



MALLACOOTA

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 MALLACOOTA

“Mallacoota will remain a peaceful town connected to the surrounding natural environment, including the Inlet and National Parks.

It will have a lively, walkable commercial centre, linking activity to the foreshore and wharf area. There will be sufficient community facilities for resident and visitor needs and pedestrian and bicycle links will enhance access throughout the town.

Building design, materials and appropriate planting will reflect the coastal character of the town’s setting. Mallacoota’s setting within a wilderness area will be recognised and the town’s environmental tourism role will further develop in a sustainable manner.

Coastal related industries will be encouraged to support the town’s economy.”

This final report details an Urban Design Framework for Mallacoota 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 Mallacoota 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.

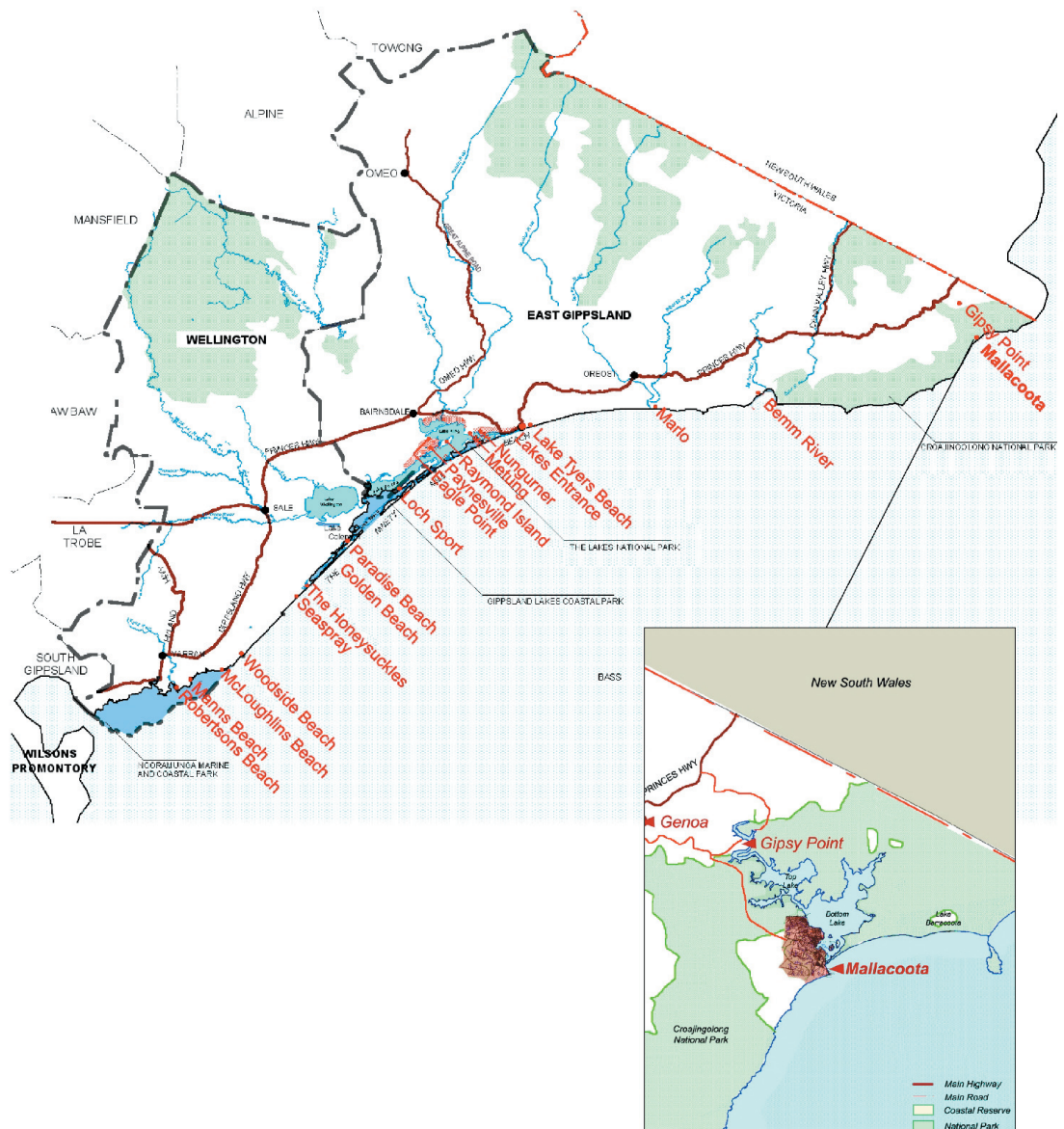
Each project will be informed by complementary work from other projects, as appropriate, including the Domestic Waste Water Management Plan in the Gippsland region, the Tourism Strategy in East Gippsland Shire and the Subdivision Strategy in Wellington Shire.

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 Mallacoota 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).



Mallacoota Inlet

3. SETTLEMENT STUDY AREA

3.1 REGIONAL INFLUENCES

Mallacoota is located at the eastern extremity of East Gippsland Shire, approximately 520 km from Melbourne (6–7 hour drive) and 570 km from Sydney via the NSW south coast and is relatively remote. The town is situated 24 km from the Princes Highway at Genoa and is sited on the Mallacoota Inlet within a stunning natural setting surrounded by Croajingolong National Park.

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 Mallacoota are the following points:

- East Gippsland Shire population as a whole is likely to grow strongly and will age significantly over the next 30 years.
- Mallacoota's population will be driven by retirement and an existing aged population profile will continue to expand.
- Economic growth prospects within East Gippsland are strong for primary industries but with minimal employment growth. Tourism activity will expand in this part of the region with important resources for nature based and adventure tourism. Orbost and Eden (NSW) will continue to provide most higher order services in this part of the region.
- 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. Mallacoota's natural beauty and mild east coast climate will be driving factors for potential new settlers.
- Reticulated service availability will facilitate development in East Gippsland.
- Mallacoota has the potential for growth in the tourism sector, through the provision of experiences connected to the natural assets of the area, although potential impacts will need to be adequately managed. Proximity to National Parks and the unique setting of the town provides a major opportunity in terms of tourism in the region. The attraction of existing natural assets will need to be supported by other tourist infrastructure such as quality accommodation and cafés/restaurants.
- Development must not adversely impact upon the water or landscape quality of Mallacoota Inlet or affect Croajingolong National Park, which is an extremely significant conservation reserve.
- The abalone industry should remain strong and other industries



Town entry - Mallacoota / Genoa Road

associated with boating may experience growth.

- Due to the relatively remote location of Mallacoota 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.

3.2 SETTLEMENT DESCRIPTION

3.2.1 Township Profile

Mallacoota has a significant residential population, as well as being a popular holiday destination over the summer period. Residents and visitors enjoy the wilderness aspect of the area as well as the tranquillity and access to water. Camping is particularly popular with visitors, although there are also numerous accommodation facilities within the town (3 motels; 13 units / cabins; 3 guesthouses / lodges; and 4 caravan parks).

Mallacoota Inlet, the surrounding Croajingolong National Park and views to Gabo Island define the town's setting. Both recreational and commercial fishing, as well as boating are important activities for the town and bluewater access is a key feature of Mallacoota. There exist surf beaches at both Bastion Point and Betka River and these are popular destinations for locals and visitors.

The commercial and civic precinct is located in proximity to the water and includes a limited range of retail uses as well as a community centre and areas of public open space.

In terms of enterprise, Mallacoota is a centre for the abalone industry and there exist various other light industrial and commercial uses that support the town, particularly with regard to fishing and boating activities.

There is a school (primary and secondary), police station, fire station, medical centre, post office and various other services provided through small businesses.

Residential development in Mallacoota generally contributes to the coastal character of the town and there are numerous examples of significant contemporary homes that capitalise on views of the Inlet. The enclave of mudbrick and similar styled dwellings around Terra Nova Drive is a particularly attractive feature of the town.

The topography of Mallacoota tends to rise away from the water north of the main road, however land to the south is relatively flat. Extensive areas of native vegetation are a significant element in the town's landscape and setting.

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



Camping on foreshore - unique Mallacoota experience



Retail area, Maurice Avenue



Typical established dwelling and gardens

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 Mallacoota in relation to the other coastal towns within the study area is as a **Town likely to experience minor expansion of the existing area**. Consolidation and managed growth into serviceable freehold land, in concert with environmental protection is required. 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.

3.2.3 Population Profile

The current population of Mallacoota is approximately 1,033 persons (2001 Census). If the projected average annual rate of increase for East Gippsland of 0.32% is applied to Mallacoota its population should reach approximately 1,515 by 2031. However over the past 15 years Mallacoota's growth rate has on average been 2.2 times higher than the East Gippsland average and it is likely that areas such as Mallacoota will be the centres of population growth for the Shire. On this basis, the population in 2031 could reach 1645 persons, which represents an increase in population of almost 60 per cent.

At the time of the 2001 census there were 680 dwellings in Mallacoota with 32.1% being unoccupied. Compared with the Regional Victoria unoccupied dwelling rate of 14.1%, this figure indicates the importance of Mallacoota as a holiday centre. The current mean number of persons per dwelling in Mallacoota is 2.1 and if the town reflects the trends in the rest of Victoria, this rate may reduce over the forecast period. If the occupancy rate falls to 1.9 persons over the period and the population rises to the upper end of the expected range (1645 persons), approximately 320 new dwellings would be required. There would also be demand for new holiday homes (unoccupied dwellings) and based on a similar proportion of holiday homes to that currently existing an additional 150 new holiday homes would be required. A total new dwelling demand of approximately 470 houses to 2031 is calculated on this basis.

The median age of Mallacoota residents in 2001 was 45, with 23.2% of the population aged 65 and over compared to the Regional Victorian average of 14.3%. Future expansion of the aged population segments is anticipated with implications for medical and other community support services. The employment participation rate is 53%, compared to 61% for Regional Victoria, which partly reflects the aged population. The local unemployment rate is a relatively high 10.3%.

The Accommodation, Cafes and Restaurants sector is the main employing industry, representing 16.4% of all employment within Mallacoota. Much of this sector would be geared toward tourism. Agriculture is also an important industry, employing 10.1% of local residents. A relatively high proportion of these employed persons are likely to be in the fishing industry.



Fibro dwelling, Mallacoota

Tourism is likely to maintain its importance in the local economy.

10.5% of Mallacoota residents have been educated to degree level and above, which is lower than the Regional Victoria average of around 22.7%. The weekly median individual and household incomes are lower than Regional Victoria; the number of retired people in Mallacoota would contribute to this difference.

3.2.4 Natural Resources

General Description

Mallacoota, in the East Gippsland Lowlands Bioregion, is enclosed within Croajingolong National Park, which covers 87,500 ha and extends for 100 km along the East Gippsland coastline. The vegetation which is largely in a highly natural state, little influenced by settlement and agriculture, is dominated by forests, but Banksia woodland and heathy woodlands, heathlands, rainforest and riparian scrub vegetation are common around the coastal areas. Very valuable landscape character is conveyed by the indigenous vegetation and land forms.

The diversity of plant and animal species in the coastal areas of the far east of the State is partly due to the extensive retention of native vegetation when compared with other regions of Victoria, as well as biogeographic considerations as the easternmost part of coastal Victoria with strong affinities with the vegetation and fauna of New South Wales

Flora Values

Significant, high-quality vegetation occurs in and around the existing development areas within Mallacoota. There are also many good examples of hollow-bearing trees.

Appendix B – Environmental Detail outlines the extant Ecological Vegetation Classes (EVCs) in the Mallacoota area, as well as the rare or threatened flora species present (according to State and / or National listings). This list is by no means exhaustive but it serves to emphasise the high significance of the flora of the Mallacoota area and its biogeographic uniqueness.¹ The dominant vegetation around Mallacoota is the EVC Lowland Forest, an extremely broad category embracing much floristic variation.

The conservation status of Lowland Forest is 'Least Concern', in the bioregion however this in no way accounts for the highly distinctive local versions (subcommunities) of Lowland Forest which are dominated or co-dominated by a suite of tree species of very restricted distribution in Victoria, notably Red Bloodwood, Maiden's Gum, Mallacoota Gum, Blue-leaved Stringybark and Rough-barked Apple. These are all rated as 'rare' in Victoria.

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.

Fauna Values

Biodiversity levels around Mallacoota are high. The East Gippsland coast is considered to be a site of International importance for the Hooded Plover.

Gipsy Point and Mallacoota are included within the Mallacoota Inlet Site of Zoological Significance. Dowell Creek (~ 7km east of Gipsy Point) is the site of the most regular, and last traditional camp used by the Grey-headed Flying-fox in Victoria. There are regular records around Mallacoota / Gipsy Point of Eastern Curlew, Sanderling, and Eastern Bristlebird. Mallacoota Inlet has breeding colonies of three species of tern, Caspian Tern, Little Tern and Crested Tern. The forests around Mallacoota Inlet, particularly on the northern shore contain a large variety of terrestrial fauna including the Long-nosed Potoroo, Long-nosed Bandicoot and Southern Emu-wren in the wet heath near the Inlet. A large population of Ground Parrots lives near Howe Flat. The Eastern Bristlebird is restricted to Howe Flat. The population is about 50. This is the last remaining population of this species in Victoria. Mallacoota Inlet is a very important breeding area for the White-bellied Sea Eagle.

There are several records of Diamond Python in Coastal Heathland close to Mallacoota, one recorded as recently as 1997. There are also records of Powerful Owl from Double Creek (6km north west of Mallacoota), and from the Shady Creek Bushland Reserve, as recently as 2003.

At Croajingolong National Park, 306 bird species, 52 mammal species, and 26 reptile species have been recorded. This high level of avian diversity represents about half of Victoria's and a third of Australia's total bird species. Six owl species live in the forests of Croajingolong National Park. The Park is significant for some faunal species whose distribution reaches its most southerly extent, such as the Green and Golden Bell Frog and the Diamond Python. Threatened species found in the park include the Ground Parrot, Eastern Bristlebird, Smoky Mouse, Grey-headed Flying Fox, and the Australian Fur Seal. Not surprisingly, this park is one of the most important conservation reserves in Victoria, and is one of the State's three Biosphere Reserves.

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

Threats / Management Issues

- Inappropriate development which will cause direct losses of vegetation and fauna habitats, and attendant indirect threats – the suite of factors causing degradation outlined in the Strategic Regional Background Paper.
- Weed invasion; there are many examples of garden plants that have invaded neighbouring bushland areas in and around Mallacoota. Without appropriate management of current invasions and potential threats, ongoing losses through weed invasion will be unacceptable.

Vegetation Quality

The vegetation quality in and around each settlement was assessed through site visits as well as through desktop research. The information



Vegetation in Mallacoota Foreshore
Camping Ground

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 Mallacoota has been classified as follows:

High Quality Areas – high-quality and higher-quality vegetation (mostly Lowland Forest), little modified structurally or floristically, or overstorey substantially intact. This includes substantial remnant stands of forest trees in pasture or semi-urban context. Subdivision ideally not permitted.

High Quality Road Reserves – significant remnant road-reserve vegetation (flora, fauna habitat and landscape values) (mostly Lowland Forest). Retention and upgrading of roadside remnants recommended.

Existing Modified Areas – residential (and industrial) development (high to low density). These areas may include smaller stands or scattered trees with fauna habitat and landscape significance. Higher density subdivision acceptable with appropriate vegetation or tree protection controls.

Low Quality Areas – pasture with no or few (scattered only) indigenous trees and understorey shrubs and cover of indigenous plant species in the field layer low or non-existent. Recommendation is for tree protection via appropriate controls where trees occur.

Refer Plan 1 Mallacoota Vegetation Quality Plan.

3.2.5 Cultural Heritage Values

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

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

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

- A large number of known pre-contact Aboriginal heritage value sites;
- 12 Register of the National Estate listings
(Benedore River Geological Area, Old Coast Track, Mallacoota;
Cape Howe Geological Area, Mallacoota;
Croajingolong Area (revised), Princes Highway, Mallacoota;
2 x Indigenous Places, Mallacoota;
Lake Wau Wauka Geological Area, Mallacoota;
Mallacoota Inlet National Park, Mallacoota Road, Mallacoota;



Green edge of Mallacoota Inlet



EJ Brady writers campsite

RAAF Base, Betka Road, Mallacoota;
RAAF Underground Operations Room, Betka Road, Mallacoota;
Sandpatch Point Geological Area, Sand Patch Track, Mallacoota;
Spotted Dog Gold Mine, Lake View Track, Mallacoota; and
Wingan Inlet Geological Area, Wingan Road, Mallacoota);

- No listings with Heritage Victoria; and
- Six sites covered by the Heritage Overlay in the East Gippsland Planning Scheme
(HO227 RAAF Underground Operations Room (former), Aerodrome Access Road, Mallacoota;
HO245 Captain Stevensons Point Area, south-east of Mallacoota;
HO246 Mallacoota Inlet Midden Complex, Mallacoota;
HO313 Stand of rough-barked Apple Myrtle tree, Maurice Avenue, Mallacoota;
HO314 Stand of rough-barked Apple Myrtle tree, Allan Drive, Mallacoota;
HO336 Mallacoota Gum Trees, Develing's Gulch, Mallacoota).

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

There is no current Native Title claim in the area.

It is important to note that the potential for further (unrecorded) Aboriginal heritage sites to occur in Mallacoota 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 Mallacoota.



Community is active in art and culture

4. PLANNING AND DEVELOPMENT CONTEXT

4.1 STATE / REGIONAL PLANNING POLICY

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

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

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

Figure 2 Policy Structure

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

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 access from inlet

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.



Tourism Information shed at Mallacoota



Karbeethong Lodge - tourism accomodation adjacent to National Park

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 commercial abalone industry based at Mallacoota, as well as the potential for expansion of access to off-shore recreational and sports fisheries.

The development of an ecologically sustainable sea-urchin industry in the Mallacoota area is supported in the MSS, in addition to other aquaculture pursuits.

The Mallacoota Ocean Access Boat Ramp (Bastion Point) is identified as a priority tourism project and the Far East Gippsland Eco-tourism Strategy provides for the development of walks, bicycle trails and other activities at Mallacoota.

The reduction of sediment inputs at the Mallacoota Inlet wharf area is required to improve water quality and community awareness around these issues is to be increased. The provision of facilities for boating and other water-based activities at Mallacoota Inlet is to be developed and a Mallacoota Inlet Jetty Zoning Plan is to be prepared.

Other specific strategies for Mallacoota included in 21.06 Strategies for Sub-regions, Towns and Localities, provide that new residential



Access to ocean beach

development should occur primarily on land already zoned for residential use. The village atmosphere is to be preserved and the key roles of the town include a centre for major cultural events with potential for further development of nature-based tourism, the aquaculture industry and the airport.

The development of high quality tourist accommodation is to be encouraged. The management of foreshore reserves is to be integrated with other land use and development decisions.

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

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

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

a site for tourist purposes in non-urban areas.

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

4.2.3 Zoning

Mallacoota is surrounded by extensive areas of public land, much of which is National Park.

The Mallacoota township and environs includes significant areas zoned Residential 1 (R1Z) as well as an area of Low Density Residential Zone (LDRZ), a limited area of Rural Zone (RUZ1) to the north and two significant central tracts zoned for Rural Living (RLZ1).

The Business 1 Zone (B1Z) covers the area around Maurice Avenue and there are a number of vacant sites zoned B1Z. The Mixed Use Zone (MUZ) applies to land on Betka Road where service stations and similar uses are located and to sites along Bastion Point Road that accommodate uses such as the police station. The Industrial 3 (IN3Z) zone applies to land on the Genoa-Mallacoota Road which has been developed as a light industrial subdivision. There is a significant portion of this area zoned for industrial use and currently Crown land that is not yet developed.

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

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

4.2.4 Overlays

Design and Development Overlay 9 (DDO9) - Residential Areas, Mallacoota

DDO9 is aimed at protecting views from Mallacoota Inlet to residential areas and to ensure that new development complements the existing character and amenity of the residential areas. Energy efficient building design and siting is also sought. A permit is required for buildings above 4.5 metres.

The overlay applies to most of the Residential zoned land. It includes land not visible from the Inlet but does not include R1 land in the Stingray Point area, as design covenants apply to approved subdivisions.

Decisions on permit applications need to consider any adopted siting and design guidelines including those promoted by the Gippsland Coastal Board.

Vegetation Protection Overlay 8 (VPO8) - Mallacoota Vegetation Protection Area

VPO8 covers the entire Mallacoota township and aims to conserve vegetation of high conservation value, vegetation with high aesthetic and landscape values and vegetation that provides significant wildlife habitat. A permit is generally required to remove, destroy or lop vegetation and details of the extent and nature of the vegetation that is affected and information on fauna in the area are required as part of an application.

Applications to remove vegetation will be assessed with reference to Victoria's Native Vegetation Management – A Framework for Action (Department of Natural Resources and Environment 2002).

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



Maurice Avenue - B1Z Area



Some residential areas are highly visible from the inlet

The existing vegetation overlay protection is considered sufficient in scope to protect the landscape character of Mallee. While there are permit requirements for most buildings over one storey there is little management of built form outcomes through the existing zone and overlay provisions. More particular design and siting guidance would assist designers and decision-making.

4.3 DEVELOPMENT SUMMARY

4.3.1 Building Approvals

Between the 1991 and 2001 Census, Mallee averaged 12.5 new dwellings per annum. There were 78 building permits issued for new dwellings in Mallee between 2000 and 2004, which is a significant increase in building activity in that period. This rate of development is relatively modest when compared to Metung (157) during the same period, but substantial considering the town's remote location.

4.3.2 Land Supply

The residential areas around the town centre are largely developed, although there do exist numerous vacant standard sized lots in the Mirrabooka Road area. This area also includes some significantly larger lots and this land will require further subdivision for optimal residential use. This may be a lengthy process due to the existing ownership pattern.

Similarly, the subdivision pattern of adjacent areas of RLZ and LDRZ presents some constraints to future residential use, in addition to topographical factors.

Nevertheless, the land available in these areas should satisfy short to medium term demand.

The current residential zoning is considered appropriate for the next 10-15 years as it is desirable for further consolidation to take place within the existing town boundaries. A yield of approximately 290 lots from the larger R1Z vacant land is estimated. Rezoning of LDRZ land to the north of the Genoa - Mallee Road may be considered for residential use but the existing subdivision and ownership patterns will limit the total yield. There is an area of rural land to the north of the Karbeethong residential area that is considered suitable for development, given the topographical and vegetation constraints that exist on some of the land currently zoned for residential use. This land abuts the Croajingolong National Park and requires detailed environmental evaluation before it is considered for development.

The RLZ1 area around Mirrabooka Road and part of the RLZ area south of Genoa-Mallee Road could be rezoned to Residential 1 when further land is required.

4.3.3 Infrastructure

Mallee has reticulated water and sewerage, provided by East Gippsland Water. A supplementary supply is drawn from bores connected to the Betka River and this source is intermittent.



Recent housing development

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:

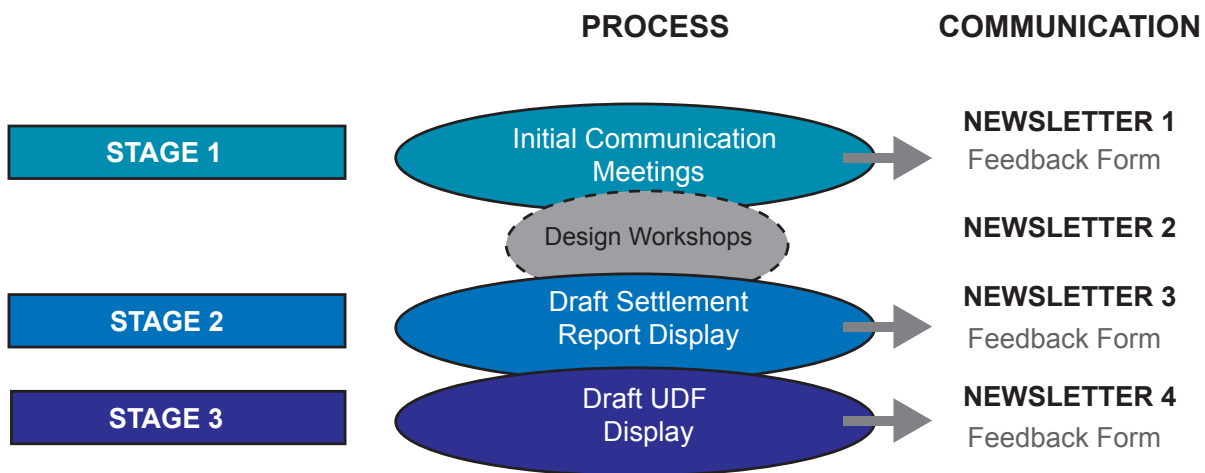
Stage 1: Initial Community Meetings and feedback

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 Mallacoota community in Stages 1 and 2 of the consultation process is provided in Attachment D – Community Consultation.

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



Mallacoota Public Meeting

Stage 1

Mallacoota

Key Issues from Initial Public Consultation

(Approximately 70 people attended the consultation meeting and 91 submissions were received)

Community Values

- The natural assets of Mallacoota are highly valued by the community.
- Low key charm.
- Peace and quiet.

Key Issues

- Protection of the natural environment .
- Overdevelopment.
- Improved facilities for the elderly and young people.
- Enhance safety and circulation for pedestrians.

Priority Improvements

- Priority for pedestrian / bicycle circulation.
- Preserve visual and landscape aesthetics.
- Create adequate car parking.



Mallacoota design workshop

Stage 2

Mallacoota

Draft Settlement Report Feedback

(35 submissions were received)

Major Issues

- General support for vision and objectives subject to refinement of details.
- Support for enhanced building and planning guidance.
- Sustainability of tourism on a year round basis.
- Suitability of land north of Karbeethong for development.

Other Comments

- Strategies required to support community and human services needs.
- Shared pathways a priority.
- Need to retain public use of foreshore for camping.



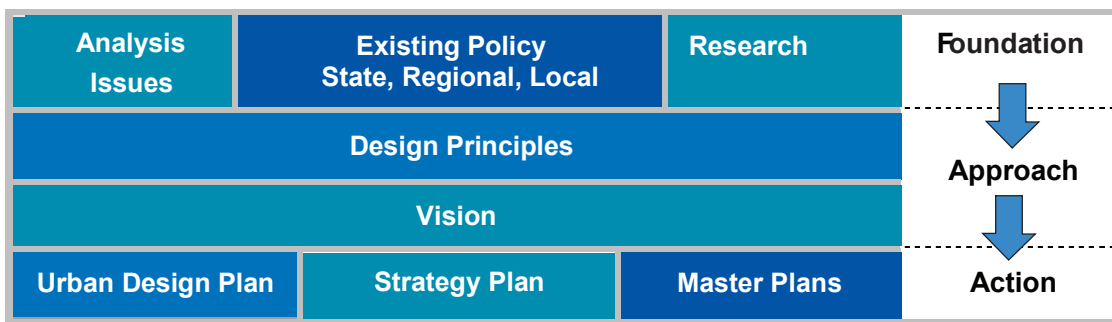
Foreshore caravan park is highly valued

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

Mallacoota is comprised of various character precincts although all areas share a connection to the surrounding wilderness and Mallacoota Inlet. The town has begun to spread to the north and west and this pattern will require more vehicle use within the community and reduce walkability. There is a degree of disconnection from the town centre of some residential areas, such as Karbeethong due to a lack of pathways and topographic constraints.

Setting a firm town boundary around areas currently zoned for residential use will ensure the town is contained to an appropriate size in terms of liveability. There are at present an estimated 760 dwellings in Mallacoota. Existing larger allotments in R1Z areas provide potential for an estimated increase of 30-40% in total dwellings. While significant parts of existing R1Z areas have environmental or tenure constraints, considering recent growth rates, planning for the next 10-15 years should provide for growth of this magnitude. It is also important the existing residential character is retained and further guidance on building siting and design needs to be provided.

The town centre is fragmented and does not function as a cohesive shopping strip. The seasonal nature of visitation to Mallacoota is an issue for businesses, however further consolidation around Maurice Avenue, the introduction of a community hub and links to the retail uses located towards the wharf would all enhance this commercial area.

Improvement works within the town centre should be designed to increase pedestrian access, enliven the commercial strip, create a community focus and provide links to the surrounding environment.

7.1.2 Environment

Mallacoota's location on Mallacoota Inlet and in proximity to the Croajingolong National Park is of environmental significance. In addition, there exist significant areas of high quality vegetation in and around the town. These areas are important from a biodiversity consideration and also retention of landscape quality. Subdivision and building siting needs to provide for the protection of these areas.

All of the developed and future development areas north of Genoa - Mallacoota Road drain into Mallacoota Inlet. As the town grows effective storm water management that controls sediment deposition and pollutants



View of Mallacoota Inlet from Karbeethong Jetty



Inlet view adjacent to town centre

will be vital to maintain the water quality of the Inlet.

As noted previously, the Mallacoota area is extremely rich in Aboriginal cultural heritage places. There are also a number of places of potential non-Aboriginal heritage significance in the district. Heritage values, including natural heritage, are an important element of the character and setting of Mallacoota and their protection and enhancement should be taken into account in planning.



Streetscape improvements required

7.1.3 Activities

The foreshore camping ground is a major feature of the town and a key attractor for many visitors. It is a valued public resource and 'permanent' occupancy of sites should not be allowed. The wharf area is an important visitor destination and viewing point. Redesign of this heavily used foreshore area is required to accommodate demand and to minimise vehicle intrusion. Upgrade of the main boat ramp area (Coulls Point) is required and recommended in the Gippsland Boating CAP.

The commercial area requires streetscape improvement and better traffic management arrangements to eliminate non destinational traffic. Additional parking is required to service this area.

There is a community view that more community space is needed as the current mudbrick pavilion community centre cannot always meet demand. A community focal point and space for exhibitions, festival activities and other events is highly desirable. A facility that would function as a hub for the people of Mallacoota as well as provide information for visitors would be a significant asset for the town.

An expanding aged population and the isolated location of the town raises the need for provision of additional aged care facilities and accommodation for the elderly.

The industrial area located on the main road is important to the town. Some expansion of this area to support economic growth may be warranted in the future.

7.1.4 Movement and Access

Due to the variable topography and network of drainage lines the road network in Mallacoota is somewhat circuitous and wayfinding can be difficult for visitors. The street pattern and roundabout in the town centre is particularly confusing and traffic flow is disrupted in this area. Circulation difficulties are exacerbated by the presence of a significant number of boats, caravans and trailers being brought into the central area of the town.

The main approach to the town centre and foreshore area needs to be designed to direct non-destinational traffic around the town centre. Detailed traffic studies are required to examine the route and traffic management options from Bruce Street to the foreshore.

More effective signage is needed around the town entry and commercial centre to assist visitors with wayfinding. Rationalisation of the street layout would also be useful.

Walking and cycling are not adequately provided for within the town. There are significant gaps in the footpaths and people have little opportunity to safely and comfortably walk along natural desire lines. Pedestrian



More effective signage is needed

access needs significant improvement and there are various points of interest around Mallacoota that should be connected with appropriate pathways (eg, town centre, Karbeethong, ocean beach). Connection into the surrounding National Park is required. A number of these pathways and connections were recommended in the Mallacoota Foreshore Management Plan (2001).

Access to the water (particularly ocean access) could be improved and a boat ramp proposal at Bastion Point is under consideration.

8. STRATEGIC FRAMEWORK

The strategic direction for Mallacoota 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.



Inlet and surrounding natural environment

8.1 VISION

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

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

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

“Mallacoota will remain a peaceful town connected to the surrounding natural environment, including the Inlet and National Parks.

It will have a lively, walkable commercial centre, linking activity to the foreshore and wharf area. There will be sufficient community facilities for resident and visitor needs and pedestrian and bicycle links will enhance access throughout the town.

Building design, materials and appropriate planting will reflect the coastal character of the town’s setting. Mallacoota’s setting within a wilderness area will be recognised and the town’s environmental tourism role will further develop in a sustainable manner.

Coastal related industries will be encouraged to support the town’s economy.”

8.2 KEY OBJECTIVES AND STRATEGIES

Many of these objectives and strategies support the Pathways Project 1997 and the Mallacoota Foreshore Management Plan 2001.

OBJECTIVE 1:

To enhance Mallacoota's role and character within a wilderness setting.

STRATEGIES:

- 1.1 Increase visual connections to Mallacoota Inlet.
- 1.2 Promote use of Croajingolong National Park and other natural assets, through the establishment of a well-located and effective Visitor Information / Interpretive Centre within the town centre.
- 1.3 Introduce a standard and appropriate signage theme.
- 1.4 Provide natural environment and cultural heritage interpretation opportunities.
- 1.5 Enhance town entry to incorporate an emphasis on environmental tourism.
- 1.6 Reinforce / establish activity nodes such as those outlined in the Foreshore Management Plan (Wharf, Karbeethong, Bastion Point etc).
- 1.7 Encourage indigenous vegetation plantings in association with public and private development.
- 1.8 Contain Mallacoota's development within existing zoned boundaries with the exception of the area north of Karbeethong being considered for longer term development subject to environmental evaluation.

OBJECTIVE 2:

To create a cohesive and active town centre.

STRATEGIES:

- 2.1 Improve footpaths in Maurice Avenue and surrounds and introduce footpaths where appropriate.
- 2.2 Encourage infill development of vacant sites along Maurice Avenue and Allan Drive, while retaining links to the public open space precinct.
- 2.3 Establish a community facility that would function as a hub and could be used for meetings, functions, exhibitions and internet access.
- 2.4 Improve links to the wharf area.
- 2.5 Introduce a standard and appropriate signage and street furniture theme.
- 2.6 Review access routes and traffic circulation from Bruce Street to the foreshore to direct non-destinational traffic around the town centre.



Rustic furniture for wilderness setting



Enhance wharf area



Enhance Maurice Avenue precinct



Improve circulation for pedestrians and vehicles

OBJECTIVE 3:

To improve pedestrian circulation and safety.

STRATEGIES:

- 3.1 Improve foreshore access, particularly along the extent of Allan Drive where the caravan park is located.
- 3.2 Create a strong pedestrian link between the town centre and the wharf area.
- 3.3 Support the development of a pedestrian link from the town centre / wharf area, north to the Mirrabooka residential area and eventually to Karbeethong.
- 3.4 Provide appropriate pedestrian/ visitor facilities at activity nodes such as those outlined in the Foreshore Management Plan.
- 3.5 Provide a safe route from the town centre to the school.
- 3.6 Provide a walking trail to the surf beach at Bastion Point.
- 3.7 Ensure that the town pathway system provides access into surrounding National Park areas.

OBJECTIVE 4:

To improve the design and siting of buildings.

STRATEGIES:

- 4.1 Provide a set of design guidelines applicable to the unique character of Mallacoota.
- 4.2 Ensure a mechanism in the planning scheme will allow for the use of these guidelines to assess planning permit applications.

These strategies are illustrated in the Mallacoota Strategy Plan, which establishes a proposed town boundary, describes intended future land use, indicates pedestrian links and identifies the sites of proposed key projects.

Further documentation is provided in Plan 4 Mallacoota Strategy Plan.



Provide residential development guidelines

8.3 KEY DEVELOPMENT SITES

The redevelopment of the following sites would assist the realisation of urban design objectives for Mallacoota.

- 'Horse paddock site', corner of Maurice Avenue and Allan Drive.
- Vacant site set aside for community use, Maurice Avenue, near Greer Street.
- Vacant site adjacent to the supermarket, Maurice Avenue, near Betka Road.

All of these sites are located within the town centre locality and should accommodate uses which contribute to the vibrancy of the area. It is understood that the site near Greer Street would need to be used for community purposes due to an existing arrangement. The horse paddock site is relatively large and could be developed for accommodation with retail uses along the street frontages.

9. IMPLEMENTATION

9.1 INTRODUCTION

The Urban Design Framework for Mallacoota 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 Mallacoota 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 Mallacoota. These include changes to the Municipal Strategic Statement, local policies, zone boundary amendments, overlays and guidelines as may be required. These proposals are detailed in Section 9.3.
- The priority implementation actions for the UDF are indicated (Section 9.4) and a range of supporting actions are identified (Section 9.5), such as further investigations or design, supporting sources for capital works through applications to government and private funding bodies and the continuing involvement of the local community in the implementation process.

9.2 MASTER PLANS

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

The criteria used to select projects for Master Plans are:

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

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

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

Definition of master plan:

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

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

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

9.2.1 Master Plan description

Town Centre and Foreshore Improvement

This master plan has been prepared to set out a comprehensive vision for the future development of both public and private land within the centre. The aim is to establish a special “sense of place” for the heart of Mallacoota in a way that enhances the town from an environmental, social and economic perspective. The implementation of this comprehensive vision will take time, money and care from Council, the State Government and the private sector.

1 Rationalise and upgrade the town entry roundabout

The town entry will be formalised with kerbs to reduce pavement areas and allow the development of a pedestrian path system and new landscaping, perimeter tree planting will emphasise indigenous species.

2 Reconfiguration of Maurice Avenue

Retention of the northern carriageway for two-way circulation and shopfront short stay parallel parking is suggested. The southern side will have overhead powerlines removed and a wide pedestrian concourse developed. Car parking provision is maintained but more efficient car-parking bays are suggested with the layout facilitating cross street pedestrian movement. Planted low screen fences will separate the parking from the concourse and help manage pedestrian circulation. Selected existing trees will be retained and a new landscape using local species will be developed. It is proposed that the gazebo be relocated to the centre of a new pedestrian plaza.

3 Proposed redevelopment of existing shops

Shops will be encouraged to redevelop over time with active frontages, rear service access and apartments above and behind the shops with front gardens facing the parkland. These could be for permanent residents or visitor accommodation.

4 Arts & Community building

This building should be developed with three public frontages. It could accommodate meetings, exhibitions, performances and the radio station.

5 Greer Street improvement and Recreation Reserve Road Improvements

Greer Street should be developed as a new street with new medium density housing encouraged to be developed to the rear of properties with frontages in Allan Drive. This new development should be designed with a consistent setback of 6 metres, front gardens and living areas facing the open space at ground level. Car parking should not be allowed in the front gardens and driveways should be minimised for each development. Two-storey terrace form housing is recommended, with developer contributions to pay for street

construction and public landscaping. Additional public car parking is proposed in Greer Street which will service both the adjacent commercial area and Recreation Reserve

Work proposed for the Recreation Reserve edge road involves improvement of the park edge with the development of car parking, tree planting and new pathways.

6 Community Use Site

A new two level Visitor Information Centre is proposed to be developed by Parks Victoria (or another government client), to provide world class interpretation of Croajingolong and other nearby parks. It would have state of the art interpretive information on marine and land based natural systems as well as the history of Aboriginal and European occupation and activities. Guided tours and children's activities could be booked and organised from this centre. The centre could have complementary commercial booking facilities for accommodation and tours. Café and restaurant facilities could also be incorporated to help offset operating costs.

The building will sit on a slightly elevated podium to maximise views to the water. The ground level would be transparent and set in a garden of indigenous plants with sheltered outdoor sitting and activity areas. This significant site deserves high quality architecture that should be commissioned through competition or by an open process of consultant selection based on established design credentials.

7 New public garden axis

The existing camping area office and residence should be removed and selected inconsistent or unhealthy trees removed to open views from Maurice Avenue to the Inlet. Creating visual links between the town and water is critical. Allan Drive will be simplified to a T intersection with Maurice Avenue. Pedestrians will have priority at two key crossing points. Two pathways will extend directly from Maurice Avenue towards the Inlet forming the edges of a new garden. The garden will take advantage of the hollowed natural landform and a small wetland should be developed to capture and cleanse town storm water. It could feature indigenous wetland plants. New tree planting would edge this garden framing the view and separating the garden from adjoining camping areas.

8 Allan Drive development site

This vacant site is a central site for the future improvement of Mallacoota. It has a key location and should be developed for the best community outcome. The development envelope shown has the following attributes.

- All resident and business parking to be provided in a covered carpark below ground or deck level entered from Maurice Avenue and Dorrn Avenue.
- The perimeter block should have continuous street level frontage with commercial and café uses only. This block can be 3 levels with two additional levels of residential or tourist accommodation.
- Internal blocks are proposed to be two or three level apartment



Open up vista to ocean from Maurice Avenue

buildings set on a landscaped deck.

9 New Camping ground entry complex

The intersection of Allan Drive and Bucklands Drive is formalised to a T intersection. A new divided tree lined camping area entry road is created to provide queuing space up to the new office and controlled entry point. A manager's residence is set behind this office. Directly opposite this entry is a new public jetty and plaza that could accommodate commercial buildings for food, tour bookings or other water related commercial uses. This complex being on Crown Land would be developed and managed as part of the camping area lease arrangement with revenue generated returned to Council to offset capital and maintenance costs.

10 Gippsland Ports Jetty

Gippsland Ports retain this existing Jetty for continued use. It should remain open to public access. Vehicle access to the jetty is proposed to be limited to authorised vehicles along a restricted driveway.

11 Mallacoota to Karbeethong shared pathway

This proposed new pathway is important to the visitor experience of the region. This plan shows how it can be well connected to the town. The pathway will be a sealed path 3 metres wide with minimum number of controlled road crossings.

12 Town boat launching ramp

A separate boat launching and parking area is proposed with sealed roadways and kerbs or bollards to exclude vehicles from access to adjoining areas, which are to be developed as restored indigenous vegetation with informal walking paths.

13 Day visitor area

Camping is proposed to be withdrawn from the area below Bucklands Drive and the area developed as informal parkland taking advantage of water views. A public car park is proposed opposite the camping area entry road with drive through parking bays suitable for caravans and campervans. Picnic tables, shelters and barbeques could be developed close to the carpark.

14 Other areas – footpaths

Allowance has been made for new concrete paths on Allan Drive, Buckland Avenue, Fairhaven Drive and Dorron Avenue. Additional shared paths are planned to complete connections and circuits through the town. These require detailed planning and investigation.

Refer Plan 5A and 5B Mallacoota 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)	Anticipated cost private sector (2006)	Project priority
1. Rationalise and upgrade the town entry roundabout	\$181,427		High
2. Reconfiguration of Maurice Avenue	\$1,119,538		Medium
3. Proposed redevelopment of existing shops	\$38,902	\$6,896,000	Medium
4. Arts and Community Building	\$1,295,700		Medium
5. Greer Street improvement	\$380,657	\$4,600,000	Low
Recreation Reserve road improvement	\$180,719		Medium
6. Community use site	\$2,391,200		Medium
7. New public garden axis	\$303,387		Medium
8. Allan Drive development site		\$8,160,880	Medium
9. New Camping Ground complex	\$963,808	\$1,136,294	High
10. Gippsland Ports Jetty	\$119,000		Low
11. Mallacoota to Karbeethong shared pathway			
Part one	\$174,888		High
Part two	\$343,224		High
Part three	\$75,348		High
Part four	\$247,464		Medium
12. Town boat launching ramp	\$277,602		High
13. Day visitor area	\$273,980		Medium
14. Other areas - footpaths	\$360,239		Low
TOTALS	\$8,727,083	\$20,793,174	

9.3 PLANNING SCHEME PROVISIONS

To assist the implementation of the Vision, objectives and strategies for Mallacoota 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 Mallacoota Strategy Plan included in this clause.

Manage the future development of Mallacoota in accordance with the following vision.

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

Manage development of Mallacoota 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 short term changes proposed to the existing Residential 1 Zone or Low Density Residential Zone boundaries. The Rural Zoned land to the north of Karbeethong is designated for future residential development and should be rezoned according to the demand for additional residential land and following an evaluation of the environmental values of the site and the preparation of a Structure Plan for the land that includes provision for the protection of significant environmental values on the site.

9.3.3 Overlays

Building development design and siting in Mallacoota should be managed through a comprehensive Design and Development Overlay.

Delete Design and Development Overlay Schedule 9 from the Residential 1 Zone and provide for a new Design and Development Overlay Schedule - Development in Coastal Settlements (East Gippsland) as detailed in Appendix E to apply to the areas zoned Residential and Low Density Residential.

Additional DDOs may also be considered, subject to further detailed studies for the Mallacoota Inlet foreshore and the town centre and adjacent precincts. The Design Guidelines (Sect. 9.3.5) provide some initial direction in relation to these areas.

Consideration should also be given to the preparation of a Development Contributions Plan Overlay to assist the provision of public realm infrastructure in the town centre precincts as proposed in the Master Plan.

A future Development Plan Overlay may be required to implement the intent of the Structure Plan recommended for the land north of Karbeethong.

9.3.4 Other Planning Scheme Actions

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

it as a reference document in the planning scheme.

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

9.3.5 Design Guidelines

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

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

9.3.6 Implementation of UDF

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

9.4 PRIORITIES

The priority actions for the implementation of this UDF are:

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

9.5 OTHER ACTIONS

9.5.1 Further Investigations

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

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

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

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 Mallacoota in relation to the other coastal towns within the study area is as a **Town likely to experience minor expansion of the existing area.**

Overview of Settlement Futures

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

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

APPENDIX B - ENVIRONMENTAL DETAILS

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

MALLACOOTA

Municipality – Shire of East Gippsland

Mallacoota, in the East Gippsland Lowlands Bioregion, is enclosed within Croajingolong National Park, which covers 87,500 ha and extends for 100 km along the East Gippsland coastline. The vegetation which is largely in a highly natural state, little influenced by settlement and agriculture, is dominated by forests, but Banksia woodland and heathy woodlands, heathlands, rainforest and riparian scrub vegetation are common around the coastal areas. Very valuable landscape character is conveyed by the indigenous vegetation and land forms. The diversity of plant and animal species in the coastal areas of the far east of the State is partly due to the extensive retention of native vegetation when compared with other regions of Victoria, as well as biogeographic considerations as the easternmost part of coastal Victoria with strong affinities with the vegetation and fauna of New South Wales

Flora values

Significant, high-quality vegetation occurs in and around the existing development areas within Mallacoota. There are also many good examples of hollow-bearing trees.

Listed in the tables below are the extant Ecological Vegetation Classes (EVCs) in the Mallacoota area, as well as the rare or threatened flora species present (according to State and/or National listings). This list is by no means exhaustive but it serves to emphasise the high significance of the flora of the Mallacoota area and its biogeographic uniqueness. The dominant vegetation around Mallacoota is the EVC Lowland Forest, an extremely broad category embracing much floristic variation. The conservation status of Lowland Forest is 'Least Concern', in the bioregion however this in no way accounts for the highly distinctive local versions (subcommunities) of Lowland Forest which are dominated or co-dominated by a suite of tree species of very restricted distribution in Victoria, notably Red Bloodwood (*Corymbia gummifera*), Maiden's Gum (*Eucalyptus globulus* ssp. *maidenii*), Mallacoota Gum (*E. x williamsonii*), Blue-leaved Stringybark (*E. agglomerata*) and Rough-barked Apple (*Angophora floribunda*). These are all rated as 'rare' in Victoria.

Ecological Vegetation Classes	
EVC	Conservation status
Lowland Forest	LC
Clay Heathland	V
Estuarine Wetland	V
Banksia Woodland	LC
Coastal Saltmarsh	LC
Swamp Scrub	E

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	EPB C	DSE	FFG
Shore Spleenwort	<i>Asplenium obtusatum ssp. northlandicum</i>	-	v	-
Creeping Shield-fern	<i>Lastreopsis microsora ssp. microsora</i>		r	
Lacy Wedge-fern	<i>Lindsaea microphylla</i>		r	
Sheath Sedge	<i>Cyathochaeta diandra</i>		r	
Black Bog-sedge	<i>Schoenus melanostachys</i>		r	
Fairy Orchid	<i>Caladenia alata</i>		k	
Southern Spider-orchid	<i>Caladenia australis</i>		k	
Thick-lipped Spider-orchid	<i>Caladenia tessellata</i>	V		
Bronze-Bird-orchid	<i>Chiloglottis X pescottiana</i>		r	
Fringed Helmet-orchid	<i>Corybas fimbriatus</i>		r	
Blotched Hyacinth-orchid	<i>Dipodium variegatum</i>		r	
Small Wax-lip Orchid	<i>Glossodia minor</i>		r	
Maroon Leek-orchid	<i>Prasophyllum frenchii</i>	E	e	f
Slender Leek-orchid	<i>Prasophyllum parviflorum</i>		v	f
Sharp Greenhood	<i>Pterostylis X ingens</i>		r	
Coastal Greenhood	<i>Pterostylis alveata</i>		v	
King Greenhood	<i>Pterostylis baptistii</i>		v	f
Cobra Greenhood	<i>Pterostylis grandiflora</i>		r	
Crested Sun-orchid	<i>Thelymitra Xirregularis</i>		r	
Black-hooded Sun-orchid	<i>Thelymitra atronitida</i>		k	
Mauve-tuft Sun-orchid	<i>Thelymitra malvina</i>		v	
Clustered Lily	<i>Thelionema umbellatum</i>		r	
Veined Spear-grass	<i>Austrostipa rudis ssp. australis</i>		r	
Upright Panic	<i>Entolasia stricta</i>		k	
Wiry Wallaby-grass	<i>Plinthanthesis paradoxa</i>		v	
Southern Xanthosia	<i>Xanthosia tasmanica</i>		r	
Whiteroot	<i>Lobelia purpurascens</i>		r	
Glistening Saltbush	<i>Atriplex billardierei</i>		x	
Sword Bossiaea	<i>Bossiaea ensata</i>		r	
Prickly Podolobium	<i>Podolobium ilicifolium</i>		r	
Purple Coopernookia	<i>Coopernookia barbata</i>		r	
Daisy Goodenia	<i>Goodenia bellidifolia ssp. bellidifolia</i>		r	
Dune Fan-flower	<i>Scaevola calendulacea</i>		v	
Tiny Logania	<i>Logania pusilla</i>		r	
Varied Mitrewort	<i>Mitrasacme polymorpha</i>		r	
Long-flower Mistletoe	<i>Dendrophthoe vitellina</i>		r	
Coast Mistletoe	<i>Muellerina celastroides</i>		r	
Rough-barked Apple	<i>Angophora floribunda</i>		r	
Swamp Baeckea	<i>Baeckea linifolia</i>		r	
Red Bloodwood	<i>Corymbia gummifera</i>		r	
Mallacoota Gum	<i>Eucalyptus X williamsonii</i>		r	
Blue-leaved Stringybark	<i>Eucalyptus agglomerata</i>		r	
Maiden's Gum	<i>Eucalyptus globulus ssp. maidenii</i>		r	
Rosy Baeckea	<i>Euryomyrtus ramosissima ssp. prostrata</i>		r	
Paperbark Tea-tree	<i>Leptospermum trinervium</i>		r	
Giant Honey-myrtle	<i>Melaleuca armillaris ssp. armillaris</i>		r	
Genoa Grevillea	<i>Grevillea parvula</i>		r	
Swamp Grevillea	<i>Grevillea patulifolia</i>		r	
Smooth Geebung	<i>Persoonia levis</i>		r	
Eastern Pomaderris	<i>Pomaderris discolor</i>		r	
Priver Pomaderris	<i>Pomaderris ligustrina ssp. ligustrina</i>		r	
Tiny Spyridium	<i>Spyridium cinereum</i>		v	
Hybrid Bramble	<i>Rubus X novus</i>		r	
Peach-leaf Poison-bush	<i>Trema tomentose var. viridis</i>		x	
Erect Violet	<i>Hybanthus vernonii ssp. vernonii</i>		r	
Jointed Mistletoe	<i>Korthalsella rubra ssp. rubra</i>		v	
Golden Mistletoe	<i>Notothixos subaureus</i>		r	

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

Biodiversity levels around Mallacoota are high (see table below). The East Gippsland coast is a site of International importance for the Hooded Plover.

Gipsy Point and Mallacoota are included within the Mallacoota Inlet Site of Zoological Significance (Norris and Mansergh 1981). Dowell Creek (~ 7km east of Gypsy Point) is the site of the most regular, and last traditional camp used by the Grey-headed Flying-fox *Pteropus poliocephalus* in Victoria. There are regular records around Mallacoota/Gypsy Point of Eastern Curlew *Numenius madagascariensis*, Sanderling *Calidris alba*, and Eastern Bristlebird *Dasyornis brachyterus*. Mallacoota Inlet has breeding colonies of three species of tern, Caspian Tern *Hydroprogne caspia* Little Tern *Sterna albifrons*, and Crested Tern *Sterna bergii*. The forests around Mallacoota Inlet, particularly on the northern shore contain a large variety of terrestrial fauna including the Long-nosed Potoroo *Potorous tridactylus*, Long-nosed Bandicoot *Perameles nasuta* and Southern Emu-wren *Stipiturus malachurus* in the wet heath near the Inlet (Norris and Mansergh 1981). A large population of Ground Parrots lives near Howe Flat (Meredith and Isles 1980). The Eastern Bristlebird is restricted to Howe Flat. The population is about 50. This is the last remaining population of this species in Victoria. The Mallacoota Inlet is a very important breeding area for the White-bellied Sea Eagle. (DSE 2007)

There are several records of Diamond Python *Morelia spilota spilota* (Endangered - DSE 2003a, Listed - FFG Act 1988) in Coastal Heathland close to Mallacoota, one recorded as recently as 1997. There are also records of Powerful Owl from Double Creek (6 km north west of Mallacoota), and from the Shady Creek Bushland Reserve, as recently as 2003.

At Croajingolong National Park, 306 bird species, 52 mammal species, and 26 reptile species have been recorded. This high level of avian diversity represents about half of Victoria's and a third of Australia's total bird species. Six owl species live in the forests of Croajingolong National Park. The Park is significant for some faunal species whose distribution reaches its most southerly extent, such as the Green and Golden Bell Frog and the Diamond Python. Threatened species found in the park include the Ground Parrot, Eastern Bristlebird, Smoky Mouse, Grey-headed Flying Fox, and the Australian Fur Seal. Not surprisingly, this park is one of the most important conservation reserves in Victoria, and is one of the State's three Biosphere Reserves.

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

	Introduced	No. of threatened Fauna species#			Total
		EPBC	DSE	FFG	
Birds	7	3	18	37	209
Mammals	2	4	4	5	23
Reptiles	0	0	1	2	10
Frogs	0	1	0	2	10
Fish	0	0	0	1	69

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 Mallacoota

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Little Penguin	<i>Eudyptula minor</i>	M				
Stubble Quail	<i>Coturnix pectoralis</i>	M				
Painted Button-quail	<i>Turnix varia</i>					
Topknot Pigeon	<i>Lopholaimus antarcticus</i>					
White-headed Pigeon	<i>Columba leucomela</i>					
Brown Cuckoo-Dove	<i>Macropygia phasianella</i>					
Diamond Dove	<i>Geopelia cuneata</i>			L	NT	
Common Bronzewing	<i>Phaps chalcoptera</i>					
Brush Bronzewing	<i>Phaps elegans</i>					
Crested Pigeon	<i>Ocyphaps lophotes</i>					
Wonga Pigeon	<i>Leucosarcia melanoleuca</i>					
Buff-banded Rail	<i>Gallirallus philippensis</i>	M				
Purple Swamphen	<i>Porphyrio porphyrio</i>	M				
Eurasian Coot	<i>Fulica atra</i>					
Australasian Grebe	<i>Tachybaptus novaehollandiae</i>					
Hoary-headed Grebe	<i>Poliocephalus poliocephalus</i>					
White-faced Storm-Petrel	<i>Pelagodroma marina</i>	M			NT	
Short-tailed Shearwater	<i>Puffinus tenuirostris</i>	Mi,M				
Shy Albatross	<i>Thalassarche cauta</i>	VU,Mi,M	VU	L	VU	

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Great Cormorant	<i>Phalacrocorax carbo</i>					
Little Black Cormorant	<i>Phalacrocorax sulcirostris</i>					
Pied Cormorant	<i>Phalacrocorax varius</i>				NT	
Little Pied Cormorant	<i>Phalacrocorax melanoleucos</i>					
Darter	<i>Anhinga melanogaster</i>					
Australasian Gannet	<i>Morus serrator</i>	M				
Australian Pelican	<i>Pelecanus conspicillatus</i>	M				
Caspian Tern	<i>Sterna caspia</i>	Mi,M		L	NT	
Crested Tern	<i>Sterna bergii</i>	Mi,M				
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	
Red-kneed Dotterel	<i>Erythronyx cinctus</i>	Mi				
Masked Lapwing	<i>Vanellus miles</i>	Mi				
Grey Plover	<i>Pluvialis squatarola</i>	Mi,M			NT	
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				
Black-winged Stilt	<i>Himantopus himantopus leucocephalus</i>	Mi,M				
Eastern Curlew	<i>Numenius madagascariensis</i>	Mi,M			NT	
Whimbrel	<i>Numenius phaeopus</i>	Mi,M			VU	
Black-tailed Godwit	<i>Limosa limosa</i>	Mi,M			VU	
Bar-tailed Godwit	<i>Limosa lapponica</i>	Mi,M				
Common Greenshank	<i>Tringa nebularia</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	
Beach Stone-curlew	<i>Esacus neglectus</i>	Mi,M				
Australian White Ibis	<i>Threskiornis molucca</i>	M				
Straw-necked Ibis	<i>Threskiornis spinicollis</i>	M				
Royal Spoonbill	<i>Platalea regia</i>				VU	
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>					
Eastern Reef Egret	<i>Egretta sacra</i>	Mi,M				
Nankeen Night-Heron	<i>Nycticorax caledonicus hilli</i>	M			NT	
Striated Heron	<i>Butorides striatus</i>					
Black Bittern	<i>Ixobrychus flavicollis</i>			L	VU	

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Black Swan	<i>Cygnus atratus</i>	Mi				
Australian Shelduck	<i>Tadorna tadornoides</i>	Mi				
Pacific Black Duck	<i>Anas superciliosa</i>	Mi				
Chestnut Teal	<i>Anas castanea</i>	Mi				
Grey Teal	<i>Anas gracilis</i>	Mi				
Australasian Shoveler	<i>Anas rhynchotis</i>	Mi			VU	
Freckled Duck	<i>Stictonetta naevosa</i>	Mi		L	EN	
Hardhead	<i>Aythya australis</i>	Mi			VU	
Musk Duck	<i>Biziura lobata</i>	Mi,M			VU	
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	
Brahminy Kite	<i>Milvus indus</i>					
Whistling Kite	<i>Haliastur sphenurus</i>	Mi,M				
Black-shouldered Kite	<i>Elanus axillaris</i>	Mi				
Australian Hobby	<i>Falco longipennis</i>	Mi				
Peregrine Falcon	<i>Falco peregrinus</i>	Mi				
Brown Falcon	<i>Falco berigora</i>	Mi				
Nankeen Kestrel	<i>Falco cenchroides</i>	Mi,M				
Osprey	<i>Pandion haliaetus</i>	Mi,M				
Southern Boobook	<i>Ninox boobook</i>	M				
Powerful Owl	<i>Ninox strenua</i>			L	VU	
Barn Owl	<i>Tyto alba</i>					
Rainbow Lorikeet	<i>Trichoglossus haematodus</i>					
Musk Lorikeet	<i>Glossopsitta concinna</i>					
Little Lorikeet	<i>Glossopsitta pusilla</i>					
Glossy Black-Cockatoo	<i>Calyptorhynchus lathami lathami</i>		NT	L	VU	
Yellow-tailed Black-Cockatoo	<i>Calyptorhynchus funereus</i>					
Gang-gang Cockatoo	<i>Callocephalon fimbriatum</i>					
Galah	<i>Eolophus roseicapilla</i>					
Australian King-Parrot	<i>Alisterus scapularis</i>					
Crimson Rosella	<i>Platycercus elegans elegans</i>					
Blue-winged Parrot	<i>Neophema chrysostoma</i>	M				
Ground Parrot	<i>Pezoporus wallicus</i>		VU	L	EN	
Australian Owlet-nightjar	<i>Aegotheles cristatus</i>					
Dollarbird	<i>Eurystomus orientalis</i>	M				
Azure Kingfisher	<i>Ceyx azurea</i>				NT	
Laughing Kookaburra	<i>Dacelo novaeguineae</i>					
Sacred Kingfisher	<i>Todiramphus sanctus</i>	M				
Rainbow Bee-eater	<i>Merops ornatus</i>	Mi,M				
White-throated Needletail	<i>Hirundapus caudacutus</i>	Mi,M				
Fork-tailed Swift	<i>Apus pacificus</i>	Mi,M				
Pallid Cuckoo	<i>Cuculus pallidus</i>	M				
Fan-tailed Cuckoo	<i>Cacomantis flabelliformis</i>	M				

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Horsfield's Bronze-Cuckoo	<i>Chrysococcyx basalis</i>	M				
Shining Bronze-Cuckoo	<i>Chrysococcyx lucidus</i>	M				
Channel-billed Cuckoo	<i>Scythrops novaehollandiae</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>					
Leaden Flycatcher	<i>Myiagra rubecula</i>					
Restless Flycatcher	<i>Myiagra inquieta</i>					
Black-faced Monarch	<i>Monarcha melanopsis</i>	M				
Jacky Winter	<i>Microeca fascinans</i>					
Scarlet Robin	<i>Petroica boodang</i>					
Rose Robin	<i>Petroica rosea</i>					
Eastern Yellow Robin	<i>Eopsaltria australis</i>					
Golden Whistler	<i>Pachycephala pectoralis</i>					
Rufous Whistler	<i>Pachycephala rufiventris</i>					
Grey Shrike-thrush	<i>Colluricincla harmonica</i>					
Magpie-lark	<i>Grallina cyanoleuca</i>	M				
Crested Shrike-tit	<i>Falcunculus frontatus</i>					
Eastern Whipbird	<i>Psophodes olivaceus</i>					
Black-faced Cuckoo-shrike	<i>Coracina novaehollandiae</i>	M				
White-bellied Cuckoo-shrike	<i>Coracina papuensis</i>	M				
Cicadabird	<i>Coracina tenuirostris</i>	M				
Australasian Figbird	<i>Sphecotheres vieillotii</i>					
Spotted Quail-thrush	<i>Cinlosoma 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>					
White-browed Scrubwren	<i>Sericornis frontalis</i>					
Large-billed Scrubwren	<i>Sericornis magnirostris</i>					
Striated Fieldwren	<i>Calamanthus fuliginosus</i>					
Eastern Bristlebird	<i>Dasyornis brachypterus</i>	EN	EN	L	EN	
Little Grassbird	<i>Megalurus gramineus</i>	Mi				
Southern Emu-wren	<i>Stipiturus malachurus</i>					
Superb Fairy-wren	<i>Malurus cyaneus</i>					
White-browed Woodswallow	<i>Artamus superciliosus</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 erythrops</i>					
Mistletoebird	<i>Dicaeum hirundinaceum</i>					
Spotted Pardalote	<i>Pardalotus punctatus</i>					

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Dusky Antechinus (mainland)	<i>Antechinus swainsonii mimetes</i>					
White-footed Dunnart	<i>Sminthopsis leucopus</i>		DD	N	VU	
Common Brushtail Possum	<i>Trichosurus vulpecula</i>					
Common Ringtail Possum	<i>Pseudocheirus peregrinus</i>					
Yellow-bellied Glider	<i>Petaurus australis</i>		NT			
Sugar Glider	<i>Petaurus breviceps</i>					
Koala	<i>Phascolarctos cinereus</i>		NT			
Eastern Grey Kangaroo	<i>Macropus giganteus</i>					
Grey-headed Flying-fox	<i>Pteropus poliocephalus</i>	VU	VU	L	VU	
Bush Rat	<i>Rattus fuscipes</i>					
Swamp Rat	<i>Rattus lutreolus</i>					
House Mouse	<i>Mus musculus</i>					*
Dingo/Dog (feral)	<i>Canis familiaris</i>					
Fox	<i>Vulpes vulpes</i>					*
Southern Elephant Seal	<i>Mirounga leonina</i>	VU,M	VU			
Leopard Seal	<i>Hydrurga leptonyx</i>	M				
Southern Right Whale	<i>Eubalaena australis</i>	EN	VU	L	CE	
Humpback Whale	<i>Megaptera novaeangliae</i>	VU	VU	L	VU	
Common Dolphin	<i>Delphinus delphis</i>					
Eastern Snake-necked Turtle	<i>Chelodina longicollis</i>					
Jacky Lizard	<i>Amphibolurus muricatus</i>					
Lace Monitor	<i>Varanus varius</i>				VU	
Eastern Blue-tongued Lizard	<i>Tiliqua scincoides</i>					
White-lipped Snake	<i>Drysdalia coronoides</i>					
Eastern Tiger Snake	<i>Notechis scutatus</i>					
Red-bellied Black Snake	<i>Pseudechis porphyriacus</i>					
Black Rock Skink	<i>Egernia saxatilis intermedia</i>					
Yellow-bellied Water Skink	<i>Eulamprus heatwolei</i>					
Diamond Python	<i>Morelia spilota spilota</i>			L	EN	
unidentified copperhead	<i>Austrelaps sp.</i>					
Eastern Banjo Frog	<i>Limnodynastes dumerilii</i>					
Brown-striped Frog	<i>Limnodynastes peronii</i>					
Spotted Grass Frog	<i>Limnodynastes tasmaniensis</i>					
Haswell's Frog	<i>Paracrinia haswelli</i>					
Common Eastern Froglet	<i>Crinia signifera</i>					
Green and Golden Bell Frog	<i>Litoria aurea</i>	VU	EN	I	NT	
Brown Tree Frog	<i>Litoria ewingii</i>					
Peron's Tree Frog	<i>Litoria peronii</i>					
Whistling Tree Frog	<i>Litoria verreauxii verreauxii</i>					
Martin's Toadlet	<i>Uperoleia martini</i>					
Black Stingray	<i>Dasyatis thetidis</i>					
Short-headed Worm-eel	<i>Muraenichthys breviceps</i>					
Short-finned Eel	<i>Anguilla australis</i>					
Marbled Eel	<i>Anguilla reinhardti</i>					
Sprat	<i>Herklotsichthys castelnaui</i>					
Sandy Sprat	<i>Hyperlophus vittatus</i>					
Common Jollytail	<i>Galaxias maculatus</i>					

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
River Garfish	<i>Hyporhamphus regularis</i>					
Small-mouthed Hardyhead	<i>Atherinosoma microstoma</i>					
Silver Fish	<i>Leptatherina presbyteroides</i>					
Spotted Pipefish	<i>Stigmatopora argus</i>					
Wide-bodied Pipefish	<i>Stigmatopora nigra</i>					
Port Phillip Pipefish	<i>Vanacampus phillipi</i>					
Hairy Pipefish	<i>Urocampus carinirostris</i>					
Soldierfish	<i>Gymnapistes marmoratus</i>					
Southern Sand Flathead	<i>Platycephalus bassensis</i>					
Dusky Flathead	<i>Platycephalus fuscus</i>					
Port Jackson Chanda Perch	<i>Ambassis jacksoniensis</i>					
Estuary Perch	<i>Macquaria colonorum</i>					
King George Whiting	<i>Sillaginodes punctata</i>					
Southern School Whiting	<i>Sillago bassensis</i>					
Sand Whiting	<i>Sillago ciliata</i>					
Tailor	<i>Pomatomus saltatrix</i>					
Silver Trevally	<i>Pseudocaranx dentex</i>					
Eastern Australian Salmon	<i>Arripis trutta</i>					
Yellowfin Bream	<i>Acanthopagrus australis</i>					
Black Bream	<i>Acanthopagrus butcheri</i>					
Tarwhine	<i>Rhabdosargus sarba</i>					
Roach	<i>Gerres subfasciatus</i>					
Mulloway	<i>Argyrosomus hololepidotus</i>					
Luderick	<i>Girella tricuspidata</i>					
Mado	<i>Atypichthys strigatus</i>					
Old Wife	<i>Enoplosus armatus</i>					
Yelloweye Mullet	<i>Aldrichetta forsteri</i>					
Flat-tail Mullet	<i>Liza argentea</i>					
Sea Mullet	<i>Mugil cephalus</i>					*
Sand Mullet	<i>Myxus elongatus</i>					
Tupong	<i>Pseudaphritis urvillii</i>					
Bridled Goby	<i>Arenigobius bifrenatus</i>					
Half-bridled goby	<i>Arenigobius frenatus</i>					
Long-finned Goby	<i>Favonigobius lateralis</i>					
Tamar River Goby	<i>Afurcagobius tamarensis</i>					
Glass Goby	<i>Gobiopterus semivestitus</i>					
Swan River Goby	<i>Pseudogobius olorum</i>					
Large-mouth Goby	<i>Redigobius macrostoma</i>					
Striped Gudgeon	<i>Gobiomorphus australis</i>				NT	
Flathead Gudgeon	<i>Philypnodon grandiceps</i>					
Dwarf Flathead Gudgeon	<i>Philypnodon sp.</i>					
Long-snouted Flounder	<i>Ammotretis rostratus</i>					
Greenback Flounder	<i>Rhombosolea tapirina</i>					
Black Sole	<i>Synaptura nigra</i>					
Six-spined Leatherjacket	<i>Meuschenia freycineti</i>					
Yellow-finned Leatherjacket	<i>Meuschenia trachylepis</i>					
Velvet Leatherjacket	<i>Meuschenia scaber</i>					
Smooth Toadfish	<i>Tetractenos glaber</i>					
Globefish	<i>Diodon nichthemerus</i>					

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Eastern Blue Groper	<i>Achoerodus viridis</i>					
Crested Weedfish	<i>Cristiceps australis</i>					
Hardyhead	<i>Atherinosoma elongata</i>					
Butterfly Gurnard	<i>Lepidotrigla vanessa</i>					
Chinaman Leatherjacket	<i>Nelusetta ayraudi</i>					
Blue-throat Wrasse	<i>Notolabrus tetricus</i>					
Snapper	<i>Pagrus auratus</i>					
Larg-toothed Flounder	<i>Pseudorhombus arsius</i>					
Rough Leatherjacket	<i>Scobinichthys granulatus</i>					
Trumpeter Whiting	<i>Sillago maculata</i>					
Jack Mackerel	<i>Trachurus declivis</i>					
Mallacoota Burrowing Cray	<i>Engaeus mallacoota</i>					

Key:

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

CE – Critically endangered

End – Endangered

Vul – Vulnerable

CD- Conservation dependent

Mi – Listed on Migratory schedule

M – listed on Marine overfly schedule

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

NT – Near threatened

PK – Poorly known

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

L – Listed under the Act

T – Listed as a Threatening Process under the Act

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

CEn – Critically endangered

EN – Endangered

VU - Vulnerable

NT – Near Threatened

DD – Data Deficient

Feral: * - Introduced species

APPENDIX C – SUMMARY OF LAND USE ZONES

SUMMARY OF LAND USE ZONES

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

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

APPENDIX D - COMMUNITY CONSULTATION SUMMARY

MALLACOOTA

STAGE 1 CONSULTATION OUTCOMES

Public Meeting 18 January 2005 (70 people)

WHAT IS MALLACOOTA TO YOU?

- Natural assets, wilderness, forest and inlet
- Special place
- Low key charm

PRESSURES & ISSUES:

Environmental

- Finite supply of water
- Need to maintain Environmental integrity
- Currently there is a limited access to surrounding environs. Improvements need to occur so that walks etc are available within the park for both able and disabled people.
- Lake Entrance should remain open; more cooperation between government agencies needs to occur.
- Protection of environment and water quality should be a main priority
- Tip times?, improved recycling, community members are sceptical about whether recycling actually happens.

Development and Economic Factors

- Residential development is not sensitive to the "gem" value of the town.
- Development should be contained within the existing limits of the town.
- No significant commercial development, commercial development is not the answer and environmental assets need to be protected rather than just focusing on the dollar
- Tourism should be promoted all year round
- Money from the caravan park should be invested back into the town
- Abalone should be available in local restaurants
- Industrial area should be developed further

Services and Facilities

- Increased ageing population, increased and improved services required for the aging
- Nothing to do for the youth, many young people leaving the area
- Lack of facilities, for the arts, swimming, and surfing
- Common areas are degraded
- Boat Ramp- contentious issue....
- Wharf area needs improvement
- Public Toilets at Camping Ground need improvement

Road and Path Connections

- Entry is in the right location, some said the entrance could be improved/upgraded but generally people thought that it was adequate.
- Traffic and pedestrian conflicts, no footpaths and limited connections between activity centres
- No bike paths, pathways project was endorsed by the community and they wish for it to be constructed

- Parking at boat ramps and camping areas needs to be improved but needs to be sensitive to the environment. It should not be constructed for just for the peak season, but in keeping with the character of Mallacoota for the remainder of the year.
- Round-a-bout entrance into town is confusing
- Service lane road is confusing
- Street lighting needs to be improved
- Limited public transport to other local centres i.e. Eden and Bairnsdale
- Community had conflicting opinions on signage, some thought that it was adequate and that not all areas should be identified to the tourists while others thought that signage needed improvement.

SUMMARY OF ISSUES FROM JANUARY 2005 MEETING

Attendees at the Mallacoota public meeting in January 2005 highly valued the **natural assets** of Mallacoota and described the town as a **special place** with **low key charm**.

Specific views were expressed in relation to the following issues:

The natural environment: priority should be given to the protection of the environment and water quality; improved access to surrounding natural areas should be provided.

Development and economic factors: contain development within existing limits; commercial development must respect the environment; year round tourism is important.

Services and facilities: improved facilities for an ageing population required; opportunities for young people are inadequate; various public areas require improvement (boat ramp, wharf, camping ground).

Accessibility: resolve pedestrian/vehicle conflicts; improve footpath/bikeway connections; wayfinding is difficult and various intersections and signage require upgrading.

Overall, the community was concerned about the retention of local charm and the conservation of the environment. Expanded residential use and significant commercial development were not generally supported. Servicing the ageing population, pedestrian circulation and road safety 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 91 people with an interest in Mallacoota who completed the feedback form or made a submission on the project. Of these, 51% were working and 34% were retired. 69% of the respondents were permanent residents, while temporary residents (ie, holiday home owners) represented 22%.

The favourite aspects of Mallacoota identified by respondents included the peace and quiet, natural surrounds and the unspoilt environment.

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

- 1) Overdevelopment (43%).
- 2) Environmental conservation (30%).
- 3) Road safety (29%).

The top three suggested improvements for the town were to:

- 1) Give priority to pedestrian / bike circulation (52%).
- 2) Preserve visual and landscape aesthetics (39%).
- 3) Create adequate car parking (39%).

DESIGN WORKSHOP

The Mallacoota design workshop was held in June 2005 and attendees revised the draft vision for the township, discussed the values of the township and then worked through designs for four different projects identified within Mallacoota.

The projects workshopped were:

1. Mallaoota Pathways
2. Mallaoota Town Centre
3. Mallaoota Wharf Area
4. Mallaoota Community Centre

Groups within the workshop identified the values, threats and opportunities for each project and then developed proposals (including design principles and strategies) to address threats or utilise opportunities.

The ideas generated in the workshop have contributed to the settlement analysis and were used to inform the Master Plan proposals for Mallaoota.

MALLACOOTA

STAGE 2 CONSULTATION OUTCOMES

Feedback On Draft Settlement Report

Number of Responses: 35

Groups/Organisations responding: Friends of Mallacoota; Mallacoota Coast Action Coast Care Group; Gippsland Ports

MAJOR ISSUES RAISED & COMMENTS

VISION

Generally supported.

- Gateway interpretation - alternative Mallacoota is in the 'heart of wilderness'.
- 'Coastal dependent industries' has limits; preferred 'sustainable eco-tourism enterprises and industries are encouraged to support the towns economic development'. Or 'environmental dependent industries'
- Tense of vision? Confusing, should it be future tense.

OBJECTIVES

Generally supported

- Alternative required to 'wilderness gateway' - emphasise protection of pristine surroundings.
- Support for development and extension of pathways and bicycle links.
- Improved design and siting of buildings needs to be implemented.
- Query appropriateness of 'vibrant town centre' - prefer 'friendly, walkable town centre'.

STRATEGIES

- Concern with proposal for residential use on currently rural land between Karbeethong and National Park.
- Support for enhanced building guidelines and planning controls.
- Include 'restrict development on foreshore and retain its camping function and infrastructure'.

OTHER COMMENTS

- Master Plans generally supported.
- Shared pathways a priority.
- An effective well serviced town the aim rather than an expanded sprawl.
- Integrated development of business /commercial is supported.
- Provide for additional day visitors particularly visitors via boats.
- Key development site - vacant site Maurice Ave, adjacent to Greer Street - intent for radio station and Arts Council offices - donor stressed intent of donation for specific purposes.
- Business of town to focus on niche eco tourism activities, sustainability of tourism critical.
- Blue water strategy has issues and not totally supported.
- Potential for aquaculture industry has limits and concerns.
- Environment - wild fire protection and weed management need to be included in strategy.
- Practical limits in Mallacoota - water resource limits. Betka River catchment issues, logging in catchment area - long term limits on town.
- Strategies required for community / human services programs and infrastructure - youth centre, swimming pool, nursing centre, art gallery, etc.

PROPOSED ACTIONS FROM CONSULTATION

- Vision to be reviewed in relation to:
 - Use of term 'gateway';
 - 'Coastal dependent industries';
 - Reword as future tense.
- Proposed urban expansion area north of Karbeethong to be reviewed.
- Review issue of constraints on water supply capacity with East Gippsland Water.
- Discuss economic development issues with Council's Economic Development Manager.

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.

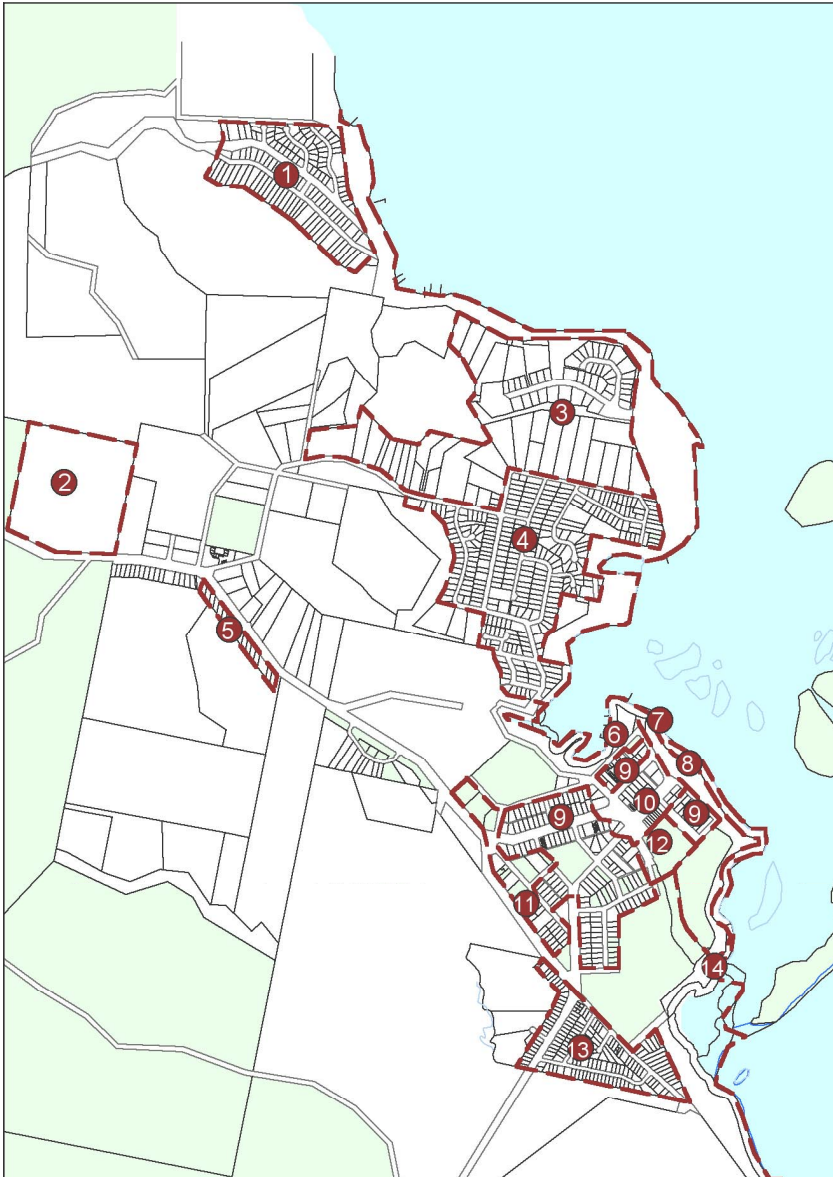
- Any siting and design guidelines prepared by the Victorian Coastal Council or Gippsland Coastal Board.
- The extent of any vegetation to be cleared and the impact of that clearance on the landscape setting of the locality.
- Whether there is a need for landscaping or vegetation screening.
- The extent 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

Mallacoota Design Guidelines



Character Zones:

- 1 **Karbeethong Residential Precinct**
Permanent homes, established gardens, substantial buildings.
- 2 **Western Rural Residential Precinct**
Undeveloped subdivision
- 3 **Stingray Point Residential Precinct**
Newer homes on larger lots with inlet views, high percentage of empty allotments awaiting development.
- 4 **Lakeside Residential Precinct**
Older permanent homes on smaller lots, most lots built on, minimal holiday accommodation.
- 5 **Town Fringe Residential Precinct**
Older style housing under trees.
- 6 **North Foreshore Precinct**
Characterised by jetties, wharves and agricultural land.
- 7 **Town Wharf Precinct**
Characterised by boating and caravan facilities, with excellent views over the water.
- 8 **Camp Park Precinct**
Characterised by caravan parking and picnic areas set under trees.
- 9 **Town Centre Residential Precinct**
Older permanent homes and holiday accommodation on smaller lots, most lots built on. Low key materials and modest building styles. No water views.
- 10 **Town Centre Commercial Precinct**
Shopping strip with cafes and a hotel, fragmented in structure with weak edges at the eastern end. Public areas are made up of an assortment of streetscape treatments and dominated by car parking.
- 11 **Civic Service Precinct**
Includes police, community service centre, senior citizens, general practitioner, Telstra, and other government departments.
- 12 **Community Recreation Precinct**
Open parkland with civic buildings.
- 13 **Develing's Residential Precinct Character**
Permanent homes with established gardens mix of mud brick and "coast shack chic" very few rental/ holiday accommodation units. Small lots and streets, mature tree canopy.
- 14 **Develing's Inlet Zone Precinct**
Characterised by a landscape of cliffs and steep slopes. Culturally significant to Aboriginal groups.



COASTAL TOWNS DESIGN FRAMEWORK

Mallacoota Design Guidelines

INTRODUCTION

The purpose of these guidelines is to encourage better site planning, building and design outcomes in the township of Mallacoota. 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 MALLACOOTA

"Mallacoota will remain a peaceful town connected to the surrounding natural environment, including the Inlet and National Parks. It will have a lively, walkable commercial centre, linking activity to the foreshore and wharf area. There will be sufficient community facilities for resident and visitor needs and pedestrian and bicycle links will enhance access throughout the town. Building design, materials and appropriate planting will reflect the coastal character of the town's setting. Mallacoota's setting within a wilderness area will be recognised and the town's environmental tourism role will further develop in a sustainable manner. Coastal related industries will be encouraged to support the town's economy."

COASTAL SPACES LANDSCAPE ASSESSMENT STUDY

Statement of Significance – Mallacoota Inlet and surrounds

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

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



Mallacoota Design Guidelines

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

Assessment: State Significance

DESIGN GUIDELINE OBJECTIVES

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

TOWNSHIP VALUED CHARACTER ELEMENTS

Residential Areas

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



Mallacoota Design Guidelines

Commercial Area

- Spacious layout and good accessibility.
- Elevated position in close proximity to the lake, ocean and foreshore.
- Close association of commercial and community uses and generally compact nature.

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 though 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 Policies.
- 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.



Mallacoota Design Guidelines

- While there is a place for new and old architecture in every context, coastal towns in Gippsland generally derive their character from the prevailing natural landscape and a built form of modest buildings with framed construction, coloured and clad to merge with the local natural landscape character. These are the attributes, expressed through contemporary architecture that the guidelines seek to encourage.
- Buildings should be sited to respect the amenity and privacy of neighbouring properties.

PARTICULAR CHARACTER ELEMENTS OF MALLACOOTA TOWNSHIP THAT SHOULD BE RESPECTED AND REINFORCED

Karbeethong Residential Precinct (Area 1)

This precinct has an established character of large permanent homes with established gardens on a north east slope overlooking the inlet. Any new houses should reinforce this character and gardens should include indigenous tree species to help blend with the adjoining national park. New buildings and landscape should be sited to ensure that the view to ridge line the from the inlet is predominately occupied by tree canopy rather than buildings.

Western Rural Residential Subdivision Precinct (Area 2)

This is a new area of cleared land that could set new standards for residential development in Mallacoota. Houses should have minimal footprint and be designed to high standards of energy efficiency. Consistent use of materials such as corrugated iron and timber cladding on light weight framing and use of the colourbond colour range is suggested. Standard suburban project homes especially those with extensive external masonry and mock period styles should be avoided. Street design and private gardens should favour indigenous planting themes with minimal hard surfacing. All storm water should be treated to a high standard through a purpose built wetland before it leaves the site.

Stingray Point Residential Precinct (Area 3)

This precinct is only partially developed. Reestablishment of vegetation on this mostly cleared land, especially the natural tree canopy, is important to the character of the area. New development should maintain and reinforce the natural landscape with new houses and landscaping designed to reinforce this character. Houses should have minimal footprint and be designed to high standards of energy efficiency. Consistent use of materials such as corrugated iron and timber cladding on light weight framing and use of the colourbond colour range is suggested. Standard suburban project homes especially those with extensive external masonry and mock period styles should be avoided. Street design and private gardens should favour indigenous planting themes with minimal hard surfacing. All storm water should be treated to a high standard through a purpose built wetland before it leaves the site.



Mallacoota Design Guidelines

Lakeside Residential Precinct (Area 4)

This precinct is already substantially established with varied permanent homes and gardens on smaller lots. The area is fairly exposed to long views from the town and inlet and needs more indigenous tree canopy to reduce its unfortunate visual impact. Street tree planting and native canopy trees in private gardens would be an advantage.

Town Fringe Residential Precinct (Area 5)

As this area is fully established no special guidelines are required.

North Foreshore Precinct (Area 6)

This area is public land and subject to detailed design and recommendations in the Master Plan design studies and Foreshore Management Plan. No additional guidelines required.

Town Wharf Precinct (Area 7)

This area is public land and subject to detailed design and recommendations in the Master Plan design studies and Foreshore Management Plan. No additional guidelines required.

Camp Park Foreshore Precinct (Area 8)

This area is public land and subject to detailed design recommendations in the Master Plan design studies and Foreshore Management Plan. No additional guidelines required.

Town Centre Residential Precinct (Area 9)

This area has established development including holiday accommodation of mixed standard design and quality. Quality redevelopment that provides increased accommodation, conceals car parking and has quality design is to be encouraged. Buildings to 3 levels or 9 metres could be appropriate. Front setback of minimum 6 metres and side setbacks of minimum 2 metres should be required to maintain area character and garden feel.

Town Centre Commercial Precinct (Area 10)

This area is subject to detailed design recommendations in the Master Plan design studies and Foreshore Management Plan.



Mallacoota Design Guidelines

Civic Service Precinct (Area 11)

This area is primarily public land. No guidelines required.

Community Recreation Precinct (Area 12)

This area is public land. No guidelines required.

Develing's Residential Precinct (Area 13)

As this area is fully established no special guidelines are required. Retention of the existing natural tree canopy is important. Additional tree planting and further development of indigenous ground flora is encouraged.

Develing's Inlet Precinct (Area 14)

This area is public land and subject to Foreshore Management Plan recommendations. No guidelines required.



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 Mallacoota 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 Mallacoota

Number of Submissions Received: 64

Issue	Response
<p>Vision A range of comments has been made, many presenting particular perspectives or emphasis on particular elements of the vision.</p> <p>New suggestion that there be reference to the importance of aboriginal cultural heritage in the Mallacoota township.</p>	<ul style="list-style-type: none"> • Consider reference to aboriginal cultural heritage. • Otherwise no change to the wording of the vision is proposed.
<p>Strategies A number of submissions made reference to the community identified need for the development of an aged care/accommodation facility in the town.</p>	<ul style="list-style-type: none"> • Some recognition of this need can be highlighted by the UDF.
<p>Strategy Plan Most concern has been raised in respect to the future development of the Buckland land for residential purposes, view that this is not appropriate.</p>	<p>Calculations to be carried out on future residential land supply potential to determine need for Buckland land rezoning. The rezoning and/or development of this property would only occur if demand exceeds the supply that can be extracted from the township, and would be subject to meeting all necessary environmental and servicing constraints.</p> <p>Foreshore walking path to be shown to full northern extent of township.</p>
<p>Master Plan Key concerns relate to the proposals for realignment of road entries to town (and there have been a number of suggestions/alternatives offered), rearrangement of parking and traffic movement in the commercial area of Maurice Ave, and the new entry to the Caravan Park.</p> <p>Concerns have also been raised about the encroachment of development onto the Greer Street Reserve and the location of the information centre and arts centre complex.</p> <p>Need for additional footpath in Dorrn Avenue.</p> <p>Some limited comment in respect to the provision of more intensive development in the town centre – up to three storeys.</p>	<p>1. MAURICE AVENUE CONCEPT DESIGN</p> <p>This design which was developed as a proposal that came forward from the community design workshop has been reviewed. Comments generally seem unnecessarily alarmist and based on a misunderstanding of the concept. Dimensions and layout as proposed have been re-checked and it is considered that the proposal represents a good and economical concept worth developing. Further detailed design work and consultation with the community would be required to develop the proposal further and to demonstrate the detail of how this would work.</p> <p>Parking assessment suggests that numbers remain similar between the existing condition and the proposed with a possible increase of 44 spaces through the development of Greer Street as shown. More parking could be accommodated by reducing the amount of central open space though this is not recommended because it appears the centre has adequate parking except in peak holiday periods when walking should be encouraged and when</p>

grass overflow car parks could be provided nearby. Additional parking can also be provided at the southern end of the Maurice Ave commercial area adjacent to the shops and integrating the current car park for the Community 'Mud Brick' Centre. There is a substantial area used informally for parking at present that could be made much more efficient.

The concept also provides increased pedestrian space at the cost of excess road circulation space.

Information Centre location

The concept of the provision on a new interpretive centre to introduce visitors to the region was supported during community consultation phases as an idea to be incorporated in the plan even though Parks Victoria currently have no plans for such a facility. This site is a key site created by the master plan at the heart of the centre and overlooking the inlet. We feel strongly that it should remain part of the master plan for long term implementation when the community and Parks Victoria are ready for it.

Camping ground entry location

The issue of frequent flooding of this area is acknowledged. When inspecting this issue on site we feel that the concept remains workable however in detailed design, new buildings would have to be located and/or set with floor levels above critical flood levels. This is a matter for detailed design when ground levels and flood levels are all available.

2. ENTRY ROAD AND ROUNDABOUT DESIGN

The concept roundabout design at the entry to the Maurice Ave commercial area needs reconsideration in a wider context of entry to the town and signage for visitors. This further consideration needs to include the section of Maurice Ave to Bruce Street and examine a range of traffic management and routing alternatives to meet all needs over the seasons. This is beyond the scope of the master plan and recommended as area for further detailed investigation by a traffic engineer working in conjunction with a skilled landscape architect.

Footpath to be shown in Dorron Ave.

No development is proposed to encroach onto the Recreation Reserve in Greer Street, the Master Plan only shows

	<p>development of private property in this location.</p> <p>Planning controls appropriate to the commercial area will be the subject of further work and development. The concept that more intensive development is suitable in the central part of Mallacoota is maintained.</p>
<p>Planning controls Some views expressed that the existing Design and Development Overlay be retained.</p>	<p>It is considered that the proposed controls represent a much better form of control for building height and other aspects of development impact. The current controls were only ever considered to be interim.</p>