

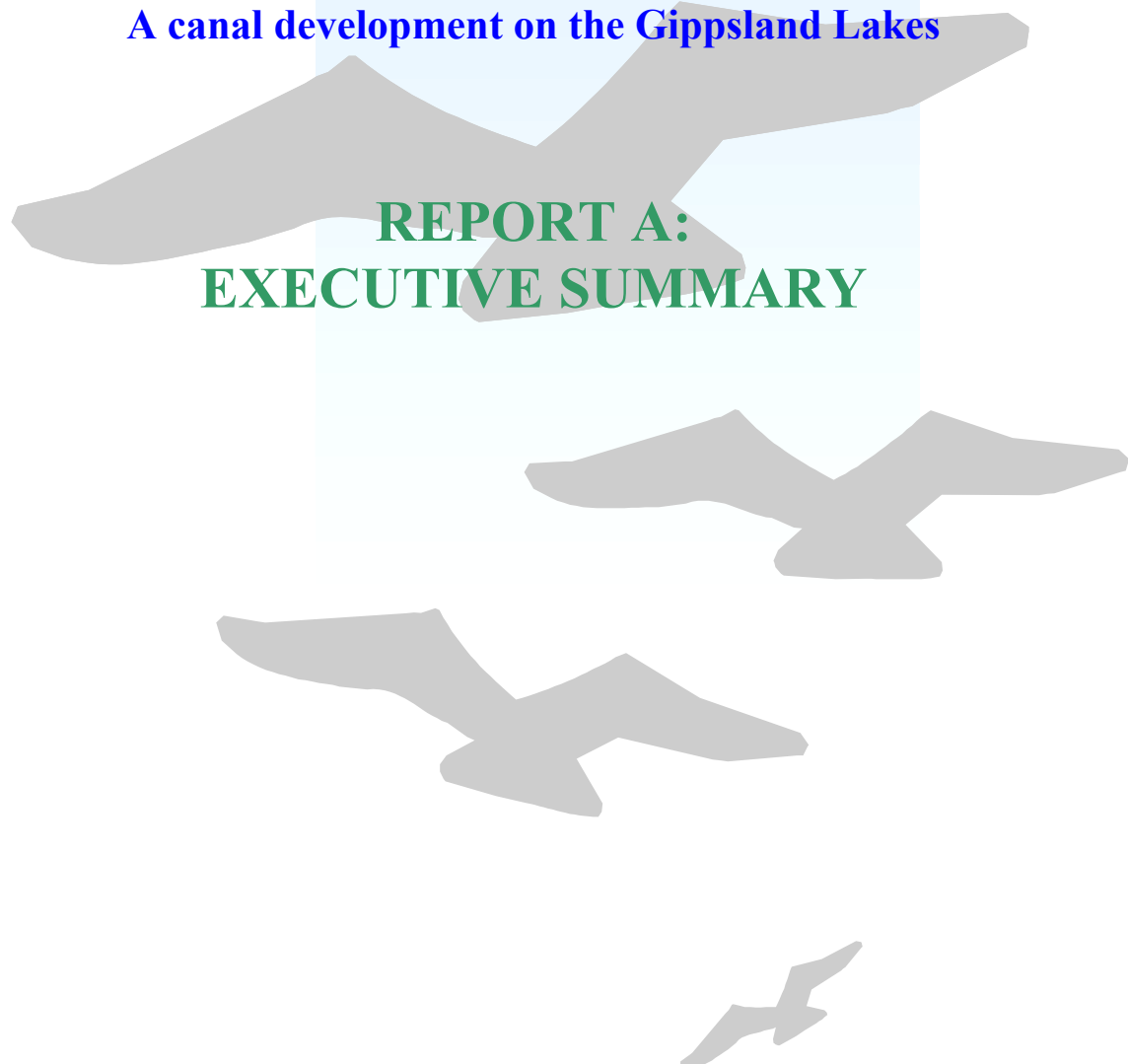


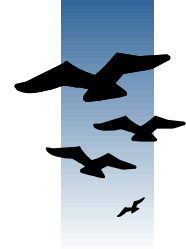
ENVIRONMENT EFFECTS STUDY

WELLINGTON WATERS

A canal development on the Gippsland Lakes

**REPORT A:
EXECUTIVE SUMMARY**





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for

WELLINGTON WATERS

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REPORT A: EXECUTIVE SUMMARY

This report is the culmination of a series of studies that have been undertaken to determine the effect the project will have upon the environment and specifically to respond to the questions raised in the Guidelines prepared by the Agency Control Group under the direction of the Department of Infrastructure and indirectly for Environment Australia.

The project is a new concept in that its aim is to create a new development that provides a unique water based and rural living precinct whilst also greatly improving the local state of the environment. The report conclusively shows that through intelligent and sympathetic planning an exciting living environment can be created that also benefits biodiversity both in the short and longer term.

Of the total site of 725 hectares 60% will be retained as wildlife sanctuary or public open space. Currently the land is degenerating through salt accumulation caused by salt intrusion and concentration since the opening of Lakes Entrance and the reduced natural flows down the rivers feeding Lake Wellington. The result is continuing dieback of vegetation and the expansion of the existing salt pans. The development will reverse this process by preventing the concentration of salt. The intention is that the remaining degenerated land will be regenerated back to healthy wetland and woodland which will provide improved habitat for native fauna and RAMSAR listed migratory species.

Planning has ensured that the great percentage of the disturbance caused by canal excavation and earthworks for housing and infrastructure, will occur in the worst affected land. To preserve the lake foreshore there will be no development within a 100 metres setback from the waters edge.

The greatest scourge to native fauna is feral cats and foxes and the creation of protected sanctuaries on a large scale will provide safe habitats for species threatened by introduced predators.



A fox's breakfast
A Spur-winged Plover nest at Wellington Park

Native flora is detrimentally affected by stock grazing and rabbits. Both will be excluded from the wildlife sanctuaries which will allow native species to flourish which will in turn benefit native fauna. Our rivers have been cleared of trees and natural debris that provide breeding habitat and shelter for fish. These will be recreated along 10 Kms of the new canal. All these works will be funded by money generated by the development at no cost to the community and will be maintained by the future Body Corporate.

The project meets and surpasses all Government environmental and planning policies and has been designed to ensure all outputs will be treated to guarantee no nutrients enter the lakes system. Flood plains are unaffected and all housing will be above any future floods. The canals have been designed to gain maximum circulation and to have the least impact on Lake Wellington. The project will be self sufficient in water usage and incorporate maximum water recycling. Quality shall be maintained through design guidelines and controls and landscaping will all be sympathetic to the area. These guidelines will be based on Ecological Sustainable Design principles and quality architecture.

Wellington Shire declined at 0.1% from 1996 to 2001. **Wellington Waters** will provide positive growth of 0.5% over the next ten years which will flow through the whole of the local community. It will boost the local tourism industry by enhancing the attraction of the lakes by providing a boating destination point and protected harbour and mooring with associated boat servicing.

This report has addressed all the issues raised by the Agency Control Group which are set out in the Assessment Guidelines for the project.

All photographs included in this report have been taken on Wellington Park.

Environmental Management Plans will be prepared and adopted for both construction and on-going operations with the whole development meeting the requirements of AS/NZS ISO 14001: 1996. Draft EMPs have been included in the report.

SUMMARY OF THE EES REPORT

1. Development Options

Issue	Effect	Outcome
a. No Development Option	Continuing degradation	Poor
b. Proposed concept	Sympathetic housing and landscaping 50% protected refuge	Positive Positive
c. Normal maximized development	Minimal land preserved for flora & fauna	Poor

2. Hydraulics

Issue	Effect	Outcome
a. Circulation	Designed to have long east west runs	Adequate
b. Entrances	Located where lake depth is best to minimise excavation Groynes to prevent silting	Minimal impact Minimal impact

3. Flora

Issue	Effect	Outcome
a. Canal, housing & infrastructure	46% in arid saltpan 28% in exotic pasture 13% in coastal saltmarsh 7% in estuarine wetland 4% in damp sands woodland 2% in coastal banksias woodland	Impact concentrated in least sensitive areas
b. Wildlife refuges	Reversal of salination process Removal of stock & rabbits Exotic weed control	Revitalised, healthy wetland

4. Fauna

Issue	Effect	Outcome
a. Wildlife refuges	Free of feral cats & foxes Improved wetland habitat for birds, especially migratory species Potential to restock with indigenous small marsupials	positive RAMSAR positive positive
b. Housing estate	Indigenous landscaping No cats	Improved habitat Positive
c. Canals	Creation of fish habitat	Positive

5. Sewerage & Infrastructure

Issue	Effect	Outcome
Black & grey water all treated to category A and recycled	No nutrients or pollution entering canals and lakes Water conservation through re-use	Conserve water No impact on environment

6. Soils

Issue	Effect	Outcome
Some evidence of acid sulphate soils	Methodology to be adopted during construction to neutralise	Minimise impact on environment

7. Design Guidelines

Issue	Effect	Outcome
Architectural control of all building design	Maintenance of consistent quality throughout development Inclusion of ESD principles	Quality and aesthetics Positive

8. Sociological and Economic

Issue	Effect	Outcome
a. extra 2500 people	Reverses population trend within Wellington Shire from -0.1% to +0.5%	Economic growth
b. job creation	Short term : 1025 jobs Long term : 125 jobs	Positive Positive
c. retail spending	Extra \$12.5 million p.a. to region	Positive
d. local government	New rate income of \$2.5 million p.a	Positive
e. safety	New safe harbour on southern shore of Lake Wellington	Positive
f. tourism	New boating destination point in lakes Complements Port of Sale development	Positive Positive
g. public facilities	Boat sewerage pump out station Fuel supply Restaurant, bar, general store Overnight berths	Positive Positive Positive Positive