

The Lake Mokoan Future Land Use Steering Committee (LMFLUSC) has been meeting to develop a vision, strategy and plan for the future land use of the reclaimed site following the decommissioning of Lake Mokoan. Information Bulletin No.2 (November 2005) advised of the completion of Stage One of the study, a summary of the matters most frequently raised during consultation and the identification of series of guiding principles to be used in the development and assessment of land use options.

Stage Two commenced

Stage Two of the Lake Mokoan Future Land Use Strategy (LMFLUS) has commenced. Stage Two involves three main steps:

- the development of preliminary land use options
- the refinement of these options down to more detailed land use options
- the development of a preferred land use plan

Stage Two is due for completion by mid to late March 2006 and the community will have the opportunity to review and comment on each of the steps outlined above.

The development of preliminary land use options

Preliminary land use options have been prepared. In developing the preliminary land use options, all of the opportunities for use and development of the primary study area suggested by the community during Stage One have been evaluated to determine whether a detailed assessment in this stage of the study is warranted.

Restoration of the wetland complex

The LMFLUS recognises that the restoration of a wetland complex is the core precinct around which other land use options are to be developed and assessed. The size and scale of the wetland, woodland and grassland components and the areas of the primary study area that are to be included in the wetland complex are yet to be finally decided. The decision on these matters will be made predominantly on ecological and biodiversity considerations and community response.

Land use concepts

Land use concepts have been prepared to assist with the development of preliminary land use options. The land use concepts include a mixture of elements and illustrate differing treatment of land uses, including tourism and recreation, agriculture, agri-forestry and open space. Five land use concepts have been identified:

Concept 1: Enhanced Wetland Core. The main theme of this concept is to add land to the wetland core.

Concept 2: Agriculture. The main theme of this concept is to return land to agricultural activities, notably broadacre cropping and dryland stock grazing.

Concept 3: Tourism and Recreation. The main theme of this concept is the enhancement and development of new recreational and tourism facilities, particularly those that can be associated

and/or integrated with the wetland core.

Concept 4: Community and Social. The main theme of this concept is the enhancement and development of community facilities and linkages.

Concept 5: Agri-forestry. The main theme of this concept is the commercial growing and harvesting of timber (hardwood and/or softwood) for a range of potential uses, including the production of firewood.

Precincts of the primary study area

The primary study area has been divided into precincts based on characteristics and location. The precincts, which are shown in Figure 1, include:

Precinct A: Wetland Core. Currently defined on the basis of land that is subject to a 1 in 5 year flood event and includes those areas occupied by the Winton Swamp wetland complex prior to the creation of Lake Mokoan. Precinct A includes approximately 4,200 hectares.

Precinct B: The Spit – an area of high geomorphological and archaeological significance. Precinct B includes approximately 250 hectares.

Precinct C: Creeks and Drainage Lines. Incorporates the creeks and drainage lines that feed the wetland core and some areas of ecological significance, including several box woodland areas. May be suitable for alternative uses subject to appropriate protection of these environmental values. Precinct C includes approximately 900 hectares.

Precinct D: Wetland Fringe. Includes areas of ecological significance and/or are sensitively located adjacent to the wetland core. May be suitable for alternative uses subject to appropriate protection of these environmental values. Precinct D includes approximately 900 hectares.

Precinct E: South-western Dryland Area. Incorporates land generally considered more suitable for a range of alternative uses as it is generally considered less constrained by environmental considerations than Precincts C and D. Precinct E includes approximately 1,400 hectares.

Precinct F: Eastern Dryland Area. As for Precinct E. Precinct F includes approximately 150 hectares.

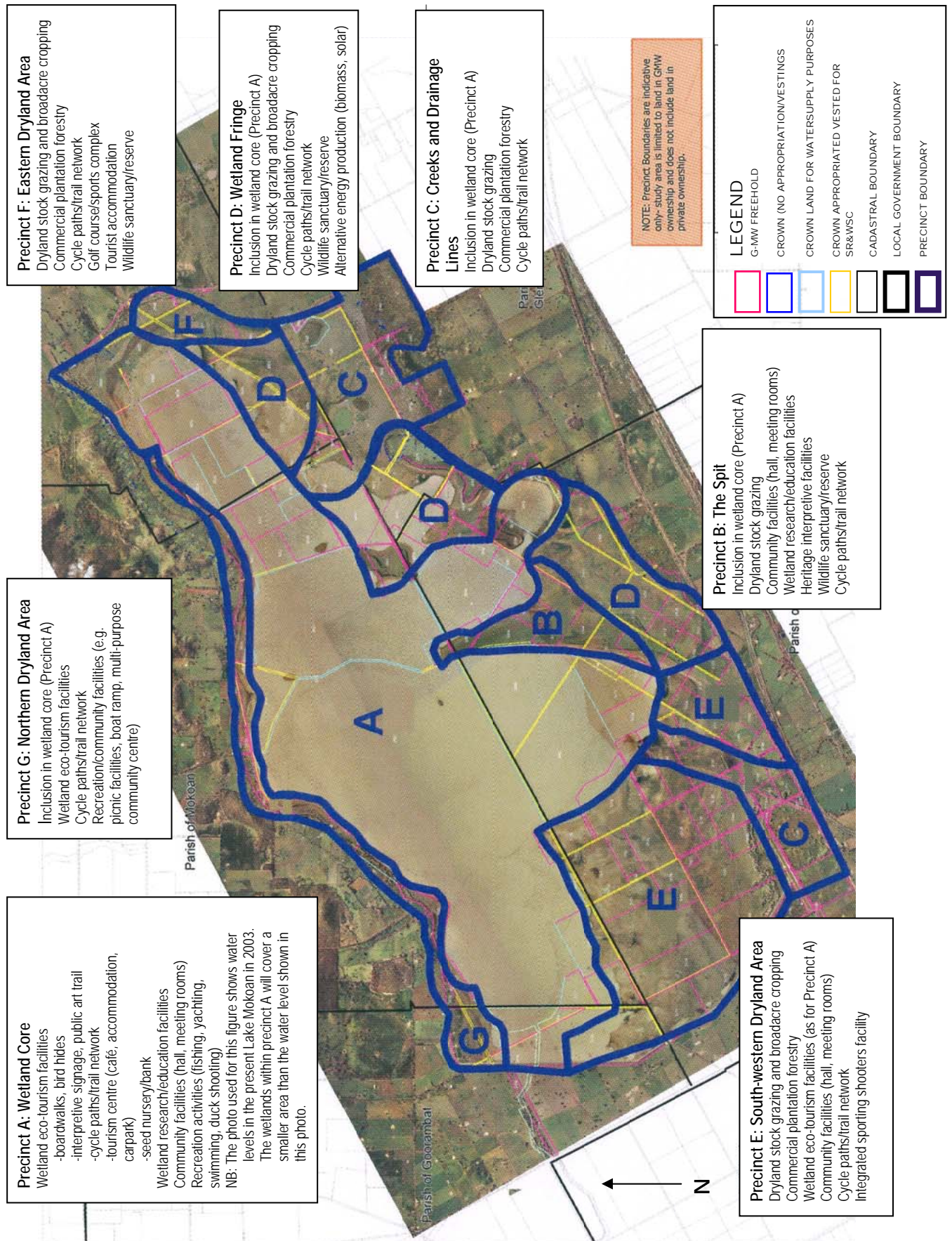
Precinct G: Northern Dryland area. The narrow strip of land north of the core wetland area has some important environmental values. It includes some public facilities and generally has good public access. Precinct G includes approximately 300 hectares.

The boundaries of these precincts are indicative and may change following further detailed assessment. Only public land is included in the precincts and the land areas provided are only approximates.

Fig. 1 on next page

Lake MOKOAN

Figure 1. Precinct map and preliminary land use options



Lake Mokoan Future Land Use Steering Committee

Contact Tony Long, Department of Sustainability and Environment,

PO Box 124, Benalla, 3672 Ph. 5761 1611.

www.lakemokoan.com

Preliminary land use options

Table 1 presents the preliminary land use options based on the land use concepts and the precincts that have been identified

Precinct	Land use concepts				
	Enhanced Wetland Core	Agriculture	Tourism and Recreation	Social and Community	Agri-forestry
A			✓	✓	
B	✓	✓	✓	✓	
C	✓	✓			✓
D	✓	✓	✓		✓
E		✓	✓	✓	✓
F		✓	✓		✓
G	✓	✓	✓	✓	✓

The preliminary land use options for the precincts are shown on Figure 1. The next steps in Stage Two will help to identify which of these preliminary land use options are most suitable for these precincts, either on their own or in combination with the other options that are listed.

These are preliminary land use options only and there is also the flexibility to change, rearrange, mix elements from different concepts or to make additions or deletions. We seek comments and ideas.

Options for the inlet and outlet channels are being discussed further with Goulburn Murray Water. The outlet channel will need to be retained for drainage and flooding purposes. Options for the inlet channel are the subject of a detailed engineering and operations assessment. These options will be presented during the course of this study.

Evaluation of preliminary land use options

Following a community information session and a review of public comments, we will undertake a final evaluation of the merits of these options, identifying those treatments and components that perform best and have the strongest community support. These will be put together into more detailed land use options for further and more detailed evaluation during Stage Two.

Detailed environmental, human, physical development, economic and social and strategic context criteria have been developed to assist this assessment. These criteria include:

Environmental: potential effects on terrestrial and wetland ecology, water quality and salinity, air quality and greenhouse, noise, soils and geology and pest plants and animals

Human: potential effects on recreational usage and access, open space, existing and future user groups, adjoining land owners and fire hazards and management

Physical development: potential effects on landscape and visual character, road access and capacity, existing and new servicing infrastructure and flood patterns

Economic and financial: potential effects on the level of tourism and visitation, public and private capital expenditure, annual public operating costs, employment, existing economic enterprises and future land use

Strategic context: compatibility with local, regional, State and Commonwealth policy and contribution to State and regional economic, social and environmental goals.

When the more detailed land use options have been identified, another community information session will be held to enable the community to comment on the options.

Discussion paper

A discussion paper on the development of the preliminary land use options has been prepared. When finalised the Preliminary Land Use Option Discussion Paper will be able to be viewed on the Lake Mokoan website and at the following public venues:

- Benalla Rural City Council Office
- Wangaratta Rural City Council Office
- DSE's Benalla office
- Benalla library
- Wangaratta library

COMMUNITY INFORMATION SESSION

**Lake Mokoan
Future Land Use Study**

Presenting the preliminary land use options and opportunities for future land use of the site presently occupied by Lake Mokoan.

Meet with the Consultants, Beca, and other members of the steering group to discuss future use of the site after decommissioning.

**Tuesday 22nd November
4pm—7pm**

at the
**Department of Sustainability & Environment
Theatrette and Syndicate Rooms,
89 Sydney Road, Benalla.**

Take this opportunity to view the latest options and discuss them with members of the consulting team.

Contact Lisa Lister
Ph 5761 1675
To register your interest in attending.