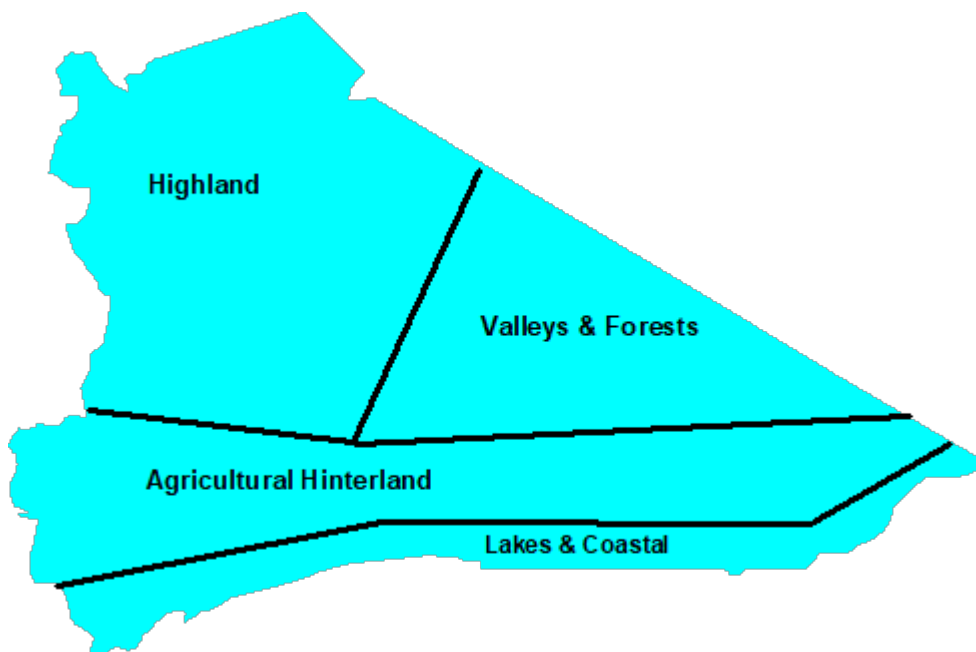


21.1212/10/2017
C138**STRATEGIES FOR SUB-REGIONS, TOWNS & LOCALITIES****21.12-1**04/04/2013
C113**Sub-regions**

East Gippsland, for planning purposes, can be divided into four relatively homogeneous economic and geographic areas, as shown in the following diagram.



The strengths, weaknesses, opportunities and threats for each sub-region are summarised below, together with broad strategies to address these.

Each section summarises the current roles and functions of urban areas and rural localities in the sub-region, identifies appropriate new or enhanced roles and sets out the policies and strategies that will be applied to these areas. The listing of towns/localities is generally from west to east within each sub-region.

21.12-213/12/2018
C139egip**Lakes & Coastal**

From a social and economic perspective, the Lakes & Coastal sub-region (described in Clause 21.02-3 above) has the highest population density of the Shire, with the main commercial, retail and tourist centres located along this coastal fringe.

Bairnsdale is the largest town in the sub-region providing major commercial, retail, educational and public sector services.

Paynesville, located approximately 16 kilometres south of Bairnsdale, has grown rapidly in recent times, as a 'dormitory' and a retirement area.

Lakes Entrance is a major tourist destination, which also has a strong commercial fishing industry.

The coastal resort town of Mallacoota, in the far east of the Shire, is a very popular holiday location and a retirement area. It is also recognised as being a base for eco-tourism and centre of the abalone industry in eastern Victoria.

The following Coastal Settlement Framework that identifies the role of specific coastal settlements and capacity for growth and expansion was an outcome of the Coastal Towns Design Framework (2007) and additional analysis undertaken for Tambo Bluff and Newlands Arm. It provides a strategic approach to managing development in the 11 coastal settlements over the next 15-20 years and is based on the protection of high value environmental resources within or adjoining settlements, the nature of local character and its protection and the capacity of infrastructure and services and future provision.

Coastal Settlement Framework

Settlement Type	Population	Services and facilities	Infrastructure
District Town	2000-10,000	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	500-2000	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

Overview of Settlement Futures.

	District Town	Town	Village	Small Village
Significant Expansion of Existing Area	Paynesville	Lake Tyers Beach Eagle Point		
Minor Expansion of Existing Area	Lakes Entrance	Mallacoota	Marlo	Nungurner
Expansion within Existing Area		Metung Tambo Bluff	Raymond Island Newlands Arm	Gipsy Point Bemm River

Opportunities for the sub-region include:

- large areas of vacant land for future growth
- high landscape and natural values
- quality lifestyle
- strong tourism industry
- commercial fishing industry
- boating activities and recreational fishing
- attractive retirement area
- high quality beaches
- a variety of services including retail and commercial, education, health, social welfare, government agencies
- easy access to the sub-region via Princes Highway.

Constraints include:

- impacts of climate induced sea level rise and storm surge on vulnerable coastal areas

- need to protect lakes system from the undesirable effects of development, including siltation and nutrient input
- lack of employment opportunities for young people
- lack of service industrial sites in Lakes Entrance, Paynesville and Metung
- lack of reticulated sewerage system in some existing towns and future development areas
- mosquito problems
- lack of fully serviced land for future urban expansion in some centres
- demand for rural residential subdivision in areas outside current or proposed zonings
- conflicts over use of resources, such as commercial versus recreational fishing, shooting versus wildlife conservation.

Strategies for Lakes & Coastal sub-region include:

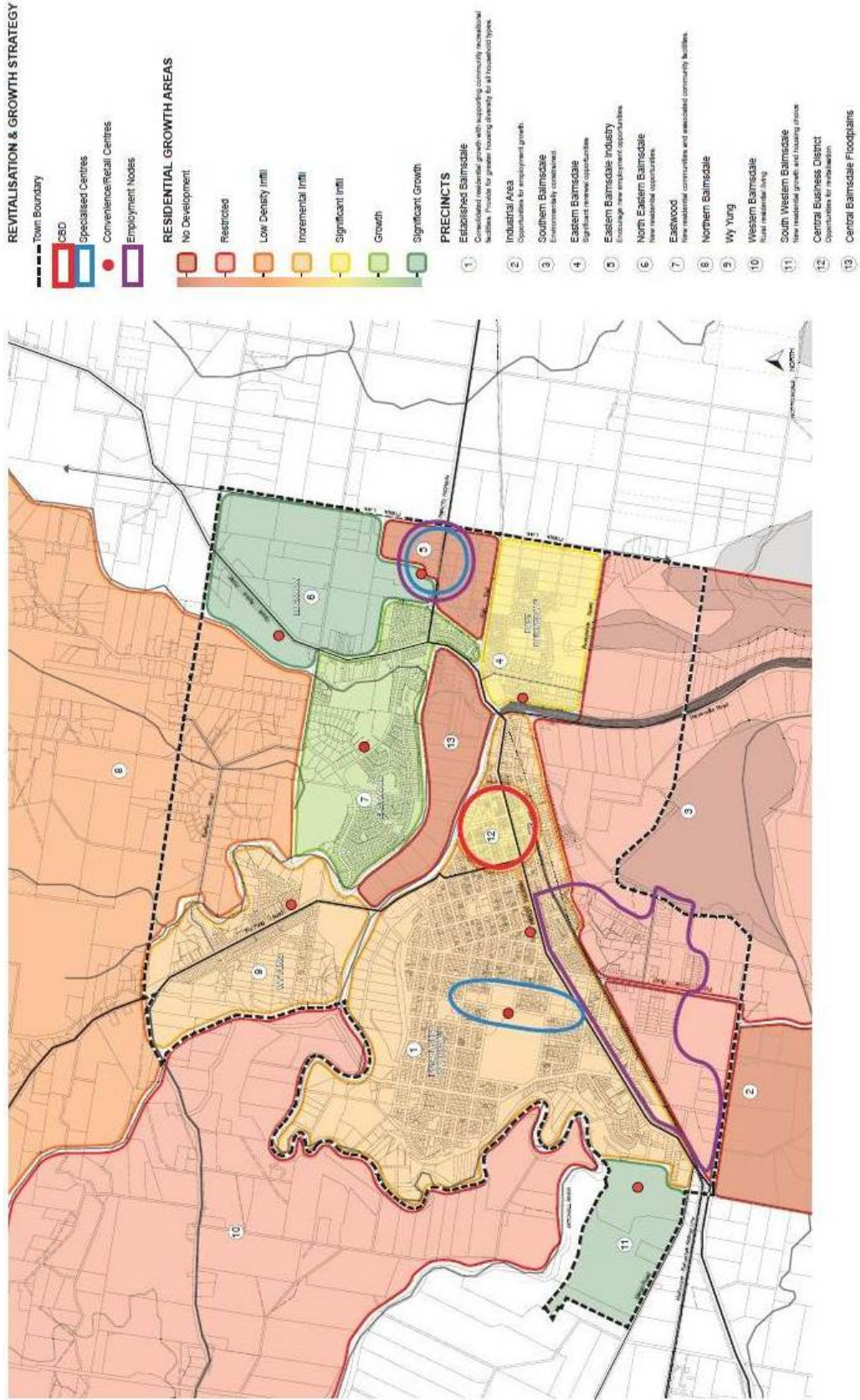
- assessing and prioritising the response to climate change impacts to ensure that the risks associated with sea level rise and storm surge are properly considered in future strategic planning and the assessment of development proposals in vulnerable areas
- protecting landscapes and natural values, particularly in coastal/lakes areas
- encouraging population growth and development in fully serviced residential land in the major towns
- supporting provision of reticulated sewerage in unserviced towns
- ensuring land availability for further development of tourism and service industry
- reinforcing the role of Bairnsdale as the main commercial, retail and service centre for East Gippsland, while upgrading and revitalising business centres in other towns to serve local and district level needs
- upgrading the townscapes of Lakes Entrance and Paynesville, to improve their appeal for residents and visitors
- recognising the need to provide for an aging population, including encouragement of new services and seeking resources to improve provision and maintenance of relevant Shire infrastructure (e.g. footpaths).

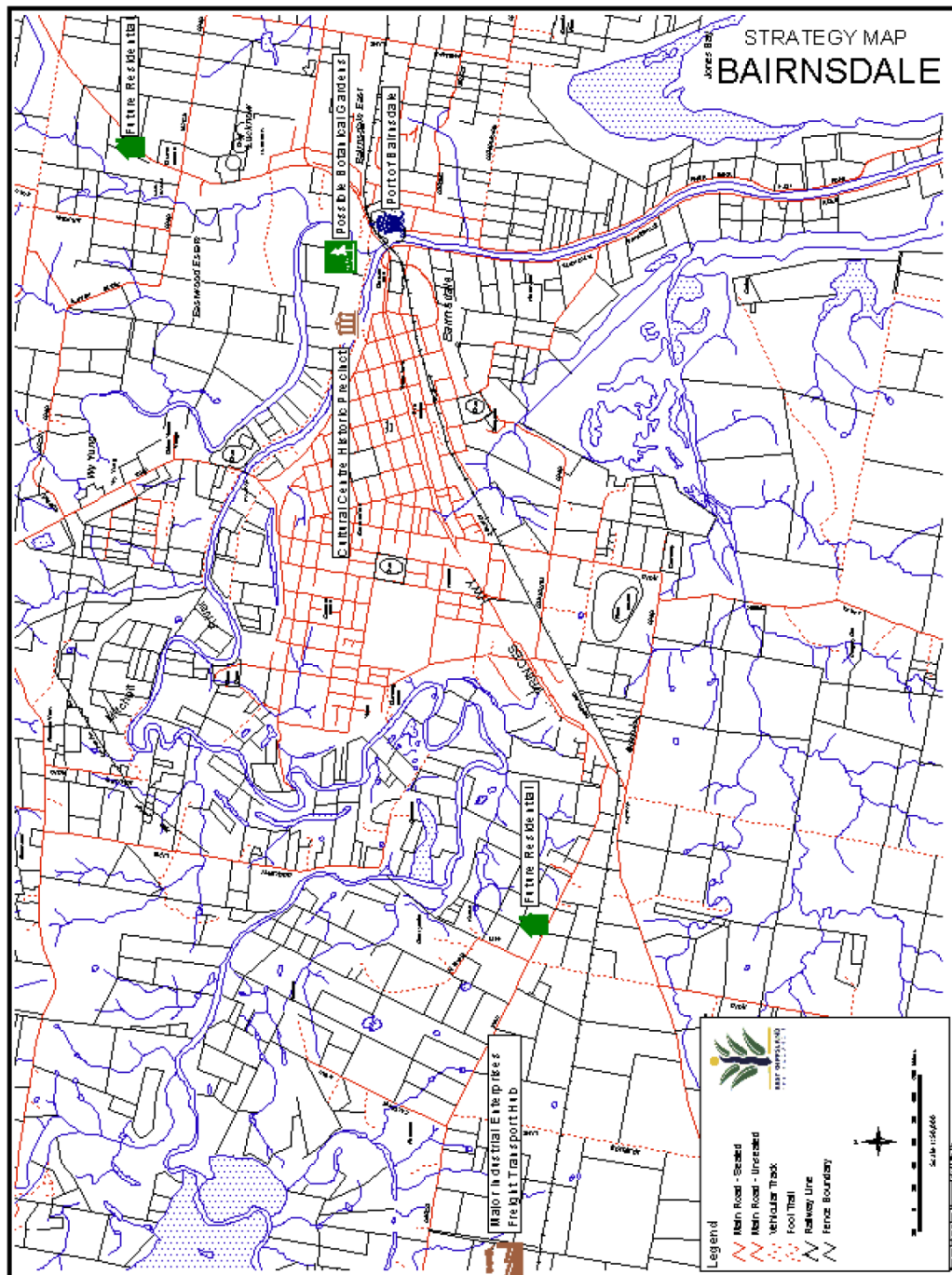
Bairnsdale City

Vision	Enhance Bairnsdale's role as the principal commercial and retail centre in the East Gippsland region, supplying a diverse range of goods and services and is the regional centre for public sector administration.
Function	Main commercial, retail and public sector administration centre for East Gippsland.
Attributes	<ul style="list-style-type: none"> ▪ Significant land for future development. ▪ Full range of retail & commercial Facilities ▪ Full range of health & community services ▪ Full range of sporting & recreational facilities ▪ Major centre for education to year 12 ▪ Major centre for tertiary education in region (Federation University) ▪ Location for Main Shire Business Centre ▪ Location for main offices of Commonwealth & State agencies ▪ Range of service industries & food processing plants

- Public transport hub for region
 - Appealing retirement destination
 - Centre for sub-regional cultural facilities
 - Centre for tourism & major events
-
- Continue to encourage residential development within the urban areas already zoned residential. Future development should continue in Lakes and Shannon Waters Estate (see Plan 3 Revitalisation and Growth Strategy).
 - Support residential infill development within existing residential zones identified within the Bairnsdale Growth Strategy, November (2009) and at Plan 3 Revitalisation and Growth Strategy.
 - Support incremental and logical residential expansion for Bairnsdale within significant growth areas identified within the Bairnsdale Growth Strategy, November (2009) and at Plan 3 Revitalisation and Growth Strategy.
 - Facilitate the consolidation of residential and economic development growth, and focus infill development and medium density opportunities into Bairnsdale CBD as identified in the Bairnsdale Growth Strategy (2009).
 - Support development that encourages the revitalisation of Bairnsdale CBD identified in the Bairnsdale Growth Strategy 2009, Re-Imagining Bairnsdale Master Plan, and Improving Walking and Wayfinding in the Bairnsdale CBD - Draft Report, May (2011).
 - Given the existing large amount of serviced industrial land still available for development, industrial activity should be encouraged to infill these sites and in the longer term, expansion should occur around the Bosworth Rd-Holloway-Kyle Street area.
 - Avoid further linear expansion of commercial development and activities adjacent to the Princes Highway which is outside the town boundary identified in Bairnsdale Growth Strategy, November (2009) and at Plan 3 Revitalisation and Growth Strategy.
 - Encourage development which consolidates commercial development within the town boundary identified in the Bairnsdale Growth Strategy, November (2009) and at Plan 3 Revitalisation and Growth Strategy.
 - The core retail centre from Wood Street to Pyke Street (between Macleod and Riverine Streets) is confirmed as the major regional commercial centre. This centre features safe and convenient pedestrian access, with adequate parking and a diverse range of retail activities. Any major retail development will be expected to locate within this core retail area; fragmentation will be actively discouraged. Council will explore ways to revitalise the shopping centre and further improve its appearance and image.
 - Opportunities exist to link the centre with the river frontage and development in this area will be encouraged to focus in this direction. Council will encourage enhancement of the Mitchell River corridor, restoration of the Port of Bairnsdale and development of a Botanical Gardens in the area between Clifton Creek backwater and the Mitchell River.
 - Facilitate the use and development of land located at 26 Phillips Lane, Lucknow in accordance with the Incorporated Document.
 - Facilitate the use and development of land located at 870 Princes Highway, Hillside in accordance with the Incorporated Document.
 - Facilitate the implementation of key recommendations contained within Bairnsdale Growth Strategy, November (2009).
 - Facilitate the implementation of key recommendations contained within the Re- Imagining Bairnsdale Master Plan Volumes 1 & 2, May (2013) .

Plan 3 Revitalisation and Growth Strategy





- To reinforce Bairnsdale's position as one of the two preferred locations in the Shire for heavy industry, Council will support requests for rezoning of land for major industrial initiatives which have particular locational or size requirements. The area between the Princes Highway and the railway in the vicinity of Hillside railway siding has been identified as a potential site for large manufacturing industries, such as timber processing.
- Bairnsdale is the gateway to East Gippsland and its townscape plays a vital role in determining visitor impressions of not only the city but also the whole region. Both the western and eastern approaches along the Princes Highway require landscaping treatment to enhance their visual amenity. The actions recommended in the Bairnsdale Growth Strategy, November 2009 relating to townscape improvements continue to be implemented. A Design & Development overlay has been applied to land between the Princes Highway and Harnham Drive at the western entrance to Bairnsdale.
- Uses to be encouraged in the Mixed Use Zone north of the Princes Highway include light industry, motels, take-away food premises and service stations.

- Uses to be encouraged in the Mixed Use Zone south of the Princes Highway include transport businesses or light industry.
- Uses to be encouraged in the Mixed Use Zone at Main Street / Gould Street include medical related uses and offices.
- Uses to be encouraged in the Mixed Use Zone at Main Street / Macleod Street include motels, medical centres and small offices.
- Uses to be encouraged in the Mixed Use Zone at Macleod Street (east of Wood Street) include residential development fronting Wood Street and a mix of residential and service industrial type uses fronting Macleod Street.
- Council will undertake further studies of long-term parking needs in the central business area of Bairnsdale and encourage Vic Roads to consider the need for and feasibility of a heavy vehicle bypass around the town centre.
- Macleods Morass will be protected from adverse impacts of urban uses and facility operations.

Implementation

The strategies in relation to settlement will be implemented through the planning scheme by:

Policy Guidelines

When considering applications for new development or infrastructure, take into account policy and design principles identified in the Bairnsdale Growth Strategy, November (2009) and Re-Imagining Bairnsdale Master Plan Volumes 1 and 2, May (2013).

Further Work – Bairnsdale

- Investigate the feasibility of connecting Giles Street with Saleyards Roads.

Further Strategic Work – Bairnsdale

- Consider the application of a Design and Development Overlay or appropriate Planning Scheme mechanism for the East Bairnsdale Industrial Precinct.
- Undertake a Car Parking Strategy for Bairnsdale CBD.
- Undertake a Freight and Logistics Strategy.
- Implement the East Bairnsdale Structure Plan.
- Develop detailed traffic management, road network design and improvement plans for East Bairnsdale – Lucknow Precinct Structure Plan to better inform the development of a local road network consistent with the principles and objectives of the East Bairnsdale – Lucknow local policy.

Reference Documents

- Bairnsdale Growth Strategy, (November 2009)
- Re-Imagining Bairnsdale Master Plan, Volumes 1 & 2, (May 2013)

Rural/coastal localities, Lake Victoria area

Goon Nure is an old Crown Township close to Lake Victoria.

Wattle Point is a low-key tourist destination providing access to Lake Victoria. There are no commercial services in the vicinity.

The Banksia Peninsula is an area of high environmental values, used principally for by schools and youth groups for environment education and outdoor recreation.

Council will support the existing roles and functions that Goon Nure, Wattle Point and Banksia Peninsula fulfil and encourage development of enhanced roles as follows:

Town/Locality	Support Existing Role(s)	Encourage New/ Enhanced Roles
Goon Nure	Low-key rural residential locality	
Wattle Point	Tourist accommodation Residential community Facilities for water-based recreation	Develop nature-based tourism potential
Banksia Peninsula	Group accommodation Environmental / outdoor education	

To achieve this, Council will apply the following policies and strategies:

- The tourist development potential of the area around Wattle Point will be reviewed to provide additional opportunities for low-key development, whilst protecting the character and environment of the area and safeguarding against vulnerability to wildfire.
- Limited development of existing lots at Goon Nure will continue to be permitted in accordance with policies established by the Shire of Bairnsdale. Further small lot subdivision will be discouraged.

Eagle Point

Vision

Eagle Point will develop as a small consolidated town distinct from Paynesville, serving as both a permanent resident settlement and a holiday recreation destination.

A community focal point will be developed in the vicinity of the school and linked to Eagle Point Reserve. The Reserve and foreshore areas will provide high quality recreation opportunities with pathways connecting to the Mitchell River and other recreation destinations.

The Camping Ground will be maintained as a high quality destination for visitors.

Streets will be well landscaped and signposted. Buildings will remain low in scale and will not be visually intrusive.

Objectives

- To enhance the character and setting of Eagle Point.
- To create a community focal point and reinforce the town's identity.
- To protect and enhance the natural environment of the area, including the Lakes system.
- To improve accessibility, circulation and safety for pedestrians and vehicle movement.

Strategies

- Ensure that the development of Eagle Point occurs generally in accordance with the Eagle Point Strategy Plan.
- Retain the low intensity character of development and contain building height.
- Protect views from the Lakes through landscaping, building siting and building height controls.
- Maintain significant view corridors to the Lakes and northern ranges.
- Encourage the retention of the Gippsland Redgum throughout the township.
- Contain low density residential development within existing zoned areas.
- Establish a community and local commercial centre near the school and caravan park and ensure good accessibility to the centre for pedestrians and vehicles.

- Encourage development that caters for retirement housing and associated facilities.
- Ensure that all new subdivisions and development incorporate satisfactory waste disposal and storm water management with the utilisation of water sensitive urban design techniques.
- Ensure the retention of indigenous vegetation in all new development areas and extend wildlife corridors with additional planting.
- Provide a comprehensive pathway network within the town and linking key open space areas and focal points.
- Residential development in Eagle Point should concentrate initially on the existing serviced residential land, to better utilise these services and reinforce the role of the township.
- Ensure that the residential development of land along the Paynesville-Bairnsdale Road includes a vegetated buffer adjacent to the road.

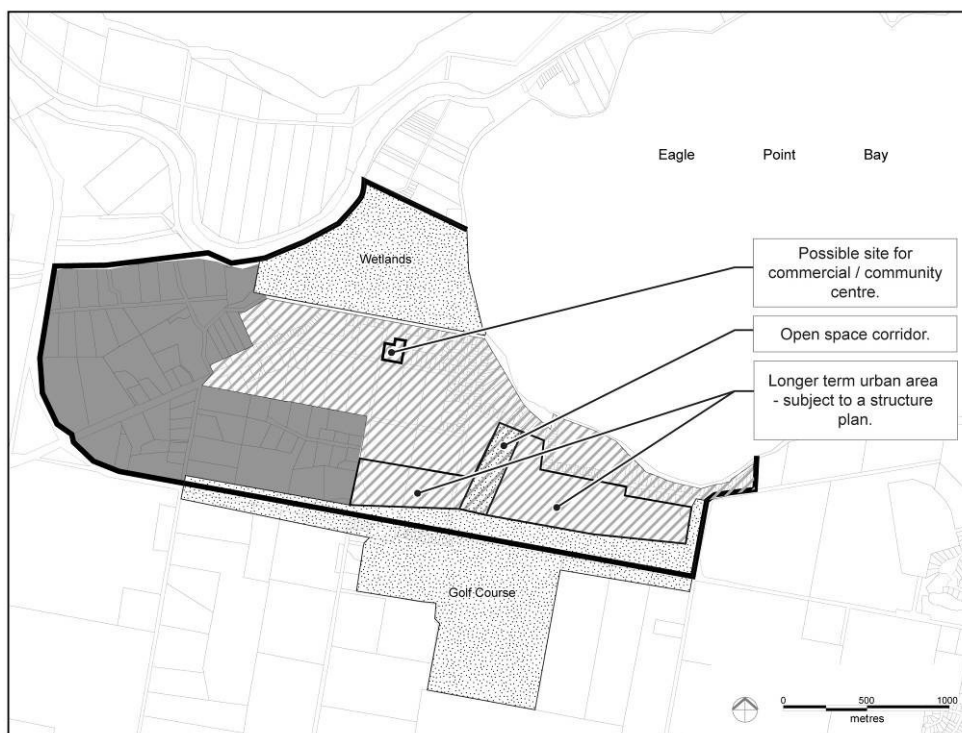
Further Strategic Work – Eagle Point

- Investigate the potential of land north of the Bairnsdale-Paynesville Road between Eagle Point and Paynesville for future residential uses with the requirement that it must be developed in a manner that maintains the physical east-west separation of the two settlements and provides extensive open space areas.
- Review the Master Plan in the Eagle Point Urban Design Framework.

Reference Documents

- Coastal Towns Design Framework
- Eagle Point Urban Design Framework.

Eagle Point Strategy Plan



LEGEND

- Settlement Boundary
- ▨ Key areas of open space
- Low density residential development
- ▨ Residential development area to 2020

Paynesville

Vision

Paynesville will build on its strengths as the best recreational boating destination to access the Gippsland Lakes to become a vibrant maritime town that reflects the international standard of the lakes for boating, the natural environment and cultural heritage. The preservation and enhancement of the natural environment will have high priority.

The proud maritime past creates the unique character that is enjoyed today and will be protected and respected. Maritime character will be pursued through development consistent with the Paynesville Town Centre Design Guidelines.

It will expand as a residential and business centre focused around boating, tourism and healthy living, with access to walking and riding trails, passive and active recreation.

The town centre serves a local community of residents, people who work and visit Paynesville.

The connectivity of retail, commercial, boating tourism, leisure and community activities will be enhanced continuing the human scale of the urban environment and the pedestrian friendly networks.

Local community facilities and services will be encouraged within Paynesville with a continuing strong relationship to Bairnsdale. Paynesville will continue its role as a service centre supporting the local community as well as the neighbouring settlements of Eagle Point and Raymond Island. This network of communities, through strengthening connectivity, will enjoy mutual benefits and advantages of the broader range of available recreation, tourism and environmental assets.

Objectives

- To enhance the town centre.
- To build on the Gippsland Lakes boating destination as the second busiest in the State and the gateway to the Lakes.
- To improve access, safety, circulation and legibility of roads and pedestrian links along the foreshore, throughout the town and into the hinterland.
- To ensure that there is a connectivity between precincts, including residential, commercial and recreation town centre activity areas, the foreshore and waterfront and the natural environment of the hinterland.
- To manage the expansion of the town boundary and new residential development to ensure a variety of housing types and styles and add to the special character of Paynesville.
- To develop tourism opportunities and event spaces that provide a destination in all seasons.

Strategies

- Ensure that the development of Paynesville occurs generally in accordance with the Paynesville Strategy Plan.
- Encourage development in the Town Centre generally in accordance with the Paynesville Town Centre Structure Plan and Paynesville Town Centre Design Guidelines as expressed in Clause 22.03.
- Support the development of appropriate land uses including retail premises, tourist accommodation, hotels and motels, holiday flats and restaurants generally in accordance with the Paynesville Town Centre Structure Plan.
- Continue to consolidate future commercial and mixed use development within existing business zoned areas.
- Plan for the location of dry storage facilities for small to medium size boats.

- Provision for Maritime industry (including marinas and workshop facilities) and service industry is crucial to meet the needs of the growing population and tourism industry. This type of industry is to be encouraged in the Industrial 3 Zone at Slip Road.
- Industry not reliant on access to water will be discouraged in the Industrial 3 Zone on Slip Road.
- Plan for expansion of the town westwards generally between Waratah Avenue and Grandview Road.
- Contain urban development within the area to the east of Grandview Road during the plan period.
- Encourage a variety of lot sizes in new subdivisions on greenfield sites, with an average gross lot yield of 8-10 lots per hectare.
- Promote higher densities in relation to the redevelopment of existing areas.
- Ensure there is a distinct separation of Eagle Point and Paynesville urban areas with appropriate forms of development that incorporate extensive open space areas.
- Require expansive green edges to abut entry roads to maintain the sense of country atmosphere to the arrival experience.
- Investigate opportunities to supplement existing or create new vegetated areas within the town boundary.
- Encourage development of a variety of tourist accommodation options within Paynesville, particularly in the town centre or close to the canals.
- Encourage the use of the site adjoining the coast north-west of Paynesville, identified as suitable for resort development to be developed either for this purpose or for urban/residential use. Any resort development should be planned as an integrated development and should not include land uses that would be prejudicial to the primacy of the Paynesville activity centre.

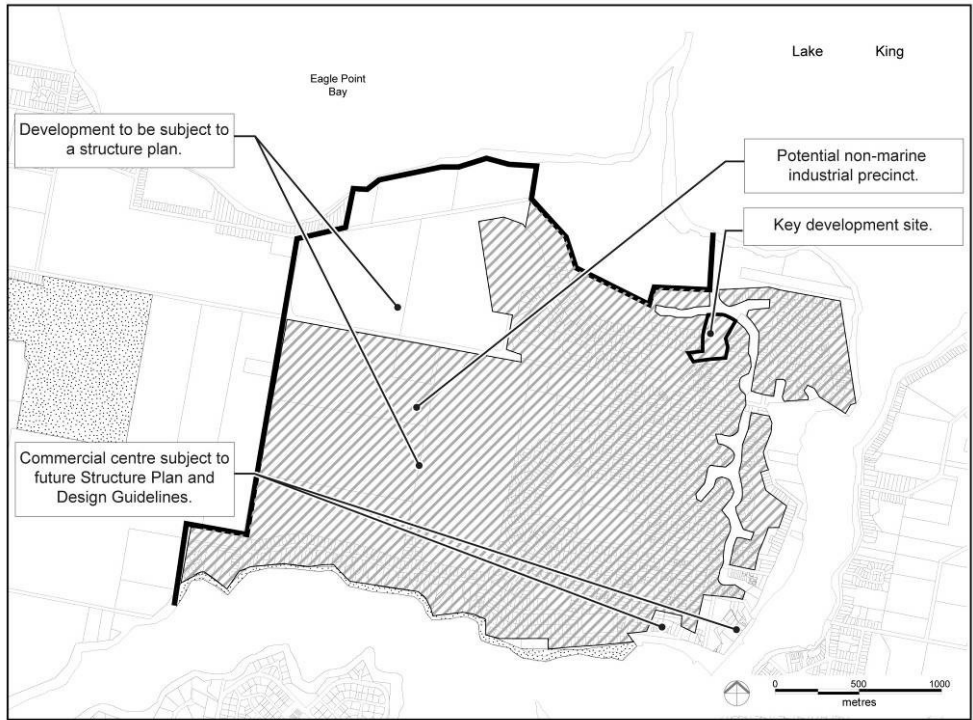
Further Strategic Work – Paynesville

- Review the Master Plan for the maritime precinct in Slip Road.
- Investigate the possibility of allocating land to the south of the Paynesville cemetery, or in that vicinity, for clean, non-marine industrial uses and commercial uses servicing the local community.
- Investigate opportunities for more effective use of land for maritime industry at Slip Road in an attractive setting.
- Work closely with landowners to develop Structure Plans for the extension of Paynesville within the Settlement Boundary, ensuring that the east-west separation between Paynesville and Eagle Point is appropriately managed to maintain the separate physical identity of the towns.
- Ensure that measures are put in place to prevent adverse impacts of development on the native vegetation between Point Fullarton and Eagle Point.

Reference Documents

- Coastal Towns Design Framework
- Paynesville Urban Design Framework.
- Paynesville Town Centre Structure Plan, September 2009.
- Paynesville Town Centre Design Guidelines, September 2009.

Paynesville Strategy Plan



LEGEND

-  Settlement Boundary
-  Residential development area to 2020
-  Key areas of open space

Newlands Arm

Vision

Newlands Arm will develop as a small consolidated town distinct from, and dependant on Paynesville for most local services and, serving as both a permanent resident settlement and a holiday recreation destination.

The attractive foreshore will remain a community focal point that will provide high quality recreation opportunities with pathways connecting destination points in the town.

The well laid out streets will be well landscaped and signposted. Buildings will remain low in scale and will not be visually intrusive.

Objectives

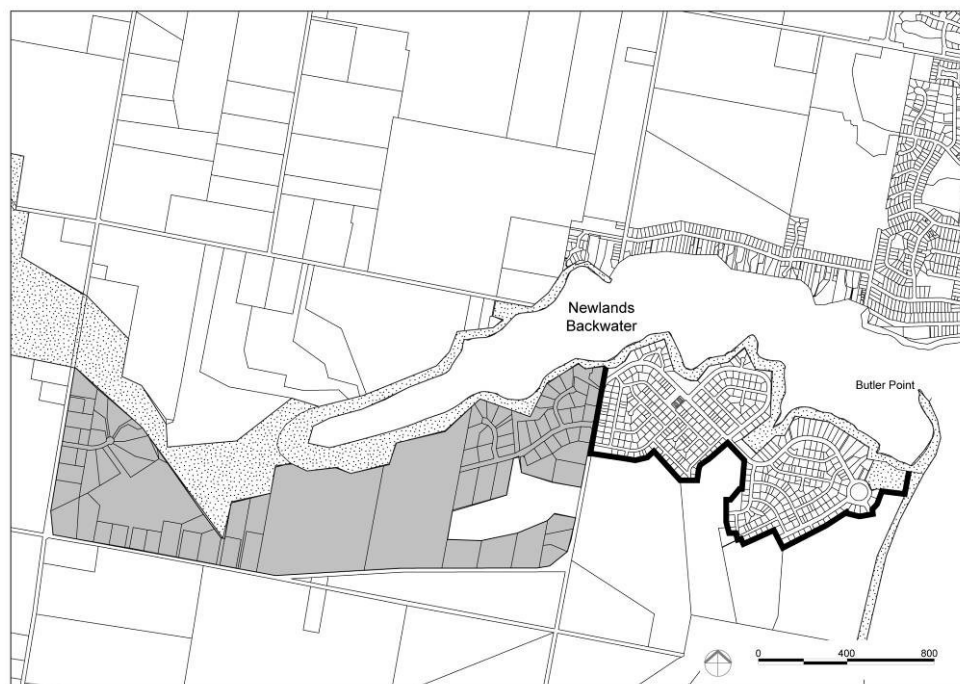
- To maintain the character and setting of Newlands Arm.
- To ensure the built form is sympathetic to Newlands Arm’s lakeshore location in terms of visibility to and from the water’s edge.
- To enhance the character of the town by landscaping the streets and reserves.
- To continue developing the foreshore as a key recreation space.
- To protect and enhance the natural environment of the area, including the Newlands backwater and Lake Victoria edge.

Strategies

- Ensure that the development of Newlands Arm occurs generally in accordance with the Newlands Arm Strategy Plan.
- Retain the low intensity character of development and contain building height.

- Protect views from the Newlands backwater and Lake Victoria through landscaping, building siting and building height controls.
- Maintain significant view corridors to the Newlands backwater and Lake Victoria.
- Encourage development that caters for retirement housing and associated facilities.
- Encourage low key tourist accommodation on appropriate sites.
- Provide a comprehensive pathway network within the town, linking key open space areas and focal points.
- To maintain equity between all owners on the estate, lot consolidations identified on the restructure plan must be completed. No permits will be issued for development on unconsolidated lots.

Newlands Arm Strategy Plan



LEGEND

- Settlement Boundary
- ▒ Low density residential area
- ▨ Key areas of open space

Raymond Island

Vision

Raymond Island will be acknowledged as a unique village and rural residential locality set within the heart of the Gippsland Lakes. Its bushland setting, natural values and quiet lifestyle will be maintained and it will be recognised as a destination where sustainability is a key element in all activities conducted on the Island.

Limited new low intensity development, consistent with this vision will be provided for and the Island will be seen as an attractive visitor destination for nature based tourism experiences. Non-car based circulation on the Island will be well provided for and promoted.

Raymond Island will be conveniently accessed from adjacent Paynesville, which will also provide most essential goods and services for Raymond Island residents and visitors.

Objectives

- To protect and maintain the well vegetated coastal settlement and low intensity character of Raymond Island.
- To promote a sustainability focus and encourage development that supports low key tourism activities and enjoyment of the natural environment.

Strategies

- Ensure that the development of Raymond Island occurs generally in accordance with the Raymond Island Strategy Plan.
- Contain residential and low density residential development to currently zoned areas.
- Develop and implement a sustainability plan for Raymond Island and encourage the community to develop a code of conduct for sustainable living.
- Promote Raymond Island as a key nature based tourism destination in the Gippsland Lakes region.
- Encourage the use of indigenous planting on private land.
- Utilise and support Paynesville's commercial and community services to meet local needs.
- Encourage the incorporation of low resource consumption and energy efficient design and development approaches.
- Ensure that provision is made for convenient and safe pedestrian access around foreshore parking and activity areas and enhanced opportunities are provided for convenient and safe pedestrian and cyclist movement throughout the Island..
- Manage the foreshore to ensure environmental protection, preservation of landscape quality and facilitation of community access.
- Consider the development of low impact, small scale and environmentally friendly tourist accommodation in appropriate locations.

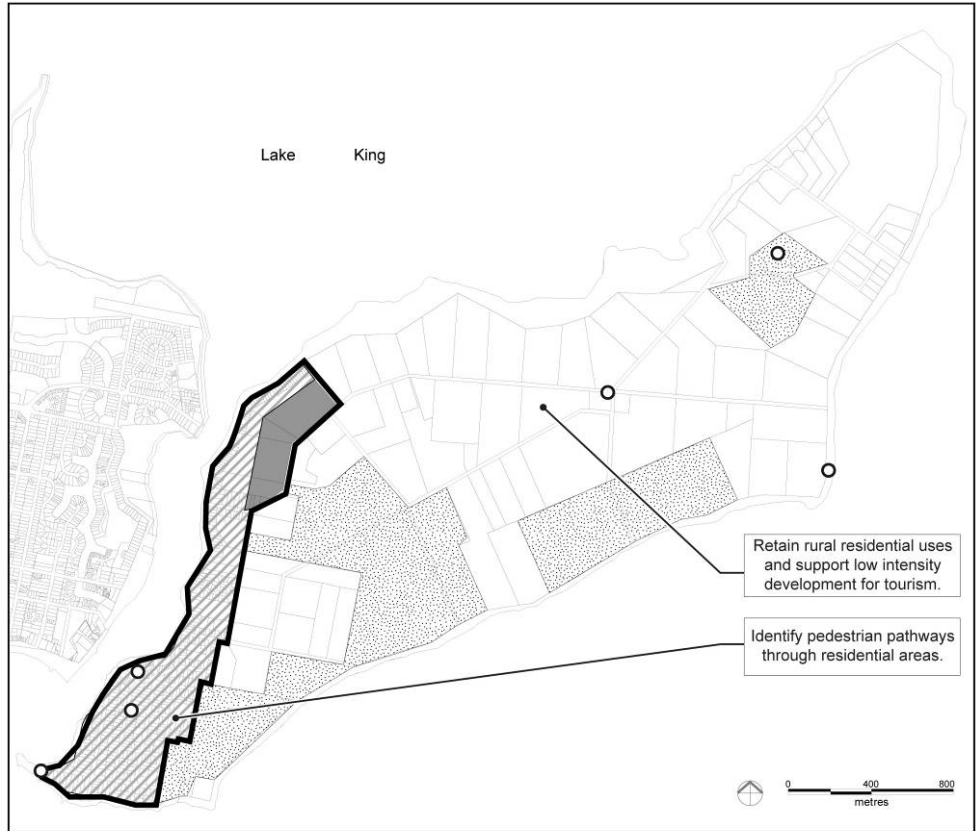
Further Strategic Work – Raymond Island

- Investigate the need for additional commercial/retail development and, if such development is required, investigate the rezoning of a preferred site in the area bounded by Fourth Avenue, Fifth Parade, Sixth Avenue/Ninth Parade (to Tenth Avenue) and Eleventh Parade to encourage such business to locate in that area.
- Undertake a comprehensive review of the status of native vegetation on the Island and review the Planning Scheme provisions which relate to protection of native vegetation with a view to inter alia addressing any spatial gaps in controls, and reducing duplication and inconsistency of requirements.
- Review the Master Plan in the Raymond Island Urban Design Framework,

Reference Documents

- Coastal Towns Design Framework
- Raymond Island Urban Design Framework.

Raymond Island Strategy Plan



LEGEND

- Settlement Boundary
- Key public facility sites
- Key areas of open space
- Residential development area to 2020
- Low density residential development

Ocean Grange & Barrier

Ocean Grange is a small settlement on the Barrier south of Paynesville. There are also several other small clusters of dwellings along the Barrier between Ocean Grange and the Entrance.

Council will support the existing roles and functions that Ocean Grange fulfils:

Town/Locality	Support Existing Role(s)	Encourage New/ Enhanced Roles
Ocean Grange	Retreat style accommodation at Ocean Grange homestead Holiday residential community	

The following policies will apply:

- Freehold land on the Barrier has been zoned Rural Conservation in recognition of its high environmental values and unsuitability for normal rural use. A Significant Vegetation overlay also applies to the area.
- Further development will be strictly limited, in order to protect the environmental qualities of the area and will be subject to the ability of the land to absorb wastes.

The Twin Rivers Region

The Twin Rivers region is located to the east of Bairnsdale and is generally encompassed by two rivers, the Nicholson River and the Tambo River. Situated in East Gippsland Shire, the Twin Rivers Region includes the three small towns of Nicholson, Johnsonville and Swan Reach, together with the interland which surrounds these townships. The smaller settlements of Bumberrah and Tambo Upper sit within the Twin Rivers region.

The key strategic planning directions for each town arose through the preparation of the Twin Rivers Land Use Plan, 2012 and are provided below:

Township Profiles

Nicholson

Vision	Nicholson will provide sustainable opportunities for growth and change, utilising its position on the Nicholson River and Princes Highway to provide outstanding access to a range of recreational and tourism opportunities. Future township growth will be managed to protect and enhance environmental and landscape values.
Function	Small town serving local community, recreational, and tourism needs.
Attributes	<ul style="list-style-type: none"> ▪ Local retail and commercial services. ▪ Location at the juncture of the Nicholson River and Princes Highway. ▪ Primary education centre. ▪ Sporting facilities. ▪ Tourist and recreation destination. ▪ River access and boat launching facilities. ▪ Proximity to regionally significant tourist and recreation assets (Great Alpine Region and Gippsland Lakes). ▪ Productive local agriculture. ▪ Aboriginal heritage values. ▪ Environmental values. ▪ Landscape values. ▪ Rural / Semi Rural character.

Nicholson Township Strategies

- Encourage the consolidation of the existing undeveloped and underutilised Township Zone and the development of the undeveloped Low Density Zone land and the Rural Living Zone land.
- Apply the Settlement boundary to ensure that future development occurs where there is access to low services and infrastructure.
- Encourage the development and use of key infill commercial and tourism opportunities on sites with frontage to the Princes Highway as identified by the Twin Rivers Land Use Plan 2012.
- Retain the Comprehensive Development Zone to the south east of the existing township to provide for tourist accommodation.
- Identify the future direction of the township growth, to the north of the existing Township Zone at 100 Nicholson Sarsfield Road. Apply the Development Plan Overlay to ensure that the land is planned and developed in an integrated manner.

- Improve pedestrian connectivity between the Township Zone areas on either side of the River.
- Protect the valued landscapes, riverbanks and Highway frontage from inappropriate development.
- Improve linkages between the Rail Trail and township.

NICHOLSON STRATEGY PLAN



Johnsonville

Vision	Johnsonville will provide outstanding access to a range of recreational and tourism opportunities, including boat storage and camping facilities. Future growth will be managed to protect and enhance environmental and landscape values.
Function	Small highway based convenience uses serving local community and tourist needs.
Attributes	<ul style="list-style-type: none"> ▪ Located on Princes Highway. ▪ Small highway based convenience uses. ▪ Located near Tambo River. ▪ Boat launching and boat storage facilities. ▪ Proximity to regionally significant tourist and recreation assets (Great Alpine Region and Gippsland Lakes). ▪ Tourist destination with tourist based activities. ▪ Recreational fishing. ▪ Community Hall. ▪ Camping facilities. ▪ Aboriginal heritage values. ▪ Environmental values. ▪ Landscape values.

Johnsonville Township Strategies

- Protect environmentally significant areas including corridors of roadside vegetation, streamlines and habitat corridors. These are most commonly found on the Princes Highway, Bumberrah Road and the Tambo River.
- Protect the highway corridor and river corridor from inappropriate development.
- Improve pedestrian connection between the township zoned areas, particularly the link to the Rail Trail to the north of the township.
- Maintain the separation between Johnsonville and Swan Reach.

JOHNSONVILLE STRATEGY PLAN



Legend

- TZ - Township Zone
- Key Areas of Open Space
- LDRZ - Low Density Residential Zone
- Settlement Boundary

Swan Reach

Vision	Swan Reach will provide outstanding access to a range of recreational and tourism opportunities. Future growth will be managed to protect and enhance environmental and landscape values.
Function	Small highway based convenience uses serving local community and tourist needs.
Attributtes	<ul style="list-style-type: none"> ▪ Located at the juncture of the Princes Highway and Tambo River.

- Small highway based convenience uses
 - Located near Tambo River
 - Boat launching facilities
 - Proximity to regionally significant tourist and recreation assets (Great Alpine Region and Gippsland Lakes).
 - Tourist destination with tourist based activities.
 - Recreational fishing
 - Primary School
 - Camping facilities
 - Aboriginal heritage values.
 - Environmental values
 - Landscape values
-

SWAN REACH STRATEGY PLAN



Legend

 TZ - Township Zone	 Key Areas of Open Space
 LDRZ - Low Density Residential Zone	 Settlement Boundary

Swan Reach Township Strategies

- Improve pedestrian connectivity between the township zoned areas on either side of the River.
- Future use and development must protect the environmentally significant areas including roadside vegetation, waterways and habitat corridors. These are most commonly found in Swan Reach nearest the Tambo River, Princes Highway, Mossface Swant Reach Road, Cunningham Road and Old Orbost Road.

- Maintain the physical separation between Johnsonville and Swan Reach.
- Protect the River and Highway corridor from inappropriate development.

General Objectives and Strategies

Settlement and Housing

Objective 1

To provide an adequate supply of housing to meet current and future housing needs and manage this growth in a coordinated and sustainable manner.

To encourage the consolidation of existing township areas through the development and subdivision of existing lots.

To encourage urban development which protects and values and areas of significant environment, cultural and agricultural attributes.

Strategy 1.1

Ensure that growth of townships occurs within the defined townships Urban Boundaries.

Strategy 1.2

Ensure that any new lot created in the Township Zone or Low Density Residential Zone is provided with urban infrastructure.

Strategy 1.3

Encourage the development of currently undeveloped land within the Rural Living Zone subject to environmental values being satisfactorily addressed.

Strategy 1.4

Preserve the separation between Nicholson, Johnsonville and Swan Reach.

Strategy 1.5

Ensure that new development provides appropriate protection for areas of environmental, landscape, heritage, or scenic value, particularly:

- The Nicholson River
- Princes Highway
- Ridgelines
- The Tambo River
- Roadside vegetation

Urban Design

Objective 2

To improve movement, connectivity, legibility and safety within and between the towns.

Strategy 2.1

Improve pedestrian connections adjacent to the Princes Highway. This includes connections between Nicholson and settlement areas east of the Nicholson River, including the Nicholson Primary School, and between Johnsonville and Swan Reach.

Strategy 2.2

Improve pedestrian and cycle connections between the townships of Nicholson, Johnsonville and the Rail Trail.

Strategy 2.3

Discourage the creation of new vehicle access points to the Princes Highway.

Strategy 2.4

Improve entry treatments to Nicholson, adjacent to the Princes Highway.

Strategy 2.5

Encourage the use of off-street car parking for highway based businesses, where available.

Strategy 2.6

Protect and enhance roadside vegetation corridors, particularly at town entries.

Tourism and Economic Development

Objective 3

To promote recreation and tourist-focused uses within each town.

Strategy 3.1

Encourage the clustering of commercial areas for local convenience and tourism related uses, including visitor accommodation, food and wine tourism, or other nature-based tourism based activities.

Strategy 3.3

Encourage new and emerging business opportunities, including home based businesses which provide additional employment opportunities.

Strategy 3.4

Ensure that new development adjacent to the Princes Highway is designed appropriately having regard for the highway's role as a major tourist route and movement corridor.

Community Services and Facilities

Objective 4

To adapt social infrastructure to meet changing community needs and expectations.

Strategy 4.1

Consider opportunities for local community infrastructure to be adapted to service the community needs, including the sharing of some facilities between Johnsonville and Swan Reach.

Further Strategic Work

- If required, develop a coordinated Signage Strategy for the Twin Rivers Region.
- If required, undertake further strategic work to identify any adjustments to the Rural Living Zone Schedules.

Reference Documents

- *Twin Rivers Land Use Plan – Final Report (May 2012), Meinhardt Infrastructure & Environment Pty Ltd*
- *Input to Twin Rivers Land Use Plan – Economic Assessment of Future Land Requirements (August 2011), Essential Economics Pty Ltd*
- *Twin rivers Land Use Plan, Nicholson – Options for future Township Zone growth – Desktop Analysis – 2012, Meinhardt*

Metung

Vision

Metung will be a key destination for visitors to the Gippsland Lakes system and a significant boating hub.

It will continue to have a strong residential community. Preservation of environmental and landscape values will be a key priority.

It will have an attractive village centre that promotes community interaction, with extensive pathways linking the village centre to other attractions. The village will be contained and meet the day to day needs of residents and visitors, but there will remain a reliance on external sources for higher order goods and services.

The buildings in Metung will remain modest in scale – generally two to three levels. Materials and colours will complement the natural environment.

Objectives

- To retain the landscape setting, environmental qualities and lifestyle that contribute to the ‘village’ character of Metung.
- To ensure that development does not adversely affect landscape and environmental values.
- To support Metung’s boating centre role and improve water access.
- To create a cohesive and attractive village centre.
- To improve pedestrian circulation and safety.

Strategies

- Ensure that the development of Metung occurs generally in accordance with the Metung Strategy Plan.
- Limit urban development to areas south of Metung – Nungurner Road and Hardys Road.
- Retain the north-east area of Metung as low density residential development, reflecting the physical constraints and existing character of the area.
- Ensure new development does not adversely affect landscape and environmental values and incorporates measures to protect those values including by protecting visually and environmentally significant native vegetation, the vegetated escarpment of Lake King and vegetated wildlife corridors; protecting wetlands; provision for on-site storm water management and erosion protection; minimisation of building footprints; and encouraging additional planting of indigenous plant species.
- Contain commercial development to suitably zoned areas or approved sites.
- Provide better visual connections to the water and increase water edge activities.
- Limit building height to retain the human and village scale of the area.
- Provide additional parking opportunities on the fringe of the village centre.
- Ensure consistent signage that communicates an appropriate village theme.
- Improve pedestrian connections along both sides of the peninsula, providing waterfront links between the village centre and the rest of Metung.
- Ensure that development adjoining the Village Green and Patterson Park preserves the village atmosphere.

- If the resort proposal on the Storth Ryes site between Metung and Tambo Bluff does not go ahead, encourage the progressive development of this site for low density residential uses, subject to the preparation of an Incorporated Plan.
- Ensure that land use and development adjoining Metung Road, Nungurner Road and Kalimna West Road do not detract from the scenic landscape values of the road corridors and the views from them.

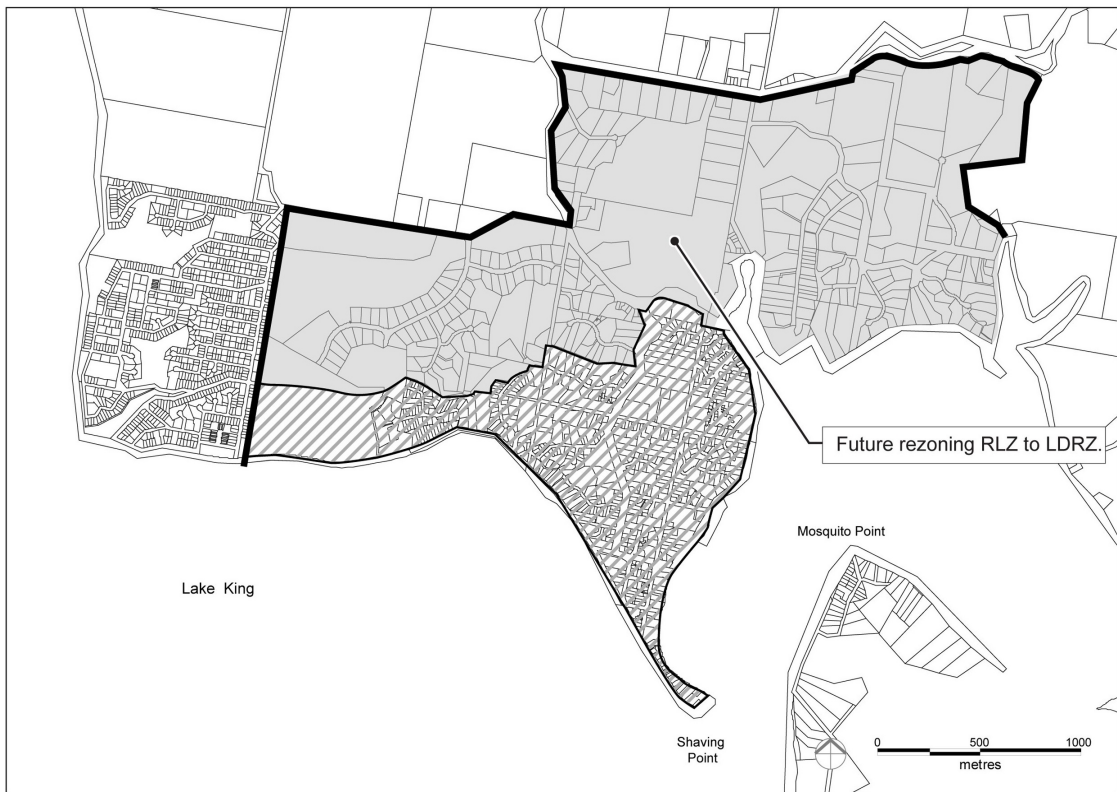
Further Strategic Work – Metung

- Investigate and facilitate the rezoning from Rural Living to Low Density residential of land between Metung Road and Rosherville Road as shown on the Strategy Plan.
- Review the Master Plan in the Metung Urban Design Framework.

Reference Documents

- Coastal Towns Design Framework
- Metung Urban Design Framework.

Metung Strategy Plan



LEGEND

- Settlement Boundary
- Low density residential area
- Residential development area to 2020

Nungurner

Vision

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.

Objectives

- To maintain the low density bushland character of Nungurner.
- To create an attractive foreshore area catering to the needs of both residents and visitors.
- To improve pedestrian circulation and safety.
- To improve stormwater management in Nungurner.

Strategies

- Ensure that the development of Nungurner occurs generally in accordance with the Nungurner Strategy Plan.
- Ensure any future subdivision is within the existing Low Density Residential Zone or zoned for this purpose, or is consistent with current policy for the Farming zone.
- Consider walking trail opportunities and linkages as part of subdivision and development proposals.
- Promote on-site storm water management mechanisms for new and existing development within the settlement.

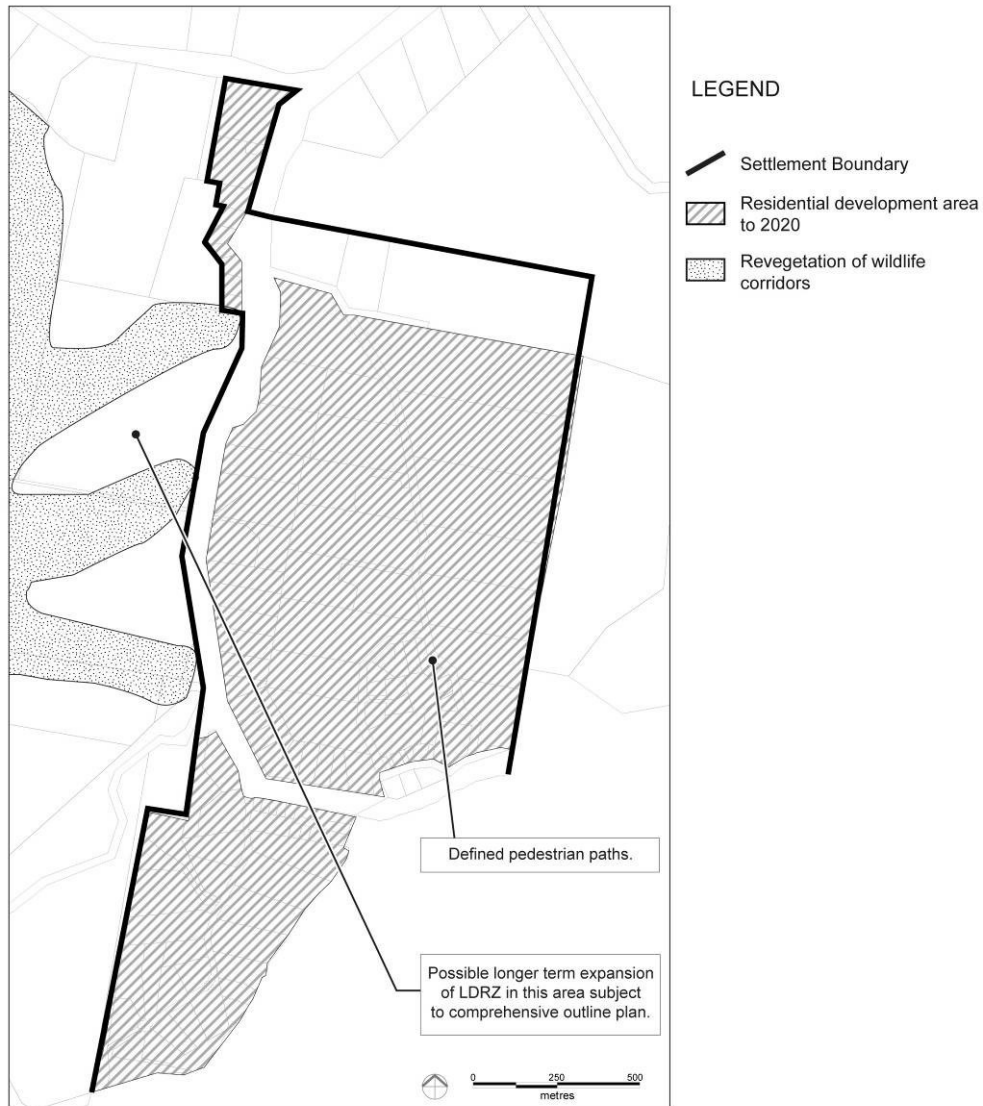
Further Strategic Work – Nungurner

- Review the Master Plan in the Nungurner Urban Design Framework.

Reference Documents

- Coastal Towns Design Framework
- Nungurner Urban Design Framework.

Nungurner Strategy Plan



Tambo Bluff

Vision

Tambo Bluff will be an attractive, safe and generally low density residential area in 2020 where future development will be respectful of the attractive natural setting of vegetated hill slopes, gullies and natural wetlands.

The environment of Tambo Bluff will be a main element of the character of the settlement and will be respected in future development.

The extensive network of public open space containing gully slopes, wetlands and marshes will be a feature of the settlement.

Objectives

- To achieve low density residential development that is respectful of the environment of Tambo Bluff.
- To continue to develop the proposed network of public open spaces to protect the environmental features of the settlement.
- To ensure safe and attractive public access to the lake’s edge.

Strategies

- A Restructure Overlay applies to Tambo Bluff in this Scheme. Lot consolidations identified in the restructure plan must be completed. Development will not be approved on lots that are not consolidated in accordance with the approved Tambo Bluff Restructure Plan 2018.
- Subdivisions or consolidations that are not in accordance with the Tambo Bluff Restructure Plan 2018 will not be approved.
- Public open space will be developed to provide a network required to service the anticipated development at Tambo Bluff. Council will acquire land that is required for development for the purpose of enhancing the open space network through the application of a Public Acquisition Overlay.
- Further tree planting and revegetation will be encouraged to improve the visual amenity of the area and the impact of development on views from the lakes to Tambo Bluff will remain a significant planning consideration.
- Ensure new development incorporates measures to protect the natural environment including protection of significant native vegetation, wet land protection, on-site storm water management, minimisation of building footprints, erosion protection and encourage additional planting of local native plant species.
- Limit building height to retain the landscape setting of the area.

Tambo Bluff Strategy Plan



LEGEND

 Settlement Boundary

 Residential development area to 2020

Tambo Bay

Tambo Bay is a small residential community situated at the mouth of the Tambo River. Full reticulated services area available.

Council will support the existing roles and functions that Tambo Bay fulfils and encourage development of new and enhanced roles as follows:

Town/Locality	Support Existing Role(s)	Encourage New/ Enhanced Roles
Tambo Bay	Small residential/ retirement community	Enhance river and lake frontages & protect quality of natural environment

Mosquito Point

Mosquito Point is a small holiday settlement on the Boole Poole Peninsula (on the eastern and southern shores of Bancroft Bay). There is no road access or reticulated services available and most allotments are accessed directly across the Crown foreshore reserves.

Council will support the existing roles and functions that Mosquito Point fulfils:

Town/Locality	Support Existing Role(s)	Encourage New/ Enhanced Roles
Mosquito Point	Small holiday residential community, limited access	

To achieve this, Council will apply the following policies and strategies:

- The definition of the boundaries of the township has been reviewed and the substantially developed area zoned Low Density Residential.
- The ‘rural-residential’ style development east of the main settlement is zoned Rural Conservation, in recognition of its high environmental values and lack of suitability for normal rural uses.
- Further development will be strictly limited. Development of more than one dwelling on any lot will be actively discouraged unless it can be demonstrated that the environmental qualities of the area will not be affected adversely. Any further subdivision will be subject to the ability of the land to absorb wastes, protection of native vegetation, and minimal impact on adjoining public land.

Lakes Entrance

Vision	Enhance Lakes Entrance role as the largest coastal town in the Gippsland area, with a strong focus on tourism, commercial fishing and recreational boating activities; by way of protecting and improving environmental and landscape values as a key priority.
Function	Tourist and retirement town with a strong commercial fishing base.
Attributes	<ul style="list-style-type: none"> ▪ Significant land for future development. ▪ Fully serviced, accessible town. ▪ Tourist destination. ▪ Commercial fishing. ▪ Range of retail and commercial services. ▪ Appealing retirement destination. ▪ Education to year 12. ▪ Forest Technology Centre for specialised education. ▪ Valued flora such as Limestone Box and Plains Grassy Forest. ▪ Existence of threatened waterbird species.

- Gippsland Lakes RAMSAR site.
 - Aboriginal heritage values.
-

Objectives and Strategies

The Esplanade

Objective 1

To enhance The Esplanade / foreshore precinct.

Strategy 1.1

Protect and maximise foreshore views along The Esplanade through appropriate design of buildings.

Commercial Development

Objective 2

To provide for an appropriate development profile within the town centre and along The Esplanade.

Strategy 2.1

Ensure that all buildings have active ground floor uses (preferably retail tenancies) in the main commercial streets to contribute to the street frontage/vibrancy.

Strategy 2.2

Encourage residential use on floors located above a commercial ground floor.

Strategy 2.3

Allow development to the property line along The Esplanade to encourage street level activity.

Strategy 2.4

Contain development of the central business area between Church Street and the Esplanade west of Myer Street.

Strategy 2.5

Encourage the location of service businesses and large floor space retail uses in the new Business 3 zone in the commercial area of Lakes Entrance west of Mechanics Street.

Settlement

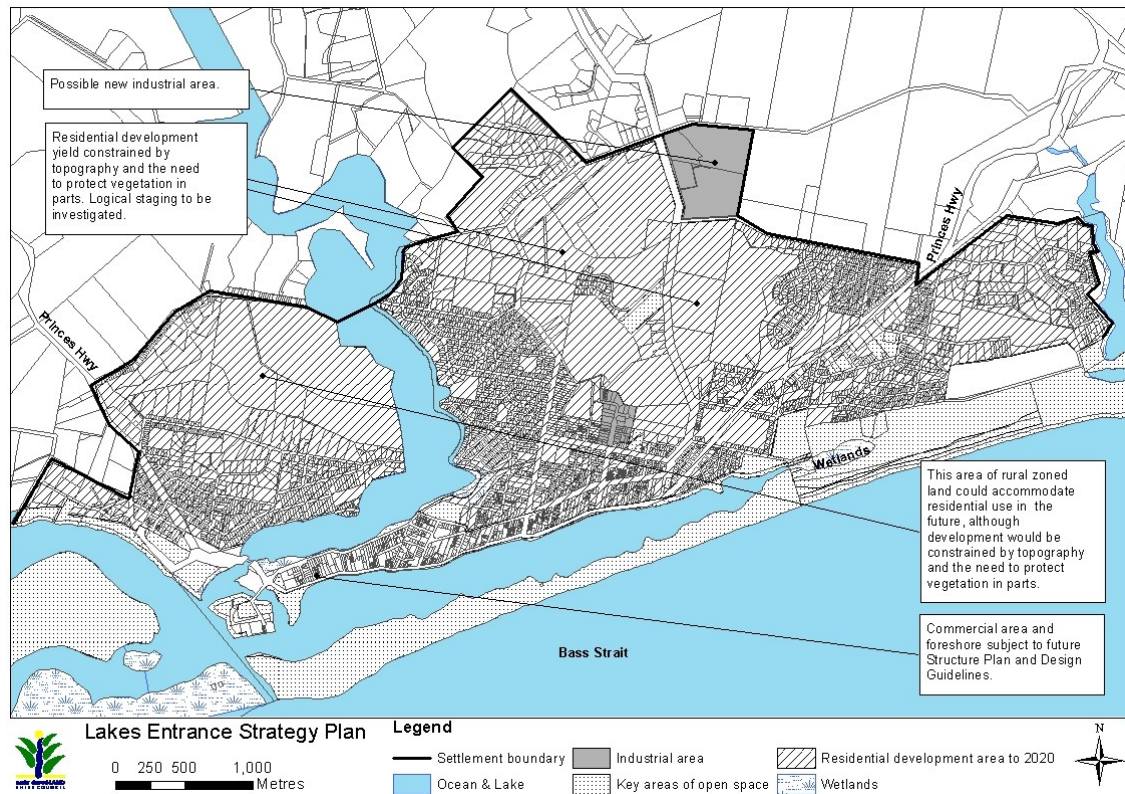
Objective 3

To manage urban growth to achieve coordinated expansion and quality residential development according to regional demands.

Strategy 3.1

Ensure that the development of Lakes Entrance occurs in accordance with the Lakes Entrance Strategy Plan and that development does not proceed outside the settlement boundary.

Lakes Entrance Strategy Plan



Strategy 3.2

Investigate and protect vegetated areas of significance, particularly in vulnerable undeveloped areas within the town boundary. This should be undertaken prior to, or as part of the approval of a subdivision.

Strategy 3.3

Ensure that a development plan is provided as a prerequisite before any development occurs in the large rural holding north of Kalimna adjoining North Arm.

Strategy 3.4

Provide additional industrial land in Lakes Entrance, on land identified as being suitable in the Industrial Land Study.

Strategy 3.5

Support the development of the land north of Lakes Entrance for rural living purposes in line with the policy provisions contained in the Colquhoun Development Policy at Clause 22.15.

Strategy 3.6

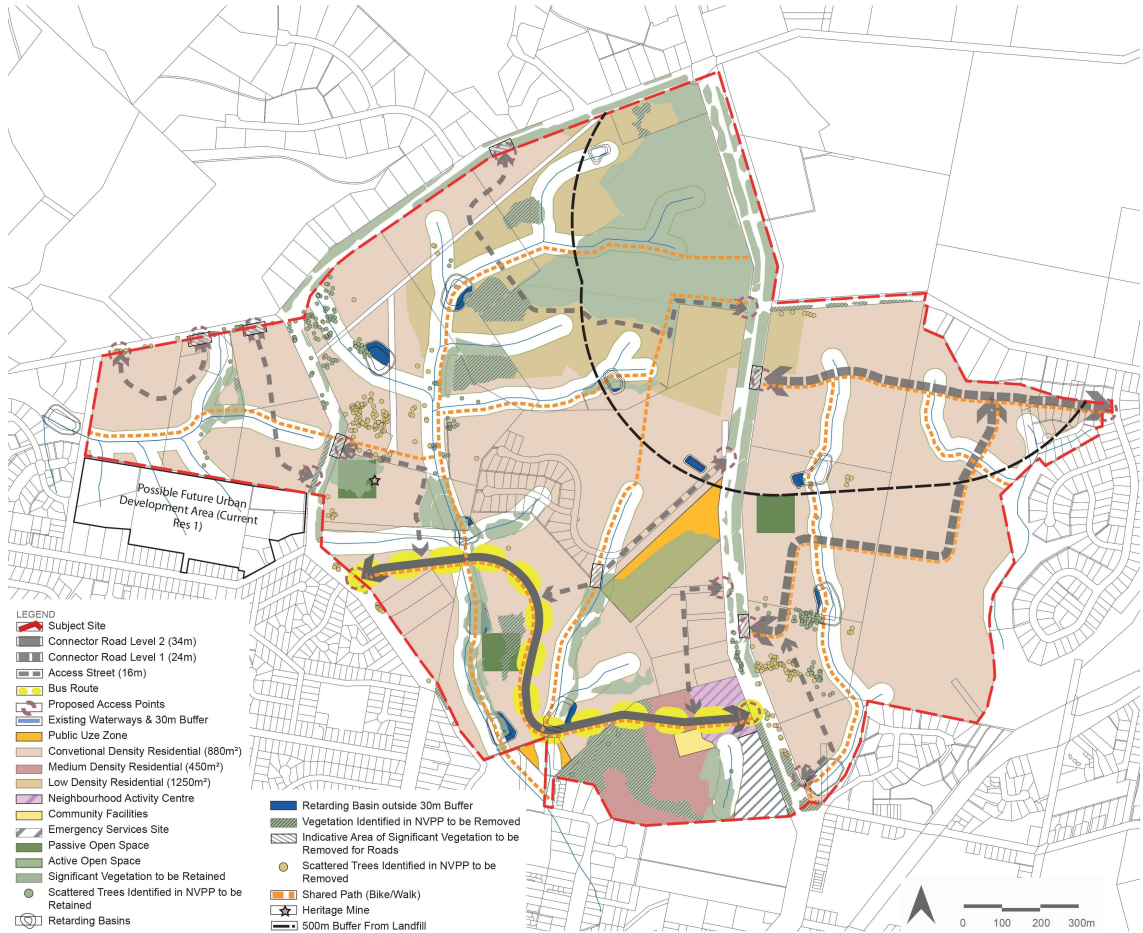
Prepare a Development Plan for the landholdings within the Lakes Entrance Northern Growth Area which is generally in accordance with outcomes sought by:

- *Lakes Entrance Northern Growth Area Outline Development Plan (October 2013)*
- *Lakes Entrance Northern Growth Area Native Vegetation Precinct Plan (October, 2013);*
- *Lakes Entrance Northern Growth Area Social Impact Assessment (August, 2012).*

Strategy 3.7

Ensure that urban infrastructure, open space and community facilities required for development of the Lakes Entrance Northern Growth Area is funded and delivered in accordance with the *Lakes Entrance Northern Growth Area Development Contributions Plan (August, 2012)* when subdividing any land included in the Outline Development Plan.

Outline Development Plan



Urban Design

Objective 4

To improve pedestrian circulation and safety.

Strategy 4.1

Improve the town entry via the creation of a new gateway landscape, which will encourage visitors to safely stop and view the Entrance and surrounding lakes and towns.

Strategy 4.2

Improve connections between the town centre and Kalimna residential area and within the Kalimna area itself.

Strategy 4.3

Improve pedestrian connections across Princes Highway/The Esplanade between the commercial edge and foreshore in particular adjacent to the Tourist Precinct and the Civic/Village Precinct.

Strategy 4.4

Improve pedestrian access and way finding throughout the retail centre, particularly to the rear of The Esplanade in the vicinity of Church Street, and along the foreshore.

Strategy 4.5

Develop the connections between Lakes Entrance tourist precinct and Bullock Island.

Tourism

Objective 5

To promote recreational and tourism-focused uses within the town.

Strategy 5.1

Focus recreational and tourism uses within the Tourist Precinct and along the foreshore, in particular opposite the Tourist Precinct and the Civic/Village Precinct

Strategy 5.2

Consider the use and development of the large rural holding north of Kalimna, adjoining North Arm, either for a resort-style development or an integrated residential development with recreational/tourist components.

Bullock Island

Objective 6

To redevelop Bullock Island to provide recreation and tourist facilities.

Strategy 6.1

Locate recreational and tourist opportunities in the western portion of Bullock Island.

Strategy 6.2

Encourage integration of Bullock Island into the town's recreation/tourism attractions, in particular those located within the Tourist Precinct, by providing improved connections between the two nodes.

Strategy 6.3

Integrate Bullock Island into the town's recreation/tourism attractions, in particular those located within the Tourist Precinct, by providing improved connections between the two nodes.

Implementation

The strategies in relation to Lakes Entrance will be implemented through the planning scheme by:

Further Strategic Work - Lakes Entrance

- *If required, prepare a Schedule to the Bushfire Management Overlay where the Bushfire Management Overlay applies to land within the Lakes Entrance Northern Growth Area Outline Development Plan (October 2013)*

Reference Document

- *Lakes Entrance Northern Growth Area Social Impact Assessment (August, 2012);*
- *Northern Growth Area Lakes Entrance Development Concept Plan Hydrology, Water Technology October 2013)*
- *Lakes Entrance Northern Growth Area Outline Development Plan (October 2013)*

- *Coastal Towns Design Framework*
- *Lakes Entrance Urban Design Framework*

Application of zones and overlays

Applying the Design and Development Overlay to residential land to ensure new development is in keeping with the existing character of Lakes Entrance.

Applying the Development Contributions Plan Overlay to land in the Lakes Entrance Northern Growth Area to recoup infrastructure cost contributions.

Applying the Development Plan Overlay to land in the Lakes Entrance Northern Growth Area to ensure that the area is developed in a well co-ordinated manner.

Applying the Vegetation Protection Overlay to roadsides in Lakes Entrance that have significant vegetation but that have not been incorporated in the Native Vegetation Precinct Plan.

Applying the Environmental Audit Overlay as a buffer around the Lakes Entrance Landfill.

Applying the Bushfire Management Overlay mapping and associated Schedule as required to land contained within the "Lakes Entrance Northern Growth Area".

Lakes Tyers Beach

Vision

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

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

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

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

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

Objectives

- To provide for additional residential development and accommodate population growth in a coordinated and environmentally sustainable manner.
- To improve the water quality of Lake Tyers.
- To expand opportunities for pedestrian movement and improve safety.
- To protect and enhance the natural resource values of the town.

Strategies

- Ensure that the development of Lake Tyers Beach occurs generally in accordance with the Lake Tyers Strategy Plan.
- Ensure that new development is of a high standard, complementary in character to the existing town and environmentally sustainable through comprehensive design, siting and development requirements.

- Introduce stormwater management measures in existing and new development areas to control sedimentation and nutrient inflow to Lake Tyers.
- Ensure all new development is connected to reticulated sewerage and makes provision for on-site stormwater management.
- Improve access to the northern boat ramp with reduced impact on residential areas.
- Incorporate expanded foreshore vegetation buffers and revegetation corridors in new development areas.
- Encourage consolidation within existing boundaries through infill development, prior to allowing further expansion of the town.
- Consider future tourist developments in residential zones, where appropriate. Residential zones could also cater for local retail needs, for example, a neighbourhood convenience goods store and/or take away food store, subject to demand and the need for re-zoning.
- Discourage further ribbon development along Lake Tyers Beach Road and other access roads to the Lake.

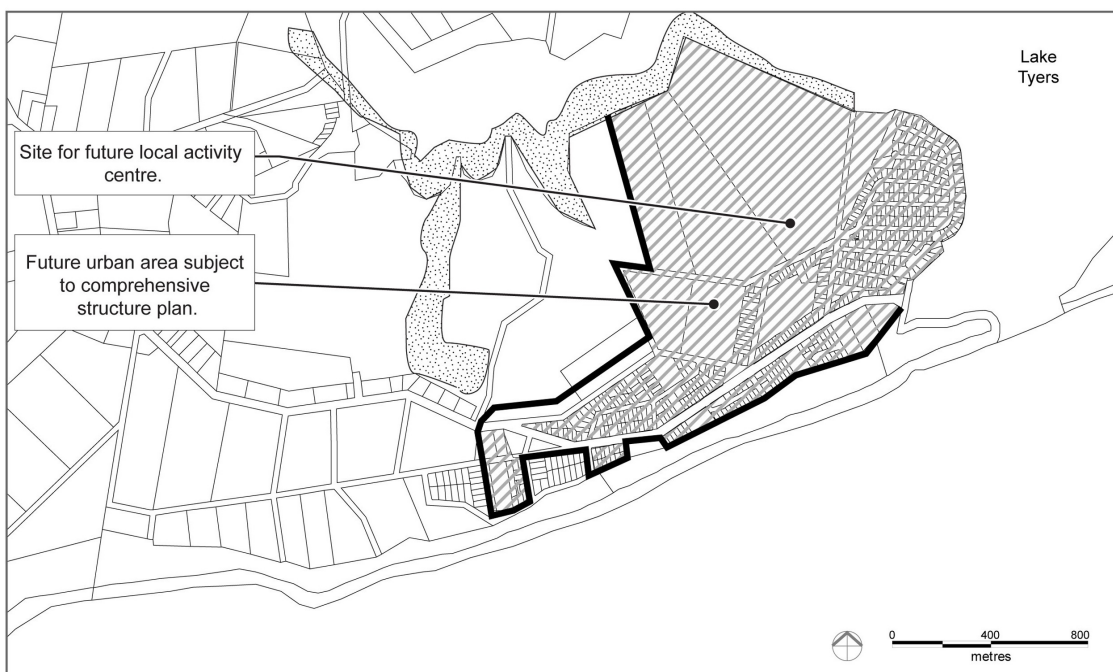
Further Strategic Work – Lakes Tyers Beach

- Investigate the potential for Farming Zone land to the north-west of the town to be rezoned to allow future residential use incorporating extensive areas of public open space.
- Review the Master Plan in the Lake Tyers Beach Urban Design Framework.

Reference Documents

- Coastal Towns Design Framework
- Lake Tyers Urban Design Framework.

Lake Tyers Beach Strategy Plan



LEGEND

- Settlement Boundary
- ▨ Residential development area to 2020
- ▤ Key areas of open space

Lake Tyers Aboriginal Trust

Lake Tyers Aboriginal Trust occupies a peninsula in Lake Tyers and is managed on a co-operative basis by the Aboriginal community.

Major issues include the need to improve housing standards and the living environment for the community. There are opportunities to extend reticulated urban services to the community and improve the range of support services.

The settlement has features of great historic interest, including the church, and the potential to become a major focus for indigenous cultural tourism, linked to the development of the Bataluk Cultural Trail and other initiatives.

Council will support the existing roles and functions that the Lakes Tyers Aboriginal Trust settlement fulfils and encourage development of new and enhanced roles as follows:

Town/Locality	Support Existing Role(s)	Encourage New/ Enhanced Roles
Lake Tyers Aboriginal Trust	Residential community Cultural & recreational facilities Historical significance	Opportunities for cultural and nature-based tourism

To achieve this, Council has prepared a Special Use zone for the Lake Tyers Aboriginal Trust land.

Nowa Nowa

Nowa Nowa has a population of approximately 200 and is a timber town and highway service centre, with a growing focus on art and craft. It is located on the Princes Highway between Lakes Entrance and Orbost.

Vic Roads is in the process of upgrading the route between Bairnsdale and Nowa Nowa via Bruthen for a heavy vehicle alternative to the Princes Highway. This will involve significant changes to the intersection between the Highway and the Buchan road in central Nowa Nowa.

Council will support the existing roles and functions that Nowa Nowa fulfils and encourage development of new and enhanced roles as follows:

Town/Locality	Support Existing Role(s)	Encourage New/ Enhanced Roles
Nowa Nowa	Local retail & highway service centre	Encourage value-adding in timber industry
Population 1996 and 2011 (forecast) (172 -200)	Significant timber industry location Residential community Community, and education facilities and services Sporting and recreation facilities Significant location for arts/ crafts NRE office	Encourage streetscape improvements in township Encourage role in arts-related and nature-based tourism Encourage development and sign-posting of walking trails

To achieve this, Council will apply the following policies and strategies:

- Nowa Nowa has been zoned Township, to retain flexibility in the distribution of uses. However, retail and commercial activities will be encouraged to locate on the Princes Highway and the Nowa Nowa-Bruthen Road, unless specific needs make another site more appropriate.
- Encourage value-adding in timber industry, on or adjacent to sites occupied by existing timber enterprises.

- Encourage development of tourist facilities, subject to appropriate servicing being provided by the developer.
- Encourage development and signage of a network of walking tracks linking the township with natural and heritage attractions nearby.
- Encourage streetscape improvements along the Princes Highway in the town.

Marlo

Vision

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

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

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

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

Objectives

- To create an attractive town centre.
- To improve pedestrian circulation and safety.
- To enhance the town character.
- To maintain the existing scale of residential development.

Strategies

- Ensure that the development of Marlo occurs generally in accordance with the Marlo Strategy Plan.
- Contain low density residential to those areas proposed for that purpose on the Strategy Plan.
- Encourage new commercial uses to locate on Argyle Parade to consolidate commercial enterprise.
- Increase visual connections to the Snowy River and Bass Strait.
- Provide natural environment and cultural heritage interpretation opportunities.
- Establish connections to the foreshore south of Marine Parade.
- Ensure the retention of significant trees in new development areas and require street tree planting schemes as part of subdivision development approvals.
- Protect the scale and character of the residential areas in the 'old town' area.
- Ensure that the scale and character of development in Marine Parade is consistent with the prevailing development form and height.

Further Strategic Work – Marlo

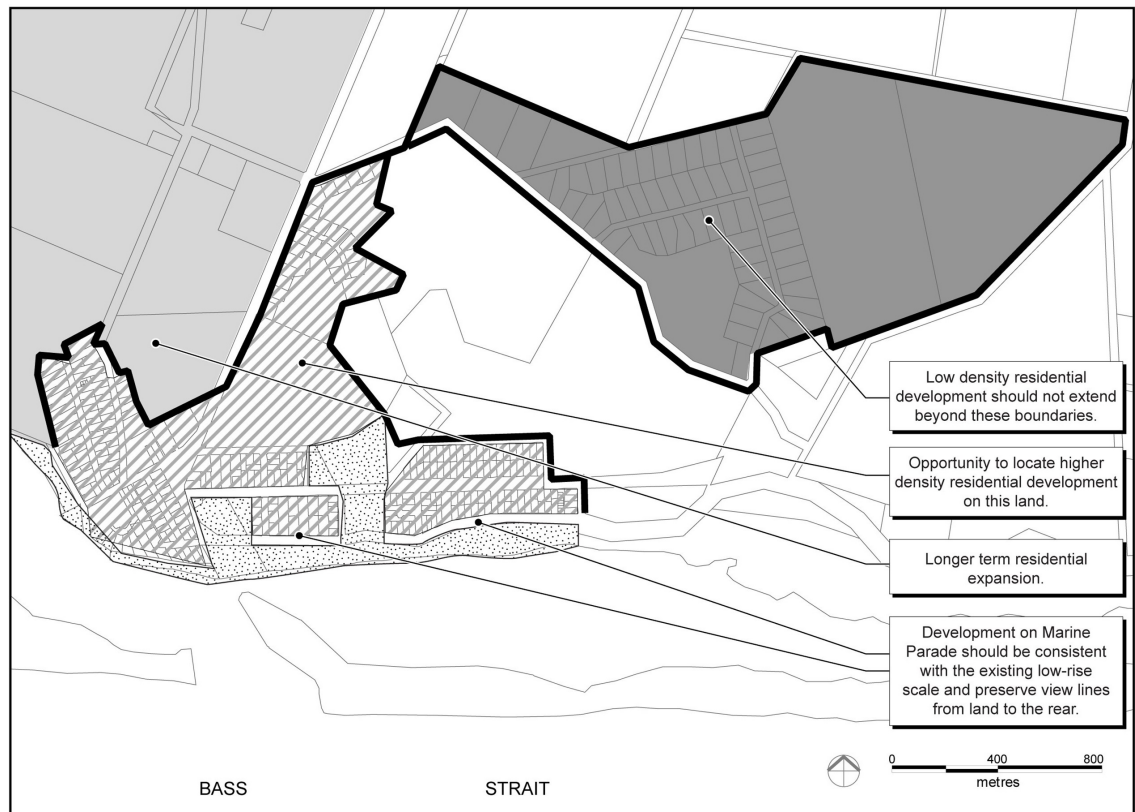
- Investigate the potential for Farming Zone land to the east of Marlo Road and north of Ward Street to allow for future residential use at slightly higher than existing densities in order to contain the development of the town.

- Consider Farming Zone areas to the west of Marlo Road for residential development only when subdivision and development of the existing town and short term expansion areas warrants further land supply.
- Review the Master Plan in the Marlo Urban Design Framework.

Reference Documents

- Coastal Towns Design Framework
- Marlo Urban Design Framework.

Marlo Strategy Plan



LEGEND

- | | |
|--------------------------------------|-------------------------------------|
| Settlement Boundary | Low density residential development |
| Key areas of open space | Estimated extent of proposed SLO |
| Residential development area to 2020 | |

Bemm River

Vision

Bemm River will retain its character as a remote fishing hamlet, bordered by public Parks and with excellent access to Sydenham Inlet.

It will have a range of recreational boating facilities and provide picnic areas and facilities for holidaymakers.

Buildings will improve in quality over time, while still reflecting the ‘fishing village’ character of the hamlet.

The heart of the settlement, the foreshore, will be easily accessed on foot and will be enhanced as a community hub.

Objectives

- To protect the well-vegetated coastal hamlet character of Bemm River.
- To ensure that fire protection is a key consideration in any further development.
- To improve pedestrian access, circulation and safety.
- To improve the foreshore area and water access to both the coast and river.

Strategies

- Ensure that the development of Bemm River occurs generally in accordance with the Bemm River Strategy Plan.
- Assess the suitability of land to the north of Kathleen Drive for limited residential development incorporating appropriate on-site waste disposal arrangements.
- Facilitate opportunities for improved pedestrian access to both the coast and river.

Further Strategic Work – Bemm River

- Review the Master Plan in the Bemm River Urban Design Framework.

Reference Documents

- Coastal Towns Design Framework
- Bemm River Urban Design Framework.

Bemm River Strategy Plan



LEGEND

-  Settlement Boundary
-  Community focal point
-  Proposed dual use path
-  Residential development area to 2020
-  Possible expansion with further assessment
-  Key areas of open space

Tamboon

The small settlements of Tamboon and Tamboon South are low-key holiday and fishing retreats adjacent to Tamboon Inlet. There are also a few dwellings at Furnells Landing on the Cann River. Tamboon South is surrounded by Croajingolong National Park and has no road access.

Council will recognise the existing roles and functions that Tamboon and Tamboon South fulfil.

Town/Locality	Support Existing Role(s)	Encourage New/ Enhanced Roles
Tamboon, Tamboon South	Small holiday residential communities, limited access	

The following policies and strategies will apply:

- These settlements have been zoned Farming or Rural Conservation in the Planning Scheme, to indicate that there is to be no intensification of development. New dwellings within the settlements will be approved only if lots are capable of retaining all wastes on site and development of more than one dwelling per lot will be strongly discouraged.
- No extension of settlements will be approved.

Mallacoota

Vision

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

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

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

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

Objectives

- To enhance Mallacoota's role and character within a wilderness setting.
- To create a cohesive and active town centre.
- To improve pedestrian circulation and safety.
- To improve the design and siting of buildings.
- To protect and reinforce Mallacoota's aboriginal cultural heritage.

Strategies

- Ensure that the development of Mallacoota occurs generally in accordance with the Mallacoota Strategy Plan.
- Increase visual connections to Mallacoota Inlet.
- Provide natural environment and cultural heritage interpretation opportunities.
- Enhance the town entry to incorporate an emphasis on environmental tourism.
- Reinforce / establish activity nodes such as those outlined in the Foreshore Management Plan (Wharf, Karbeethong, Bastion Point etc).
- Encourage indigenous vegetation plantings in association with public and private development.
- Contain Mallacoota's development within existing zoned boundaries.
- Encourage infill development of vacant sites along Maurice Avenue and Allan Drive, while retaining links to the public open space precinct.
- Preserve and enhance the village atmosphere of the town centre.
- Encourage development of high quality tourist accommodation.
- Consider the Mixed Use zoned area in Bastion Point Road (which contains several depots/storage areas) for a wider range of uses, subject to their impact on residential uses.

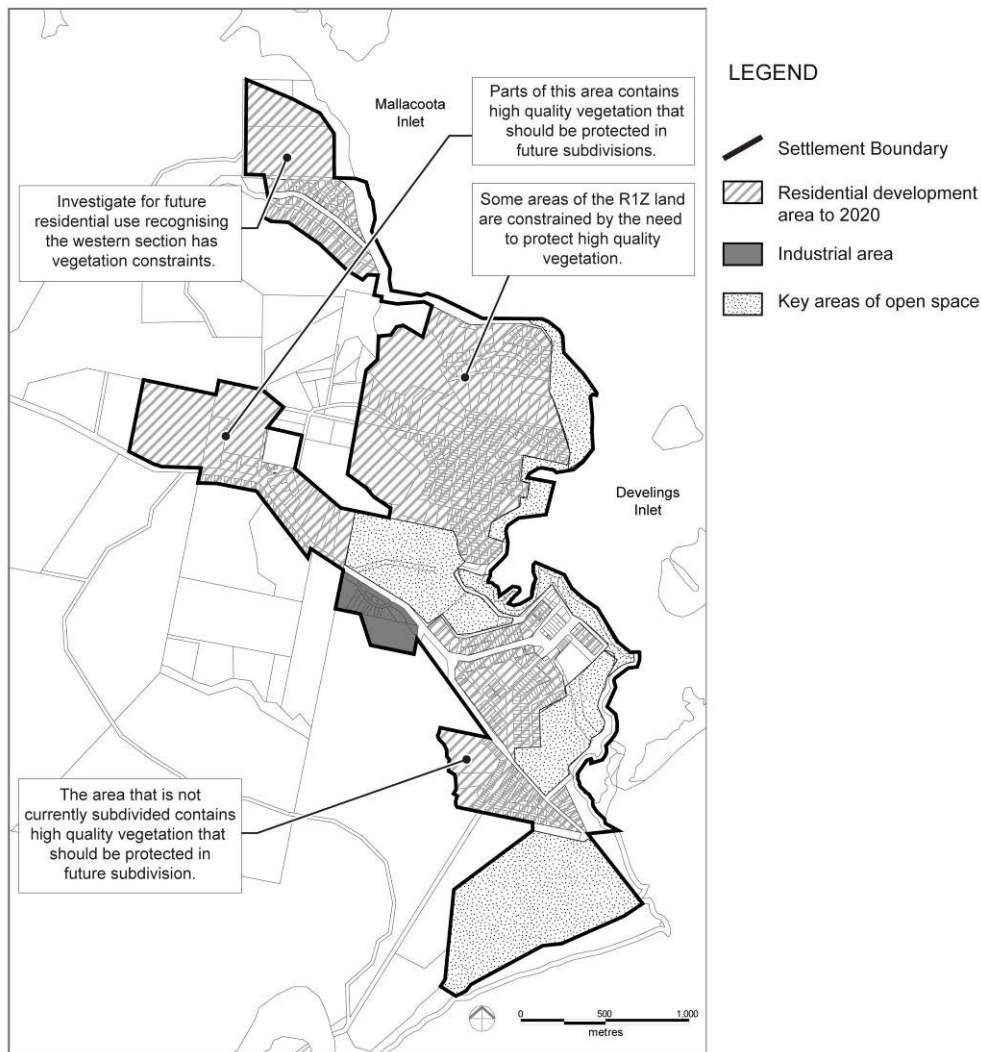
Further Strategic Work - Mallacoota

- In the longer term, investigate the potential of the Farming Zone area north of Karbeethong for longer term development subject to environmental evaluation.
- Review the Master Plan in the Mallacoota Urban Design Framework.

Reference Documents

- Coastal Towns Design Framework
- Mallacoota Urban Design Framework.

Mallacoota Strategy Plan



Gipsy Point

Vision

Gipsy Point will remain a small bushland retreat with a residential community as well as some visitor accommodation.

The settlement will continue to be in harmony with the attractive natural setting of the Croajingolong National Park and the tranquil waters of the Genoa River.

It will provide opportunities for both residents and visitors to enjoy the river and foreshore and appropriate facilities are to be provided.

Little growth is anticipated, however any new development will respect the bushland setting of the area.

Objectives

- To improve the foreshore area and focal point of Gipsy Point.
- To improve pedestrian circulation and safety.
- To ensure sound environmental management.

Strategies

- Ensure that the development of Gipsy Point occurs generally in accordance with the Gipsy Point Strategy Plan.
- Rationalise the car park and improve access, while reducing the opportunity for pedestrian / vehicle conflicts.
- Ensure that all new development or redevelopment incorporates satisfactory on-site waste disposal and water sensitive urban design techniques for storm water management.
- Ensure that new development or redevelopment provides for the retention of existing native vegetation and incorporates replanting programs as appropriate.

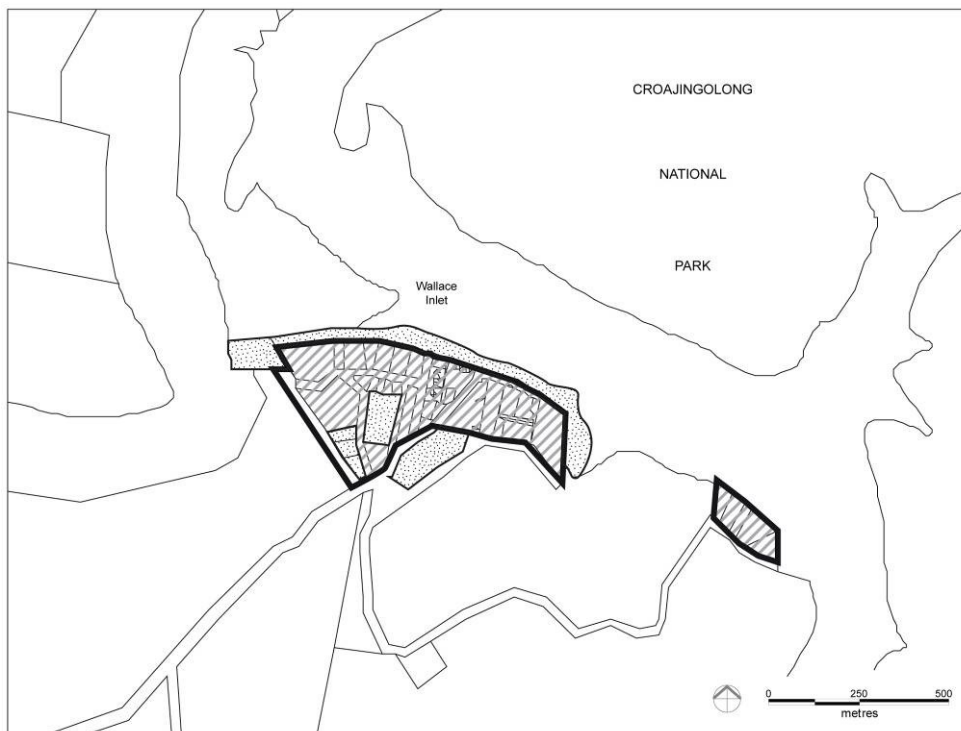
Further Strategic Work – Gipsy Point

- Review the Master Plan in the Gipsy Point Urban Design Framework.

Reference Documents

- Coastal Towns Design Framework
- Gipsy Point Urban Design Framework.

Gipsy Point Strategy Plan



LEGEND

- Settlement Boundary
- ▨ Residential development area to 2020
- ▨ Key areas of open space

Genoa

Genoa is a small service centre on the Princes Highway, and serves as the eastern gateway to East Gippsland Shire.

Council will support the existing roles and functions that Genoa and Gipsy Point fulfil and encourage development of new and enhanced roles as follows:

Town/Locality	Support Existing Role(s)	Encourage New/ Enhanced Roles
Genoa	Highway service centre and local retail Focus for rural community Community, recreation & sporting facilities	Develop potential as Eastern 'Gateway' to East Gippsland

To achieve this, Council will apply the following policies and strategies:

- Genoa has been zoned Township zone, to provide a range of opportunities for appropriate new enterprises.
- Development of an Eastern Gateway information centre at Genoa will be encouraged.
- In the rural area, retention of large lot sizes will be encouraged, but opportunities exist for appropriate small scale tourist or commercial uses in association with rural activities.

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Agricultural Hinterland

The Agricultural Hinterland sub-region is described in Clause 21.02-3.

Opportunities for the Agricultural Hinterland sub-region include:

- high value of agriculture land
- vegetable growing
- dairy farming
- timber industry
- tourism.

Constraints include:

- flooding problems
- high unemployment
- long distance from main markets
- declining population in some localities
- decreasing industrial base such as timber industry
- need to reduce fire risk
- insufficient power supply (East of Orbost)
- demand for rural residential development outside zoned areas.

Strategies for the Agricultural Hinterland sub-region are:

- protecting high quality agricultural land
- protecting water quality and quantity, particularly in water catchments used for domestic supply
- preparing or upgrading flood and fire management strategies
- providing opportunities to add value to both agricultural land and produce and timber products

- in the longer term, extending land capability studies in order to identify areas where demand for rural residential style living can be met in a way that supports the local economy and community, but reduces impacts on the environment and minimises fragmentation of agricultural and pastoral land
- providing assistance to regional towns to maintain their sustainability.

Rural localities in Bairnsdale district

The small rural settlements/localities of Fernbank, Clifton Creek, Woodglen, Flaggy Creek and Bullumwaal each contain community or recreational facilities and provide a focus for community activities.

Fernbank, an old Crown township, requires restructuring to reduce the potential development density.

The Council will support the existing roles and functions that these places fulfil and encourage development of new and enhanced roles as follows:

Town/Locality	Support Existing Role(s)	Encourage New/ Enhanced Roles
Fernbank	Former railway towns Sporting facilities Focus for rural community.	
Bengworden	Focus for rural community Recreation & sporting facilities	Potential location for major sporting facility Potential for agricultural intensification.
Clifton Ck, Woodglen	Primary education centres for districts Focus for rural communities Recreation & sporting facilities	Encourage small scale tourist developments in rural areas.
Flaggy Creek	Focus for rural community Recreation & sporting facilities	
Bullumwaal	Focus for rural community Recreation & sporting facilities	

Fernbank has been zoned Low Density Residential and included under a Restructure overlay.

Bullumwaal has been zoned Low Density Residential to reflect the current pattern of development and ensure that lots are not subdivided below a size which is environmentally capable of sustaining development.

Lindenow & district

Lindenow is a rural township located west of Bairnsdale, with an urban population of around 300 and a district population of approximately 3000.

The Lindenow district covers some of the most productive agricultural land in East Gippsland and sustains a very diverse agricultural industry. Lindenow is recognised for producing top quality vegetables for the local and national market as well as high grade fine wool and dairy products.

Council will support the existing roles and functions that Lindenow fulfils and encourage development of new and enhanced roles as follows:

Town/Locality	Support Existing Role(s)	Encourage New/ Enhanced Roles
Lindenow/Lindenow South Population 1996 and 2011 (forecast) (236-275)	Local retail centre Centre of vegetable industry in East Gippsland Important dairying area Significant residential community Range of community & education facilities and services Range of sporting and recreation facilities Service industry to meet local needs	Appropriate location for vegetable processing industry and/or dairy products.

To achieve this, Council will apply the following policies and strategies:

- High value agricultural land will be protected from inappropriate development. The Mitchell River flats are zoned Farming, with a small minimum lot size for subdivision, in order to facilitate restructuring of holdings for agricultural purposes. Development of dwellings will generally require a permit, to minimise the impact of non-agricultural uses on valuable land and the operations being carried out on it.
- The floodplain of the Mitchell is covered by a Land Subject to Inundation overlay and an Environmental Significance overlay recognising its value as high quality agricultural land.
- Consolidation of the town of Lindenow within existing boundaries will be encouraged, using infill development. The current vacant sites should accommodate the anticipated population growth for the next 15 years.

Bruthen

Bruthen township provides a basic level of services and facilities and is ideally located for rural-residential living, being approximately 25 kilometres north-east of Bairnsdale and 30 kilometres north west of Lakes Entrance. The population of the Bruthen district is around 600 people.

The housing supply in the district has been increasing at approximately 10 dwellings per year during the 1990s.

Bruthen was formerly the administrative centre of the Tambo Shire and a significant centre for the timber industry. In the past ten years it has become a dormitory settlement for Bairnsdale, as well as a focus for community services and recreation facilities for the district. The highway service centre role of the town is likely to increase significantly with the construction of the heavy vehicle alternative to the Princes Highway.

Mossiface and Sarsfield are small settlements near Bruthen, which contain a range of facilities and points of interest, including the historic Mossiface Hop kilns.

Council will support the existing roles and functions that Bruthen fulfils and encourage development of new and enhanced roles as follows:

Town/Locality	Support Existing Role(s)	Encourage New/ Enhanced Roles
Bruthen including Mossiface, Sarsfield	Local commercial centre Significant residential community, increasing rural residential development	Increasing tourism role, particularly crafts & small-scale tourist accommodation

Town/Locality	Support Existing Role(s)	Encourage New/ Enhanced Roles
Population 1996 and 2011 (forecast) (601-875)	Range of community facilities and services Range of sporting and recreation facilities	Highway service role becoming more significant since Great Alpine Road completed and heavy vehicle alternative to Princes Highway being developed.

To achieve this, Council will apply the following strategies and policies:

- The built-up area of Bruthen has been zoned Township, to retain flexibility in distribution of non-residential uses. However, retail and commercial activities will be encouraged to locate on the Princes Highway or the Great Alpine Road (former Omeo Highway), unless they have specific needs which make another site more appropriate.
- Land adjoining the township has been zoned Rural Living to provide opportunities for ‘rural residential’ style development.
- Bruthen is a priority for provision of a sewerage system, since the lack of this infrastructure is constraining its potential and leading to adverse impacts on water quality in the Tambo River.
- The Tambo River frontages and linkages between the river and the township will be improved as resources permit.
- Bruthen and its surrounds are of high cultural landscape significance - the area is currently being assessed by the National Trust of Australia (Victoria) and these values will be taken into account in planning. There are also a number of buildings and places of potential heritage significance in and around Bruthen.

Tambo Upper

Tambo Upper is a small rural locality between Swan Reach and Bruthen, with a primary school and popular riverside fishing spots.

Council will support the existing roles and functions that Tambo Upper fulfils and encourage development of new and enhanced roles as follows:

Town/Locality	Support Existing Role(s)	Encourage New/ Enhanced Roles
Tambo Upper	Primary education centre for district Focus for rural community	Encourage small scale tourist developments in rural areas.

Buchan, W-Tree

Buchan is a small town located approximately 30 kilometres north of Nowa Nowa. Its economy depends on timber mills, the tourist industry, limestone quarrying and pastoral activities.

Buchan is strategically located for access to the Snowy River National Park and the alpine areas of both Victoria and New South Wales. Buchan Caves near the town is a popular tourist destination and is attracting a growing backpacker market.

The limestone, or ‘marble’ quarries near Buchan, which have supplied the stone for many Melbourne landmarks, could be reopened to generate new employment and play a role in tourist development.

Council will support the existing roles and functions that Buchan fulfils and encourage development of new and enhanced roles as follows:

Town/Locality	Support Existing Role(s)	Encourage New/ Enhanced Roles
Buchan Population 1996 (district) and 2011 (forecast) (400)	Local retail centre Significant location for tourism, especially related to Buchan Caves & other 'adventure' activities Significant timber industry location and centre for mining & quarrying Significant residential community Range of community, education & recreation facilities and services Shire outreach centre NRE/Parks Victoria office	Enhance tourism role in keeping with character of township & district Enhance role as base for nature-based tourism Encourage value-adding in timber industry

To achieve this, Council will apply the following policies and strategies:

- The potential for retreat-style and nature-based tourism in the areas surrounding Buchan will be recognised, together with opportunities for complementary commercial development within the existing town boundaries.
- Nature-based and adventure tourism will be encouraged, combined with increased information highlighting the natural attributes of the area.
- The visual amenity of the town will be preserved and upgraded.
- Scenic roads and areas of high landscape significance will be protected.
- Areas at W-Tree and Gelantipy were formerly zoned 'Rural C' under the Tambo Planning to facilitate the development of co-operatives. No similar zone exists in the Victoria Planning Provisions, so these areas have been zoned Farming. However, subdivision of these properties will only be permitted if an appropriate standard of road access and other services - including retention of treated sewage on-site - can be provided to all new lots to be created.

Orbost

Orbost is a large rural service centre, with a population of 2,150, located on the Snowy River. It provides a service, retail and administrative function for the surrounding rural area.

In the last 15 years, population numbers in Orbost have declined, reflecting a downturn in the timber industry and the effects of public sector restructuring. Nevertheless, approximately 20 new dwellings per year were approved for Orbost in the first half of the 1990s.

Given the importance of Orbost as a service town for the vast rural area in the east, stabilising the population size and revitalising the town centre is of strategic importance for the eastern area. Orbost's outlook is dependent on the future of value-adding to the agricultural and timber industries, and on tourism. Great potential exists to promote the Snowy River as a major tourism icon and develop Orbost's role ("the heart of Snowy River Country") as a centre for car touring and a gateway to the rivers and forests.

Council will support the existing roles and functions that Orbost fulfils and encourage development of new and enhanced roles as follows:

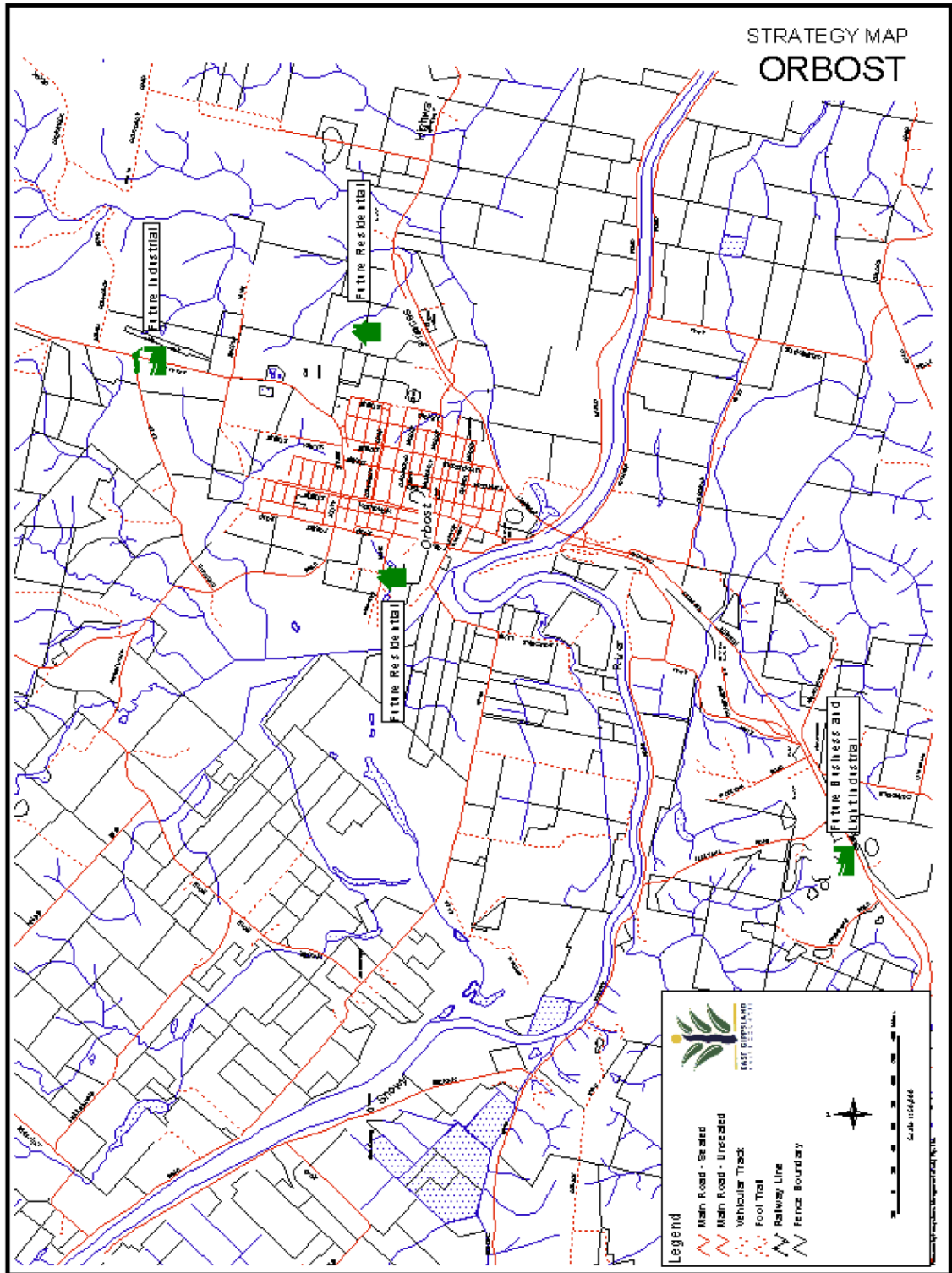
Town/Locality	Support Existing Role(s)	Encourage New/ Enhanced Roles
Orbost/ Newmerella	Key 'district' centre for far East Gippsland Centre of timber industry in far East Gippsland	Promote Snowy River as a major tourist icon for East Gippsland

Town/Locality	Support Existing Role(s)	Encourage New/ Enhanced Roles
Population 1996 and 2011 (forecast) (2,150)	<p>Significant dairying & vegetable growing centre</p> <p>Wide range of retail & commercial facilities</p> <p>Shire business centre/ library</p> <p>Very wide range of health & community services, reflecting isolation of areas served</p> <p>Wide range of sporting & recreation facilities</p> <p>Appropriate location for offices of Commonwealth & State agencies represented in Shire</p> <p>Service industry to meet community needs</p>	<p>Appropriate location for major natural resource processing industry</p> <p>Appropriate location for industries value-adding industries to primary produce of region</p> <p>Hub for nature based tourism - coast, rivers, forests</p>

To achieve this, Council will apply the following strategies and policies:

- Consolidation of the town of Orbost within existing boundaries will be encouraged, using infill development, prior to allowing further expansion of the town. The current vacant sites should accommodate the anticipated population growth for the next 15 years.
- In the longer term, if the demand for housing increases – particularly through employment generated by value-adding in the timber industry or tourism – then residential growth can be achieved by expansion of the town’s eastern boundary into the currently vacant land located east of Arnold Street (see Orbost Strategy map). However, development should not proceed on the land, until existing infill opportunities are substantially taken up and reticulated sewerage and drainage services are able to be connected the land.
- Council will assist in identifying suitable sites for large scale industrial developments, such as timber processing. Smaller industrial activities will be accommodated on existing industrial zoned land, including the Rifle Range. Part of the area between Martin Street and Bonang Highway, previously zoned industrial, has been changed to Farming, since the slope and drainage are not suitable for industrial use.
- For the retail/commercial area, a broad range of commercial and community facilities and services will be encouraged in a pleasant, attractive environment that is compact and accessible for residents.

Orbost Strategy Map



Cabbage Tree Creek

Cabbage Tree Creek is a small settlement on the Princes Highway east of Orbost. It forms one end of the tourist loop from Orbost to Marlo to Cape Conran and back to the Princes Highway.

Council will support the existing roles and functions that Cabbage Tree Creek fulfils and encourage the development of new roles as follows:

Town/Locality	Support Existing Role(s)	Encourage New/ Enhanced Roles
Cabbage Tree Creek	Convenience retail for rural area	Potential highway tourist location

Town/Locality	Support Existing Role(s)	Encourage New/ Enhanced Roles
	Highway service centre	

Cabbage Tree Creek has been zoned Township in the Scheme.

Club Terrace

Club Terrace, off the Princes Highway between Orbost and Cann River, was formerly a mill town, and is now a small residential community. There has recently been activity in establishment of hardwood plantations on private land in the vicinity of Club Terrace.

Council will support the existing roles and functions that Club Terrace fulfils as follows:

Town/Locality	Support Existing Role(s)	Encourage New/ Enhanced Roles
Club Terrace	Residential locality	

Club Terrace has been zoned Township in the Scheme

Cann River

Cann River is a timber and highway service town located at the intersection of the Princes and Monaro (formerly Cann Valley) Highways, with a population of around 250.

Cann River provides for the convenience needs of the town's residents as well tourist and other highway users. The future development of the town will rely heavily on value adding in the timber industry, but there is also potential to develop its role as an access gateway to Croajingolong National Park.

The development potential of the township is limited by inadequate drainage and the absence of reticulated sewerage.

Council will support the existing roles and functions that Cann River fulfils and encourage development of new and enhanced roles as follows:

Town/Locality	Support Existing Role(s)	Encourage New/ Enhanced Roles
Cann River	Local retail & highway service centre	Appropriate location for new value-adding timber processing industry.
Population 1996 (est.) and 2011 (forecast) (246-300)	Significant timber industry location	
	Access point for National Parks	Enhance role as base for nature-based tourism.
	Significant residential community	
	Range of community & recreation facilities and services	Potential for small-scale value-adding to dairy produce.
	Secondary & TAFE education opportunities	
	NRE/Parks Victoria information centre/office	

To achieve this, Council will apply the following policies and strategies:

- Cann River has been zoned Township in the Planning Scheme to maintain flexibility in the distribution of land uses. However, retail/ commercial development will be encouraged to concentrate along the Princes and Monaro Highways, unless specific needs make another site more appropriate.

- Intensification of value-adding activities will be encouraged on the sawmill sites to the east of the town, in preference to the low-lying area near the river (formerly zoned Industrial). Land suitable for either residential or industrial expansion also exists to north of the town, on the eastern side of the Monaro Highway. Demand does not require this land to be given an urban zoning at this time.
- Streetscape improvements will be encouraged in the main township area, in conjunction with Vic Roads.

Noorinbee

Noorinbee is a small rural community north of Cann River, based around the primary school and the recreation reserve.

Council will support the existing roles and functions that Noorinbee fulfils and encourage development of new and enhanced roles as follows:

Town/Locality	Support Existing Role(s)	Encourage New/ Enhanced Roles
Noorinbee	Primary education centre for district Focus for rural community Recreation & sporting facilities	Encourage small scale tourist developments in rural areas. Potential for small-scale value-adding to dairy produce

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Highland

The Highland sub-region is described in Clause 21.02-3.

Opportunities include:

- high environmental values offering a range of tourism opportunities
- chance to capitalise additional tourist use of the Great Alpine Road and the Horsehair Plain airport
- good grazing lands
- good highway access to the region
- historically rich
- proximity to forests for timber industry
- valuable mineral deposits
- lifestyle.

Constraints include:

- isolation
- lack of infrastructure
- low employment base
- adverse impacts of low commodity prices for livestock, wool and minerals
- need to reduce fire risk
- steep terrain and soil characteristics can lead to erosion.

Strategies for the Highland sub-region:

- protecting the unique natural and cultural environment of the sub-region
- protecting water quality and quantity, particularly in water catchments used for domestic supply

- enhancing the tourism opportunities of the sub-region through nature-based tourism, its rich cultural heritage and proximity to the snow field
- exploring agricultural opportunities that may lead to improved economic viability
- in the longer term, identifying areas where demand for rural residential style living can be met in a way that supports the local economy and community, but reduces environmental impacts and minimises fragmentation of agricultural land.

Freehold rural land in this region is the subject of a (1999) study investigating land capability and environmental constraints, as well as identifying new land use options that could provide a sustainable future for the area and its communities. Amendments to the Planning Scheme may be necessary in future to reflect the outcomes of this study.

Glen Wills & Glen Valley

Glen Wills and Glen Valley are small rural localities to the north of Omeo. Glen Wills is a former mining town, which requires restructuring of small allotments to allow development for rural residential or holiday purposes.

Council will support the existing roles and functions that Glen Wills/Glen Valley fulfil as follows:

Town/Locality	Support Existing Role(s)	Encourage New/ Enhanced Roles
Glen Wills, Glen Valley	Historic mining centre Residential locality Small scale 'retreat' style tourist facilities	Crown Township to be restructured for low-density development.

Omeo

Omeo is service town in the Highland sub-region, with a population of 250. It provides retail, administration, tourist services for a large rural area. The township has recently been seweraged and had its water supply upgraded. Rates of subdivision and development have increased slightly in recent years.

Omeo is the only sub-alpine town in the Shire and, with the full sealing of the Great Alpine Road over Mt Hotham, is in a position to benefit significantly from increased tourism opportunities.

Traditionally, agriculture has been the main employment base of the district with high quality cattle and sheep being produced. During the gold rush era of the 1850s the area experienced a dramatic increase in activity that has left a colourful history, assisting in developing today's tourist industry.

Council will support the existing roles and functions that Omeo fulfils and encourage development of new and enhanced roles as follows:

Town/Locality	Support Existing Role(s)	Encourage New/ Enhanced Roles
Omeo Population 1996 and 2011 (forecast) (298)	Significant 'district' centre for north-west part of East Gippsland ('Omeo District') Centre for pastoral industry Range of retail & commercial facilities & Government offices Relatively wide range of health & community services, reflecting isolation of areas served Shire Business Centre Range of sporting & recreational facilities	Tourism, based on Great Alpine Rd, mining history, heritage character, and landscape and natural values of the area Art/craft centre Mining industry service centre

To achieve this, Council will apply the following strategies and policies:

- Consolidation of the town of Omeo within existing boundaries will be encouraged, using infill development, prior to allowing further expansion of the town.
- Planning will attempt to capitalise on Omeo’s position as the “gateway” to the eastern Victorian Alps and the Great Alpine Road.
- Demands for development along the Great Alpine Road between Omeo and Dinner Plain will be managed to provide a range of attractive environments for tourism or permanent living, whilst preventing ribbon development and adverse effects on the environment or landscape of the area.
- Preservation and enhancement of the significant cultural heritage of the Omeo and its environs will be encouraged through identification and documentation of heritage places and application of appropriate planning controls.
- Opportunities will be sought to improve linkages between the town and Livingstone Creek.
- Land use and development in the catchments of Lake Hume and Lake Dartmouth will be managed to protect the quality of water flowing into these storages.

Benambra

Benambra is a small settlement north east of Omeo. It is a service centre for the area’s main industries, grazing and mining.

Although the Benambra copper mine is not operational at present, it may open again if world terms of trade for copper improve.

Council will support the existing roles and functions that Benambra fulfils and encourage development of new and enhanced roles as follows:

Town/Locality	Support Existing Role(s)	Encourage New/ Enhanced Roles
Benambra	Local retail centre	Could have enhanced tourism/ regional gateway role if road to Tom Groggin improved
	Pastoral industry service role	
	Residential community	Mining industry service role
	Range of community, education and recreation facilities	Investigate potential for Lake Omeo to provide a water sports focus.

Cassilis Valley

The Cassilis Valley is approximately 30 square kilometres in size and located north-west of Swifts Creek. The area contains the remains of a number of former gold mining settlements, and one mine is still operating.

Recent subdivision within the area has increased pressure on the environment of the valley.

Council will support the existing roles and functions that the Cassilis Valley fulfils and encourage development of new and enhanced roles as follows:

Town/Locality	Support Existing Role(s)	Encourage New/ Enhanced Roles
Cassilis	Historic mining centre	Some potential for small-scale tourist development
	Rural-residential locality	Former Crown township to be restructured for low-density development
	Limited local retail/ tourism role	
		Potential for more intensive agricultural/ horticultural enterprises in appropriate areas

The following policies and strategies will apply:

- Further investigation is required to determine the environmental/ land use capability of the Cassilis Valley, but the area will generally be planned for relatively low density rural development, including nature-based or rural-related tourism.
- The old Crown townships of Cassilis and Tongio West will be restructured to substantially reduce the potential development density.
- Rural land in the remainder of the valley will be planned to ensure that potential dwelling densities are substantially reduced from those that would exist if all Crown allotments were allowed to be developed.

Swifts Creek

Swifts Creek is a rural town on the Omeo Highway just south of the Divide. It is the location of a major timber mill (not operational in 1999) and of the district Secondary College.

The Swifts Creek district population is estimated at 360. The numbers in the township have declined slightly since 1981, but the surrounding rural population has increased.

Council will support the existing roles and functions that Swifts Creek fulfils and encourage development of new and enhanced roles as follows:

Town/Locality	Support Existing Role(s)	Encourage New/ Enhanced Roles
Swifts Creek	Local retail & commercial service centre	Tourism, based on Great Alpine Rd, mining history and opportunities for 'farm stay' and similar accommodation
Population 1996 (est.) and 2011 (forecast) (250)	Historic mining industry centre Significant timber industry location Centre for pastoral industry Range of retail & commercial facilities Range of community, sporting & recreational facilities Secondary & TAFE education opportunities for 'Omeo District' Department of Sustainability and Environment office	Potential for value-adding to timber resources

To achieve this, Council will apply the following policies and strategies:

- Swifts Creek has been zoned Township in this Scheme, although the boundaries of the zone will require review when details of the areas affected by the June 1998 floods are available.
- Rural land will generally be planned to retain large parcels of land for pastoral uses, but a range of small-scale tourist enterprises may be permitted in appropriate locations.
- Reopening of the mill and development of further value-adding to timber products will be encouraged, subject to maintenance of appropriate buffer distances for air and noise emissions between the mill site and sensitive uses such as the schools and residences.

Ensay/Ensay South

Ensay and Ensay South are located south of Swifts Creek, providing services to the surrounding district and to travellers. There is also a concentration of community service facilities such as fire brigade and bush nursing centre.

Council will support the existing roles and functions which Ensay/Ensay South fulfil and encourage development of new and enhanced roles as follows:

Town/Locality	Support Existing Role(s)	Encourage New/ Enhanced Roles
Ensay/Ensay South	Local retail/service centre Residential community Community & emergency facilities and services Sporting and recreation facilities	Enhance tourism role, based on Great Alpine Rd and opportunities for 'farm stay' and similar accommodation.

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The Valleys & Forests sub-region is described in Clause 21.02-3.

Opportunities include:

- increased tourism in particular that related to natural areas
- development of plantations in appropriate locations
- lifestyle
- river fishing
- out door activities.

Constraints include:

- isolation and restricted access in some areas
- poor communications
- problems with maintaining a sustainable population.

Strategies for the Valleys & Forests sub-region include:

- ensuring a balanced approach to the protection of the natural environment and the utilisation of timber resources
- ensuring appropriate sites are available for nature-based tourism development to complement opportunities in the parks
- upgrading fire prevention and management strategies
- exploring agricultural opportunities that may lead to improved economic viability.

Gelantipy/Suggan Buggan/Wulgulmerang

Gelantipy, Suggan Buggan and Wulgulmerang are rural localities located north of Buchan. The area contains several large accommodation developments targeted at group or special interest tourism.

The road linking these communities with Jindabyne in New South Wales is growing in importance as a tourist route, particularly for back-packer tours, and provides access to the middle reaches of the Snowy River.

Council will support the existing roles and functions that the localities north of Buchan fulfil and encourage development of new and enhanced roles as follows:

Town/Locality	Support Existing Role(s)	Encourage New/ Enhanced Roles
Gelantipy	Primary education centre for district Focus for rural communities Tourist accommodation and convenience retail facilities Recreation & sporting facilities	Encourage further nature-based tourist developments in rural areas.

Town/Locality	Support Existing Role(s)	Encourage New/ Enhanced Roles
Suggan Buggan	Focus for rural community Recreation & sporting facilities	Potential for tourist development if "Snowy River Road" upgraded.
Wulgulmerang (Seldom Seen)	Convenience retail for rural area and tourists	

To achieve this the 'Snowy River Road' and the Gelantipy-McKillops Bridge-Bonang Road will both be recognised as routes of major scenic, tourist and historic value. Improved maintenance and safety upgrades are required, but should be done sensitively, so as not to detract from the values of these routes or to impact adversely on the environment.

Goongerah

Goongerah is a small settlement on the Bonang Road north of Orbost, which serves the surrounding rural community.

Council will support the existing roles and functions that Goongerah fulfils and encourage development of new and enhanced roles as follows:

Town/Locality	Support Existing Role(s)	Encourage New/ Enhanced Roles
Goongerah	Primary education centre for district Focus for rural community Recreation & sporting facilities	Encourage small scale tourist developments in rural areas.

Tubbut, Bonang and Bendoc & surrounds

Deddick, Tubbut, Bonang, Delegate River and Bendoc are isolated small communities in the far north-east of the Shire, reliant on the surrounding farming areas and, in the case of Bendoc, on significant timber industries.

Department of Sustainability and Environment/Parks Victoria offices are located at Bendoc and Tubbut. Large areas of State forest and National Park are readily accessed from this area.

Council will support the existing roles and functions that these settlements fulfil and encourage development of new and enhanced roles as follows:

Town/Locality	Support Existing Role(s)	Encourage New/ Enhanced Roles
Tubbut	Primary education centre for district Focus for rural community Recreation & sporting facilities	Encourage small scale tourist developments in rural areas.
Deddick	Focus for rural community Recreation & sporting facilities Parks Victoria ranger station	
Bonang	Convenience retail for rural area Community & recreation facilities	Develop potential as a base for nature-based tourism Develop agricultural potential
Delegate River	Commercial/ entertainment facility for district Tourist accommodation Residential and rural community	Develop nature-based tourism potential
Bendoc	Convenience retail Significant timber industry location	Encourage value-adding in timber industry

Town/Locality	Support Existing Role(s)	Encourage New/ Enhanced Roles
	Community & recreation facilities TAFE/ community education opportunities Department of Sustainability and Environment / Parks Vic office	Develop potential as a base for nature-based tourism

To achieve this, Council will apply the following policies and strategies:

- To stabilise population, these localities will be encouraged to develop their potential for nature-based tourism.
- Encourage value-adding in timber industry, particularly at Bendoc.
- Plantation development will be encouraged on appropriate sites which are consistent with State policy and the Regional Vegetation Plan (when approved) where these do not impact adversely on the community or adjoining owners and where appropriate road and bridge infrastructure can be guaranteed.
- Potential for development of specialised pastoral or agricultural enterprises.

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Old Crown townships (not listed above), including Bengworden, Hinnomunjie, Tongio Munjie, Waygara, Manorina, Tabbara

The following policies and strategies will apply:

- These settlements have been zoned Farming or Rural Conservation in the Planning Scheme, to indicate that they should continue to be used for broad area rural purposes.
- No residential or other urban development will be approved unless specific studies find the area to be suitable. Consolidation of lots may be required as a condition of any permits granted.