

21.13 MONITORING & REVIEW

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The operation of this Planning Scheme will be monitored by Council and reviewed at regular intervals.

Those actions that derive from the East Gippsland Planning & Development Strategy have specific time lines identified for their achievement in that document. A process has been established between the Strategy partners for co-ordination of implementation action and regular monitoring of progress and review of new issues as they arise.

Council maintains a development database – new lots created by subdivision, planning permits and building approvals, by location – that is updated at regular intervals. This can be correlated with information on the capacity of zoned areas, to indicate when additional land needs to be zoned for particular uses in particular areas. It can also be used to evaluate proposals by land owners or developers for rezoning of individual properties.

In the early stages of implementation of the East Gippsland Planning Scheme, Council will give particular attention to the analysis of permit refusals. These may indicate a need to modify particular aspects of the Local Provisions of the Scheme and/or to make provision for uses that had not previously been recognised as important or appropriate in various areas of the Shire.

The first review of the Municipal Strategic Statement is scheduled for three years after the date on which this Scheme comes into operation. In order to maintain the cross-agency commitment to land use and development directions in East Gippsland, this will need to run parallel with a review of the East Gippsland Planning & Development Strategy.

The *Coastal Towns Design Framework (2006)* prepared Urban Design Frameworks for 11 coastal settlements and similar policy frameworks and built form design direction was prepared for a further 2 settlements – Newlands Arm and Tambo Bluff. This Framework outlined further strategic work in specific settlements. This further strategic work is outlined in Clause 21.06-2 under the relevant settlement.

The Victorian Coastal Strategy 2014 provides policy guidance and outlines future actions for responding to the impacts of climate change on coastal areas. In particular, there is a need for further work to specifically identify the nature and extent of risks associated with sea level rise and storm surge on coastal areas in East Gippsland. Once detailed vulnerability assessments are completed, the Shire will need to assess and prioritise the planning responses to deal with these impacts and determine the appropriate adaptive management strategies (such as protect, redesign, rebuild, elevate, relocate and retreat) based on community consultation and a proper assessment of the economic and social impacts of alternative options.

The Shire will need to work with relevant agencies to develop and implement specific planning tools for dealing with the effects of sea level rise on vulnerable coastal areas.

Additional studies or plans that are considered necessary to set the future strategic directions of the Shire, and form part of the review process include:

- Preparation of a Structure Plan for Paynesville and Eagle Point to guide the development of new residential areas, which ensures that new development is environmentally sustainable and complementary in character to the existing town.
- Preparation of a Structure Plan for the parcel of land zoned RUZ and located northwest of the Lake Tyers Beach settlement, to investigate the potential for this site to accommodate future residential uses.
- For Lakes Entrance, establishment of an Australian Height Datum (AHD) level for the maximum preferred building height in each precinct, taking into account flood level considerations.
- Preparation of a detailed assessment of development issues within the Lakes Entrance town centre including analysis of built form, traffic/parking conditions and land development opportunities.

- Preparation of a detailed plan for Lakes Entrance which establishes maximum preferred heights for commercially zoned areas, guided by the preferred building heights outlined in the Lakes Entrance Urban Design Framework.
- Preparation of a Structure Plan for Paynesville commercial centre and surrounds, which establishes a vision and urban design guidelines, including maximum preferred heights for commercially zoned areas, guided by the preferred building heights outlined in the Paynesville Urban Design Framework.
- For Paynesville, preparation of a traffic and parking study to assess existing conditions, appropriate circulation routes, key routes in and out of town and treatment of key entry points.
- Investigate the provision of additional industrial land within Lakes Entrance with consideration of the land currently used as a landfill (on the corner of Thorpes Lane and Colquhoun Road) and adjoining land to the north through to Bunga Creek Road as one option.
- Assess the suitability of land to the north of Kathleen Drive, Bemm River for limited residential development incorporating appropriate on-site waste disposal arrangements.