

SOUTH GIPPSLAND SHIRE COUNCIL

Coastal Strategy Discussion Paper



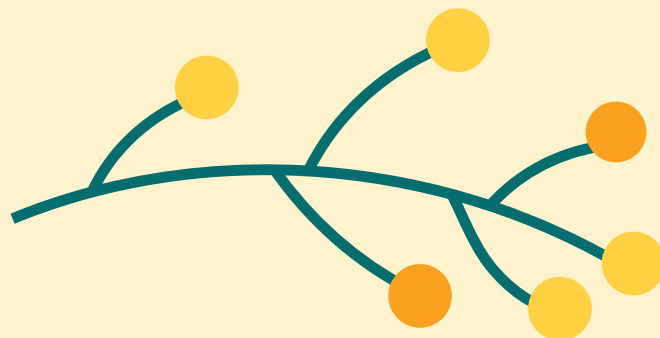
December 2022

*A community becoming resilient and better prepared
for changes in the environment and climate.*



Acknowledgment of Country

We acknowledge the Bunurong and Gunaikurnai people as the Traditional Custodians of South Gippsland and pay respect to their Elders, past, present, and future, for they hold the memories, traditions, culture, and hopes of Aboriginal and Torres Strait Islander people of Australia.



Acacia pycnantha (wattle)

Contents

Introduction	4
Project Aim and Discussion Paper Purpose	4
Background	4
Council's Priorities	7
Key Themes: Potential Actions	8
Environment and Landscape	8
Population Pressure and Development	13
Development of Infrastructure and Management	17
Community and Economy	20
Next Steps	21
Appendix	22
Appendix 1	22
Appendix 2	26

Introduction

Project Aim and Discussion Paper Purpose

The South Gippsland Coastal Strategy aims to provide strategic direction for the planning of South Gippsland's coastal areas. It considers the impacts and opportunities for growth and development on the natural and built environment. The project outcomes will help inform Council's existing operations and future growth management. South Gippsland's coast stretches for approximately 300 kilometres, from Venus Bay in the west to Port Welshpool in the east and includes many small coastal communities that form a key part of local visitor economy.

The preparation of the South Gippsland Coastal Strategy (the Coastal Strategy) is a major initiative in the *Council Plan 2022 – 2026* which states:

Prepare a Coastal Strategy to inform any future Planning Scheme provisions that will seek to guide sustainable land use and development in South Gippsland Shire's coastal townships and communities.

This Discussion Paper proposes actions for the community to consider how South Gippsland Shire Council can best respond to the challenges we face in our coastal areas, including climate change risk, increasing residential and commercial development pressures, and increasing demand for infrastructure and services. It provides an opportunity for the community to give feedback that will be considered in the final Coastal Strategy.

Council acknowledges the value and character of the coastal communities within South Gippsland and the connection with Traditional Owners.

Background

The Role of Federal, State and Local Government

State and Federal Government policy related to coastal planning and development is constantly evolving. Council's Coastal Strategy will be reviewed and updated as policy changes occur and new information becomes available.

The regulatory framework governing land use and development along the coast is complex. The State Government has undertaken extensive policy development work in recent years with three key documents (the [Marine and Coastal Act 2018](#), the [Marine and Coastal Policy 2020](#) and the [Marine and Coastal Strategy 2022](#)). They all play lead roles in managing and maintaining the health of Victoria's marine and coastal environment.

The outcomes of our Coastal Strategy must align with the State Government's requirements for it to be successfully implemented by Council. For more information regarding Victoria's coastal planning decision making framework, refer to [Appendix 2 in the Marine and Coastal Strategy Coastal Policy](#).

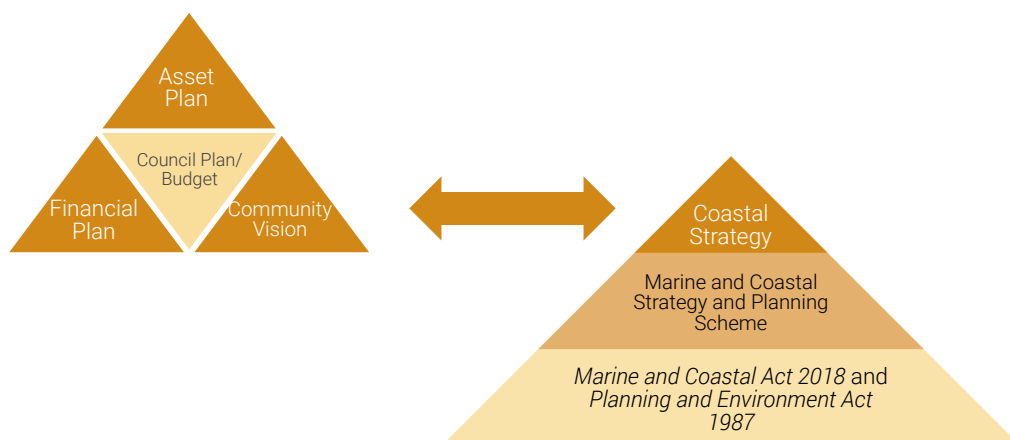


Figure 1. Relationship between Local Government (left) and State Government (right) Legislation and Policy.

When responding to this Discussion Paper, it is beneficial to consider the Marine and Coastal Policy **Adaptation Actions** regarding the management of coastal risks. Many of the issues in the Discussion Paper relate directly or indirectly to managing risk.

The following Adaptation Actions are central principles for coastal planning and are embedded in the State Planning Policy Framework (alongside planning for 0.8 metre sea level rise by year 2100) as key principles for coastal planning. Risk based actions in this Discussion Paper are categorised according to these principles.

The Adaptation Actions are:

1. **Non-intervention** – allow natural process to occur unhindered.
2. **Avoid** – place new development in areas less likely to be affected by coastal processes.
3. **Nature-based methods** – e.g. restore / protect natural systems like dunes, mangroves and salt marshes to mitigate against coastal erosion.
4. **Accommodate** – design buildings and infrastructure to be resilient to coastal processes so they are less likely to fail when exposed to coastal processes.
5. **Retreat** – relocate use and development to a location unaffected by coastal risk.
6. **Protect** – existing physical infrastructure is enhanced or new infrastructure built to provide a hard engineering protection against erosion or inundation.

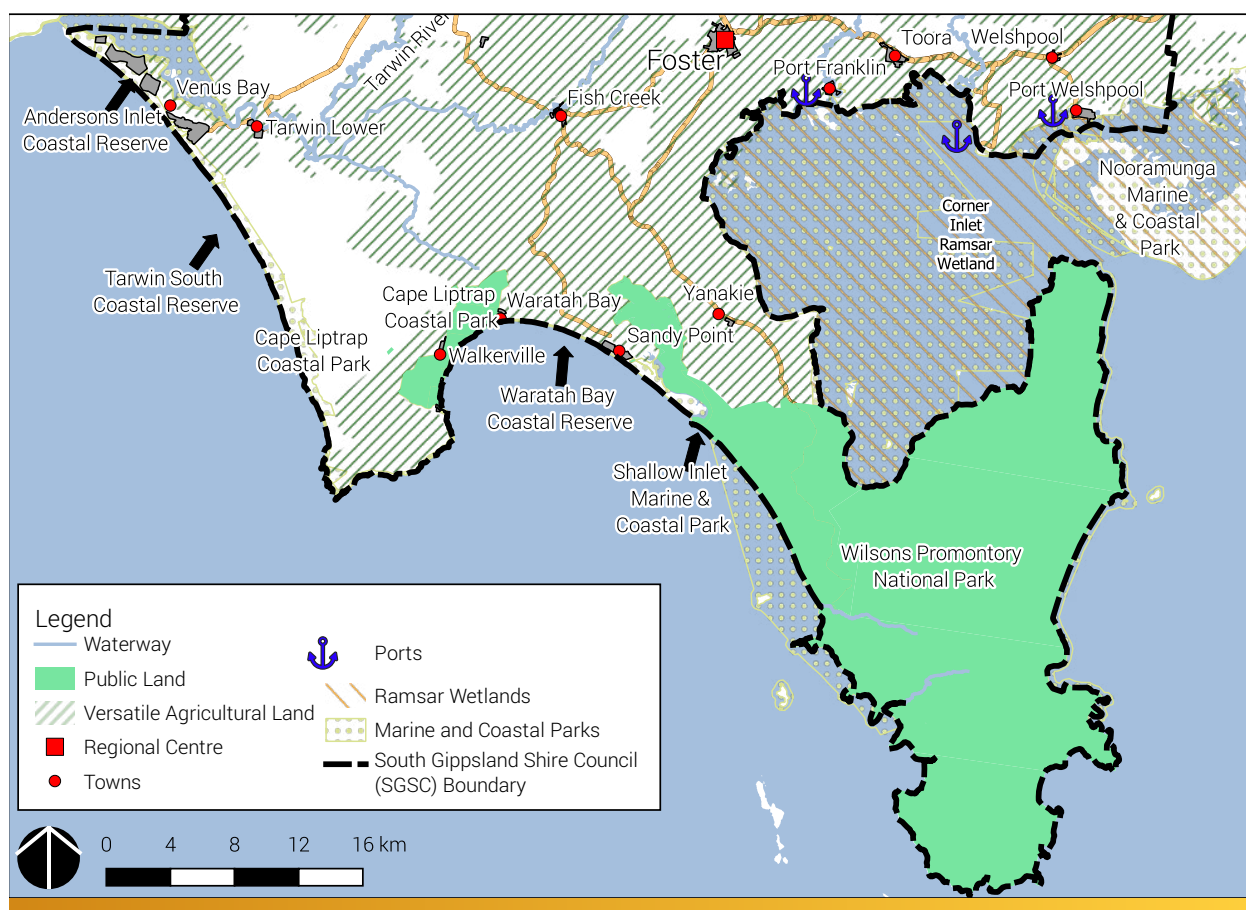
Council's overarching responsibilities are governed by the *Local Government Act 2020*. Section 9(2)(c) the Act states "*Councils are required to promote the economic, social and environmental sustainability of the municipal district, including mitigating and planning for climate change risk*". Preparing a Coastal Strategy which addresses climate change risk responds to our State Government requirements under the *Local Government Act*.

Responsibility for Coastal Waters

Responsibility for coastal waters predominantly sits with the State Government. The use and development of land from the high tide mark and inland is predominantly regulated by the *Planning and Environment Act 1987* and the South Gippsland Planning Scheme. Coastal waters up to 3 nautical miles from the high tide mark are typically the responsibility of the State Government after which the Federal Government is the responsible authority for the balance of Australia's internationally recognised territorial waters.

South Gippsland Shire Council has no direct responsibility or control over coastal waters. Offshore wind energy facilities are located in Federal Government waters (Australian Territorial Sea) and Council recently made a submission on the declaration of an offshore wind zone that can be seen [here](#).

For more information about coastal relevant acts, policies, and strategies refer to [Appendix 1](#).



Council's Priorities

Council is committed to responsible planning and management of the South Gippsland coastline, and this is particularly evident in the following *Council Plan 2022 - 2026* major initiatives and priorities:

- Build resilience in our community and organisation to mitigate risk and damage caused by extreme weather events.
- Support our communities to respond to existing and emerging risks to their liveability and environmental health.
- Advocate, plan and encourage the protection of our natural landscapes and coastlines
- Manage urban growth within defined town boundaries to deliver fit-for-purpose infrastructure in partnership with other agencies that share this responsibility.
- Protect the character of our communities including our built, natural and cultural heritage.
- Develop a Reconciliation Action Plan in partnership with the Bunurong and Gunaikurnai people.
- Develop a strong relationship and partnership with the Bunurong and Gunaikurnai people to support out common environmental, cultural social and economic objectives.
- Investigate opportunities to better manage the impacts of unregistered Short Stay Accommodation.



Large swells impacting roads at Walkerville – 2018

Key Themes: Potential Actions

This section outlines the themes that will form the basis of the key discussion areas within the Coastal Strategy. It discusses the land use and development issues in South Gippsland coastal areas for consideration and feedback around four key themes:

- Environment and Landscape;
- Population Pressures and Development;
- Development Infrastructure and Management; and
- Community and Economy .

A series of potential actions under each of the key themes range from very specific (e.g. rezone land) to more general (e.g. advocate for future action) are outlined below. We value your input and recognise that there may be additional ideas that can form actions in the final strategy.

Environment and Landscape

Between now and 2100, the impact of climate change experienced by inundation and storm surge is likely to lead to the following outcomes:

- Access to coastal settlements being compromised by inundated roads.
- Inundation of coastal properties due to sea-level rise.
- Inundation of agricultural land along the coastline.
- Loss of vegetation (including coastal mangroves) and habitat for indigenous fauna.
- Increasing and cumulative impacts on development and community infrastructure including walking tracks, fishing platforms, jetties and boat ramps, rock revetment seawalls and levees.
- Impacts on cultural heritage assets such as Aboriginal shell middens and Walkerville lime kilns.

The following potential actions are identified for discussion as opportunities to mitigate risks related to this theme:

- Update risk hazard mapping and planning provisions when new information becomes available;
- Nature-based adaptation opportunities;
- Coastal landscape protection;
- Coastal risk hazard assessments;
- Vegetation protection in coastal townships; and
- Advocate for coastal-specific hazard risk planning controls.

More details on each of these can be found below.

Update Risk Hazard Mapping and Planning Provisions When New Information Becomes Available

Potential Action

Prioritise the implementation of new or updated hazard risk mapping and policy changes to identify, to our best ability, current and anticipated coastal hazard risks affecting the values of our coastal areas.



Inverloch Venus Bay Road in flood – 2022

Nature-based Adaptation Opportunities

Potential Actions

- Investigate the 'Common Ground' community initiative on the land adjoining Andersons Inlet at Venus Bay that proposes nature-based adaptation concepts that if implemented, will assist in managing storm surge, flooding and coastal erosion.
- Proactively work with, and advocate to, the State and Federal Government for the preparation and implementation of nature-based solutions to manage the impacts of environmental coastal hazard risks.

Coastal Landscape Protection

In recognition of growing threats to landscape values, the State Government introduced changes in 2018 to the *Planning and Environment Act 1987* to enact its **Distinctive Areas and Landscapes program**. Declaring an area as a Distinctive Area and Landscape requires:

- The preparation of a Statement of Planning Policy (SPP) led by the State Government in partnership with local government and Traditional Owners.
- The development of a long-term vision and strategies to protect distinctive areas in consultation with local communities.
- Introducing the opportunity for protected settlement boundaries for townships – like Melbourne's urban growth boundary.

These protections are at various stages of development along the Bass Coast, Surf Coast and Bellarine coastlines. The projects are prepared in collaboration with the local council and communities.

Views of the Corner Inlet amphitheatre, long distance views to Wilsons Promontory and the rugged coastal landscape around Cape Liptrap are some of the most spectacular views in Victoria.

Potential Action

Investigate in collaboration with the State Government the suitability of applying Distinctive Area and Landscape protection controls to the most visually significant landscape on the South Gippsland coastline in consultation with local communities.

Coastal Risk Hazard Assessments

Coastal risk hazard assessments can inform Council and the community of which Marine and Coastal Policy Adaptations Actions are appropriate in the short-, medium- and long-term.

Hazard assessments allow coastal land managers and the community to better understand coastal hazard risks and to plan actions to respond to them.

Port Welshpool is included in the Land Subject to Inundation Overlay because of its low elevation and flat terrain. Other communities likely to be similarly affected in the shorter term are Walkerville North and Waratah Bay. A Coastal Hazard Risk Assessment will assist planning for these areas.

Potential Action

Seek State and/or Federal Government support for the preparation of coastal hazard assessments for Port Welshpool and its surrounding environments, and for Waratah Bay between Walkerville South and Shallow Inlet.

Vegetation Protection in Coastal Townships

Native vegetation in coastal settlements forms a large part of the coastal character of these communities. Native vegetation also provides important fauna habitat and holds delicate dune systems together.

A challenge with vegetation protection in coastal communities, and particularly in communities where the residential lots are small, is that state planning policy provisions allow for extensive removal of vegetation around accommodation buildings for the purpose of bushfire protection. State planning policy for bushfire prioritises the protection of human life over all other policy considerations. Outside of township boundaries, on Crown land and in the Farming Zone, the controls to protect vegetation is stronger.

The development footprint of new dwellings in coastal townships is trending larger. This reduces the ability to retain vegetation on the development site and when combined with the need to plan for bushfire safety, vegetation coverage in our coastal townships is noticeably declining. The loss of vegetation on private land increases the significance of retaining vegetation in the road reserve, which can create more challenges if footpaths are developed.

Potential Action

Work with the community to build awareness and education of vegetation protection controls and to promote development outcomes that balance bushfire safety with vegetation retention.



Bushfire aftermath at Wilsons Promontory

Advocate for Coastal-specific Hazard Risk Planning Controls

Advocacy alone can be a challenging approach to achieve change unless the advocacy can fit within the framework of an existing State or Federal program. While noting these challenges, this Discussion Paper suggests that State Planning Policy could be improved by the provision of a planning scheme zone or overlay control specifically designed to address coastal hazards, the long-term impacts and risks of climate change.

South Gippsland Shire Council is currently using the Land Subject to Inundation Overlay (LSIO)(refer to maps in Appendix 2) to identify coastal inundation risk and is likely to use the Erosions Management Overlay in the future. However, these provisions are a generic planning tool and do not place front-and-centre the issue of climate change risk in the minds of people living in or moving to a potentially at-risk community.

Planning policy is constantly evolving and the rate of change will likely increase as our understanding of environmental risks improve.

Potential Action

Where state coastal planning policy is being considered for change, advocate for change that more directly communicates coastal hazard and climate change risk through new planning scheme zone or overlay controls that more directly identify and address and promote the risk.



Erosion at Walkerville foreshore – after 2018 storms

Population Pressure and Development

South Gippsland's coastal area accounts for approximately 13 per cent of the total municipal population. Census figures show our coastal communities are older than average, have less full-time work (municipal average is 52 per cent compared to 43 per cent in coastal areas) and second home ownership is unsurprisingly high due to holiday home ownership.

Existing policy at a state and local level seeks to manage population growth along the coast.

Population issues relating to coastal settlements include:

- Greater exposure of residents to coastal hazard risks including flood and fire.
- The continuing transition of holiday homes to primary places of residence, which could significantly increase permanent settlement populations.
- Increasing pressure for growth with the likely continuing development of vacant lots and redevelopment of existing housing stock from small scale holiday homes to more substantial structures. This will likely impact township character.
- Increasing service level expectations of residents leading to demand impacts on service providers for both development infrastructure (sewer and water) and social services.
- Issues related to emergency response (e.g. flooding cutting access to townships).
- Housing affordability.

South Gippsland's coastal land that is suitable for development is finite and what is currently identified, is potentially affected by a range of environmental risks including flooding, bushfire, erosion and coastal acid sulfate soil. Releasing greenfield land to address population and housing pressure along the coastline is no longer considered an appropriate first response given the environmental constraints outlined above. This statement underpins many of the following actions.

Removal of Greenfield Growth Areas in Coastal Townships – Retention of Existing Township Boundaries

Urban Design Frameworks prepared in 2005 identified greenfield residential expansion growth areas adjoining the current township boundaries of Venus Bay, Waratah Bay and Sandy Point. To date, only one infill expansion area has been rezoned in Waratah Bay with the other areas remaining in the Farming Zone. No other coastal townships have planning scheme identified greenfield residential expansion areas.

At Sandy Point, the residential growth area is now within the Land Subject to Inundation Overlay. As for Venus Bay and Waratah Bay, both growth areas have a single road access point that are affected by the Land Subject to Inundation Overlay and will be isolated during a flood event, like what occurred at Venus Bay in September 2022. State Planning Policy, [WGCMA guidelines for development assessment](#) and VCAT decisions all strongly discourage the creation of new residential development in this scenario.

These residential growth areas are now considered legacy decisions and would be highly unlikely to be supported by either Council, the WGCMA or State Government should a rezoning request be made. Their ongoing inclusion in the planning scheme sends a signal to the market that these sites may have development potential when they don't and should be removed from the planning scheme.

Potential Action

Explore the removal all coastal township greenfield residential growth areas from the planning scheme framework plan maps, and retain the township boundaries consistent with the current application of each township urban land zoning.

Note: This Action accords with the Marine and Coastal Policy Adaptation Actions - Step 2 Avoid.

Figure 2. Sandy Point Settlement Framework Plan

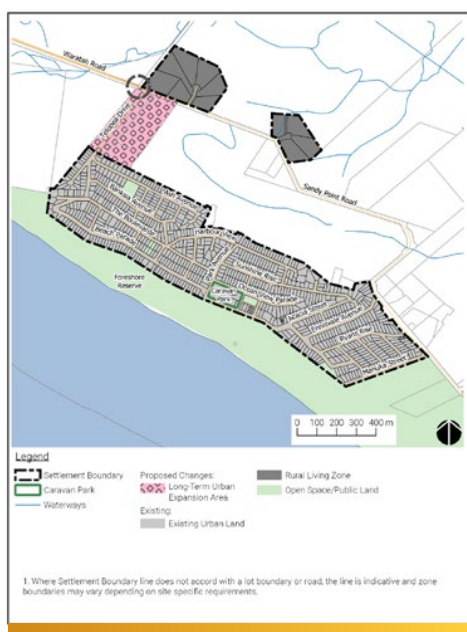


Figure 4. Waratah Bay Settlement Framework Plan

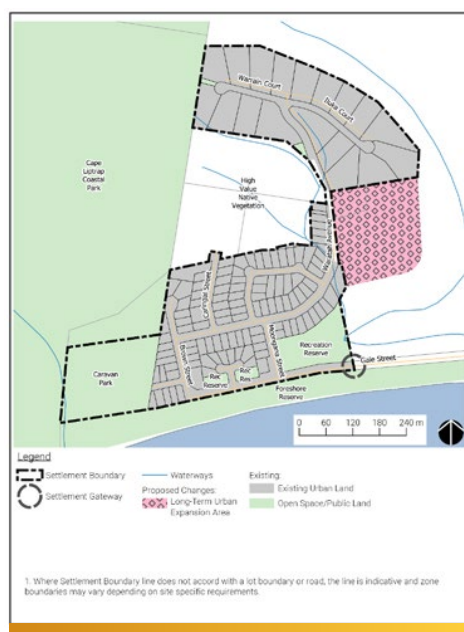
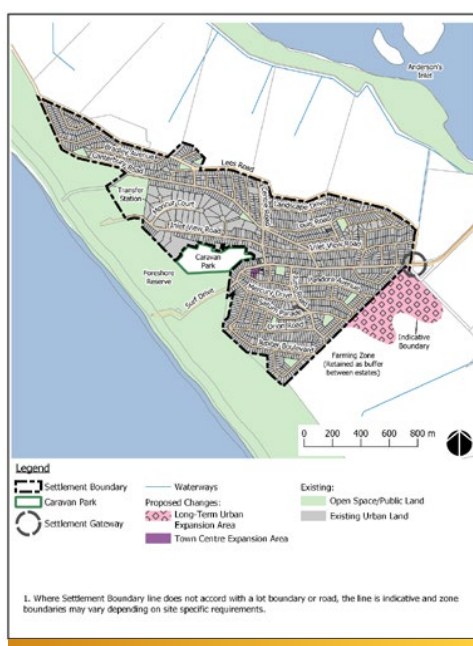


Figure 3. Venus Bay Estate 1 Settlement Framework Plan



Should removal of the greenfield residential growth areas be supported, it would benefit the Coastal Strategy to affirm a commitment to retaining all existing coastal townships within their currently identified township boundaries and to strongly discourage incremental or adhoc township boundary expansion.

Potential Action

Support existing State Planning Policy in a commitment to retain coastal townships to within their existing urban zoned boundaries unless supported by rigorous strategic planning justification that fully accords with State Planning Policy requirements and does not increase people to environmental risk.

Removing township expansion areas is an effective way to reduce the potential exposure of more people to coastal hazard risk in the future. This Discussion Paper supports the continuing development of existing residential lots for single dwellings within the established township boundaries with an understanding that allowing development to continue to occur will result in more cumulative exposure to risk to people and property over time. Prohibiting the development of existing lots, or government buy-backs of 'at-risk' lots is not supported by government policy at this point in time, and cannot be considered in the absence of clearly elaborated State or Federal Government policy support. Council should continue to monitor and respond to State and Federal Government policy changes to ensure we manage our coastal planning risks and liabilities on a proactive basis.

Second Dwellings and Residential Subdivision Restrictions

Unlike most coastal townships closer to metropolitan Melbourne, our coastal townships still have a large number of vacant lots yet to be developed and a high proportion of lots with older housing stock yet to be redeveloped. There are approximately 1,200 vacant lots in our coastal townships and Venus Bay is notable for have approximately 700 vacant lots. Some of these lots are in tenement ownership (adjoining lots in a single ownership) with some developed with a house. Each lot in a tenement is potentially separately saleable so the development potential of townships like Sandy Point, Venus Bay and Promontory Views is higher than it appears from casual inspection. An intensification of residential development could fundamentally change the development pattern, visual character and vegetation coverage in our coastal townships.

Although a serious threat is yet to emerge, it is foreseeable. When combined with the risk of exposing more people to coastal hazard risks (inundation, isolation, erosion and bushfire), now may be an appropriate time to introduce clearly set out planning policy to either strongly discouraging or prohibit the subdivision of residential lots, and the development of more than one dwelling on a lot.

For the purpose of clarity, were this to occur it would still allow the development of a single dwelling on a single vacant residential lot, redevelop a lot with a new dwelling, or the sale of lots out of tenement ownership so that each individual lot in a tenement holding can be developed.

Potential Action

Explore with the community the introduction of new planning scheme provision for all coastal townships that restricts new development to one dwelling per lot and restricts the subdivision of land to create more lots.

Note: This Action accords with the Marine and Coastal Policy Adaptation Actions - Step 2 Avoid.

Township Character Protection

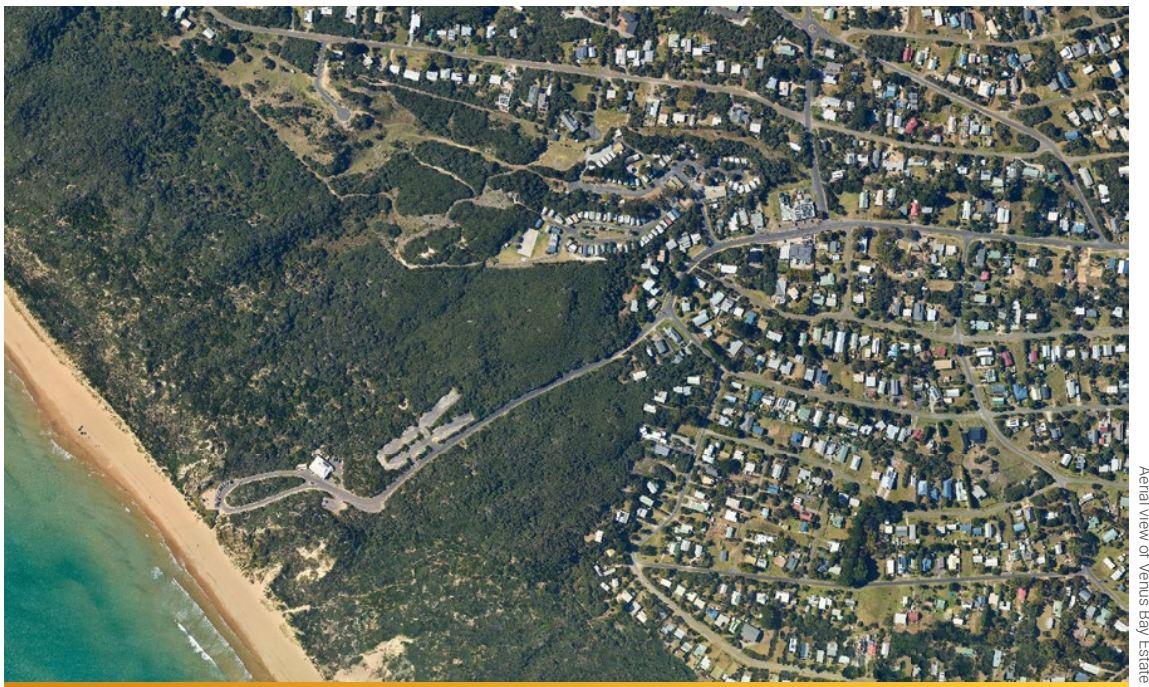
Each coastal township has its own unique character. Port Welshpool and Port Franklin are long established townships and have a built form which is significantly different to more recent subdivisions like Promontory Views and Sandy Point, which were established in the 1950s and 60s during Victoria's first coastal holiday township boom.

Townships will typically change over time as new design preferences emerge. Township character is a process of evolution and there is no single answer to what character a township should have now or in the future. The planning scheme can guide the development of township character through the introduction of built form and design controls.

If through the consultation process a desire emerges to explore measures to protect key elements of our coastal townships that are central to character protection, Council has the option to review its current zoning and planning scheme overlay controls. One option may be application of the Neighbourhood Residential Zone which requires the preparation of a character statement to guide building design.

Potential Action

Explore with our coastal communities their interests and concerns with township character identification, protection and change and their interest in exploring planning scheme changes to introduce or improve township character provisions including application of the Neighbourhood Residential Zone.



Development of Infrastructure and Management

Existing coastal infrastructure is increasingly under pressure, especially during the summer periods, where more pressure is placed on public toilets, parking spaces, walking tracks, and boating facilities. Infrastructure such as roads and sea levees are also impacted by coastal hazards and weather events. Establishing, maintaining and renewing public assets in coastal areas comes at a cost for the relevant authorities including VicRoads, South Gippsland Water and Council, especially in areas that face known risks (e.g. flooding, erosion, bushfire). The ongoing demand for asset renewal and investment needs to be carefully considered.

As populations in coastal settlements grow, pressure for more services also increases. This pressure is compounded by rising community expectations of what is acceptable as a minimum level of infrastructure. How we manage growth and what level of servicing we provide in our coastal townships will be a key focus for Council.

Public Infrastructure Policy Approach to Climate Change Risk

As infrastructure provided by Council and other agencies ages, decisions need to be made about whether to repair and renew the infrastructure. New and renewed infrastructure in vulnerable areas may not be appropriate if it is likely to be affected by climate change, for example, placing a building in a primary coastal dune.

Council has an opportunity to proactively prepare a position that guides asset investment, renewal and removal in coastal areas, particularly in areas affected by coastal hazard risks.

This would reduce impact on resources associated with asset protection and construction where it is likely to be damaged or destroyed in the future. It could also apply to service provisions.

Potential Action

Prepare a coastal specific infrastructure position to guide decision making that aligns with the State Government's Marine and Coastal Policy.

Sea Walls and Levees

Many kilometres of sea walls and coastal levees were established in South Gippsland, mostly to protect agricultural land. Almost all coastal levees (rammed earth formations) are located on private land and are not public infrastructure. Sea walls (block work or concrete constructions) are relatively rare and are more commonly public infrastructure and associated with urban areas and ports. Key risks relate to the management of levees.

Some beneficiaries of levee protection have been managing and maintaining the structures through agreements with landholders, however some levee sections have no such agreement and are unmaintained. Preliminary investigations by Council have found that erosion and failure of coastal levees has the potential to impact hundreds of residential properties, farming land and major access roads. Levees and seawalls were not designed to manage the impacts of climate change and while they may provide some short-term benefit, they are not a long-term solution.

The presence of coastal levees can create false security and the unrealistic expectation that levees can address the impacts of rising sea levels and increased storm activity. It is a common belief that public authorities will assume responsibility for their management and maintenance as a response to managing climate risk, however this is unlikely to occur.

Potential Action

Partner with the State and Federal Government to investigate options and issues with seawalls and coastal levees.

Bores and Wastewater Treatment Systems

Many properties in coastal areas depend on bores for their non-potable water supply. Bores are regulated by Southern Rural Water and approved without consideration of development impacts. Wastewater systems must not be located close to bores for health reasons. If a wastewater system cannot be accommodated on a vacant residential property because of the close proximity of an existing bore, then it cannot be developed with a house. Existing mapping of bores that are available is often inaccurate and hard to verify and, as a result, decision making is hard and time consuming.

Potential Action

Work with Southern Rural Water, the Environmental Protection Authority Victoria and the Department of Environment, Land, Water and Planning to resolve the issue of ground water bores impacting on urban residential development.

Review Coastal Council Land Management

South Gippsland Shire Council is the Committee of Management for three sections of coastal Crown Land:

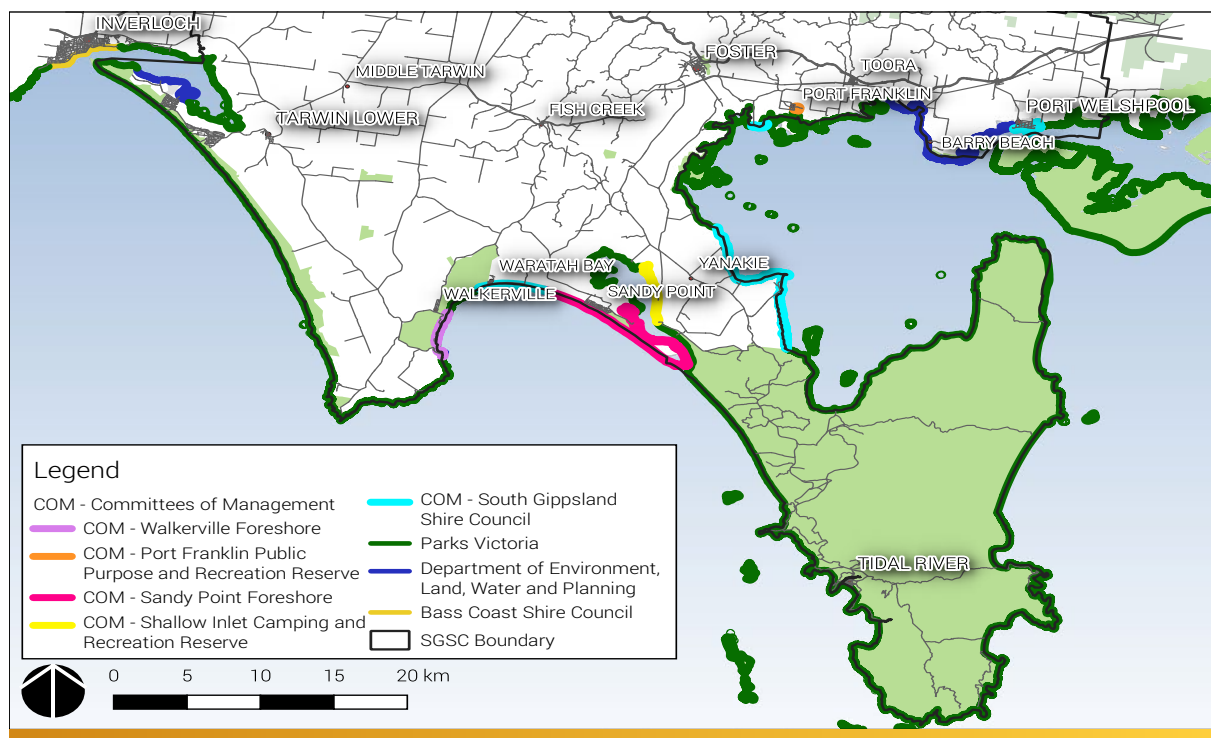
- Yanakie foreshore (18 kilometres);
- Fisher Reserve;
- Foster Beach Fisher Reserve (1 kilometre); and
- Waratah Bay (4.5 kilometres).

Council faces a range of issues in managing this land including a lack of resources for monitoring, enforcement and asset maintenance.

The VEAC's Marine Investigation (2014) recognises the significant natural ecosystems of Corner Inlet and proposes that the boundaries of the Corner Inlet Marine and Coastal Park be formally defined. The State Government has informed Council that they are willing to take over responsibility for the Yanakie foreshore area subject to reaching an agreement with Parks Victoria to become the land manager. The State Government had previously indicated that they would take over Waratah Bay as well. Further investigation will be required with the State Government about the land management of Foster Beach Fisher Reserve.

Potential Action

Transfer land management responsibility for coastal Crown land that Council manages (Yanakie foreshore, Fisher Reserve at Foster and Waratah Bay) to State Government.



Community and Economy

South Gippsland Shire Council has an extensive range of adopted policies related to community and economic development. The Coastal Strategy will align with Council's existing suite of adopted policies and focus on strategic gaps where benefit may be found in undertaking further work related to supporting the growth of sustainable and prosperous coastal communities.

In recognition of the extensive scope of policy work already undertaken by Council, it is recommended that the Coastal Strategy focus on the following key points:

- Protection of cultural heritage.
- Grow social and economic capital.

Protection of Cultural Heritage

Our coastal townships and land management practices were developed before consideration was given to the cultural and physical heritage of Indigenous people. Pre-colonial Indigenous people valued the coastline for many of the same reasons as post contact settler communities (e.g. beach and waterway access, transport, shelter and resources), creating overlapping habitation areas that has resulted in significant destruction of First Nations heritage. Protection of heritage is an increasingly important issue for all levels of government and is especially the case where urban development opportunities overlap with areas of high heritage significance like at Venus Bay.

Potential Action

Continue to work with Indigenous communities and State Government in the protection of cultural heritage in our coastal areas and consider heritage values and protection in the preparation of coastal hazard assessments.

Grow Social and Economic Capital

Potential Actions

- Support policy that creates greater community connection and supports health and wellbeing in coastal communities.
- Support policy that helps to grow sustainable and prosperous main street businesses in coastal townships.

Next Steps



Appendix

Appendix 1

Relevant Documents

This Discussion Paper complements other policies and strategies that exist to support the management and protection of South Gippsland's coastal areas. The outline of the key strategies, plans and tools is provided in the table below.

Title	Responsible Organisation	Vision or Purpose
<u>Aboriginal Heritage Act 2006</u>	First Peoples - State Relations	The <i>Aboriginal Heritage Act 2006</i> (the Act) acts primarily to provide for the protection of Aboriginal cultural heritage in Victoria.
<u>Asset Management Accountability Framework</u>	Victorian State Government - Treasury and Finance	The Asset Management Accountability Framework replaces Victoria's existing asset management framework, Sustaining Our Assets and the related asset management series. It assists Victorian Public Sector agencies manage their asset portfolios and provide better services for Victorians.
<u>Australia State of the Environment 2021</u>	Australian Government	Combining scientific, traditional and local knowledge, Indigenous and non-Indigenous people have worked together to create this first holistic assessment of the state of Australia's environment. The report aims to help shape policy and action, influence behaviours, and assess our actions as stewards of the Australian environment.
Biodiversity 2037	DELWP	Victoria's biodiversity is healthy, valued and actively cared for.
Built Environment Climate Change Adaptation Action Plan 2022–2026	DELWP	Our cities, towns, homes, buildings and essential infrastructure are located and designed to support safe, vibrant and healthy communities in a changing climate.
<u>Climate Change Act 2017</u>	DELWP	The <i>Climate Change Act 2017</i> provides Victoria with the legislative foundation to manage climate change risks, maximise the opportunities that arise from decisive action, and drive our transition to a climate-resilient community and economy with net-zero emissions by 2050.
<u>Victoria's Climate Change Strategy</u>	DELWP	Our 2050 vision is for Victoria to be climate resilient, prosperous and liveable. 2050 objectives: climate resilient built and natural environments; prosperous, liveable and healthy communities; an orderly and just adaptation process.
<u>Coastal Spaces Landscape Assessment Study 2006</u>	Victorian State Government	Announced in October 2004 to help local governments implement the <i>Victorian Coastal Strategy 2002</i> and manage development pressures in coastal towns. It aims to improve and clarify strategic planning for sustainable development in coastal Victoria, improve the application of planning and environment tools in coastal areas, and develop new tools as appropriate to build the capacity of local governments and other stakeholders to apply Victorian Government policy.

Title	Responsible Organisation	Vision or Purpose
<u>Distinctive areas and landscapes</u>	DELWP	<p>Victoria is home to a number of unique and sensitive landscapes and distinctive places that are highly valued for their environmental, social, cultural and economic assets. These areas (Bellarine Peninsula, Surf Coast, Bass Coast and Macedon Ranges) are vital to the functioning of our urban areas, providing people with clean air, drinking water, food, resources and recreational opportunities.</p> <p>They are under increasing pressure for development because of their attractiveness, accessibility and proximity to our cities, and because of environmental factors like the impacts of climate change. These areas are being protected so that they can continue to be enjoyed by current and future generations.</p>
<u>Environment Protection and Biodiversity Conservation Act 1999</u>	Australian Government: Department of Climate Change, Energy, the Environment and Water	The <i>Environment Protection and Biodiversity Conservation Act 1999</i> is the Australian Government's central piece of environmental legislation. It provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities and heritage places — defined in the Act as matters of national environmental significance.
<u>Inverloch Regional Coastal Hazard Assessment - Summary Report June 2022</u>	DELWP	This project will combine the latest science, technical assessments and community aspirations to develop a long-term plan to manage important coastal places, assets and other values into the future.
<u>Marine and Coastal Act 2018</u>	DELWP	Outlines principles and objectives for planning and management to ensure that the marine and coastal environment is cared for and so that future generations may also experience and enjoy its multiple benefits.
<u>Marine and Coastal Policy 2020</u>	DELWP	Sets a 15-year vision for 'a healthy, dynamic and biodiverse marine and coastal environment that is valued in its own right, and that benefits the Victorian community, now and in the future.' It provides strategic direction and specific considerations for planning, management and decision making.
<u>Marine and Coastal Strategy 2022</u>	DELWP	Identifies actions to achieve the above Policy's vision. It outlines priority actions for the next five years that lay the foundations to achieve the intended outcomes of the Policy over the next 15 years. It also outlines time frames and responsibilities for delivery.
<u>Planning and Environment Act 1987</u>	DELWP	The purpose of this Act is to establish a framework for planning the use, development and protection of land in Victoria.
<u>Planning Practice Note No.12: Applying the Flood Provisions in Planning Scheme 2015</u>	DELWP	Provides guidance about applying the flood provisions in planning schemes including the preparation of policy, identifying land affected by flooding, preparing a local floodplain development plan and the application and operation of the flood provisions, including the preparation of schedules.
<u>Planning Practice Note No.36: Implementing a Coastal Settlement Boundary 2016</u>	DELWP	Provides guidance about implementing a coastal settlement boundary in a planning scheme (outside metropolitan Melbourne).

Title	Responsible Organisation	Vision or Purpose
<u>Planning Practice Note No.53: Managing Coastal Hazards & the Coastal Impacts of Climate Change 2015</u>	DELWP	Provides guidance on managing coastal hazards, the decision-making process for assessing coastal hazard risk, and planning for development in coastal areas.
<u>Planning Practice Note No.64: Local Planning for Bushfire Protection 2015</u>	DELWP	Provides guidance about local planning for bushfire protection, assist councils to tailor the Local Planning Policy Framework in response to bushfire matters where necessary, and provide guidance on how to prepare schedules to the Bushfire Management Overlay.
<u>Port Welshpool Marine Precinct Plan</u>	SGSC	Aims to both revitalise the region and township through foreshore enhancement, marina development, as well as provide important safety improvements to marine infrastructure.
<u>South Gippsland Community Vision 2040</u>	SGSC	<p>South Gippsland: celebrating our First Peoples, diverse populations, culture, heritage, environment, agriculture and industries. We support and empower positive change through education and action.</p> <p>We sustainably adapt to protect and enhance our unique natural environment, towns and villages through community-led planning and initiatives.</p> <p>We're an inclusive community, a place where people come to visit and want to stay.</p>
<u>Council Plan 2022 - 2026</u>	SGSC	Our Council Plan is for the whole of South Gippsland Shire, including our volunteers, our elderly and retirees, families, emergency services and health workers, sporting clubs, community leaders and all the people and organisations who keep the wheels turning and make South Gippsland so special. This Plan is about the relationship between Councillors, Council staff and the community.
<u>Domestic Wastewater Management Plan 2022-2026</u>	SGSC	Effectively manage the disposal and treatment of waste water, where properties do not have access to reticulated sewerage systems. There are many townships in South Gippsland Shire that are reliant on septic tank systems and the subsequent disposal of treated effluent.
<u>South Gippsland Economic Development Strategy 2021-2031</u>	SGSC	A long-term plan to encourage and support sustainable economic growth for the Shire. It aims to respond to the challenges and opportunities we are expected to face in the next decade.
<u>Open Space Strategy 2007</u>	SGSC	Purpose: to analyse the Shires open public space for the purpose of long-term strategic planning acquisition and development of future reserves and facilities, and to provide a basis for Council policy and decision making.
<u>Paths and Trails Strategy 2018</u>	SGSC	Develop South Gippsland's walking, cycling, and horse riding pathway network for all abilities, and where practicable, safely connect South Gippsland's residents, businesses, and visitors to town centres, schools and main tourist attractions.
<u>Seasonal Population Impacts in Coastal Towns Plan 2015</u>	SGSC	Aims to identify the impacts of fluctuating seasonal populations on South Gippsland coastal towns. It describes the permanent, part-time and visiting communities and the range of issues related to seasonal population influx in each town. A town issue action plan will assist Council, government organisations and the community to plan for the needs of the towns and their communities across the year.

Title	Responsible Organisation	Vision or Purpose
<u>Protecting Victoria's Coastal Assets 2018</u>	Victorian Auditor General's Office	This audit examined whether natural and built assets on Victoria's coastline are adequately protected against current and future erosion and inundation hazards. They looked at the adequacy of individual agencies' asset and risk management approaches, funding for assets at risk, and state-wide coordination of coastal asset protection. Based on the issues identified, the audit also helped to assess and further inform the reform process.
<u>Victoria Coastal Hazard Assessment 2017</u>	DELWP	Present the findings of a study undertaken to assess the likely impact of climate change on assets along the Victorian coast. The report outlines the approach applied including the concepts and rationale, key terms and definitions, in addition to the key inputs.
Water Technology Assessment of Existing Seawalls and Coastal Levees 2018	SGSC	South Gippsland and Wellington Shire's have extensive seawall and/or coastal levees built to protect both agricultural land and small coastal townships. This study combines a detailed levee condition assessment with a moderate hazard assessment, and a simple value/consequence assessment to develop a risk profile for each structure. Aim: provide information and guidance to Council when considering future management options.
<u>West Gippsland Floodplain Management Strategy 2018-2027</u>	WGCMA	Aims to identify those parts of the region with significant flood risk, identify possible actions to mitigate those risks, establish a set of priority actions to be implemented over the ten-year duration of the Strategy.
<u>West Gippsland Regional Natural Resource Management Climate Change Strategy 2016</u>	WGCMA	Help natural resource management planners and land and water managers to understand and consider the potential impacts of climate change on natural assets within the region, and to inform the development and implementation of other regional scale strategies and plans.
<u>West Gippsland Regional Catchment Management Strategy 2021-2027</u>	WGCMA	Provides a vision for integrated catchment management in the West Gippsland region. It is a blueprint for catchment health and stewardship, building on the achievements of three previous strategies.

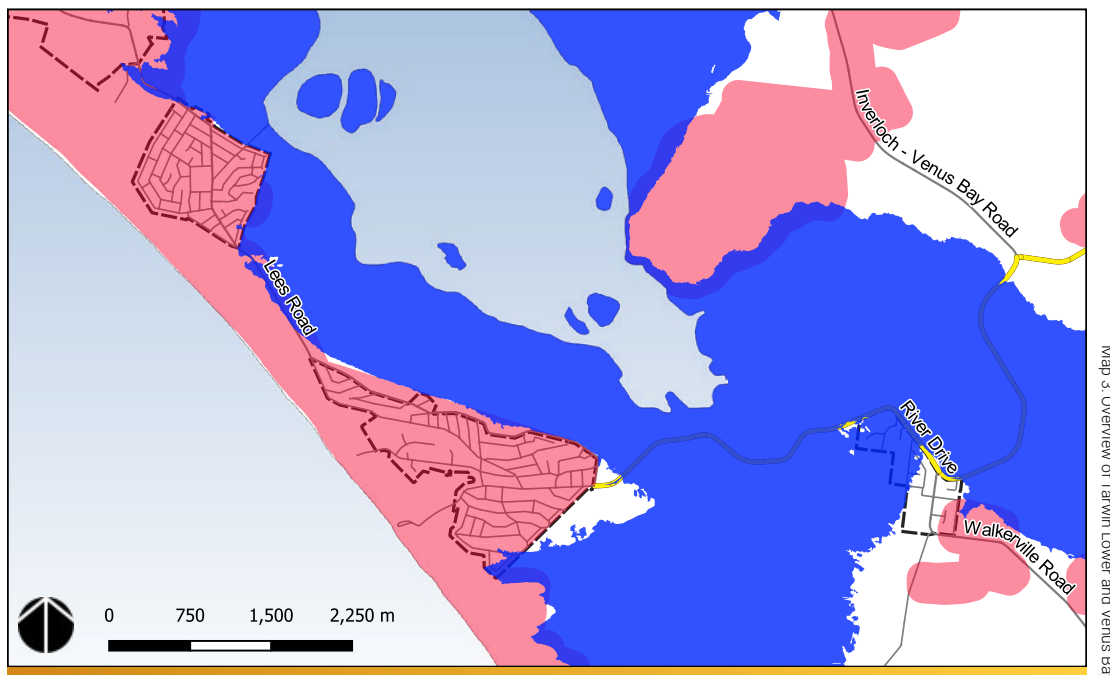
Appendix 2

Impacts of the Land Subject to Inundation and Bushfire Management Overlay on Coastal Settlements

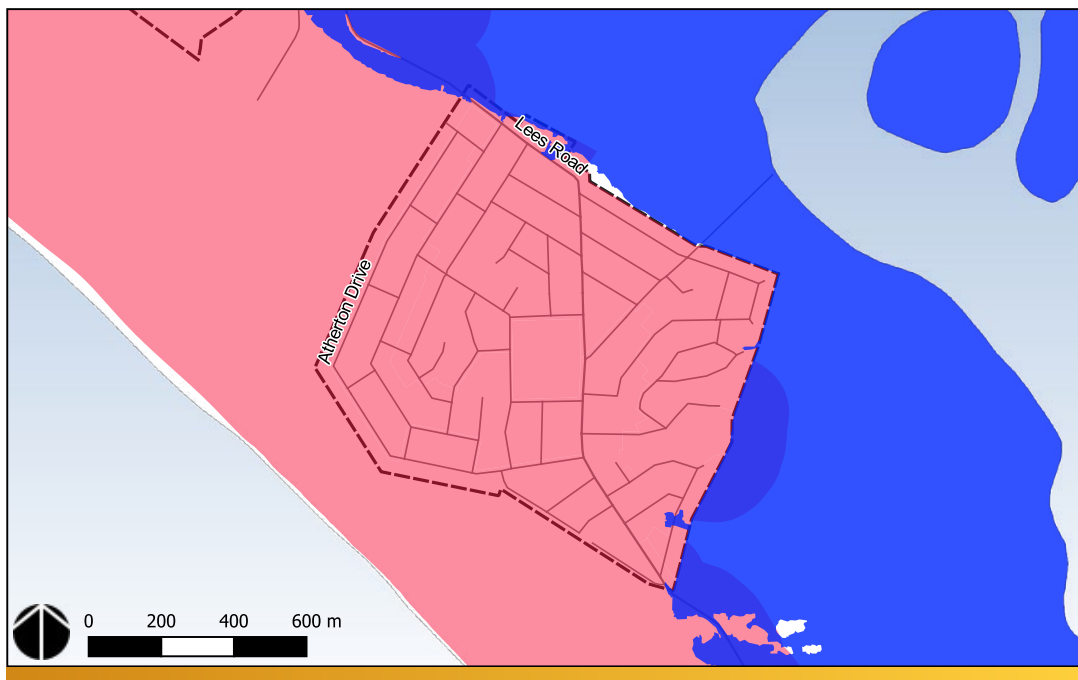
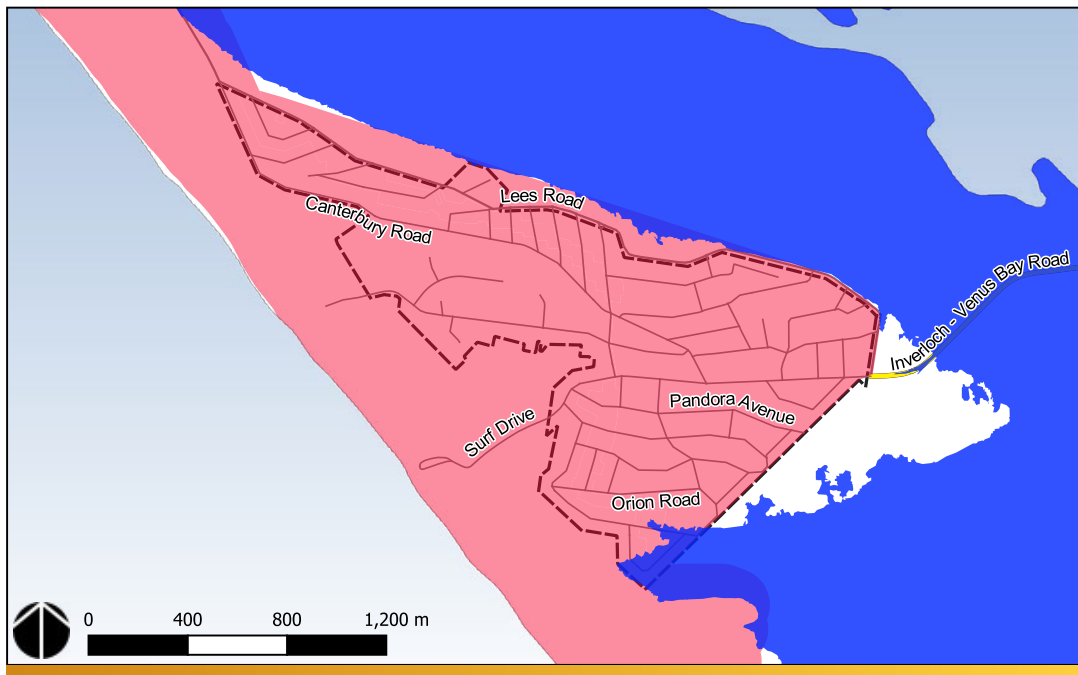
The following mapping shows the extents of the Bushfire Management Overlay (BMO) and Land Subject to Inundation Overlay (LSIO) and how they impact coastal settlements. There are other planning zones and overlays that impact these areas, but the BMO and LSIO were selected to illustrate the impacts of flood and fire coastal hazard risks.

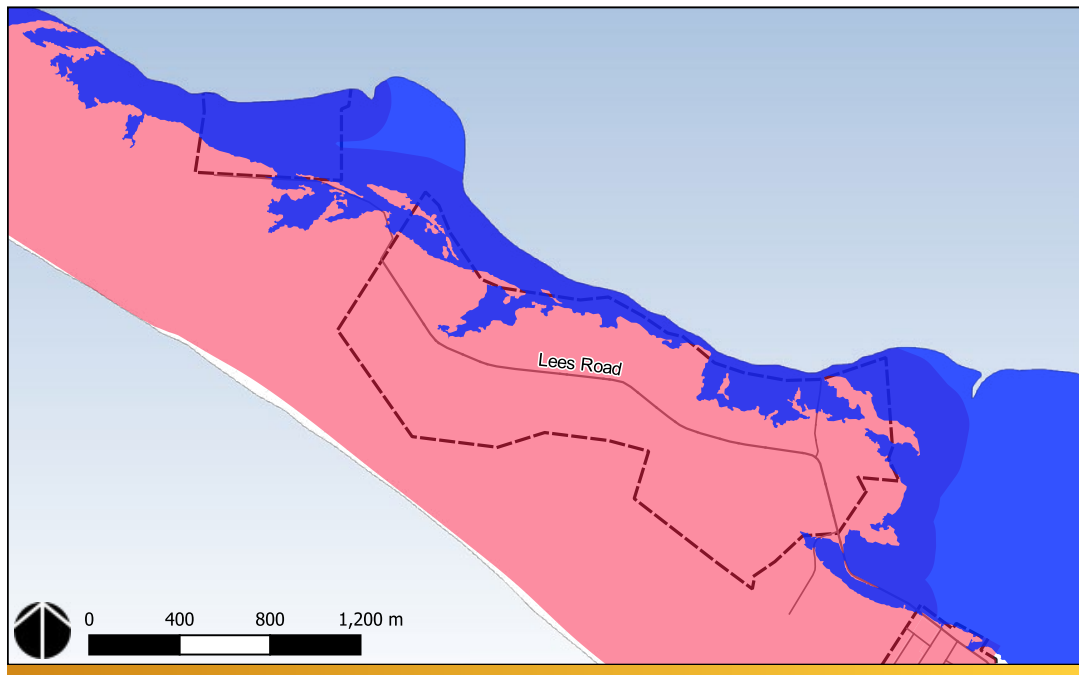
Legend

- LSIO Extent (Sea level Rise 0.8m by 2100)
- BMO Extent
- Current Sea Level
- Settlement Boundary

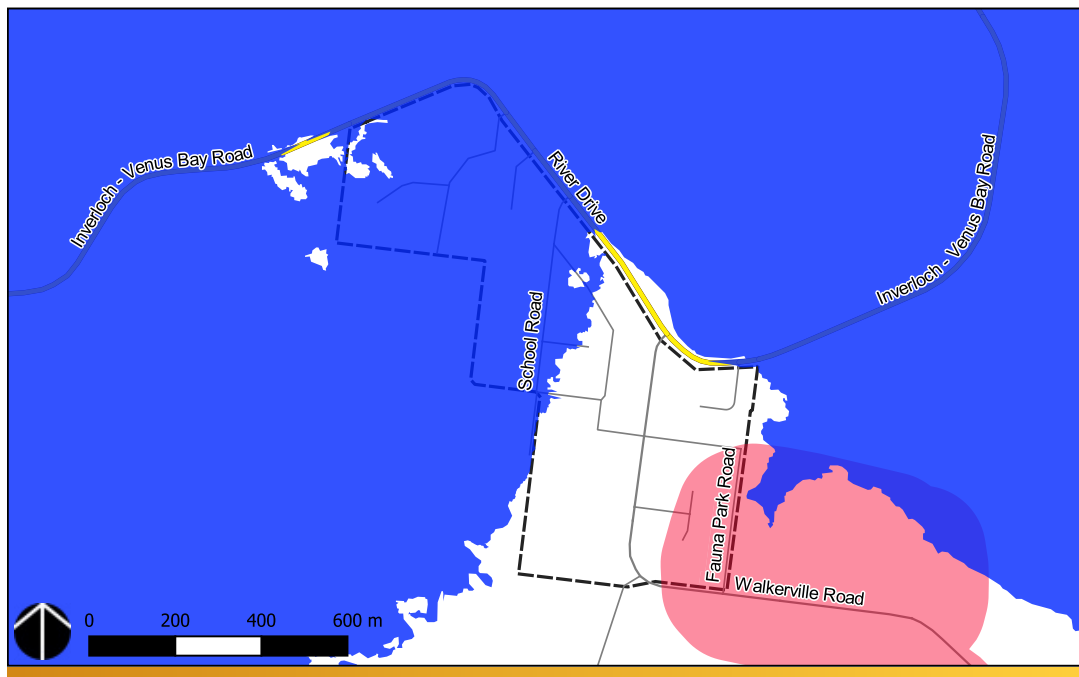


Map 3. Overview of Tarwin Lower and Venus Bay

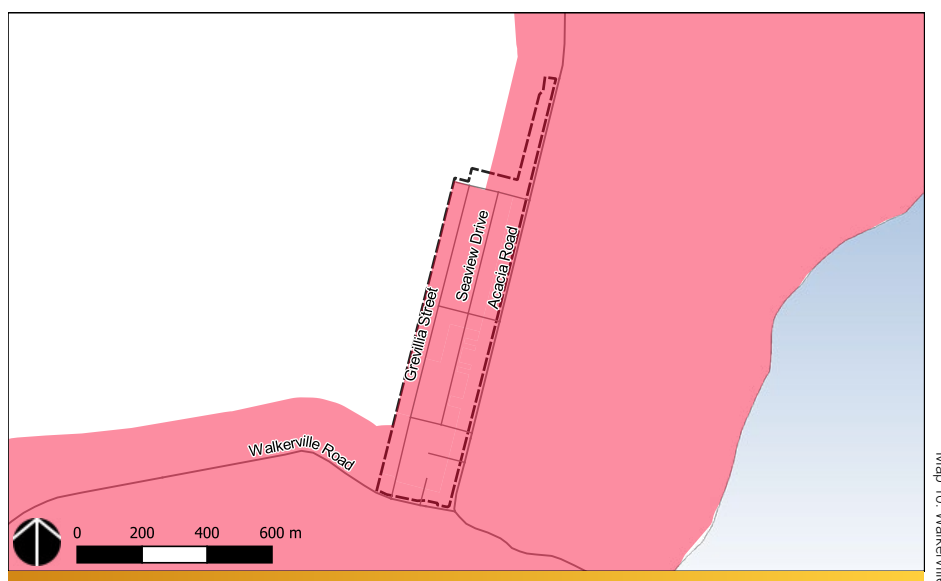
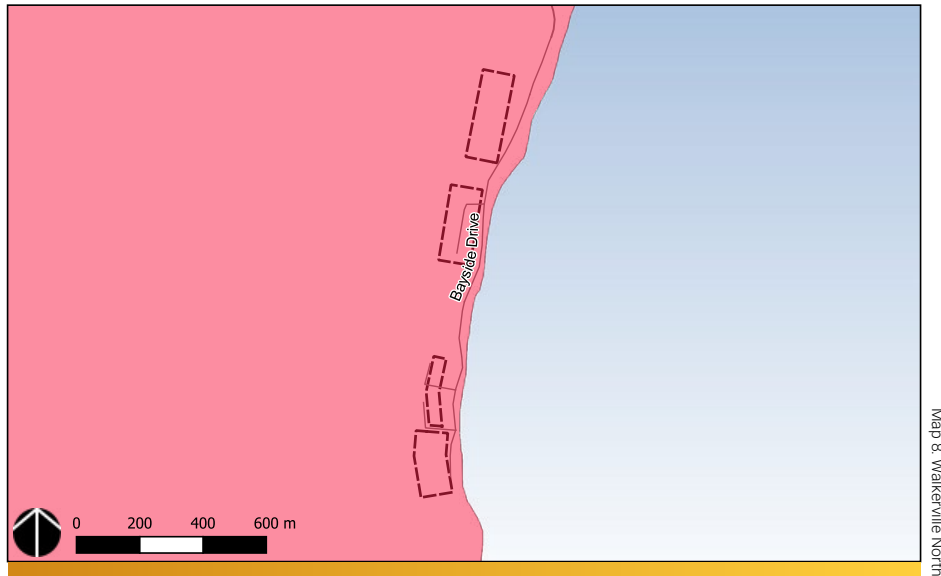


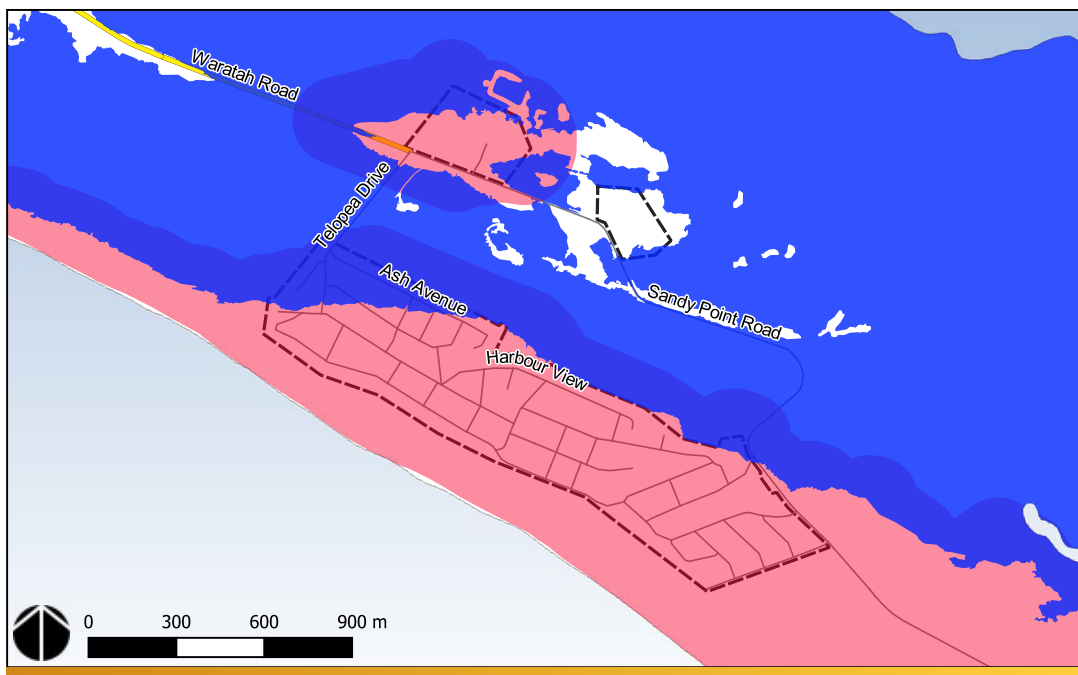
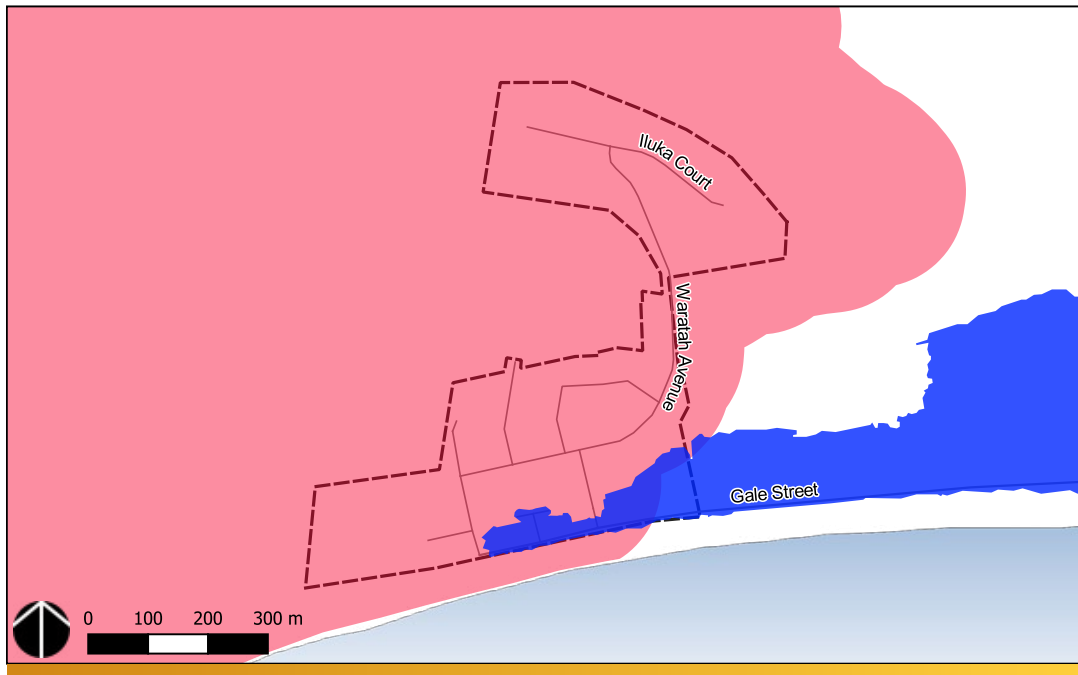


Map 6, Venus Bay Estate 3



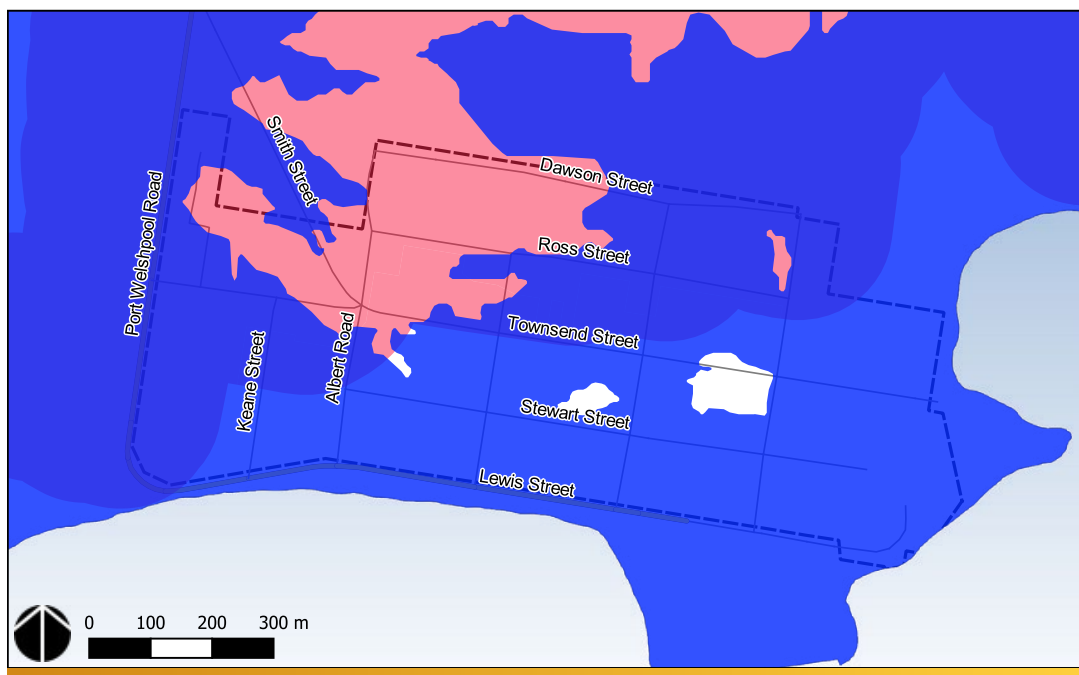
Map 7, Tarwin Lower







Map 13: Port Franklin



Map 14: Port Welshpool

SOUTH GIPPSLAND SHIRE COUNCIL

9 Smith Street (Private Bag 4) Leongatha VIC 3953
Phone: 5662 9200 Fax: 5662 3754
Email: council@southgippsland.vic.gov.au
Website: www.southgippsland.vic.gov.au
Facebook: www.facebook.com/southgippslandshirecouncil

