECA manage large areas of State Forest. Parks Victoria manage surrounding National Parks. Gippsland Ports manage a range of public boating facilities and the Inlet itself.

The Mallacoota Foreshore Management Plan (2005) and Urban Design Framework (2007) have guided past management but are now outdated. Perspectives and setting have also changed since the 2019/20 bushfires. The Mallacoota and District Recovery Association (MADRA) have developed a community-led recovery plan. Key values and priorities linked to coastal and marine management include:

- A love of our diverse, unspoilt wilderness landscape.
- Balance between natural values and bushfire safety
- A need to diversify the economy to balance tourist and resident needs
- Town planning and overlay updates to recognise hazards and consider emergency needs
- Replacement or upgrade of foreshore facilities and access.

There are several recent or ongoing Council-led projects across Mallacoota:

- Bastion Point groin wall
- Streetscape upgrades
- Secret Beach stair reconstruction
- Mallacoota seawall reconstruction

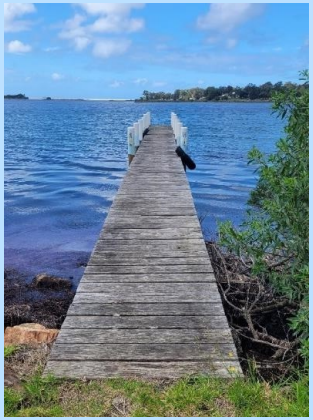
Table 26 summarises community values, challenges and opportunities across Mallacoota, with focus areas for future management. Figure 128 to Figure 136 map key features, values, and management arrangements across the foreshore.

Table 26. Values, challenges and opportunities for Mallacoota coastal and marine management, with focus areas for future management.



Mallacoota

	Values	Challenges	Opportunities	Focus for management
Traditional Owners' rights, aspirations and knowledge	• Far East groups connection to Country • Significant Aboriginal Heritage places and sites (recorded and unrecorded) • Broader community desire to understand Aboriginal culture	• Unrecorded and unprotected sites and heritage • No Registered Aboriginal Party with unclear arrangements of who can speak for Country. • Challenges undertaking cultural heritage surveys, with multiple groups and minimal resources available • Recreational use impacting on cultural values	• Identify unrecorded Aboriginal Heritage sites and continue planning overlays and controls to protect • Strengthen understanding of and relationships with Far East groups and desire/capacity for involvement in coastal and marine management • Where appropriate, increase signage to communicate and celebrate Aboriginal culture	• Coordinate bushfire recovery efforts and funding, taking stock of actions completed and remaining areas for improvement, including restoring access paths and trails. • Leverage off post-bushfire funding and engagement to deliver foreshore upgrades – streetscaping, amenities, walking connectivity etc. • Improve definition and communication of purpose of foreshore areas including separation of conflicting users and communication of public open space through Caravan Park • Consolidate and communicate land management arrangements including determining suitable managing agencies, communicating public open space areas and seeking opportunities for further open space. • Investigate and plan for estuary opening regime changes and coastal hazard impacts associated with climate change. • Work with Far East Groups to investigate and increase understanding of cultural heritage and ensure protection.
The marine and coastal environment	• High value natural vegetation and habitat across foreshore reserves – Mallacoota Coastal Reserve, Mortimers Paddock and Mallacoota Aerodrome • Important vegetation communities - littoral rainforest, coastal vine thickets, river-flat eucalypt forest, coastal floodplains, saltmarsh, seagrass beds, clay heathlands and warm temperate rainforest • Rare and threatened species - Gang-gang Cockatoo, Mallacoota Burrowing Crayfish, Southern Right Whale, Eastern Bristlebird, sea-eagles, terns and knots • Mallacoota Inlet and dynamic estuary environment • National Parks, Reserves and coastal wilderness	• 2019/20 bushfire loss of vegetation and habitat • Balancing bushfire fuel management requirements with loss of native vegetation – e.g. vegetation removal controls and species selection • Weed management and pest control, with few resources • Management of burnt vegetation and environmental recovery following bushfires • Impacts of human disturbance and dogs on beach nesting birds	• Vegetation protection and enhancement, including weed, pest and access management • Holistic approach to vegetation management, including fire risk management and species selection advice • Continued estuary water quality and water level monitoring to inform opening requirements • Improved communication and protection for beach nesting birds	
Natural processes and climate change	• Bushfire emergency evacuation routes, safe access and places of last resort, often on foreshores • Recently upgraded seawall across Caravan Park	• Managing bushfire and coastal hazard risk • Flooding associated with prolonged estuary closure occurs on roads, wharves and boat ramps. • Erosion, sediment and ground movement at Bastion Point – sand build up and impacts on safe boating • Swimming safety associated with entrance opening • More frequent and longer duration estuary closures associated with climate changes and sea level rise	• Improve emergency management and consider where evacuation locations, routes and service reliability may intersect with coastal and marine management • Clearly communicate swimming hazards and whether beach are patrolled by surf lifesaving clubs. • Investigate estuary dynamics and expected changes with climate change and sea level rise.	
Sustainable use and development	• Trails, boardwalks and walking/cycling connectivity • Access to foreshore parks and reserves - Betka River Reserve, Mallacoota Foreshore Holiday Park • Safe boating and water access – foreshore mooring, Bastion Point and main township boat ramps, Karbeethong jetty, other jetties and moorings. • Tourism and recreational values - fishing, camping, boating, safe swimming, surfing, festivals and events • Commercial fishing and the abalone industry • Coastal wilderness setting and sea views • Peaceful meeting points and reflection areas	• Extended footpaths and trail closures following bushfires • Lack of 'sense of arrival' and seascape connectivity • Parking availability, traffic flow and pedestrian safety at Bastion Point, particularly in peak season • Poorly defined activity and recreation areas with limited public open space and access to existing space • Tenure arrangements and the right agency for land • Outdated amenities at Foreshore Holiday Park • Aging Caravan Park facilities and Buckland Boat Shed • Lack of surf lifesaving storage facilities and confusion over patrol timings, with potential inadequacy of patrols	• Reinstate walking track connectivity following bushfires • Collect and utilise usage data to determine facility, parking and surf lifesaving patrol needs. • Upgrade facilities at Foreshore Holiday Park and communicate this as public open space • Reconfigure Bastion Point parking to improve pedestrian safety – utilise traffic counts to inform design and investigate additional golf course land • Better define and communicate nodes and separate conflicting uses (e.g. children and boat ramp users) • Streetscape upgrades (underway)	
Stewardship, knowledge, engagement and collaboration	• Active and passionate community groups - Mallacoota and District Recovery Association and Mallacoota and District Business and Tourism Association, Friends of Mallacoota, Far East Landcare, Southeast Landcare • Recreational groups - East Gippsland Sportfishing • Strong sense of self-determination – community driven	• Post-bushfire engagement fatigue and higher prioritisation of other recovery projects • Balancing community desires with roles and responsibilities of agencies	• Consolidate engagement opportunities to gather input on multiple issues • Engage Place Managers and leverage off existing engagement information and networks (e.g. MADRA) • Improved communication of Council activities	



Mallacoota mapping:
Traditional Owners and cultural values

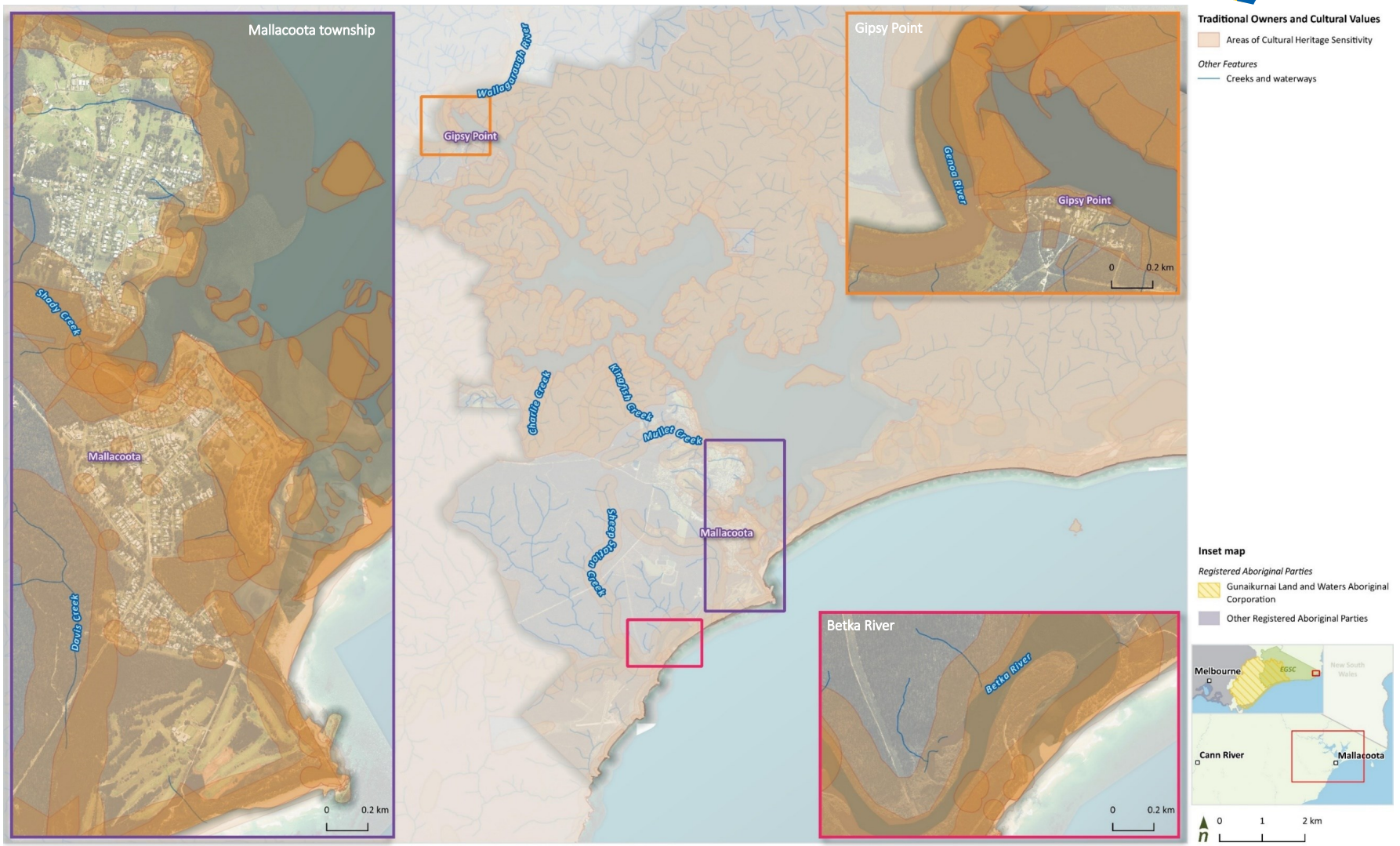


Figure 128. Registered Aboriginal Party areas, culturally sensitive areas and Joint Management areas for Mallacoota.

Mallacoota mapping: Environmental values

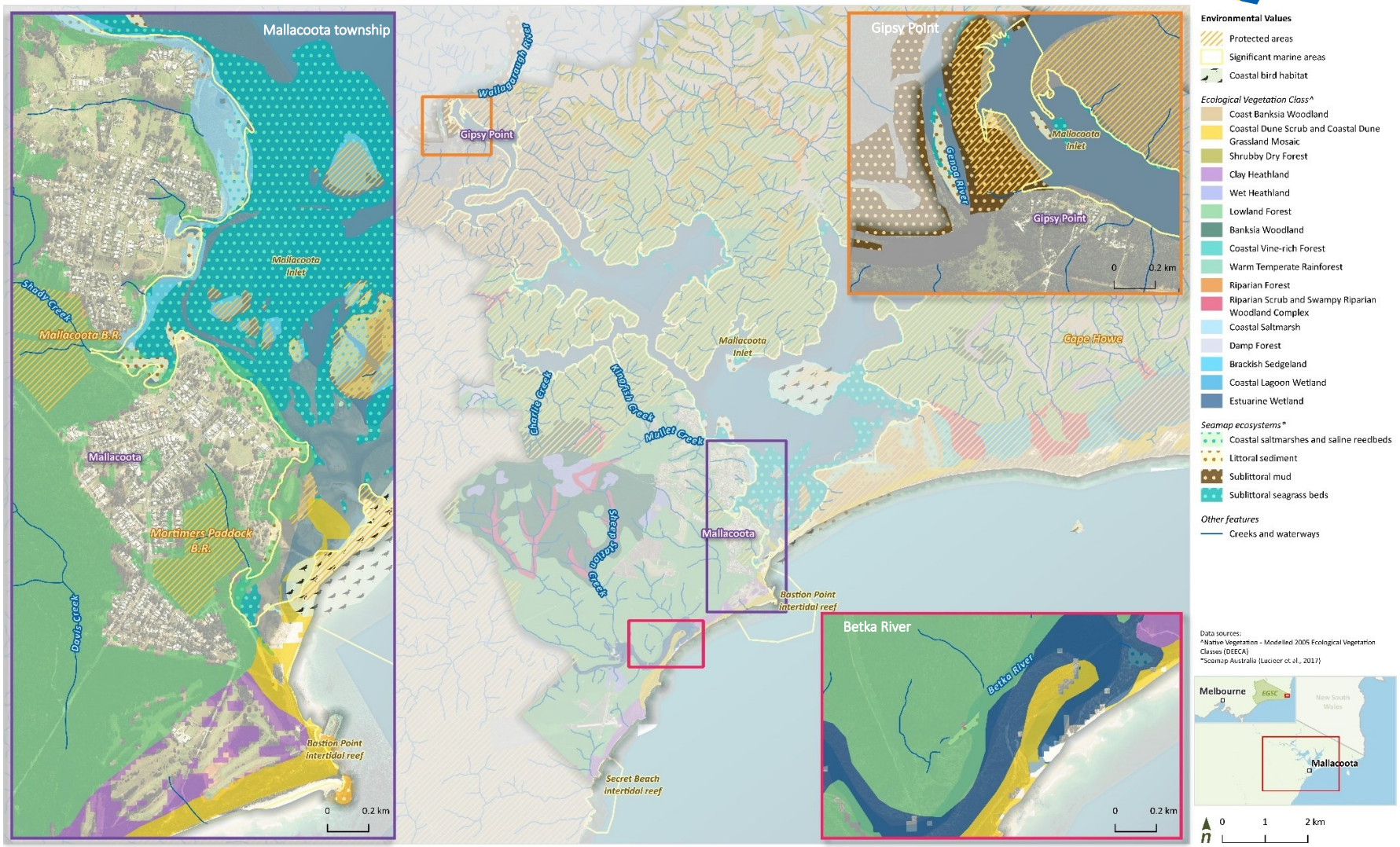


Figure 129: Key coastal and marine environmental values, including protected areas, ecological vegetation classes (EVCs) and biotypes for Mallacoota.

Mallacoota mapping:
Environmental overlays

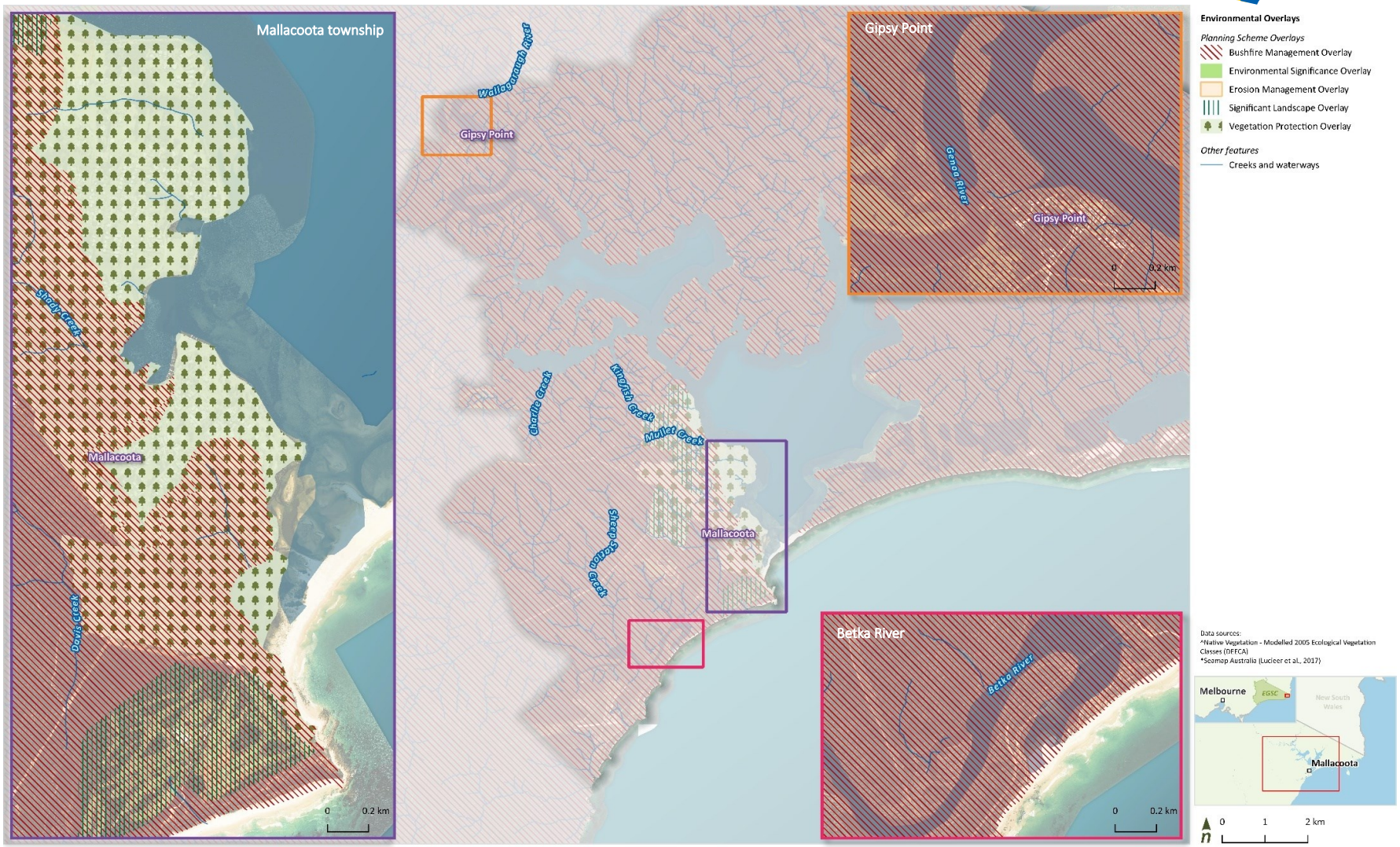


Figure 130. Environmental and land management planning overlays for Mallacoota.

Mallacoota mapping:
Coastal hazards

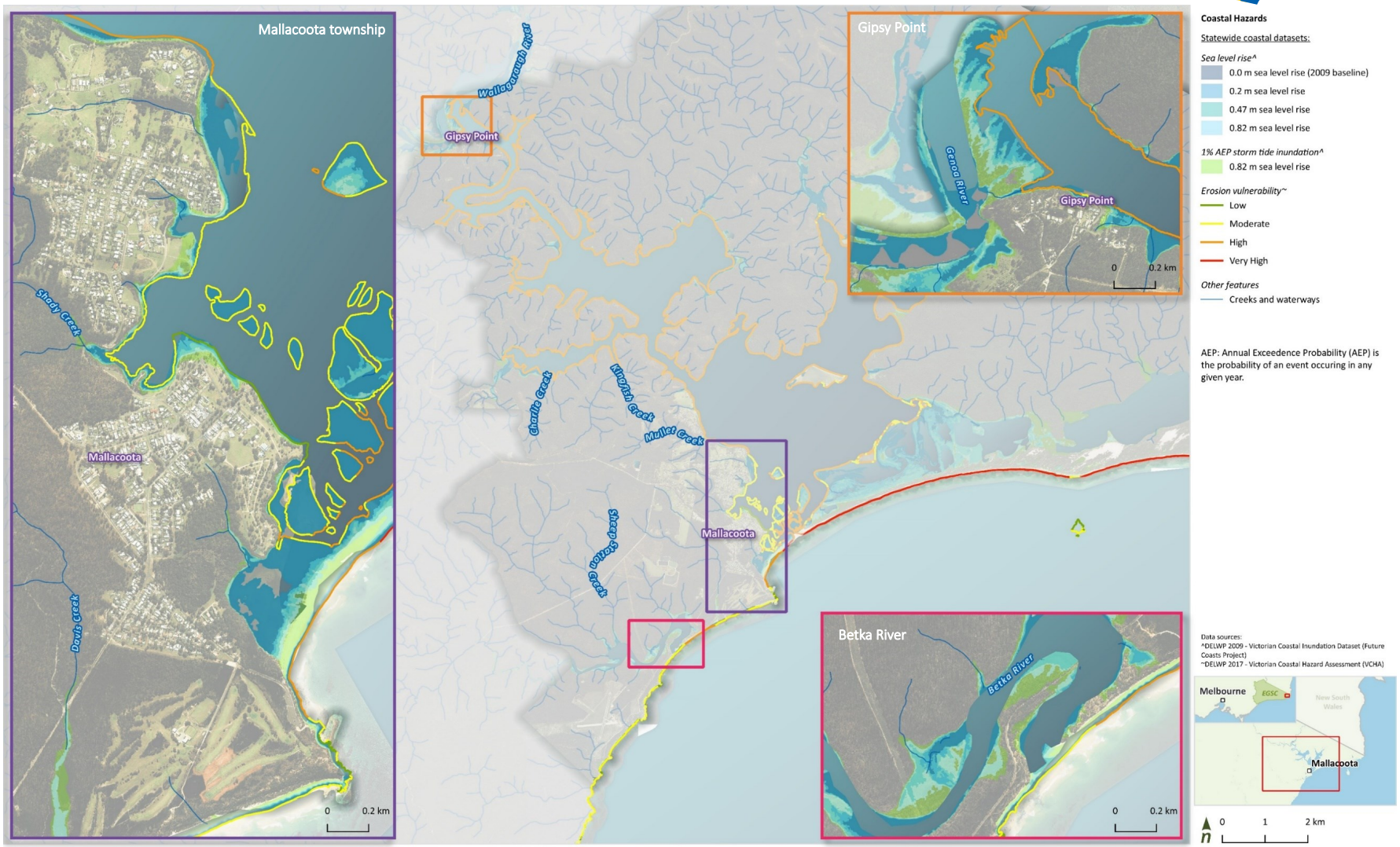


Figure 131. Coastal hazard mapping of Statewide coastal hazard data as part of the Victorian Governments Future Coasts Project and Victorian Coastal Hazard Assessment for Mallacoota.

Mallacoota mapping:
Coastal protection and drainage infrastructure

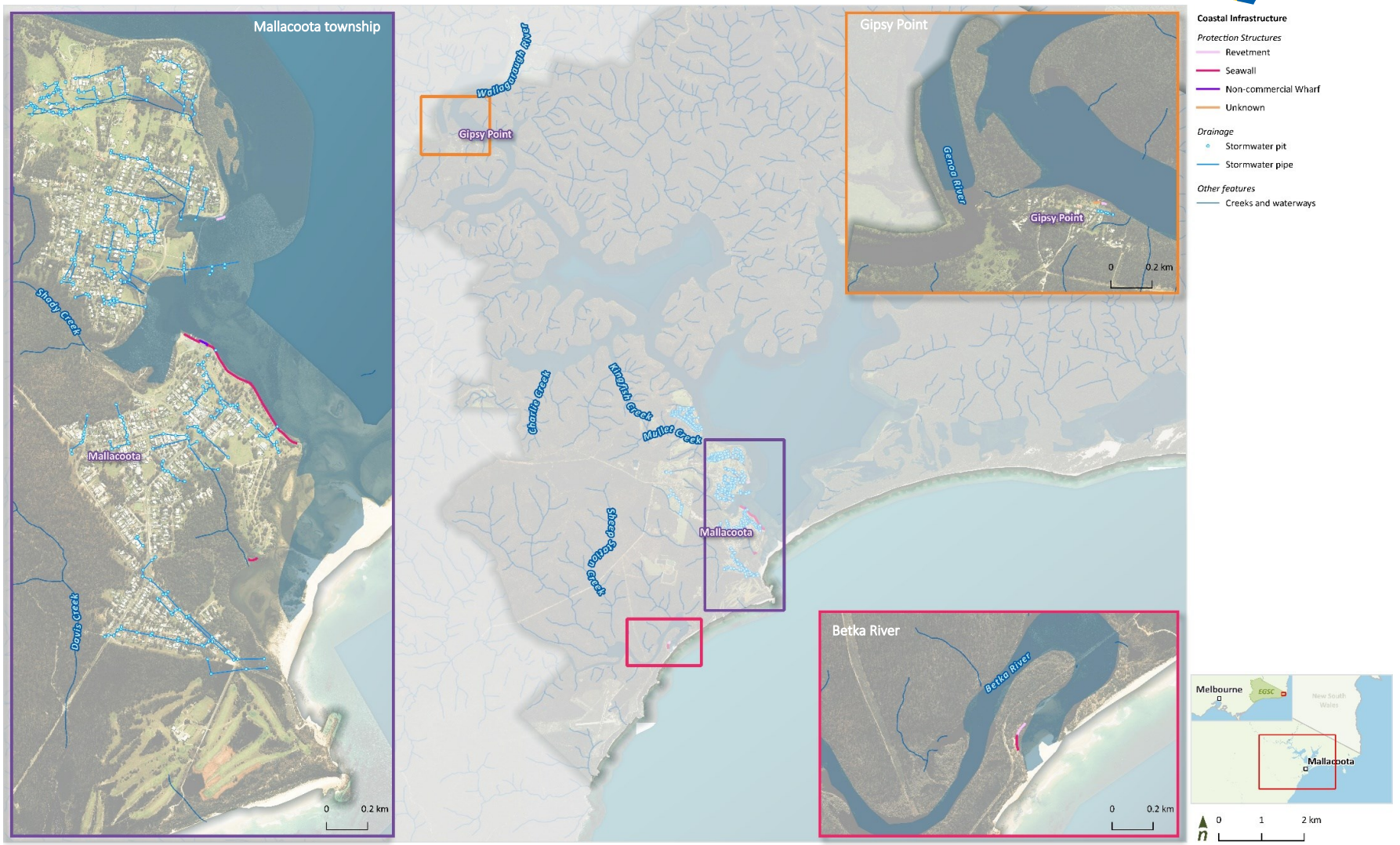


Figure 132. Coastal protection and drainage infrastructure for Mallacoota.

Mallacoota mapping:
Recreation and transport

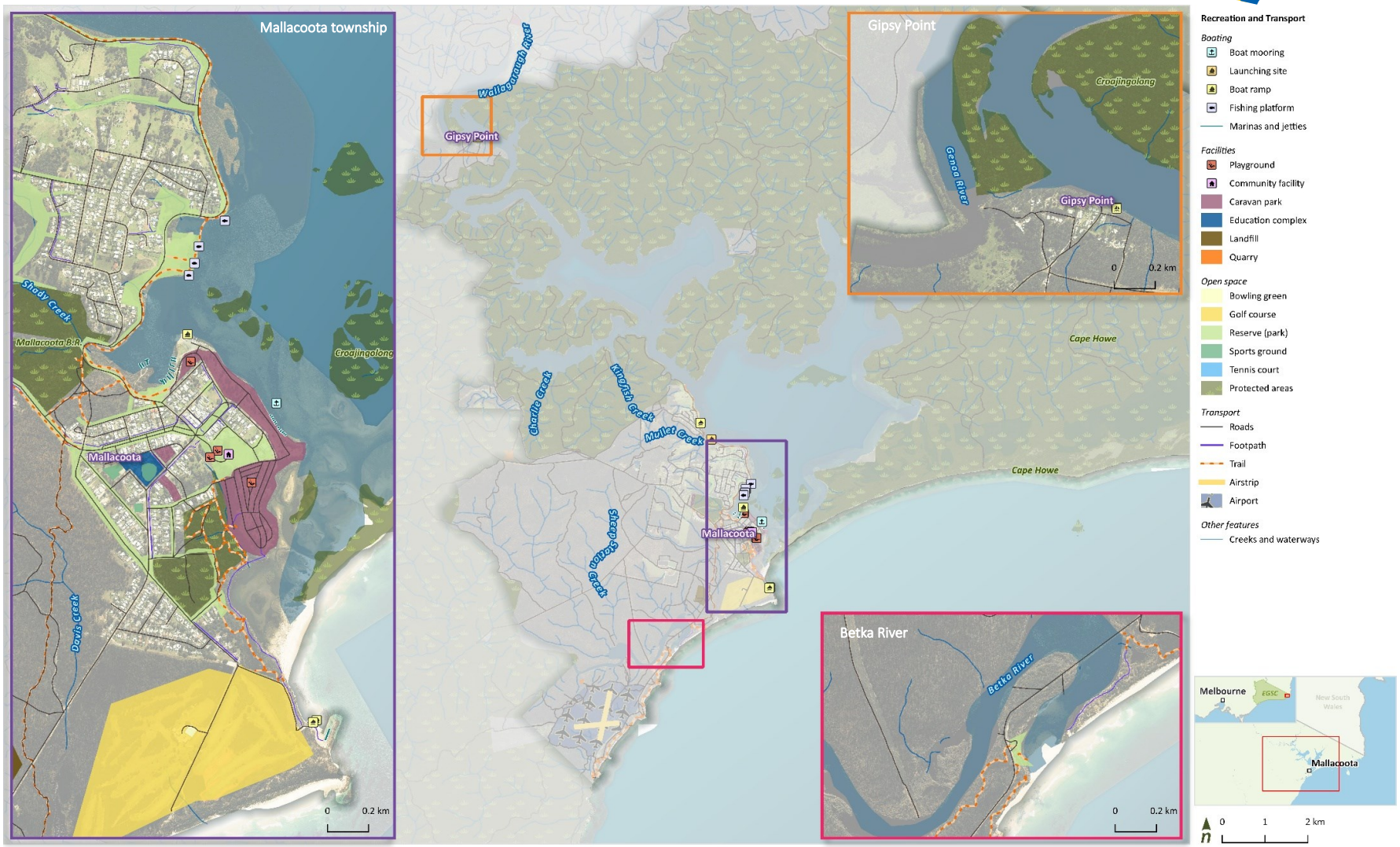


Figure 133. Recreation facilities and transport networks for Mallacoota.

Mallacoota mapping:
Planning scheme zones

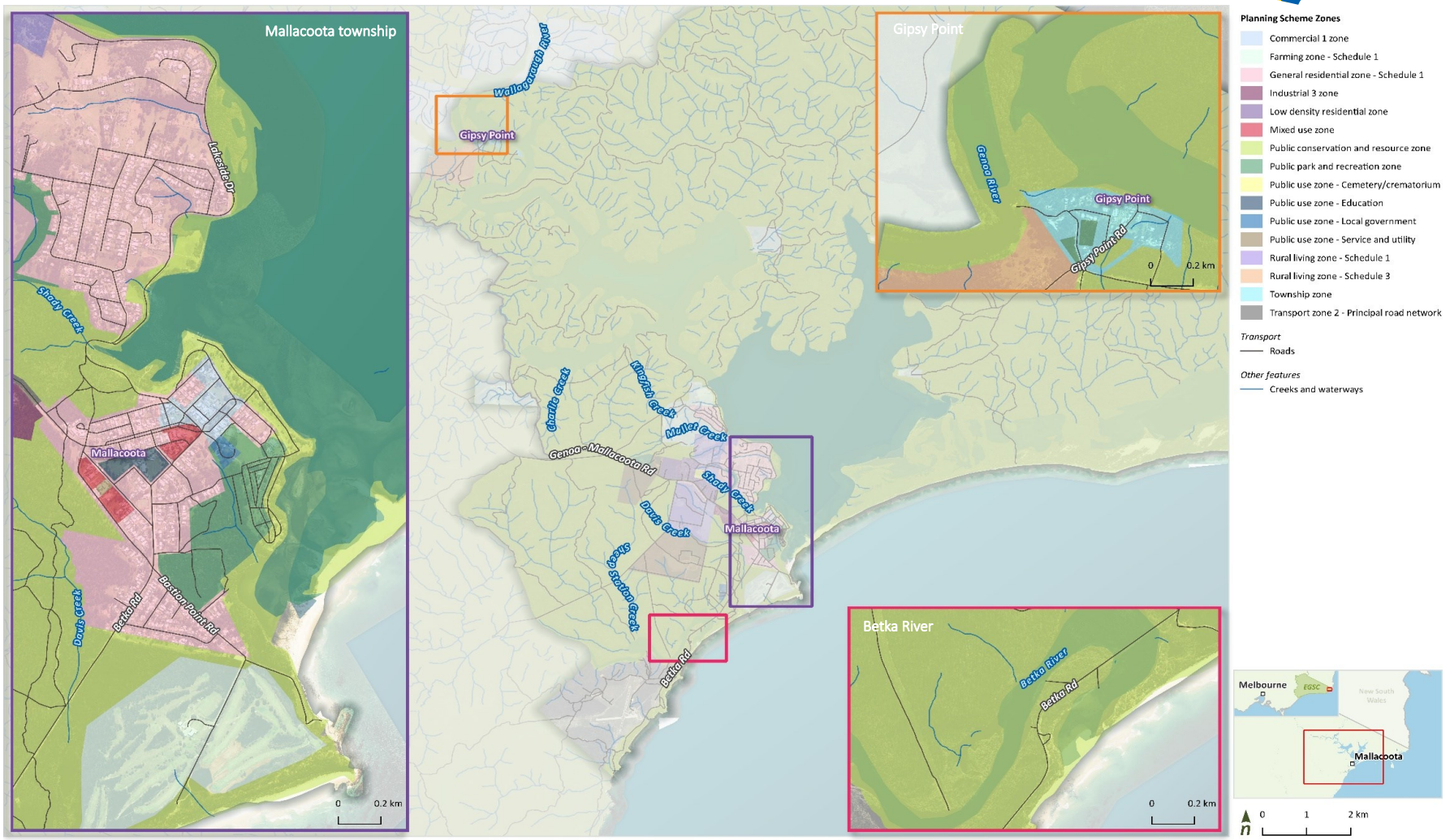


Figure 134. Planning scheme zones for Mallacoota.

Mallacoota mapping:
Planning overlays

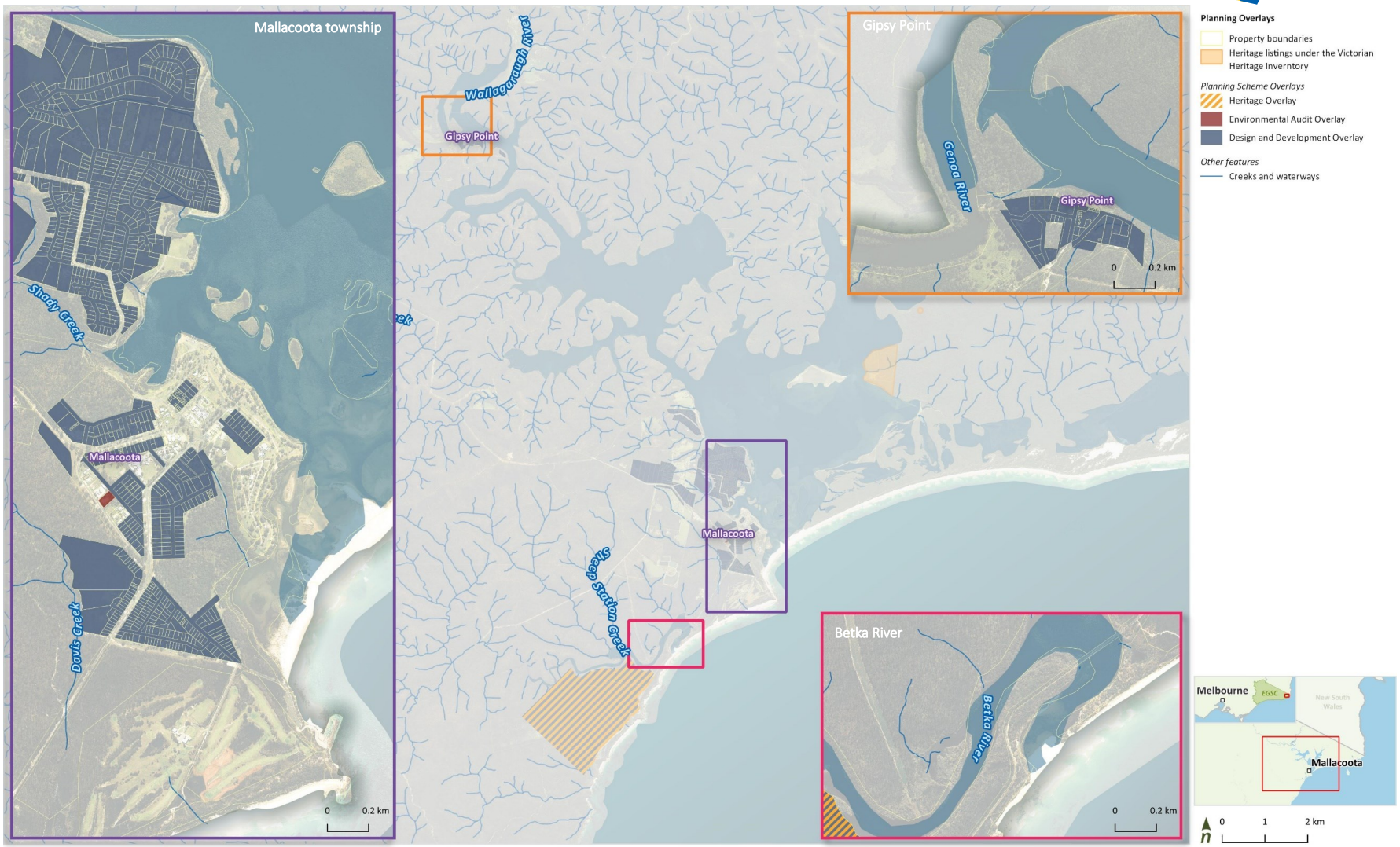


Figure 135. Other planning scheme overlays for Mallacoota.

Mallacoota mapping:
Land management arrangements

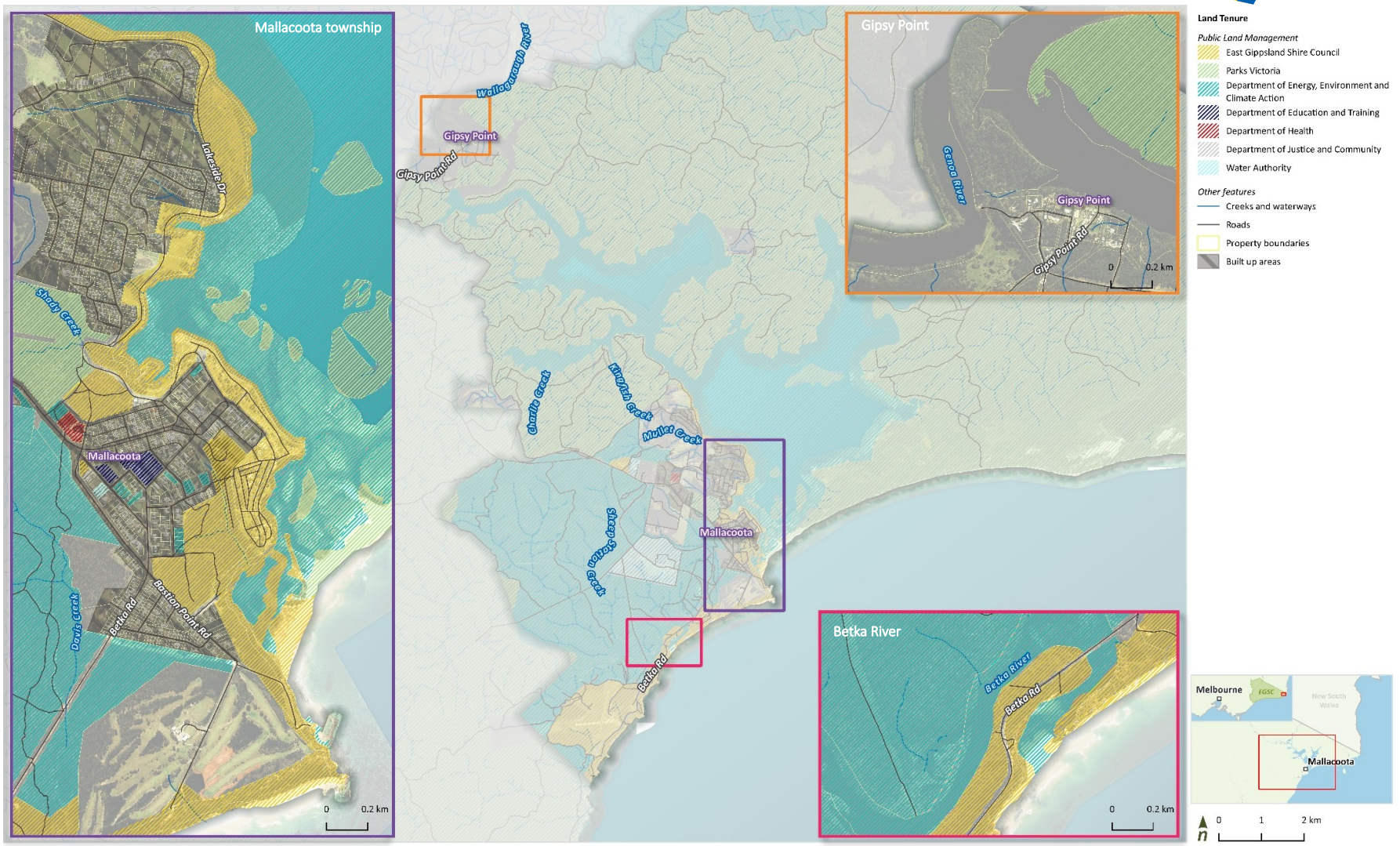


Figure 136. Public land management arrangements for Mallacoota.

13.6 Management actions

Table 27 details the CMMP management actions for Mallacoota.

Figure 137 presents site-specific management actions and maps activity and recreation nodes.

Table 27. Mallacoota management actions

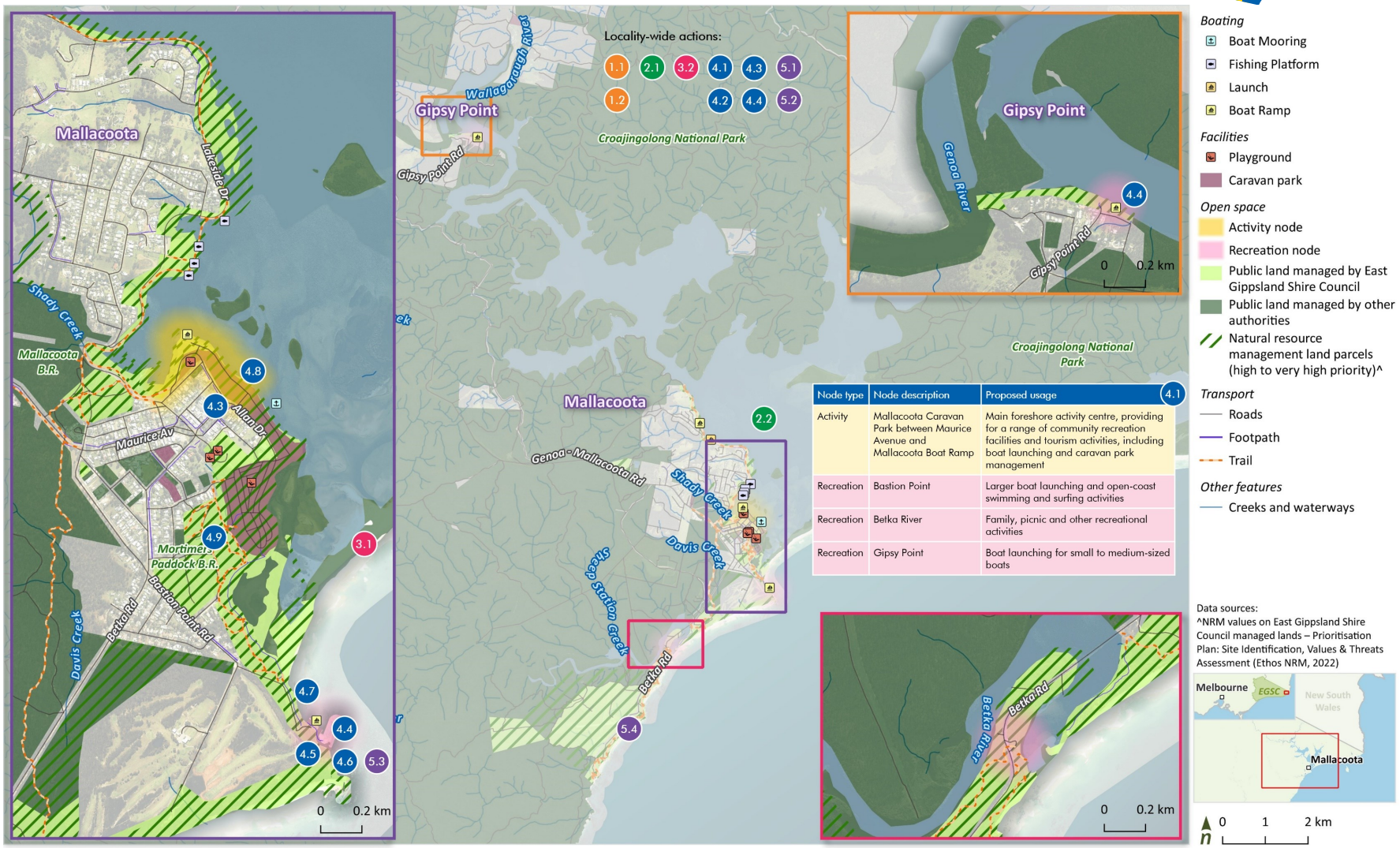
Long-term objective	No.	Action	Priority	Council role	Partners
Objective 1: Acknowledge Traditional Owners' rights, aspirations and knowledge	ML1.1	Guided by Far East Traditional Owner Groups, support identification, management and protection of cultural heritage values across Bemm River coastal areas. In alignment with Shire Wide actions, this includes: • Supporting Far East Traditional Owner Groups to identify unrecorded cultural heritage sites. • Continuing to implement appropriate planning overlays and controls such as Cultural Heritage Management Plans to protect cultural heritage. • Collaborating with Far East Traditional Owner Groups to better understand cultural values and inform future protection, in alignment with Action ML1.2. • Incorporating culturally-sensitive design into all works across Council-managed coastal reserves.	Ongoing	Participate	Far East Traditional Owner Groups
	ML1.2	Continue to advance relationships with Far East Groups, including Bidwell, Yuin, and Ngarigo Monero peoples, and strengthen EGSC understanding of desire and capacity among Far East Groups for collaboration in coastal and marine management across Mallacoota.	0-3 years, then ongoing	Lead	Far East Traditional Owner Groups
Objective 2: Protect and enhance the marine and coastal environment	ML2.1	Collaborate with BirdLife Australia, EGCMA and other stakeholders to promote important estuarine and coastal wetland habitats. Support education on impacts of inappropriate recreational use, presence of dogs, and vegetation removal.	Ongoing	Participate	EGCMA, BirdLife Australia, environmental and community groups
	ML2.2	Continue to support EGCMA and citizen science programs to monitor estuary water quality and levels to inform opening arrangements of Mallacoota Inlet. Communicate management roles and responsibilities with reference to EGCMA entrance management protocols. Aligns with Shire wide Action EG5.2.	Ongoing	Participate	EGCMA, Parks Victoria, citizen science programs
Objective 3: Respect natural processes and strengthen resilience to climate change	ML3.1	Collaborate with land managers and EGCMA to investigate and plan for Mallacoota Inlet estuary opening regime changes expected with climate change and sea level rise. Consider opportunities for accommodation and adaptation of surrounding built and natural environment, impacts of increased flooding associated with prolonged closures, and the reducing need for artificial estuary opening.	5+ years	Participate	EGCMA, land managers
	ML3.2	Continue to contribute to strategic bushfire recovery and management across coastal and marine areas through: • DEECA, Forest Fire Management Victoria (FFMVic) and CFA collaboration. • Strategic vegetation management, considering environmental values and fuel management loads. • Review of bushfire recovery projects, funding and outstanding actions. • Aligning and coordinating bushfire recovery efforts with CMMP objectives, principles and actions. • Strategic bushfire management activity communication (through Action ML5.1 and aligning with Action EG3.4).	0-3 years	Participate	DEECA, FFMVic,

Long-term objective	No.	Action	Priority	Council role	Partners
Objective 4: Use and develop sustainably	ML4.1	In alignment with Action EG4.1, utilise activity and recreation nodes to clearly delineate distinct purposes and uses within foreshore zones, and ensure efficient development through co-location, partnership use, and consolidation of community assets. Includes delineation of: • Mallacoota Caravan Park between Maurice Avenue and Mallacoota Boat Ramp and adjoining commercial centre as key activity node. • Bastion Point as recreation node for larger boat launching and open-coast swimming and surfing activities. • Betka River as recreation node for family and picnic activities.	0-3 years	Lead	All other land managers
	ML4.2	In alignment with East Gippsland Housing and Settlement Strategy (2023), continue to foster Town character through: • Maintenance of existing foreshore facilities and investment in facilities, based on assessment of need. • Sustainable growth within extent of existing urban zoning through infill development and subject to environmental risk (bushfire, flood, coastal hazard) constraints. • Promoting adherence to township boundaries, planning overlays and land use planning.	Ongoing	Lead	
	ML4.3	Progress and complete upgrade works to foreshore precincts and facilities that are currently underway including Mallacoota Streetscape Upgrade. Review designs and planning to ensure proposed works and upgrades align with CMMP objectives, principles, actions and State policy.	3-5 years	Lead	
	ML4.4	Support boating activities across the Mallacoota region by ensuring the ongoing maintenance and upgrade of a diversity of boating infrastructure, including: • Bastion Point boat ramp as preferred facilities for larger boats, with upgrades and maintenance undertaken through Actions ML4.5 and ML4.6. • Gypsy Point and Mallacoota foreshore boat ramps as preferred facilities for small- to medium-sized craft, with maintenance and updates implemented as required. Communicate purpose and preferred usage of boating facilities in alignment with Action ML4.1.	0-3 years, then ongoing	Lead	Gippsland Ports, Boating Vic, Better Boating Victoria
	ML4.5	Review and investigate design upgrades to Bastion Point parking to improve parking availability, traffic flow, and pedestrian safety. Includes: • Use of traffic count and monitoring data to inform designs and strategically manage parking availability throughout peak and low seasons. • Investigation of opportunities for land transfers. • Consideration of pathway upgrades, signage or other measures to improve pedestrian safety. • Site promotion as a recreation node for boat launching, ocean swimming and surfing activities in alignment with Action ML4.1	0-3 years	Lead	Mallacoota Golf Club
	ML4.6	Continue to operate and maintain Bastion Point (Mallacoota Ocean Access) Boat Ramp in accordance with the Operation and Maintenance Environmental Management Plan and relevant approvals and conditions. Support independent audits, as required.	0-3 years	Lead	Gippsland Ports
	ML4.7	Collaborate with Life Saving Victoria and Surf Lifesaving Club to investigate opportunities to improve safety at Bastion Point, including: • Review of signage and communication of patrol operations (or lack of), in alignment with Action ML5.2. • Review of storage facilities, lifesaving equipment and opportunities for improved arrangements.	0-3 years	Lead	Life Saving Victoria, Mallacoota Surf Lifesaving Club

Mallacoota
Management actions

Long-term objective	No.	Action	Priority	Council role	Partners
Objective 4: Use and develop sustainably (cont.)	ML4.8	Investigate opportunities to communicate the Mallacoota Caravan Park as public open space through dedicated pathways, wayfinding signage and maps of public trails.	0-3 years	Lead	
	ML4.9	Reinstate damaged walking tracks through Mortimers Paddock, including Pittosporum walk to improve connectivity along and to the coast. Undertake works in ecologically sensitive manner and including wayfinding and interpretive signage.	0-3 years	Lead	DEECA
Objective 5: Take a stewardship approach, build understanding and knowledge, engage and collaborate	ML5.1	Continue to support and collaborate with local volunteer community and environment groups e.g. Mallacoota and District Recovery Association and MADRA, Friends of Mallacoota, Far East Landcare. Includes: • Promoting community group activities in the coastal and marine space. • Fostering open communication and engagement channels with community groups. • Leveraging existing engagement information and knowledge, established community networks and place managers to improve communication of and engagement with of Council activities. • Continuing to seek opportunities to increase community involvement, including through community grants and Council partnerships. • Promoting and increasing citizen science opportunities (including environmental monitoring - Action ML2.2).	Ongoing	Lead	All other management agencies, environmental and community groups and organisations
	ML5.2	In alignment with Action EG5.3, review consolidate and update foreshore signage across Mallacoota to: • Ensure consistency. • Improve safety and recognise swimming hazards and surf lifesaving patrol arrangements. • Promote connectivity and wayfinding including communicating Caravan Park as public open space and thoroughfare. • Communicate land and asset management arrangements. • Celebrate unique environments, history and culture. • Support implementation of activity and recreation nodes (Action ML4.1).	3-5 years	Lead	Other land managers, Far East Traditional Owner groups
	ML5.3	In collaboration with Gippsland Ports, continue to maintain clear communication with the community regarding Bastion Point dredging operations, procedures, impacts, environmental assessments and monitoring to ensure the community is informed by the best available information in a timely manner. Linked to Action ML4.6.	Ongoing	Participate	DEECA
	ML5.4	Review and consolidate land tenure and management arrangements including determining suitable managing agencies, communicating public open space areas and seeking opportunities to increase public foreshore open space. Communicate any management alterations clearly with all relevant stakeholders.	3-5 years	Lead	Other land managers (DEECA, Parks Victoria)

Mallacoota
Management actions



Node type	Node description	Proposed usage
Activity	Mallacoota Caravan Park between Maurice Avenue and Mallacoota Boat Ramp	Main foreshore activity centre, providing for a range of community recreation facilities and tourism activities, including boat launching and caravan park management
Recreation	Bastion Point	Larger boat launching and open-coast swimming and surfing activities
Recreation	Betka River	Family, picnic and other recreational activities
Recreation	Gipsy Point	Boat launching for small to medium-sized boats

Boating
- Boat Mooring
- Fishing Platform
- Launch
- Boat Ramp

Facilities
- Playground
- Caravan park

Open space
- Activity node
- Recreation node
- Public land managed by East Gippsland Shire Council
- Public land managed by other authorities
- Natural resource management land parcels (high to very high priority)^

Transport
- Roads
- Footpath
- Trail

Other features
- Creeks and waterways

Data sources:
^NRM values on East Gippsland Shire Council managed lands – Prioritisation Plan: Site Identification, Values & Threats Assessment (Ethos NRM, 2022)

Figure 137. Mallacoota management actions and nodes

14 Implementation

Successful implementation of the East Gippsland Shire Council CMMP requires commitment from Council, rightsholders, stakeholders and State Government to prioritise coastal and marine management and ensure its integration with other Council plans, strategies and operations.

The CMMP actions will be delivered via a range of existing Council and stakeholder mechanisms (where possible). This includes ongoing foreshore projects, strategic planning, environmental and stormwater management, asset management plans and other Council plans, as well as "business-as-usual" operations.

Work towards some CMMP actions has already commenced or is ongoing.

Action implementation will also include elements of monitoring, evaluation, review, and improvement, to be applied using an adaptative management approach, ensuring tracking, accountability and improvement of the CMMP delivery.

14.1 Implementation plan

Each action is included in a supplementary Implementation Plan, which provides:

- Further detail on action implementation arrangements, deliverables and next steps for progression of actions
- Relative prioritisation and timelines of action commencement
- Costing estimates and potential funding sources
- Lead agency (generally Council), responsible Council departments and external supporting partners
- Relevant approvals and other requirements
- Links to other relevant plans, strategies and further information to inform action implementation

This internal Implementation Plan provides a central reference for Council to track action implementation and review progress and prioritisation of actions. A plan of this nature allows flexibility and adaptability to priorities, changing conditions, funding availability and community advocacy.



14.2 Monitoring, evaluation, review and improvement

The monitoring, evaluation, review and improvement (MERI) process focusses on being able to report on key outcomes relating to the delivery of management actions. This includes action:

- impact and effectiveness,
- efficiency and efficacy, and
- appropriateness/suitability.

This understanding aids in ensuring success of the Plan, providing improvement opportunities and increasing accountability. The MERI process is to be integrated with other routine monitoring processes Council has for existing plans and strategies. This approach tracks progress of CMMP implementation to facilitate adaptive management. Next steps for CMMP implementation, monitoring and review are:

2024	**CMMP endorsement**
	CMMP submitted for Council approval and endorsement by the Minister for Environment.
Ongoing	**Implementation**
	Implementation of actions focusses on embedding actions into Council operations. May include project-based actions, capital works programs, planning arrangements, asset management plans and other Council plans, strategies and business-as-usual operations.
Annual	**Monitoring and review**
	Ongoing operational monitoring and evaluation of risks to action delivery, adjustment of prioritisation and tracking of delivery.
2030	**Formal review of CMMP**
	Evaluation and review of CMMP including incorporation of any updates in State policy, Council approaches to coastal and marine management, and changed community perspectives on values and challenges. Outcomes of the review are used to improve the existing plan or develop a new plan.

Annual review of action status will be undertaken to determine what has been started, completed, yet to commence or is ongoing. This annual progress reporting will reflect on the CMMP actions and work undertaken throughout the year, and also identify upcoming work proposed for the next 12 months.

Reviews will also reflect on the actions in line with some key monitoring and evaluation questions. These may include:

Impact/effectiveness

- To what extent and how well have actions contributed to:
  - Achieving the intended outcomes and long-term objectives of the Marine and Coastal Policy
  - Realising the vision of the CMMP
  - Incorporating CMMP principles in management approaches
- How has the CMMP and action delivery contributed to changes in Council's approach to coastal and marine management
- What, if any, unanticipated outcomes (positive and negative) have resulted from implementing the CMMP?
- Were stakeholder / delivery partners effective in working together?

Efficiency and efficacy

- Have principles and actions been integrated into Council plans, processes and operations?
- Have actions been completed as per the priority/timelines in the implementation plan?
- To what extent did action delivery efficiently use resources, money and time?
- Has the CMMP and related actions delivery methods been effective?

Appropriateness and suitability

- Were the long-term objectives suitable for achieving the vision of the CMMP?
- Were management principles suitable for assessing Council operations, projects and actions?
- Were the actions suitable for achieving the long-term objectives?
- Were the size, scale and approach of actions undertaken suitable?
- Were Council and delivery partner staff suitably tasked, trained and resourced?

14.3 Next steps

The CMMP will be submitted to Council and Councillors for review and endorsement.

Following this, the CMMP will be submitted to DEECA, the Victorian Marine and Coastal Council (VMaCC), and the Minister for final endorsement and sign off.

Indicative timeframes are shown in Figure 138, below. These timelines are indicative and are reliant on internal and external review and approvals timelines.



Figure 138. Timeline for next steps in CMMP development and endorsement.



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Attachment A: Engagement approach

Summary

A range of communication and engagement activities have shaped the East Gippsland Shire Council CMMP. These activities have been guided by a strategic approach to communication and engagement.

Communication and engagement plan

To support engagement activities associated with developing the CMMP, a communication and engagement plan was developed.

This live, stand-alone plan provided an easy-to-use visual of key engagement strategies and activities (and includes consideration of risks) for the life of the CMMP development process.

The communications and engagement plan:

- Provided context for engagement with stakeholders including an overview of coastal communities
- Outlined what successful engagement will look like and the engagement objectives, outcomes and activities for different stages of the CMMP
- Identified key stakeholder groups and how and when engagement with these organisations will be implemented
- Provided key evaluation questions for engagement monitoring and evaluation, along with risk management and mitigation strategies.



Reference groups

Internal (Council) and external (stakeholder) reference groups have guided the development of the CMMP. The internal Council reference group consists of key staff from a range of Council teams.

The external project reference group includes representatives from:

- Department of Energy, Environment and Climate Action (DEECA)
- East Gippsland Catchment Management Authority (EGCMA)
- Parks Victoria
- Gippsland Ports
- Gunaikurnai Land and Waters Aboriginal Corporation (GLaWAC)
- Department of Transport and Planning
- Victorian Fisheries Authority
- East Gippsland Water

Engagement activities

Early (Stage 1) engagement activities focussed on understanding perceived values, challenges and opportunities across East Gippsland and for individual localities.

A range of activities were carried out to help build this context, informing a background review of coastal and marine management across East Gippsland, focussed on ten localities.

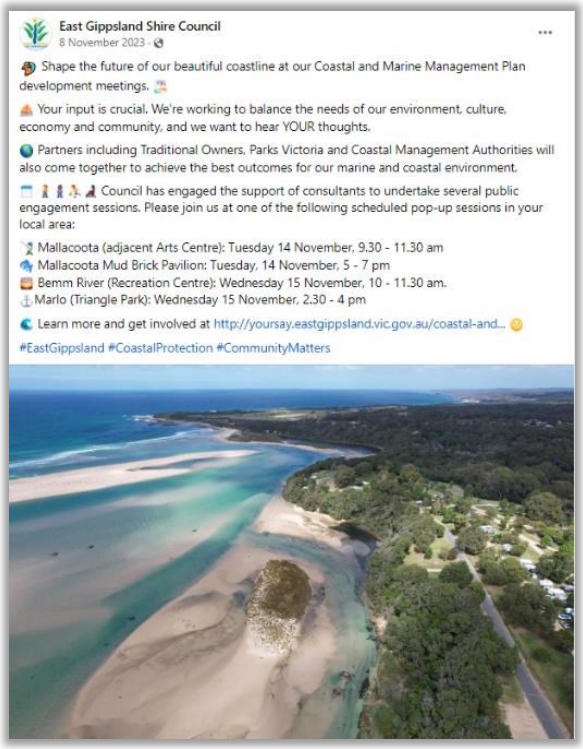
Informed by this background understanding, engagement outcomes helped shape draft management principles and actions. Later (Stage 2) engagement activities focussed on presenting elements of the draft plan and informed the refinement of actions across the Shire and for each of the localities.

Engagement activities to date are detailed in Table 28.

Table 28. Engagement activities to date

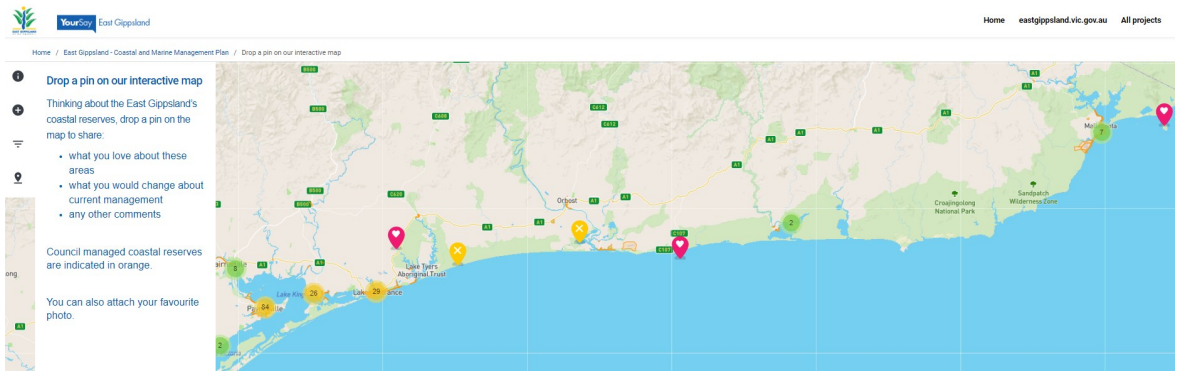
Date	Event/activity	Details
January – February 2023	Branding look and feel	Communication between Council and the consultant (Alluvium) to develop a branding look and feel with graphical elements. Branding utilised Council's existing style guide, branding and logo, with consistent images and graphical elements to provide a consistent look across CMMP communications.
March 2023	Site walks with core Council staff	Site visits including Alluvium staff and core Council Project Working Group members to share current challenges, ongoing or upcoming projects and future opportunities and aspirations for the CMMP. Included visiting each of the ten localities covered by the CMMP.
April – May 2023	Website content	Develop website content on Council's "Your Say" page which includes information about the CMMP project, key documents and activities.
May – December 2023	Your say engagement activities Round #1	Your Say engagement content and activities, included: • Interactive mapping exercise • A short survey, question prompts • Photo and story sharing This aimed to understand what the community love about the coast and what they'd like to retain, change or improve about the management of East Gippsland marine and coastal areas. The activities ran from May to December 2023 with over 200 people participating in activities.
May – December 2023	Promotion of community online engagement and pop-ups	Media releases, newspaper adverts and social media advertising used to support project launch and communication of upcoming engagement activities.
April 2023	Internal Council Workshop #1	Introduction workshop with Council staff and Alluvium, to introduce the project to internal Council staff, foster buy-in and understand existing/future values, concerns, and opportunities, including details on projects in progress and what makes a good CMMP (what is needed).
June2023	Project Reference Group Workshop #1	Introduction workshop with inter-agency staff and Alluvium, to introduce the project to key external stakeholder staff, foster buy-in and understand existing/future value, concerns and opportunities, including details on what makes a good CMMP (what is needed) and opportunities to work together.
June 2023	Western localities community pop-up events	On site pop-ups with communities, to develop understanding of values and experiences, discuss concerns, and priorities for each CMMP location. Feedback and contributions were collected via sticky notes. Promotion of online activities. Seven events were hosted across: Lake Tyers, Metung, Lakes Entrance, Bairnsdale and Paynesville
July – August 2023	Traditional Owner engagement approach	Communication between Council's Aboriginal Engagement Officer, the Council project team and Alluvium to discuss approaches to fostering Traditional Owner engagement in developing the CMMP. Included initial contact with relevant Traditional Owner organisations to determine desired involvement in CMMP development.
May 2023 – February 2024	Targeted contact with Traditional Owner organisations	Council staff contacted Traditional Owner organisations to determine desired level of involvement in CMMP development and delivery. Further engagement and consultation of Draft CMMP to be determined.
October 2023	ELT and Councillor briefings #1	Briefing presented to Council's Executive Leadership Team and East Gippsland Shire Councillors. Included background to CMMP development, purpose of the plan, progress to date and next steps. Included background to Statewide Marine and Coastal Policy.
November 2023	Eastern localities community pop-up events	On site pop-ups with communities, to develop understanding of values and experiences, discuss concerns, and priorities for each CMMP location. Feedback and contributions were collected via sticky notes. Promotion of online activities. Four events were hosted across: Mallacoota, Bemm River and Marlo
December 2023	Project update and engagement summary Round #1	A project update and summary of "what we heard" for the 1st round of public consultation (undertaken May-Dember 2023). Updated progress to date and key findings from both online and in person engagement activities.
March 2024	Internal Council Workshop #2	Workshop with Council staff and Alluvium to present the work to date and further refine the principles for management, management actions and how different Council departments may contribute to CMMP implementation.

Date	Event/activity	Details
March 2024	Project Reference Group Workshop #2	Workshop with inter-agency staff and Alluvium to present the work to date and further refine the principles for management, management actions and how different agencies, rightsholders and stakeholders may contribute to CMMP implementation.
May-June 2024	ELT and Councillor briefings #2	Briefing presented to Council's Executive Leadership Team and East Gippsland Shire Councillors. Included update on work to date and presentation of Draft CMMP, in preparation for public release.
May-July 2024	Draft CMMP release - public exhibition period	Release of the Draft CMMP for public comment, including announcement in the Government Gazette and promotion on social media. The Your Say page invited people to comment on the Draft Plan using a survey function or provide a written submission. We received 30 responses from the survey and several submissions.
June 2024	Community webinars: Draft CMMP	Hosted three community webinars providing an overview of the CMMP. Included an overview of what a CMMP is, progress to date and how we have developed the draft CMMP, an overview of CMMP outcomes and actions and an opportunity for questions. We had around 20 community members join a webinar.
August 2024	Engagement summary: Draft CMMP	A summary of "what we heard" from public exhibition and comments on the Draft CMMP. Over May-June 2024. This included statistics of people who made comment, key areas for improvement that people raised and proposed updates to the CMMP.
September-October 2024	Council elections – caretaker mode (no external engagement)	
October 2024	Traditional Owner engagement	Targeted meeting with Gunaikurnai Land and Waters Aboriginal Corporation to review the draft CMMP, gather input and discuss future opportunities for involvement in CMMP implementation.
February-March 2025	ELT and Councillor briefings #3	Briefing presented to Council's Executive Leadership Team and East Gippsland Shire Councillors. Included recap of CMMP purpose and progress to date for new Councillors, findings of public feedback and presentation of updated CMMP.



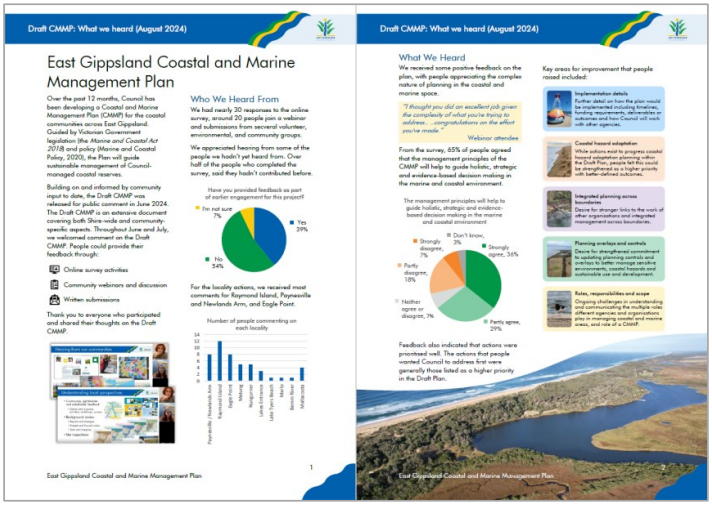


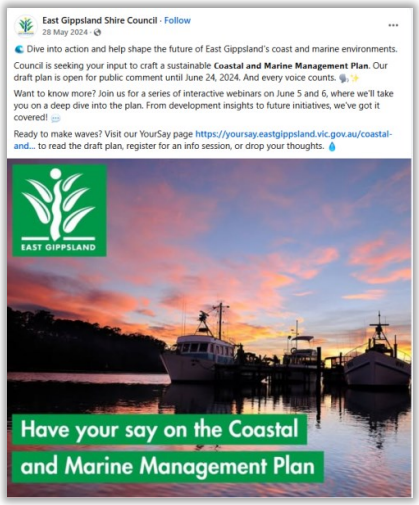



YourSay East Gippsland
Home
eastgippsland.vic.gov.au
All projects
Drop a pin on our interactive map
Thinking about the East Gippsland's coastal reserves, drop a pin on the map to share:
what you love about these areas
what you would change about current management
any other comments
Council managed coastal reserves are indicated in orange.
You can also attach your favourite photo.




Hearing from our communities
Understanding local perspectives
Community, rightholder and stakeholder feedback
Online and in person activities, workshops, surveys
Background review
Reports and strategies
Projects and Council works
Data and mapping
Site inspections


Draft CMMP: What we heard (August 2024)
East Gippsland Coastal and Marine Management Plan
Who We Heard From
What We Heard


East Gippsland Shire Council · Follow
28 May 2024
Dive into action and help shape the future of East Gippsland's coast and marine environments.
Council is seeking your input to craft a sustainable Coastal and Marine Management Plan. Our draft plan is open for public comment until June 24, 2024. And every voice counts.
Want to know more? Join us for a series of interactive webinars on June 5 and 6, where we'll take you on a deep dive into the plan. From development insights to future initiatives, we've got it covered!
Ready to make waves? Visit our YourSay page https://yoursay.eastgippsland.vic.gov.au/coastal-and... to read the draft plan, register for an info session, or drop your thoughts.
EAST GIPPSLAND
Have your say on the Coastal and Marine Management Plan

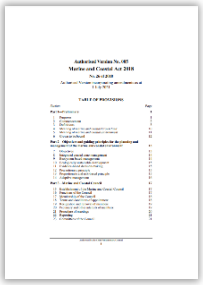
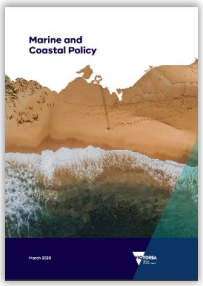
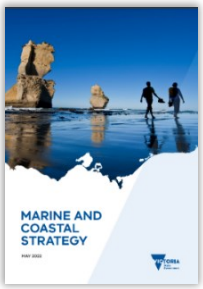


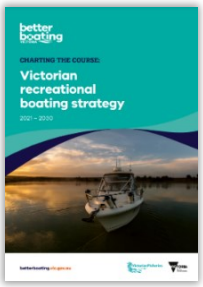
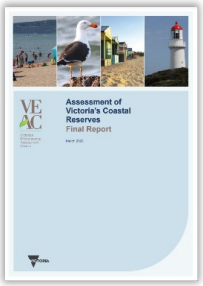




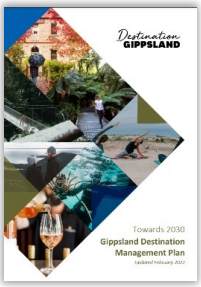
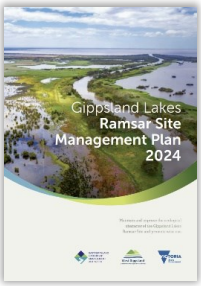
Attachment B: Document review

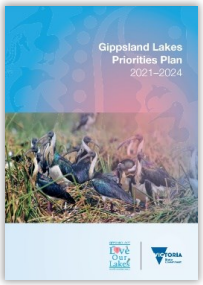
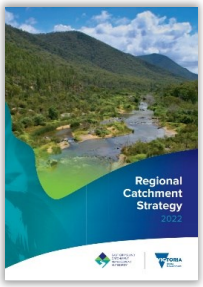
Statewide

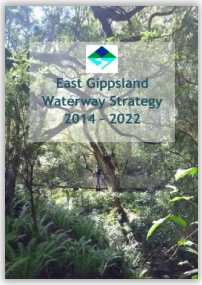
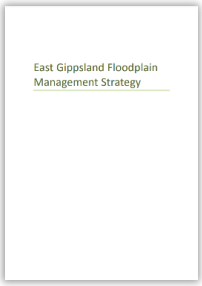
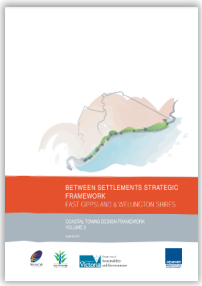
Document	Description	Relevant objectives, goals, or recommendations
Marine and Coastal Act 2018 	The *Marine and Coastal Act 2018* (the Act) aims to provide a more coordinated, simple and integrated approach to planning and management of the Victorian marine and coastal environment. Under the new Act, Coastal & Marine Management Plans (CMMPs) will be the primary management tool to guide land managers in how their area of coastal Victoria will be managed, in close consultation with the Victorian Government and the local community. The Act also established the Victorian Marine & Coastal Council to provide independent advice on marine and coastal issues.	The Act required the development of the statewide Marine & Coastal Policy, inclusive of a Marine Spatial Planning Framework and a Marine and Coastal Strategy for the state of Victoria. The new guiding principles of the Act specifically recognise climate change and Traditional Owners. The guiding principles from the Act to be considered in the development of a CMMP include: • Integrated coastal zone management • Ecologically sustainable development • Proportionate and risk-based • Evidence-based decision making • Ecosystem-based management • Adaptive management • Precautionary principle. A CMMP must gain Ministerial approval under the Act.
Marine and Coastal Policy (DELWP, 2020) 	The Marine and Coastal Policy (2020) guides land managers throughout Victoria to achieve the objectives and guiding principles outlined in the *Marine and Coastal Act 2018*. It does so through the provision of a 'Planning & Decision Pathway' that allows for clear and consistent decision making. Planning, management and decision making under the Act, including development of a CMMP, must apply the policies within the steps of the Planning & Decision Pathway.	The central tenet of the Policy, the Planning and Decision Pathway, states that decision makers (such as local councils and land managers) will: • Acknowledge Traditional Owners' rights, aspirations and knowledge • Protect and enhance the marine and coastal environment • Respect natural processes and strengthen resilience to climate change • Use and develop sustainably These steps are to be achieved though taking a stewardship approach, building understanding and knowledge, engaging fully with communities and users, and collaborating with the many management stakeholders involved to deliver an integrated and co-ordinated approach.
Marine and Coastal Strategy (DELWP, 2022) 	The Marine and Coastal Strategy (2022) is a five-year action plan to guide the implementation of the Marine and Coastal Policy at a State level. It was developed with input from Traditional Owners, the Victorian Marine & Coastal Council, and many managers, communities, and interest groups from Victorian marine and coastal environments. It is the first of three such strategies that will be developed over the 15 year life of the Policy.	The Strategy identifies six priority actions for the next five years that lay the foundation to achieve the outcomes outlined in the Policy. These include: 1. Traditional Owners determine how their rights and obligations are embedded into planning and management 2. Improve the condition and ecological connectivity of habitat and respect and care for our marine and coastal environments 3. Adapt to impacts of climate change 4. Support sustainable use and development of the marine and coastal environment 5. Implement the Marine Spatial Planning Framework 6. Identify resource needs for sustainable marine and coastal management Under these six actions sit 54 activities to help deliver the Strategy. Examples of activities contained within the Strategy that are relevant to East Gippsland include: • Cultural values and sites of heritage significance are protected for current and future generations • Community and user groups are actively engaged and empowered to care for, protect and improve the marine and coastal environment • Risks from coastal hazards are understood and planned for.

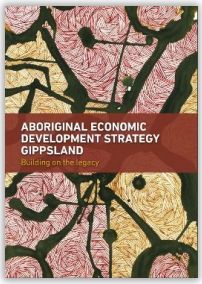
Document	Description	Relevant objectives, goals, or recommendations
Victorian Recreational Boating Strategy 2021 – 2030 (Better Boating Victoria, 2021) 	The Victorian Recreational Boating Strategy 2021-2030 identifies and describes the challenges facing the management of recreational boating in Australia. These stem primarily from competition for assets, such as boat ramps and car parking, and the challenges such assets face as they age and moving into a changing climate. The Strategy also provides a number of objectives to address these challenges, which will require collaboration between the boating community, asset/facility users and managers, Traditional Owners, government agencies, and the wider community.	The Strategy provides a vision for boating in Victoria, that *boaters will be provided with a better boating experience through the provision of boating facilities that perform to a high standard, have adequate capacity, are well maintained, are safe and provide improved accessibility for all.* The Strategy acknowledges that the East Gippsland region contains the second most popular boating location in Victoria, the Gippsland Lakes, as well as the very popular boating location of Mallacoota. It also shows the region to have some of the highest numbers of registered vessels across the state. The prioritisation of boot ramp renewals in East Gippsland under the boat ramp renewal program is outlined, as well as potential upgrades to boating facilities that could take place in the region to reduce congestion and improve access, factoring in future growth.
Assessment of the Values of Victoria's Marine Environment (Victorian Environmental Assessment Council, 2019) 	The Assessment of the Values of Victoria's Marine Environment aims to identify the current environmental, economic, social, and cultural values of Victoria's marine environment. The assessment examines these values and addresses any challenges, knowledge gaps, emerging uses, and trends that may impact these values. This report aimed to provide insights and support for the formulation of policies and strategies related to Victoria's marine and coastal areas.	The assessment centres around nine distinct themes: climate and oceanography, biodiversity, Aboriginal cultural values, non-Aboriginal heritage, coastal development, tourism and recreation, fisheries, ports and shipping, as well as energy and earth resources. This assessment identifies multiple marine values that are relevant to Victoria. It also identifies key threats and future uses, with around a 30-year outlook. Key values relevant across East Gippsland include: • Protected areas, National Parks, State Parks, UNESCO biosphere reserves, other terrestrial and marine protected areas and protected species • International agreements for migratory shorebird habitat (e.g. Gippsland Lakes Ramsar site) • Fisheries (commercial and recreational) • Joint management and Traditional Owner values • Tourism, sightseeing, wildlife spotting, recreation, boat ramps and launching facilities • Maritime industries and heritage
Assessment of Victoria's Coastal Reserves (Victorian Environmental Assessment Council, 2020) 	The Assessment of Victoria's Coastal Reserves looks at the coastal reserves within Victoria in relation to their legal status, significant values, and values that are at risk from the impacts of climate change. This report examines and collates data associated with these resources to help inform future coastal and marine management. Attached to this report is an online inventory and interactive map that provides information on key details for each land parcel. This can be used for decision making and support planning. The assessment provides no suggested changes for current uses; however it provides suggestions for future management.	This report highlights some of the challenges at a Statewide level in managing coastal reserves, many of these are also relevant to East Gippsland coastal and marine management, including: • Crown land management information is not always readily available • Complexity of legislative and planning processes, along with multiple land managers further complicates management and decision-making • Climate change exacerbates existing complexities Recommendations to assist future planning and management effectiveness include: • New legislation defining the purposes of coastal reserves. • Updated laws on Crown land to better implement government-accepted recommendations for areas, including the Gippsland Lakes system. • An assessment of multiple areas, including sections of the East Gippsland Lake system to see if areas currently defined as coastal reserves retain that title. This also involves changing boundaries, redefining areas with a low water mark as parks, etc. • Improving transparency and accessibility of Crown land information through the mapping/database. This document also recognizes multiple reserves existing within the region for their important ecological and biological significance.

Regional

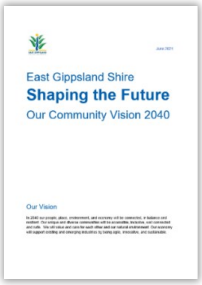
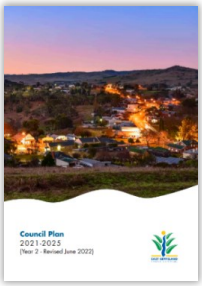
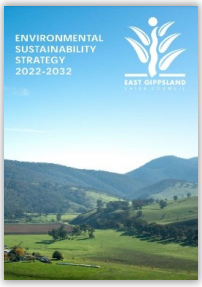
Document	Description	Relevant objectives, goals, or recommendations
Gippsland Regional Plan 2020-2025 	The Gippsland Regional Plan 2020-2025 takes a whole-of-Gippsland approach to outline a long-term strategic vision for the region in 2040. It identifies the priority actions for the next five years to start the region on its journey to 2040.	The Plan's vision for the Gippsland region is: *By 2040 Gippsland aspires to be the most liveable region in Australia – a place to live, work, invest and play.* The Regional Plan describes six themes to achieve this vision: 1. Collaborators & partners 2. Carer of our Country, environment & natural assets 3. Creators of a new economy 4. A connected Gippsland 5. Highly educated & skilled people, life-long learners 6. A healthy, happy & inclusive community Theme 2 includes climate change considerations, acknowledging that Gippsland's coast and the Gippsland Lakes are some of the most beautiful, yet most vulnerable coastal areas to rising sea level in Australia. Theme 3 recognises the importance of coastal tourism and recreation for a strong Gippsland economy into the future.
Towards 2030 - Gippsland Destination Management Plan (updated 2022) 	The Gippsland Destination Management Plan has been developed to provide a clear vision for achieving long-term, sustainable growth of Gippsland's tourism economy. It is designed to inform and inspire all levels of government, stakeholders and the tourism industry about how Gippsland can compete in a dynamic and fast-growing tourism environment.	The Plan establishes five experience pillars, which all hold relevance to coastal and marine environments. These include: 1. World class natural sanctuary 2. Lakes, rivers and coastal paradise 3. Paddock and ocean produce 4. Inspired adventure 5. Vibrant local communities. The plan recognises natural assets of the Gippsland region, such as the Gippsland Lakes, Ramsar Wetlands, and Marine and Coastal Reserves, as supporting a number of recreational activities, such as walking, hiking, cycling, kayaking, boating, fishing and other aquatic activities. Infrastructure along the coast, such as walking tracks, cycling trails, camping areas, boat launching areas, and lookouts are also recognised as supporting the visitor experience across the region.
Gippsland Lakes Ramsar Site Management Plan (2024) 	The Gippsland Lakes Ramsar Site Management Plan is a renewed version of the original 2015 plan. It provides detailed management direction for waterways, wetlands and other environments within the Gippsland Lakes Ramsar Site. The 2024 update is narrower in scope than the 2015 plan, being primarily concerned with components, processes and services identified in the Ecological Character Description of the site (benchmarked at 1982) as being critical to ecological character. Other values that were identified in the 2015 plan (e.g. visual amenity, recreational fishing, Burrunan dolphin) are not addressed in this plan, but through other management planning processes (e.g. Regional Catchment and Waterway Strategies). In addition, management of land outside the Ramsar site boundary is not in scope except where threats are impacting ecological character. The Site stretches from Sale Common to Lake Tyers covering approximately 60, 000 hectares. It comprises the coastal lagoons formed behind the barrier dune system, excluding ocean beaches and dunes of the Gippsland Coast.	The Plan lays out clear direction for future investment by the Victorian Government and other investors to contribute to both maintaining and improving the health and ecological character of the Ramsar site. The plan presents 15 high priority values for management in the next seven years across five mega-habitats: • Marine sub-tidal aquatic beds (seagrass) • Coastal lagoons (open water phytoplankton) • Fringing freshwater wetlands • Fringing brackish wetlands • Saltmarsh • Abundance and diversity of waterbirds • Abundance and diversity of native fish • Threatened frog species: Green and golden bell, Growling grass frog • Threatened fish species: Australian grayling • Threatened bird species: Australasia bittern, Fairy tern, Hooded plover, migratory waders • Waterbird breeding Management direction is guided by 22 high-level Resource Condition Targets and targeted management strategies to address priority values, threats and knowledge gaps. Management strategies are aligned to one of six strategic themes: 1. Maintaining and restoring habitats 2. Protecting fauna 3. Managing nutrients and sediments 4. Managing water regimes 5. Cultural Landscapes 6. Improving our understanding.

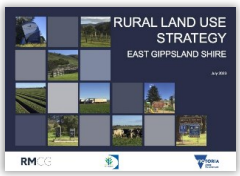
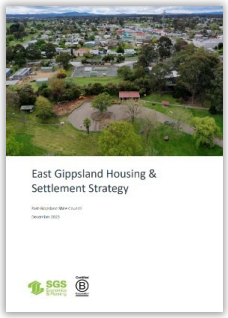
Document	Description	Relevant objectives, goals, or recommendations
Gippsland Lakes Priorities Plan 2021-2024 	In 2016 the Victorian Government appointed the Gippsland Lakes Coordinating Committee (GLCC) to make recommendations to the Minister on specific funding priorities for the Gippsland Lakes. The GLCC, together with delivery managers developed the Gippsland Lakes Priorities Plan in 2016 and updated plan in 2021. The Plan serves to guide decision making and provide a clear and transparent approach for making recommendations for funding of projects.	Priority program areas outlined in the Plan, which relate directly to the East Gippsland region include: 1. Improving environmental conditions and habitat for native flora and fauna in the fringing wetlands and shorelines of Jones Bay and Lake King 2. Protecting significant Gunaikurnai Country of the Gippsland Lakes outer barrier through a) reducing pressure from invasive species and, b) protecting cultural values by improving our understanding of the distribution and significance of these places and addressing key risks. 3. Improving aquatic habitats and ecosystems through improved understanding of priority species and communities and habitat protection and enhancement. Priority actions are given under each program area to provide more specific direction. Examples include: • Protect and where necessary, enhance, shorebird and beach nesting bird habitat in priority locations, including those predicted to be impacted by sea level rise and other climate change effect • Maintain and where necessary improve hydrological connectivity and freshwater inflows to the Gippsland Lakes for fish migration and breeding.
Gippsland Lakes Sustainable Development Plan (2016) 	The Gippsland Lakes Sustainable Development Plan is a 20 year strategic framework that provides a shared vision for sustainable development on and around the Gippsland Lakes. It focuses on the Gippsland Lakes and the abutting one kilometre of public and private land from Lakes Entrance to Seaspray. The Plan provides guidance on capitalising on the range of environmental assets and investment opportunities of the region, while balancing environmental values and natural risks with development outcomes.	Major coastal investment opportunities identified by the Plan include: • Eco-tourism (e.g. eco-camping, improved bird-watching locations) and Gunaikurnai cultural tourism. • Resort accommodation (e.g. spa/hotel development at Metung hot springs). • Urban foreshore precincts (e.g. "pop -up" facilities to add vitality to the precincts). • Boating infrastructure (including launching and retrieval, jetties, moorings and marinas). • Maritime services (e.g. expansion and integration of maritime services at Bullock Island). • Seafood processing and sales (e.g. seafood processing at Bullock Island by the Lakes Entrance Fishermen's Co-operative Limited). • Recreational fishing (e.g. fishing platforms at key locations to prevent environmental damage). The plan also provides a development hierarchy of towns and destinations in the Gippsland Lakes to support effective development and enable the protection and enhancement of urban and natural environments.
East Gippsland Regional Catchment Strategy (EGCMA, 2022) 	The East Gippsland Regional Catchment Strategy is driven by the regional catchment strategy framework used by the 10 catchment management authorities within Victoria. This involves identifying priority areas and revolves around the RCS themes: water, land, biodiversity, coasts and marine, and community. The themes guide catchment management across East Gippsland. The strategy provides an overall vision: *Working together to conserve and enhance East Gippsland's naturally wealthy landscapes, and the biodiversity and cultural heritage they hold, for now and into the future.*	The purpose of this document is to guide natural resource management within the East Gippsland region. Specific values, threats and management directions are provided under the core themes. Relevant management directions where EGCMA is partnering with Council include: • Continue to implement the strategies of the Gippsland Lakes Ramsar Site Management Plan (including an update to the plan in 2023) • Support activities for improving integrated water management as specified in the East Gippsland Integrated Water Management Strategic Directions Statement. • Support East Gippsland Shire to implement the Environmental Sustainability Strategy (including an update to the Roadside Vegetation Management Plan). • Ensure appropriate land use through the implementation of the East Gippsland Rural Land Use Strategy (currently draft). • Working with community and regional partners, review and continue to implement the East Gippsland Estuary Opening Protocols. • Participate in adaptation planning and emergency management activities related to bushfire and floods in regional communities. • Identify new recreational opportunities appropriate landscapes and improve the condition of environmental recreational assets and infrastructure.

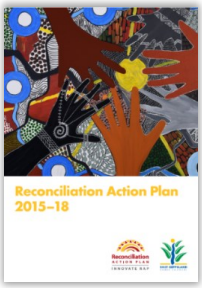
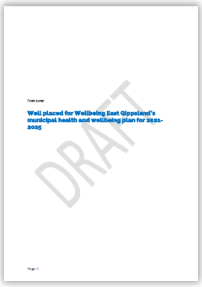
Document	Description	Relevant objectives, goals, or recommendations
East Gippsland Waterway Strategy 2014-2022 (EGCMA, 2014) 	The East Gippsland Waterway Strategy outlines a framework management of waterways, estuaries, wetlands and floodplains across East Gippsland. The document recognizes six central regional objectives and priority waterways that are important for concentrated management within the next eight years. The Strategy provides targets for each of these waterways, guided by the six central objectives. The East Gippsland Waterway Strategy is due for renewal, with a new strategy to be released by 2024.	The six high-level objectives are: 1. Ensure the preservation of the condition for all waterways that are in near-natural states. 2. Enhance the condition of waterways deemed 'regionally important' due to their social, economic, and environmental significance. 3. Maintain or enhance the state of waterways within urban water supply catchments to maximize water quality. 4. Improve the resilience and resistance of waterways in cleared land areas to mitigate the risk of bed and bank instability, benefiting the public. 5. Utilize the biosecurity approach to manage priority invasive plant and animal species that threaten waterway health. 6. Where appropriate, enhance connectivity within and among rivers, estuaries, wetlands, and between these waterways and terrestrial native vegetation. Some relevant targets for East Gippsland include: • Targeted control of priority invasive plant and animal on priority waterways. • Developing and implementing a monitoring plan for the lower Mitchell River and estuary. • Incorporating priority wetlands into the 10-year plan for the establishment and maintenance of native vegetation in the Gippsland Lakes and Hinterland. • Implementing the estuary opening protocols on the Lake Tyers and lower Snowy estuaries and on Sydenham and Mallacoota inlets.
East Gippsland Floodplain Management Strategy (EGCMA, 2017) 	The East Gippsland Floodplain Management Strategy is a planning document for the East Gippsland Catchment Management Region. It aims to inform local communities of flood risks and measures to minimize damages caused by the floods. The document presents risk assessments for numerous waterways and summarizes previous technical documents concerning flooding and associated coastal hazards within East Gippsland. It also gives suggestions for mitigation measures and improvements for managing future flooding.	The strategy includes four objectives: • To build a flood resilient community • To reduce existing flood risks • To avoid future flood risks • To manage residual flood risks Paynesville, Raymond Island, Metung and Lakes Entrance are all identified as being in a high-risk tier. Actions relevant to coastal and marine management and Council's role in flood management include: • Reviewing emergency management and coordination arrangements • Undertaking risk assessments and investigations to upgrade road and telecommunications networks • Identify updated flood information and ensure the Planning Scheme is amended with most recent data. • Develop the Lakes Entrance Adaptation and Growth Strategy • Develop a strategy to reduce risk to private and commercial boats during flood events.
Between Settlements Strategic Framework East Gippsland & Wellington Shires (2007) 	This Strategic Framework forms Volume 2 of the Coastal Towns Design Framework project. It examines planning policy to provide guidance on the location, type and extent of future development along the coast of Wellington and East Gippsland Shires. This volume focuses specifically on the non-urban areas of the coastline (urban areas are considered via individual Urban Design Frameworks, found in Volume 3).	The Strategic Framework highlights some key principles relating to the future development of coastal land found between settlements in East Gippsland: • Protect the natural resources and environmental values of the coastal/lake edge zone • Protect significant landscapes and areas of high landscape quality • Tourism development should be directed to activity nodes It notes that the East Gippsland Planning Scheme contains a variety of policy provisions that may be used to support or oppose an argument for a tourist resort or other forms of intense development in rural areas. It states there is currently little policy clarity on development outside of townships. The importance of cultural heritage values in non-urban areas and climate change/sea level rise are both mentioned as significant factors to consider for planning policy.

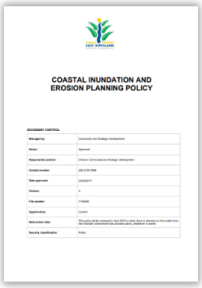
Document	Description	Relevant objectives, goals, or recommendations
Gunaikurnai Whole of Country Plan (2015) 	This Whole-of-Country Plan has been developed by the Gunaikurnai Community, for the Community. It aims to bring together and add to the discussions that Gunaikurnai people have had over the past two decades during their fight for Native Title and paints a picture of how they are going to move forward. This plan guides the activities of Gunaikurnai Land and Waters Aboriginal Corporation and the Gunaikurnai Traditional Owner Land Management Board.	The Country Plan outlines a strategic framework to guide how Gunaikurnai peoples will move forward, manage Country and participate in society. It contains nine Whole-of-Country principles to guide decision-making and seven goal areas. The goals include: 1. To have a strong, healthy and happy mob 2. To heal our Country 3. To protect and practice our culture 4. To be respected as the Traditional Owners of our Country 5. To have the right to use, manage and control our Country 6. To be economically independent 7. To have a strong focus on learning The Plan also details principles and a management approach for jointly managed areas. Coastal Joint Management areas include: • Gippsland Lakes Coastal Park • Lakes National Park • Gippsland Lakes Reserve on Raymond Island • Lake Tyers State Park • Corringle Foreshore Reserve
Aboriginal Economic Development Strategy Gippsland (2021) 	The Strategy has been designed to explore partnerships, joint ventures and collaboration with and between Aboriginal businesses and the broader Community. It's about celebrating Culture and stepping forward to showcase the Community's unique abilities, and to understand how to care for Country, while developing arts and cultural tourism businesses.	The Strategy identifies that the geographical spread and the diversity of the Aboriginal Community in Gippsland provides some specific challenges to growing Aboriginal economic development in the region. The opportunity to progress cultural tourism by the Gippsland Aboriginal Community is considered a unique Community strength. The strategy states that the sector is primed and ready to provide a unique visitor experience resulting from Traditional Owners' knowledge of Culture, heritage and caring for Country, and that this will add depth of value to the visitor economy. Additionally, Natural Resource Management is stated as a core pillar of business for GLaWAC, driving substantial financial growth for the organisation and providing training and employment. Past projects have included planting out over 120,000 plants at the wetlands of Jones' Bay, and erosion control at Sperm Whale Head.

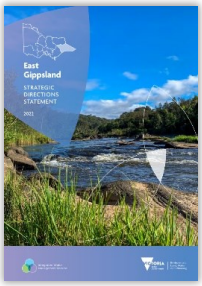
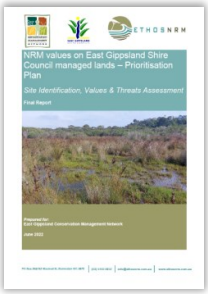
Shire wide

Document	Description	Relevant objectives, goals, or recommendations
East Gippsland Shire Shaping the Future Our Community Vision 2040 (2021) 	This document expresses the aspirations, values, and priorities of the East Gippsland community for the year 2040. It extends beyond Council's jurisdiction, and provides a platform for collaboration with community, municipal and regional partnerships, and advocacy. It is, in part, an expression of how Council will work with the community to apply and direct resources under its control towards achieving the Community's desired future. This vision will be reviewed and updated as the community evolves.	The 2040 Community vision: *In 2040 our people, place, environment, and economy will be connected, in balance and resilient. Our unique and diverse communities will be accessible, inclusive, well connected and safe. We will value and care for each other and our natural environment. Our economy will support existing and emerging industries by being agile, innovative, and sustainable* The ecological diversity and beauty of the region's waterways, beaches, and oceans are stated as being highly valued by the Community, as well as their internationally recognised coastal wilderness landscapes.
Council Plan 2021-2025 (revised 2022) 	The Council Plan sets out the strategic direction for East Gippsland Shire Council for the next four years, with each strategic objective aligned closely to the Community's Vision for 2040.	Of the five strategic objectives of the Plan, those with particular relevance to coastal and marine environments include: • Planning and infrastructure that enriches the environment, lifestyle, and character of our communities • A natural environment that is managed and enhanced • A thriving and diverse economy that attracts investment and generates inclusive local employment. Under each objective, specific strategies give more directed guidance, such as: • Planning with local communities for natural disasters and emergencies strengthens capacity, infrastructure, resilience, preparedness, and recovery (includes climate risk analysis) • Sustainable land use practices are used to manage council land to protect biodiversity and to provide education and incentives to support the management of private land
Environmental Sustainability Strategy 2022-2032 	This Environmental Sustainability Strategy outlines the environmental objectives that Council will strive to achieve over the next decade. It will guide Council's work and address the environmental and sustainability challenges most prevalent in the Shire. The Strategy has been built on consultation, and going forward it will be about collaboration and shared ownership.	Of the Strategy's seven overarching goals, those with greatest relevance to coastal and marine management include: • Conservation of the natural environment and biodiversity • Respect and alignment with the rights of Traditional Owner Groups • Community resilience to respond to increasing climate risk and natural disasters Within these, examples of targets that hold particular relevance are: • By 2032 the community are more engaged in conservation efforts and have a greater awareness of the Shire's ecological values • Traditional Owners are fully involved in decision-making around management and use of natural resources, including climate change • Reliable climate modelling exists for East Gippsland by 2023

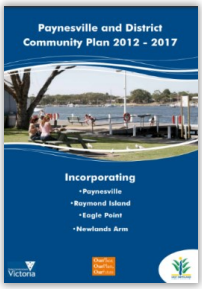
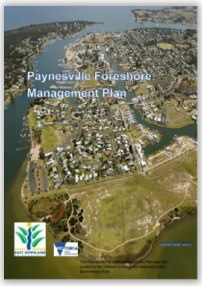
Document	Description	Relevant objectives, goals, or recommendations
Rural Land Use Strategy (2023) 	The Rural Land Use Strategy is the first of its kind for East Gippsland. The Strategy supports a diversity of agricultural enterprises of various scales, promotes emerging opportunities for rural industries, boutique farming, rural tourism, and recognises and protects important environmental and landscape values. The Strategy contains two key components: 1. A Strategic Framework, containing a vision, principles, and strategic directions. 2. An Implementation Plan, including recommendations for changing to the East Gippsland Planning Scheme.	The Strategy presents five broad Strategic Directions for rural land use, two of which relate to coastal and marine considerations: • Rural Tourism (including nature-based tourism and Indigenous cultural experiences), and • Environment, Landscape, Catchments and Natural Hazards (with a focus on environmental assets contributing to the economy, liveability of the Shire, and its attractiveness for tourism) Specific strategies nested underneath give an indication of areas of importance, for example: • Encourage tourism development that leverages environmental, landscape and cultural values. • Encourage use and development to deliver high quality environmental outcomes and contribute to improved habitat and ecological connectivity. • Discourage use and development that fails to appropriately address natural hazards and the need to protect human life.
Housing and Settlement Strategy (2023) 	The East Gippsland Housing and Settlement Strategy addresses community and organisational expectations of diversity, sustainability, and equity to guide the location and form of future housing development in East Gippsland to 2041. It will provide greater certainty as to where new housing is expected and how it will be managed. East Gippsland is growing, and its demographic profile is shifting. It is important that this change is managed in a way that ensures the ongoing health and prosperity of communities, while protecting valued historic, cultural, and natural landscapes. The Strategy provides both a strategic planning framework, and an accompanying implementation plan.	The Strategy provides six strategic principles to guide growth and development across East Gippsland. Those most relevant for marine and coastal management include: • Well designed and resource-efficient developments that contribute to creating more sustainable towns and settlements will be supported • Development in areas of environmental and landscape significance and at risk of natural hazards will be managed to preserve natural resources and protect human life Taken together, these principles aim to enable people to be more resilient in response to climate change, and also ensure that any new housing will not be supported where there is an unacceptable risk to human life from flood, landslip or erosion, or in areas with high natural values. Specific, relevant strategies include: • Update flood mapping in the East Gippsland Planning Scheme via the introduction of relevant zones and overlays. • Advocate to the Victorian Government for continued monitoring of coastal vulnerability. • Collaborate with relevant agencies to prepare a program to review and update data and mapping of natural hazards risks.
Economic Development Strategy 2022-2032 	This ten year Economic Development Strategy was developed in the aftermath of the compounding impacts of the 2019-20 bushfires, prolonged drought, Covid-19 pandemic, and ongoing industry transition. This has re-shaped the Shire's focus and approach toward economic recovery, building business resilience and growing Shire wide prosperity for communities. In addition to the traditional agricultural and manufacturing industries which underpin the existing local economy, East Gippsland continues to benefit from a growing tourism sector and major infrastructure projects. Improvements to digital connectivity present new opportunities for the region, as do emerging and maturing industries of arts, culture and heritage, and education.	The Strategy highlights East Gippsland's considerable natural tourism assets, including waterways, inland lake landscapes, coastline, bushland reserves, tracks and trails, and National Parks. It also acknowledges that work is required to mitigate and adapt to climate change, variability and manage natural hazards. The strategy highlights the potential for cultural tourism, food and hospitality as ways of celebrating the region's heritage and culture, in alignment with the Aboriginal Economic Development Strategy. These priorities are represented in three of the Strategy's primary focus areas: • A unique and compelling tourism destination, • Arts, Cultural and Heritage, and • Climate Action Leaders.

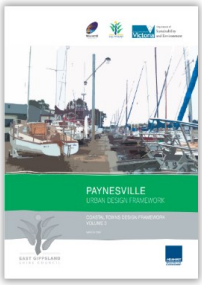
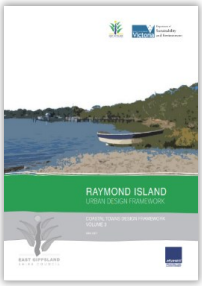
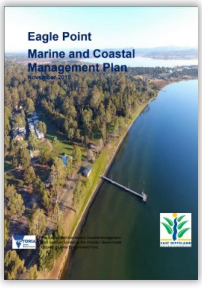
Document	Description	Relevant objectives, goals, or recommendations
Reconciliation Action Plan 2015-18 (2015) 	The Reconciliation Action Plan (RAP) formalises Council's contribution to reconciliation by identifying clear actions with realistic targets, developed in consultation with Aboriginal and Torres Strait Islander communities, organisations and leaders. It also focuses on embedding cultural change within the whole organisation through building good relationships, respecting the special contribution of Aboriginal and Torres Strait Islander peoples, and creating opportunities.	The RAP's vision states: *We will improve relationships with Aboriginal and Torres Strait Islander community members by incorporating community input, involvement and contribution from the Shire's Aboriginal and Torres Strait Islander communities. The need for representation and protection for Aboriginal and Torres Strait Islander cultural heritage is increasingly recognised and the role in decision making about the future of East Gippsland is represented and protected.* Relevant actions within the RAP include: • Investigate Aboriginal tourism opportunity for Lakes Entrance that supports sustainable economic growth for the region • Provide opportunities for the promotion of Aboriginal Arts and Culture
Well Placed for Wellbeing 2021-2025 (2021 draft – scheduled to be endorsed April 2023) 	Well Placed for Wellbeing is the Council's four year plan to guide the work of Council and its health partners for improving the health and wellbeing of the East Gippsland community. Through public health policy analysis, stakeholder engagement, and municipal scan data, five priorities areas have been identified for the Plan: • Liveable communities, • Healthy and well, • Safe families and communities, • Connections to culture and community • Able to participate.	Under each of the priority areas, strategic objectives and actions are provided. Those with particular coastal and marine relevance include: • Build community, industry and business understanding of the risks of climate change to public health • Support the delivery of the Joint Management Plan with Traditional Owners and delivering culturally sensitive management plans and supports • Support communities and individuals to engage in active living, sport, leisure, creative arts and recreation activities through recreational and facilities master planning • Understand, identify and deliver placed based solutions to East Gippsland housing challenges • Supporting community groups, clubs, organisations and volunteers
East Gippsland Shire Council - Advocacy Strategy 	Council's Advocacy Strategy provides a prioritised set of initiatives to focus Council's efforts on delivering the community's priorities. Council will promote these priorities in its advocacy to the Australian and Victorian governments. The priorities have been identified as either issues seeking support or capital works projects that require funding. The broad priority areas include: • Communities • Place • Environment • Economy • Council	Under each priority are specific 'asks' that Council will advocate for. Asks with coastal and marine relevance include: • Coastal hazards and assets renewal: An ongoing funding stream to support the aspirations of the Marine and Coastal Act. • Lakes Entrance training walls: Support to fund the replacement of critical marine infrastructure at the entrance to Bass Strait. • Coast risk management: Regular and ongoing funding for the management of Crown land foreshores (e.g. seawall replacement) and coastal hazards (e.g. inundation). • Gippsland Lakes health audit: Financial support for a full audit of the health of the Gippsland Lakes. • Develop natural resource management (NRM) strategic partnerships: Development of a multi-disciplinary, decentralised approach for NRM policy to support local management in coastal and alpine areas. • Supporting the visitor economy on public land: Investment in parks and state forest to strengthen visitor offering and maintenance.

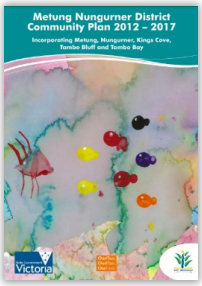
Document	Description	Relevant objectives, goals, or recommendations
East Gippsland Shire Council Asset Plan 2022-2032 (2022) 	The Council's Asset Plan provides insight into how the community's assets are managed to support delivery of services such as such as sport and recreation, transport, community health, stormwater management and waste management services. The plan provides strategic and financial direction for the next ten years and beyond, covering all fixed, physical infrastructure that is under Council control (e.g. roads, buildings, bridges, culverts, stormwater drainage, open space assets, waste facilities).	Key guiding management principles of the Plan, informed by community engagement, which relate closely to coastal and marine management include: • Continue to prioritise the renewal of ageing infrastructure • Continue to optimise asset life and costs through timely and effective maintenance • Manage asset resilience to climate change impacts. • Continue to maintain and enhance assets supporting tourism and the natural environment • Continue to focus on assets that promote a healthy lifestyle for the community The Plan also outlines key challenges relating to asset management, such as: • Current and future climate change impacts: increased flooding of coastal properties, stormwater networks, and public facilities due to rising sea levels; beach erosion and storm damage to infrastructure • Coastal and river environments reduce asset lifespans due to increased corrosion and deterioration • In additional to Lakes Entrance, more townships will become destinations for tourism, angling and sailing, requiring continued provision of suitable open space assets and preservation of the coastal and foreshore areas of the region • A growing interest in conservation of bushland areas, habitat enhancement, biodiversity and Indigenous cultural links
Local Government Community Satisfaction Survey (2022) 	The annual Victorian Community Satisfaction Survey creates a vital interface between Council and their community. It asks the opinions of local people about the place they live, work and play, and provides confidence for councils in their efforts and abilities. The survey provides insight into views on: • Council's performance, with benchmarking against statewide results • Community consultation and engagement • Council advocacy and lobbying • Services, infrastructure, facilities • Customer service and communication • Council's overall direction.	Performance ratings for Council service areas that are relevant to coastal and marine management include: • Recreation facilities (59% very good or good, 41% average or below) • Emergency and disaster management (49% very good or good, 51% average or below) • Business/community development & tourism (38% very good or good, 62% average or below) • Environmental sustainability (37% very good or good, 63% average or below) • Informing the community (36% very good or good, 64% average or below) • Lobbying (29% very good or good, 71% average or below) • Consultation & engagement (29% very good or good, 71% average or below)
Coastal inundation and Erosion Planning Policy (2017) 	The Coastal Inundation and Erosion Planning Policy was established to provide a consistent approach to the consideration of applications for land use and development in Gippsland Lakes townships whilst conforming to State Planning Policy which requires Council to plan for and manage the potential impacts of climate change. It provides a framework for the consideration of the risks of climate change through planning and decision making processes and is applied to land within the established urban boundary of Gippsland Lakes townships.	This Policy highlights that the East Gippsland townships are predicted to be subject to coastal-related impacts of climate change into the future. In addition, it states that some communities are already impacted by flooding from riverine catchments, and that for townships located on the Gippsland Lakes, the combination of catchment flooding and future sea level rise means that these towns may be subject to significant future impacts. The Policy notes that Council has been proactively advocating for consideration to be given to the way that coastal climate change impacts are planned for in established townships to ensure that there is a planned rather than ad hoc approach to planning, and to enable any impacted communities to participate.

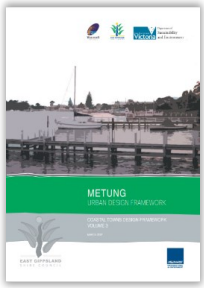
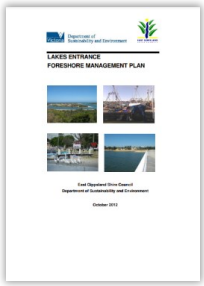
Document	Description	Relevant objectives, goals, or recommendations
Leasing and Licensing Policy for Council-owned Land and Council managed Land (2021) 	This Policy establishes the principles to be applied for the leasing and licensing of non-residential Council-owned land or Council-managed land, including Private Jetties, to other parties to maximise the social, environmental and economic benefits to the East Gippsland Shire. It provides a framework for optimising occupancy of Council assets where possible through shared use by multiple tenets, and for a consistent approach when entering into agreements with Tenants.	The Policy may be related to any coastal or marine land that is leased or licensed, and which is designated either 'Council-managed Land' or 'Council-Owned Land'. The Policy establishes that Private Jetties constructed at the cost of the landowner may be located on either Council-owned or -managed land, such as on sites allocated to properties with water frontage, where Council is the responsible authority for the canal or waterway. In these instances, there may be rental amounts payable for the occupation of this land.
East Gippsland Integrated Water Management (IWM) Forum Strategic Directions Statement 2022 	The East Gippsland IWM Forum is one of 10 regional IWM forums across Victoria designed to help water managers and stakeholders work together to improve how the water cycle contributes to the liveability of towns and cities. The 2022 Strategic Directions Statement (SDS) updates progress on the forum's activities, its changing priorities, and future opportunities. It describes the water security challenges and opportunities of the region, sets a strategic direction for the next few years, and outlines the ways in which Integrated Water Management is and will be applied.	Priority opportunities related to coastal towns and coastal and marine management include: • Supporting Aboriginal Water Values in East Gippsland • Improving stormwater management, particularly for Paynesville, Lakes Entrance, Tambo Bluff, Marlo and Eagle Point • Creating a Lakes Entrance IWM Plan • Exploring ways to recycle from Bairnsdale and Lakes Entrance wastewater treatment plants • Improving the Health of Waterways Flowing into the Gippsland Lakes including the Tambo, Nicholson, and Mitchell Rivers The SDS also highlights work completed to date including wetland restoration, efforts to protect the Gippsland Lakes and making space for nature.
NRM values of East Gippsland Shire Council managed lands – Prioritisation Plan (Ethos NRM, 2022) 	A framework to enable prioritisation of natural resource management (NRM) values across EGSC-managed sites, including a database of values and threats, to direct the focus of management and help identify priorities for funding. Includes: • Desktop values assessments and prioritisation for all EGSC-managed properties • Field-based ecological values and threats assessment of high priority sites • Collation and analysis of field data to produce reporting and database of prioritised reserves	Recommended management actions include: • Develop and implement weed control plans which focus on reserves of highest biodiversity value but with lowest weed threat and/or on high threat weed species with low abundance where elimination is achievable. • Monitor and react promptly to reports of unauthorised native vegetation removal including firewood collecting, view enhancing, recreational expansions and slashing in EGSC-managed bushland reserves. • Seek funding to develop and implement revegetation strategies to improve the extent, condition and connectivity of priority EGSC-managed bushland reserves. • In consultation with DELWP, CFA and EGSC Fire Prevention Officers, identify and map fire sensitive vegetation types and significant values in recently burnt areas for protection from any planned burning and fuel management activities. • Ongoing assessment of NRM values and threat data across the Council estate to improve decision making. • Educate the community to improve their accuracy in identifying weeds and native plants and the recommended treatments for targeted weeds. • Facilitate community (targeting adjacent landholders) involvement in the management of sites in or adjacent to townships.

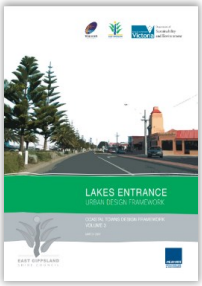
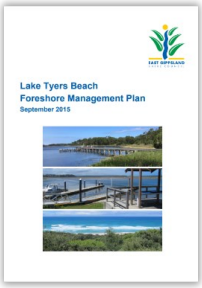
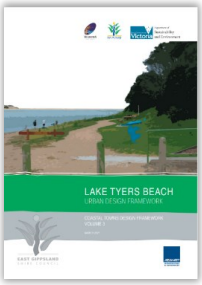
Locality specific

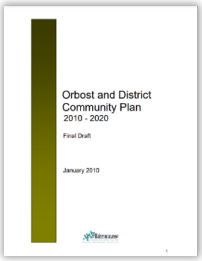
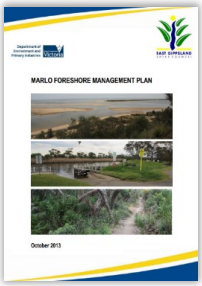
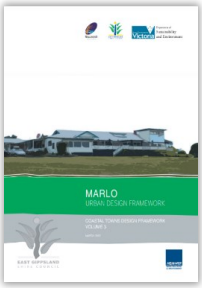
Document	Description	Relevant objectives, goals, or recommendations
Paynesville and Newlands Arm		
Paynesville and District Community Plan 2012-2017 	The Community Plan aims to meet the challenges of growth and change, while preserving the community's values, and identifying opportunities that will place the community in the best position for the future. Objectives, strategies and actions were set for each locality, which were grouped under the four common themes: • Liveability • Sustainability • Productivity • Governance The Community Plan was developed with input from the residents of the Paynesville, Raymond Island, Eagle Point and Newlands Arm localities through on-going community engagement.	Within the Plan, communities outlined a number of objectives relating to coastal and marine environments. Examples include: • Support better policy and management of coastal climate change to meet environmental, economic and community needs • Undertake coastal erosion management at key locations • Provide more and improved basic infrastructure such as seating, foreshore facilities, bike racks, bins • Improve foreshore vegetation management and management of erosion • Ensure boating infrastructure meets the needs of existing and future Gippsland Lakes boaters and the area's brand as 'Boating Capital of Victoria (Paynesville, Eagle Point, Newlands Arm) • Promote eco-tourism and Aboriginal tourism opportunities
Paynesville Foreshore Management Plan (2017) 	The Paynesville Foreshore Management Plan sets the vision, objectives and specific actions for the Paynesville foreshore for the next 10 years, covering the foreshore from Kellina Court to Point Fullarton (inclusive of Raymond Island). It attempts to capture the key elements of town planning strategies and master plans, with input from community groups and individuals, as well as other government agencies. The Plan aims to provide a clear vision for the foreshore, clarify management responsibilities, provide a set of parameters and guidelines for infrastructure improvement and upgrades, advance selected precinct concept plans and propose a priorities list for future actions, while identifying existing projects which are currently funded.	Key objectives of the Plan include: • Greater connection and pathways, • Upgrades to signage, • Provision and upgrade of infrastructure (including boating facilities), • Implementation of a Native Vegetation Management Plan, • Safe swimming beaches, • Flood management, sea level rise and erosion, • Incorporation of cultural values into the foreshore, • Seasonal "pop-up" commercial opportunities, • Delineation of public vs. private land boundaries, • Support volunteerism & community groups, • Increase green and open space areas, • Establishment of relevant agencies for reserve management. The Plan also makes specific mentioned of coastal hazards being experienced in the foreshore zone and acknowledges that these will become more challenging to manage as they are exacerbated by climate change.
Paynesville Growth Area Structure Plan (2016) 	The Structure Plan guides land use and development for the urban growth area where a planning permit is required under the East Gippsland Planning Scheme. The purpose of the Paynesville Growth Area Structure Plan (PGASP) is to provide a set of desired outcomes, objectives, guidelines and requirements for future development of the growth area, based on principles of good urban design and sustainability.	The Plan notes that while Paynesville has been transformed over the past 30 years by investment in residential canal estates, retail and commercial facilities, boating infrastructure, education, health and community facilities, it has essentially retained its local character as a small lakeside town. The Plan describes Paynesville as physically and visually connected to the water and surrounding landscape, with wide tree-lined streets in the older section of the town, good accessibility to the foreshore and town services, and a strong sense of local identity. The overarching aim of the Plan is to maintain and enhance that identity.

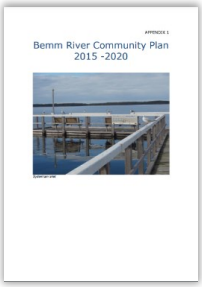
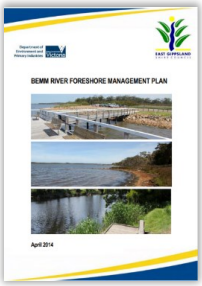
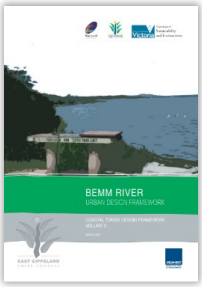
Document	Description	Relevant objectives, goals, or recommendations
Paynesville Urban Design Framework (2007) 	The Paynesville Urban Design Framework sits within Volume 3 of the Coastal Towns Design Framework. It provides strategic direction for planning and development in urban areas of Paynesville, focusing on key issues and opportunities for enhancing the unique qualities of the township. The framework provides a set of strategic objectives and strategies to achieve its vision.	The key objectives of the Framework that relate to coastal and marine considerations include: • To build on the strengths of Paynesville as the best boating destination on the Gippsland Lakes • To improve access, safety, circulation and legibility of roads and pedestrian links along the foreshore, throughout the town and into the hinterland. • To maximise tourism opportunities. • Redevelop Slip Road as a tourist and marine related industrial precinct. • Redevelop the Yacht Club site. Some specific development opportunities identified include the Mariners Cove Motel on the Esplanade and the Boatyard at the eastern end of King Street.
Raymond Island		
Note: "Paynesville Foreshore Management Plan (2017)" (above) is inclusive of Raymond Island.		
Raymond Island Urban Design Framework (2007) 	The Raymond Island Urban Design Framework sits within Volume 3 of the Coastal Towns Design Framework. It establishes an integrated design vision for Raymond Island, in consultation with the community, and assists the realisation of the vision through planning scheme changes, capital works projects and guidelines for private development.	The key objectives of the Framework that relate closely to coastal and marine considerations include: • To protect and maintain the well vegetated coastal settlement and low intensity character of Raymond Island. • To have Raymond Island acknowledged as a sustainable, environmentally based community. • To enhance the opportunity, convenience and safety of movement for pedestrians and cyclists throughout the Island. • Manage the foreshore to ensure environmental protection, preserve landscape quality and facilitate community access.
Eagle Point		
"Paynesville Foreshore Management Plan (2017)" (above) also considers connectivity to Eagle Point.		
Eagle Point Marine and Coastal Management Plan (2019) 	The Eagle Point Marine and Coastal Management Plan has been prepared to guide the future management, use and development of the Eagle Point Foreshore for the next 10 years. The Plan has: • Engaged with community and stakeholders • Defined a vision for the Eagle Point Foreshore • Identified natural values with the aim to their protection and enhancement • Outlined upgrades and maintenance for infrastructure • Identified values, challenges, actions and management strategies • Created a priority and implementation plan • Provided a framework for monitoring and review.	The Plan has identified values held by the Eagle Point community, namely: • Natural values (e.g. natural geomorphological features including The Bluff and the Mitchell River Silt Jetties) • Social & cultural values (e.g. Boat access for small powered and non-powered watercraft to Mitchell River) • Economic values (e.g. Eagle Point Caravan Park) The Plan notes coastal hazards and climate change impacts as key challenges now and into the future. Overall management strategies are provided to protect the identified values and address challenges. Examples include: • To integrate foreshore, community, tennis and primary school activity areas • To plan for upgrades to meet community needs including recreational boating facilities • To reinforce the foreshore precinct as the primary passive open space for outdoor activities and tourism. • To maintain and protect environmental values along the foreshore • To plan for and manage climate change considerations such as flood, sea level rise, erosion and bushfire • To recognise and protect cultural values found within Eagle Point

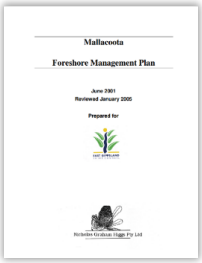
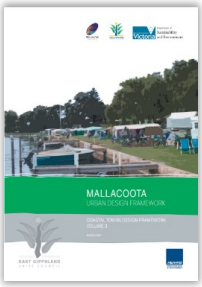
Document	Description	Relevant objectives, goals, or recommendations
Eagle Point Draft Foreshore Landscape Masterplan - for Consultation (2018) 	This Masterplan provides the earlier options for the development of the Lake House Building. Consultation with the Eagle Point community then occurred in 2020 through online channels and in-person events to provide feedback on the concept plans. The project began construction in September 2022 and is to be complete by the end of 2023.	The new building is located to allow connectivity with the foreshore, whilst servicing the caravan park and providing shelter. Features of the building, playground and surrounding foreshore area design are characterised by four themes: 1. Built form - views to the water and the jetty should be prioritised 2. Landscape - understand and incorporate water activities into the landscape design 3. Play - incorporate water play elements such as channels, streams or fountains into the playground 4. Temporary - encourage and support temporary uses to occupy the site that activate the foreshore
Eagle Point Structure Plan (2019) 	The Eagle Point Structure Plan is a planning tool that provides guidance for East Gippsland Shire Council, residents and a range of government and non-government stakeholders about the intended planning and development outcomes for Eagle Point. The aim of the Plan is to protect and enhance the unique and special qualities of the town, by identifying where change is appropriate and where change will be limited. Protection of human life is prioritised over all other policy considerations, with regard to bushfire risk and sea level rise.	The overarching vision for the Plan highlight's Eagle Point's intrinsic natural beauty and quiet lifestyle-based appeal as being unique and highly valued by the community and visitors. It recognises the community values its low scale development, natural environment and foreshore. Guiding principles that relate directly to coastal considerations include: • Residential development will be influenced by the natural environment, water, landscape setting, housing style and development pattern which give Eagle Point its village character • Defining a community precinct and foreshore precinct as focal points for the township • The landscape setting and network of open spaces will be protected and enhanced • Future development will be appropriately managed to ensure the town is protected from the impact of natural hazards such as inundation and bushfire risk
Metung		
Metung Nungurner District Community Plan 2012-2017 (2012) 	This Community Plan describes the values, aspirations, projects and priorities the Metung Nungurner communities will work through in the next five years. It captures a range of ideas and initiatives that have been specified by residents and community stakeholders. Two community forums were held to discuss the community's values and identify opportunities for the future of the district. Views of school children were also incorporated into the plan.	Common themes expressed throughout the consultation that relate to the coastal environment include: • The community values the natural environment and their lifestyle, and they have a strong sense of community • The community sees opportunities for improvement in infrastructure, planning and the provision of services • The community wants to find a balance between urban growth and the preservation of their natural assets. Goals leading on from these themes include: • Encourage strategic partnerships between government, community groups and agencies to jointly manage the Metung Nungurner coastal environment • Create an economic environment that provides jobs encourages investment and caters to the needs of tourists and local residents

Document	Description	Relevant objectives, goals, or recommendations
Metung Urban Design Framework (2007) 	The Metung Urban Design Framework sits within Volume 3 of the Coastal Towns Design Framework. It provides strategic direction for future development in urban areas of Metung for the next 15-25 years. It focuses on key issues and identifies social, cultural and economic opportunities as they affect physical form.	The overarching vision for Metung highlights the preservation of environmental and landscape values as a key priority. It emphasised how the village character of the township is valued, as is community interaction and linking pathways. The Framework provides four key objectives to achieve the vision: 1. To retain the landscape setting and 'village' character of Metung. 2. To support Metung's boating centre role and improve water access. 3. To create a cohesive and attractive village centre. 4. To improve pedestrian circulation and safety.
Nungurner		
The Metung Nungurner District Community Plan 2012-2017 (above) is inclusive of Nungurner.		
Nungurner Urban Design Framework (2007) 	The Nungurner Urban Design Framework sits within Volume 3 of the Coastal Towns Design Framework. It establishes an integrated design vision for Nungurner, in consultation with the community, and assists the realisation of the vision through the provision of objectives, strategies, and actions. It considers regional influences and ensures alignment with the East Gippsland Planning Scheme.	The vision for Nungurner emphasises it as a small residential lakeside hamlet with highly valued natural habitat. This is further reflected through a desire for the buildings and development to be environmentally responsive, using materials and finishes that are reflective of the bush environment. The vision has a strong focus on the Lake foreshore, with desire for a small number of facilities for fishing, boating and picnics, with opportunities for walking along the foreshore and around the town. Four key objectives provided by the Framework include: • To maintain the low-density bushland character of Nungurner. • To create an attractive foreshore area catering to the needs of both residents and visitors. • To improve pedestrian circulation and safety. • To improve stormwater management in Nungurner.
Lakes Entrance		
Lakes Entrance Foreshore Management Plan (2012) 	The Lakes Entrance Foreshore Management Plan has been prepared to improve future use, management and development of the foreshore, as well as to protect natural, cultural and historical foreshore values. The Plan covers a large area that includes The Esplanade foreshore, Cunninghame Arm from the Flagstaff area at the 'entrance' to Lake Bunga, North Arm, Jemmys Point and Bullock Island. The plan was prepared with input from government agencies, community groups, private businesses and the public. The final management plan was adopted by all relevant management agencies as the principal tool for guiding future management of the foreshore.	The overarching management objective of the Plan is to maintain important environmental and cultural values whilst realising the potential for boating activities, recreational pursuits and tourism opportunities. It categorises the values of the foreshore as: • Cultural and heritage (e.g. Gunaikurnai cultural sites, the New Works historical site) • Recreational (e.g. swimming, fishing, boating, cycling) • Commercial, business, and boating (e.g. commercial fishing fleet, tourism) • Natural (e.g. Ramsar wetlands of the Gippsland Lakes) The Plan describes 17 management strategies, the majority of which hold relevance to coastal and marine management. Examples include: • Water based recreational activity • Boating and facilities • Flora and fauna management • Flooding and inundation • Coastal and tunnel erosion • Cultural heritage values and native title

Document	Description	Relevant objectives, goals, or recommendations
Lakes Entrance Urban Design Framework (2007) 	The Lakes Entrance Urban Design Framework sits within Volume 3 of the Coastal Towns Design Framework. The Plan: • Adopts a long-term planning view of 15-25 years, • Identifies strategic goals and actions through examining social, cultural and economic opportunities as they affect physical form, and • Identifies synergies with neighbouring towns and the greater region. It also outlines key issues in the area that have been identified through community and stakeholder consultation forums.	The Framework recognises Lakes Entrances unique position as the largest coastal town in the Gippsland area, and its strong focus on commercial fishing and recreational boating activities. The protection and enhancement of environmental and landscape values are also considered a key priority within the vision for the township. The key objectives of the framework are: • To enhance The Esplanade / foreshore precinct. • To provide for an appropriate development profile within the town centre and along The Esplanade. • To manage urban growth to achieve coordinated expansion and quality residential development according to regional demands. • To improve pedestrian circulation and safety. • To promote recreational and tourism-focused uses within the town. • To redevelop Bullock Island to provide recreation and tourist facilities.
Lake Tyers Beach		
Lake Tyers Beach Foreshore Management Plan (2015) 	The Council has prepared a Foreshore Management Plan for the area adjoining Lake Tyers Beach township, including Fisherman's Landing and Mill Point. The Plan has been developed with a high level of input from community groups as well as other government bodies and aims to give all parties a clear expectation of management roles, responsibilities, and proposed activities over a 15 year period. The aims of the Plan were to identify the current condition, values and management issues surrounding the foreshore, determine strategies to protect and enhance values identified, and establish an agreed position with all management agencies on the future use and development of foreshore areas, while clarifying responsibilities for on-ground management.	The values identified in the Plan include: • Natural (e.g. Gippsland Lakes Ramsar site, nationally listed Littoral Rainforest communities, panoramic coastal and water views) • Recreational (e.g. swimming, fishing, boating, kayaking, cycling, walking) • Cultural and historic (e.g. numerous Gunaikurnai cultural heritage sites, particularly the Lake Tyers estuary) Management strategies are focused on the provision or improvement of: • Recreational facilities • Car and trailer parking and roads • Linkages for better pedestrian access • Boating facilities • Erosion management • Native vegetation • Enhancement of natural and cultural values • Delineation of Crown land boundaries
Lake Tyers Beach Urban Design Framework (2007) 	The Lake Tyers Beach Urban Design Framework sits within Volume 3 of the Coastal Towns Design Framework. The Framework considers the future demographics and needs of the Lake Tyers Beach community to provide guidance on planning and development for its urban spaces, acknowledging that the township is likely to expand significantly relative to other nearby towns. Infrastructure availability, environmental sensitivity and strategic policy directions have also been factored into the Framework's objectives.	The Lake Tyers Beach community is recognised as holding strong environmental values, with new development needing to prioritise the protection of the water quality of Lake Tyers. The Framework points to the Lake and foreshore as the recreational focus of the township and the drawcard for holiday makers. The key objectives of the Framework are: • To accommodate population growth and residential development in a coordinated and environmentally sustainable manner. • To improve the water quality of Lake Tyers. • To expand opportunities for pedestrian movement and improve safety. • To protect and enhance the natural resource values of the town.

Document	Description	Relevant objectives, goals, or recommendations
Marlo		
Orbost and District Community Plan 2010-2020 (2010) 	The Orbost Community Action Plan outlines a set of actions and related projects, each of which are aligned with three key focus areas: environment, social and economic. The plan has been developed with extensive consultation with members of the communities of Orbost, Marlo, Cabbage Tree Creek and Newmerella, along with key Government agencies. Proposed projects have also been prioritised through the community consultation process.	In community priority order, the project list for Marlo includes: • Boat ramps (Cape Conran, Marlo, F.C.) – cleaning tables, parking, maintenance • Town infrastructure – footpaths, roads, drainage lighting, beautification • Bike trails – Marlo to Orbost and bridge across the river • Townscape – coach parking, jetty area and retail precinct • Walking trails • Viewing platforms along the coast • Signage • Sporting facilities
Marlo Foreshore Management Plan (2005) 	The Council has prepared a Foreshore Management Plan for the area surrounding the Marlo township, including the site of the Brodribb River boat ramp. The Plan has been developed with a high level of input from community groups as well as other government bodies and aims to give all parties a clear expectation of management roles, responsibilities, and proposed activities over a 15 year period.	The overarching management objective of the Plan is to recognise the potential for recreational pursuits and tourism opportunities within the area, located on the iconic Snowy River, whilst maintaining important environmental values. Management strategies are focused on: • Erosion management, including along the foreshore escarpment • Recreational facilities, such as for recreational fishing and picnicking along the foreshore • Pedestrian access and safety • Boating facilities, particularly to address demand and enable access to the Snowy River, Brodribb River and Marlo estuary • Native vegetation management within the foreshore area • PS Curlip, moored at the Brodribb River boat ramp
Marlo Urban Design Framework (2007) 	The Marlo Urban Design Framework sits within Volume 3 of the Coastal Towns Design Framework. The Framework gives a review of the Marlo township, including issues and opportunities, community and stakeholder values, and the planning and development context. It provides a strategic framework, inclusive of a vision and key objectives, and an accompanying implementation plan.	The vision for Marlo is for *a village with excellent facilities and a lively community hub, while retaining its character as a seaside holiday town looking out towards the river and ocean.* The three key objectives for the Framework include: • To create an attractive town centre, • To improve pedestrian circulation and safety, • To enhance the town character.

Document	Description	Relevant objectives, goals, or recommendations
Bemm River		
Bemm River Community Plan 2015-2020 (2015) 	This plan was developed by the Bemm River Action Group with the assistance of Council following extensive community engagement with numerous community groups and residents. The Plan includes current issues facing the community, anticipated future challenges, and what the community priorities are.	The community vision is that Bemm River is a safe, friendly community for residents and visitors in a pristine environment. Three priority areas to achieve the vision have been identified: 1. Improving the community's safety 2. Improving safe access for all (including vehicle-based tourists) 3. Enhancing the environment, both natural and built. Specific approaches to achieving these priorities are listed as: • Improved fire mitigation and preparedness • Improving safe access by foot and vehicles around the community (e.g. improving access tracks to points of interest such as Elephant Rock) • Improving the environment, both natural and built (e.g. investigating ways to minimise bank erosion when the inlet to the sea is closed and full)
Bemm River Foreshore Management Plan (2014) 	Council prepared a Foreshore Management Plan for Bemm River, including Luderick Point, Fingerling Jetty, Dolly's Garden, and the access walkway to Bemm River from Sydenham Parade. The Plan proposes a set of objectives and strategies that were developed with a high level of input from community groups as well as other stakeholders. It aims to give all parties a clear expectation of management roles, responsibilities and proposed activities.	The overarching management objective is to maintain the character of Bemm River whilst recognising the periodic high use of foreshore areas, supporting recreational activities, and maintaining important environmental values. Examples of the management objectives developed include: • Protect native vegetation and estuary shoreline habitat, whilst providing suitable access to the foreshore for recreational use. • Support a dedicated launching and retrieval area for non-powered watercraft to access Sydenham Inlet. • Control erosion of estuary shorelines utilising appropriate soft engineering or vegetation-based options.
Bemm River Urban Design Framework (2007) 	The Bemm River Urban Design Framework sits within Volume 3 of the Coastal Towns Design Framework. It provides strategic guidance for the future development of Bemm River's urban areas by establishing an integrated design vision that involves the generation of ideas and the preparation of realistic design concepts based on community consultation, research and analysis.	The vision developed for Bemm River through the Framework is: *Bemm River will retain its character as a remote fishing hamlet, bordered by public parks and with excellent access to Sydenham Inlet. It will have a range of recreational boating facilities and provide picnic areas and facilities for holidaymakers. The heart of the settlement, the foreshore, will be easily accessed on foot and will be enhanced as a community hub.* To achieve this vision, a set of objectives are outlined: • To protect the well-vegetated coastal hamlet character of Bemm River. • To improve pedestrian circulation and safety. • To improve the foreshore area and water access.

Document	Description	Relevant objectives, goals, or recommendations
Mallacoota		
Mallacoota Foreshore Management Plan (2005)  	The Mallacoota Foreshore management Plan concerns foreshore land managed by Council, including the area from Bastion Point to the Croajingolong National Park boundary, and the Betka River day use area. It brings together community and statutory organisations' expectations for the management and care of the Crown land foreshore. It also facilitates appropriate foreshore development to meet identified needs, in character with the surrounding landscape, through providing strategic direction for management.	The Plan provides a number of high priority management actions, in addition to medium and low priority actions. High priority examples include: • Manage foreshore vegetation from Coull's Inlet to Buckland's Jetty as a natural environment • Prepare a coastal hazards study to assess the potential impact of climate change and consequent sea level change on Mallacoota foreshore infrastructure • Install sediment traps, erosion control structures and storm water controls. • Manage informal walking tracks, beach access tracks, boat launching ramps and jetty access tracks to minimise vegetation loss and soil erosion
Mallacoota Urban Design Framework (2007)  	The Mallacoota Urban Design Framework sits within Volume 3 of the Coastal Towns Design Framework. It provides guidance on planning and development for urban areas in Mallacoota, informed by community and stakeholder consultation. It adopts a 15-25 year view, identifies strategic goals and actions, examines social, cultural and economic opportunities as they affect the physical form of the township, and identifies synergies with neighbouring towns and the region.	The vision provided by the Framework for Mallacoota is that *Mallacoota will remain a peaceful town connected to the surrounding natural environment, including the Inlet and National Parks. It will have a lively, walkable commercial centre, linking activity to the foreshore and wharf area. There will be sufficient community facilities for resident and visitor needs with pedestrian and bicycle links. Its environmental tourism role will further develop in a sustainable manner, while coastal related industries will be encouraged to support the town's economy.* Four key objectives provided to achieve the vision are: 1. To enhance Mallacoota's role and character within a wilderness setting. 2. To create a cohesive and active town centre. 3. To improve pedestrian circulation and safety. 4. To improve the design and siting of buildings. Each objective has a set of strategies that have been listed in the plan.

Attachment C: Mapping supplement

This attachment outlines:

- spatial data utilised in mapping, including data sources and links to data
- further information and interpretation of mapped data

Mapping themes are outlined below, with following pages detailing each themed map. Management action maps are also provided for each locality.

Map theme	Description
Traditional Owners and cultural values	Gunaikurnai Registered Aboriginal Party areas, areas of cultural heritage sensitivity and areas under Gunaikurnai and Parks Victoria Joint Management.
Environmental values	Environment, ecosystem and habitat mapping including marine habitats and native vegetation.
Environmental overlays	Environmental and land management planning overlays including: • Environmental and landscape significance • Vegetation protection • Bushfire management • Erosion and salinity management
Coastal hazards	Available coastal hazard mapping from: • Gippsland Lakes/90 Mile Beach Local Coastal Hazard Assessment (LCHA) Project (Water Technology, 2014) • Statewide coastal hazard data as part of the Victorian Governments Future Coasts Project (2009) and Victorian Coastal Hazard Assessment (2017)
Coastal protection and drainage infrastructure	Infrastructure to protect or mitigate impacts of coastal hazards including protection structures (seawalls, revetments, groynes) and stormwater drainage networks.
Recreation and transport	Open space and recreational assets, including trails, footpaths, boating facilities, playgrounds, parks and reserves.
Planning scheme zones	East Gippsland Shire Planning Scheme zoning
Planning overlays	Other planning scheme overlays including design, development, land subject to inundation and heritage overlays.
Land management arrangements	Public land management arrangements and responsible authorities.

Much of the mapped data is publicly available information or provided by Council. These maps may be of assistance to you, but we do not guarantee that the mapped data is without flaws of any kind or is wholly appropriate for your particular purpose. We disclaim any liability for any error, loss or other consequence which may arise from your relying on any information in this publication.

Mapping supplement: Traditional Owners and cultural values

This series of maps detail Gunaikurnai Registered Aboriginal Party areas, areas of cultural heritage sensitivity and areas under Gunaikurnai and Parks Victoria Joint Management.

Data

Name	Layer name	Source	Link
Areas of Cultural Heritage Sensitivity	SENSITIVITYPUBLIC	Department of Premier and Cabinet	https://discover.data.vic.gov.au/dataset/areas-of-cultural-heritage-sensitivity
Registered Aboriginal Parties	RAP	Department of Premier and Cabinet	https://discover.data.vic.gov.au/dataset/registered-aboriginal-parties-rap-appointed-boundaries
Jointly managed parks and reserves (Gunaikurnai Land and Waters Aboriginal Corporation and Parks Victoria)	PLM25 – new attribute added, based on understanding of Joint Management areas	DEECA	https://discover.data.vic.gov.au/dataset/public-land-management-plm25 (attributes added, based on available public mapping of joint management areas.

Further information

Areas of cultural heritage sensitivity are areas that are either known to contain or are likely to contain Aboriginal cultural heritage places and objects. This dataset is based on the best available information at the time. This data is under active revision to improve the representation as better quality source data becomes available.

Mapping supplement: Environmental values

Data

Name	Layer name	Source	Link
Protected areas	CAPAD2020_terrestrial	Department of Climate Change, Energy, Environment and Water	https://fed.dcceew.gov.au/search?q=capad2020
Ramsar boundary	RAMSAR25	DEECA	https://discover.data.vic.gov.au/dataset/ramsar-wetland-areas-in-victoria-at-1-25-000
Coastal bird habitat	COASTAL_BIRD_HABITAT	DEECA	https://discover.data.vic.gov.au/dataset/coastal-bird-habitats-on-the-victorian-coast
Ecological Vegetation Class	NV2005EVCBCS	DEECA	https://discover.data.vic.gov.au/dataset/native-vegetation-modelled-2005-ecological-vegetation-classes-with-bioregional-conservation-sta
Seamap ecosystems	SeamapAus_VIC_GippslandLakes_biotopesPolygon	Seamap Australia	Flynn A, Edmunds M, Ierodiaconou D, Rattray A, Ferns L (2016) CBiCS biotope classification of Gippsland Lakes habitat polygons. Unpublished Work by Fathom Pacific, Australian Marine Ecology Pty Ltd, Deakin University and Department of Environment, Land, Water and Planning. Melbourne. https://seamapaustralia.org/map/
Creeks and waterways	Watercourse_lines	EGSC	Council supplied
Significant marine assets	MARINE_ASSETS	DEECA	https://discover.data.vic.gov.au/dataset/marine-assets

Further information

Ecological Vegetation Classes (EVCs) delineates the bioregional conservation status of EVCs.

The Seamap ecosystems dataset illustrates all existing benthic habitat characterisations of the Gippsland Lakes Region and were classified to conform with the Combines Biotope Classification Scheme. This dataset is hosted by the Institute for Marine and Antarctic Studies (IMAS), University of Tasmania, on behalf of Deakin University for the purposes of the Seamap Australia collaborative project.

Mapping supplement: Environmental overlays

Data

Name	Layer name	Source	Link
Planning Scheme Overlay Polygon	PLANOVERLAY	DEECA	https://discover.data.vic.gov.au/dataset/vicmap-planning-planning-scheme-overlay-polygon1

Also available at https://mapshare.vic.gov.au/vicplan/

Further information

In addition to planning scheme zones (see below), the planning scheme may show that a piece of land has an overlay affecting it. Not all land has an overlay. Some land may be affected by more than one overlay. If an overlay applies, the land will have some special feature such as a heritage building, significant vegetation or flood risk. The overlay information will indicate if a planning permit is required for the construction of a building or other change to the land. It will set out requirements for subdivision, and buildings and works that apply in addition to the requirements of the zone.

This environmental overlays map shows those overlays relevant to managing environmental factors, values and risks, such as significant vegetation, bushfire risk or salinity. Land subject to inundation is shown in the other planning overlays mapping.

The below table outlines the purpose of each mapped overlay.

Overlay	Purpose
Bushfire Management Overlay	• To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire. • To identify areas where the bushfire hazard warrants bushfire protection measures to be implemented. • To ensure development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.
Environmental Significance Overlay	• To identify areas where the development of land may be affected by environmental constraints. • To ensure that development is compatible with identified environmental values.
Erosion Management Overlay	• To protect areas prone to erosion, landslip, other land degradation or coastal processes by minimising land disturbance and inappropriate development.

Overlay	Purpose
Salinity Management Overlay	• To identify areas subject to saline ground water discharge or high ground water recharge. • To facilitate the stabilisation of areas affected by salinity. • To encourage revegetation of areas which contribute to salinity. • To encourage development to be undertaken in a manner which brings about a reduction in salinity recharge. • To ensure development is compatible with site capability and the retention of vegetation and complies with the objectives of any salinity management plan for the area. • To prevent damage to buildings and infrastructure from saline discharge and high water table.
Significant Landscape Overlay	• To identify significant landscapes. • To conserve and enhance the character of significant landscapes.
Vegetation Protection Overlay	• To protect areas of significant vegetation. • To ensure that development minimises loss of vegetation. • To preserve existing trees and other vegetation. • To recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance. • To maintain and enhance habitat and habitat corridors for indigenous fauna. • To encourage the regeneration of native vegetation.

Mapping supplement: Coastal hazards

Data

Name	Layer name	Source	Link
10% AEP Gippsland Lakes flood extent - 0.0 m sea level rise	GL_10AEP_MSL_EXTENT	Gippsland Lakes/90 Mile Beach LCHA Project (Water Technology, 2014)	https://discover.data.vic.gov.au/dataset/gippsland-lakes-10-aep-msl-inundation2
10% AEP Gippsland Lakes flood extent - 0.2 m sea level rise	GL_10AEP_20CMSLR_EXTENT		https://discover.data.vic.gov.au/dataset/gippsland-lakes-10-aep-0-2m-slr-inundation1
10% AEP Gippsland Lakes flood extent - 0.4 m sea level rise	GL_10AEP_40CMSLR_EXTENT		https://discover.data.vic.gov.au/dataset/gippsland-lakes-10-aep-0-4m-slr-inundation
10% AEP Gippsland Lakes flood extent - 0.8 m sea level rise	GL_10AEP_80CMSLR_EXTENT		https://discover.data.vic.gov.au/dataset/gippsland-lakes-10-aep-0-8m-slr-inundation3
Lake shoreline erosion hazard extent - 0.8 m sea level rise	GL_SHORE_HAZARD_EXTENT		https://discover.data.vic.gov.au/dataset/gippsland-lakes-shore-hazard-extent2
Outer barrier hazard extent	GL_COAST_HAZARD_EXTENT		https://discover.data.vic.gov.au/dataset/gippsland-lakes-coastal-hazard-extent1
0.0 m sea level rise (2009 baseline)	SLR00CM_2009	Victorian Coastal Inundation Dataset (DELWP, 2009)	https://discover.data.vic.gov.au/dataset/victorian-coastal-inundation-sea-level-rise-20092
0.2 m sea level rise	SLR20CM_2040		
0.47 m sea level rise	SLR47CM_2070		
0.82 m sea level rise	SLR82CM_2100		
1% AEP storm tide inundation – 0.82 m sea level rise	SLR82CM_ST_2100		
Erosion vulnerability	Victorian_Coastline (within Erosion_Vulnerability geopackage)	Statewide Victorian Coastal Hazard Assessment (DELWP, 2017)	https://discover.data.vic.gov.au/dataset/statewide-victorian-coastal-hazard-assessment-2017-east-gippsland-cma2

Further information

Available coastal hazard mapping for each locality is presented. Coastal hazards include:

- Temporary inundation – flooding related to storms and a combination of river inflows (catchment rainfall), wind, coastal storm surge and tides.
- Sea level rise – areas likely to be regularly or permanently inundated by tides as sea levels rise
- Erosion – movement of sand and sediment which can be:
    - Short term erosion (storm bite) – event based erosion and recovery
    - Long term erosion (recession) – progressive retreat of the shoreline position over time

AEP – Annual Exceedance Probability
On average, the probability of an event occurring in any given year. A higher AEP means it is more likely the event will occur in any one year.

Coastal modelling of these hazards provides coastal hazard extents (areas). The main sources of this information for the CMMP are:

- Gippsland Lakes/90 Mile Beach Local Coastal Hazard Assessment (LCHA) Project (Water Technology, 2014)
- Statewide coastal hazard data as part of:
    - Victorian Governments Future Coasts Project (2009)
    - Victorian Coastal Hazard Assessment (2017)

The modelling and mapping from these studies use different methods and can result in different hazard extents. Coastal hazard extents indicate areas that may be impacted by coastal processes (flooding, erosion, etc.). Extents are indicative only, and do not necessarily represent a permanent loss of coastal land. The hazard mapping presented is summarised below.

Localities	Study	Mapped hazard	Description	Legend
Gippsland Lakes, including Paynesville, Newlands Arm, Raymond Island, Eagle Point,	Gippsland Lakes / 90 Mile Beach LCHA (Water Technology 2014)	Temporary inundation - 10% AEP Gippsland Lakes flood extent, with 0.0 m, 0.2 m, 0.4 m, and 0.8 m sea level rise	Modelled areas of inundation from a flood event that has a 10% chance of happening in any given year. Flood level frequency in the Gippsland Lakes may result from a combination of river inflows, wind, storm surge and tide.	*10% AEP Gippsland Lakes flood extent* 0.0 m sea level rise (2014 baseline) 0.2 m sea level rise 0.4 m sea level rise 0.8 m sea level rise

Localities	Study	Mapped hazard	Description	Legend
Metung, Nungurner and Lakes Entrance to Lake Bunga		Lake shoreline erosion hazard extent with 0.8 m sea level rise	A zone of likely shoreline hazard for the Gippsland Lakes shoreline with 0.8 m SLR, based on: • Erosion susceptibility ratings and corresponding erosion rates • Potential inundation extent Calculated erosion rates consider physical, environmental and biological factors. And range from <0.1 m/yr (low) to 0.5 m/yr (very high).	*Lake shoreline erosion hazard extent* 0.8 m sea level rise
Outer Barrier, including at Lakes Entrance		Outer Barrier hazard extent with 0.0 m, 0.2 m, 0.4 m, and 0.8 m sea level rise	Hazard zone for the Outer Barrier including consideration of multiple processes. Indicates areas of barrier erosion (sand is lost and the barrier becomes thinner) and barrier translation (the entire barrier migrates inland).	*Outer Barrier hazard extent* 0.0 m sea level rise (2014 baseline) 0.2 m sea level rise 0.4 m sea level rise 0.8 m sea level rise
East of Lake Bunga, including Lake Tyers Beach, Marlo, Bemm River and Mallacoota	Victorian Coastal Inundation Dataset (DELWP, 2009)	Sea level rise of 0.0 m, 0.2 m, 0.47 m, and 0.82 m	Modelled areas of regular inundation from tides with various sea level rise scenarios, from a 2009 baseline. A simple 'bathtub' modelling approach was used. Where projected increase in water levels are projected, based on elevation, like filling up a bathtub or bucket.	*Sea level rise^* 0.0 m sea level rise (2009 baseline) 0.2 m sea level rise 0.47 m sea level rise 0.82 m sea level rise
		Temporary inundation – 1% AEP storm tide inundation with 0.82 m sea level rise	Modelled areas of storm tide inundation from an event that has a 1% chance of happening in any given year, with increased wind forcing factor of 19% and 0.82 m sea level rise from a 2009 baseline.	*1% AEP storm tide inundation^* 0.82 m sea level rise
	Victorian Coastal Hazard Assessment (DELWP, 2017)	Erosion vulnerability	Vulnerability scores for each 50 m segment of coastline from very low to very high. The score combines factors of exposure, sensitivity and adaptive capacity which included consideration of coastline types, orientation, wave energy, erodibility, sediment movement, erosion impact and level of adaptive capacity through engineering structure, vegetation or reefs.	*Erosion vulnerability~* Low Moderate High Very High

Mapping supplement: Coastal protection and drainage infrastructure

Data

Name	Layer name	Source	Link
Protection structures (includes breakwaters, groynes, revetments, seawalls, wharfs and other structures)	COAST_PROTECTION_STRUCT_LINE	DEECA	https://discover.data.vic.gov.au/dataset/coastal-protection-structures
Stormwater pits	Stormwater_Pits	EGSC	Council supplied
Stormwater pipes	Stormwater_Pipes	EGSC	Council supplied

Further information

Coastal protection structures:

This dataset was originally created in 2011 using aerial photography. The dataset has been further reviewed in 2012 and 2017.

Stormwater infrastructure:

East Gippsland Shire Council are aware that mapped stormwater infrastructure may not be fully representative of asset locations. Additional assets may be present. Asset locations should always be confirmed with relevant authorities before any works at a site.

Mapping supplement: Recreation and transport

Data

Name	Layer name	Source	Link
Activity node	Activity and recreation nodes	Alluvium	
Recreation node	Activity and recreation nodes	Alluvium	
Industrial node	Activity and recreation nodes	Alluvium	
Boat mooring	VIC_BOAT_MOORING_POINTS	DEECA	https://discover.data.vic.gov.au/dataset/boat-moorings-along-the-victorian-coast
Boat ramp	Fishing_Platform	EGSC	Council supplied
Slipway	BOAT_ACCESS_POINTS	DEECA	https://discover.data.vic.gov.au/dataset/coastal-boat-access-points-boat-ramps-boat-launches-boat-slipways
Marinas and jetties	Marinas_Jetties	EGSC	Council supplied
Playgrounds	Playground	EGSC	Council supplied
Community facilities	CoMFacilities	EGSC	Council supplied
Caravan parks	FOI_POLYGON	DEECA	https://discover.data.vic.gov.au/dataset/vicmap-features-features-of-interest-foi-polygon
Education complex	FOI_POLYGON	DEECA	https://discover.data.vic.gov.au/dataset/vicmap-features-features-of-interest-foi-polygon
Landfill	FOI_POLYGON	DEECA	https://discover.data.vic.gov.au/dataset/vicmap-features-features-of-interest-foi-polygon
Quarry	FOI_POLYGON	DEECA	https://discover.data.vic.gov.au/dataset/vicmap-features-features-of-interest-foi-polygon
Treatment plant	FOI_POLYGON	DEECA	https://discover.data.vic.gov.au/dataset/vicmap-features-features-of-interest-foi-polygon
Bowling green	FOI_Polygon_Reserves	EGSC	Council supplied
Golf course	FOI_Polygon_Reserves	EGSC	Council supplied
Netball court	FOI_Polygon_Reserves	EGSC	Council supplied
Reserve (park)	FOI_Polygon_Reserves and Park_Areas	EGSC	Council supplied

Name	Layer name	Source	Link
Sports ground	FOI_Polygon_Reserves	EGSC	Council supplied
Tennis court	FOI_Polygon_Reserves	EGSC	Council supplied
Protected areas	CAPAD2020_terrestrial	Department of Climate Change, Energy, Environment and Water	https://fed.dcceew.gov.au/search?q=capad2020
Roads	tr_roads	DEECA	https://discover.data.vic.gov.au/dataset/vicmap-transport-road-line
Footpath	Footpath	EGSC	Council supplied
Trail	Trail	EGSC	Council supplied
Creeks and waterways	Watercourse_lines	EGSC	Council supplied

Further information

Activity and recreation nodes:

This dataset was created by Alluvium specifically for the East Gippsland Shire Council Coastal and Marine Management Plan. The nodes represent existing and future activity centres, recreation and industrial developments around the marine and coastal environment. They were strategically spatially defined and mapped for the relevant coastal communities.

Mapping supplement: Planning scheme zones

Data

Name	Layer name	Source	Link
Planning Scheme Zone Polygon	PLANZONE	DEECA	https://discover.data.vic.gov.au/dataset/vicmap-planning-planning-scheme-zone-polygon

Also available at https://mapshare.vic.gov.au/vicplan/

Further information

All land is subject to a zone. The planning scheme zones land for particular uses, for example, residential, industrial, commercial or other. The zones are listed in the planning scheme and each zone has a purpose and set of requirements. This information describes if a planning permit is required, and the matters that the council must consider before deciding to grant a permit. The below table outlines the purpose of each mapped zone.

Zone	Purpose
Commercial 1 zone	• To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses. • To provide for residential uses at densities complementary to the role and scale of the commercial centre.
Commercial 2 zone	• To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services. • To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.
Farming zone	• To provide for the use of land for agriculture. • To encourage the retention of productive agricultural land. • To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture. • To encourage the retention of employment and population to support rural communities. • To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision. • To provide for the use and development of land for the specific purposes identified in a schedule to this zone

Zone	Purpose
General residential zone	• To encourage development that respects the neighbourhood character of the area. • To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport. • To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.
Industrial 1 zone	• To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.
Industrial 3 zone	• To provide for industries and associated uses in specific areas where special consideration of the nature and impacts of industrial uses is required or to avoid inter-industry conflict. • To provide a buffer between the Industrial 1 Zone or Industrial 2 Zone and local communities, which allows for industries and associated uses compatible with the nearby community. • To allow limited retail opportunities including convenience shops, small scale supermarkets and associated shops in appropriate locations. • To ensure that uses do not affect the safety and amenity of adjacent, more sensitive land uses.
Low density residential zone	• To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.
Mixed use zone	• To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality. • To provide for housing at higher densities. • To encourage development that responds to the existing or preferred neighbourhood character of the area. • To facilitate the use, development and redevelopment of land in accordance with the objectives specified in a schedule to this zone.
Public conservation and resource zone	• To protect and conserve the natural environment and natural processes for their historic, scientific, landscape, habitat or cultural values. • To provide facilities which assist in public education and interpretation of the natural environment with minimal degradation of the natural environment or natural processes. • To provide for appropriate resource based uses.
Public park and recreation zone	• To recognise areas for public recreation and open space. • To protect and conserve areas of significance where appropriate. • To provide for commercial uses where appropriate.
Public use zone (including cemetery/crematorium, education, local government, other public use, service and utility)	• To recognise public land use for public utility and community services and facilities. • To provide for associated uses that are consistent with the intent of the public land reservation or purpose.

Zone	Purpose
Rural conservation zone	• To conserve the values specified in a schedule to this zone. • To protect and enhance the natural environment and natural processes for their historic, archaeological, and scientific interest, landscape, faunal habitat and cultural values. • To protect and enhance natural resources and the biodiversity of the area. • To encourage development and use of land which is consistent with sustainable land management and land capability practices, and which takes into account the conservation values and environmental sensitivity of the locality. • To provide for agricultural use consistent with the conservation of environmental and landscape values of the area. • To conserve and enhance the cultural significance and character of open rural and scenic non-urban landscapes.
Rural living zone	• To provide for residential use in a rural environment. • To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses. • To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area. • To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.
Special use zone	• To recognise or provide for the use and development of land for specific purposes as identified in a schedule to this zone.
Township zone	• To provide for residential development and a range of commercial, industrial and other uses in small towns. • To encourage development that respects the neighbourhood character of the area. • To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.
Transport zone	• To provide for an integrated and sustainable transport system. • To identify transport land use and land required for transport services and facilities. • To provide for the use and development of land that complements, or is consistent with, the transport system or public land reservation. • To ensure the efficient and safe use of transport infrastructure and land comprising the transport system.

Mapping supplement: Planning overlays

Data

Name	Layer name	Source	Link
Planning Scheme Overlay Polygon	PLANOVERLAY	DEECA	https://discover.data.vic.gov.au/dataset/vicmap-planning-planning-scheme-overlay-polygon1

Also available at https://mapshare.vic.gov.au/vicplan/

Further information

In addition to planning scheme zones (see above), the planning scheme may show that a piece of land has an overlay affecting it. Not all land has an overlay. Some land may be affected by more than one overlay. If an overlay applies, the land will have some special feature such as a heritage building, significant vegetation or flood risk. The overlay information will indicate if a planning permit is required for the construction of a building or other change to the land. It will set out requirements for subdivision, and buildings and works that apply in addition to the requirements of the zone.

This overlays map shows those overlays relevant to design, development, heritage, land subject to inundation and other planning overlays.

The below table outlines the purpose of each mapped overlay.

Overlay	Purpose
Design and Development Overlay	• To identify areas which are affected by specific requirements relating to the design and built form of new development.
Development Contributions Plan Overlay	• Prepare development contributions plans and infrastructure contributions plans, under the Planning and Environment Act 1987, to manage contributions towards infrastructure. • Collect development contributions on the basis of approved development and infrastructure contributions plans. • Require annual reporting by collecting and development agencies to monitor the collection and expenditure of levies and the delivery of infrastructure.
Development Plan Overlay	• To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land. • To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.

Overlay	Purpose
Environmental Audit Overlay	• To ensure that potentially contaminated land is suitable for a use which could be significantly adversely affected by any contamination.
Heritage Overlay	• To conserve and enhance heritage places of natural or cultural significance. • To conserve and enhance those elements which contribute to the significance of heritage places. • To ensure that development does not adversely affect the significance of heritage places. • To conserve specified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.
Incorporated Plan Overlay	• To identify areas which require: • The form and conditions of future use and development to be shown on an incorporated plan before a permit can be granted to use or develop the land. • A planning scheme amendment before the incorporated plan can be changed. • To exempt an application from notice and review if it is generally in accordance with an incorporated plan.
Land Subject to Inundation Overlay	• To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority. • To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity. • To minimise the potential flood risk to life, health and safety associated with development. • To reflect a declaration under Division 4 of Part 10 of the Water Act, 1989. • To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater. • To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.
Public Acquisition Overlay	• To identify land which is proposed to be acquired by a Minister, public authority, or municipal council. • To reserve land for a public purpose and to ensure that changes to the use or development of the land do not prejudice the purpose for which the land is to be acquired. • To designate a Minister, public authority or municipal council as an acquiring authority for land reserved for a public purpose.
Restructure Overlay	• To identify old and inappropriate subdivisions which are to be restructured. • To preserve and enhance the amenity of the area and reduce the environmental impacts of dwellings and other development.

Mapping supplement: Land management arrangements

Data

Name	Layer name	Source	Link
Public Land Management	PLM25	DEECA	https://discover.data.vic.gov.au/dataset/public-land-management-plm25
Jointly managed parks and reserves (Gunaikurnai Land and Waters Aboriginal Corporation and Parks Victoria)	PLM25 – new attribute added, based on understanding of Joint Management areas	DEECA	https://discover.data.vic.gov.au/dataset/public-land-management-plm25 (attributes added, based on available public mapping of joint management areas.

Further information

This layer is represented at a scale of 1:25 000. Any errors can be reported to plm25.info@delwp.vic.gov.au.

Mapping supplement: Management action maps

Data

Name	Layer name	Source	Link
Boat mooring	VIC_BOAT_MOORING_POINTS	DEECA	https://discover.data.vic.gov.au/dataset/boat-moorings-along-the-victorian-coast
Slipway	BOAT_ACCESS_POINTS	DEECA	https://discover.data.vic.gov.au/dataset/coastal-boat-access-points-boat-ramps-boat-launches-boat-slipways
Boat ramp	Fishing_Platform	EGSC	Council supplied
Playground	Playground	EGSC	Council supplied
Caravan Park	FOI_POLYGON	DEECA	https://discover.data.vic.gov.au/dataset/vicmap-features-features-of-interest-foi-polygon
Activity node	Activity and recreation nodes	Alluvium	Created as part of project
Recreation node	Activity and recreation nodes	Alluvium	Created as part of project
Industrial node	Activity and recreation nodes	Alluvium	Created as part of project
Public land managed by East Gippsland Shire Council	PLM25	DEECA	https://discover.data.vic.gov.au/dataset/public-land-management-plm25
Public land managed by other authorities	PLM25	DEECA	https://discover.data.vic.gov.au/dataset/public-land-management-plm25
Jointly managed parks and reserves (Gunaikurnai Land and Water Aboriginal Corporation)	PLM25 – new attribute added, based on understanding of Joint Management areas	DEECA	https://discover.data.vic.gov.au/dataset/public-land-management-plm25 (attributes added, based on available public mapping of joint management areas.
Natural resource management land parcels (high to very high priority)	EGCMN desktop prioritisation_rank	Ethos NRM	Council supplied
Roads	tr_roads	DEECA	https://discover.data.vic.gov.au/dataset/vicmap-transport-road-line
Ferry route	tr_roads	DEECA	https://discover.data.vic.gov.au/dataset/vicmap-transport-road-line
Footpath	Footpath	EGSC	Council supplied
Trail	Trail	EGSC	Council supplied
Creeks and waterways	Watercourse_lines	EGSC	Council supplied

Further information

Public land management

This layer is represented at a scale of 1:25 000. Any errors can be reported to plm25.info@delwp.vic.gov.au. Various attributes of this layer have been utilised to map land management responsibilities.

Name	Attributes used to characterise the layer
Public land managed by East Gippsland Shire Council	Public land managed by East Gippsland Shire Council was defined using the attribute "MNG_SPEC" within the PLM25 layer. This attribute describes the land managers for particular parcels of public land. All parcels of land with the "MNG_SPEC" defined as Committees of Management (COM), COM Council or COM Local, were attributed to being public land managed by East Gippsland Shire Council.
Public land managed by other authorities	Public land managed by East Gippsland Shire Council was defined using the attribute "MNG_SPEC" within the PLM25 layer. This attribute describes the land managers for particular parcels of public land. All parcels of land with the "MNG_SPEC" defined as Committees of Management (COM) Parks Vicotria, Parks Vicotria, DELWP, Department of Education and Training, Department of Health, Department of Justice and Community, Department of Transport, Trustees COM or Water Authority, were defined as public land managed by other authorities.

Activity and recreation nodes:

This dataset was created by Alluvium specifically for the East Gippsland Shire Council Coastal and Marine Management Plan. Nodes are described further in Section 3.7 and for each locality.

Natural resource management land parcels (high to very high priority)

This layer was created by Ethos NRM for the EGSC NRM values project, which assessed the biodiversity values of all Council-managed reserves and ranked them on a scale of 1 to 5. This layer has been symbolised based on the attribute "P_Rank" and showing council-managed reserves which have a “P_Rank” value of 1 and 2, which reflect very high and high priority reserves, respectively.

Attachment D: Additional mapping

Additional coastal hazard mapping

As detailed in Attachment 3, there is a range of coastal hazard mapping available for the East Gippsland Shire Council CMMP localities for a range of coastal hazards. This includes Statewide information (as part of the Victorian State Governments 'Future Coasts' program) and the Gippsland Lakes – 90 Mile Beach Local Coastal Hazard Assessment (LCHA; Water Technology, 2014). The LCHA provides information for localities within the Gippsland Lakes and fronting 90-Mile Beach, east to Lakes Entrance. This information includes a range of hazard types, sea level rise and storm event (Annual Exceedance Probability) scenarios.

Table 29 summarises the available data and the scenarios mapped in the CMMP. Additional mapping of the Gippsland Lakes LCHA 1% AEP and 10% AEP storm tide inundation mapping for 0.0 m and 0.2 m sea level rise scenarios for Lakes Entrance and Paynesville is presented below.

Table 29. Available coastal hazard information for the CMMP.

		Sea level rise (from baseline)								
Study	**Scenario**	0	0.1	0.2	0.3	0.4	0.5	0.6	0.7	0.8
STORM TIDE INUNDATION										
Gippsland Lakes – 90 Mile Beach LCHA	Storm tide 10% AEP	✓		✓		✓				✓
	Storm tide 1% AEP	✓		✓						
Future Coasts / Statewide	Storm tide 1% AEP + wind forcing*	✓		✓			✓#			✓#
PERMANENT INUNDATION										
Gippsland Lakes – 90 Mile Beach LCHA	n/a – covered in erosion information									
Future Coasts / Statewide	Sea level rise*	✓		✓			✓#			✓#
OPEN COAST EROSION										
Gippsland Lakes – 90 Mile Beach LCHA	Outer barrier hazard extent	✓		✓		✓				✓
	Shore erosion susceptibility of lakes									✓
Future Coasts / Statewide	n/a – qualitative data only									

✓ Data presented in CMMP for localities inside the Gippsland Lakes
✓ Data presented in CMMP for localities outside the Gippsland Lakes
✓ Data presented for Paynesville and Lakes Entrance in supplementary mapping (below)
✓ Available data not presented.

*Simplistic 'bathtub' or static modelling approach
#Future Coasts SLR of 0.47 m and 0.82 m considered comparable with 0.5 m and 0.8 m, respectively.

Data

Name	Layer name	Source	Link
10% AEP Gippsland Lakes flood extent - 0.0 m sea level rise	GL_10AEP_MSL_EXTENT	Gippsland Lakes/90 Mile Beach LCHA Project (Water Technology, 2014)	https://discover.data.vic.gov.au/dataset/gippsland-lakes-10-aep-msl-inundation2
10% AEP Gippsland Lakes flood extent - 0.2 m sea level rise	GL_10AEP_20CMSLR_EXTENT		https://discover.data.vic.gov.au/dataset/gippsland-lakes-10-aep-0-2m-slr-inundation1
1% AEP Gippsland Lakes flood extent - 0.0 m sea level rise	GL1AEPMSLEXTENT		https://discover.data.vic.gov.au/dataset/gipsland-lakes-1-aep-msl-inundation
1% AEP Gippsland Lakes flood extent - 0.2 m sea level rise	GL1AEP20CMSLREXTENT		https://discover.data.vic.gov.au/dataset/gippsland-lakes-1-aep-0-2m-slr-inundation

Further information

The Gippsland Lakes LCHA only provides 1% AEP storm tide inundation mapping for 0.0 m and 0.2 m sea level rise scenarios. The 10% AEP storm tide inundation scenario is mapped for all available localities in the CMMP mapping. Differences between the 10% AEP and 1% AEP scenario are seen in areas surrounding Paynesville and at Lakes Entrance. Additional mapping is provided below to present these differences.

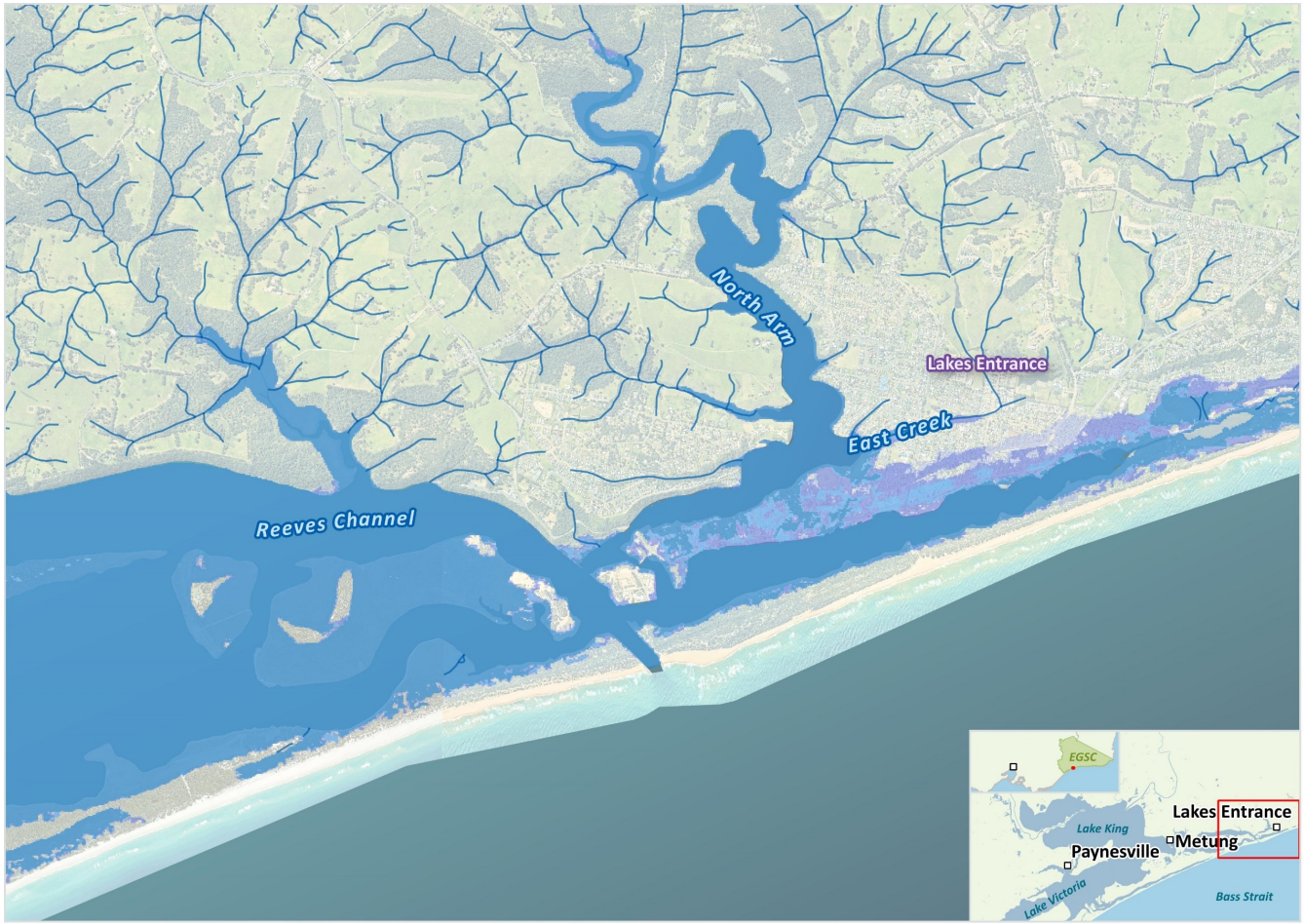
AEP – Annual Exceedance Probability
On average, the probability of an event occurring in any given year. A higher AEP means it is more likely the event will occur in any one year. For example, a 1% AEP even has a 1% chance of occurring in any given year. A 10% AEP event has a 10% chance of occurring in any given year. In this way, a 10% AEP event is generally less extreme and smaller in extent that a 1% AEP event.

Coastal hazard extents presented indicate areas that may be impacted by temporary storm tide inundation. Extents are indicative only, and do not necessarily represent a permanent loss of coastal land. The hazard mapping presented in this attachment is summarised below, with further detail in referenced technical reporting.

Localities	Study	Mapped hazard	Description	Legend
Paynesville, Newlands Arm, Eagle Point, Raymond Island (Figure 139) and Lakes Entrance (Figure 140)	Gippsland Lakes / 90 Mile Beach LCHA (Water Technology 2014)	Temporary inundation - 10% AEP Gippsland Lakes flood extent, with 0.0 m and 0.2 m, sea level rise	Modelled areas of inundation from a flood event that has a 10% chance of happening in any given year. Flood level frequency in the Gippsland Lakes may result from a combination of river inflows, wind, storm surge and tide.	10% AEP Catchment flood extent 0.0 m sea level rise (2014 baseline) 0.2 m sea level rise
		Temporary inundation - 1% AEP Gippsland Lakes flood extent, with 0.0 m and 0.2 m, sea level rise	Modelled areas of inundation from a flood event that has a 1% chance of happening in any given year. Flood level frequency in the Gippsland Lakes may result from a combination of river inflows, wind, storm surge and tide.	1% AEP Catchment flood extent 0.0 m sea level rise (2014 baseline) 0.2 m sea level rise



Figure 139. Additional Gippsland Lakes LCHA storm tide inundation mapping for Paynesville, Newlands Arm, Eagle Point and Raymond Island.



Coastal Hazards

Gippsland Lakes/90 Mile Beach LCHA*

10% AEP Catchment flood extent
- 0.0 m sea level rise (2014 baseline)
- 0.2 m sea level rise

1% AEP Catchment flood extent
- 0.0 m sea level rise (2014 baseline)
- 0.2 m sea level rise

Other features
- Creeks and waterways

AEP: Annual Exceedence Probability (AEP) is the probability of an event occuring in any given year.

Data sources:
*Water Technology 2014 - Gippsland Lakes and 90 Mile Beach Local Coastal Hazard Assessment (LCHA) Project

0 0.2 0.4 km

Figure 140. Additional Gippsland Lakes LCHA storm tide inundation mapping for Lakes Entrance.

Additional Coastal Acid Sulphate Soils mapping

Data

Name	Layer name	Source	Link
Coastal Acid Sulphate Soils	COASTALACIDSULPHATE SOILS	Department of Jobs, Skills, Industry and Regions	https://discover.data.vic.gov.au/dataset/coastal-acid-sulphate-soils

Further information

Coastal acid sulphate soils (CASS) occur naturally along many parts of Victoria's coastal zone and, if left undisturbed, are largely benign. However, if disturbed, i.e. water drains from the soil and air enters, they can react with oxygen and produce sulfuric acid. This can be detrimental to the environment with impacts that include acidification of water and soil, de-oxygenation of water, poor water quality, dissolution of soil, rock and concrete, and corrosion of metals. Sometimes impacts can be extreme, e.g. resulting in fish kills.

Spatial data representing Victorian coastal lands which have the potential to contain coastal acid sulphate soil (CASS), i.e. it is prospective for CASS has been mapped for East Gippsland localities. This spatial data is used for triggering an investigation of a site where proposed activities risk disturbing CASS. Disturbing CASS is defined as causing oxygen to penetrate earth material that contains metal oxides either in sulfidic material or sulfuric material. Sulfidic material is soil or sediment that contains metal sulphides which oxidise to sulfuric acid in the presence of oxygen. Sulfuric material has either partially or completely oxidised metal oxides. This data was created to help avoid disturbing potential CASS.

An explanation of Coastal Acid Sulphate Soils and their mapping is available on Victorian Resources Online:
https://vro.agriculture.vic.gov.au/dpi/vro/vrosite.nsf/pages/soil_acid_sulfate_soils

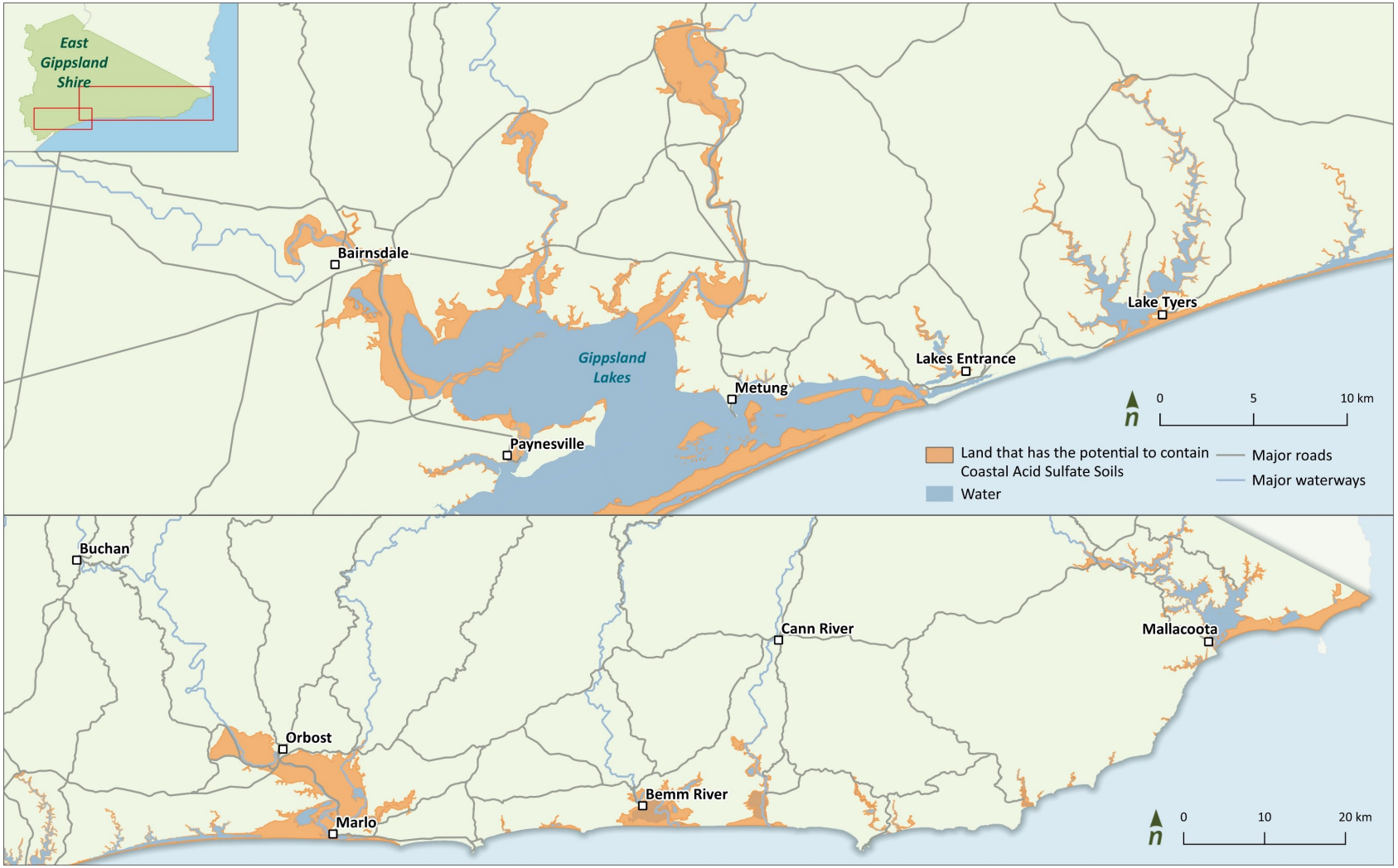


Figure 141. Land that has the potential to contain Coastal Acid Sulphate Soils across the East Gippsland coastal zone.

5.2.4 Unconfirmed Agriculture Sector Advisory Committee Meeting Minutes 20 August 2025

Authorised by Acting General Manager Place and Community

Purpose

This report provides Council with the unconfirmed minutes of the Agriculture Sector Advisory Committee (ASAC) meeting held on 20 August 2025, provided at **Attachment 1** for noting.

Key Points

The ASAC provides advice, guidance, and recommendations to Council on matters that affect the agriculture sector in East Gippsland and its communities.

The roles and responsibilities of the ASAC are set out in the Charter.

Key agenda items for discussion at the 20 August 2025 meeting included the economic impacts of offshore renewable energy projects in the Gippsland region and discussion on outcomes of the ASAC review. Reflections on the visit to the region from Tom McIntosh MP led to a broader discussion about drought, mental health and early decision making. Committee members drew attention to the growing concerns around pest animal management.

Importantly, this was the first meeting of the new cohort of ASAC members, with seven new individual members and one new industry body representative, Gippsland Agricultural Group commencing their term. Committee members were provided with an opportunity to outline their role and/or interest in the Agricultural sector.

The following advice for Council was minuted:

1. Council to circulate Advocacy Priority: Ensuring the long-term viability of Victoria's largest commercial fishing fleet amid offshore wind development.
2. Council to coordinate the formation of an ASAC Planning and Development Subgroup and establish a meeting with Council's planning team.
3. Council to update ASAC on next steps following briefing of Councillors on the Rural Land Use Strategy
4. Council to consider observer representation on the Gippsland Critical Mineral Mine Community Reference Group.
5. Council to coordinate stakeholders to develop an advocacy strategy on pest animal management and include as an agenda item for the next meeting.
6. Council to circulate a poll/discussion on ASAC meeting times and present options for financial support for attendance of members at meetings.
7. Council to improve visibility and communication of ASAC activities via media releases and Agrinews newsletter.
8. Council to schedule annual or biannual farm tours and roundtables, inviting members to host.

Recommendation

That Council receives and notes the unconfirmed minutes from the Agriculture Sector Advisory Committee (ASAC) meeting held 20 August 2025.

Strategic Alignment

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

Theme 1: Community wellbeing and social responsibility
Outcome – A stronger collaborative community that is actively engaged and supported

Theme 2: Prosperity
Outcome – Thriving, self-sufficient communities with strong local businesses and social enterprises.

Climate change

This report is assessed as having no direct impact on climate change.

Conflicts of Interest

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

Attachments

1. Unconfirmed ASAC Minutes 20 August 2025 [**5.2.4.1** - 3 pages]

East Gippsland Shire Council
Agriculture Sector Advisory Committee
Unconfirmed Minutes
For meeting held on
Wednesday 20 August 2025
7.30am to 9.30am
Council Chambers 273 Main Street Bairnsdale

1. Procedural

Attendees: Alister Micallef, Chris Jehu, Joanna Trevaskis, Rob Lightfoot, Rohan Reynolds, Ty Mason, Bec Hemming (EGCMA), Jack Winterbottom (AgVic), Jen Smith (GagG), Cr. John White, Cr. Barry Davis, Fiona Weigall, Chris Stephenson, Prue McTaggart, Kaylene Wickham

Online: Kate Commins, Cr. Sonia Buckley (Observer)

Chair: Mayor Cr. John White.

Minute taker: Andie McCullagh (EGSC).

Item 1.1 **Acknowledgement of Country**

Item 1.2 **Welcome and introductions**
New and returning members introduced themselves, sharing backgrounds and roles in the agricultural community.

Item 1.3 **Apologies**
Apologies were noted from Edward Mauger, Emily Richardson, Simon Johnson and Wayne Dredge.

Item 1.4 **Confirmation of previous minutes**
Moved: Jen Smith
Seconded: Kaylene Wickham

Item 1.5 **Declaration of conflict of interest**
No conflicts of interest declared.

Item 1.6 **Actions from previous minutes – Thursday 8 May 2025**

- TAFE subgroup for agricultural education is being formed: Bec Hemming and Ty Mason expressed interest in taking part as well as though previously nominated, Jen Smith and Wayne Dredge.
- Livestock Exchange Review update: Options being developed, with a report to be presented to the Council in September. An update will be provided at the November meeting.
- Planning and Development subgroup to be formed, members Kate Commins, Jen Smith, Jo Trevaskis, Rohan Reynolds and Chris Jehu requested to be on this.

2. Discussion

Item 2.1 **Economic impacts of offshore renewable energy projects in the Gippsland region**
Prue McTaggart, Manager Economic Development

The Council discussed recent developments around offshore wind feasibility and licensing, highlighting concerns from the local fishing industry, particularly in Lakes Entrance. Council has been advocating to ensure the long-term viability of commercial fishing amid new offshore wind projects, marine parks, and decommissioned oil rigs.

Key issues include uncertainty around project size, timelines (7–10-year impacts), and potential interference with fishing methods, which affects investment decisions. Compensation discussions with the Commonwealth government are ongoing, focusing on boat owners, but broader community impacts remain a concern.

Meetings with industry members, including Tom McIntosh, helped clarify practical challenges like net damage from infrastructure. Next steps involve determining Council's role in supporting the sector and updating stakeholders once a clear plan is established.

ACTION:

Circulate Advocacy Document – *Council to circulate Advocacy Priority: Ensuring the long-term viability of Victoria's largest commercial fishing fleet amid offshore wind development.*

Item 2.2 **Rural Land Use Strategy**

Agriculture Planning Subgroup: A subgroup will meet with the planning department to review Council's planning functions affecting agriculture, provide ASAC feedback, and clarify Council's role. Meeting expected within six weeks. Volunteers: Kate Commins, Jen Smith, Jo Trevaskis, Rohan Reynolds and Chris Jehu.

Rural Land Use Strategy: Previously bundled with other planning amendments, now separated for targeted consultation. Will be briefed to Council (due to new councillors) before wider community engagement. Focus on supporting agriculture and environmental outcomes.

ACTIONS:

Planning & Development Subgroup – *Council to coordinate the formation of an ASAC subgroup and establish a meeting with Council's planning team.*

Rural Land Use Strategy – *Council to update ASAC on next steps following briefing of Councillors.*

3. Agricultural Matters

Item 3.1 **Opportunity for members to raise matters of importance for discussion**

- Gippsland Critical Minerals Mine: Council to consider observer status on the Community Reference Group, currently monitoring AES process.
- Drought support: Council and partners are facilitating grants, events, and hay runs; ongoing advocacy for improved funding processes and preparedness particularly in relation to state government timelines.
- Concerns over increased risk profile coming out of drought for farmers.
- Importance of looking out for each other in hard times: Support funding applications for Look Over the Farm Gate through National Centre Farmer Health.

- Support circulation of lessons learnt from last drought to assist decision making.
- Needing to pivot, value add, collaborate to reduce cost pressure.
- Pest animals (feral pigs, wild dogs): Discussion on the need for coordinated advocacy and possible formation of a targeted group.

ACTIONS:

Critical Minerals Mine – *Council to consider observer representation on the Gippsland Critical Mineral Mine Community Reference Group.*

Pest Animal Advocacy – *Council to coordinate stakeholders to develop an advocacy strategy on pest animal management and include as an agenda item for the next meeting.*

4. Reports

Item 4.1 **Council updates**

Prue McTaggart
Manager Economic Development

- Meeting times to be reviewed for accessibility; Council to circulate options and consider financial support for attendance.
- Council to improve visibility of ASAC work through media releases and Agrinews newsletter.
- Annual farm tours and roundtables to be scheduled.
- Recruitment from underrepresented sectors ongoing.
- Minimise disruption on committee membership change over by having even numbers step down biannually.
- Subcommittees to receive additional admin support if needed.

ACTIONS:

Meeting Logistics – *Council to circulate a poll/discussion on meeting times and present options for financial support for attendance of members at meetings.*

Visibility & Communication – *Council to improve communication of ASAC activities via media releases and Agrinews newsletter.*

Annual Farm Tours – *Council to schedule annual or biannual farm tours and roundtables, inviting members to host.*

Item 4.2 **Circulated reports for noting by exception**

- Updates from Council, East Gippsland Catchment Management Authority, Agriculture Victoria, and Gippsland Agriculture Group provided.
- Upcoming events: Youth Agritech Expo, Regional Renewables Day, Succession Roadshow.

5. Meeting Close

Item 5.1 **Meeting close**

The meeting was declared closed by Cr. John White, Mayor at 9.30am

6 Urgent Business

7 Confidential Business

7.1 Contract Matter

The information contained in this report is confidential under section 3(1) of the *Local Government Act* 2020 because it relates to: (g) Private Commercial Information, being information provided by a business, commercial or financial undertaking that(ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage.

Pursuant to section 66(5)(b) of the *Local Government Act* 2020, if released, the information discussed or considered in relation to this agenda item would unreasonably expose the business, commercial or financial undertaking to disadvantage, by disclosing financial information to competitors.

7.2 Council Business Matter

The information contained in this report is confidential under section 3(1) of the *Local Government Act* 2020 because it relates to: (a) Council Business Information, being information that would prejudice the Council's position in commercial negotiations, if prematurely released.

Pursuant to section 66(5)(b) of the *Local Government Act* 2020, if released, the information discussed or considered in relation to this agenda item would prejudice Council's ability to negotiate effectively with contractors and funding bodies by disclosing sensitive financial details.

7.3 Appointment of Independent Member - CEO Employment and Remuneration Committee

The information contained in this report is confidential under section 3(1) of the *Local Government Act* 2020 because it relates to: (f) Personal Information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs.

Pursuant to section 66(5)(b) of the *Local Government Act 2020*, if released, the information discussed or considered in relation to this agenda item would unreasonably disclose personal information about the Independent Member of the Chief Executive Officer (CEO) Employment and Remuneration Committee.

8 Close of Meeting