



MARLO

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 MARLO

“Marlo will develop as a village with excellent facilities and a lively community hub, while retaining its character as a seaside holiday town looking out towards the river and ocean.

Marlo’s development will be contained to south of Healy’s Road and the town will look to Orbost for higher order services.

Residential streets will be lined with trees and established gardens that reflect the coastal character of the town.

Facilities and shops will be easily reached by walking or cycling and opportunities for high quality holiday accommodation will have been maximised in a way that is sensitive to the environment, and brings benefits to the permanent residential community.”

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

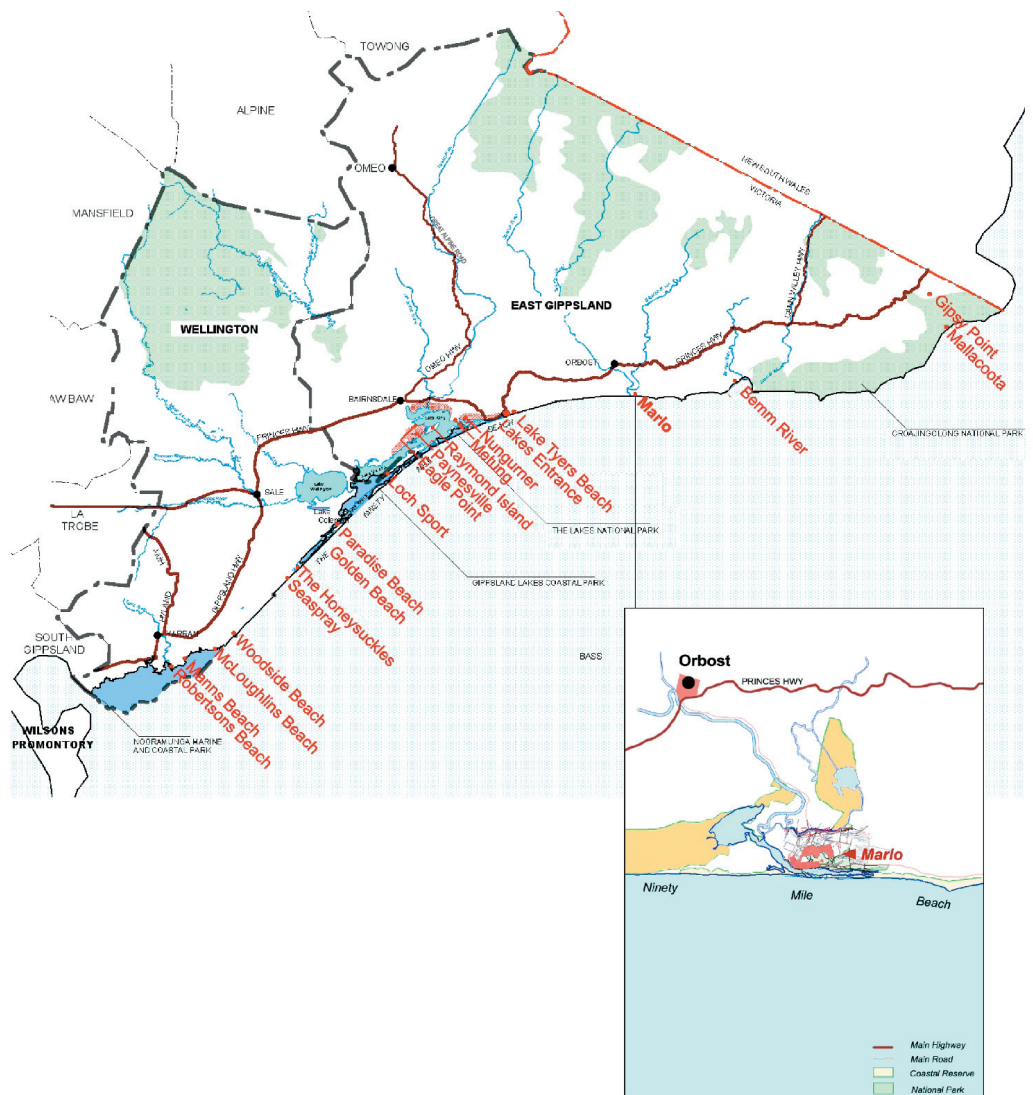
Each project will be informed by complementary work from other projects, as appropriate, including the Domestic Waste Water Management Plan in the Gippsland region, the Tourism Strategy in East Gippsland Shire and the Subdivision Strategy in Wellington Shire.

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 Marlo 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).



Entry to Marlo

3. SETTLEMENT STUDY AREA

3.1 REGIONAL INFLUENCES

Marlo is located in East Gippsland Shire, approximately 380 km from Melbourne. The town is situated 14 km south of Orbost on Marlo Road, where the Snowy River meets the sea.

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 Marlo are the following points:

- The ageing of the population requires particular services and generally slows the economy. This demographic change affects the types of activities undertaken within a town and the community dynamic.
- The “Seachange” phenomenon contributes to the ageing of the population. Seachangers also often seek part-time work or small business opportunities and sometimes have a relatively high level of disposable income due to the sale of assets. As new members of a community, seachangers often seek opportunities to become involved in townlife.
- Marlo has some potential for growth in the tourism sector, through the provision of experiences connected to the natural assets of the area, particularly the Snowy River.
- Development must not adversely impact upon the water quality of the Snowy River.
- 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

Marlo sits at the mouth of the Snowy River, south of Orbost. It is a holiday town as well as a residential area, partially operating as a satellite town to Orbost.

The mouth of the Snowy River is currently opposite the eastern edge of the town and out falls to Bass Strait. However, the township does not have a strong visual connection to either the river or the sea as the town sits on elevated land 10-20 metres above the river level. Nevertheless, water activities such as fishing are popular and certain elements within the town contribute to a nautical or marine theme.

The main access is via Marlo Road from the north and a sense of arrival occurs near Ward Street where the significant residential development commences. The settlement fans along the river with most dwellings located to the east along Marine Parade and Jorgensen Street. Another substantial residential pocket exists to the northwest of Argyle Parade.



Snowy River Foreshore

Argyle Parade is the main street and includes a small number of commercial uses (hotel, newsagent / post office, café) as well as visitor accommodation. There is no strong community focus, other than perhaps the hotel.

There have been some streetscape works undertaken in Argyle Parade and the 'triangle park' embodies the theme for the town that is being developed (eg, blue fencing).

There is a public reserve located between Marine Parade and Jorgensen Street and the caravan park sited further to the east is a significant use of land.

Some residential development is located to the north of the town centre and is generally at a lower density. Most dwellings complement the low key character of the town, with occasional newer houses capitalising on views and introducing contemporary design elements to the town.

Wetlands associated with the Snowy River exist to the west of the town and within 150 metres of Old Marlo Road. A significant area of public reserve containing wetlands and substantial natural vegetation borders the eastern and north eastern areas of the town.

3.2.2 Coastal Settlement Framework and Role

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

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

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

Based on this framework an overview of the role and development potential is provided in Appendix A. In this context the future for Marlo in relation to the other coastal towns within the study area is as a **Village likely to experience minor expansion within the existing area**. Some of the attributes of a Village include a population of between 200 and 500 people, very limited commercial and community services and a community hall.

3.2.3 Population Profile

Marlo is a recognised Urban Centre and the ABS Census estimated the population in 2001 to have been 325 persons. The male female ratio is 0.84:1.

Over the fifteen years to 2001 the population of Marlo grew at an average annual rate of 0.7%, the same as for the Shire of East Gippsland. If



Argyle Parade street treatment



Caravan park near foreshore

this growth rate was to be maintained, the population would reach 400 persons by 2031. There is little reason to suggest the growth rate would change dramatically over the foreseeable period.

Of Marlo's 268 dwellings, 118 were unoccupied on Census night, an unoccupied dwelling rate of 44.0%, this underscores the importance of the area as a holiday centre. The average number of persons per occupied dwelling was a relatively high 2.3. If all the local dwellings were to be occupied at this rate the population would swell to around 625 persons, though it is likely the average number of persons per dwelling would increase during the peak season. Hence a peak population of 800 to 1000 persons could be expected.

If the ratio of persons per dwelling fell to around 2.0, in line with State based trends, the demand for new dwellings in the forecast period would total 40 units. After allowing for the demands of holiday makers on the basis of current unoccupied dwelling rates this would rise to a total increase of 54 dwelling units by 2031.

The median age of Marlo's resident population is estimated at 41 years equivalent to the Shire average, 17.8% of the residents are aged 65 years or over, the rural Victorian average is 14.3%. The employment participation rate (59.8%) was higher than the Shire average (54.6%) and the local unemployment rate at 7.6% was lower than the Shire average. The ratio of employed persons per 100 residents was 44.9 compared to a Shire average of 37.6.

Most residents were employed in the Agriculture Forestry and Fishing industry (16.4%), though this was closely followed by education (15.7%). Presumably most of these people would be employed in Orbost. The tourism related sectors employed a total of 18.9% of residents (Accommodation Cafes and Restaurants 11.3%, Cultural and Recreation Services 1.9% and Personal Services 5.7%).

The town's population is relatively well educated with 21.4% of the residents having a degree or higher qualification compared to 10.8% for the Shire. The ratio of persons with other qualifications was slightly lower than the Shire average.

The weekly income levels of the local population are similar to those of the Shire in general. If anything Marlo's income levels are slightly lower on an individual and household basis but higher when calculated on a family income basis.

3.2.4 Natural Resources

General Description

Marlo is located in the East Gippsland Lowlands Bioregion. Within the township environs is the William Hunter Flora and Fauna Reserve. Nineteen kilometres to the east of Marlo lies the Cape Conran Coastal Park which covers 11,700 hectares of coastal wilderness and fronts 60 kilometres of isolated sandy beaches facing south over Bass Strait. To the west of Marlo is the Ewing Marsh Wildlife Reserve.

Flora Values

The indigenous vegetation of Marlo has been substantially cleared for agriculture (mostly stock grazing) but some large tracts of forests and woodlands remain and these are generally of high quality. Little modification of the original structure and floristic composition has occurred to most remnant vegetation, with the exception of the immediate coastal strip around the town. This is highly weed-invaded, mostly by plant species which have 'escaped' from cultivation.

The vegetation around Marlo is diverse, with six Ecological Vegetation Classes (EVCs) mapped (see Appendix B – Environmental Detail).¹ The largest block of indigenous vegetation is in the William Hunter Flora and Fauna Reserve with residential development currently on three sides of the reserve. The reserve supports populations of several rare orchid species of National and State significance. An increased extent and / or density of residential development around William Hunter Flora and Fauna Reserve is likely to compromise its flora and fauna values and pose major direct and indirect threats, for example from hydrological modifications, nutrient enrichment, weed invasions, increased visitor / user-related impacts, and introduction of Cinnamon Root Rot Fungus.

A large number of indigenous trees from the former forest and woodlands (notably Southern Mahogany) have been retained in pastures and in road reserves, and within the town. These have very high landscape values, as well as fauna habitat values and efforts should be made to retain and protect these trees within an urban context via the appropriate planning controls. Considerable recruitment of indigenous trees and other woody vegetation has also occurred in pasture to the east of William Hunter Flora and Fauna Reserve, in association with low-density residential development. This vegetation will have high fauna habitat and landscape values as it matures.

There is ample cleared agricultural land around Marlo, permitting residential and commercial development. In this low-relief landscape with impeded drainage where wetlands and swamp shrublands have developed in a forest or woodland matrix, it is important to ensure that hydrological modifications resulting from development do not compromise these habitats. As noted above, tree protection is an important issue in relation to proposed development. Nutrient discharge into the estuary of the Snowy River (eutrophication), primarily from stormwater runoff, is also an important consideration in respect of residential and commercial development.

Fauna Values

Marlo lies to the east of the Ewing Marsh Site of Zoological Significance in East Gippsland. The western side of the Ewing Marsh area contains the southern-most records of the migratory Scarlet Honeyeater, Lewin's Rail, White-footed Dunnart, and the only area of the east coast and Victoria where the Square-tailed Kite is observed regularly.



Vegetation adjacent to Snowy River

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

The foredunes to the west of Marlo are located in a part of coastal Victoria where the vegetation complex on the foredunes remains unharmed by campers and the introduced species House Mouse and Black Rat. The native mammal species in the foredune vegetation include the Dusky Antechinus, Long-nosed Potoroo and Swamp Rat. This area is particularly important for the Masked Owl.

There are records of Ground Parrot in the area surrounding Marlo, with a fairly recent record from Cape Conran. The rocky promontory of Cape Conran is a regular roosting site for many seabirds, especially cormorants.

The Snowy River estuary is a significant breeding site for shorebirds, notably Little Terns, Fairy Terns and Hooded Plovers which are all listed threatened species.

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

Vegetation Quality

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

The quality of vegetation in and around Marlo has been classified as follows:

High Quality Vegetation Areas - (High development constraints)

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

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

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

Plan 1 Marlo Vegetation Quality Plan indicates that there is ample cleared agricultural land around Marlo permitting residential and commercial development. In this low-relief landscape with impeded drainage where wetlands and swamp shrublands have developed in a forest or woodland matrix, it is important to ensure that hydrological modifications resulting from development do not compromise these habitats.

As noted above, tree protection is an important issue in relation to proposed development. Nutrient discharge into the estuary of the Snowy River (eutrophication) is also an important consideration in respect of residential and commercial development.

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 Marlo area, there exist:

- One known pre-contact Aboriginal heritage value site;
- One known historic site with Aboriginal heritage values;
- Six Register of the National Estate listings:
(Corringle Slips, Corringle Road, Marlo;
Lake Curlip Geological Area, Halls Track, Marlo;
Lake Curlip State Game Reserve and Adjacent Area, Marlo;
Mount Raymond, Princes Highway, Marlo;
Point Ricardo Geological Area, Marlo; and
Snowy River Entrance Geological Area, Cape Conran Road, Marlo);
- No listings with Heritage Victoria; and
- No sites covered by the Heritage Overlay in the East Gippsland Planning Scheme.

Under Part IIA of the Commonwealth Aboriginal and Torres Strait Islander Heritage Protection Act 1984, Marlo is associated with the Moogji Aboriginal Council East Gippsland Incorporated.

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

It is important to note that a detailed survey of cultural heritage values has not been undertaken in Marlo and the potential for further (unrecorded) Aboriginal heritage sites to occur 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 Marlo.

4. PLANNING AND DEVELOPMENT CONTEXT

4.1 STATE / REGIONAL PLANNING POLICY

Various policies for the State and region are applicable to Marlo. 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.

Built Environment

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

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

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

4.1.2 Climate Change and Sea Level Rise

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

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

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

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

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

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

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

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

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

4.2 EAST GIPPSLAND PLANNING SCHEME

4.2.1 Municipal Strategic Statement

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

Key policies contained in the MSS relevant to Marlo include:

- Encourage nature-based tourism on public and private land.
- Encourage agencies to upgrade management of visitor impact on river frontages used extensively for recreation.
- Encourage the provision of tourism facilities and public amenities in appropriate locations.
- Encourage development of a range of types and scales of tourist accommodation options.
- Encourage good design in relation to new tourist facilities and other areas so that they relate well to the natural environment.
- Improve water quality in rivers, coastal estuaries and lakes through the management of stormwater and sewerage effluent disposal.
- Protect and enhance the visual and environmental qualities of lakeshore and river frontage areas.

- Direct major development in coastal areas to the ‘activity nodes’ defined in the Victorian Coastal Strategy.
- Permit new residential development in suitably zoned land where it is able to be serviced with reticulated water, sewerage and drainage.
Other specific strategies included in 21.06 Strategies for Sub-regions, Towns and Localities, provide that Marlo:
- Retain its existing roles as a dormitory area for Orbost and also as an important tourism centre particularly for water and nature based activities.
- Support the significant residential community’s need for recreation, education and other community services / facilities.
- Encourage infill development rather than expansion.
- Recognise the town’s tourism potential and enhance the existing role in keeping with the character of the town.
- Retain the village character and protect the landscape and environmental values of the river and foreshore edges.
- Retain the current set backs on the north side of Marine Parade and Willis Avenue, by means of a Design and Development overlay.

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 Marlo 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

Marlo has significant areas of Residential 1 Zone (R1Z) land along Marine Parade, Jorgensen Street and Argyle Parade, as well as a pocket located on Marlo Road near Healeys Road.

Rural land (RUZ1) separates the pocket of R1Z from the other areas and there is a large tract of public land (Public Conservation & Resource Zone - PCRZ) located to the east of the town. To the northeast of the PCRZ area is land zoned Low Density Residential (LDRZ) and these houses are quite removed from the town centre.

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

Refer Plan 2A Marlo Zoning Plan (DSE 2006).

Residential development of some of the RUZ1 land to the north of the existing developed area would facilitate infill development in accordance with strategic policy and the continuance of the dormitory role of the town.

4.2.4 Overlays

Design and Development Overlay 3 (DDO3) - Streetscape, Marine Parade, Marlo

DDO3 is designed to protect the existing Marine Parade streetscape and views to and from the coast. There is a front setback requirement of 7.5 metres and a one storey height limit, or a permit is required. This overlay applies to all properties fronting Marine Parade.

Land Subject to Inundation Overlay (LSIO)

The LSIO affects a small number of private properties located on the Snowy River edge of Beach Road, south of Stewart Street. It also affects RUZ land to the west of Old Marlo Road extending into the flood plain of the Brodrigg River. The Overlay ensures that inappropriate development does not take place within the flood plain.

Refer Plan 2B Marlo Overlay Controls Plan (DSE 2006).

The current controls do not provide for vegetation protection and there is little consideration of character except for the limited DDO3 provisions. While most of the existing R1Z land has been developed there are important remnant tree specimens of importance to the local landscape.



Recent housing development





Dwelling that reflects bushland character



Limited view across Snowy River from Argyle Parade

Some potential development areas, eg between Old Marlo Road and Orbost Road contain valuable individual trees as does the Old Marlo Road Reserve. Consideration also needs to be given to building design guidelines to facilitate specified outcomes in priority areas such as Argyle Parade.

4.3 DEVELOPMENT SUMMARY

4.3.1 Building Approvals

There were 46 building permits issued for new dwellings in Marlo between 2000 and 2004. This rate of development (3.4%pa) is significant considering the dwelling base and is higher than Lake Tyers or Mallacoota. The town's popularity as a residential dormitory and holiday destination is reinforced by this growth rate.

4.3.2 Land Supply

The residential areas around Argyle and Marine Parades are largely developed. The R1Z area located on Marlo Road near Healeys Road is only partially developed and there exist opportunities for further housing and infill within this parcel of land in accordance with planning policy.

The rural areas immediately adjacent to the town offer opportunities for expansion and present no significant constraints to development. The town could significantly increase in size, based on land suitable for development.

4.3.3 Infrastructure

Marlo has reticulated water and sewerage, provided by East Gippsland Water. The sewerage is pumped back to Orbost / Newmerella.

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:

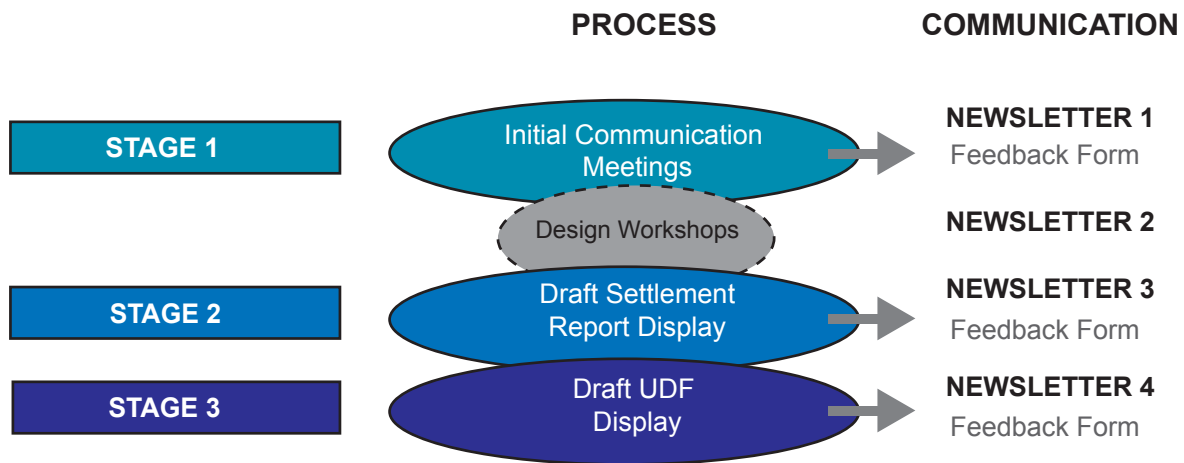
Stage 1: Initial Community Meetings and feedback

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 Marlo community in Stages 1 and 2 of the consultation process is provided in Appendix D – Community Consultation Summary.

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

<p>Stage 1</p> <p>Marlo</p> <p>Key Issues from Initial Public Consultation</p> <p>(Approximately 60 people attended the consultation meeting and 28 submissions were received)</p>	<p>Community Values</p> <ul style="list-style-type: none"> • Water access and nautical associations. • Village atmosphere related to its small scale and quietness. • The unspoilt natural environment surrounding the town. <p>Key Issues</p> <ul style="list-style-type: none"> • Public areas require improvement – foreshore, commercial area, parks. • Manage traffic flow through the town and improve safety. • Maintain the scale and character of the town. <p>Priority Improvements</p> <ul style="list-style-type: none"> • Better and safer circulation for bicycles and pedestrians. • Improve fishing facilities and river / beach access. • Improve road traffic circulation.
<p>Stage 2</p> <p>Marlo</p> <p>Draft Settlement Report Feedback</p> <p>(15 submissions were received)</p>	<p>Major Issues</p> <ul style="list-style-type: none"> • Improvements to road system required. <p>Other Comments</p> <ul style="list-style-type: none"> • Community Hall needed. • Provide for Low Density Residential Zone on west side of Old Marlo Road.



Community meeting January 2005

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



Contemporary dwelling illustrative of local character

The residential character of Marlo is fairly low key, with some contemporary architectural examples. The town is relatively flat and has an open feel as there are few significant stands of vegetation within the township. Streets are generally devoid of tree planting and the introduction of suitable tree planting could provide shade and reinforce the residential character.

The commercial uses within Marlo are small in number and meet local demands only, while Orbost provides higher order goods and services. The location of these uses is disjointed. There exists a small hub near the main intersection, where Marlo Road, Argyle Parade and Marine Parade all meet. This node is dominated by a general store / take-away food shop. Further along Argyle Parade are located a number of other shops, as well as the Hotel and this area forms the second commercial node.

The relationship between the Marlo Hotel and Argyle Parade could be further developed to enhance the role of this area. New commercial development should be located in Argyle Parade to create a cohesive town centre. However, power lines along Argyle Parade are visually intrusive. In addition, Argyle Parade is not particularly pedestrian-friendly and safety is an issue in this area. Car parking also needs to be addressed.

Residential development is largely focused around the town centre, although dwellings continue a fair distance to the east along Marine Parade and there is a pocket of development located south of Healeys Road to the north of the town. In addition, the low density subdivision to the northeast of the town is removed from other development and does not optimise the use of existing infrastructure. Future development should be in locations that contribute to the consolidation of the town and arrest the present sprawl.

Despite Marlo's position on the Snowy River and proximity to Bass Strait, there are few visual connections to the river or ocean and little 'sense of place'. The town character should reflect this idyllic location and capitalise on the natural surrounds.

Some public infrastructure in Marlo (eg, signage, benches) has been themed appropriately and this contributes positively to the public realm. There is however, some diversity of views in relation to the suitability of the design treatment for the Triangle Park area. A consistent design theme is important to reinforce a strong identity for Marlo.



Design theme at 'triangle park'

7.1.2 Environment

The flood prone wetlands that fringe the western and northern areas of the town in combination with the extensive areas of public reserve to the east and north east that contain high quality natural vegetation are an effective limitation to future development around the town.

The William Hunter Flora and Fauna Reserve is a key environmental asset within the town and must be protected.

The Snowy River is of great environmental significance and the effect of development on the river, including drainage from Marine Parade, is an important issue. Remnant trees in new development areas are important to retain as are significant trees in existing development areas.

7.1.3 Activities

Marlo is predominantly a residential settlement. There is some tourism and the caravan parks and motels cater to this demand. Boating occurs although access to the ocean is limited at this location and access is generally obtained at Cape Conran instead.

The few commercial uses are essentially convenience retailing, while the Hotel is a significant asset in a strategic location. The Hotel and adjacent vacant land both present opportunities for redevelopment / development and could enhance the range of activities within the town.

The development of a community facility that would function as a hub for the people of Marlo and focus the town centre would be a significant asset. The Snowy River and ocean lookout points should be enhanced.

The Lighthouse Reserve is an attractive community area that provides an opportunity for a look-out to be constructed.



Commercial development in Argyle Parade

7.1.4 Movement and Access

Entry to Marlo may be via either Marine Parade (Marlo – Cape Conran Road) from the east or more commonly, via Marlo Road from the north. Together with Argyle Parade, these roads form the basis of the road network and there exist a few residential streets in addition. The current road configuration through the town isn't conducive to slowing traffic speed and does not encourage visitors to the commercial area or foreshore.

Walking and cycling are not adequately provided for within the town. There are virtually no footpaths and people have little opportunity to safely and comfortably walk along most streets. Argyle Parade, which is the centre of activity, has some pedestrian / vehicle conflict issues. Pedestrian access and amenity needs to be improved throughout the town.

Access to the foreshore for both pedestrians and vehicles is difficult and some erosion has occurred on existing access routes. Design improvements are required to allow for the continued use of this area and enhance its appearance.

More effective signage is needed to assist visitors with wayfinding around the town entry and to the beach and boat launching access.



Community facilities at significant intersection

8. STRATEGIC FRAMEWORK

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

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

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

8.1 VISION

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

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

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

“Marlo will develop as a village with excellent facilities and a lively community hub, while retaining its character as a seaside holiday town looking out towards the river and ocean.

Marlo’s development will be contained to south of Healy’s Road and the town will look to Orbost for higher order services.

Residential streets will be lined with trees and established gardens that reflect the coastal character of the town.

Facilities and shops will be easily reached by walking or cycling and opportunities for high quality holiday accommodation will have been maximised in a way that is sensitive to the environment, and brings benefits to the permanent residential community.”

8.2 KEY OBJECTIVES AND STRATEGIES

OBJECTIVE 1:

To create an attractive town centre.

STRATEGIES:

- 1.1 Encourage new commercial uses to locate on Argyle Parade to consolidate commercial enterprise.
- 1.2 Reconfigure the Marlo Road/Argyle Parade intersection to slow through traffic and direct visitors to the commercial centre/foreshore.
- 1.3 Establish a community centre that would function as a hub and could be used for meetings, functions, exhibitions.
- 1.4 Increase visual connections to the Snowy River and Bass Strait.
- 1.5 Improve links to the foreshore and the function and utilisation of the boat ramp area.
- 1.6 Undertake streetscape improvements to Argyle Parade, including underground powerline relocation.
- 1.7 Introduce a common and appropriate signage and street furniture theme.
- 1.8 Provide natural environment and cultural heritage interpretation opportunities.



Enhance Argyle Street precinct

OBJECTIVE 2:

To improve pedestrian circulation and safety.

STRATEGIES:

- 2.1 Establish connections to the foreshore south of Marine Parade.
- 2.2 Create a dual use path through the town connecting the town centre, foreshore and caravan park and include access to public reserve to the northeast.
- 2.3 Develop a shared use (bicycle/pedestrian) link to Orbost.



Modify entry to foreshore and commercial area

OBJECTIVE 3:

To enhance the town character.

STRATEGIES:

- 3.1 Introduce street tree planting into existing residential streets without adversely impacting on views.
- 3.2 Ensure the retention of significant trees in new development areas and require street tree planting schemes as part of subdivision development approvals.



Existing housing character



Prime location of Marlo Hotel and adjacent vacant land

- 3.3 Protect the scale and character of the residential areas in the 'old town' area. Provide a set of residential development design guidelines applicable to the unique character of Marlo.
- 3.4 Ensure a mechanism in the planning scheme will allow for the use of these guidelines to assess planning permit applications.
- 3.5 Provide for the future comprehensive residential development of land to the east of Marlo Road and north of Ward Street. Development at slightly higher densities may be considered in order to contain the development of the town.
- 3.6 Consider Rural Zone areas to the west of Marlo Road for residential development only when subdivision and development of the existing town and short term expansion areas warrants further land supply.
- 3.7 Contain low density residential development to those areas proposed for that purpose on the Strategy Plan.
- 3.8 Reinforce the entry to Marlo with appropriate signage and landscaping at the Healy's Road/Marlo Road and Marine Parade / Mills Street intersections.

Further documentation is provided in Plan 4 Marlo Strategy Plan.

8.3 KEY DEVELOPMENT SITES

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

- Some vacant sites in Argyle Parade, which are suitable for commercial development.
- Vacant land adjacent to the Hotel.

9. IMPLEMENTATION

9.1 INTRODUCTION

The Urban Design Framework for Marlo 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 Marlo 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 Marlo. 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

The Master Plan for Marlo proposes a series of developments in the public and private realm that will enable the commercial area to develop more effectively while at the same time strengthening its relationship with the foreshore. Both areas are enhanced so that the area will better serve residents and visitors alike. Re alignment of Marlo Road is considered to be a key strategy to create a new town entry and better manage traffic through the town.

1 Modification of Marlo Road

This design suggests the reconfiguration of Marlo Road to intersect with Argyle Parade in the form of a roundabout. This has benefits for the town including slowing through traffic and bringing passing vehicles to a point where they can view the town centre and easily enter if they choose. The approach treatment of a wide tree lined median will enhance the entry and frame views into the town and to the water beyond. Recovered road reserve could be used for open space or other forms of development that add to the amenity of the town centre. The existing business could be retained with a new car park as shown or relocated to relate better to Marlo Road and Argyle Parade. The future refinement of this concept should include an investigation of alternative intersection treatment to determine the optimum arrangement for traffic movement and pedestrian safety.

2 Improvement of Argyle Parade

This street would be upgraded within the existing reservation by removing overhead powerlines and developing wide landscaped footpaths that connect directly to the foreshore.

3 Redevelopment on the north edge of Argyle Parade

Two to three level mixed-use development is encouraged on designated sites provided that adequate public and occupier parking is provided to the rear. Ground level frontages should have active commercial, community or office uses. Upper levels to be residential accommodation or office use.

4 Redevelopment on the south edge of Argyle Parade

Two to three level mixed use development is encouraged on designated sites provided that adequate public and occupier parking is provided to the rear. Ground level frontages should have active commercial, community or office uses. Upper levels to be residential accommodation or office use. Parking areas for these sites should integrate with parking on the Hotel site.

5 Marlo Hotel

The Marlo Hotel and its setting is iconic to Marlo. The front and side building facades need to be retained, as does the open front lawn and south westerly views. We propose integrating new car parking and pedestrian pathways into this site.

6 Possible Marlo Hotel development site

The sector of the Hotel site to the south of the Hotel and proposed new public walkway could be developed for medium density visitor accommodation or private housing. One or two level buildings could be developed on this site provided perimeter vegetation is established to screen views to this development from the Hotel.

7 Argyle Parade and Foreshore Road

Foreshore Road is a substantially undeveloped reservation that we propose to improve to provide better car access to the foreshore, effectively creating a T intersection at the top of the embankment.

8 New stairway and view axis

Views along Argyle Parade need to be opened to the water and a new stepped promenade is suggested continuing the northern footpath directly down to the water's edge. This can be achieved with an enhanced indigenous landscape. An alternative, (all abilities,) walkway is proposed from the top of these stairs down to the proposed new waters edge promenade to the north of the fishing club building.

9 Northern foreshore open space

This area is currently underused and in poor condition. It has potential for further development for public use while also developing its conservation values. The extension of Foreshore Road to loop through this area provides opportunities for carefully sited parking and picnic facilities. Walking paths and careful revegetation will also add to its attraction. The Fishing Club building could be restored and activated for a range of public and/or commercial uses.

10 New shared path system through residential areas

Improve pedestrian / cycle connections through residential areas with a new 2.5 metre bitumen or concrete shared path.

Refer Plan 5 Marlo Master Plan and Plan 4 Strategy Plan (item 10 only).

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 public sector (2006)	Anticipated cost private sector (2006)	Project priority
1. Modification of Marlo Road	\$763,140		Low
2. Improvement of Argyle Parade	\$1,561,504		Medium
3. Redevelopment on the north edge of Argyle Parade		\$3,000,691	Medium
4. Redevelopment on the South edge of Argyle Parade		\$4,495,064	Medium
5. Marlo Hotel		\$279,974	High
6. Possible Marlo Hotel development site		\$7,137,200	High
7. Argyle Parade and Foreshore Road	\$1,312,199		Medium
8. New stairway and view axis	\$108,990		Medium
9. Northern foreshore open space	\$877,982		High
10. New shared path system through residential area	\$1,623,188		High
TOTALS	\$6,247,003	\$14,912,929	

9.3 PLANNING SCHEME PROVISIONS

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

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

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

Manage development of Marlo 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

Amend the Rural Zone 1 to the north of Ward Street on the eastern side of Marlo Road to Residential 1 Zone. Future consideration should be given to the definition of a Business 1 zone in Argyle Parade to facilitate the commercial consolidation of this area.

9.3.3 Overlays

Delete Design and Development Overlay Schedule 3 from the Marine Parade area 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, excluding the area in the Saleni Drive locality.

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 Marlo in relation to the other coastal towns within the study area is as a **Village likely to experience minor expansion within 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)

MARLO

Municipality – Shire of East Gippsland

Marlo, in the East Gippsland Lowlands Bioregion, is located on the northern shore of the Snowy River where it flows into Bass Strait. Within the township environs is the William Hunter Flora and Fauna Reserve. Nineteen kilometres to the east of Marlo lies the Cape Conran Coastal Park which covers 11,700 ha of coastal wilderness and fronts 60 km of isolated sandy beaches facing Bass Strait. To the west of Marlo is Ewing Marsh Wildlife Reserve.

Flora values

The indigenous vegetation of Marlo has been substantially cleared for agriculture (mostly stock grazing) but some large tracts of forests and woodlands remain and these are generally of high quality. Little modification of the original structure and floristic composition has occurred to most remnant vegetation, with the exception of the immediate coastal strip around the town. This is highly weed-invaded, mostly by plant species which have 'escaped' from cultivation.

The vegetation around Marlo is diverse, with seven Ecological Vegetation Classes mapped (see below). The largest block of indigenous vegetation is in William Hunter Flora and Fauna Reserve in the precincts of Marlo, with residential development currently on three sides of the reserve. The reserve supports populations of several rare orchid species of National and State significance (Carr 1988a,b). An increased extent and/or density of residential development around William Hunter Flora and Fauna Reserve is likely to compromise its flora and fauna values and pose major direct and indirect threats, for example from hydrological modifications, nutrient enrichment, weed invasions, increased visitor/user-related impacts, and introduction of Cinnamon Root Rot Fungus (Carr 1988a,b).

A large number of indigenous trees from the former forest and woodlands (notably Southern Mahogany, *Eucalyptus botryoides*) have been retained in pastures and in road reserves, and within the town. These have very high landscape values, as well as fauna habitat values and efforts should be made to retain and protect these trees within an urban context via the appropriate planning controls. Considerable recruitment of indigenous trees and other woody vegetation has also occurred in pasture to the east of William Hunter Flora and Fauna Reserve, in association with low-density residential development. This vegetation will have high fauna habitat and landscape values as it matures.

There is ample cleared agricultural land around Marlo permitting residential and commercial development. In this low-relief landscape with impeded drainage where wetlands and swamp shrublands have developed in a forest or woodland matrix, it is important to ensure that hydrological modifications resulting from development do not compromise these habitats. As noted above, tree protection is an important issue in relation to proposed development. Nutrient discharge into the estuary of the Snowy River (eutrophication) is also an important consideration in respect of residential and commercial development.

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

Ecological Vegetation Classes	
EVC	Conservation status
Heathy Dry Forest	LC
Coastal Dune Scrub Mosaic	LC
Coastal Saltmarsh	D
Banksia Woodland	LC
Littoral Rainforest (Damp Sands Littoral Rainforest floristic community).*	E
Riparian Scrub Complex	LC

Key:

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

* Mapped by DSE as Riparian Forest/Warm Temperate Rainforest Mosaic

Table B1 Fauna species recorded within a 5km radius of Marlo

Rare or Threatened Flora				
Common Name	Scientific Name	EPBC	DSE	FFG
Cabbage Fan-palm	<i>Livistona australis</i>		v	
Leafy Twig-sedge	<i>Cladium procerum</i>		r	
Orange-tip Finger-orchid	<i>Caladenia aurantiaca</i>		r	
Spurred Helmet-orchid	<i>Corybas aconitiflorus</i>		r	
Fringed Helmet-orchid	<i>Corybas fimbriatus</i>		r	
Bonnet Orchid	<i>Cryptostylis erecta</i>		e	L
Leafless Tongue-orchid	<i>Cryptostylis hunteriana</i>	v	e	L
Small Wax-lip Orchid	<i>Glossodia minor</i>		r	
Slender Leek-orchid	<i>Prasophyllum parviflorum</i>		v	
Prawn Greenhood	<i>Pterostylis pedoglossa</i>		v	
Upright Panic	<i>Entolasia stricta</i>		k	
White Supplejack	<i>Ripogonum album</i>		r	
Swamp Beard-heath	<i>Leucopogon esquamatus</i>		r	
Dune Fan-flower	<i>Scaevola calendulacea</i>		v	
Varied Mitrewort	<i>Mitrasacme polymorpha</i>		r	
Hybrid Bramble	<i>Rubus x novus</i>		r	
Erect Violet	<i>Hybanthus vernonii ssp. vernonii</i>		r	
Jointed Mistletoe	<i>Korthalsella rubra ssp. rubra</i>		v	
Black Stem	<i>Adiantum formosum</i>		v	
Tufted Club-sedge	<i>Isolepis wakefieldiana</i>		r	
Eastern Water-ribbons	<i>Triglochin microtuberosa</i>		r	
Summer Spider-orchid	<i>Caladenia flavovirens</i>		r	
Cream Spider-orchid	<i>Caladenia patersonii s.s.</i>		e	
Green Leek-orchid	<i>Prasophyllum lindleyanum</i>		v	L
Coastal Greenhood	<i>Pterostylis alveata</i>		v	
Wetland Blown-grass	<i>Lachnagrostis filiformis var. 2</i>		k	
Smooth Rice-flower	<i>Tetrarrhena turfosa</i>		r	
Spicy Everlasting	<i>Ozothamnus argophyllus</i>		r	
Yellow Elderberry	<i>Sambucus australasica</i>		v	L
Sea Bindweed	<i>Calystegia soldanella</i>		v	
Swamp Beard-heath	<i>Leucopogon esquamatus</i>		r	
Sword Bossiaea	<i>Bossiaea ensata</i>		r	
Coast Mistletoe	<i>Muellerina celastroides</i>		r	
Rosy Baeckea	<i>Euryomyrtus ramosissima ssp. prostrata</i>		r	
Giant Honey-myrtle	<i>Melaleuca armillaris ssp. armillaris</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

Marlo lies to the east of the Ewing Marsh Site of Zoological Significance in East Gippsland. The western side of the Ewing Marsh area contains the southern-most records of the migratory Scarlet Honeyeater *Myzomela sanguinolenta*, Lewin's Rail *Rallus pectoralis*, White-footed Dunnart *Sminthopsis leucopus*, and the only area of the east coast and Victoria where the Square-tailed Kite *Lophoictinia isura* is observed regularly.

The foredunes to the west of Marlo are located in a part of coastal Victoria where the vegetation complex on the foredunes remains unharmed by campers and the introduced species House Mouse *Mus musculus* and Black Rat *Rattus rattus*. The native mammal species in the foredune vegetation include the Dusky Antechinus *Antechinus swainsonii*, Long-nosed Potoroo *Potorous tridactylus* and Swamp Rat *Rattus lutreolus*. This area is a particularly important for the Masked Owl *Tyto novahollandiae*.

There are records of Ground Parrot *Pezoporos wallicus* in the area surrounding Marlo, with a fairly recent record from Cape Conran. The rocky promontory of Cape Conran is a regular roosting site for many seabirds, especially cormorants (Norris and Mansergh 1981).

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

	Introduced	No. of threatened Fauna species#			Total
		EPBC	DSE	FFG	
Birds	10	1	15	33	194
Mammals	6	4	4	4	30
Reptiles	0	1	2	3	80
Frogs	0	0	0	1	80
Fish	1	0	0	1	43

#

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 Marlo

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Emu	<i>Dromaius novaehollandiae</i>					
Little Penguin	<i>Eudyptula minor</i>	M				
Stubble Quail	<i>Coturnix pectoralis</i>	M				
Brown Quail	<i>Coturnix ypsilophora</i>				NT	
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>					
Peaceful Dove	<i>Geopelia placida</i>					
Common Bronzewing	<i>Phaps chalcoptera</i>					
Brush Bronzewing	<i>Phaps elegans</i>					
Crested Pigeon	<i>Ocyphaps lophotes</i>					
Wonga Pigeon	<i>Leucosarcia melanoleuca</i>					
Lewin's Rail	<i>Rallus pectoralis</i>		NT	L	VU	
Australian Spotted Crake	<i>Porzana fluminea</i>					
Dusky Moorhen	<i>Gallinula tenebrosa</i>					
Purple Swamphen	<i>Porphyrio porphyrio</i>	M				
Eurasian Coot	<i>Fulica atra</i>					
Australasian Grebe	<i>Tachybaptus novaehollandiae</i>					
Hoary-headed Grebe	<i>Poliiocephalus poliocephalus</i>					

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Fluttering Shearwater	<i>Puffinus gavia</i>	M				
Short-tailed Shearwater	<i>Puffinus tenuirostris</i>	Mi,M				
Fairy Prion	<i>Pachyptila turtur</i>	VU,M	EN		VU	
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				
White-winged Black Tern	<i>Chlidonias leucopterus</i>	Mi,M			NT	
Whiskered Tern	<i>Chlidonias hybridus</i>	Mi,M			NT	
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	
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				
Hooded Plover	<i>Thinornis rubricollis</i>	Mi,M	VU	L	VU	
Double-banded Plover	<i>Charadrius bicinctus</i>	Mi,M				
Red-capped Plover	<i>Charadrius ruficapillus</i>	Mi,M				
Black-fronted Dotterel	<i>Euseyonis melanops</i>	Mi				
Black-winged Stilt	<i>Himantopus himantopus leucocephalus</i>	Mi,M				
Banded Stilt	<i>Cladorhynchus leucocephalus</i>	Mi				
Red-necked Avocet	<i>Recurvirostra novaehollandiae</i>	Mi				
Eastern Curlew	<i>Numenius madagascariensis</i>	Mi,M			NT	
Whimbrel	<i>Numenius phaeopus</i>	Mi,M			VU	
Bar-tailed Godwit	<i>Limosa lapponica</i>	Mi,M				
Grey-tailed Tattler	<i>Heteroscelus brevipes</i>	Mi,M		L	CE	
Common Sandpiper	<i>Actitis hypoleucos</i>	Mi,M			VU	
Common Greenshank	<i>Tringa nebularia</i>	Mi,M				
Marsh Sandpiper	<i>Tringa stagnatilis</i>	Mi,M				
Curlew Sandpiper	<i>Calidris ferruginea</i>	Mi,M				
Red-necked Stint	<i>Calidris ruficollis</i>	Mi,M				
Sharp-tailed Sandpiper	<i>Calidris acuminata</i>	Mi,M				
Latham's Snipe	<i>Gallinago hardwickii</i>	Mi,M			NT	
Australian White Ibis	<i>Threskiornis molucca</i>	M				
Straw-necked Ibis	<i>Threskiornis spinicollis</i>	M				
Royal Spoonbill	<i>Platalea regia</i>				VU	
Yellow-billed Spoonbill	<i>Platalea flavipes</i>					
Little Egret	<i>Egretta garzetta</i>	M		L	EN	
Intermediate Egret	<i>Ardea intermedia</i>	M		L	CE	
Great Egret	<i>Ardea alba</i>	Mi,M		L	VU	
White-faced Heron	<i>Egretta novaehollandiae</i>					
White-necked Heron	<i>Ardea pacifica</i>					
Eastern Reef Egret	<i>Egretta sacra</i>	Mi,M				
Nankeen Night-Heron	<i>Nycticorax caledonicus hilli</i>	M			NT	

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Australian Wood Duck	<i>Chenonetta jubata</i>	Mi				
Black Swan	<i>Cygnus atratus</i>	Mi				
Australian Shelduck	<i>Tadorna tadornoides</i>	Mi				
Pacific Black Duck	<i>Anas superciliosa</i>	Mi				
Chestnut Teal	<i>Anas castanea</i>	Mi				
Grey Teal	<i>Anas gracilis</i>	Mi				
Australasian Shoveler	<i>Anas rhynchotis</i>	Mi			VU	
Pink-eared Duck	<i>Malacorhynchus membranaceus</i>	Mi				
Hardhead	<i>Aythya australis</i>	Mi			VU	
Blue-billed Duck	<i>Oxyura australis</i>	Mi		L	EN	
Musk Duck	<i>Biziura lobata</i>	Mi,M			VU	
Swamp Harrier	<i>Circus approximans</i>	Mi,M				
Brown Goshawk	<i>Accipiter fasciatus</i>	Mi,M				
Collared Sparrowhawk	<i>Accipiter cirrhocephalus</i>	Mi				
Wedge-tailed Eagle	<i>Aquila audax</i>	Mi				
White-bellied Sea-Eagle	<i>Haliaeetus leucogaster</i>	Mi,M		L	VU	
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				
Masked Owl	<i>Tyto novaehollandiae novaehollandiae</i>		NT	L	EN	
Rainbow Lorikeet	<i>Trichoglossus haematodus</i>					
Musk Lorikeet	<i>Glossopsitta concinna</i>					
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>					
Eastern Rosella	<i>Platycercus eximius</i>					
Ground Parrot	<i>Pezoporus wallicus</i>		VU	L	EN	
Azure Kingfisher	<i>Ceyx azurea</i>				NT	
Laughing Kookaburra	<i>Dacelo novaeguineae</i>					
Sacred Kingfisher	<i>Todiramphus sanctus</i>	M				
White-throated Needletail	<i>Hirundapus caudacutus</i>	Mi,M				
Pallid Cuckoo	<i>Cuculus pallidus</i>	M				
Fan-tailed Cuckoo	<i>Cacomantis flabelliformis</i>	M				
Horsfield's Bronze-Cuckoo	<i>Chrysococcyx basalis</i>	M				
Shining Bronze-Cuckoo	<i>Chrysococcyx lucidus</i>	M				
Superb Lyrebird	<i>Menura novaehollandiae</i>					
Welcome Swallow	<i>Hirundo neoxena</i>	M				
Tree Martin	<i>Hirundo nigricans</i>	M				
Fairy Martin	<i>Hirundo ariel</i>					
Grey Fantail	<i>Rhipidura albiscapa</i>					
Rufous Fantail	<i>Rhipidura rufifrons</i>	M				
Willie Wagtail	<i>Rhipidura leucophrys</i>					
Leaden Flycatcher	<i>Myiagra rubecula</i>					
Restless Flycatcher	<i>Myiagra inquieta</i>					

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Jacky Winter	<i>Microeca fascinans</i>					
Scarlet Robin	<i>Petroica boodang</i>					
Flame Robin	<i>Petroica phoenicea</i>	M				
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				
Spotted Quail-thrush	<i>Cinclosoma punctatum</i>				NT	
White-fronted Chat	<i>Epthianura albifrons</i>					
White-throated Gerygone	<i>Gerygone olivacea</i>					
Brown Gerygone	<i>Gerygone mouki</i>					
Striated Thornbill	<i>Acanthiza lineata</i>					
Brown Thornbill	<i>Acanthiza pusilla</i>					
Buff-rumped Thornbill	<i>Acanthiza reguloides</i>					
Yellow-rumped Thornbill	<i>Acanthiza chrysorrhoa</i>					
White-browed Scrubwren	<i>Sericornis frontalis</i>					
Chestnut-rumped Heathwren	<i>Hylacola pyrrhopygia</i>			L	VU	
Pilotbird	<i>Pycnoptilus floccosus</i>					
Brown Songlark	<i>Cincloramphus cruralis</i>	Mi				
Little Grassbird	<i>Megalurus gramineus</i>	Mi				
Australian Reed-Warbler	<i>Acrocephalus australis</i>	Mi				
Golden-headed Cisticola	<i>Cisticola exilis</i>					
Southern Emu-wren	<i>Stipiturus malachurus</i>					
Superb Fairy-wren	<i>Malurus cyaneus</i>					
Dusky Woodswallow	<i>Artamus cyanopterus</i>					
Varied Sittella	<i>Daphoenositta chrysoptera</i>					
White-throated Treecreeper	<i>Cornobates leucophaeus</i>					
Spotted Pardalote	<i>Pardalotus punctatus punctatus</i>					
Silvereye	<i>Zosterops lateralis</i>	M				
White-naped Honeyeater	<i>Melithreptus lunatus</i>					
Scarlet Honeyeater	<i>Myzomela sanguinolenta</i>					
Eastern Spinebill	<i>Acanthorhynchus tenuirostris</i>					
Lewin's Honeyeater	<i>Meliphaga lewinii</i>					
Yellow-faced Honeyeater	<i>Lichenostomus chrysops</i>					
White-eared Honeyeater	<i>Lichenostomus leucotis</i>					
Crescent Honeyeater	<i>Phylidonyris pyrrhoptera</i>					
New Holland Honeyeater	<i>Phylidonyris novaehollandiae</i>					
Bell Miner	<i>Manorina melanophrys</i>					
Little Wattlebird	<i>Anthochaera chrysoptera</i>					
Red Wattlebird	<i>Anthochaera carunculata</i>					
Australian Pipit	<i>Anthus australis</i>	M				
Beautiful Firetail	<i>Stagonopleura bella</i>					
Red-browed Finch	<i>Neochmia temporalis</i>					
Olive-backed Oriole	<i>Oriolus sagittatus</i>					
Spangled Drongo	<i>Dicrurus bracteatus</i>	M				
Satin Bowerbird	<i>Ptilonorhynchus violaceus</i>					
Pied Currawong	<i>Strepera graculina</i>					

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Grey Butcherbird	<i>Cracticus torquatus</i>					
Australian Magpie	<i>Gymnorhina tibicen</i>					
Bassian Thrush	<i>Zoothera lunulata</i>	Mi				
Australian Raven	<i>Corvus coronoides</i>					
Common Tern	<i>Sterna hirundo</i>	Mi,M				
Little Raven	<i>Corvus mellori</i>	M				
Rock Dove	<i>Columba livia</i>					*
Striated Pardalote	<i>Pardalotus striatus</i>					
Cattle Egret	<i>Ardea ibis</i>	Mi,M				
Spotted Turtle-Dove	<i>Streptopelia chinensis</i>					*
Common Blackbird	<i>Turdus merula</i>					*
Song Thrush	<i>Turdus philomelos</i>					*
Skylark	<i>Alauda arvensis</i>					*
House Sparrow	<i>Passer domesticus</i>					*
European Goldfinch	<i>Carduelis carduelis</i>					*
European Greenfinch	<i>Carduelis chloris</i>					*
Common Myna	<i>Acridotheres tristis</i>					*
Common Starling	<i>Sturnus vulgaris</i>					*
Platypus	<i>Ornithorhynchus anatinus</i>					
Short-beaked Echidna	<i>Tachyglossus aculeatus</i>					
Agile Antechinus	<i>Antechinus agilis</i>					
Dusky Antechinus (mainland)	<i>Antechinus swainsonii mimetes</i>					
Long-nosed Bandicoot	<i>Perameles nasuta</i>					
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>					
Eastern Pygmy-possum	<i>Cercartetus nanus</i>					
Common Wombat	<i>Vombatus ursinus</i>					
Long-nosed Potoroo	<i>Potorous tridactylus tridactylus</i>	VU	VU	L	EN	
Swamp Wallaby	<i>Wallabia bicolor</i>					
Red-necked Wallaby	<i>Macropus rufogriseus</i>					
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>					*
Water-rat	<i>Hydromys chrysogaster</i>					
Brown Hare	<i>Lepus capensis</i>					*
Hog Deer	<i>Axis porcinus</i>					*
Sambar	<i>Cervus unicolor</i>					*
Fox	<i>Vulpes vulpes</i>					*
Cat	<i>Felis catus</i>					*
Australian Fur-seal	<i>Arctocephalus pusillus doriferus</i>	M	CD			
Southern Right Whale	<i>Eubalaena australis</i>	EN	VU	L	CE	
Humpback Whale	<i>Megaptera novaeangliae</i>	VU	VU	L	VU	
Blainville's Beaked Whale	<i>Mesoplodon densirostris</i>					
Bottlenose Dolphin	<i>Tursiops truncatus</i>					
Leathery Turtle	<i>Dermochelys coriacea</i>	VU,M	VU	L	CE	
Eastern Snake-necked Turtle	<i>Chelodina longicollis</i>					
Swamp Skink	<i>Egernia coventryi</i>		RIK	L	VU	

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Eastern Tiger Snake	<i>Notechis scutatus</i>					
Swampland Cool-skink	<i>Pseudemoia rawlinsoni</i>		RIK		NT	
Red-bellied Black Snake	<i>Pseudechis porphyriacus</i>					
unidentified water skink	<i>Eulamprus sp.</i>					
Eastern Banjo Frog	<i>Limnodynastes dumerilii</i>					
Brown-striped Frog	<i>Limnodynastes peronii</i>					
Haswell's Frog	<i>Paracrinia haswelli</i>					
Southern Toadlet	<i>Pseudophryne semimarmorata</i>				VU	
Common Eastern Froglet	<i>Crinia signifera</i>					
Brown Tree Frog	<i>Litoria ewingii</i>					
Peron's Tree Frog	<i>Litoria peronii</i>					
Verreaux's Tree Frog	<i>Litoria verreauxii verreauxii</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>					
Australian Anchovy	<i>Engraulis australis</i>					
Australian Smelt	<i>Retropinna semoni</i>					
Common Jollytail	<i>Galaxias maculatus</i>					
Spotted Galaxias	<i>Galaxias truttaceus</i>					
Goldfish	<i>Carassius auratus</i>					*
River Garfish	<i>Hyporhamphus regularis</i>					
Small-mouthed Hardyhead	<i>Atherinosoma microstoma</i>					
Port Phillip Pipefish	<i>Vanacampus phillipi</i>					
Soldierfish	<i>Gymnapistes marmoratus</i>					
Red Gurnard	<i>Chelidonichthys kumu</i>					
Estuary Perch	<i>Macquaria colonorum</i>					
Southern Pygmy Perch	<i>Nannoperca australis</i>					
Southern School Whiting	<i>Sillago bassensis</i>					
Tailor	<i>Pomatomus saltatrix</i>					
Silver Trevally	<i>Pseudocaranx dentex</i>					
Yellowtail	<i>Trachurus novaezelandiae</i>					
Eastern Australian Salmon	<i>Arripis trutta</i>					
Yellowfin Bream	<i>Acanthopagrus australis</i>					
Black Bream	<i>Acanthopagrus butcheri</i>					
Luderick	<i>Girella tricuspidata</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>					
Tamar River Goby	<i>Afurcagobius tamarensis</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>					
Smooth Toadfish	<i>Tetractenos glaber</i>					
Small-spined Porcupinefish	<i>Allomycterus pilatus</i>					

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Small-spined Porcupinefish	<i>Allomycterus pilatus</i>					
Three-barred Porcupinefish	<i>Dicotylichthys punctulatus</i>					
Eastern Fortescue	<i>Centropogon australis</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

MARLO

STAGE 1 CONSULTATION OUTCOMES

Public Meeting 30 January 2005 (60 people)

WHAT IS MARLO TO YOU?

- Nautical
- Not a 'pretty' town
- Quiet, peaceful

ISSUES DISCUSSED

Environmental

- Existing waterway is at capacity, increasing pressures on the waterway need to be carefully considered
- Study on the ecology of the waterway is required
- The foreshore between the Jetty and Motts Beach needs to be cleaned up
- When driving through Marlo you can not see the sea and get no sense of where you are
- Ocean is not accessible
- Erosion is occurring on the foreshore, boat speeds are an issue.
- Landscape/Seascape viewing areas need to be sealed
- Brodribb River area needs work.

Development and Economic Factors

- Need to create jobs within Marlo to keep the young people
- Development needs to be assessed in terms of water supply – what is sustainable?
- Environmentally sustainable development is deemed appropriate by the community

Residential Development

- The town can spread
- Green belts within developments is desirable, community does not want high-density lots.
- Guidelines for new subdivisions are required so that there are standards for roads, i.e. kerb and channel and green spaces etc.
- Sealed Roads
- Development Plan required
- Worries about placing restrictions on development and that causing housing prices to increase hence driving families out of the area.
- Height limits should be placed on buildings.

Commercial Development

- Commercial development is separated – which the community think is satisfactory, (some businesses need through traffic, while others need to be down on the water), potential for two precincts.
- Open space in front of the hotel should remain open space as is not actually used but valuable for landscape purposes.
- The town should develop a theme to improve the look of the town and begin to attract more tourists
- Argyle Street is suitable for the main commercial centre however there are parking issues.
- Historical features within the town could be identified for locals and tourists

Services and Facilities

- Public hall is required
- Improved boating facilities in terms of car parking for the jetty to be sealed and road leading to the car-park to be one way
- Triangle Park - is not a park but a toilet stop!
- The post and rail fence is not safe (satisfactory for residents but not tourists)
- Picnic tables are ordinary
- People go to the shop and then go to the park, having to cross over the busy road, which is not safe in order to get to it.
- There is no gate, location of the entrance to the park is poorly positioned for bike and pedestrian safety
- Marlo needs public open space for recreation, a combination of sporting facilities i.e. tennis courts and natural areas.
- Public rubbish bins have been removed and residents no longer collect rubbish from the beach as there is no where to put it.

Road and Path Connections

- No public transport from Orbost to Marlo
- Roads are too narrow, shoulders need to be widened
- Intersections leading into the town are not safe, the corners are blind and the speed limit is too high
- Roads need to be sealed with kerb and channel.
- Driving through Marlo, there are limited views of the sea, more ocean views/vistas need to be created.
- The town has few footpaths/ bike tracks, which is very unsafe
- Nature strips are not level, and do not function as paths, people are currently walking on the roads.
- Walking/Bicycle tracks need to be created:
- Between the Caravan Park and the Town
- Up to the lookout where the Snowy meets the sea
- Marlo to Cape Conran
- Trucks park on the side of the roads
- Upgrades of the beach access tracks need to occur
- Signage on highways and information signs within the town could be developed

SUMMARY OF ISSUES FROM JANUARY 2005 MEETING

Attendees at the Marlo public meeting in January 2005 highly valued the **nautical** aspects of the town and the **proximity to the water**, as well as the **peace and quiet**.

Specific views were expressed in relation to the following issues:

The Natural Environment: pressures on the waterway; foreshore erosion; Brodribb River area could be improved.

Development and Economic Factors: need jobs in Marlo to keep young people; environmentally sustainable development required; separation of commercial uses is okay; Argyle Parade has limited car parking capacity.

Town Character: cannot see the water easily from the town; need guidelines for new subdivisions including green belts; height limits desirable; some residents described Marlo as 'not a pretty town'; open space in front of hotel valuable from character point of view; town should develop a theme to attract more tourists including cultural heritage interpretive opportunities.

Infrastructure and facilities: community hall needed; car parking for jetty to be sealed; 'triangle park' more like toilet stop than park and road crossing unsafe; sporting facilities required; rubbish bins near beach have been removed; signage could be improved.

Accessibility: public transport from Orbost; roads are too narrow and unsafe; blind corners and dangerous intersections leading into town; seal roads; few footpaths and bicycle tracks; limited accessibility to beach.

FEEDBACK FORMS AND SUBMISSIONS

There were 28 people from Marlo who completed the feedback form or made a submission on the project. Of these, 64% were working and 18% were retired. 79% of the respondents were permanent residents. Temporary residents (ie, holiday home owners) represented 29%.

The favourite aspects of Marlo identified by respondents included: its small size, village atmosphere, water access and the unspoilt, natural environment.

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

- 1) Road safety (46%)
- 2) Inadequate boating facilities/water access (46%)
- 3) Overdevelopment, road/stormwater drainage (32%)

The top three suggested improvements are to:

- 1) Give priority to pedestrian/bike circulation (61%)
- 2) Improve fishing facilities and lake/beach access (54%)
- 3) Improve road traffic circulation (43%)

MARLO

STAGE 2 CONSULTATION OUTCOMES

Feedback On Draft Settlement Report

Number of Responses: 15

Groups/ Organisations responding: Gippsland Ports, Marlo Rate Payers and Residents Association, Australian Volunteer Coast Guard Association, Crowther and Sadler, Fastnet Consulting.

MAJOR ISSUES RAISED & COMMENTS

- Improvements to the road system required, including traffic calming.
- Community hall needed.
- Council put forward a proposal to extend the DDO3 overlay to cover foreshore residential land, this proposal came about because a group of people living in the second tier of housing (particularly Willis Ave) lobbied council. It appears however that this group of people is the minority and that the extension of DDO3 is not supported.
- Provide LDRZ on west side of Old Orbost Road

PROPOSED ACTIONS FROM CONSULTATION:

VISION:

Delete “resort” accommodation – ‘high quality holiday accommodation’ is consistent with village character.

OBJECTIVES/STRATEGIES:

- Orbost to Marlo bicycle/walking track should be included in objective 2.
- Building height issue needs further consideration, in light of earlier Council action on DDO3 and proposed SLO. Project Control Group comment required on draft planning scheme proposals.

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.

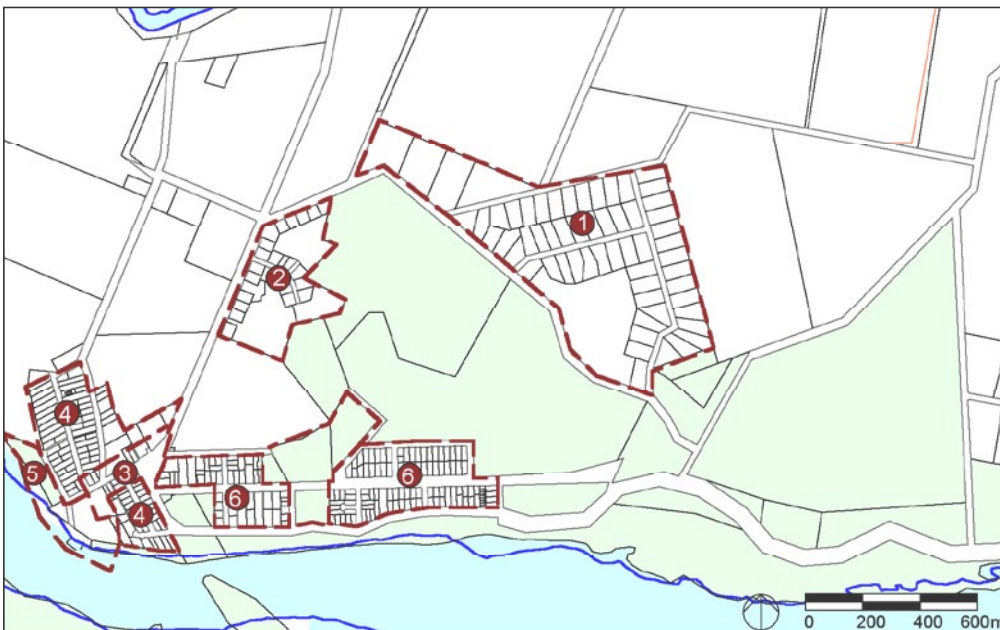
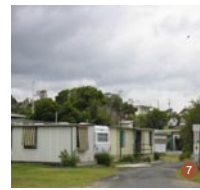
- Any siting and design guidelines prepared by the Victorian Coastal Council or Gippsland Coastal Board.
- The extent of any vegetation to be cleared and the impact of that clearance on the landscape setting of the locality.
- Whether there is a need for landscaping or vegetation screening.
- The extent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

Marlo Design Guidelines



Character Zones:

- 1 **Low Density Residential East Precinct**
Permanent brick homestead style houses, constructed in the 1980s and 1990s.
- 2 **Low Density Residential West Precinct**
1990s style housing development.
- 3 **Marlo Town Centre Precinct**
Argyle Street commercial area and Triangle Park. Disparate collection of commercial uses and recently developed community park.
- 4 **Residential Precinct**
Constructed in the 1960s - 1980s, well maintained permanent residences with established gardens.
- 5 **Foreshore Precinct**
Including Yacht club, Fishing Jetty and Boat Ramp.
- 6 **Residential Precinct**
1960s - 1980s construction, mainly holiday homes.



COASTAL TOWNS DESIGN FRAMEWORK

Marlo Design Guidelines

INTRODUCTION

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

"Marlo will develop as a village with excellent facilities and a lively community hub, while retaining its character as a seaside holiday town looking out towards the river and ocean. Marlo's development will be contained to south of Healy's Road and the town will look to Orbost for higher order services. Residential streets will be lined with trees and established gardens that reflect the coastal character of the town. Facilities and shops will be easily reached by walking or cycling and opportunities for high quality holiday accommodation will have been maximised in a way that is sensitive to the environment, and brings benefits to the permanent residential community."

COASTAL SPACES LANDSCAPE ASSESSMENT STUDY

Statement of Significance – Snowy River Estuary and surrounds (part)

The Snowy River Estuary is a floodplain landscape of regional significance that contrasts with the rugged and remote coastlines of Ninety Mile Beach and Croajingalong National Park. It is a flat alluvial floodplain that has been modified for pasture and horticulture, but which culminates in a scenic brackish estuary at Lake Corringale. The natural features of Lake Corringale contrast with the surrounding farmland, and the floodplain itself is a visual point of difference from the surrounding wilder and more natural coastal landscapes.

The Snowy River's significance is recognised by the Register of the National Estate and the Heritage Rivers Act. The former lists the geological importance of the Snowy River entrance, and the latter recognises its high scenic and cultural value.

Assessment: Regional Significance



Marlo Design Guidelines

Statement of Significance – Cape Conran Coast (part)

The Cape Conran coast between Marlo and Bemm River is a wild natural coastline of ocean beaches and rocky headlands. It has outstanding scenic qualities of state significance.

The landscape features a combination of ocean beaches backed by dry eucalypt forests with occasional rocky headlands. Pearl Point and Cape Conran are prominent, the former with spectacular sedimentary rock formations that contrast with the colourful granites of the latter. This is a wild and natural coastline with scenic ocean views, and a hinterland of dry sclerophyll forests, with coastal heaths and swamps near the coastal edge.

The natural values of this landscape are recognised by the National Estate and through designation of Cape Conran as a Coastal Park. Visitors from across the state are attracted to the area for its beaches, but also for its inland features such as the Bemm and Yeerung Rivers, and Dock Inlet – a beautiful and remote freshwater lagoon locked behind a coastal dune barrier.

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 if applicable.
- The spacing between buildings and the predominantly indigenous vegetation that in-fills between buildings.
- The low rise form of buildings with roof forms generally below the prevailing tree canopy.
- The generally small building mass of buildings in the landscape.
- The fragmented roof forms and mostly subdued colour of buildings; a result of either their paint or cladding colour or the masking effect of vegetation.



Marlo Design Guidelines

Commercial Area

- The Marlo Hotel and its siting with views to the ocean and open landscape is a significant and memorable element of the town that should be protected and enhanced.

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.

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.
- 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.



Marlo Design Guidelines

- Buildings should be sited to respect the amenity and privacy of neighbouring properties.

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

Low Density Residential East Precinct (Area 1)

This area has been developed mostly on cleared agricultural land though some lots have good tree canopies. Revegetation with indigenous trees is recommended to help unify this precinct. Siting and design of large sheds should be carefully considered to minimise visual impact with space allowed for screen planting.

Low Density Residential West Precinct (Area 2)

This area has smaller lots than Area 1 and is entirely developed on cleared agricultural land. Revegetation with indigenous trees is recommended to help unify this precinct. Siting and design of large sheds should be carefully considered to minimise visual impact with space allowed for screen planting.

Marlo Town Centre Precinct (Area 3)

Refer to design studies for design intent. Up to 3 level mixed use development is encouraged in selected locations with improved public realm and provision of coordinated rear public car parks. Innovative quality contemporary architecture is encouraged. Coastal design themes incorporating the use of simple forms, lightweight cladding and energy efficient design is expected.

Residential Precinct (Area 4)

The character of this area is substantially established and buildings styles are quite varied. New development should be designed to fit local context as normally required.

Foreshore Precinct (Area 5)

All development in this precinct will be public facilities and would be generally in accordance with Master Plan design studies. Excellent design is important.

Residential Precinct (Area 6)

The character of this precinct is already established with varied building periods, styles and scales. Established vegetation and building scale and spacing is the main unifying factor. Some sites have a ridge top aspect with existing or potential water views. Development should not extend above the general tree canopy line and should have a maximum height of 7.5 metres.



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 Marlo 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 Marlo

Number of Submissions Received: 21

Issue	Response
<p>Master Plans Key issues raised relate to the extension of the foreshore loop road from the Jetty along foreshore, past OAC and back up to Argyle Parade (environmental impact, impact on OAC, questioning need) and the entry road realignment at entry to Marlo township (some support and some opposition).</p> <p>Some concern raised in respect to elements of the possible built form proposed for the town centre area.</p>	<p>Realign loop road to provide more space in front of Boat Club and avoid wetlands to the north.</p> <ul style="list-style-type: none"> • Delete jetty and provide small foreshore 'pocket park' as focal point. • Maintain proposal for Marlo Road / Argyle Pde intersection but note alternative treatment of roundabouts to be investigated for traffic movement and pedestrian safety benefits. • Provide pedestrian connection from Jorgenson St to Argyle Pde. • Provide for lookout on Lighthouse Reserve? • Town centre proposals to remain unchanged, these provide an indication of how private property may be redeveloped over time to improve the workability and accessibility, they are concepts only.
<p>Strategy Plan Additional pedestrian loop identified.</p>	<ul style="list-style-type: none"> • Show pedestrian loop along Jorgenson Street.
<p>Planning Controls Maximum building height of 2 levels preferred.</p>	<p>Planning controls will be further refined prior to exhibition. No change to the controls for Marlo is recommended at this time.</p>
<p>Rezoning Request Suggestions made in respect to the rezoning of land on the Old Marlo Road.</p>	<p>The land in question has limited development opportunities due to flooding and potential landscape impacts. While this land may have some development potential into the future, it is not considered that it presently forms the next logical expansion of Marlo. No change to the Strategy Plan for Marlo is proposed in respect to this as a result.</p>