

# The Golden Paradise Beach Community Development Fund (GPBCDF)



Protecting, preserving and futureproofing the communities at the heart of *'one of the most natural and unspoilt beaches in the world'*

Version 2024.04

We acknowledge the Gunaikurnai people as the Custodians of the lands and waters on which we live and work and pay our respects to their Elders past and present.

# Golden and Paradise Beach Community Development Fund

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## Our Mission

### Liveable Communities and a Sustainable Natural World

If one thing is inevitable about the future it is change. Rather than resist that change, we believe our communities should have agency in how this change happens as well as fairly share in any benefits that come from such change.

At the same time, it is vital that we preserve our globally appreciated natural environment for those that follow us.

## Our Belief

We believe that a collective voice for our community holds more sway than uncoordinated individuals alone can provide and that positive outcomes for everyone can be achieved through working in partnership with others.

*Cooperation not Conflict!*

## Our Beginnings

The Golden and Paradise Beach Community Development Fund (GPBCDF) was incorporated by the Foundation Members in 2024 when they saw a need to ensure that the local community was properly represented, fully consulted and able to directly manage the community benefits to be provided by the many large-scale infrastructure projects planned along our section of the Ninety Mile Beach.

The Fund believes that we need to fully embrace the future and work with these projects to achieve the positive outcomes we all desire.

## Our Challenge

### Community Engagement

A community engagement program must be designed and implemented to ensure that as many citizens of Golden Beach and Paradise Beach (including renters, owners, and businesses) have an opportunity to share their hopes and dreams of a common shared future through a Community Development Plan (CDP).

### Our Community Development Plan

Any plan is not just about delivering immediate financial benefit to a community; it needs to lay strong foundations to preserve our unique built, social and natural environments. As we plan for the future we need to build strong and lasting relationships with project developers to ensure we leave a lasting legacy for those who follow.

Many of these proposed projects have a 25+ year lifespan and will change the landscape of Golden Beach and Paradise Beach forever. Therefore, it is vital that a CDP is in place to the benefit of the local community both for now and for future generations.

# Golden and Paradise Beach Community Development Fund

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## Managing Risk

There are many risks associated with unfettered development of large-scale infrastructure, as has been seen time and again around the world. While we trust in government and legislation to ensure that the major risks never eventuate, there are less definable risks and issues that may affect Golden Beach and Paradise Beach.

Large-scale infrastructure development has the potential risk of;

- **Detracting from the experience of local environment through compromised viewing by built structures that encroach on natural reserves and public beaches.**
- **Introducing short-term and long-term risks of pollution incidents.**
- **Decreasing local residential property and land values through unattractive activities and impacts to the natural environment.**
- **Leading to unintentionally hampering community expansion and development.**

# Golden and Paradise Beach Community Development Fund

## About our communities

Golden Beach and Paradise Beach are small coastal communities nestled at the very heart of Victoria's pristine Ninety Mile Beach.

*This is one of the most natural and unspoilt beaches in the world and is ideal for any number of beach activities from beach fishing and swimming to walking, whale and dolphin-spotting or just lazing in the sun. The beach lies on the edge of a long slender sand dune and the absence of rocky outcrops or headlands results in a vista of endless sand that stretches as far as the eye can see. Offshore, the sandy plains are only occasionally broken by low ribbons of reef which formed as shorelines or sand dunes during ice-ages when the sea-level was lower than today. [1]*

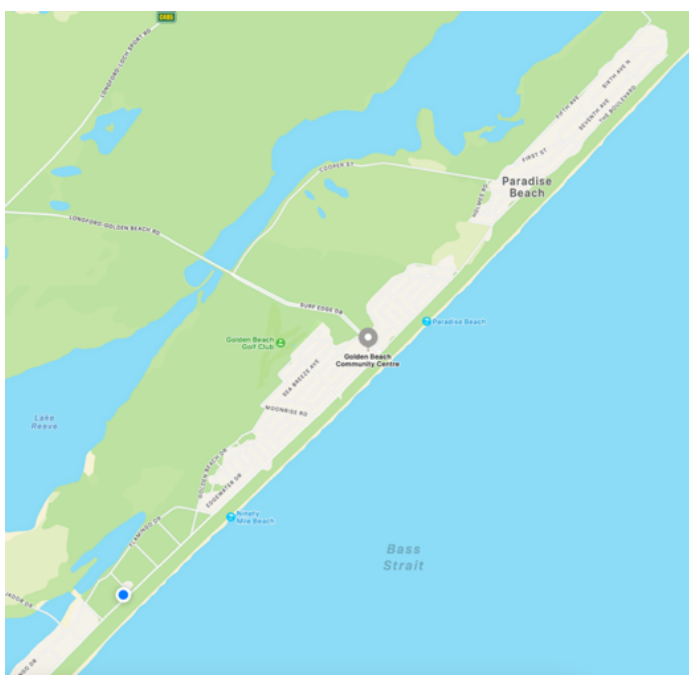
The surrounding areas form part of the Gippsland Lakes Coastal Park including beach, lakes and wetlands.

*The Gippsland Lakes Coastal Park is a narrow coastal reserve covering 17,600 hectares along a portion of the Ninety Mile Beach, from Seaspray to Lakes Entrance. This unique and picturesque park consists of lakes, wetlands, marine and terrestrial environments and offers visitors a wide range of recreational opportunities. The park also includes the internationally significant Lake Reeve and Bunga Arm, several islands and the Boole Poole Peninsula. [2]*

Just offshore, the Ninety Mile Beach Marine National Park offers another unique and special area.

*The huge subtidal sandy expanses characteristic of the area are teeming with marine life. In fact, they are known to have one of the highest species diversity levels of any place on the planet, with 860 species discovered within 10 square meters. These sand dwelling critters can include tube building worms, small molluscs and many tiny crustaceans.*

*Larger animals are less common, but octopuses, brittle stars, crabs and an unusual coral species can be found. You may also see a Stargazer peering up at you from the sand or many pelagic (free-swimming) fish species feeding on the smorgasbord of tiny animals within the sand. Young Great White Sharks can be found in the area chasing snapper, one of their favourite foods. [3]*



As of the 2021 Australian Census, the communities of Golden Beach and Paradise Beach comprise 549 residents.

This includes 144 families and 820 private dwellings.

Over 50% of residents (53.1%) are aged 60 years or over, with many people having built their 'forever home' and retired to the area over the last 10 years. [4]

# Golden and Paradise Beach Community Development Fund

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## Statement of Purpose

We will establish genuine and meaningful partnerships with the various generation, transmission and storage projects located (or proposed) in the immediate vicinity of Golden and Paradise Beach. A local Community Development Fund (CDF) will assist in the efficient management of relationships with the various projects.

These projects should be proud to be associated with our community, and our community should embrace the approved projects ensuring mutual benefits to all parties involved.

The Fund was established with the following aims:

- To establish a suitable Governance framework for the administration of all funds allocated to the communities of Golden Beach and Paradise Beach by infrastructure projects, and to transparently and equitably administer these funds on behalf of the community.
- To engage the community in such a manner that we can develop and manage a vision for the future that embraces change, both immediate and long-term.
- To build positive and beneficial partnerships between the community and all infrastructure projects that operate in our neighbourhood.
- To build positive and beneficial partnerships with bodies such as Wellington Shire Council and any other relevant entities to ensure the interests of the local community are paramount.
- To advocate on behalf of the community to ensure that all benefits of a project, be they financial or otherwise, enhance the social and economic outcomes for the local community first and foremost, and then those of the wider region after that.
- To be active agents in determining what is appropriate benefit sharing for our local community in relation to the neighbouring communities and the regional community.
- To ensure that any funds that accrue have an immediate benefit to the community as well clearly defined medium and long-term (legacy) benefits over the lifetime of any project.
- To provide a flexible environment where the Community Development Plan can respond and adapt to local needs which are likely to change over a 25 to 30-year period, which is the expected lifespan of many of the projects.
- To build Golden Beach and Paradise Beach up to be vibrant communities that attract people to move here.
- To stand in solidarity with other Community Development Funds and assist them if asked as they determine the most appropriate path for the communities they represent.

# Golden and Paradise Beach Community Development Fund

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## Loss of amenity

### Historical [5]

From the late 1950's through to the early 1960's almost 12,000 allotments along a 27-kilometre stretch of the Ninety Mile Beach stretching from Paradise Beach to The Honeysuckles were sold by Willmore and Randell Real Estate Developers in a concerted campaign to develop the 'Sunshine Coast of Victoria'. Many of the purchasers were migrants, freshly arrived in Australia, who presented an easy target to unscrupulous schemers.

Eventually the buyers learnt they would be forbidden to build their dream homes when the State Government deemed the environmentally sensitive sand dune and wetland unsuitable for development. Many were told in 1978 by the Ministry for Planning and Environment that their block was on swampy land that was subject to flooding from Lake Reeve.

A document sent to landowners said: "As development . . . will be prohibited because of the unsuitable condition of this land, no compensation is payable to the owners. While the Government regrets that people purchased land with such difficulties, they did so at their own risk."

The community earned a bad reputation through no fault of its own and has been haunted by this legacy for decades, and when I purchased my blocks in 2015, any of my friends who knew of Golden Beach had only heard of the dodgy real-estate scam.

### Current Situation

It has been noted that a decrease in land values has occurred over the past 12 months with many potential purchasers fully aware of the existing and proposed infrastructure projects, which are better publicised in Melbourne than they are locally.

One local real estate agent believes that property prices could suffer a \$50,00 to \$100,000 hit once infrastructure becomes visible, noting that the ocean-based windfarms will start at a 10 km distance from the shore and extend to beyond 50km offshore.

Proposed onshore wind farms at Dutson Downs will be as close as 1 km to the closest dwelling and 10 km from the town centre.

Views from the beach will be impacted by turbines immediately offshore, stretching to the horizon, and those with 2 storey homes will lose their views in both directions. With 820 dwellings as of 2021, this could potentially pull a value of up to \$41,000,000 out of the community.

If you add in the undeveloped blocks you can begin to see the possible impacts on the community.

As has been shown historically, once a community earns a bad reputation it takes a long time to recover and already, Golden Beach is becoming known state-wide as the offshore wind farm capital and people are hesitant to buy or build at the moment.

Proper management of the CDP and associated funds will help ensure that the past does not repeat itself and we can move forward as a community, free of the stigma associated with large-scale infrastructure development.

"Those that fail to learn from history, are doomed to repeat it."

**Winston Churchill**

# Golden and Paradise Beach Community Development Fund

## Current projects impacting on the local community

As of July 2024, the following projects have been identified as impacting on Golden Beach and Paradise Beach.

- Offshore wind farms at Golden Beach and Paradise Beach. [6]
  - Gippsland Dawn
  - Navigator North
- GB Energy gas storage at Delray Beach. [7]
- Esso CC&S project using decommissioned oil and gas infrastructure in Bass Strait. [8]
- CarbonNet CC&S project off Delray Beach. [9]
- Gippsland Water wind farm at Dutson Downs. [10]

<i>Project</i>	<i>Gippsland Dawn</i>	<i>Navigator North</i>	<i>GB Energy</i>	<i>Esso</i>	<i>CarbonNet</i>	<i>Gippsland Water</i>
<i>Category</i>	Wind farm	Wind farm	Gas storage	CC&S	CC&S	Wind farm
<i>Investor</i>	Commercial	Commercial	Commercial	Commercial	Government	Government
<i>Distance (km)</i>	10-38	38-60	5	40	5	1-10
<i>Investment</i>						
<i>Visual impact</i>	High	High	Low	Low	Low	High
<i>Amenity impact</i>	High	High	High	High	High	High
<i>Risk evaluation</i>	Low-Medium	Low-Medium	Medium	Low-Medium	Medium	Low-Medium

Please note that Appendix 2 through Appendix 6 give more details for each of these projects

# Golden and Paradise Beach Community Development Fund

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## Different Levels of Benefit Sharing

The *local community* is separate and distinct entity from *neighbouring communities* and from the *regional community* and should be considered as 'project level' enjoying a different level of benefit sharing because it is literally at the coalface of activity. This is a nuanced definition, but it is necessary to try and set boundaries around a conversation.

### Local Community

The local community includes people who are neighbours of the physical infrastructure, those who may be impacted by the construction of the infrastructure or may be able to see or hear the project from their usual places of recreation, such as parks or beaches. Community assets and organisations such as halls, fire stations or sporting grounds that operate in this vicinity should also be considered part of the immediate neighbourhood.

In our remit this includes the local community includes both Golden Beach and Paradise Beach.

### Neighbouring Communities

This includes communities in the nearest villages and towns such Glomar Beach or Duston Downs and could be included at the 'project level' if they are determined to be directly impacted.

### Regional Community

This is the wider Gippsland community and at this level the benefit sharing has the potential to be larger and more complex, as it can pool funds from multiple projects and then leverage further funds from other sources (such as local or state government grants) for example building new training or health facilities and/or services.

With all of these possible avenues, it is essential that local communities are supported and empowered to be active agents in determining what appropriate regional benefit sharing is for their area, and in identifying how it can contribute to local needs and aspirations.



# Golden and Paradise Beach Community Development Fund

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## Source of Community Benefits

The benefits that will be provided by various project owners will be placed into a consolidated fund and overseen by the GPBCDF board. Our experience so far with offshore wind farms show that projects are keen to engage and partner with local communities, providing tangible benefits to the community.

The quantum of benefits for generation, transmission and storage are not yet defined by government, and may not be defined by government, however the Clean Energy Council's document "A guide to benefit sharing options for renewable energy projects October 2019 [11]" refers to historic amounts of \$500 to \$1,500 per megawatt of installed capacity per year, with a more recent trend of increasing the level of funding per megawatt.

The two licensed wind farms located directly off our coastline, Gippsland Dawn and Navigator North, have a combined capacity of 3.6 gigawatts, so the benefits from these two wind farms alone will be significant.

We note that not all benefits will fall into the project level category, with benefits to be shared with the larger qualifying regional community.

Winterbourne Wind [12] have indicated they will provide \$1,000,000 to their Community Benefit Fund (CBF) before construction begins, as well as \$750k every year for the life of the project. These figures are based on a 600 megawatt development, with payments starting once the project commences commercial operation. They will contribute an extra \$1000 every year as an additional contribution for the life of the project for each megawatt installed above 600 megawatts and the annual payment to the CBF will rise to match the Consumer Price Index each year. They will make these payments every year until the project is decommissioned.

Gelliondale wind farm [13] is proposed at 80 megawatts and in 2022 there was a proposed annual CBF payment to the immediate neighbourhood of \$250k for the life of the project. This equates to \$3125 per megawatt of proposed capacity.

Delburn wind farm [14] in Gippsland is offering \$500k per year directly to the neighbourhood area via their Neighbour Profit Sharing and once construction has commenced the CDF will offer approximately \$150k per year which is \$750 per megawatt of installed capacity.

Gippsland Water [9] is proposing a wind farm at Dutson Downs with a minimum of 10-12 turbines, giving a wind farm with a possible 60 megawatt capacity. Based on the Gelliondale project this would equate to \$180,000 for each year of the project life span.

The official amount of benefits from both Gas Storage and CC&S projects are still to be established but are also not insignificant.

# Golden and Paradise Beach Community Development Fund

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## Benefits of a Community Development Plan

### Benefits for the Future

The GPBCDF will establish a framework for administering funds from generation, transmission and storage projects in its vicinity to ensure that a legacy is left for the community once the projects have been shuttered. Any benefits should not just be available to current residents but should also accrue for future generations.

A well-executed Community Development Plan will assist in attracting families to the area, increasing new builds and population growth, which will help grow the vitality and viability of the community.

### Benefits for the Natural Environment

The marine surveys, wildlife studies and other investigations carried out by the generation, transmission and storage entities will be shared with the community and provide an education opportunity.

The rules of the CDF will ensure that stipends and funded projects do not adversely impact on the natural environment.

### Benefits for Victoria and Australia

The state of Victoria has a population to support with resources and jobs. It also has a responsibility to maintain its Natural Environment, see above, to play its' part in maintaining the global and national biodiversity and also the enjoyment of the state's residents and its interstate and international tourists.

# Golden and Paradise Beach Community Development Fund

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## Structure of the Community Development Fund

The Fund will comprise a Board of Directors (The Board) who will manage the legal and financial aspects of the Fund, with final oversight over the allocation of any monies distributed. The purpose of the Fund will be threefold:

1. To ensure the ongoing viability of local community groups by allocating an annual grant, or stipend, to qualifying groups. This system is not intended to replace grants available via other means but to supplement them.
  - **this will require a sub-committee of at least five people, consisting of one representative from each community group to administer the annual grant applications and acquittals.**
2. To design and approve a schedule of annual payments to residents, landowners and businesses to fund or improve the utilities available to the community.
  - **this will require a sub-committee of at least five people, consisting of members of the community (must live here or own property here) to define a scheme and administer the annual payment to locals.**
3. To build legacy infrastructure to last beyond the projected lifespan of any income available.
  - **Legacy infrastructure does not include works that should be done by bodies such as the Wellington Shire Council, Gippsland Water, Parks Victoria or other bodies that already have a legal or legislated responsibility to our community.**
  - **Legacy infrastructure could include funding works that are in the domain of private companies such as power or tourism.**
  - **Legacy infrastructure is bigger than one group's needs (for example, a new clubhouse)**
  - **A sub-committee of at least five people to develop the ideas and oversee the build of legacy infrastructure.**

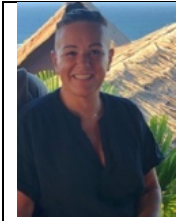
Transparency and auditability are mandatory for the GPBCBF to operate successfully therefore the Board will have ultimate authority and responsibility over the collection, investment, maintenance and distribution of all funds. The Board should act on the advice of the sub-committees wherever possible as long as that advice does not contravene any laws.

# Golden and Paradise Beach Community Development Fund

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## The Board

### Gianna Braid



Gianna moved to Paradise Beach in 2019 after retiring from a career in Project Management striving for the best in ethical production, sustainability and sourcing within an iconic Australian clothing industry. I encourage community involvement and engagement to be open to new and exciting times ahead. Abraham Lincoln used to say that “the best way to do predict the future is to create it yourself.”

### Kym Clark



Kym is a Procurement professional managing internal and external parties, with a background in global industry through the Mining, Oil & Gas and Manufacturing sectors. She moved to Golden Beach in 2022 looking for some serenity, peace and quiet but also wanting a little more community.

### Paul Green



Paul and his wife Karin built their home in Golden Beach in 2017. Paul retired from the finance sector in 2022 with Golden Beach his primary residence. He loves tinkering in his shed, anything outdoors and is passionate about family and community.

### Andrew O’Rorke



Andrew moved to Golden Beach in 2020 after retiring from a career in IT working primarily in Melbourne. He is passionate about community, volunteering and working with others to achieve common goals.

### Alex Rae



Alex and his wife left Melbourne to live at their beach house in Paradise Beach in 2022. Working from home allows Alex to continue his career in Media and Communications, while their two young children benefit from a lifestyle that is unique to Ninety Mile Beach and the greater Gippsland.

# Golden and Paradise Beach Community Development Fund

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## Appendix 1 - Sources

Ref	Source
[1]	<a href="https://www.visitvictoria.com/Regions/Gippsland/See-and-do/Nature-and-wildlife/Beaches-and-coastlines/Ninety-Mile-Beach">https://www.visitvictoria.com/Regions/Gippsland/See-and-do/Nature-and-wildlife/Beaches-and-coastlines/Ninety-Mile-Beach</a>
[2]	<a href="https://www.parks.vic.gov.au/places-to-see/parks/gippsland-lakes-coastal-park">https://www.parks.vic.gov.au/places-to-see/parks/gippsland-lakes-coastal-park</a>
[3]	<a href="https://www.parks.vic.gov.au/places-to-see/parks/Ninety-Mile-Beach-Marine-National-Park">https://www.parks.vic.gov.au/places-to-see/parks/Ninety-Mile-Beach-Marine-National-Park</a> <a href="https://www.parks.vic.gov.au/places-to-see/parks/gippsland-lakes-coastal-park/things-to-do/ninety-mile-beach-marine-national-park">https://www.parks.vic.gov.au/places-to-see/parks/gippsland-lakes-coastal-park/things-to-do/ninety-mile-beach-marine-national-park</a>
[4]	Australian Bureau of Statistics 2021 Census
[5]	<a href="https://www.theage.com.au/national/coastal-dream-moves-closer-to-reality-20050115-gdzddw.html">https://www.theage.com.au/national/coastal-dream-moves-closer-to-reality-20050115-gdzddw.html</a>
[6]	<a href="https://www.abc.net.au/news/2024-05-01/offshore-wind-farm-companies-win-feasibility-licences-gippsland/103787372">https://www.abc.net.au/news/2024-05-01/offshore-wind-farm-companies-win-feasibility-licences-gippsland/103787372</a> <a href="https://www.gippslandtimes.com.au/news/2024/05/07/wellington-offshore-wind-projects-granted-feasibility-licences/">https://www.gippslandtimes.com.au/news/2024/05/07/wellington-offshore-wind-projects-granted-feasibility-licences/</a>
[7]	<a href="https://gbenergy.com.au">https://gbenergy.com.au</a>
[8]	<a href="https://www.exxonmobil.com.au/-/media/australia/files/energy-and-environment/upstream-operations/sea-ccs-information-bulletin_final.pdf">https://www.exxonmobil.com.au/-/media/australia/files/energy-and-environment/upstream-operations/sea-ccs-information-bulletin_final.pdf</a>
[9]	<a href="https://djsir.vic.gov.au/carbonnet">https://djsir.vic.gov.au/carbonnet</a>
[10]	<a href="https://www.gippswater.com.au/windfarm">https://www.gippswater.com.au/windfarm</a>
[11]	<a href="https://assets.cleanenergycouncil.org.au/documents/advocacy-initiatives/community-engagement/guide-to-benefit-sharing-options-for-renewable-energy-projects.pdf">https://assets.cleanenergycouncil.org.au/documents/advocacy-initiatives/community-engagement/guide-to-benefit-sharing-options-for-renewable-energy-projects.pdf</a>
[12]	<a href="https://www.winterbournewindfarm.com.au/our-community/community-benefits/">https://www.winterbournewindfarm.com.au/our-community/community-benefits/</a>
[13]	<a href="https://www.gelliondalewind.com">https://www.gelliondalewind.com</a>
[14]	<a href="https://delburnwindfarm.au/community-benefits-scheme/">https://delburnwindfarm.au/community-benefits-scheme/</a>

# Golden and Paradise Beach Community Development Fund

## Appendix 2 - Offshore Wind Farms

### Sources

<https://www.abc.net.au/news/2024-05-01/offshore-wind-farm-companies-win-feasibility-licences-gippsland/103787372>

<https://www.gippslandtimes.com.au/news/2024/05/07/wellington-offshore-wind-projects-granted-feasibility-licences/>

### Background

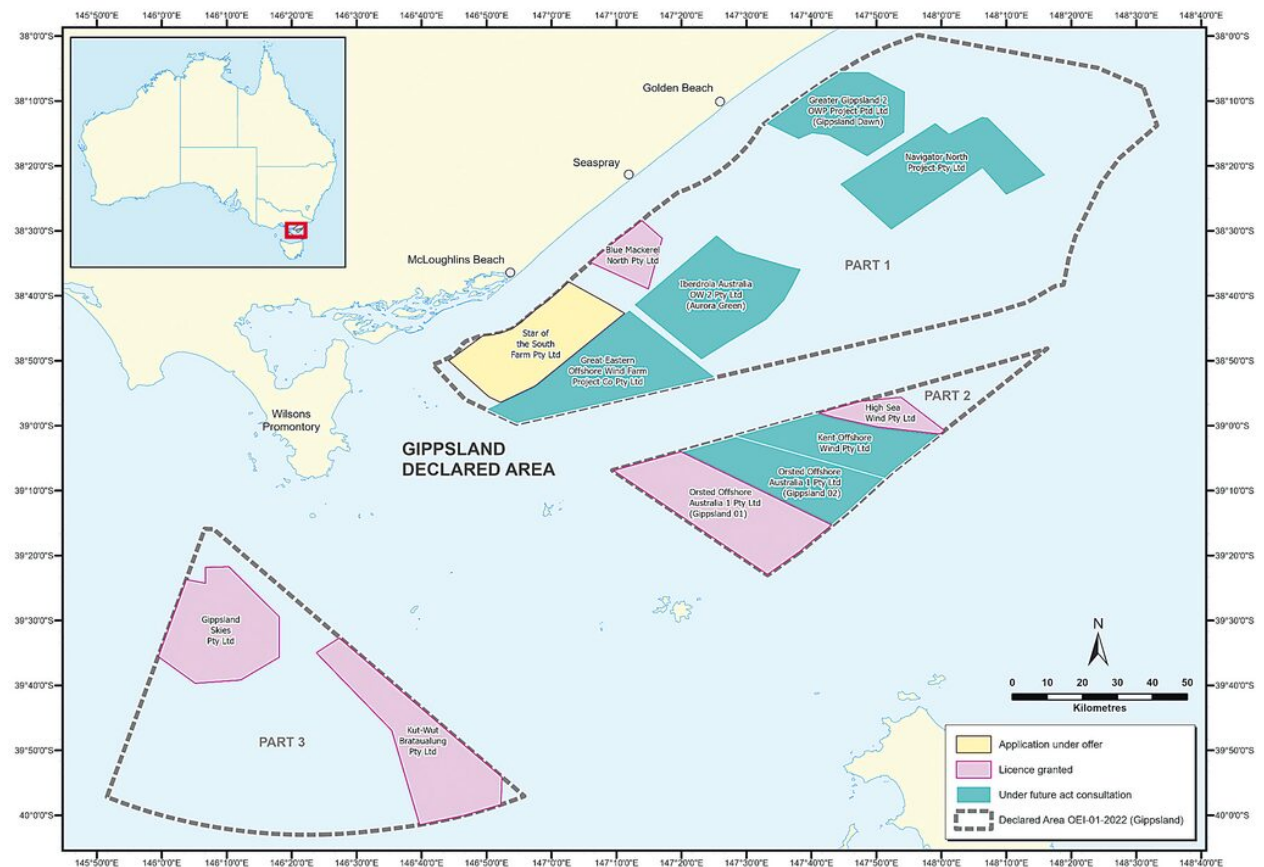
The Minister for Climate Change and Energy declared an area off Gippsland, Victoria, as suitable for offshore renewable energy on 19 December 2022. This was given effect by the Offshore Electricity Infrastructure (Declared Area OEI-01-2022) Declaration 2022.

The declared area off Gippsland covers approximately 15,000 square kilometres. It is offshore of Lakes Entrance in the east, to south of Wilsons Promontory in the west.

By declaring the area, the Minister is identifying where more environmental assessments and investigations are needed to inform future development options.

Following the declaration of this area on 19 December 2022, the Minister committed to further consideration of the area west of Wilsons Promontory. On 31 August 2023, after additional consideration and consultation with the Victorian Government, the Minister concluded that there were unacceptable environmental risks to progressing with offshore wind in this region. The Minister confirmed that the region west of Wilsons Promontory would not be considered further for declaration.

### Area of interest



# Golden and Paradise Beach Community Development Fund

## Appendix 3 - GB Energy Gas Storage Project

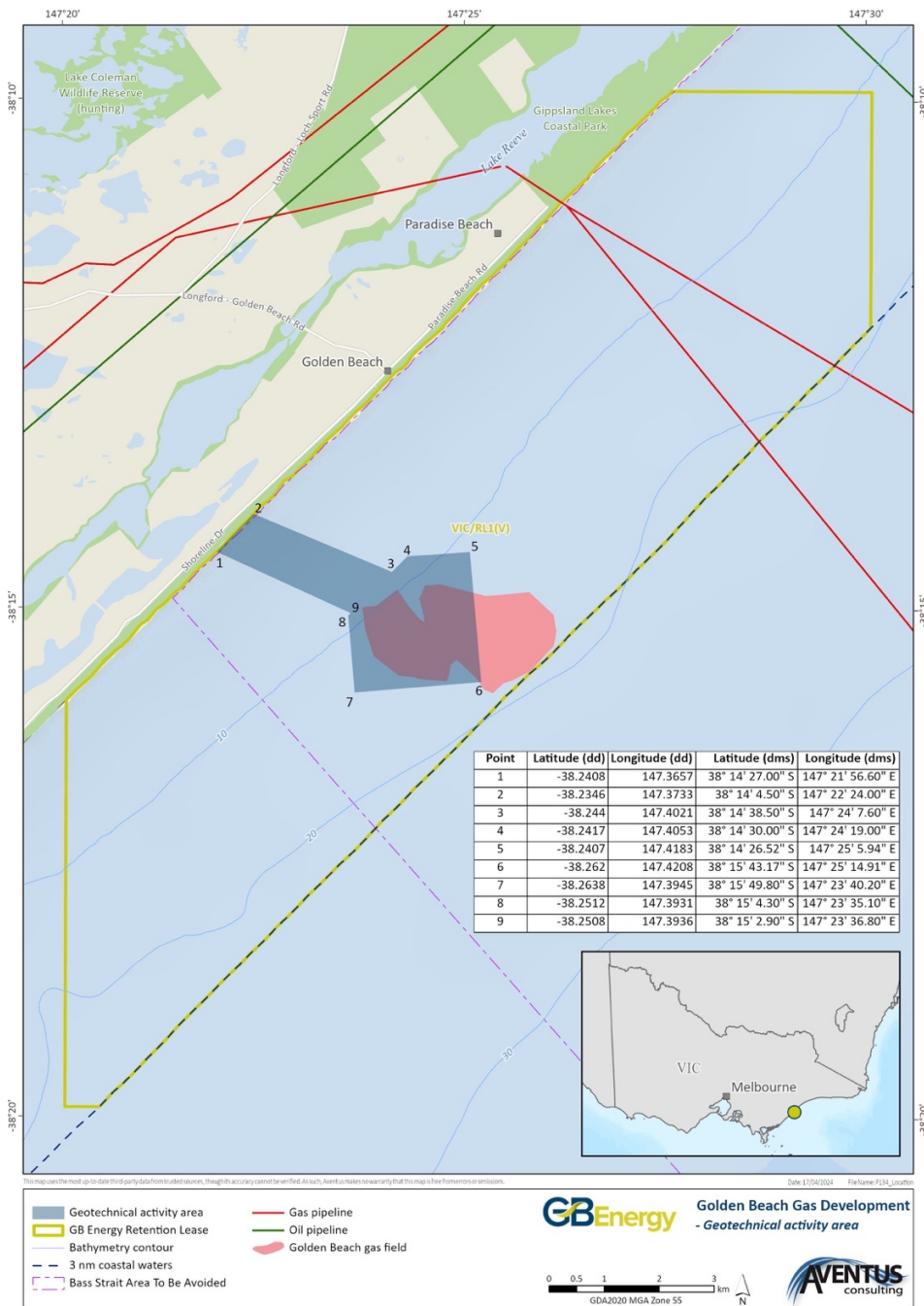
### Source

<https://gbenergy.com.au>

### Background

GB Energy is developing the Golden Beach Energy Project to provide large scale energy storage to Australia's east coast energy market. This will be particularly important in periods of high energy demand when renewable energy is unable to provide sufficient capacity for the market.

### Area of interest



# Golden and Paradise Beach Community Development Fund

## Appendix 4 – Esso

### Background

Esso Australia Resources Pty Ltd (Esso Australia), together with its co-venturer, Woodside Energy (Bass Strait) Pty Ltd (an affiliate of Woodside Energy Group Ltd), is undertaking front-end engineering design (FEED) for carbon capture and storage in the Gippsland Basin to reduce green- house gas emissions from multiple industries.

### Area of interest



# Golden and Paradise Beach Community Development Fund

## Appendix 5 – CarbonNet Source

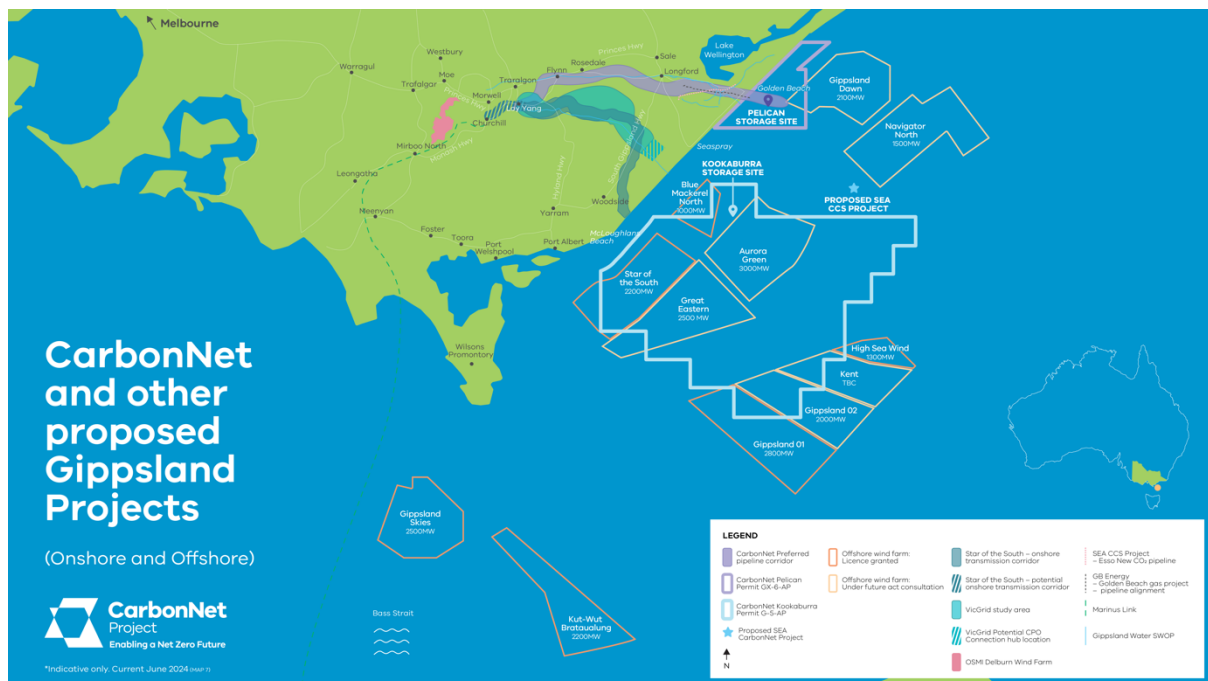
<https://djsir.vic.gov.au/carbonnet/about-the-project>

### Background

The CarbonNet Project, located in Gippsland, is one of the most technically advanced multi-user Carbon Capture and Storage (CCS) hubs under development in Australia. Funded by the Victorian and Australian Governments and established in 2009, CarbonNet is recognised as one of many solutions for reducing carbon dioxide (CO<sub>2</sub>) emissions from the atmosphere.

The Pelican storage site is located off Golden Beach in the Gippsland Basin approximately 1.5km beneath the seabed. The site has at least 168 million tonnes capacity and can take up to 6 million tonnes of CO<sub>2</sub> per year.

### Area of Interest



# Golden and Paradise Beach Community Development Fund

## Appendix 6 - Gippsland Water Source

<https://www.gippswater.com.au/windfarm>

### Background

In February and March 2023, we asked the community and our customers to tell us how they felt about the possibility of a wind farm at the Dutson Downs property we manage. At the time of this community engagement, no decision had been made to establish a wind farm at this location.

### Area of Interest

