



LAKE TYERS BEACH

URBAN DESIGN FRAMEWORK

COASTAL TOWNS DESIGN FRAMEWORK
VOLUME 3

MARCH 2007



EAST GIPPSLAND
SHIRE COUNCIL



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COASTAL TOWNS DESIGN FRAMEWORK

THE VISION FOR LAKE TYERS BEACH

“Lake Tyers Beach will develop as an attractive coastal community with high environmental values. The township will provide for permanent residents linked to the services available in Lakes Entrance, but also retain its attraction for holiday makers.

The recreation focus of the township will remain on the lake and beach edge with improved public facilities, better signage, effective stormwater management and enhanced car parking and pedestrian circulation.

New development to the north of the township will be high quality, incorporate measures to ensure water quality protection of Lake Tyers and reflect the lake edge/seaside character. A neighbourhood service area in this locality will provide for residents daily needs.

A safe network of pedestrian trails will be available throughout the township and around the foreshore perimeter.

Development will ensure the protection and conservation of the highly valued natural resources of this area. Comprehensive revegetation of new development areas will be undertaken to provide public pathways and wildlife corridors.”

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

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

This document is the result of the combined contributions of:

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1. INTRODUCTION

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

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

What is an Urban Design Framework (UDF)?

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

In preparing a UDF it is critical to:

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

Project Objectives

The objective of the Coastal Towns Design Framework Project is:

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

Particular project objectives are:

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

2. PROJECT SCOPE AND APPROACH

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

Wellington Shire	East Gippsland Shire
<ul style="list-style-type: none"> • Robertsons Beach • Manns Beach • McLoughlins Beach • Woodside Beach • Seaspray • The Honeysuckles • Paradise Beach / Golden Beach • Loch Sport 	<ul style="list-style-type: none"> • Paynesville • Raymond Island • Eagle Point • Metung • Nungurner • Lakes Entrance • Lake Tyers Beach • Marlo • Bemm River • Mallacoota • Gipsy Point

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

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

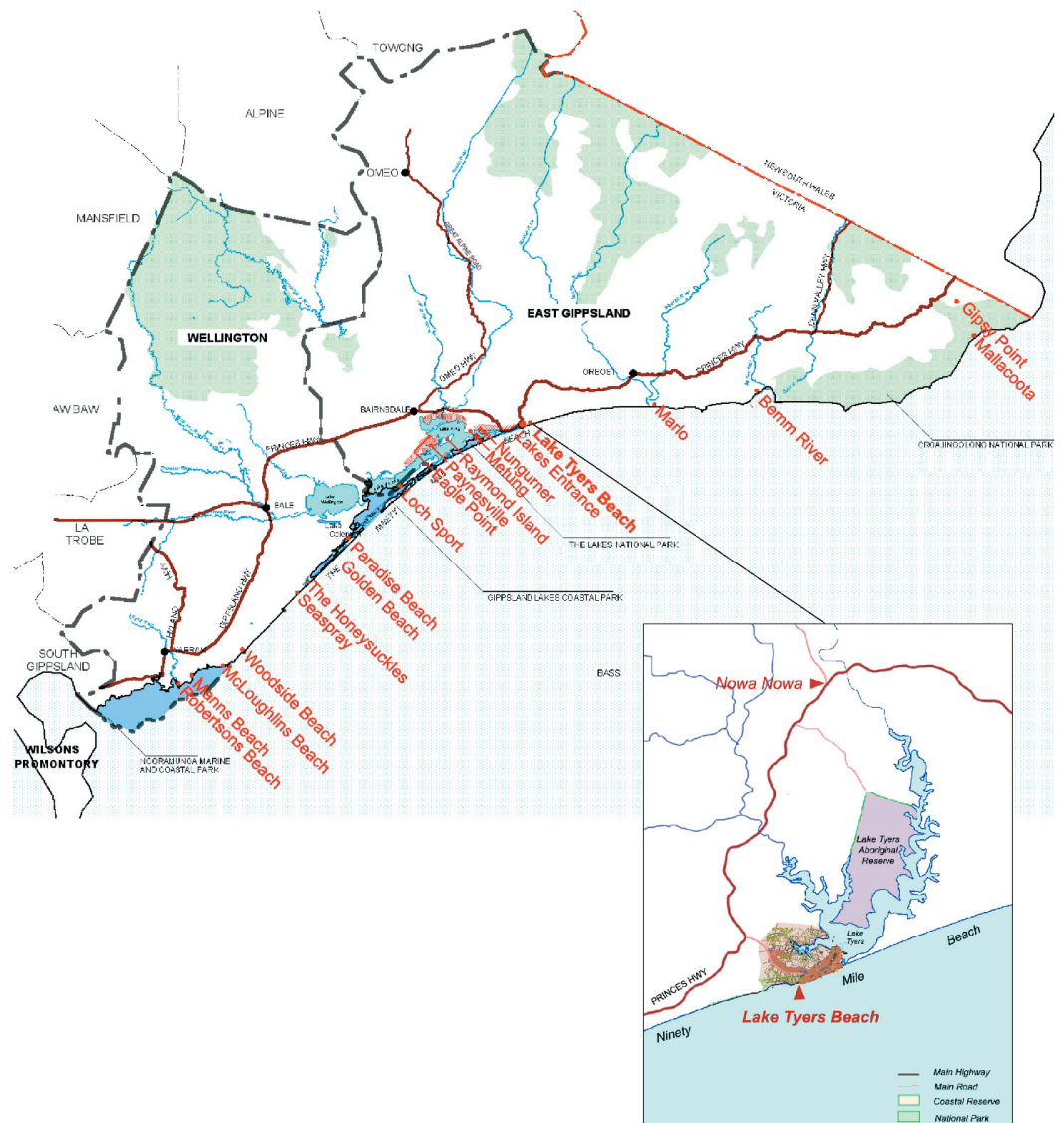
Each project will be informed by complementary work from other projects, as appropriate, including the Domestic Waste Water Management Plan in the Gippsland region, the Tourism Strategy in East Gippsland Shire and the Subdivision Strategy in Wellington Shire.

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

CAP and Gippsland Estuaries CAP. The Integrated Coastal Planning for Gippsland CAP provides for an integrated approach to coastal planning policy and management in Gippsland and will help ensure that coastal development occurs in a sustainable manner. The Gippsland Lakes CAP recognises that the region faces increasing development pressures and seeks to provide for and direct development that respects environmental values. The Gippsland Estuaries CAP aims to develop a strategic framework that will support planning and management processes for estuaries across Gippsland, whilst providing for the protection and enhancement of significant features (environmental, economic, social and cultural) of Gippsland’s estuaries.

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

Figure 1 Lake Tyers Beach Location Plan



Report Structure

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

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

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

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

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

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



Lake Tyers lake and ocean edge

3. SETTLEMENT STUDY AREA

3.1 REGIONAL INFLUENCES

Lake Tyers Beach is located in East Gippsland Shire, approximately 320 km from Melbourne and approximately 10 km to the east of Lakes Entrance on a single spur road off the Princes Highway.

The town is situated on a peninsula ridge line with a northern frontage to Lake Tyers, in proximity to Fishermans Landing Arm and has a southern frontage to Bass Strait.

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

Of particular relevance to the future of Lake Tyers Beach are the following points:

- The ageing of the population requires particular services and generally slows the economy. This demographic change affects the types of activities undertaken within a town and the community dynamic.
- The “Seachange” phenomenon contributes to the ageing of the population. Seachangers also often seek part-time work or small business opportunities and sometimes have a relatively high level of disposable income due to the sale of assets. As new members of a community, seachangers often seek opportunities to become involved in townlife.
- Lake Tyers Beach has some potential for growth in the eco tourism sector due to the proximity of Lake Tyers Forest Park.
- Development must not adversely impact upon the water quality of Lake Tyers or affect Lake Tyers Forest Park, which is a significant conservation reserve.
- Due to the regional location of Lake Tyers Beach and a reliance on road access, petrol price increases may impact on visitor numbers and will contribute to the rising cost of goods and services.
- East Gippsland Shire population as a whole is likely to grow strongly and will age significantly over the next 30 years.
- The populations of both Lakes Entrance and Lake Tyers Beach will be driven by retirement and an existing aged population profile will continue to expand.



Holiday house character



Urban forms in new area

3.2 SETTLEMENT DESCRIPTION

3.2.1 Township Profile

Lake Tyers Beach has in the past primarily served as a small beach and lake front holiday destination. Today, while this function remains, it is developing more as a suburb of Lakes Entrance which is the major coastal resort town in the region.

Lake Tyers Beach is effectively a quality residential offshoot with a mix of holiday and permanent houses, mostly standard or low density subdivision

and a limited number of tourist oriented Bed & Breakfast style offerings. It is dependent on Lakes Entrance for all but basic services.

Lake Tyers Beach has developed as a linear settlement that extends for more than 1.6 km along the main access road. More recent development has occurred along the lake frontage to the north on rising land with attractive aspect and views.

On the southern side of the main access road a narrow area of elevated land has been subdivided into standard residential allotments. To the north, more extensive residential subdivision has occurred, primarily at the eastern end.

Much of the northern side of Lake Tyers Beach Road is cleared farming land that has a northerly aspect, which slopes down to the lake edge. The extent of this farming land is constrained to the west by existing low density residential subdivision.

Lake Tyers Beach has a primary school, recreation reserve and public hall that are located about one kilometre out of town. These facilities serve both the small number of permanent residents and the surrounding rural community.

Lake Tyers Beach is also, an access point to Lake Tyers with two boat ramps, jetties and a small public waterfront / open space overlooked by a hotel. To the south is a public beach / waterfront with basic facilities that are of low quality compared to the well-equipped caravan park adjacent. In addition to the hotel, there is a small general store / milk bar, but otherwise there are no retail uses in Lake Tyers Beach. Fishing (lake and surf), boating, swimming and surfing are all available at Lake Tyers Beach.



Lake Tyers Beach Hotel

3.2.2 Coastal Settlement Framework and Role

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

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

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

Based on this framework an overview of the role and development potential is provided in Appendix A. In this context the future for Lake Tyers Beach in relation to the other coastal towns within the study area is as a **Town likely to expand significantly**. Some of the attributes of a Town include a population between 500 and 2,000 people, a range of commercial and community services, community hall and school.



General store

3.2.3 Population Profile

Lake Tyers Beach has enjoyed a strong surge in population growth in the past few years and the period since 2001 has seen considerable building activity. The estimated population at the time of the Census for the urban centre was 524 persons. Over the 15 years prior to 2001 the average annual population growth rate was a very high 4.5%, some 6.3 times greater than the Shire average. If this growth rate was to be maintained the population would grow to almost 2000 persons by 2031; an increase of 270%.

There has been a relatively strong appreciation of real estate prices in recent years and land availability will significantly influence future population levels.

As of Census night 2001 there were 367 dwellings in Lake Tyers Beach township, 38.7% of which were unoccupied at that time. The average number of persons per occupied dwelling was 2.3. If this ratio falls to 2.0 persons and the population increase estimated above occurs, there would be a demand for a further 720 dwellings in the area. Assuming the current rate of unoccupied dwellings is maintained, holiday dwelling demand could increase this by a further 320. The peak population of the area is estimated at around 800 to 1,000 persons in the summer period.

The median age of Lake Tyers Beach residents was 45 years compared to the Shire average of only 41 years. The age distribution in the area is relatively skewed with 22.5% of persons aged 65 or over (East Gippsland Shire 18.3%). It has a correspondingly low share of persons aged 15 to 44 years. A low 30.1 out of every 100 residents were employed. The area's participation rate was only 45.2%, which is well below that of the Shire (54.6%) and the unemployment rate was high, at 9.7%.

Only 10.4% of local residents held degree or above qualifications, but a relatively high 19.1% of residents held trade or diploma qualifications. The Retail trade and the Health and Community Services sectors were the largest employers, with both employing 15.4% of local residents. Not surprisingly, given the strong growth in the area, construction industry employment was high at 13.6%; at the same level as education. The tourism related sectors employed some 22.9% of residents. Weekly income levels of the Lake Tyers Beach residents were similar to those of the Shire in general.

3.2.4 Natural Resources

General Description

Lake Tyers Beach township in the East Gippsland Lowlands Bioregion is located at the southern end of Lake Tyers. Lake Tyers itself is an estuary that is intermittently blocked by a sand-bar.

The Lake Tyers Forest Park encompasses land surrounding the Nowa Nowa and Toorloo Arm of Lake Tyers, and lies within the traditional country of the Gunia / Kurnai people of Gippsland. To the east of Lake Tyers Beach is the Ewing Marsh Game Reserve.

Flora Values

The indigenous vegetation of the Lake Tyers area has been grossly



Attractive retirement settlement

modified historically by extensive clearing for stock grazing and agriculture such that less than one third of the former vegetation remains. Residential (and commercial development) has occurred on former pasture, and within larger blocks of remnant forest which are now fragmented and partially degraded, most significantly by weed invasion of species that have 'escaped' from cultivation. The two larger blocks of vegetation within the town exemplify this trend, but within these blocks vegetation quality varies from poor to very good.

The indigenous vegetation of the Lake Tyers area is diverse, reflecting a wide variety of environments and eight Ecological Vegetation Classes (EVCs) (see Appendix B – Environmental Detail) have been mapped. In terms of potential residential development, the most extensive and significant of these EVCs are Limestone Box Forest and Clay Heathland, both classed as vulnerable. Remnant rainforest areas also exist which contain at least 15 endangered, vulnerable and rare plant species.¹ Most vegetation on agricultural land historically cleared around Lake Tyers was Limestone Box Forest. Forest dominants of this EVC include Gippsland Grey-box, Blue Box and Gippsland Red-gum which are of restricted distribution in Victorian where they are rare or vulnerable species.

Clay Heathland (structurally often a shrubland) a rare and unusual vegetation type, occurs on the coastal slopes west of the township where it occupies a considerable area. This vegetation is of very high quality with a high degree of structural and floristic intactness. Clay Heathland has been very poorly documented.

All remnant indigenous vegetation within the Lake Tyers area retains high intrinsic value – as vegetation and fauna habitat in its own right – and for its landscape values. Efforts should be made to afford protection to remnant vegetation from direct impacts (clearing) via appropriate planning controls. Potential indirect impacts as a result of development - that is fragmentation and the suite of factors causing degradation in adjoining vegetation – are also of concern under certain development scenarios (e.g. increased density in partially developed bushland) and, for example, where downslope vegetation remnants may be impacted by upslope development.

Fauna Values

Lake Tyers Beach is included in the Lake Tyers / Toorloo Arm site of zoological significance for East Gippsland and Lake Tyers (1,186 ha) is included in the Gippsland Lakes Ramsar site. The Lake Tyers estuary supports a nesting colony of Little Tern, a resident population of waterbirds and a seasonal population of migratory waders, which use the shallow margins of Lake Tyers and the ephemeral islands near the sand-bar barrier.

The Nargun cave (located approximately 10 km NW of Lake Tyers) contains the largest maternity colonies of two bat species, the Common Bent-wing Bat and the Eastern Horseshoe Bat.

¹ A submission to the draft UDF by a community group (East Gippsland Rainforests Conservation Management Network) provided detailed information regarding the extent and condition of rainforest areas. Following expert review, some amendments have been incorporated in the final UDF report. The information submitted requires further investigation of rainforest areas in East Gippsland to be carried out by appropriately qualified persons to identify additional planning scheme or other actions required to ensure the protection of these areas.

The terrestrial fauna is similarly a combination of resident and migratory or nomadic species. Closed Forest supports species such as Lewin Honeyeater, and migrants such as the Black-faced Monarch and Rufous Fantail. The Lake Tyers / Toorloo Arm area is also important for Large-billed Scrubwren, Brown Gerygone and Small-eyed Snake.

The open forest on the surrounding ridges contains a high proportion of old Red Ironbark, which when flowering supports a large population of migrant or nomadic honeyeaters and nectarivorous parrots such as the rare Swift Parrot. At night the forest is utilized by gliding possums such as the Greater Glider and Yellow-bellied Glider. The patches of heath woodland around Lake Bunga contain a remnant population of the Long-nosed Potoroo, some of which forage on lawns of homes between Lakes Entrance and Lake Tyers.

The Lake Tyers Forest Park covers 7,100 ha and extends from Pettmans beach to the eastern entrance of Lake Tyers and to the north at Mt Nowa Nowa. High numbers of gliders and possums have been recorded within the Burnt Bridge area.

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

Vegetation Quality

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

The quality of vegetation in and around Lake Tyers Beach has been classified as follows:

High Quality Vegetation Areas - (High development constraints)

High Quality Road Reserve Vegetation - where isolated from contiguous native vegetation on adjoining lands (Moderate development constraints)

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

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

Refer Plan 1 Lake Tyers Beach Vegetation Quality Plan.

3.2.5 Cultural Heritage Values

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

Given the sensitivity of these areas, the very limited previous cultural heritage assessments and the high likelihood of further Aboriginal sites to exist in the relevant locations, it is strongly recommended that further

investigations are undertaken prior to significant development in these settlements.

Based on information provided by Aboriginal Affairs Victoria (AAV) and is drawn from the AAV register and other sources within the Lake Tyers Beach locality, there exist:

- Several known pre-contact Aboriginal heritage value sites;
- Several known sites with historic Aboriginal heritage values;
- Two listings with Heritage Victoria (H8522-0001 Lake Tyers Mission, H8522-0014 Lake Tyers Timber Company Tramway Bridge); and
- Two sites covered by the Heritage Overlay in the East Gippsland Planning Scheme (HO243 Anglican Church, Lake Tyers Aboriginal Trust, HO244 Lake Tyers Aboriginal Mission, Lake Tyers.)

Under Part IIA of the Commonwealth Aboriginal and Torres Strait Islander Heritage Protection Act 1984, Lake Tyers Beach is associated with the Lakes Entrance Aboriginal Corporation.

There is a Native Title claim under the Commonwealth Native Title Act 1993 (NTA) in the area. The NTA requires notification of development on, or uses of public land and waters to claimants, potential claimants or owners. The NTA also makes provision for Indigenous Land Use Agreements concerning the use of land where native title has been determined to exist or where it is claimed to exist. Native title needs to be considered as part of the normal approval processes for activities proposed on public land. Early consultation with the Department of Sustainability and Environment should occur on these processes and requirements.

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

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

4. PLANNING AND DEVELOPMENT CONTEXT

4.1 STATE / REGIONAL PLANNING POLICY

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

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

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

Figure 2 Policy Structure



4.1.1 Victorian Coastal Strategy

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

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

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

Coastal Land

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

People on the Coast

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

Coastal Access

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



Ocean view at Lake Tyers Beach



Pedestrian access to the ocean

Built Environment

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

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

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

4.1.2 Climate Change and Sea Level Rise

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

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

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

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

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

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

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

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

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

4.2 EAST GIPPSLAND PLANNING SCHEME

4.2.1 Municipal Strategic Statement

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

The MSS identifies the importance of the Gippsland Lakes as a natural and recreational resource, with immense appeal to tourists, including Lake Tyers Beach itself.

Together with Bairnsdale and Paynesville, nearby Lakes Entrance has experienced significant development within the Shire and this has contributed to the growth of Lake Tyers Beach.

Lake Tyers Beach fulfils a role as a commuter suburb of Lakes Entrance and its attraction lies in the bushland and beach environment. The MSS provides for development over the next 15 years within existing town boundaries prior to allowing further expansion.

Long-term land supply may be found in the area east of Whadcoats Road and south of Fishermans Landing Arm, provided it can be connected to reticulated sewer and water.

Ribbon development along Lake Tyers Road and other access roads to the Lake are discouraged. Business and tourist uses are permissible as appropriate within residential areas.

4.2.2 Local Policies

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

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

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

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

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

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

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

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

4.2.3 Zoning

The significantly developed area of Lake Tyers Beach is zoned Residential 1 (R1Z), while the strip of development stretching west along Lake Tyers Beach Road as well as a large tract of land extending north to Mill Point

Road is zoned Low Density Residential (LDRZ).

The surrounding land is zoned for rural use (RUZ1) to the north and west of the town, while land on the ocean side is zoned for public use (Public Conservation and Resource Zone) and (Public Purpose and recreation Zone). There is also a significant area near Flounder Road which is zoned for local government use (Public Use Zone 6) and is owned by Council under Trust arrangements that require it to be used for particular purposes (eg, environmental education).

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

Refer Plan 2 Lake Tyers Beach Zoning and Overlay Controls Plan (DSE 2006).

4.2.4 Overlays

Environmental Significance Overlay (ESO23 Lake Tyers House & ESO54 Lake Tyers) – East Gippsland Sites of Biological Significance

This overlay applies to specific sites throughout the Shire which represent either: rare or threatened species; restricted, rare or threatened vegetation communities; vegetation which is important as a corridor; high species richness; or other unusual biological features.

ESO23 does not affect the Lake Tyers Beach area, while ESO54 applies to the land zoned LDRZ to the west, parts of the RUZI land on the north and south sides of Lake Tyers Beach Road and public land along the foreshore.

The overlay aims to conserve and enhance the environmental sustainability and ecological integrity of the identified flora and fauna and ensure that development does not adversely impact on the listed sites.

A permit is generally required for buildings and works and to remove, destroy or lop native vegetation. The schedule provides for a number of exemptions to the permit requirements including where the land can be demonstrated to not support the environmental values, building extensions and building ancillary to dwellings and vegetation clearance for reasonable firewood requirements of owners or occupiers.

Vegetation Protection Overlay (VPO1) – Tambo-Bairnsdale Roadside Vegetation Protection Network

This overlay applies to discrete areas along roadsides and does not significantly affect private land. It is designed to protect roadside vegetation, which often includes stands of remnant native vegetation that contribute significantly to environmental and aesthetic values. A permit is generally required to remove, destroy or lop native vegetation.

Erosion Management Overlay (EMO)

EMO1 applies to virtually all of the Lake Tyers Beach township and aims to minimise land disturbance and inappropriate development in areas prone to erosion, landslip and other land degradation processes. Some buildings and works require a permit under this overlay.

Refer Plan 2 Lake Tyers Beach Zoning and Overlay Controls Plan (DSE 2006).

The existing overlays address some significant issues required to



Rural Zoned land to north of Lake Tyers Beach Road

protect the character of Lake Tyers Beach. Permit requirements for significant vegetation removal are important in character protection and the exemptions available under ESO1 and the limited areas covered by VPO1 may not adequately protect all areas of remnant vegetation. Design and siting guidance for new development would assist designers and decision-making.

4.3 DEVELOPMENT SUMMARY

4.3.1 Building Approvals

Between the 1991 and 2001 Census, Lake Tyers Beach averaged 9 new dwellings per annum. There were 46 building permits issued for new dwellings in Lake Tyers Beach between 2000 and 2004. This rate of development is significant for a town of this size and reflects its popularity for both holiday and retirement purposes.

4.3.2 Land Supply

The residential areas are largely developed and there are few vacant lots available in the Residential 1 Zone area, with the exception of a parcel of land located to the east of Flounder Road. It is noted that although this parcel is zoned R1Z, it is covered by high quality vegetation and Net Gain requirements may limit its development. A triangular parcel of land zoned R1Z exists to the west of Lakeside Drive but its configuration is not suitable for isolated subdivision.

The area zoned for low density residential use to the west can potentially be further subdivided to yield lots, however this area is slightly removed from the rest of the town and more intense development in this area would be contrary to policies of containment and consolidation. The rural use land located immediately to the northwest of the town presents an opportunity for further residential development, in both the near future and its longer term. All development would need to be carefully sited so as to protect views from Lake Tyers Beach. Rezoning of this land would be required for residential development. In the period prior to any rezoning being approved, consideration of proposals for this land should take into account its future residential potential.



Stormwater flows directly along main road

4.3.3 Infrastructure

Lake Tyers Beach has reticulated water and sewerage, provided by East Gippsland Water. The reticulated sewerage is pumped to Lakes Entrance for treatment. Storm water drainage is not managed effectively with a major outfall located adjacent to the main carpark on the Lake foreshore. There is no treatment of stormwater flows into Lake Tyers.

5. COMMUNITY VIEWS

5.1 CONSULTATION PROGRAM

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

A three stage consultation process forms part of the project approach. This has been applied across the region with some local variation according to identified issues or pre-existing background work. ²

As illustrated below the three stages are:

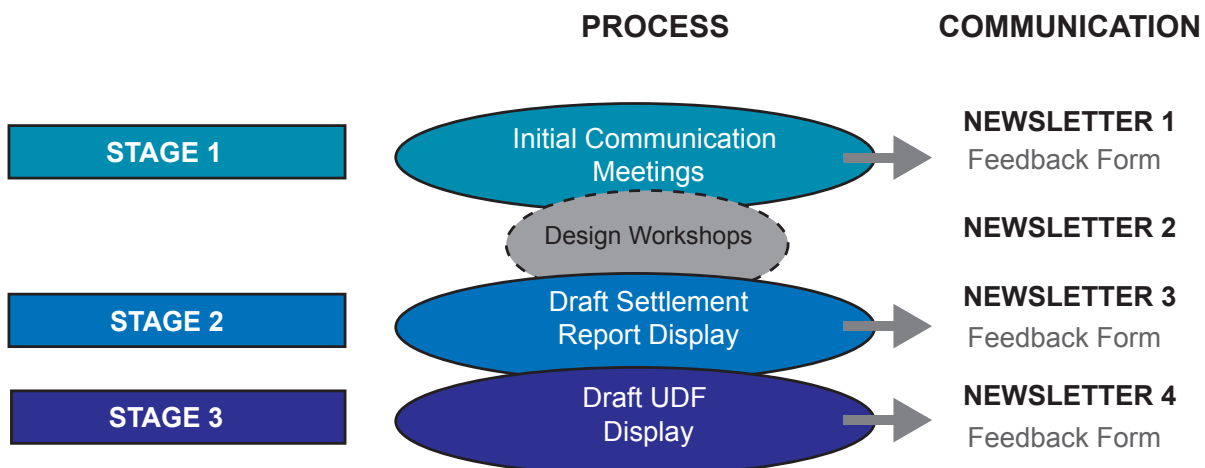
Stage 1: Initial Community Meetings and feedback

Stage 2: Draft Settlement Report display and feedback

Stage 3: Draft UDF display and feedback

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

Figure 3 Overview of Consultation Process



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

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

² Lakes Entrance, Paynesville and Raymond Island have followed a modified consultation approach (as these towns were added to the project at a later date). The process adopted in these 3 towns is described in Section 5 of their respective UDF report.

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

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

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

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

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

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

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

5.2 KEY MATTERS FROM COMMUNITY FEEDBACK

A summary of the information provided by the Lake Tyers Beach community in Stages 1 and 2 of the consultation process is provided in Attachment D – Community Consultation Summary.

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

<p>Stage 1</p> <p>Lake Tyers Beach</p> <p>Key Issues from Initial Public Consultation</p> <p>(Approximately 60 people attended the consultation meeting and 46 submissions were received)</p>	<p>Community Values</p> <ul style="list-style-type: none"> • Proximity to Lake Tyers. • Surrounding environmental values. • Dormitory role of town in association with Lakes Entrance. <p>Key Issues</p> <ul style="list-style-type: none"> • Overdevelopment. • Road safety. • Environmental conservation. • Improved facilities for ageing population. <p>Priority Improvements</p> <ul style="list-style-type: none"> • Pedestrian / bike circulation to be given priority. • Improve road traffic circulation. • Review / improve building restrictions / guidelines.
<p>Stage 2</p> <p>Lake Tyers Beach</p> <p>Draft Settlement Report Feedback</p> <p>(15 submissions were received)</p>	<p>Major Issues</p> <ul style="list-style-type: none"> • Vision—generally supported; support for recreation focus and high environmental values; include ‘a sense of community feeling’. • Objectives—generally supported; strong opposition to expanded urban area; detailed comment on desirable controls in future subdivisions; strengthen objective on water quality protection. • Strategies – storm water management supported; trails supported; provide more information on town centre, restrict through traffic to designated roads and reduce local street impacts. <p>Other Comments</p> <ul style="list-style-type: none"> • Important to include protection and preservation of cultural heritage. • Lake Tyers a village, small coastal township - not a town. • Improve town entry appearance. • Future issue is public transport. • No further development should be permitted along lake and ocean foreshore except for trails.

6. URBAN DESIGN FRAMEWORK PRINCIPLES

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

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

Figure 4 Urban Design Framework Process



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

The analysis is based on four broad subject areas:

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

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

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

GENERAL DESIGN PRINCIPLES

ENHANCE LOCAL CHARACTER

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

CONSERVE THE ENVIRONMENT

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

PROMOTE ACTIVITY TO SUSTAIN COMMUNITIES

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

IMPROVE ACCESS

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

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

7. ANALYSIS

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

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

7.1 ISSUES AND OPPORTUNITIES

7.1.1 Local Character



Housing on coastal escarpment

Lake Tyers Beach has a strong residential character including dwellings from various eras ranging from traditional beach shacks to large two storey suburban-style houses.

The unique location of the town, fronting both Bass Strait and Lake Tyers, provides a strong connection to the water. Many dwellings in the foreshore area exhibit a coastal style, whether it be the architecture of a simple unobtrusive holiday house or the use of colour to external features. Development in the new subdivision, adjacent to the Lake is more urban in building form and landscaping.

Vegetation is an important character element for the town, particularly along Lake Tyers Beach Road, in the older areas of the town and throughout existing public land areas, which include numerous stands of remnant vegetation.

There does not exist a strong sense of arrival and residential development stretches along the length of Lake Tyers Beach Road, albeit at a low density on the outskirts.

There is no significant town centre or commercial area. The centre of activity within the town is the foreshore car park, hotel and general store located at the end of Lake Tyers Beach Road. This area is attractive with a pleasing natural outlook, however the dominance of the car park and associated congestion detract from this location.

Lake Tyers Beach has a close relationship to Lakes Entrance and the predominantly residential character reflects the dormitory role of the settlement.

There is limited land available for future development. Rural areas could be expected to be placed under pressure for low density subdivision. Further residential development opportunities should be provided to meet existing demand.

To the northwest of the developed area of the town are significant tracts of rural land fronting Fishermans Landing Arm. Some subdivision of this land has already occurred. Directing new development to land in this area, close to existing residential use will further consolidate Lake Tyers. Existing water and sewerage reticulation allows for the expansion of the residential areas.



Fisherman's Landing is an attractive destination

Given the limited residential land supply, an extension of the urban area to the west of Outlook Drive and to the north of Blays Road is proposed. A Structure Plan is required to ensure the coordinated development of this area.

The Structure Plan should provide for:

- A road layout that provides more direct access to the main northern boat ramp.
- A hierarchical road layout.
- A suitable response to the topography of the site and a design that maximises solar access for lots.
- Substantial open space reserves adjacent to the foreshore and pedestrian/cycle links through the area.
- An accessible area to provide a local commercial centre and other services for the whole of the Lake Tyers Beach community and incorporate some higher density development.
- Design and siting guidance to protect the environment and landscape.
- Consideration of logical service infrastructure extension requirements.
- Consideration of potential longer term urban expansion.

The extrapolation of recent high population growth rates at Lake Tyers Beach (see Section 3.2.3) indicates a potential demand for over 1,000 new dwellings to 2031. Considering the relationship between Lake Tyers Beach and Lakes Entrance, the respective roles of each town in the region, the apparent higher demand for permanent occupancy at Lake Tyers Beach in recent years (compared to a dominance of holiday house use in the past) and cadastral boundaries a future urban development area of approximately 44 ha has been designated. This area might provide for approximately 350 new dwellings in the longer term. Rezoning and subdivision of parts of this area should accord with the overall Structure Plan and take into account appropriate levels of land supply and demand at Lake Tyers Beach. It is not expected that all of this land will be rezoned within the 15 year plan period and proposals for rezoning for residential or low density residential beyond the settlement boundary are not appropriate in that time frame.

7.1.2 Environment

The health of Lake Tyers is of great importance. The peninsula of elevated land upon which the town is located primarily drains into the Lake and it is desirable to introduce stormwater management measures to protect the water quality of the Lake.

Significant vegetation reserves exist in proximity to the developed areas of Lake Tyers Beach, predominantly located along the coastline. The Environmental Significance Overlay applies to large areas around Lake Tyers Beach that include sites of biological significance. Remnant vegetation areas in the existing township and parts of the Lake Tyers foreshore require protection.

The environs of Lake Tyers have a high landscape value. Expansion of



Foreshore is affected by storm water flow outfall

the residential area at Lake Tyers Beach should include extensive tree planting and attention to building design and siting to minimise impacts on this landscape.

7.1.3 Activities

Lake Tyers Beach is a popular destination for boating and general beach activities. Convenient ocean and lake access provide a range of recreation options. The boat launching ramp is well-used and is in such demand there may be a need for an expansion of these facilities or an additional ramp in the area.

The foreshore area is a key activity node, with the hotel and the beach its main attractions. The potential for expansion of commercial activities in this area is very constrained by topography and competing uses. The general store could be improved and outdoor trading may be a possibility. Lakes Entrance will continue to provide higher order goods and services.

The caravan and camping ground is very popular and in a strategic location and intensifies activity in the general store / foreshore area.

Access to the ocean beach from the foreshore car park area is not well sign-posted and this asset is potentially under-utilised by visitors. Increased usage of this car park could ease congestion elsewhere.

In general, there is scope to provide more activities for visitors linked to the natural environment.



Pathway to ocean



Main boat ramp accessed through residential area

7.1.4 Movement and Access

Lake Tyers Beach is only accessible via Lake Tyers Beach Road which forms the spine of the settlement. The linear nature of development places pressure on the main access road and contributes to traffic congestion.

Lake Tyers Beach Road can experience relatively high traffic flow and in addition, the pedestrian path along this axis is not of a consistent standard and safety issues are of concern. An improved walking path needs to be provided, particularly to allow children to walk safely to school.

The foreshore car park located adjacent to the hotel can become extremely congested and there is a degree of pedestrian / vehicle conflict, especially at peak tourist times. The reconfiguration of this car park and greater utilisation of the nearby ocean beach car park may address these issues.

Lakeside Drive provides the only access route through the northern residential area to the boat launching ramp and experiences significant traffic flow, which can impact on the amenity of the surrounding neighbourhood.

Walking paths along the lake edge to Fishermans Landing and improved ocean foreshore links would provide recreation opportunities.

The Lake Tyers Beach community facilities (school, hall) are remote from the main residential areas and therefore convenient and safe access to these locations is of importance.



Poorly defined access point to ocean foreshore

8. STRATEGIC FRAMEWORK

The strategic direction for Lake Tyers Beach embodies the four General Design Principles described in Section 6 and reflects the analysis presented.

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

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

8.1 VISION

The way forward for Lake Tyers Beach addresses the significant issues identified and builds on the opportunities for enhancing the special qualities of the settlement.

The proposed vision for Lake Tyers Beach is stated below and key objectives and strategies designed to realise this vision are also included. Some of the proposed strategies relate to more than one objective.

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



Protect and conserve natural resources

“Lake Tyers Beach will develop as an attractive coastal community with high environmental values. The township will provide for permanent residents linked to the services available in Lakes Entrance, but also retain its attraction for holiday makers.

The recreation focus of the township will remain on the lake and beach edge with improved public facilities, better signage, effective stormwater management and enhanced car parking and pedestrian circulation.

New development to the north of the township will be high quality, incorporate measures to ensure water quality protection of Lake Tyers and reflect the lake edge/seaside character. A neighbourhood service area in this locality will provide for residents daily needs.

A safe network of pedestrian trails will be available throughout the township and around the foreshore perimeter.

Development will ensure the protection and conservation of the highly valued natural resources of this area. Comprehensive revegetation of new development areas will be undertaken to provide public pathways and wildlife corridors.”

8.2 KEY OBJECTIVES AND STRATEGIES

OBJECTIVE 1:

To provide for additional residential development and accommodate population growth in a coordinated and environmentally sustainable manner.

STRATEGIES:

- 1.1 Investigate the potential for part of the RUZ area located to the northwest of the town to accommodate future residential use.
- 1.2 Prepare a Structure Plan for this parcel of land, incorporating extensive areas of open space.
- 1.3 Ensure that new development is of a high standard, complementary in character to the existing town and environmentally sustainable through comprehensive design, siting and development requirements.

OBJECTIVE 2:

To improve the water quality of Lake Tyers.

STRATEGIES:

- 2.1 Introduce stormwater management measures in existing and new development areas to control sedimentation and nutrient inflow to Lake Tyers.
- 2.2 Modify the foreshore car park and the main drain outfall to Lake Tyers.
- 2.3 Ensure all new development is connected to reticulated sewerage and makes provision for on-site stormwater management.

OBJECTIVE 3:

To expand opportunities for pedestrian movement and improve safety.

STRATEGIES:

- 3.1 Improve the walking trail along Lake Tyers Beach Road and provide a safe route linking to the school.
- 3.2 Reinforce the town entry with suitable signage and landscaping.
- 3.3 Establish a pedestrian link along the lake edge to Fishermans Landing.
- 3.4 Upgrade the layout of the foreshore car park to minimise vehicle / pedestrian conflict in this area.
- 3.5 Provide effective signage and improved intersection treatment from Lake Tyers Beach Road to the ocean beach to encourage pedestrian circulation. Enhance pedestrian links to Red Bluff along the ocean frontage.



Prepare structure plan for expansion of residential area



Extend provision for safe pedestrian circulation



Improve access to public amenities

- 3.6 Improve access to the northern boat ramp with reduced impact on residential areas.

OBJECTIVE 4:

To protect and enhance the natural resource values of the town.

STRATEGIES:

- 4.1 Incorporate expanded foreshore vegetation buffers and revegetation corridors in new development areas.
- 4.2 Ensure that planning controls protect all high quality remnant vegetation areas in the town.
- 4.3 Protect the visual qualities of the area with appropriate siting, design and landscape requirements.

Further documentation is provided in Plan 4 Lake Tyers Beach Strategy Plan.

8.3 KEY DEVELOPMENT SITES

The redevelopment of the following site would assist the realisation of urban design objectives for Lake Tyers Beach.

- Tracts of land located to the north and northwest of the town, incorporating appropriate green belts and staged appropriately.

9. IMPLEMENTATION

9.1 INTRODUCTION

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

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

9.2 MASTER PLANS

Definition of master plan:

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

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

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

The criteria used to select projects for Master Plans are:

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

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

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

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

9.2.1 Master Plan Description

1. Upgrade of Lake Tyers Beach Road from Mill Point Road

The road upgrade is to include improvement of drainage, incorporation of a 2.5 metre paved shared pathway and consistent street tree planting.

2. New town entry treatment at Whadcoats Road

Town identity signage and special landscape treatment.

3. Redevelop the public car park at the frontage to the Waterwheel Tavern

The new car park should be a more efficient and attractive area with good separation of pedestrians and cars.

4. Redevelopment of the park beside the Waterwheel Tavern

Purchase of the existing house is recommended to enable this site to be incorporated as open space. A low level picnic area is suggested beside the carpark with additional terraced areas developed behind.

5. Other shared pathways

The Strategy Plan suggests the extension of existing pathways to provide water edge loops. These would be developed incrementally as access to land and funding becomes available.

6. Town expansion and proposed future local activity centre

When land availability and market demand allow, the area to the north should be developed in general accordance with the Master Plan layout. A Structure Plan would guide the detailed planning of this area. Development of this area would require subsequent approvals and include a high quality public realm including streets, pathways, parks, urban spaces and landscaping, a local commercial and community centre to serve the whole of Lake Tyers Beach and some associated higher density development. No cost has been attributed to this item in Table 1.

7. Proposed development of public facilities at the north end of Whadcoats Road.

Refer Plan 5 Lake Tyers Beach Master Plan.

9.2.2 Cost Estimates and Implementation Program

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

in more detail.

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

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

Table 1 Master Plan Projects, Indicative Costs 2006

Project summary	Anticipated cost government sector (2006)	Project priority
1. Upgrade of Lake Tyers Beach Road from Mill Point Road	\$1,025,360	High
2. New town entry treatment at Whadcoats Road	\$130,200	Medium
3. Redevelop the public carpark at the frontage to the Waterwheel Tavern	\$525,406	High
4. Redevelopment of the park beside the Waterwheel Tavern	\$489,125	Medium
5. Other shared pathways	\$1,256,374	High
6. Town extension to the north and town centre		Low
7. Proposed development of public facilities at the north end of Whadcoats Road	\$280,000	
TOTALS	\$3,706,465	

9.3 PLANNING SCHEME PROVISIONS

To assist the implementation of the Vision, objectives and strategies for Lake Tyers Beach a number of planning scheme modifications are proposed.

9.3.1 Municipal Strategic Statement

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

Clause.

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

“Facilitate development in accordance with the Lake Tyers Beach Strategy Plan included in this clause.

Manage the future development of Lake Tyers Beach in accordance with the following vision.

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

Manage development of Lake Tyers Beach so as to implement the following objectives and strategies.

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

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

9.3.2 Zones

There are no immediate changes proposed to the existing Residential 1 Zone boundaries. Rural Zone land to the north of the township is designated for future residential development and should be rezoned according to demand and the approval of a Structure Plan for this area.

9.3.3 Overlays

Provide for a Design and Development Overlay Schedule - Development in Coastal Settlements (East Gippsland) as detailed in Appendix E to apply to the area zoned Residential 1 Zone and to the implementation of the Structure Plan and rezoning of existing Rural Zone land to the north.

9.3.4 Other Planning Scheme Actions

The Structure Plan recommended for the northern expansion area should form the basis for a future Development Plan Overlay that will manage and coordinate the development process.

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

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

9.3.5 Design Guidelines

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

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

9.3.6 Implementation of UDF

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

9.4 PRIORITIES

The priority actions for the implementation of this UDF are:

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

9.5 OTHER ACTIONS

9.5.1 Further Investigations

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

- Recreational boating demand, the facilities required to support boating activities - both land and water based requires better information and planning. This applies particularly to the Gippsland Lakes region and the Nooramunga Coastal Park area.
- While some flood studies have been undertaken and Land Subject to Inundation Overlays applied in a number of instances, there are some gaps in this analysis and from community feedback there are a range of issues associated with adequate local storm water drainage

management, particularly where tidal movement can impact on such systems.

- The issue of sea level rise in this region is under investigation in other related coastal studies. There is noticeable and active erosion of foreshore areas in some localities. The outcomes from these studies need to be considered in detail in relation to works to be carried out within foreshore reserves.
- The project area as a whole has been identified as likely to contain many areas and sites that are of indigenous cultural heritage significance. Detailed archaeological appraisal of foreshore and other lands where development is proposed should be undertaken.

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

Further investigations under Council's management are also required in relation to the extent and condition of rainforest areas in Lakes Entrance, Metung, Nungurner, Lake Tyers Beach, Marlo and Mallacoota and identification of actions required to ensure their protection.

9.5.2 Funding Sources

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

Commonwealth Government

Regional Partnerships

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

Australian Tourism Development Program (ATDP)

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

Victorian State Government

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

Regional Infrastructure Development Fund (RIDF)

The RIDF is an umbrella State fund managed by Regional Development Victoria that has several relevant programs within the 'Moving Forward in Provincial Victoria' initiative established by the Government in November

2005. Specific programs under this initiative relevant to the Coastal Towns Design Framework project include:

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

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

Community Support Fund (CSF)

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

Council Funds

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

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

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

Other Funding Sources

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

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

9.5.3 Community Involvement

The Coastal Towns Design Framework project has generated considerable community interest and involvement. There has been substantial community response to public discussions and all newsletters and publicity provided on the project. The process of information provision and updates on the implementation of the UDF should continue through Council's regular community updates and newsletters.

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

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

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

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

PLANS

APPENDIX A - COASTAL SETTLEMENT FRAMEWORK

COASTAL SETTLEMENT FRAMEWORK AND ROLE

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

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

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

Settlement Framework

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

Notes

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

Based on this framework an overview of the role and development potential is provided in following figure (Overview of Settlement Futures). In this context the future for Lake Tyers Beach in relation to the other coastal towns within the study area is as a **Town likely to expand significantly**.

Overview of Settlement Futures

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

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

APPENDIX B - ENVIRONMENTAL DETAILS

Extract from East Gippsland Urban
Design Frameworks - Ecological
Constraints

(Prepared by Ecology Australia 2005)

LAKE TYERS BEACH

Municipality – Shire of East Gippsland

Lake Tyers township, in the East Gippsland Lowlands Bioregion, is located at the southern end of Lake Tyers. Lake Tyers itself is an estuary that is intermittently blocked by a sand-bar.

Lake Tyers Forest Park encompasses land surrounding the Nowa Nowa and Tourloo Arm of Lake Tyers, and lies within the traditional country of the Gunia/Kurnai People of Gippsland. To the east of Lake Tyers is the Ewing Marsh Game Reserve.

Flora values

The indigenous vegetation of the Lake Tyers area has been grossly modified historically by extensive clearing for stock grazing and agriculture such that less than one third of the former vegetation remains. Residential (and commercial development) has occurred on former pasture, and within larger blocks of remnant forest which are now fragmented and partially degraded, most significantly by weed invasion of species that have 'escaped' from cultivation. The two larger blocks of vegetation within the town exemplify this trend, but within these blocks vegetation quality varies from poor to very good.

The indigenous vegetation of the Lake Tyers area is diverse, reflecting a wide variety of environments and eight Ecological Vegetation Classes (EVCs) (see below) have been mapped. In terms of potential residential development, the most extensive and significant of these EVCs are Limestone Box Forest and Clay Heathland, both classed as vulnerable. Of high conservation significance are Warm Temperate Rainforest (with two floristic communities) and Littoral Rainforest (also with two floristic communities); both rainforest types are endangered. They contain at least 15 endangered, vulnerable and rare plant species. Further investigation of these EVCs is required. Most vegetation on agricultural land historically cleared around Lake Tyers was Limestone Box Forest. Forest dominants of this EVC include Gippsland Grey-box (*Eucalyptus bosistoana*), Blue Box (*E. baueriana*) and Gippsland Red-gum (*E. tereticornis* var. *mediana*) which are of restricted distribution in Victorian where they are rare or vulnerable species.

Clay Heathland (structurally often a shrubland) a rare and unusual vegetation type occurs on the coastal slopes west of the township where it occupies a considerable area; this vegetation is of very high quality with a high degree of structural and floristic intactness. Clay Heathland has been very poorly documented.

All remnant indigenous vegetation within the Lake Tyers area retains high intrinsic value – as vegetation and fauna habitat in its own right – and for its landscape values. Efforts should be made to afford protection to remnant vegetation from direct impacts (clearing) via appropriate planning controls. Potential indirect impacts as a result of development - that is fragmentation and the suite of factors causing degradation in adjoining vegetation – are also of concern under certain development scenarios (e.g. increased density in partially developed bushland) and, for example, where downslope vegetation remnants may be impacted by upslope development.

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

Ecological Vegetation Classes	
EVC	Conservation status
Limestone Box Forest	V
Damp Sands Herb-rich Woodland	V
Heathy Dry Forest	LC
Coastal Dune Scrub Mosaic	LC
Coastal Saltmarsh	D
Lowland Forest	LC
Clay Heathland	V
Blackthorn Scrub	R

Key:

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

Rare or threatened flora				
Common name	Scientific name	EPBC	DSE	FFG
Spurred Helmet-orchid	<i>Corybas aconitiflorus</i>		r	
Ruddy Blown-grass	<i>Lachnagrostis scabra</i>		r	
Viscid Daisy-bush	<i>Olearia viscosa</i>		v	
Spicy Everlasting	<i>Ozothamnus argophyllus</i>		r	
Bolwarra	<i>Eupomatia laurina</i>		r	
Coast Mistletoe	<i>Muellerina celastroides</i>		r	
Salt Lawrenzia	<i>Lawrenzia spicata</i>		r	
Limestone Blue Wattle	<i>Acacia caerulescens</i>	V	v	
Coast Grey-box	<i>Eucalyptus bosistoana</i>		r	
Flax-lily	<i>Dianella aff. caerulea</i> (Lake Tyers)		(k)	
Blue Box	<i>Eucalyptus baueriana</i>		(r)	
Gippsland Red-gum	<i>Eucalyptus tereticornis ssp. mediana</i>		(v)	
Limestone Pomaderris	<i>Pomaderris oraria ssp. calcicola</i>		r	
Yellow-wood	<i>Acronychia oblongifolia</i>		r	
Coast Stackhousia	<i>Stackhousia spathulata</i>		k	

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

Fauna values

Lake Tyers Beach is included in the Lake Tyers/Tourloo Arm site of zoological significance for East Gippsland (Norris and Mansergh 1981) and Lake Tyers (1,186 ha) is included in the Gippsland Lakes Ramsar site (DSE 2003b). The Lake Tyers estuary supports a nesting colony of Little Tern *Sterna albifrons*, a resident population of waterbirds and a seasonal population of migratory waders, which use the shallow margins of Lake Tyers and the ephemeral islands near the sand-bar barrier.

The Nargun cave (located approximately 10 km NW of Lake Tyers) contains the largest maternity colonies of two bat species, the Common Bent-wing Bat *Miniopterus schreibersii* and the Eastern Horseshoe Bat *Rhinolophus megaphyllus* (Norris and Mansergh 1981).

The terrestrial fauna is similarly a combination of resident and migratory or nomadic species. Closed Forest supports species such as Lewin Honeyeater *Meliphaga lewinii*, and migrants such as the Black-faced Monarch *Monarcha melanopsis* and Rufous Fantail *Rhipidura rufifrons*. The Lake Tyers / Tourloo Arm area is also important for Large-billed Scrubwren *Sericornis magnirostris*, Brown Gerygone *Gerygone mouki* and Small-eyed Snake *Cryptophis nigrescens*.

The open forest on the surrounding ridges contains a high proportion of old Red Ironbark *Eucalyptus sideroxylon*, which when flowering supports a large population of migrant or nomadic honeyeaters and nectarivorous parrots such as the rare Swift Parrot *Lathamus discolor*. At night the forest is utilized by gliding possums such as the Greater Glider *Schoinobates volans* and Yellow-bellied Glider *Petaurus australis*. The patches of heath woodland around Lake Bunga contain a remnant population of the Long-nosed Potoroo *Potorous tridactylus*, some of which forage on lawns of homes between Lakes Entrance and Lake Tyers.

A large suite of threatened animal species occur in the Warm Temperate Rainforest and Littoral Rainforest remnants in the study area.

The Lake Tyers Forest Park covers 7,100 ha and extends from Pettmans beach to the eastern entrance of Lake Tyers and to the north at Mt Nowa Nowa. High numbers of gliders and possums have been recorded within the Burnt Bridge area.

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

		No. of threatened Fauna species#			Total
		Introduced	EPBC	DSE	
Birds	9	3	17	40	204
Mammals	4	4	3	4	30
Reptiles	0	1	1	2	20
Frogs	0	0	0	1	2
Fish	0	0	0	0	28

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

Fauna species recorded within a 5km radius of Lakes Tyers Beach

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Emu	<i>Dromaius novaehollandiae</i>					
Little Penguin	<i>Eudyptula minor</i>	M				
Stubble Quail	<i>Coturnix pectoralis</i>	M				
Peaceful Dove	<i>Geopelia placida</i>					
Common Bronzewing	<i>Phaps chalcoptera</i>					
Brush Bronzewing	<i>Phaps elegans</i>					
Wonga Pigeon	<i>Leucosarcia melanoleuca</i>					
Buff-banded Rail	<i>Gallirallus philippensis</i>	M				
Spotless Crake	<i>Porzana tabuensis</i>	M				
Dusky Moorhen	<i>Gallinula tenebrosa</i>					
Purple Swamphen	<i>Porphyrio porphyrio</i>	M				
Eurasian Coot	<i>Fulica atra</i>					
Great Crested Grebe	<i>Podiceps cristatus</i>					
Australasian Grebe	<i>Tachybaptus novaehollandiae</i>					
Hoary-headed Grebe	<i>Poliiocephalus poliocephalus</i>					
Fluttering Shearwater	<i>Puffinus gavia</i>	M				
Short-tailed Shearwater	<i>Puffinus tenuirostris</i>	Mi,M				
Fairy Prion	<i>Pachyptila turtur</i>	VU,M	EN		VU	
Common Diving-Petrel	<i>Pelecanoides urinatrix</i>	M			NT	
Great Cormorant	<i>Phalacrocorax carbo</i>					

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Little Black Cormorant	<i>Phalacrocorax sulcirostris</i>					
Black-faced Cormorant	<i>Phalacrocorax fuscescens</i>	M			NT	
Pied Cormorant	<i>Phalacrocorax varius</i>				NT	
Little Pied Cormorant	<i>Phalacrocorax melanoleucos</i>					
Australasian Gannet	<i>Morus serrator</i>	M				
Australian Pelican	<i>Pelecanus conspicillatus</i>	M				
Whiskered Tern	<i>Chlidonias hybridus</i>	Mi,M			NT	
Caspian Tern	<i>Sterna caspia</i>	Mi,M		L	NT	
White-fronted Tern	<i>Sterna striata</i>	Mi,M			NT	
Crested Tern	<i>Sterna bergii</i>	Mi,M				
Little Tern	<i>Sterna albifrons sinensis</i>	Mi,M		L	VU	
Fairy Tern	<i>Sterna nereis</i>	Mi,M		L	EN	
Silver Gull	<i>Larus novaehollandiae</i>	Mi,M				
Pacific Gull	<i>Larus pacificus pacificus</i>	Mi,M			NT	
Ruddy Turnstone	<i>Arenaria interpres</i>	Mi,M				
Pied Oystercatcher	<i>Haematopus longirostris</i>	Mi				
Sooty Oystercatcher	<i>Haematopus fuliginosus</i>	Mi			NT	
Masked Lapwing	<i>Vanellus miles</i>	Mi				
Banded Lapwing	<i>Vanellus tricolor</i>	Mi				
Hooded Plover	<i>Thinornis rubricollis</i>	Mi,M	VU	L	VU	
Lesser Sand Plover	<i>Charadrius mongolus</i>	Mi,M			VU	
Double-banded Plover	<i>Charadrius bicinctus</i>	Mi,M				
Red-capped Plover	<i>Charadrius ruficapillus</i>	Mi,M				
Black-fronted Dotterel	<i>Elseyaornis melanops</i>	Mi				
Eastern Curlew	<i>Numenius madagascariensis</i>	Mi,M			NT	
Whimbrel	<i>Numenius phaeopus</i>	Mi,M			VU	
Bar-tailed Godwit	<i>Limosa lapponica</i>	Mi,M				
Grey-tailed Tattler	<i>Heteroscelus brevipes</i>	Mi,M		L	CE	
Curlew Sandpiper	<i>Calidris ferruginea</i>	Mi,M				
Red-necked Stint	<i>Calidris ruficollis</i>	Mi,M				
Sharp-tailed Sandpiper	<i>Calidris acuminata</i>	Mi,M				
Red Knot	<i>Calidris canutus</i>	Mi,M			NT	
Great Knot	<i>Calidris tenuirostris</i>	Mi,M		L	EN	
Sanderling	<i>Calidris alba</i>	Mi,M			NT	
Australian White Ibis	<i>Threskiornis molucca</i>	M				
Straw-necked Ibis	<i>Threskiornis spinicollis</i>	M				
Royal Spoonbill	<i>Platalea regia</i>				VU	
Yellow-billed Spoonbill	<i>Platalea flavipes</i>					
Little Egret	<i>Egretta garzetta</i>	M		L	EN	
Intermediate Egret	<i>Ardea intermedia</i>	M		L	CE	
Great Egret	<i>Ardea alba</i>	Mi,M		L	VU	
White-faced Heron	<i>Egretta novaehollandiae</i>					
White-necked Heron	<i>Ardea pacifica</i>					
Nankeen Night-Heron	<i>Nycticorax caledonicus hilli</i>	M			NT	
Australasian Bittern	<i>Botaurus poiciloptilus</i>		VU	L	EN	
Magpie Goose	<i>Anseranas semipalmata</i>	Mi,M		N	VU	
Australian Wood Duck	<i>Chenonetta jubata</i>	Mi				
Black Swan	<i>Cygnus atratus</i>	Mi				
Australian Shelduck	<i>Tadorna tadornoides</i>	Mi				
Pacific Black Duck	<i>Anas superciliosa</i>	Mi				

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Australasian Shoveler	<i>Anas rhynchotis</i>	Mi			VU	
Pink-eared Duck	<i>Malacorhynchus membranaceus</i>	Mi				
Hardhead	<i>Aythya australis</i>	Mi			VU	
Blue-billed Duck	<i>Oxyura australis</i>	Mi		L	EN	
Musk Duck	<i>Biziura lobata</i>	Mi,M			VU	
Spotted Harrier	<i>Circus assimilis</i>	Mi			NT	
Swamp Harrier	<i>Circus approximans</i>	Mi,M				
Grey Goshawk	<i>Accipiter novaehollandiae</i>	Mi		N	VU	
Brown Goshawk	<i>Accipiter fasciatus</i>	Mi,M				
Collared Sparrowhawk	<i>Accipiter cirrhocephalus</i>	Mi				
Wedge-tailed Eagle	<i>Aquila audax</i>	Mi				
Little Eagle	<i>Hieraaetus morphnoides</i>	Mi				
White-bellied Sea-Eagle	<i>Haliaeetus leucogaster</i>	Mi,M		L	VU	
Whistling Kite	<i>Haliastur sphenurus</i>	Mi,M				
Square-tailed Kite	<i>Lophoictinia isura</i>	Mi		L	VU	
Black-shouldered Kite	<i>Elanus axillaris</i>	Mi				
Australian Hobby	<i>Falco longipennis</i>	Mi				
Nankeen Kestrel	<i>Falco cenchroides</i>	Mi,M				
Southern Boobook	<i>Ninox boobook</i>	M				
Powerful Owl	<i>Ninox strenua</i>			L	VU	
Masked Owl	<i>Tyto novaehollandiae novaehollandiae</i>		NT	L	EN	
Rainbow Lorikeet	<i>Trichoglossus haematodus</i>					
Musk Lorikeet	<i>Glossopsitta concinna</i>					
Little Lorikeet	<i>Glossopsitta pusilla</i>					
Yellow-tailed Black-Cockatoo	<i>Calyptorhynchus funereus</i>					
Gang-gang Cockatoo	<i>Callocephalon fimbriatum</i>					
Sulphur-crested Cockatoo	<i>Cacatua galerita</i>					
Galah	<i>Eolophus roseicapilla</i>					
Australian King-Parrot	<i>Alisterus scapularis</i>					
Crimson Rosella	<i>Platycercus elegans elegans</i>					
Eastern Rosella	<i>Platycercus eximius</i>					
Blue-winged Parrot	<i>Neophema chrysostoma</i>	M				
Swift Parrot	<i>Lathamus discolor</i>	EN,M	EN	L	EN	
Azure Kingfisher	<i>Ceyx azurea</i>				NT	
Laughing Kookaburra	<i>Dacelo novaeguineae</i>					
Sacred Kingfisher	<i>Todiramphus sanctus</i>	M				
White-throated Needletail	<i>Hirundapus caudacutus</i>	Mi,M				
Pallid Cuckoo	<i>Cuculus pallidus</i>	M				
Fan-tailed Cuckoo	<i>Cacomantis flabelliformis</i>	M				
Brush Cuckoo	<i>Cacomantis variolosus</i>	M				
Horsfield's Bronze-Cuckoo	<i>Chrysococcyx basalis</i>	M				
Shining Bronze-Cuckoo	<i>Chrysococcyx lucidus</i>	M				
Superb Lyrebird	<i>Menura novaehollandiae</i>					
Welcome Swallow	<i>Hirundo neoxena</i>	M				
Tree Martin	<i>Hirundo nigricans</i>	M				
Fairy Martin	<i>Hirundo ariel</i>					
Grey Fantail	<i>Rhipidura albiscapa</i>					
Rufous Fantail	<i>Rhipidura rufifrons</i>	M				
Willie Wagtail	<i>Rhipidura leucophrys</i>					

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Black-faced Monarch	<i>Monarcha melanopsis</i>	M				
Jacky Winter	<i>Microeca fascians</i>					
Scarlet Robin	<i>Petroica boodang</i>					
Red-capped Robin	<i>Petroica goodenovii</i>					
Pink Robin	<i>Petroica rodinogaster</i>	M				
Rose Robin	<i>Petroica rosea</i>					
Eastern Yellow Robin	<i>Eopsaltria australis</i>					
Golden Whistler	<i>Pachycephala pectoralis</i>					
Rufous Whistler	<i>Pachycephala rufiventris</i>					
Olive Whistler (Eastern Victoria)	<i>Pachycephala olivacea olivacea</i>					
Grey Shrike-thrush	<i>Colluricincla harmonica</i>					
Magpie-lark	<i>Grallina cyanoleuca</i>	M				
Crested Shrike-tit	<i>Falcunculus frontatus</i>					
Eastern Whipbird	<i>Psophodes olivaceus</i>					
Black-faced Cuckoo-shrike	<i>Coracina novaehollandiae</i>	M				
White-bellied Cuckoo-shrike	<i>Coracina papuensis</i>	M				
Cicadabird	<i>Coracina tenuirostris</i>	M				
Spotted Quail-thrush	<i>Cinclosoma punctatum</i>				NT	
White-fronted Chat	<i>Epthianura albifrons</i>					
White-throated Gerygone	<i>Gerygone olivacea</i>					
Brown Gerygone	<i>Gerygone mouki</i>					
Striated Thornbill	<i>Acanthiza lineata</i>					
Yellow Thornbill	<i>Acanthiza nana</i>					
Brown Thornbill	<i>Acanthiza pusilla</i>					
Buff-rumped Thornbill	<i>Acanthiza reguloides</i>					
Yellow-rumped Thornbill	<i>Acanthiza chrysorrhoa</i>					
White-browed Scrubwren	<i>Sericornis frontalis</i>					
Large-billed Scrubwren	<i>Sericornis magnirostris</i>					
Little Grassbird	<i>Megalurus gramineus</i>	Mi				
Australian Reed-Warbler	<i>Acrocephalus australis</i>	Mi				
Golden-headed Cisticola	<i>Cisticola exilis</i>					
Southern Emu-wren	<i>Stipiturus malachurus</i>					
Superb Fairy-wren	<i>Malurus cyaneus</i>					
Dusky Woodswallow	<i>Artamus cyanopterus</i>					
Varied Sittella	<i>Daphoenositta chrysoptera</i>					
White-throated Treecreeper	<i>Cormobates leucophaeus</i>					
Red-browed Treecreeper	<i>Climacteris erythroptis</i>					
Mistletoebird	<i>Dicaeum hirundinaceum</i>					
Spotted Pardalote	<i>Pardalotus punctatus punctatus</i>					
Silvereeye	<i>Zosterops lateralis</i>	M				
White-naped Honeyeater	<i>Melithreptus lunatus</i>					
Brown-headed Honeyeater	<i>Melithreptus brevirostris</i>					
Scarlet Honeyeater	<i>Myzomela sanguinolenta</i>					
Eastern Spinebill	<i>Acanthorhynchus tenuirostris</i>					
Lewin's Honeyeater	<i>Meliphaga lewinii</i>					
Yellow-faced Honeyeater	<i>Lichenostomus chrysops</i>					
White-eared Honeyeater	<i>Lichenostomus leucotis</i>					
Crescent Honeyeater	<i>Phylidonyris pyrrhoptera</i>					
New Holland Honeyeater	<i>Phylidonyris novaehollandiae</i>					

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Little Wattlebird	<i>Anthochaera chrysoptera</i>					
Red Wattlebird	<i>Anthochaera carunculata</i>					
Noisy Friarbird	<i>Philemon corniculatus</i>					
Australian Pipit	<i>Anthus australis</i>	M				
Singing Bushlark	<i>Mirafrja javanica</i>					
Red-browed Finch	<i>Neochmia temporalis</i>					
Olive-backed Oriole	<i>Oriolus sagittatus</i>					
Satin Bowerbird	<i>Ptilonorhynchus violaceus</i>					
White-winged Chough	<i>Corcorax melanorhamphos</i>					
Pied Currawong	<i>Strepera graculina</i>					
Grey Currawong	<i>Strepera versicolor</i>					
Grey Butcherbird	<i>Cracticus torquatus</i>					
Australian Magpie	<i>Gymnorhina tibicen</i>					
Chukar Partridge	<i>Alectonix chukar</i>					
Bassian Thrush	<i>Zoothera lunulata</i>	Mi				
Southern Giant-Petrel	<i>Macronectes giganteus</i>	EN,Mi,M	EN	L	VU	
Australian Raven	<i>Corvus coronoides</i>					
Mallard	<i>Anas platyrhynchos</i>	Mi				*
Common Tern	<i>Sterna hirundo</i>	Mi,M				
Little Raven	<i>Corvus mellori</i>	M				
Rock Dove	<i>Columba livia</i>					*
Striated Pardalote	<i>Pardalotus striatus</i>					
Cattle Egret	<i>Ardea ibis</i>	Mi,M				
Kelp Gull	<i>Larus dominicanus</i>	Mi,M				
Spotted Turtle-Dove	<i>Streptopelia chinensis</i>					*
Common Blackbird	<i>Turdus merula</i>					*
Skylark	<i>Alauda arvensis</i>					*
House Sparrow	<i>Passer domesticus</i>					*
European Goldfinch	<i>Carduelis carduelis</i>					*
Common Starling	<i>Sturnus vulgaris</i>					*
Short-beaked Echidna	<i>Tachyglossus aculeatus</i>					
Spotted-tailed Quoll	<i>Dasyurus maculatus maculatus</i>	VU	VU	L	EN	
Agile Antechinus	<i>Antechinus agilis</i>					
Dusky Antechinus (mainland)	<i>Antechinus swainsonii mimetes</i>					
Southern Brown Bandicoot	<i>Isodon obesulus obesulus</i>	EN	NT	I	NT	
Long-nosed Bandicoot	<i>Perameles nasuta</i>					
Common Brushtail Possum	<i>Trichosurus vulpecula</i>					
Mountain Brushtail Possum	<i>Trichosurus caninus</i>					
Common Ringtail Possum	<i>Pseudocheirus peregrinus</i>					
Greater Glider	<i>Petauroides volans</i>					
Yellow-bellied Glider	<i>Petaurus australis</i>		NT			
Sugar Glider	<i>Petaurus breviceps</i>					
Feathertail Glider	<i>Acrobates pygmaeus</i>					
Koala	<i>Phascolarctos cinereus</i>		NT			
Common Wombat	<i>Vombatus ursinus</i>					
Long-nosed Potoroo	<i>Potorous tridactylus tridactylus</i>	VU	VU	L	EN	
Swamp Wallaby	<i>Wallabia bicolor</i>					
Eastern Grey Kangaroo	<i>Macropus giganteus</i>					
Bush Rat	<i>Rattus fuscipes</i>					
House Mouse	<i>Mus musculus</i>					*

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Fox	<i>Vulpes vulpes</i>					*
Australian Fur-seal	<i>Arctocephalus pusillus doriferus</i>	M	CD			
Crab-eater Seal	<i>Lobodon carcinophagus</i>	M				
Southern Right Whale	<i>Eubalaena australis</i>	EN	VU	L	CE	
Pygmy Sperm Whale	<i>Kogia breviceps</i>					
Bottlenose Dolphin	<i>Tursiops truncatus</i>					
unidentified potoroo	<i>Potorous sp.</i>					
unidentified Pseudomys	<i>Pseudomys sp.</i>					
Leathery Turtle	<i>Dermochelys coriacea</i>	VU,M	VU	L	CE	
Eastern Snake-necked Turtle	<i>Chelodina longicollis</i>					
Jacky Lizard	<i>Amphibolurus muricatus</i>					
Lace Monitor	<i>Varanus varius</i>				VU	
White's Skink	<i>Egernia whitii</i>					
Dark-flecked Garden Sunskink	<i>Lampropholis delicata</i>					
Pale-flecked Garden Sunskink	<i>Lampropholis guichenoti</i>					
Weasel Skink	<i>Saproscincus mustelinus</i>					
Blotched Blue-tongued Lizard	<i>Tiliqua nigrolutea</i>					
Eastern Blue-tongued Lizard	<i>Tiliqua scincoides</i>					
Eastern Small-eyed Snake	<i>Cryptophis nigrescens</i>					
White-lipped Snake	<i>Drysdalia coronoides</i>					
Eastern Tiger Snake	<i>Notechis scutatus</i>					
Bold-striped Cool-skink	<i>Acritoscincus duperreyi</i>					
Red-bellied Black Snake	<i>Pseudechis porphyriacus</i>					
Gould's Goanna Group	<i>Varanus gouldii</i> GROUP					
Black Rock Skink	<i>Egernia saxatilis intermedia</i>					
Yellow-bellied Water Skink	<i>Eulamprus heatwolei</i>					
Lowland Copperhead	<i>Austrelaps superbus</i>					
unidentified grass skink	<i>Pseudemoia sp.</i>					
Eastern Banjo Frog	<i>Limnodynastes dumerilii</i>					
Southern Toadlet	<i>Pseudophryne semimarmorata</i>				VU	
Australian Smelt	<i>Retropinna semoni</i>					
Common Jollytail	<i>Galaxias maculatus</i>					
Small-mouthed Hardyhead	<i>Atherinosoma microstoma</i>					
Silver Fish	<i>Leptatherina presbyteroides</i>					
Ring-backed pipefish	<i>Stipecampus cristatus</i>					
Southern Sand Flathead	<i>Platycephalus bassensis</i>					
Dusky Flathead	<i>Platycephalus fuscus</i>					
Estuary Perch	<i>Macquaria colonorum</i>					
Tailor	<i>Pomatomus saltatrix</i>					
Tommy Rough	<i>Arripis georgianus</i>					
Black Bream	<i>Acanthopagrus butcheri</i>					
Luderick	<i>Girella tricuspidata</i>					
Yelloweye Mullet	<i>Aldrichetta forsteri</i>					
Sea Mullet	<i>Mugil cephalus</i>					*
Tupong	<i>Pseudaphritis urvillii</i>					
Bridled Goby	<i>Arenigobius bifrenatus</i>					
Long-finned Goby	<i>Favonigobius lateralis</i>					
Tamar River Goby	<i>Afurcagobius tamarensis</i>					
Swan River Goby	<i>Pseudogobius olorum</i>					

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Long-snouted Flounder	<i>Ammotretis rostratus</i>					
Six-spined Leatherjacket	<i>Meuschenia freycineti</i>					
Velvet Leatherjacket	<i>Meuschenia scaber</i>					
Smooth Toadfish	<i>Tetractenos glaber</i>					
Eastern Fortescue	<i>Centropogon australis</i>					
Purple Wrasse	<i>Notolabrus fucicola</i>					
Blue-throat Wrasse	<i>Notolabrus tetricus</i>					

Key:

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

CE – Critically endangered

End – Endangered

Vul – Vulnerable

CD – Conservation dependent

Mi – Listed on Migratory schedule

M – listed on Marine overfly schedule

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

NT – Near threatened

PK – Poorly known

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

L – Listed under the Act

T – Listed as a Threatening Process under the Act

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

CEn – Critically endangered

EN – Endangered

VU - Vulnerable

NT – Near Threatened

DD – Data Deficient

Feral: * - Introduced species

APPENDIX C – SUMMARY OF LAND USE ZONES

SUMMARY OF LAND USE ZONES

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

Zone	Abbreviation	Intent	Permit Requirements
Residential 1 Zone	R1Z	To provide for residential development.	A permit is not required for a dwelling.
Low Density Residential Zone	LDRZ	To provide for residential development on lots of at least 0.4 hectare that may or may not have reticulated sewerage.	A permit is not required for a dwelling provided the appropriate density of development is retained.
Mixed Use Zone	MUZ	To provide for a range of residential, commercial, industrial and other uses.	A permit is not required for a dwelling on lots greater than 300m ² .

APPENDIX D - COMMUNITY CONSULTATION SUMMARY

LAKES TYERS BEACH

STAGE 1 CONSULTATION OUTCOMES

Public Meeting 18 January 2005 (70 people)

ISSUES DISCUSSED

Current Character

- Check previous strategy plan. UDF should reflect this plan.
- Vision should be unique, lake unchanged with conservation focus and reduction of impacts of people and activities.
- The sustainability of different population sizes needs to be tested to determine desirable growth.
- Town is a 'sleepy hollow' with great access to lakes and inlets.
- Ambience should be protected.
- What is sustainable development into a hinterland area like that surrounding Lake Tyers Beach?
- Classification as a 'town' is inaccurate as it implies a level of services which does not exist.
- Don't want to be a town, just a dormitory settlement of Lakes Entrance, no extra services are really required.
- Strong association with Lakes Entrance which is growing (almost a suburb)
- Activities in and around the town involve the beach, swimming, fishing etc.

Infrastructure

- An additional access road to Lakeside Drive and boat ramp is required for the town to expand.
- Boat ramp users generate noise impacts along Lakeside Drive.
- There needs to be a more unified approach to land and water management eg, coordination between Council and Gippsland Ports.
- Roads should be sealed.
- Gully Road was extended / 'followed through' in old strategy plan.
- Low speed road design to follow topography.
- Sewerage plant is pumped.
- 25 lot subdivision at Bream Road is sealed but no kerb and channel. This is desirable road treatment.
- Boat ramp 2 doesn't function well. Volume gets too high for a single lane boat ramp.
- During peak visitor periods the foreshore car park is very congested and is unsafe.
- Residential streets are unsuitable for high levels of traffic.

Environment

- The health of the Lake is an important issue.
- There is a history of lack of implementation of previous plans.
- Encourage low key architecture.
- Wastewater / stormwater management is very important due to proximity to the Lake.
- Biodiversity in the area to the west of the township is very important.
- Quality of stormwater runoff is an issue.
- Algal bloom is an issue, need to examine environmental impacts both existing and future.

- There exist areas of remnant vegetation which contain important plant species.
- Subdivisions over the last 20 years have not incorporated enough public open space and areas for large trees.

Projects/Actions

- Need for public transport connections to Lakes Entrance and Bairnsdale.
- Opportunities for retirement homes.
- Opportunity for doctor / therapist to be stationed in Lake Tyers Beach part time but there is no suitable location for such a service.
- More interest in short term details and issues for residents and visitors now, rather than long term focus.
- Walking tracks and bike paths to be created. Existing paths are incomplete.
- Foreshore car park – serious stormwater drainage flow directly into Lake.
- Opportunity to reclaim some of this land near the pub and possibly create a boardwalk and walkway from boat ramp 1 to 2.
- Traffic on main road is dangerous with cars reversing from driveways, narrow verge, high speeds, inconsistent or lack of footpath. Speed management required.
- No lighting on Lake Tyers Beach Road.
- Bike path to school from the corner of Flounder Road is dangerous and needs to be upgraded and maintained.
- Need an area for passive recreation. Red Bluff is important for passive recreation – don't formalise low key use.
- There is an application with Parks Victoria to classify conservation reserve.
- Expand, improve and maintain existing recreation reserves.

SUMMARY OF ISSUES FROM JANUARY 2005 MEETING

Attendees at the **Lake Tyers** Beach public meeting in January 2005 highly valued the proximity of the town to Lake Tyers, the surrounding **environmental values** and expressed contentment with the **dormitory role** of the town in association with Lakes Entrance.

Specific views were expressed in relation to the following issues:

The natural environment: priority should be given to the protection of areas of high conservation value and remnant vegetation; stormwater management is important to protect the health of the Lake.

Services and facilities: improved facilities for an ageing population required; public transport link to Lakes Entrance and Bairnsdale desirable.

Accessibility: access route to boat ramp experiences high levels of traffic; improve footpath/bikeway connections especially between town and school.

Overall, the community was concerned about maintaining the health of Lake Tyers and generally retaining the environmental values of the town. People were comfortable with their reliance on Lakes Entrance for services and significant commercial development was not generally supported. Servicing the ageing population, pedestrian circulation, traffic and road safety issues were considered key issues to be resolved. It is worth noting that these were the major issues within a range of diverse views and are not necessarily representative of the entire community.

FEEDBACK FORMS AND SUBMISSIONS

There were 46 people from Lake Tyers Beach who completed the feedback form or made a submission on the project. Of these, 28% were working and 67% were retired. 83% of the respondents were permanent residents. Temporary residents (ie, holiday home owners) represented 15%.

The favourite aspects of Lake Tyers Beach identified by respondents included: the peace and quiet, the village / rural atmosphere, small population and the unspoilt environment.

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

- 1) Overdevelopment (50%)
- 2) Road safety (43%)
- 3) Environmental conservation (37%)

The top three suggested improvements are to:

- 1) Give priority to pedestrian/bike circulation (46%)
- 2) Improve road traffic circulation (37%)
- 3) Review / improve building restrictions/guidelines (33%)

LAKES TYERS BEACH

STAGE 2 CONSULTATION OUTCOMES

Feedback On Draft Settlement Report

Number of Responses: 15

Groups/Organisations responding: Gippsland Ports

MAJOR ISSUES RAISED & COMMENTS

VISION

Generally supported

- Support for recreation focus and high environmental values in vision, and include 'a sense of community feeling'.
- Change emphasis from permanent residents and holiday makers to put more emphasis on permanent residents.
- Increase emphasis on lake water quality protection.

OBJECTIVES

Generally supported

- But significant submissions in relation to opposition to expanded urban area – contrary to Vic Coastal Strategy, provide for growth in Lakes Entrance, expansion will alter character, land owner wants to maintain farming use.
- Detailed comment on desirable controls in future subdivisions.
- Water quality protection; 'minimize impacts' should be stronger- no impact at all

STRATEGIES

- Storm water management supported.
- Trails supported and detailed comments provided on extensions and alignment refinement.
- Town centre - provide more information; location, public space, car parking.
- Traffic – restrict through traffic to designated roads and reduce local street impacts.

OTHER COMMENTS

- Important to include protect and preserve cultural heritage
- Lake Tyers a village, small coastal township - not a town.
- Improve town entry appearance.
- Future issue is public transport.
- No further development should be permitted along lake and ocean foreshore except for trails.

PROPOSED ACTIONS FROM CONSULTATION:

- Strengthen vision in relation to environmental management with greater emphasis on water quality protection.
- Expansion of urban area needs further consideration. Issues for further consideration include details of land ownership of undeveloped land, substantial supply of land available in Lakes Entrance, visual impacts of development, limited land supply at Lake Tyers Beach.
- Reconsider role in township hierarchy.
- Proposed trails are supported, but concept alignments need review on basis of specific comments.

APPENDIX E - PROPOSED PLANNING CONTROLS

SCHEDULE ? TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO ?

DEVELOPMENT IN COASTAL SETTLEMENTS (EAST GIPPSLAND)

1.0 Design objectives

To protect the coastal township character of these settlements.

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

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

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

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

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

2.0 Buildings and works

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

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

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

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

3.0 Application Requirements

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

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

4.0 Decision Guidelines

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

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

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

In relation to a proposed subdivision:

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

APPENDIX F - DESIGN GUIDELINES

Lake Tyers Beach Design Guidelines



Lake Tyers Foreshore, boat ramp and path to Shelly Beach



View to the Hotel, carpark and foreshore from the Caravan Park



Beach Vista



Cabins in the Caravan Park adjoining Hotel



Town Entry



Town Entry - First View of the Lake



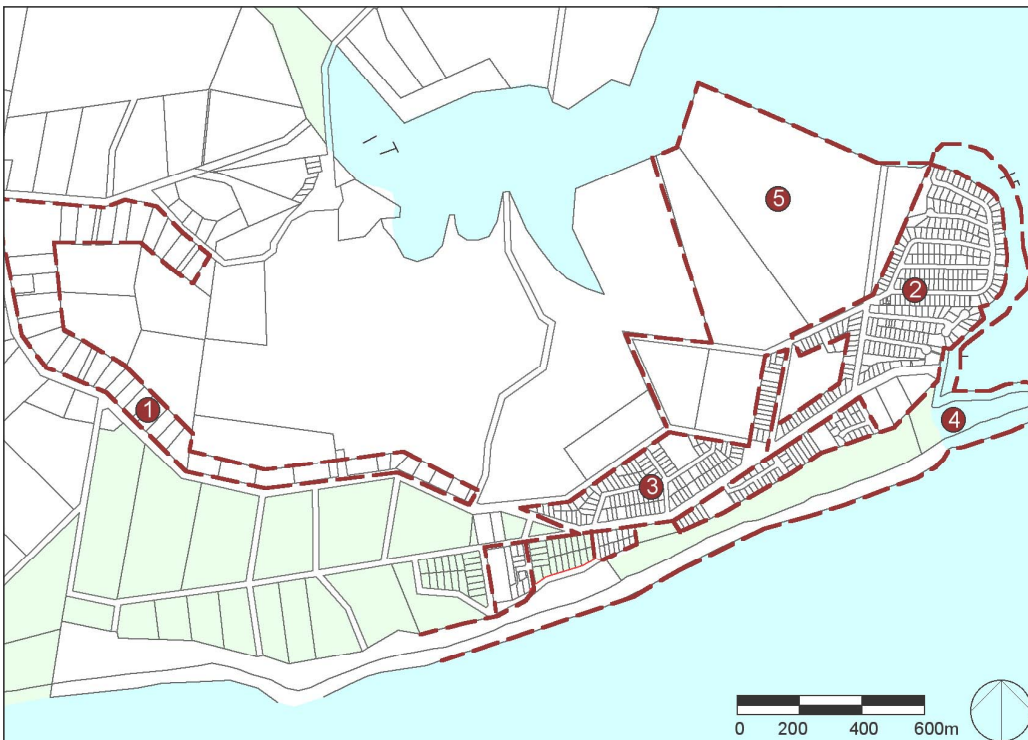
Typical holiday style homes



Entry point and School



Large dwellings with beach views



- 1 Low Density Residential Precinct**
Mostly heavily vegetated larger blocks.
- 2 Boat Ramp Residential Precinct**
Large permanent housing with established gardens. Views overlooking the lake and ocean.
- 3 Ocean Residential Precinct**
Holiday dwellings, less established gardens.
- 4 Foreshore Precinct**
Substantial boat ramp, established walking track between jetties, ocean edge housing
- 5 Town Expansion Precinct**
Presently cleared farmland with gentle undulating topography falling towards the water.



COASTAL TOWNS DESIGN FRAMEWORK

Lake Tyers Beach Design Guidelines

INTRODUCTION

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

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

EXISTING URBAN CHARACTER ASSESSMENT

Refer to Cover Sheet for map, assessment and photographs.

URBAN DESIGN FRAMEWORK VISION FOR LAKE TYERS BEACH

"Lake Tyers Beach will develop as an attractive coastal community with high environmental values. The township will provide for permanent residents linked to the services available in Lakes Entrance, but also retain its attraction for holiday makers. The recreation focus of the township will remain on the lake and beach edge with improved public facilities, better signage, effective stormwater management and enhanced car parking and pedestrian circulation. New development to the north of the township will be high quality, incorporate measures to ensure water quality protection of Lake Tyers and reflect the lake edge/seaside character. A neighbourhood service area in this locality will provide for residents daily needs. A safe network of pedestrian trails will be available throughout the township and around the foreshore perimeter. Development will ensure the protection and conservation of the highly valued natural resources of this area. Comprehensive revegetation of new development areas will be undertaken to provide public pathways and wildlife corridors".

COASTAL SPACES LANDSCAPE ASSESSMENT STUDY

Statement of Significance – Lake Tyers and surrounds

Lake Tyers is a complex inland water body with scenic landscape qualities of regional significance. The lake is contained by steep natural escarpments, giving the landscape a dramatic edge that contrasts with the flat plains around Lake Tyers Beach. There are expansive views along the Ninety Mile Beach and to the Gippsland Lakes from high points along the escarpments.



Lake Tyers Beach Design Guidelines

The area attracts visitors from across the state for its natural beauty and scenic views, as well as for its recreation opportunities. The Register of the National Estate recognises the Aboriginal heritage values of this landscape, particularly as the site of the Lake Tyers Aboriginal mission and reserved land. The National Trust endorses this as a landscape that "... demonstrates the colonisation process of Gippsland, including the displacement of the Kurnai people".

Assessment: Regional Significance

DESIGN GUIDELINE OBJECTIVES

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

TOWNSHIP VALUED CHARACTER ELEMENTS

Residential Areas

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



Lake Tyers Beach Design Guidelines

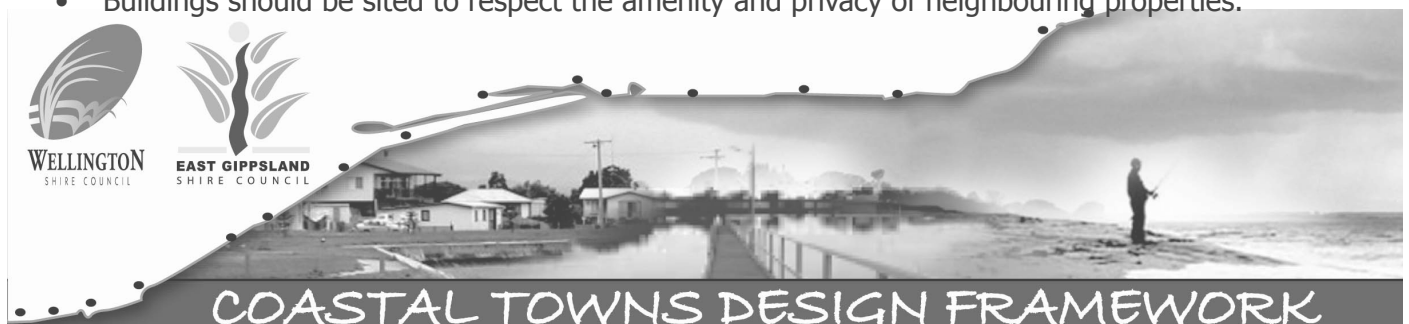
OUTCOMES SOUGHT FROM APPLICATION OF THE GUIDELINES

Protecting the valued elements of the township

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

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

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



Lake Tyers Beach Design Guidelines

PARTICULAR CHARACTER ELEMENTS OF LAKE TYERS BEACH TOWNSHIP THAT SHOULD BE RESPECTED AND REINFORCED.

Low Density Residential Precinct (Area 1)

The 'entry experience' for Lake Tyers Beach, this is a heavily treed area of large blocks that provides a suitable balance to the bushland character on the southern side of Lake Tyers Beach Road.

The recommended future character is a retention of the landscape character with houses to be screened by native trees and planting. Building materials are encouraged to provide natural colours and avoid strong colours.

Boat Ramp Residential Precinct (Area 2)

The precinct has more traditional villa housing with established gardens. There is a developing 'waterside' character with the use of timber decks, large timber view windows etc.

The recommended future character is a continuation of the present direction, with encouragement of natural materials, the use of timber decks, balconies, and quality landscaping, including the development 'lakeside' or 'boating' motifs in garden and fence details.

Ocean Residential Precinct (Area 3)

This precinct presently contains many traditional holiday homes, with evidence of a transition occurring to more substantial houses and gardens.

The recommended future character is to return to elements of the 'holiday house' character by preferring lightweight framed structures; the use of natural materials but with the potential for contrasting colours in trim details.

The major character element will be formed by the gardens. The use of indigenous trees and planting is recommended.

Foreshore Precinct (Area 4)

The foreshore precinct is established waterfront housing with a close relationship to the heavily wooded waterfront.

There is a variety of design styles but predominantly use of lightweight structures.



Lake Tyers Beach Design Guidelines

The recommended future character for this residential precinct, is a continuation of the present character, with the use of indigenous planting to be encouraged. Buildings should be generally screened from adjacent beach areas

The foreshore area associated with the hotel and boat launching ramp should be upgraded as indicated in the Master Plan design studies.

Town Expansion Precinct (Area 5)

The present character of this area is open farmland with little remnant vegetation. The recommended future character is high quality housing within a well vegetated setting. The use of indigenous tree planting, in association with proposed street tree planting (as shown in the Master Plan design studies) is recommended.

The use of lightweight framed structures with pitched steel roofing is recommended.

The development of a local colour palette is recommended, this could reflect the present natural greens and greys to minimise visual intrusion of views from the lakes.

Fences are not encouraged in order to provide for wildlife corridors.

A design objective is to minimise the visual impact of new housing when seen from the lake. The recommended design guideline is to limit building heights to two storeys or to a height that is can be demonstrated to be below the intended tree canopy height of new street trees, so as to ensure that tree canopies form the dominant skyline.



APPENDIX G - COUNCIL CONSIDERATION OF PUBLIC SUBMISSIONS

CONSIDERATION OF SUBMISSIONS TO DRAFT URBAN DESIGN FRAMEWORKS

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

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

Shire-Wide Strategic Issues

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

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

Climate Change

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

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

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

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

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

Building Heights

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

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

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

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

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

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

Traffic and Parking

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

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

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

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

Role of the Master Plans

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

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

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

Response to Issues Raised at Lake Tyers Beach

Number of Submissions Received: 63

Issue	Response
<p>Strategy Plan Opportunity to provide a pedestrian link to the foreshore along Whadcoats Road highlighted by submitter.</p>	<ul style="list-style-type: none"> Amend the strategy plan to highlight this pedestrian link.
<p>Master Plans Major issues raised with foreshore expansion concept, development of reserve, provision of visitor/café facility, management of storm water.</p>	<ul style="list-style-type: none"> Amend foreshore concept Delete foreshore café/info building and reduce/delete reclaimed area. Redesign car park. Show lot adjacent to Hotel and car park as possible future public open space. Retain Skidale Reserve as open space including the BBQ and link to Skidale Court. Revise Master Plan to show new subdivision adjacent to conservation site and potential link into future development area. Revise notional road layout in western portion to recognise the existence of the above subdivision. Show focal point at end of Whadcoats Road.
<p>Residential Growth Area Concern about scale and environmental impact. Need to link subdivision into existing road network.</p>	<p>The Master Plan will be amended to ensure that the existing and future indicative road pattern link appropriately.</p> <p>This area will need to be the subject of more detailed planning to ensure that appropriate guidance is available for the future development of the land. The land is recognized as having significant landscape and environmental values and this will need to be given specific consideration as part of this process.</p>
<p>Request for Rezoning/Inclusion in township boundary Submission received in respect to specific property located in rural area to west of township.</p>	<p>This land is presently outside the township boundary and does not logically form part of the township at this time.</p>