



NUNGURNER

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 NUNGURNER

“Nungurner will remain as a small residential lakeside hamlet that is closely related to Metung but is distinctly separate from it.

It will build on its present character of high environmental values and the retention of natural habitat. The buildings and development in Nungurner will be environmentally responsive, using materials and finishes that are reflective of the bush environment.

The settlement will have a focus on an attractive Lake foreshore, with some limited facilities for fishing, boating and picnics. There will be opportunities for walking along the foreshore and / or around the town.”

This final report details an Urban Design Framework for Nungurner 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.

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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 Nungurner 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.

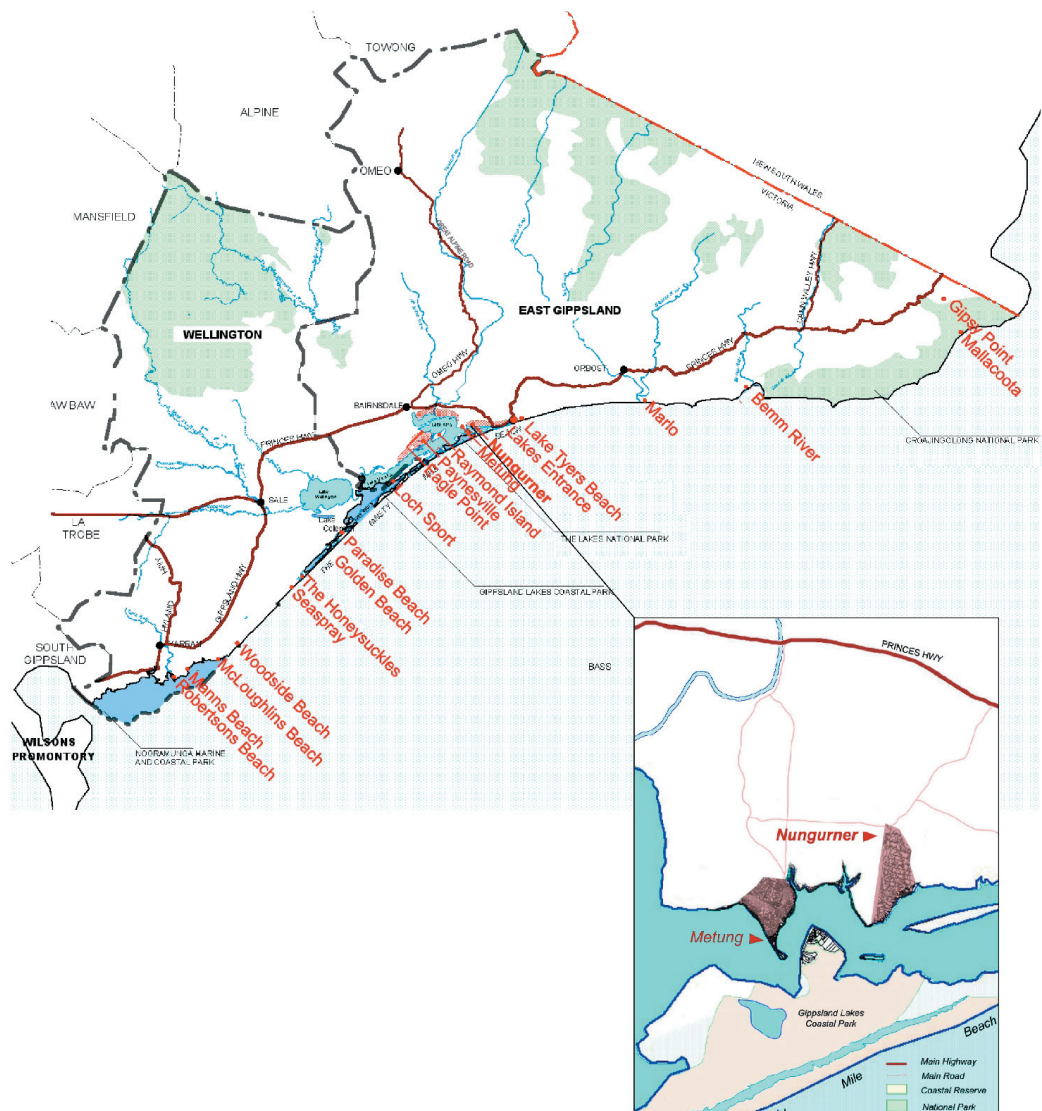
Each project will be informed by complementary work from other projects, as appropriate, including the Domestic Waste Water Management Plan in the Gippsland region, the Tourism Strategy in East Gippsland Shire and the Subdivision Strategy in Wellington Shire.

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 Nungurner 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).



View to foreshore along Nungurner Jetty Road

3. SETTLEMENT STUDY AREA

3.1 REGIONAL INFLUENCES

Nungurner is located in East Gippsland Shire, approximately 310 km from Melbourne and 33 km from Bairnsdale. The town has a close association with neighbouring Metung, which is located only about three kilometres to the west.

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 Nungurner are the following points:

- East Gippsland Shire population as a whole is likely to grow strongly and will age significantly over the next 30 years.
- The ageing of the population requires particular services and this demographic change affects the community dynamic.
- Development must not adversely impact upon the water quality of Lake King and the Reeve Channel, which form part of the Gippsland Lakes Ramsar site.
- Due to the regional location of Nungurner, petrol price increases may impact on visitor numbers and will contribute to the rising cost of goods and services.



Nungurner foreshore and jetty



Typical rural residential block

3.2 SETTLEMENT DESCRIPTION

3.2.1 Township Profile

Nungurner comprises a small concentration of low density residential development set amongst bushland on the edge of Reeve Channel.

There are no commercial uses in the settlement, which relies on Metung, Lakes Entrance and Bairnsdale to access goods and services.

The foreshore area is the focal point for the settlement and is used by visitors and residents alike and includes picnic tables, toilet facilities, a jetty and boat ramp. Recreational boating is a popular activity.

The dominant characteristic of Nungurner is the native vegetation and extensive tree cover. Houses are generally set amongst bushland style gardens and the winding and unmade roads contribute to the rural atmosphere.

The Nungurner area comprises dissected and undulating terrain. Remnant stands of mature vegetation exist in many of the drainage lines and road reserves. The topography of the area assists in the dispersal of development into the landscape. Larger rural land holdings exist to the west, north and east of the Nungurner area.

Nungurner is a sleepy hamlet within a unique setting that contributes to a tranquil way of life for its residents.

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 Nungurner in relation to the other coastal towns within the study area is as a **Small Village likely to experience minor expansion of low density residential development**. Some of the attributes of a Small Village include a population less than 200 and a general store or no facilities.

3.2.3 Population Profile

Nungurner is close to Metung but not large enough to be defined as a separate area. The Census Collector District it is located in stretches almost to Bruthen in the north and surrounds the Metung township (including the Tambo Bluff area). This area is predominantly rural. The locality of Nungurner may account for a third to a half of the population of the CCD.

Within the CCD, there were some 516 people on Census night 2001. It is likely this area will share a growth rate similar to that of the East Gippsland Shire and on this basis the population may rise to around 640 persons by 2031. Perhaps half of this growth could be expected to concentrate in the Nungurner area.

As of Census night 2001 there were 359 dwellings in the area, 35.1% of which were unoccupied on that night, indicating a high level of holiday based accommodation in the area. Again, this is likely to be concentrated in the Nungurner area. The average number of persons per occupied dwelling was 2.24.

A count of existing dwellings from 2004 aerial photography indicates 94 houses in the Nungurner area. Based on the Census statistics for dwelling occupancy and persons per dwelling in the CCD, this equates to a population of approximately 137 persons. Based on the future population growth estimates indicated above, the population for Nungurner could grow to up to 200 persons by 2031.

The median age of the residents in the CCD was relatively high at 49 years, this was despite only 17.6% of residents being aged 65 years

and over. This is due to the area having a high proportion of residents in the 45 to 64 year age group (39.0%) compared to the Shire (27.0%) and relatively few residents aged under 24 years (22.1% c.f. Shire 31.14%).

Reflecting the high proportion of working age persons is a high ratio of 44.5 per 100 persons being employed. The participation rate was 56.7% and unemployment a low 7.2%. While a high 32.6% of local residents had qualifications, these were predominantly trade and diploma/certificate based (20.6%).

Most local residents were employed in retail trade (16.1%) and Health and Community Services (14.7%) (both most likely in Bairnsdale and Lakes Entrance), while 11.4% of locals were employed in Agriculture, Forestry and Fishing. The tourism sectors employed some 18.4% of local residents.

3.2.4 Natural Resources

General Description

Nungurner is located in the Gippsland Plain Bioregion, To the northwest is the Colquhoun Regional Park.

Flora Values

The indigenous vegetation of the Nungurner area, with relatively fertile soils, has been substantially cleared for agriculture (stock grazing) and the former vegetation is now much depleted and fragmented. That which remains has generally been moderately to severely degraded by weed invasion, and structurally and floristically modified. Several fairly large tracts of forest however retain high connectivity and these remnants are concentrated on drainage lines and streams where rainforest remnants also persist.¹ Steep slopes in some locations, particularly along streams, have helped prevent clearing of the indigenous vegetation.

While the vegetation has been largely cleared many trees persist in the landscape as stands and isolated pasture trees. The road reserves often retain high cover of the original eucalypt canopy, with or without subordinate vegetation strata.

Many of the trees in the landscape are fine old trees with high intrinsic values, and very important faunal habitat and landscape values. With the changed land use resulting from residential / residential rural development, there is likely to be considerable recruitment of eucalypts and other trees. When such vegetation matures it will have important habitat and landscape values.

Three Ecological Vegetation Classes (EVCs) have been mapped for the area (see Appendix B – Environmental Detail). The largest remnant indigenous vegetation stands are the rare and vulnerable Limestone Box Forest EVC which is of very restricted distribution in Victoria. Several of the eucalypt dominants of Limestone Box Forest are noteworthy: the rare Coast Grey-box and Blue Box, and the vulnerable Gippsland Red-gum.



Valued vegetation in Nungurner

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

Fauna Values

Nungurner is on the western edge of the site of zoological significance at Kalimna. The area appears important for Buff-banded Rail, Hooded Plover, Little Egret, Little Tern, Fairy Tern and Haswells Frog. The neighbouring area of Kalimna is also the best known site in Gippsland for the Long-nosed Bandicoot and Masked Owl.

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

Vegetation Quality

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

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

High Quality Vegetation Areas - (High development constraints)

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

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

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

Refer Plan 1 Nungurner Vegetation Quality Plan.

Flood Level Modelling

A study for the West and East Gippsland Catchment Management Authorities (and other agencies) has been undertaken by the University of Melbourne's Centre for Environmental Applied Hydrology that established a methodology for calculating the 1 in 100 year flood (as well as the 1 in 50 year and 1 in 20 year floods) for the Gippsland Lakes. The *Gippsland Lakes Flood Level Modelling Project 2004* notes that inundation of estuary fringes is a complex problem resulting from the interaction between river flows, tidal and sea level effects and, if the estuary is large, local wind effects within the estuary itself.

These processes occur within the Gippsland Lakes system and the report establishes new design flood levels (and Annual Exceedence Probabilities – AEPs) for various parts of the Gippsland Lakes. For Nungurner in particular, the recommended 1 in 100 year flood level is 2.0 metres.

These new levels were gazetted in January 2006 and they are expected to be incorporated in appropriate planning scheme amendments during 2007.



Significant roadside vegetation - Kleinitz Road

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 Nungurner locality, there exist:

- One known pre-contact Aboriginal heritage value site;
- A few known historic sites with Aboriginal heritage values;
- One Register of the National Estate listing (Gippsland Lakes Area, Princes Highway, Bairnsdale);
- 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, Nungurner is associated with the Lakes Entrance Aboriginal Corporation.

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

It is important to note that a detailed survey of cultural heritage values has not been undertaken in Nungurner 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 Nungurner.

4. PLANNING AND DEVELOPMENT CONTEXT

4.1 STATE / REGIONAL PLANNING POLICY

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



Private jetty along Nungurner foreshore

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 in the MSS relevant to Nungurner include:

- Policy supports low key tourism development in areas such as Nungurner but also requires good quality design and protection of the environmental quality of the area.
- Public access to Crown foreshore areas is promoted through the development of tracks, paths and access roads.
- Crown foreshores are to be protected from private encroachment.
- Significant vegetation is to be protected through the implementation of overlays.
- Rezoning of rural land to Low Density Residential or Rural Living is to be based on an evaluation of compliance with Ministerial Direction No. 6.

Other specific strategies included in 21.06 Strategies for Sub-regions, Towns and Localities, provide that Nungurner retain its role as a small settlement. Council policy also seeks to strengthen Nungurner's current

role as an arts and crafts locality. The town offers a high value residential area west of the original settlement, with views of the Lake.

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 Nungurner by virtue of its location within the Gippsland Lakes 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 requires 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

Nungurner is covered by the Low Density Residential Zone (LDRZ) which requires a minimum lot size of 0.4 hectare. It is surrounded by the Rural Use Zone (RUZ1) to the north, east and west.

This zoning is appropriate as it ensures the bushland and rural residential character of Nungurner is maintained and prevents environmental impacts that can be associated with higher density development, due to the lack of reticulated sewerage and limited water supply. The Rural zoned area to the west of Nungurner sits between extensive areas of LDRZ. Vegetation protection and restoration is important in this area.

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

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

4.2.4 Overlays

Environmental Significance Overlay (ESO46 Nungurner Hill & ESO63 Rosherville Road Corridor) – East Gippsland Sites of Biological Significance

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

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

A permit is generally required to remove, destroy or lop native vegetation.

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

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

Vegetation Protection Overlay (VPO3) – Nungurner-Metung Vegetation Protection Area

VPO3 applies to all of Nungurner, other than some roadside areas, and seeks to preserve the important coastal vegetation of the area. The vegetation has high conservation, aesthetic and landscape value. A permit is generally required to remove, destroy or lop any vegetation.

Erosion Management Overlay (EMO)

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

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

The existing overlays are considered sufficient in scope to protect the highly vegetated character of Nungurner. Permit requirements for

significant vegetation removal are important in character protection.

There is potential to provide more particular design and siting guidance to assist designers and decision-making, with particular emphasis on minimising landscape impacts and considering views of Nungurner from the Lakes.

4.3 DEVELOPMENT SUMMARY

4.3.1 Building Approvals

There were 24 building permits issued for new dwellings in Nungurner between 2000 and 2004. This rate of development is substantial, higher than the population growth rate and reflective of the popularity of the Metung/Nungurner locality.

4.3.2 Land Supply

Most of the lots in Nungurner are developed, however many are large in size and almost all contain significant vegetation. Large allotments adjacent to Kleinitz Road and Loop Road have potential for further subdivision but are constrained by the topography, drainage lines and access requirements. Further subdivision needs to take these constraints into account. Particular consideration is also required in relation to waste management issues and vegetation removal, which have potential to adversely affect both the environmental values and the landscape character of the area.

The current low density residential zoning is considered the appropriate form of development for the future. Higher density is not generally appropriate given the landscape context and environmental constraints.

4.3.3 Infrastructure

Nungurner has reticulated water provided by East Gippsland Water in some locations, while other dwellings use rainwater tanks. There is no reticulated sewer and residents are responsible for the onsite disposal of waste. Stormwater is managed via roadside swales and discharges directly into the Lakes system.

Nungurner and the adjacent eastern low density residential areas of Metung have been included in the East Gippsland and Wellington Shires Domestic Wastewater Management Plan investigations, which seek to provide strategies and actions to improve the standard of wastewater disposal in unsewered areas. Recommendations from those investigations are anticipated in late 2006.



Rural land to the west of Nungurner



Limited services and infrastructure available

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:

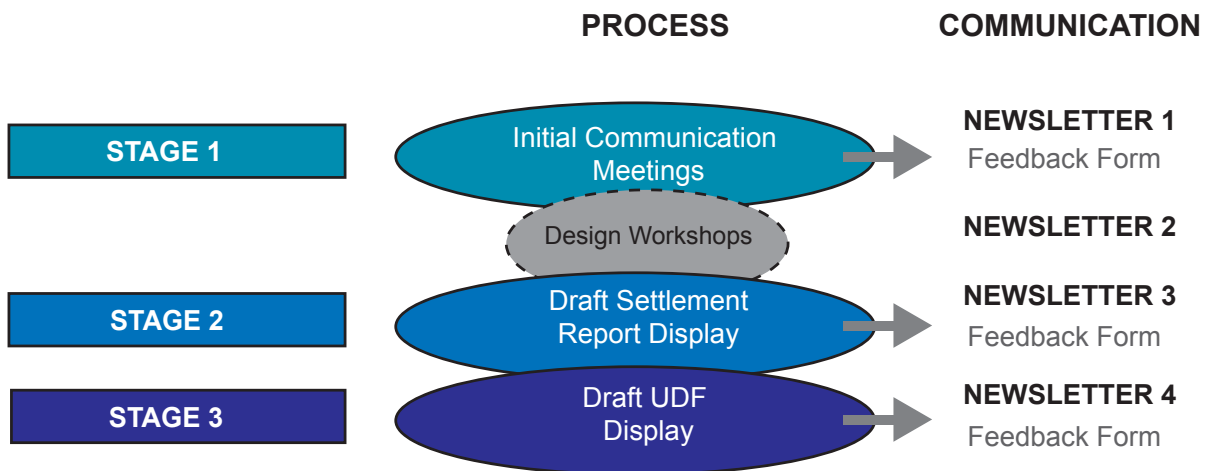
Stage 1: Initial Community Meetings and feedback

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

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



Peaceful setting highly valued

Stage 1

Nungurner

Key Issues from Initial Public Consultation

(Approximately 90-100 people attended the consultation meeting and 23 submissions were received)

Note: The consultation meeting was held jointly with Metung.

Community Values

- Quiet rural atmosphere.
- Seclusion.
- Environmental values.

Key Issues

- Overdevelopment.
- Retention of existing bushland character, environmental conservation.
- Weeds.
- Pedestrian circulation.
- State of jetty and boat ramp.

Priority Improvements

- Review building restrictions / guidelines.
- Conserve the environment.
- Improve fishing facilities and lake / beach access.

Stage 2

Nungurner

Draft Settlement Report Feedback

(15 submissions were received)

Major Issues

- Vision – generally supported; emphasise rural residential character.
- Objectives – supported; more detail required about proposals.
- Strategies – some strong opposition to certain trail proposals; improvement to quality of foreshore reserve desirable, but no upgrade to function; reinforce that urban expansion is not desirable.

Other Comments

- Council and DSE should make commitments to enforce guidelines and strategies.
- Stop further subdivision and encourage existing to screen buildings. No buildings should be permitted on hills or ridges. Council to have guidelines for materials.
- Town Boundary and Plan should include school.
- Increase of traffic on Nungurner Rd - review of speed limits needed. Intersection with Jetty Road needs future planning

6. URBAN DESIGN FRAMEWORK PRINCIPLES

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

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

Figure 4 Urban Design Framework Process



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

The analysis is based on four broad subject areas:

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

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

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

GENERAL DESIGN PRINCIPLES

ENHANCE LOCAL CHARACTER

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

CONSERVE THE ENVIRONMENT

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

PROMOTE ACTIVITY TO SUSTAIN COMMUNITIES

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

IMPROVE ACCESS

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

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

7. ANALYSIS

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

Nungurner is an area of undulating bushland set on the Lakes and is characterised by a relatively consistent tree canopy and dwellings that respect the landscape. There are some larger dwellings set in more formal gardens but overall, the settlement has a bushland character. This character is highly valued by the community and needs to be retained.

There exists a relatively strong connection to the water and the foreshore area is the only real hub of activity. There is an existing pedestrian route that loops around Nungurner and is popular with residents for recreation. Boating is another popular activity.

Nungurner is a residential hamlet with a largely informal road network. New development needs to be designed and sited to respect local character, protect views and allow for an appropriate balance between built form and the natural environment.

7.1.2 Environment

Parts of the areas surrounding Nungurner are of high environmental value and may constrain expansion of the town. A VPO applying to the extent of the township and Rural Zoned land to the west, indicates the value of existing vegetation.

Any proposals to rezone these areas must ensure that the existing natural resources are protected and replanting of indigenous species occurs. Impacts on the Lakes must also be minimised and improved stormwater management is vital.

7.1.3 Activities

The foreshore area including the jetty and boat ramp is really the only location of activity.

Clear responsibility for the management of the jetty and boat ramp is an issue as the facilities could fall into further disrepair. Responsibility needs to be resolved and improvements to these facilities as well as an upgrade of the foreshore recreation area (ie, tables, toilets), is needed.

While development rates are moderate, commercial facilities are not required in the settlement and residents have access to nearby towns for goods and services.



Undulating rural residential land



Foreshore access is restricted from the jetty area



B & B near foreshore



Formal road treatment in low density residential area to the west of Nungurner Jetty Road

7.1.4 Movement and Access

Nungurner Jetty Road provides the only access route into the town and the size of Nungurner does not require an extensive road network. The gravel roads are an important component of local character. Pedestrian access is not adequately provided for within the settlement. There are no footpaths and people have little opportunity to safely and comfortably walk either around the area or along the foreshore.

Access to the water is slightly compromised by the condition of the boat ramp and jetty and this infrastructure requires refurbishment.

The primary school at the intersection of Nungurner Jetty Road and Metung – Nungurner Road is an important focal point for the community within Nungurner and the surrounding area

8. STRATEGIC FRAMEWORK

The strategic direction for Nungurner 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 Nungurner addresses the significant issues identified during the analysis and consultation processes and builds on the key opportunities for enhancing the special qualities of the settlement.

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

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

“Nungurner will remain as a small residential lakeside hamlet that is closely related to Metung but is distinctly separate from it.

It will build on its present character of high environmental values and the retention of natural habitat. The buildings and development in Nungurner will be environmentally responsive, using materials and finishes that are reflective of the bush environment.

The settlement will have a focus on an attractive Lake foreshore, with some limited facilities for fishing, boating and picnics. There will be opportunities for walking along the foreshore and / or around the town.”

8.2 KEY OBJECTIVES AND STRATEGIES

OBJECTIVE 1:

To maintain the low density bushland character of Nungurner.

STRATEGIES:

- 1.1 Ensure any future subdivision is within the existing Low Density Residential Zone or zoned for this purpose.
- 1.2 Ensure that all subdivision and development proposals are based on land capability analysis and responsive to the natural resource constraints of the site.
- 1.3 Provide a set of siting and design guidelines applicable to the unique character of Nungurner.
- 1.4 Ensure a mechanism in the planning scheme will allow for the use of these guidelines to assess planning permit applications.

OBJECTIVE 2:

To create an attractive foreshore area catering to the needs of both residents and visitors.

STRATEGIES:

- 2.1 Improve the picnic area, including the public toilets.
- 2.2 Facilitate improvements/maintenance to the jetty and boat ramp to provide more convenient water access whilst continuing its local and limited function for boating generally.

OBJECTIVE 3:

To improve pedestrian circulation and safety.

STRATEGIES:

- 3.1 Create low environmental impact walking trails around the town and / or along the foreshore.
- 3.2 Consider walking trail opportunities and linkages as part of subdivision and development proposals.

OBJECTIVE 4:

To improve stormwater management in Nungurner.

STRATEGIES:

- 4.1 Introduce or improve stormwater management measures, particularly in relation to Jetty Road.
- 4.2 Promote on-site storm water management mechanisms for new and existing development within the settlement.

Further documentation is provided in Plan 4 Nungurner Strategy Plan.



Improve foreshore reserve

9. IMPLEMENTATION

9.1 INTRODUCTION

The Urban Design Framework for Nungurner 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 Nungurner 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 Nungurner. 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

Nungurner is a low density settlement with little need for extensive public facilities.

1. Enhancement of Picnic Reserve

To include improved boat launching, parking, landscaping and other visitor facilities within the constraints of a small site.

2. Shared pathway network

The pathway system indicated on the Strategy Plan should be incrementally developed on public and private land (by negotiated agreement) as funds allow.

3. Jetty Road improvement

Jetty Road requires minor improvement of stormwater drainage systems. Tree planting could also be implemented to emphasise its importance as a main access road.

Refer Plan 5 Nungurner Master Plan.

9.2.2 Cost Estimates and Implementation Program

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

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

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

Table 1 Master Plan Projects, Indicative Costs 2006

Project summary	Anticipated cost government sector (2006)	Project priority
1. Reserve enhancement	\$172,410	Low
2. Shared pathway network	\$725,900	Low
3. Tree planting and improvements to Jetty Road	\$70,000	Low
TOTALS	\$968,310	

9.3 PLANNING SCHEME PROVISIONS

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

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

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

Manage development of Nungurner 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

Consistent with the proposed Settlement Boundary the existing small allotments on the western side of Nungurner Jetty Road, near the intersection of Kleinitz Road and extending to Metung – Nungurner Road, including the school are to be included in the Low Density Residential Zone.

9.3.3 Overlays

Provide for a new Design and Development Overlay Schedule - Development in Coastal Settlements (East Gippsland) as detailed in Appendix E to apply to the area zoned Low Density Residential.



Incorporate Primary School in settlement boundary

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 Nungurner in relation to the other coastal towns within the study area is as a **Small Village likely to experience minor expansion of low density residential development.**

	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

Overview of Settlement Futures

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)

NUNGURNER

Municipality – Shire of East Gippsland

Nungurner, in the Gippsland Plain Bioregion, is located on the northern shores of the area known as Reeve Channel. To the north-west is Colquhoun Regional Park.

Flora values

The indigenous vegetation of the Nungurner area, with relatively fertile soils, has been substantially cleared for agriculture (stock grazing) and the former vegetation is now much depleted and fragmented. That which remains has generally been moderately to severely degraded by weed invasion, and structurally and floristically modified. Several fairly large tracts of forest however retain high connectivity and these remnants are concentrated on drainage lines and streams. Steep slopes in some locations, particularly along streams, have helped prevent clearing of the indigenous vegetation.

While the vegetation has been largely cleared many trees persist in the landscape as stands and isolated pasture trees. The road reserves often retain high cover of the original eucalypt canopy, with or without subordinate vegetation strata.

Many of the trees in the landscape are fine old trees with high intrinsic values, and very important faunal habitat and landscape values. With the changed land use resulting from residential/residential rural development, there is likely to be considerable recruitment of eucalypts and other trees. When such vegetation matures it will have important habitat and landscape values.

Three Ecological Vegetation Classes (EVCs) have been mapped for the area (see below). The largest remnant indigenous vegetation stands are the rare and vulnerable Limestone Box Forest EVC which is of very restricted distribution in Victoria. Several of the eucalypt dominants of Limestone Box Forest are noteworthy: the rare Coast Grey-box (*Eucalyptus bosistoana*) and Blue Box (*E. baueriana*), and the vulnerable Gippsland Red-gum (*E. tereticornis* ssp. *mediana*).

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

Ecological Vegetation Classes	
EVC	Conservation status
Limestone Box Forest	V
Damp Sands Herb-rich Woodland	V
Estuarine Wetland	LC

Key:

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

Rare or Threatened Flora				
Common Name	Scientific Name	EPBC	DSE	FFG
Coastal Greenhood	<i>Pterostylis alveata</i>		v	
Rough-grain Love-grass	<i>Eragrostis trachycarpa</i>		r	
Water Parsnip	<i>Berula erecta</i>		k	
Viscid Daisy-bush	<i>Olearia viscosa</i>		v	
Star Cucumber	<i>Sicyos australis</i>		v	
Salt Lawrencia	<i>Lawrencia spicata</i>		r	
Mallacoota Gum	<i>Eucalyptus x williamsonii</i>		r	
Coast Grey-box	<i>Eucalyptus bosistoana</i>		r	
Limestone Pomaderris	<i>Pomaderris oraria</i> ssp. <i>calcicola</i>		r	
Yellow-wood	<i>Acronychia oblongifolia</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

These reflect the development constraints in relation to vegetation retention, however there is ample scope locally for residential development with the appropriate planning mechanisms to ensure tree protection.

Fauna values

Nungurner is on the western edge of the site of zoological significance at Kalimna (Norris and Mansergh 1981). The area appears important for Buff-banded Rail *Rallus philippensis*, Hooded Plover *Thinornis rubricollis*, Little Egret *Egretta garzetta*, Little Tern *Sterna albifrons*, Fairy Tern *S. nereis* and Haswells Frog *Paracrinia haswelli*. The neighbouring area of Kalimna is also the best known site in Gippsland for the Long-nosed Bandicoot *Perameles nasuta* and Masked Owl *Tyto novaehollandiae*.

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

	Introduced	No. of threatened Fauna species#			Total
		EPBC	DSE	FFG	
Birds	7	2	11	25	172
Mammals	6	0	0	0	27
Reptiles	0	0	0	2	13
Frogs	0	1	0	1	9
Fish	0	0	0	0	16

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 Nungurner

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Stubble Quail	<i>Coturnix pectoralis</i>	M				
Brown Quail	<i>Coturnix ypsilophora</i>				NT	
Peaceful Dove	<i>Geopelia placida</i>					
Common Bronzewing	<i>Phaps chalcoptera</i>					
Brush Bronzewing	<i>Phaps elegans</i>					
Wonga Pigeon	<i>Leucosarcia melanoleuca</i>					
Buff-banded Rail	<i>Gallirallus philippensis</i>	M				
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>					
Great Crested Grebe	<i>Podiceps cristatus</i>					
Australasian Grebe	<i>Tachybaptus novaehollandiae</i>					
Hoary-headed Grebe	<i>Poliiocephalus poliocephalus</i>					
Great Cormorant	<i>Phalacrocorax carbo</i>					
Little Black Cormorant	<i>Phalacrocorax sulcirostris</i>					
Black-faced Cormorant	<i>Phalacrocorax fuscescens</i>	M			NT	
Pied Cormorant	<i>Phalacrocorax varius</i>				NT	
Little Pied Cormorant	<i>Phalacrocorax melanoleucos</i>					

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Darter	<i>Anhinga melanogaster</i>					
Australasian Gannet	<i>Morus serrator</i>	M				
Australian Pelican	<i>Pelecanus conspicillatus</i>	M				
Caspian Tern	<i>Sterna caspia</i>	Mi,M		L	NT	
Crested Tern	<i>Sterna bergii</i>	Mi,M				
Little Tern	<i>Sterna albifrons sinensis</i>	Mi,M		L	VU	
Fairy Tern	<i>Sterna nereis</i>	Mi,M		L	EN	
Silver Gull	<i>Larus novaehollandiae</i>	Mi,M				
Pacific Gull	<i>Larus pacificus pacificus</i>	Mi,M			NT	
Pied Oystercatcher	<i>Haematopus longirostris</i>	Mi				
Masked Lapwing	<i>Vanellus miles</i>	Mi				
Hooded Plover	<i>Thinornis rubricollis</i>	Mi,M	VU	L	VU	
Red-capped Plover	<i>Charadrius ruficapillus</i>	Mi,M				
Bar-tailed Godwit	<i>Limosa lapponica</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	
Great Egret	<i>Ardea alba</i>	Mi,M		L	VU	
White-faced Heron	<i>Egretta novaehollandiae</i>					
White-necked Heron	<i>Ardea pacifica</i>					
Nankeen Night-Heron	<i>Nycticorax caledonicus hilli</i>	M			NT	
Australasian Bittern	<i>Botaurus poiciloptilus</i>		VU	L	EN	
Magpie Goose	<i>Anseranas semipalmata</i>	Mi,M		N	VU	
Australian Wood Duck	<i>Chenonetta jubata</i>	Mi				
Black Swan	<i>Cygnus atratus</i>	Mi				
Australian Shelduck	<i>Tadorna tadornoides</i>	Mi				
Pacific Black Duck	<i>Anas superciliosa</i>	Mi				
Chestnut Teal	<i>Anas castanea</i>	Mi				
Grey Teal	<i>Anas gracilis</i>	Mi				
Hardhead	<i>Aythya australis</i>	Mi			VU	
Musk Duck	<i>Biziura lobata</i>	Mi,M			VU	
Swamp Harrier	<i>Circus approximans</i>	Mi,M				
Grey Goshawk	<i>Accipiter novaehollandiae</i>	Mi		N	VU	
Brown Goshawk	<i>Accipiter fasciatus</i>	Mi,M				
Collared Sparrowhawk	<i>Accipiter cirrhocephalus</i>	Mi				
Wedge-tailed Eagle	<i>Aquila audax</i>	Mi				
Little Eagle	<i>Hieraetus morphnoides</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				
Peregrine Falcon	<i>Falco peregrinus</i>	Mi				
Black Falcon	<i>Falco subniger</i>	Mi			VU	
Brown Falcon	<i>Falco berigora</i>	Mi				
Nankeen Kestrel	<i>Falco cenchroides</i>	Mi,M				
Southern Boobook	<i>Ninox boobook</i>	M				
Barking Owl	<i>Ninox connivens</i>		NT	L	EN	

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Musk Lorikeet	<i>Glossopsitta concinna</i>					
Little Lorikeet	<i>Glossopsitta pusilla</i>					
Yellow-tailed Black-Cockatoo	<i>Calyptorhynchus funereus</i>					
Gang-gang Cockatoo	<i>Callocephalon fimbriatum</i>					
Sulphur-crested Cockatoo	<i>Cacatua galerita</i>					
Little Corella	<i>Cacatua sanguinea</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>					
Swift Parrot	<i>Lathamus discolor</i>	EN,M	EN	L	EN	
Tawny Frogmouth	<i>Podargus strigoides</i>					
Dollarbird	<i>Eurystomus orientalis</i>	M				
Azure Kingfisher	<i>Ceyx azurea</i>				NT	
Laughing Kookaburra	<i>Dacelo novaeguineae</i>					
Sacred Kingfisher	<i>Todiramphus sanctus</i>	M				
White-throated Needletail	<i>Hirundapus caudacutus</i>	Mi,M				
Fork-tailed Swift	<i>Apus pacificus</i>	Mi,M				
Pallid Cuckoo	<i>Cuculus pallidus</i>	M				
Fan-tailed Cuckoo	<i>Cacomantis flabelliformis</i>	M				
Horsfield's Bronze-Cuckoo	<i>Chrysococcyx basalis</i>	M				
Shining Bronze-Cuckoo	<i>Chrysococcyx lucidus</i>	M				
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>					
Restless Flycatcher	<i>Myiagra inquieta</i>					
Black-faced Monarch	<i>Monarcha melanopsis</i>	M				
Jacky Winter	<i>Microeca fascinans</i>					
Scarlet Robin	<i>Petroica boodang</i>					
Flame Robin	<i>Petroica phoenicea</i>	M				
Rose Robin	<i>Petroica rosea</i>					
Eastern Yellow Robin	<i>Eopsaltria australis</i>					
Golden Whistler	<i>Pachycephala pectoralis</i>					
Rufous Whistler	<i>Pachycephala rufiventris</i>					
Olive Whistler (Eastern Victoria)	<i>Pachycephala olivacea olivacea</i>					
Grey Shrike-thrush	<i>Colluricincla harmonica</i>					
Magpie-lark	<i>Grallina cyanoleuca</i>	M				
Crested Shrike-tit	<i>Falcunculus frontatus</i>					
Eastern Whipbird	<i>Psophodes olivaceus</i>					
Black-faced Cuckoo-shrike	<i>Coracina novaehollandiae</i>	M				
White-winged Triller	<i>Lalage tricolor</i>					
Brown Gerygone	<i>Gerygone mouki</i>					
Weebill	<i>Smicromis brevirostris</i>					
Striated Thornbill	<i>Acanthiza lineata</i>					
Yellow Thornbill	<i>Acanthiza nana</i>					

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Buff-rumped Thornbill	<i>Acanthiza reguloides</i>					
Yellow-rumped Thornbill	<i>Acanthiza chrysorrhoa</i>					
White-browed Scrubwren	<i>Sericornis frontalis</i>					
Little Grassbird	<i>Megalurus gramineus</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>					
Brown Treecreeper	<i>Climacteris picumnus victoriae</i>		NT		NT	
White-throated Treecreeper	<i>Cormobates leucophaeus</i>					
Mistletoebird	<i>Dicaeum hirundinaceum</i>					
Spotted Pardalote	<i>Pardalotus punctatus punctatus</i>					
Silvereye	<i>Zosterops lateralis</i>	M				
White-naped Honeyeater	<i>Melithreptus lunatus</i>					
Brown-headed Honeyeater	<i>Melithreptus brevirostris</i>					
Scarlet Honeyeater	<i>Myzomela sanguinolenta</i>					
Eastern Spinebill	<i>Acanthorhynchus tenuirostris</i>					
Regent Honeyeater	<i>Xanthomyza phrygia</i>	EN,Mi	EN	L	CE	
Lewin's Honeyeater	<i>Meliphaga lewinii</i>					
Fuscous Honeyeater	<i>Lichenostomus fuscus</i>					
Yellow-faced Honeyeater	<i>Lichenostomus chrysops</i>					
White-eared Honeyeater	<i>Lichenostomus leucotis</i>					
White-plumed Honeyeater	<i>Lichenostomus penicillatus</i>					
Crescent Honeyeater	<i>Phylidonyris pyrrhoptera</i>					
New Holland Honeyeater	<i>Phylidonyris novaehollandiae</i>					
Bell Miner	<i>Manorina melanophrys</i>					
Noisy Miner	<i>Manorina melanocephala</i>					
Yellow-throated Miner	<i>Manorina flavigula</i>					
Little Wattlebird	<i>Anthochaera chrysoptera</i>					
Red Wattlebird	<i>Anthochaera carunculata</i>					
Australian Pipit	<i>Anthus australis</i>	M				
Red-browed Finch	<i>Neochmia temporalis</i>					
Olive-backed Oriole	<i>Oriolus sagittatus</i>					
Satin Bowerbird	<i>Ptilonorhynchus violaceus</i>					
Pied Currawong	<i>Strepera graculina</i>					
Grey Currawong	<i>Strepera versicolor</i>					
Grey Butcherbird	<i>Cracticus torquatus</i>					
Australian Magpie	<i>Gymnorhina tibicen</i>					
Bassian Thrush	<i>Zoothera lunulata</i>	Mi				
Forest Raven	<i>Corvus tasmanicus</i>	M				
Australian Raven	<i>Corvus coronoides</i>					
Common Tern	<i>Sterna hirundo</i>	Mi,M				
Little Raven	<i>Corvus mellori</i>	M				
Striated Pardalote	<i>Pardalotus striatus</i>					
Cattle Egret	<i>Ardea ibis</i>	Mi,M				
Spotted Turtle-Dove	<i>Streptopelia chinensis</i>					*

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Skylark	<i>Alauda arvensis</i>					*
House Sparrow	<i>Passer domesticus</i>					*
European Goldfinch	<i>Carduelis carduelis</i>					*
Common Myna	<i>Acridotheres tristis</i>					*
Common Starling	<i>Sturnus vulgaris</i>					*
Short-beaked Echidna	<i>Tachyglossus aculeatus</i>					
Agile Antechinus	<i>Antechinus agilis</i>					
Long-nosed Bandicoot	<i>Perameles nasuta</i>					
Common Brushtail Possum	<i>Trichosurus vulpecula</i>					
Common Ringtail Possum	<i>Pseudocheirus peregrinus</i>					
Sugar Glider	<i>Petaurus breviceps</i>					
Common Wombat	<i>Vombatus ursinus</i>					
Swamp Wallaby	<i>Wallabia bicolor</i>					
Eastern Grey Kangaroo	<i>Macropus giganteus</i>					
Lesser Long-eared Bat	<i>Nyctophilus geoffroyi</i>					
Gould's Wattled Bat	<i>Chalinolobus gouldii</i>					
Chocolate Wattled Bat	<i>Chalinolobus morio</i>					
Southern Forest Bat	<i>Vespadelus regulus</i>					
Little Forest Bat	<i>Vespadelus vulturnus</i>					
Large Forest Bat	<i>Vespadelus darlingtoni</i>					
Bush Rat	<i>Rattus fuscipes</i>					
Swamp Rat	<i>Rattus lutreolus</i>					
Black Rat	<i>Rattus rattus</i>					*
House Mouse	<i>Mus musculus</i>					*
Water-rat	<i>Hydromys chrysogaster</i>					
Rabbit	<i>Oryctolagus cuniculus</i>					*
Hog Deer	<i>Axis porcinus</i>					*
Fox	<i>Vulpes vulpes</i>					*
Australian Fur-seal	<i>Arctocephalus pusillus doriferus</i>	M	CD			
Leopard Seal	<i>Hydrurga leptonyx</i>	M				
Minke Whale	<i>Balaenoptera acutorostrata</i>					
Dog	<i>Canis lupus familiaris</i>					*
Eastern Snake-necked Turtle	<i>Chelodina longicollis</i>					
Jacky Lizard	<i>Amphibolurus muricatus</i>					
Lace Monitor	<i>Varanus varius</i>				VU	
Dark-flecked Garden Sunskink	<i>Lampropholis delicata</i>					
Pale-flecked Garden Sunskink	<i>Lampropholis guichenoti</i>					
Weasel Skink	<i>Saproscincus mustelinus</i>					
Blotched Blue-tongued Lizard	<i>Tiliqua nigrolutea</i>					
Eastern Blue-tongued Lizard	<i>Tiliqua scincoides</i>					
Eastern Small-eyed Snake	<i>Cryptophis nigrescens</i>					
Swampland Cool-skink	<i>Pseudemoia rawlinsoni</i>		RIK		NT	
Red-bellied Black Snake	<i>Pseudechis porphyriacus</i>					
unidentified water skink	<i>Eulamprus sp.</i>					
Southern Grass Skink	<i>Pseudemoia entrecasteauxii</i>					

Common Name	Scientific Name	EPBC	NAP	FFG	DSE	Feral
Brown-striped Frog	<i>Limnodynastes peronii</i>					
Spotted Grass Frog	<i>Limnodynastes tasmaniensis</i>					
Common Eastern Froglet	<i>Crinia signifera</i>					
Green and Golden Bell Frog	<i>Litoria aurea</i>	VU	EN	I	NT	
Brown Tree Frog	<i>Litoria ewingii</i>					
Peron's Tree Frog	<i>Litoria peronii</i>					
Verreaux's Tree Frog	<i>Litoria verreauxii verreauxii</i>					
Whistling Tree Frog	<i>Litoria verreauxii verreauxii</i>					
Australian Anchovy	<i>Engraulis australis</i>					
River Garfish	<i>Hyporhamphus regularis</i>					
Small-mouthed Hardyhead	<i>Atherinosoma microstoma</i>					
Red Snapper	<i>Centroberyx gerrardi</i>					
Spotted Pipefish	<i>Stigmatopora argus</i>					
Soldierfish	<i>Gymnapistes marmoratus</i>					
Estuary Perch	<i>Macquaria colonorum</i>					
Silver Trevally	<i>Pseudocaranx dentex</i>					
Eastern Australian Salmon	<i>Arripis trutta</i>					
Black Bream	<i>Acanthopagrus butcheri</i>					
Yelloweye Mullet	<i>Aldrichetta forsteri</i>					
Tupong	<i>Pseudaphritis urvillii</i>					
Long-finned Goby	<i>Favonigobius lateralis</i>					
Tamar River Goby	<i>Afurcagobius tamarensis</i>					
Six-spined Leatherjacket	<i>Meuschenia freycineti</i>					
Hardyhead	<i>Atherinosoma elongata</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

NUNGURNER

STAGE 1 CONSULTATION OUTCOMES

Public Meeting 20 January 2005 (90 - 100 people, with Metung)

ISSUES DISCUSSED

Existing Character

- Rural setting.
- Quiet rural atmosphere, winding roads and seclusion all valued.
- Attraction is absence of commercial activity.
- Don't want to encourage increased visitor numbers.
- The area's environmental values are appreciated by the residents.
- Views from the water are important and development can ruin these views.

Environment

- Land to the west of Nungurner has flora and fauna significance. Limestone Box Forest – protected under FFG legislation.
- Hilly area, gullies should not be developed for environmental reasons.
- Sense of bushland should be retained through design controls.
- Native vegetation retention is not taken seriously by Council. Retrospective permits are issued instead of fines when trees are removed.
- Conversely, one resident planted all the trees on his block and now objects to controls on their removal.
- Box's Creek has special environmental significance, forest, natural asset. Some of this area has been cleared for grazing and could be considered a prime development site. Any development would have a significant impact on the area and also jetties would be constructed which is undesirable.
- Environmental health of the Lakes is precarious. Need to act now to conserve for the future.
- The area north of Metung / Nungurner drains into the Lakes.
- Council needs to address odour issue associated with weed around foreshore.
- Protection of remnant vegetation should be a high priority.
- Indigenous planting encouraged/required.

Planning

- Nungurner is not identified as a node for development.
- If plans are rejected by Council applicants end up going to VCAT anyway.
- Refer to previous strategy report
- Ongoing problems dealing with the Shire on planning issues.
- Planning controls need to be strengthened. Greater prescription probably required.
- No further subdivision wanted.
- Community feel uncertain about applicable planning regulations and guidelines etc.
- Lakeshore Drive covenants have been ignored / removed. 20 lots have been turned into 43, the covenant supposedly required no further subdivision until 2032. (The details and status of the covenant are unclear).

- There is no significant evidence of development pressure.
- There has been inconsistent application of planning controls over the years.
- Why can subdivision take place but not tree removal?
- Shire planning department is severely under resourced. Only guided by overlay and this does not provide adequate protection. There is time pressure to issue permits which can affect decision-making.
- The view from the water reveals unsightly development including reflective surfaces and lack of screening etc.
- Irregular / inconsistent application of planning controls.
- Subdivision – review the one acre limit to one hectare as in some places one acre may be too small.

Infrastructure

- Environmental constraints prevent expansion of Nungurner Boat Ramp.
- Jetty area needs work: fix boat ramp (wrong width, angle etc), car park is adequate an increase would encourage further use which is not wanted, improve what exists.
- Keep jetty small for local use only.
- No-one has formal responsibility for the ramp and jetty and therefore they are not maintained.
- Unofficial (private) launching area at end of Lakeshore Drive.
- There are no Council services other than rubbish collection. Nungurner is a self-sufficient community.
- Some people want no development at all. Others would like enhancement works such as walking tracks etc.
- Current stormwater management measures could be improved.
- Retarding basins do exist in Nungurner on Lakeshore Drive.
- Reticulated water and sewerage are not a priority. Nungurner community does not require sewerage, accept existing situation.
- Stormwater drain on Jetty Road needs better management to avoid erosion.
- Public toilets at foreshore need an upgrade. BBQs, tables and chairs could also be improved. Some seating closer to the water would be useful.
- Consideration needed for fire access – area is main line of defence for Metung.

Circulation

- Coastal walking opportunities exist although constrained by private land, topography and potential erosion impacts.
- Walking tracks around town loop is what is needed as this is the route people use now.
- Community Action Group has reviewed coastal track and considers area too sensitive. Revegetation is being undertaken in this area.
- Walking track exists from school to Nungurner Road.
- Walkways would be nice for people to enjoy the foreshore.
- Walking / cycling track would present a great opportunity to link to Metung, too
- Foreshore walking track – approximately 50/50 split based on those attending meeting were in support of investigation of foreshore walking tracks (and 50% opposed)

SUMMARY OF ISSUES FROM JANUARY 2005 MEETING

Attendees at the Nungurner public meeting (held jointly with Metung) in January 2005 highly valued the **quiet rural atmosphere, seclusion** and **environmental values** of Nungurner.

Specific views were expressed in relation to the following issues:

The natural environment: land to the west should be protected; water quality of the Lakes is important; remnant vegetation to be conserved.

Activities and facilities: jetty and boat ramp require improvements; public toilets need upgrade.

Accessibility: create walking track around town loop; mixed views on coastal walking tracks and a link to Metung.

Overall, the community was concerned about the retention of the existing bushland character and the conservation of the environment. Expanded residential use and commercial development were not generally supported. Pedestrian circulation and the state of the jetty and boat ramp were considered key issues to be resolved.

FEEDBACK FORMS AND SUBMISSIONS

There were 23 people from Nungurner who completed the feedback form or made a submission on the project. Of these, 26% were working and 57% were retired. 91% of the respondents were permanent residents. Temporary residents (ie, holiday home owners) represented 4%.

The favourite aspects of Nungurner identified by respondents included: the peace and quiet, village atmosphere, wildlife and the undeveloped surrounds.

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

- 1) Overdevelopment (61%)
- 2) Environmental conservation (52%)
- 3) Weeds (43%)

The top three suggested improvements are to:

- 1) Review building restrictions / guidelines (65%)
- 2) Conserve the environment (57%)
- 3) Improve fishing facilities and lake / beach access (43%)

NUNGURNER

STAGE 2 CONSULTATION OUTCOMES

Feedback On Draft Settlement Report

Number of responses: 15

Groups/Organisations responding: Nungurner Community and Coast Action Group Inc.

MAJOR ISSUES RAISED & COMMENTS

VISION

Generally supported.

Emphasize rural residential area.

OBJECTIVES

Supported - more detail required about proposals

STRATEGIES

- Walking tracks - detailed comment on alignment and extent requires changes, refinement and additions. Some strong opposition to certain trail proposals, particularly on west side of peninsula. Extension to school/Metung – Nungurner Road desirable and some support for extensions along foreshore to Chinamans Creek.
- Improvement to quality of foreshore reserve desirable, but no upgrade to function.
- Reinforce that urban expansion is not desirable.

OTHER COMMENTS

- Council and DSE should make commitments to enforce guidelines and strategies.
- Stop further subdivision and encourage existing to screen buildings. No buildings should be permitted on hills or ridges. Council to have guidelines for materials.
- Town Boundary and Plan should include school.
- Increase of traffic on Nungurner Rd- review of speed limits needed. Intersection with Jetty road needs future planning.

PROPOSED ACTIONS FROM CONSULTATION:

- Divided opinion on paths and trails. Retain general intent of pathway proposals in Strategy and noting the consultant team's position on advocating trails and paths as a general principle of the project. Specific comments on suitable pathway locations will be checked with Council.
- Town boundary should be extended to include school.
- Guidelines for buildings required.
- Expansion of area or function of foreshore facilities not supported, but improvement to quality proposed.

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

Nungurner Design Guidelines



Entry to town, showing the bush lot character 1



Agricultural views from the loop road 2



Typical rural - residential subdivision 2



Agricultural views looking West towards Metung 2



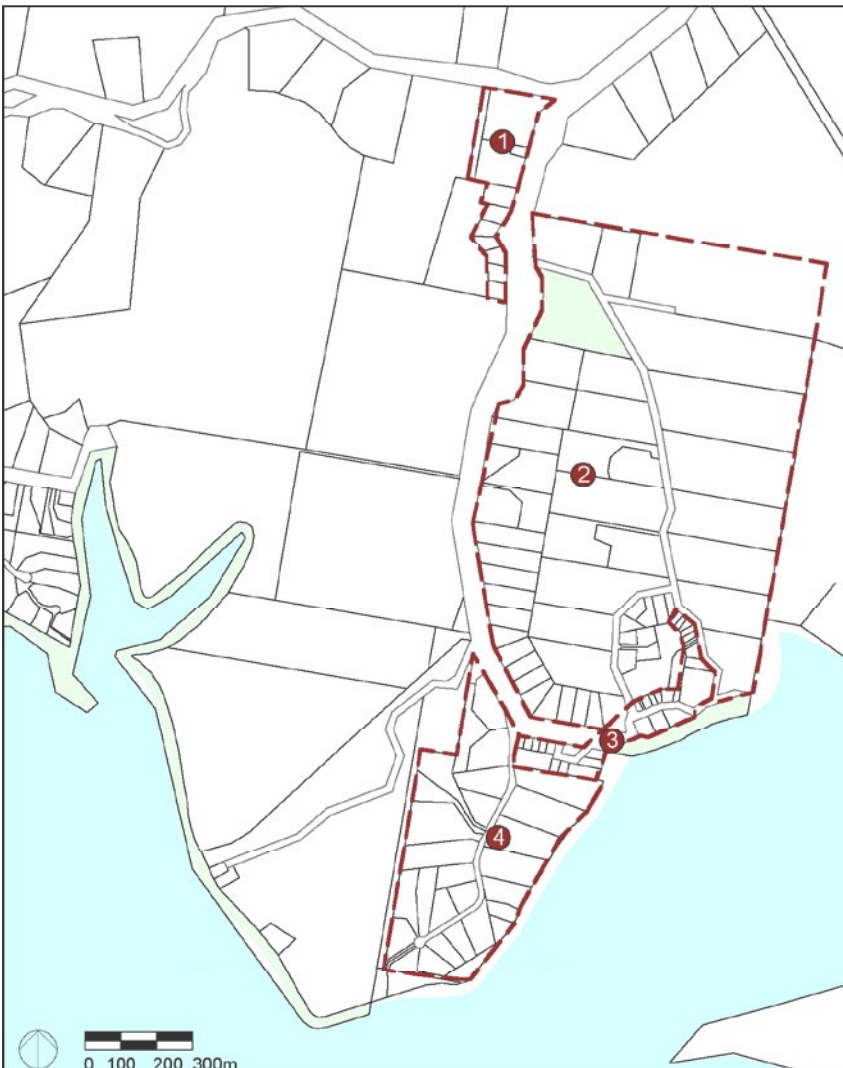
Foreshore Reserve and waterfront 3



Entry to the waterfront - Nungurner jetty road 3



Nungurner waterfront and jetties 3



Character Zones:

- 1 **School Residential Precinct**
Rural residential character.
- 2 **Bush Character Precinct**
Open, undulating rural reserves and some substantial dwellings.
- 3 **Foreshore Precinct**
Residential character consists predominantly of smaller houses. The beach reserve area includes a toilet block, table/chairs and launching ramp for small craft. There is also a small 'historic' shed on the jetty.
- 4 **Residential Precinct**
Substantial houses and modified landscape within a rural residential character with coastal views.



COASTAL TOWNS DESIGN FRAMEWORK

Nungurner Design Guidelines

INTRODUCTION

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

“Nungurner will remain as a small residential lakeside hamlet that is closely related to Metung but is distinctly separate from it. It will build on its present character of high environmental values and the retention of natural habitat. The buildings and development in Nungurner will be environmentally responsive, using materials and finishes that are reflective of the bush environment. The settlement will have a focus on an attractive Lake foreshore, with some limited facilities for fishing, boating and picnics. There will be opportunities for walking along the foreshore and/or around the town.”

COASTAL SPACES LANDSCAPE ASSESSMENT STUDY

Statement of Significance – Metung and Lakes Entrance Hills

The Metung Hills provide a scenic backdrop to the settlement of Metung and to the expansive waters of Lake King. This prominent series of hills stretches to the township of Lakes Entrance, where they are an important part of the town’s landscape setting. The Metung and Lakes Entrance Hills are visually of regional significance.

The hills provide a distinctive topographic edge to the surrounding lakes and plains, and to the built form of the settlements. These escarpments provide fine vistas out to sea and along the Ninety Mile Beach, and Jemmy’s Point Lookout is a famous high point from which to admire the coastline and the ocean beyond. The hills have a largely natural character and a native vegetation cover that is biologically significant.



Nungurner Design Guidelines

The views from the Metung and Lakes Entrance Hills feature on many of Victoria's tourist publications and attract visitors from across the state. The townships of Metung and Lakes Entrance are bases for recreation activities such as surfing, boating and fishing, and are also notable for their other landscape elements, including the ocean, lakes, islands and inlets.

Assessment: Regional Significance

DESIGN GUIDELINE OBJECTIVES

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

TOWNSHIP VALUED CHARACTER ELEMENTS

Residential Areas

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



Nungurner Design Guidelines

OUTCOMES SOUGHT FROM APPLICATION OF THE GUIDELINES

Protecting the valued elements of the township

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

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

- The State Government has developed Siting and Design Guidelines for Structures on the Victorian Coast. Landscape Setting types have been defined for the Gippsland coast. These Guidelines express generic principles for sustainable coastal design and are to be considered in relation to all site specific design responses.
- The Coastal Spaces Landscape Assessment Study has analysed the significance of coastal landscapes in the region. Protection of the valued landscape character elements of the area is to be achieved through the application of Significant Landscape Overlays in the non-urban areas and Design and Development Overlays in the urban areas. The valued coastal landscape character elements of the applicable sub-region are to be considered in relation to proposals for development. Projects are to be implemented having regard to the Best Practice 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.



Nungurner Design Guidelines

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

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

School Residential Precinct (Area 1)

The “gateway” to the settlement incorporating the Primary School and characterised by a “country cottage” character with native gardens and the use of natural materials. A key feature is the grouped letterboxes that help signal the start of the settlement. Retention of trees and the use of native species is recommended. Two storeys with pitched roofing would be preferred over a larger single storey to preserve the maximum garden space.

The application of artistic values to letterbox design could be encouraged to provide a colourful entry statement, rather than any purpose designed gateway treatment.

Bush Character Precinct (Area 2)

The key elements in this area are the native bushland and remnant farming. Retention of trees and the use of native species is highly recommended. Houses in this area are developing an artistic, slightly eccentric character with the use of natural materials and recycled timbers, that could be encouraged to develop further. The siting of houses to nestle them into the landscape is encouraged, together with indigenous tree planting along the road frontage to provide filtered views to the semi-rural character.

Foreshore Precinct (Area 3)

Although similar in character to Areas 1 and 2, it also has some elements of a more colourful “waterside” character that could be further developed. The development of a colour palette for this precinct is recommended.

Foreshore Residential Precinct (Area 4)

This area is characterised by generally larger blocks with substantial houses set well back from the road. Hence the main character element is achieved by gardens and fences. The use of native plantings in front gardens and as street trees is recommended. Front fences should be kept low to maintain an open feel and a continuity across the street.



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 Nungurner 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 Nungurner

Number of Submissions Received: 12

Issue	1. RESPONSE
Strategy Plan General support and comments <ul style="list-style-type: none">• Rezone land west along Nungurner Rd• More emphasis on particulars for storm water management on roadsides• Clarify walking track concepts on private land.	<ul style="list-style-type: none">• Include land on west side of Jetty Road to the school (including the school) within the township boundary.• Clarify walking track concepts on private land to east but maintain as longer term aspirations with support of landowners.• Provide notation for bike path connection to Metung along Nungurner and Rosherville Road.
Master Plan <ul style="list-style-type: none">• Concept supported but plan incorrect• Make better provision for boat/trailer parking on western side.	<ul style="list-style-type: none">• Correct and refine plan in relation to access road, existing vegetation and extent of car parking area.
Town Boundary/Rezoning Request Received in respect to land located further west of the School proposing that this land be located within the township boundary.	It is considered that the school provides a logical township boundary for Nungurner.