



EAGLE POINT

DRAFT STRUCTURE PLAN VOLUME 1

JUNE 2019



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EAGLE POINT STRUCTURE PLAN

JUNE 2019
VOLUME 1



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1. INTRODUCTION

1.1 Overview

Eagle Point is a small town cherished by its community as a beautiful place to live and visit. Encompassing undulating topography, impressive scenery and high quality natural setting; Eagle Point's village character has been influenced by its natural attributes and low scale development form.

Eagle Point is small and highly valued by its residents for its quiet, natural and coastal character. Development within the town is a combination of low density-style lots and 'standard' density development which has organically developed over time. When entering Eagle Point, it is immediately evident that development has responded to the complex interplay of the township's natural features which has produced a unique lifestyle-based living.

Eagle Point's local community and visitors value its intrinsic connection to the natural environment which includes the popular foreshore precinct. As a key tourist destination, the foreshore precinct and surrounding attractions such as the Gippsland Lakes, Silt Jetties, Eagle Point Flora and Fauna Reserve and Macleod Morass Wildlife Reserve promote a wide range of nature-based recreational opportunities. These include camping, caravanning, fishing, hiking and other water activities alongside the Gippsland Lakes. On the periphery of the township, the Bairnsdale Golf Course is another tourist recreation drawcard located on Eagle Point's doorstep.

Eagle Point is located between larger townships, Bairnsdale and Paynesville, which are each nominated for growth and change. Eagle Point residents generally access these towns for their services, facilities and employment opportunities.

Eagle Point will remain a small village defined and influenced by its natural environment and character, with access to local-scale services and facilities. This is in keeping with slow growth and change trends experienced within Eagle Point, reflecting its lifestyle offering that is very different to the residential offering provided by Paynesville and Bairnsdale.

The role and purpose of the Eagle Point Township Structure Plan is to protect and enhance the unique and special qualities of the town, by identifying where change is appropriate and where change will be limited. Protection of human life will be prioritised over all other policy considerations, with regard to bushfire risk and sea level change.

A common thread to the Eagle Point Township Structure Plan is:

- > Eagle Point is a scenic township with a character that is influenced by the natural environment. This character is to be protected and enhanced.
- > Eagle Point's role in the broader network of towns will remain as a small lifestyle-based township that will rely upon the established services and facilities offered by larger towns including Bairnsdale and Paynesville.
- > Where change is to occur within Eagle Point, it will be limited in scale, carefully located and managed to respect the township's character and role.
- > The foreshore precinct offers a wide range of recreational pursuits and will be reinforced as the key resident and tourism focal point.
- > Management of bushfire risk and sea level rise is a high priority in protecting and enhancing Eagle Point's natural environment, therefore facilitating change will occur where there is low risk to life and property.

“ East Gippsland Shire Council has recognised the need to prepare a Structure Plan to manage change in Eagle Point in the long term. Change in the town will have regard to its existing character, its role in the wider network of towns and its limited growth capacity. The Structure Plan will ensure the very attributes which make the town special are nurtured and enhanced well into the future. ”

1.2 Purpose of this Document

The Eagle Point Township Structure Plan is a planning tool that provides guidance for East Gippsland Shire Council, residents and a range of government and non-government stakeholders about the intended planning and development outcomes for Eagle Point.

The Structure Plan has been formulated to articulate the role of Eagle Point and positively shape its future. This is achieved by setting a clear vision statement that describes Eagle Point's values and character, its capacity to accommodate change and importantly, the community's feedback on their desires and expectations for the township.

The Structure Plan focusses on "protecting and enhancing" Eagle Point, its character and lifestyle attributes over the long term. This will be accomplished by articulating areas within Eagle Point where residential change will be supported and where residential change will not be supported, having particular regard to bushfire risk and sea level rise. Where change will be supported within the town as incremental development or new residential areas, the Structure Plan provides strategies as to how change will be managed via pre-conditions that must be demonstrated. In doing so, change within the township will be respectful of its character and values ensuring the very elements that make Eagle Point a special place to live and visit are protected, whilst harnessing opportunities that can prove beneficial for the community and the township.

Figure 1 Strategic Directions for Eagle Point

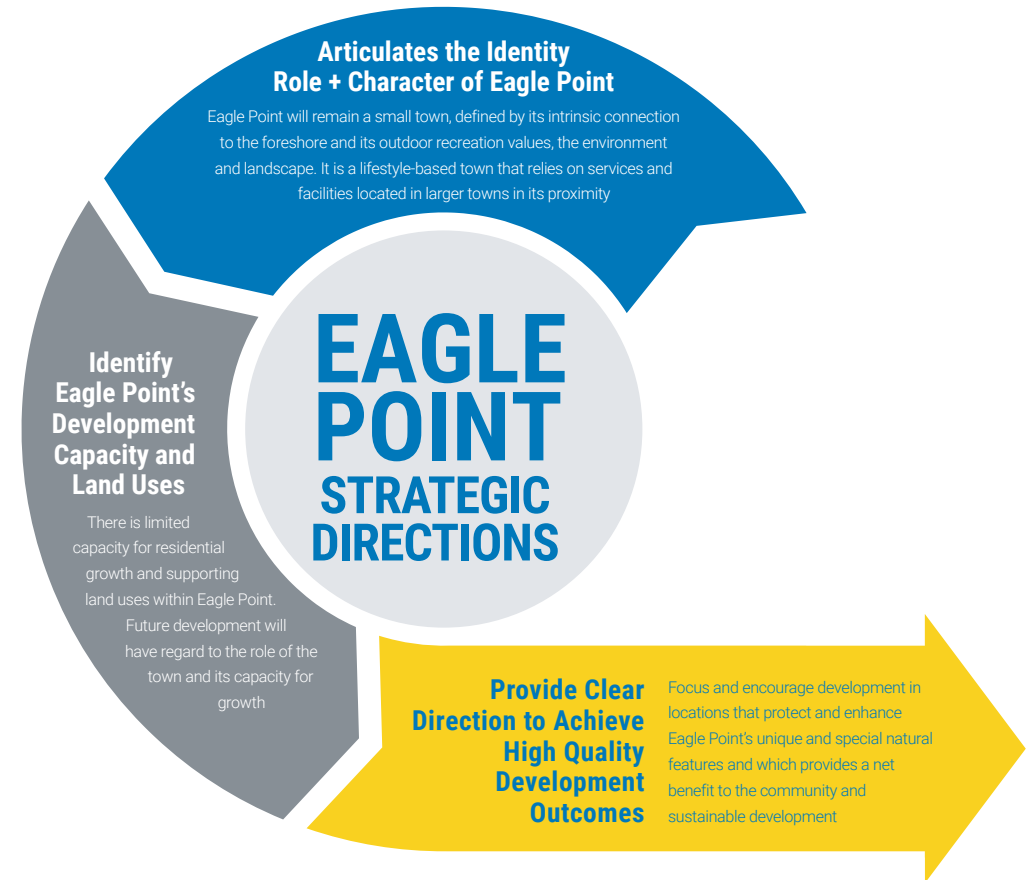


Figure 2 Document Structure Plan



VOLUME 1

Is the Structure Plan for Eagle Point, comprising a set of guiding principles, objectives, strategies and actions, that will collectively contribute to achieving the vision articulated for the township.



VOLUME 2

Provides background analysis and further discussion that has been used to support and justify the directions set out in this Structure Plan.

Figure 3 Eagle Point Settlement Snap Shot

EAGLE POINT



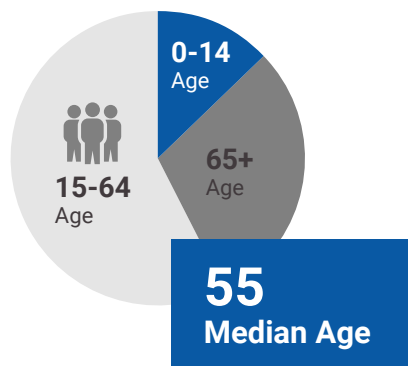
13km
South-East of Bairnsdale



3km
to Paynesville Centre



843
residents as at 2016
(2016 Census)



58.3%
Home ownership
Regional Victorian Average
is 53.9%



13.3%
Rentals
Regional Victorian Average
is 26.5%

**Holiday Home
Destination** 

**Small
settlement**

Existing Facilities Recreation and Infrastructure:

Eagle Point Primary School
2 x Caravan Parks including
Eagle Point Caravan Park
(Council managed)
Café/convenience shop
Toilets/amenity block
Tennis court
Community hall
Eagle Point Gippsland
Lakes Reserve
Macleod Morass
Wildlife Reserve
Mitchell River Silt Jetties
+ Gippsland Lakes Reserve
Bairnsdale Golf and
Bowls Club
Eagle Point Tanks
(water facility)
Limited existing sewer

Housing:

445
dwellings 

19% of dwellings are unoccupied meaning
high use for holiday homes

Current Zones:

General Residential 1 Zone
Low Density Residential Zone
Rural Living Zone Schedule 1 and 3
Public Use Zone
Public Park and Recreation Zone
Public Conservation and Resource Zone

Overlays:

Vegetation Protection Overlay
Erosion Overlay
Management Overlay
Significant Landscape Overlay
Bushfire Management Overlay
Land Subject to Inundation Overlay

Other:

Bushfire Prone Area

1.3 Eagle Point Snap Shot

Eagle Point is a small village that is defined by its natural environment and low scale development pattern that has organically formed over time.

Located immediately on the Gippsland Lakes and adjacent to environmentally significant Mitchell River Silt Jetties and Macleod Morass Wildlife Reserve, Eagle Point's physical and visual connections to the surrounding landscape and natural environment has shaped and contributes to its special character.

Figure 4 Eagle Point Locality Plan



2. THE VISION

A vision statement has been developed for Eagle Point.

The vision is intended to be a high-level expression of the long-term aspirations of the town, and serves to guide the policy formulation and decision making as it applies to Eagle Point. The vision for Eagle Point is supplemented by a set of guiding principles that provide more direction around specific Structure Plan elements. Each of the objectives, strategies and actions within the Structure Plan is informed by the vision and the relevant guiding principle.

VISION STATEMENT

Eagle Point's intrinsic natural beauty and quiet lifestyle-based appeal is unique and highly valued by the community and visitors. Eagle Point will continue to be a small township that is characterised by low scale development, and a landscape setting influenced by the natural environment and the foreshore.

Eagle Point will remain a small village offering an experience different to other towns. It will continue to rely on established services and facilities provided in the broader region including Bairnsdale and Paynesville.

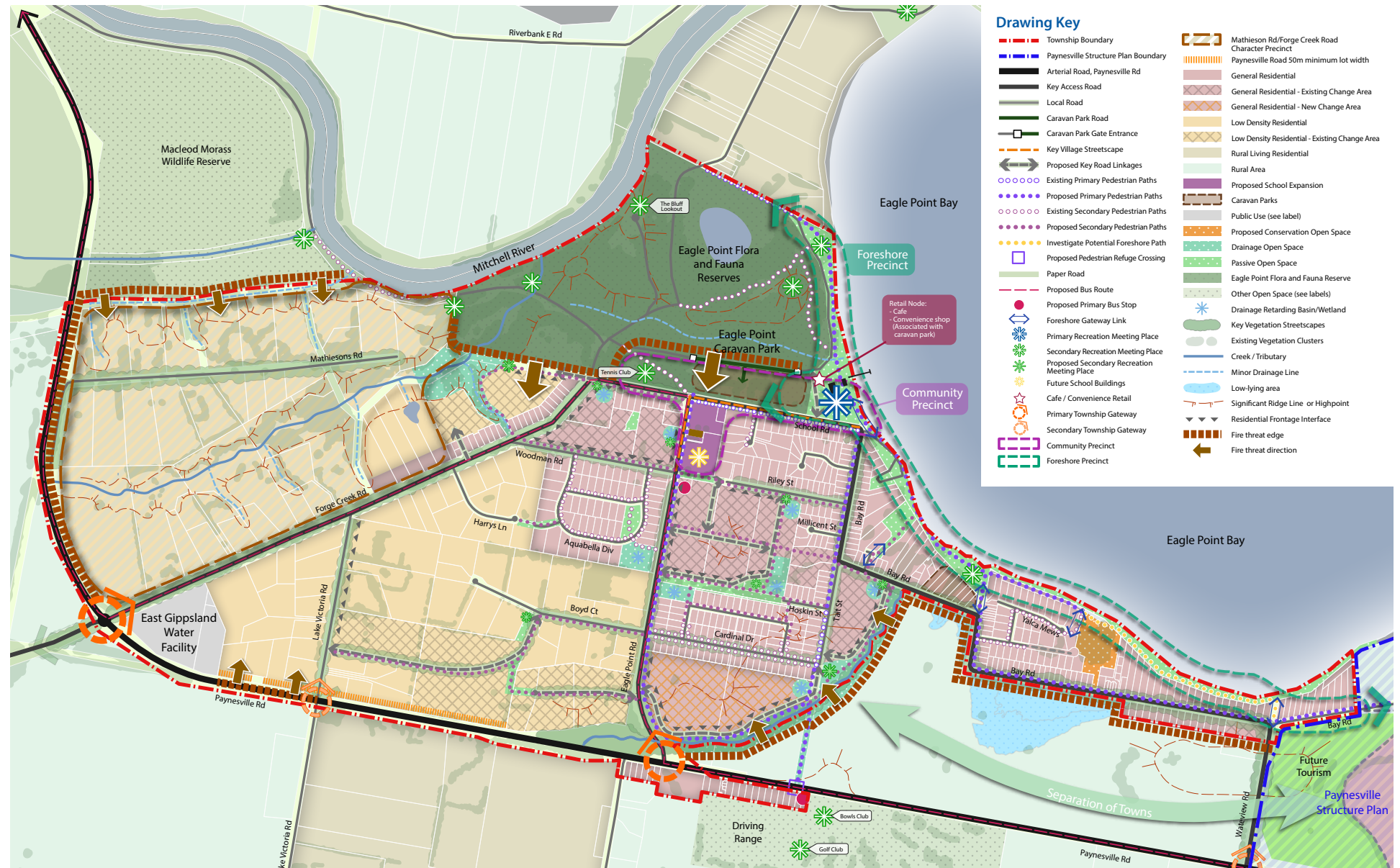
Eagle Point is not identified for substantial change. Where some change is designated to occur, it will be sustainable and properly managed to the benefit of the community and it will protect and enhance the town's informal character and natural environment.

Protection and change will be managed with careful consideration given to current climatic conditions, predicted sea level rise and bushfire risk. The protection of human life will be prioritised above all else.

Progressively, change within Eagle Point will facilitate better connections between its diverse residential neighbourhoods and the town's diverse meeting places. Walking connections will be improved with positive impacts to health and wellbeing. Gateways and streetscapes throughout the township will reinforce Eagle Point's informal village character and ensure it is protected

The role of nature-based tourism and recreation associated with the Gippsland Lakes, Eagle Bay, the foreshore precinct and surrounds will reinforce the special character of Eagle Point. The foreshore precinct will be prioritised and enhanced to create the primary community focal point and meeting place. Amenities along the foreshore precinct will be improved over time, delivering high quality nature-based experiences and activities that will continue to be enjoyed by both residents and visitors alike.

Figure 5 The Eagle Point Structure Plan



3. TOWNSHIP BOUNDARY

3.1 Guiding Principle

Eagle Point will be defined by an enduring township boundary that is informed by the natural environment, landscape setting and its built form composition and character. Implementation of a township boundary will protect Eagle Point's highly valued small village character and will assist to guide land use and change outcomes within the township.

The presence of a township boundary reinforces Eagle Point's role in the broader network of towns, as a town with limited capacity for growth and change, and importantly, provides clear separation from Paynesville. Eagle Point's township boundary enhances bushfire safety for existing and future residents by containing limited growth within the existing settlement.

3.2 Key Issues/Considerations

- > Eagle Point and Paynesville being two distinct coastal towns is consistent with state planning policy and reflects the towns respective role, development patterns and character
- > A formal township boundary reinforces the lifestyle-based character of Eagle Point, and articulates its role as a village that relies upon larger towns for most service needs
- > There is no formal township boundary for Eagle Point and it is instead defined by the existing extent of development, placing development pressure on the natural qualities both within the town and on its periphery
- > The importance of protecting peripheral values of the township including Macleod Morass Wildlife Reserve, the Silt Jetties area and sweeping scenic views from Paynesville Road from further development encroachment
- > Sweeping views from the Gippsland Lakes to the township and the natural surrounds contributes to the quality and character of the area
- > An undulating topographic terrain provides opportunities for capturing landscape vistas however requires consideration of low lying land from a development and drainage perspective
- > Peripheral uses such as Bairnsdale Golf Course, farming land and rural living areas in proximity to Eagle Point's edges need to be considered in the context of their contribution to Eagle Point
- > Bushfire risk presenting to the settlement from surrounding farm land, Macleod Morass Wildlife Reserve and Eagle Point Flora and Fauna Reserve.

Figure 6 Eagle Point Township Boundary



3.3 Objectives and Strategies

TB 1	To contain growth and development of Eagle Point within an enduring township boundary that responds and respects its intrinsic relationship and connection to the natural environment, water, landscape setting and bushfire risk, and provides for clear separation from Paynesville
TB 1.1	Contain development within the township boundary defined in Figure 6.
TB 1.2	Discourage development, including further rural subdivision and single dwelling construction outside the township boundary.
TB 1.3	Recognise the positive influence of the natural edges of Eagle Point, such as drainage lines, vegetation and topography which together define the extent of the township and characterises Eagle Point.
TB 1.4	Protect the ecological and biodiversity importance and sensitivity of the Eagle Point Flora and Fauna Reserve and Silt Jetties area by restricting development in this area.
TB 1.5	Protect agricultural land, environmental values and rural living activity on the periphery of Eagle Point by discouraging further low density or “lifestyle” subdivision outside of Eagle Point’s nominated Township Boundary.
TB 1.6	Protect the sweeping scenic views to Eagle Bay from Paynesville Road by limiting further development along Paynesville Road, generally south of the drainage line.
TB 1.7	Recognise the landscape values of rural amenity north of Paynesville Road, by requiring further subdivisions to maintain a minimum width and lot size as defined in Figure 26.
TB 1.8	Protect rural living areas to the north of the township adjacent to the Silt Jetties by locating this area outside of the township boundary.
TB 1.9	Ensure bushfire risk protection measures and management are considered as a priority when protecting the natural environment and landscape setting of Eagle Point.
TB 2	To acknowledge and reinforce Eagle Point’s role as a small, lifestyle-based township that draws upon services and facilities offered by the broader township network including Paynesville and the regional town of Bairnsdale
TB 2.1	Ensure future planning undertaken for Paynesville and Bairnsdale considers the needs of Eagle Point residents in terms of its reliance on these larger towns and access to higher order services, facilities, retail and employment opportunities.
TB 2.2	Plan for improvements to the Community Precinct and Foreshore Precinct as set out in Chapter 5 to support the local needs of the community.

3.4 Actions



A1

Articulate and define the role of Eagle Point (including township boundary) by incorporating the Eagle Point Structure Plan into the Municipal Strategic Statement.



A2

Apply the Significant Landscape Overlay to the landholdings as shown in Figure 6.

4. MANAGING RESIDENTIAL CHANGE AND CHARACTER

4.1 Guiding Principle

Residential development in Eagle Point will continue to be positively influenced and shaped by the relationship between the natural environment, water, landscape setting, housing style and development pattern which together give Eagle Point its informal village character.

Within this overall setting, there are four neighbourhood types that characterise the town. The Structure Plan articulates the qualities of each neighbourhood and in doing so, will guide future change and development of Eagle Point ensuring the township is protected and enhanced into the future. The neighbourhood character types are summarised in Appendix 1 and defined as:

- > Rural living neighbourhood
- > Low density neighbourhood
- > Conventional residential neighbourhood
- > New development potential neighbourhood

Residential change within Eagle Point's existing areas and new areas will protect Eagle Point's lifestyle quality. Where change is to be accommodated, it will be guided in specific neighbourhoods and carefully planned in a manner which protects and enhances the township and provides for missing infrastructure that will result in a net community benefit.

4.2 Key Issues/Considerations

- > A defining quality of Eagle Point is its residential neighbourhoods that are informal in character, development pattern, streetscape forms and the close physical and visual connectivity to the natural environment
- > The influence of direct frontage and lot size along the Paynesville Road interface in keeping with the existing large lot character
- > Lot sizes in Eagle Point are generally larger than Bairnsdale and Paynesville, reflecting the lifestyle role of the township and higher proportion of holiday homes
- > There are four distinct neighbourhood type each with their own character and suitability for change over time
- > Low density areas along Forge Creek Road and Mathiesons Road area contribute greatly to the character of the township and entry experiences and will be protected
- > Housing density increases toward the centre of the township around the community precinct
- > Newer subdivisions display more 'urban' qualities in terms of lot sizes and streetscapes which is inconsistent with the preferred informal character of the township
- > New areas must be carefully guided to ensure residential change reflects the site specific and overall character of Eagle Point
- > Rural living areas outside of the township boundary will be protected and maintained for the character value they provide the Eagle Point area.
- > New development and uses will be appropriately located and designed in response to bushfire hazard.

4.3 Objectives and Strategies

RN 1	To protect and enhance Eagle Point's low scale and informal residential character, which forms an integral part of the township's valued lifestyle quality
RN 1.1	Require new residential development within Eagle Point's existing neighbourhoods to respect the attributes of the township such as its informal streetscapes, lot sizes, retention of existing trees and vegetation and to have regard to significant views.
RN 1.2	Support diverse, contemporary architecture which positively responds to Eagle Point's neighbourhood character areas and reflects its overall natural, coastal character.
RN 1.3	Encourage residential subdivision and development that is sensitively sited and responds to both internal site conditions and the site context, and has regard to the character attributes identified for each neighbourhood in Appendix 1 (Neighbourhood Character Summaries).
RN 2	To identify preferred locations for new residential development opportunities having regard to the scale, role and character of Eagle Point
RN 2.1	Support new residential development within Eagle Point's defined residential neighbourhoods as set out in Figure 7.
RN 2.2	Support a range of lot sizes capable of accommodating a variety of dwelling types which are responsive to the character of Eagle Point and its neighbourhood character areas (refer to Appendix 1).
RN 2.3	Support innovative aged care housing opportunities within the township that positively integrates with the township character and with surrounding neighbourhoods and streetscapes.
RN 2.4	Discourage further subdivision within the environmentally significant and highly valued Mathiesons Road Neighbourhood Character Precinct.
RN 3	To carefully manage future development within Eagle Point's township boundary that protects and enhances the character and lifestyle attributes of the township
RN 3.1	Plan for residential change within Eagle Point's township boundary that has regard to its capacity for change, is respectful of the lifestyle attributes, protects and enhances the character of the township and provides a net community benefit.
RN 3.2	Support residential development within Eagle Point's <i>Incremental Change</i> areas and <i>Existing Areas – Strategic Sites</i> as generally nominated in Figure 7. Where planning permits are triggered for subdivision and development, require applications to be generally in accordance with: > The relevant Neighbourhood Character Area guidance as detailed in Appendix 1; > The Development Guidance for Strategic Development Areas in Appendix 2 (for areas identified as Strategic Development Areas only); > Relevant bushfire policy and bushfire planning provisions; and > Other requirements as listed in Chapter 11.
RN 3.3	Require residential development to provide missing infrastructure such as pedestrian paths and road connections that provide for a connected community with access between neighbourhoods and precincts where appropriate.

RN 4	To identify areas within the township boundary that can accommodate carefully planned new development
RN 4.1	Plan for the future rezoning of the <i>new change area</i> as depicted in Figure 7 that will contribute to positively defining the southern extent of Eagle Point and the establishment of the linear public open space link along the creek line.
RN 4.2	Ensure planning and development of the new change area as depicted in Figure 7 responds to the following requirements: > The relevant Neighbourhood Character Area objectives detailed in Appendix 1; > The Development Guidance for Strategic Development Areas in Appendix 2 (for areas identified as Strategic Development Areas only); > Relevant bushfire policy and bushfire planning provisions; and > Any other development pre-conditions as provided in Chapter 11.
RN 5	To protect Eagle Point's sensitive or environmentally significant areas from further development
RN 5.1	Maintain existing farming and rural living areas outside of the Eagle Point township boundary.
RN 6	To support the role of non-residential land uses for their economic and community benefits to Eagle Point
RN 6.1	Protect the role of the Bairnsdale Golf Course as a key tourism asset by considering a proposal/s for rezoning and development of the Bairnsdale Golf Course for low density residential development in the location depicted in Figure 7 subject to satisfying pre-conditions as detailed in Chapter 11.

4.4 Actions



A3

Insert the Overall Township Objectives into East Gippsland's Municipal Strategic Statement to guide future development outcomes within Eagle Point's residential neighbourhood areas.



A4

Rezone the Mathiesons Road Neighbourhood Character Area to the Rural Living Zone and apply a minimum subdivision area of 2 hectares and review restrictive covenants.



A5

Include preconditions for 'Incremental Change Areas' as specified in Chapter 11.5 to all relevant zone schedules as shown in Figure 7 (excluding Strategic Sites).



A6

Apply the Development Plan Overlay to Strategic Sites identified in Figure 19 and include preconditions and requirements specified in Chapter 11.5.



A7

Amend the General Residential Zone boundary for land at 25 Waterview Road to reflect alignment with the Structure Plan.



A8

Rezone land identified as a new change area as depicted in Figure 7 subject to development preconditions and requirements listed within Chapter 11.



A9

Work collaboratively with the Bairnsdale Golf Course to understand timing of future proposals and reinforce its tourism role and economic benefits to Eagle Point and the broader area, over the long term.



A10

Rezone land at 30 Forge Creek Road to the Low Density Residential Zone as identified in Figure 19.



A11

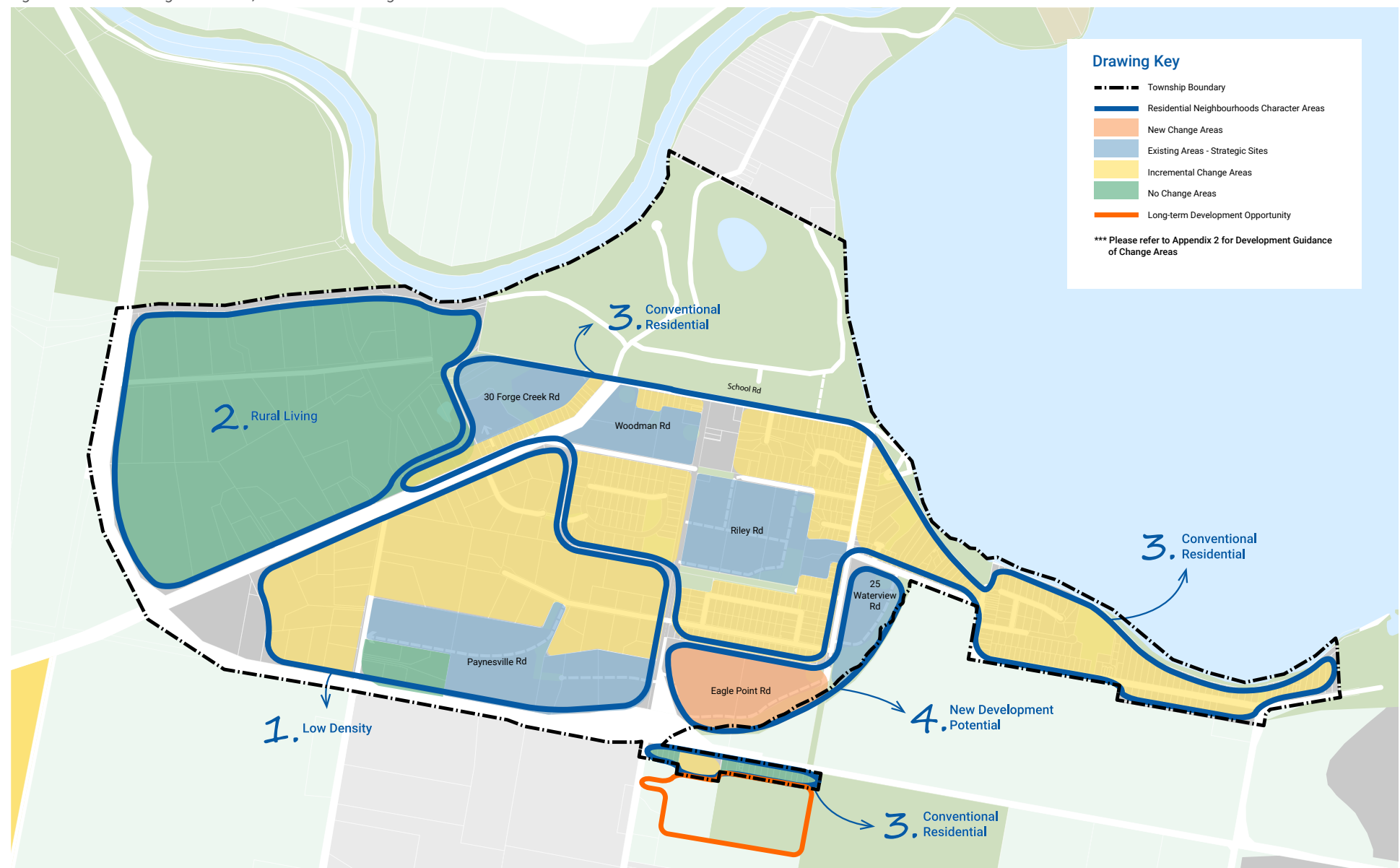
Apply minimum subdivision areas (specified in Figure 26) to the existing Low Density Residential Zone land identified in Figure 19 through a schedule.



A12

Apply and amend schedules to all zones (as required) to reflect neighbourhood character summaries in Appendix 1.

Figure 7 Residential Neighbourhoods, Character and change areas



Residential Change Area Category	Explanation
Incremental Change Areas	Identifies land within the existing residential zoned areas of Eagle Point that can accommodate small or incremental change. Change will be consistent with the directions of the Structure Plan and other planning controls applicable to the land.
Existing Areas- Strategic Sites	Identifies land within existing residential neighbourhoods of Eagle Point that can accommodate more substantial change, such as multi-lot subdivision and development. These sites at the time of development, will require a response to the general directions set out in this Structure Plan, including provision of infrastructure.
New Change Areas	This is a new site that has been identified for future residential development within Eagle Point. This site will require further planning work to ensure holistic outcomes and infrastructure is provided to the benefit of Eagle Point as a whole.
No Change Areas	Designates areas where no change will occur, to protect natural character elements.
Long-term development opportunities	This identifies opportunities to support the ongoing role of Bairnsdale Golf Course and Eagle Point.

5. THE COMMUNITY AND FORESHORE PRECINCTS

5.1 Guiding Principle

The Structure Plan identifies the importance of defining a community precinct and the foreshore precinct as focal points for the township. These precincts will be enhanced over time to satisfy the changing needs of residents and to ensure they are accessible, well-connected to neighbourhoods and foster a sense of community and enjoyment.

5.2 Key Issues/Considerations

- > Eagle Point does not have a defined town centre. Instead the network of community facilities including Eagle Point Primary School, community hall, recreation open space and tennis courts perform a community hub function
- > Community facilities and the foreshore are integral to Eagle Point, however can be difficult to locate and access for some residential neighbourhoods' due to disconnected path network and lack of east-west road connections through the township
- > The Structure Plan must address local changing community needs including upgrades of facilities, such as Eagle Point Primary School
- > The foreshore precinct is Eagle Point's key passive recreation open space, however requires upgrade of facilities and paths to support its role
- > The foreshore precinct performs a dual role in attracting visitors and tourism opportunities which can be leveraged via upgrades to its facilities
- > The Eagle Point Caravan Park is a Council-managed asset that could benefit from upgrades to better leverage tourism and economic opportunities for the town
- > There is an opportunity for a small retail node within the foreshore precinct to support local convenience needs of the community and provide a meeting place for residents and tourists.

5.3 Objectives and Strategies

CFP 1	To identify key places within Eagle Point that perform a 'hub' role and serve as the community's primary meeting places, promote health and wellbeing, and which are connected and accessible by all residents
CFP 1.1	Plan for a defined community and foreshore precinct within Eagle Point which acts as the hub of the township and as places that meet the community and recreational needs of the township.
CFP 1.2	Ensure planned change or development within the community and foreshore precincts reflect the purpose of the precincts, the overall character of Eagle Point and the desire to enhance the community's interaction with the outdoors and each other.
CFP 1.3	Support accessibility to the community and foreshore precincts via construction of missing and new pedestrian paths and missing road links in Eagle Point that connect all residential neighbourhoods to the community precinct and foreshore precinct.
CFP 2	To define the community precinct and plan for upgrades to meet the changing needs of residents of Eagle Point
CFP 2.1	Within the community precinct as generally depicted in Figure 8 support the existing range of local services and facilities such as the Eagle Point Primary School, community hall, recreation open space and tennis courts.
CFP 2.2	Improve and upgrade the function and operation of the tennis courts and provide for a potential multipurpose community facility. Plans to upgrade the tennis courts must contain, detailed concept plans which include car parking, signage and public lighting, traffic report and vegetation assessment.
CFP 2.3	Support and plan for expansion of the Eagle Point Primary School to meet local needs.
CFP 3	To reinforce the foreshore precinct as Eagle Point's primary passive recreation open space for outdoor activities and tourism related functions
CFP 3.1	Support upgrades and enhancements to the foreshore precinct which is Eagle Point's primary recreation open space asset where people can enjoy outdoor activities, community connections and nature-based experiences within their township.
CFP 3.2	Support the role of the foreshore precinct for a set of diverse outdoor activities along its length, connected by a pedestrian path network.
CFP 3.3	Support enhancements and upgrades within the primary recreation facilities that will better integrate facilities including the Caravan park, amenities block, the jetty, camping areas, barbeque and other assets for the enjoyment of residents and visitors, generally in accordance with Figure 9.
CFP 3.4	Ensure all development within the foreshore is sympathetic to significant views and the nature-based attributes and environmental sensitivities of the foreshore.
CFP 3.5	Provide for a connected pedestrian path network (where possible) with park benches, signs and landscaping along the foreshore that will ultimately connect cyclists and pedestrians to Eagle Point's neighbourhoods, Paynesville and to Eagle Point's network of open spaces and destinations within the town and on its periphery.
CFP 3.6	Support a small convenience shop and/or café within the foreshore precinct that is both permanent and seasonal to support the everyday needs of the town and its broader tourism role.

5.4 Actions



A13 Exhibit and implement the Eagle Point Foreshore Management Plan and support its implementation within Eagle Point over time, as it relates to land use planning decisions.



A14 Prepare a landscape masterplan for the primary recreation meeting place within the foreshore precinct which details a utilisation of space, improvement of existing facilities, new facilities and access arrangements for the community and clarification of the extent of camping.



A15 Investigate options for the existing tennis courts and associated buildings by exploring future uses and multiplicity of use to maximise community benefit.

5.5 Community Precinct

In support of the changing needs of the town over the long term, the Structure Plan provides direction on defining a formalised 'community precinct' which provides a high-quality community focal point for the town.

The community precinct will be accessible via improvements to pedestrian path and road system over time, ensuring that each neighbourhood within Eagle Point can access this important community hub. Upgrades to Eagle Point Road and a focus on formalising entry gateways, streetscapes and buildings will ensure the community precinct is a safe and enjoyable area for residents and families and defining hub of Eagle Point.

5.6 Foreshore Precinct

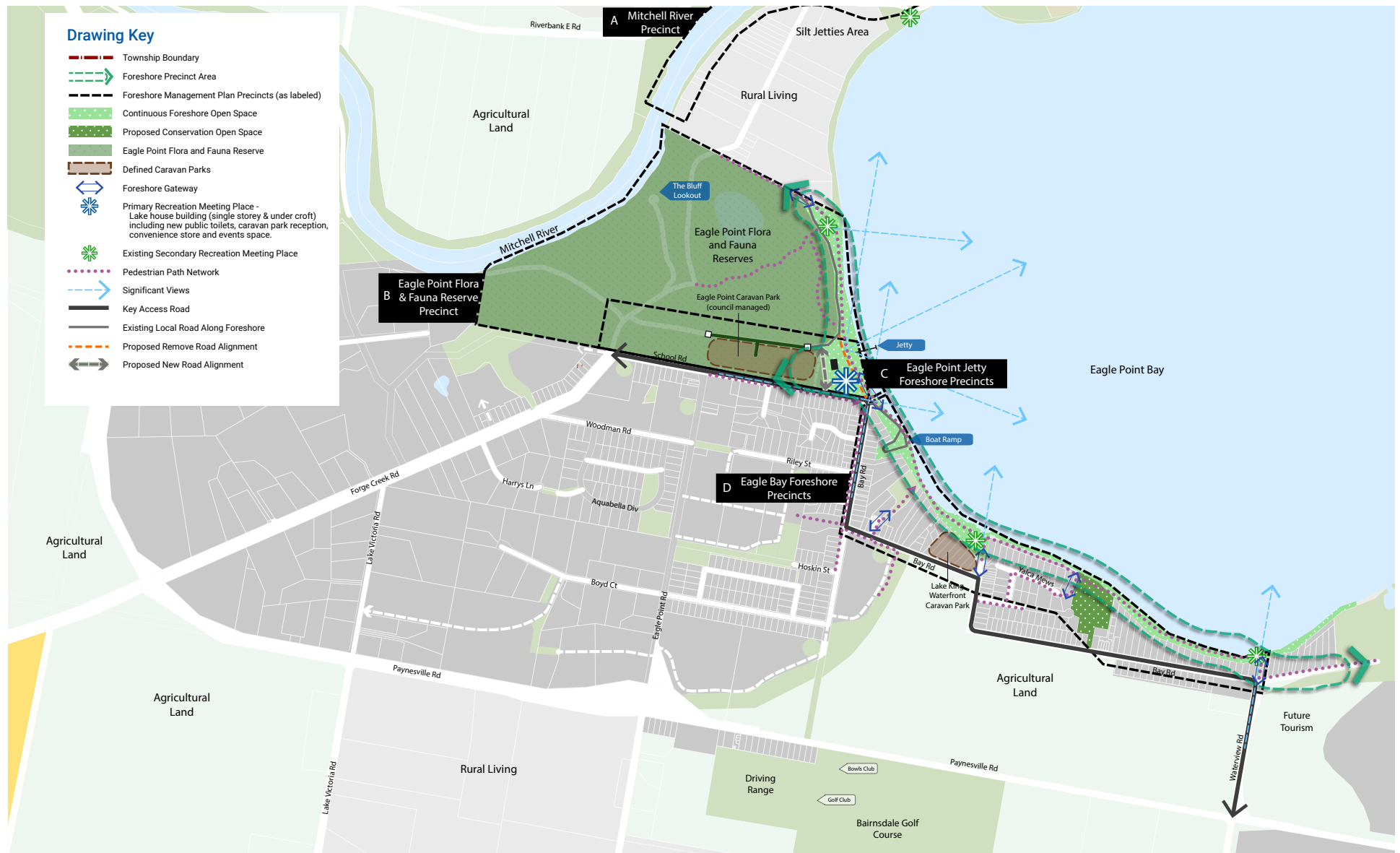
The foreshore precinct is the essence of Eagle Point and is highly valued by the community and visitors for its range of passive outdoor and nature-based recreational opportunities. The foreshore precinct supports a hub of outdoor recreational opportunities and activities such as walking, swimming, camping, boating, picnicking, a playground etc which Eagle Point residents enjoy.

In recognition of the important role of the foreshore precinct to meet the passive recreation needs of the community, the Structure Plan prioritises infrastructure upgrades that seek to improve the function and experience for residents, being their primary passive recreation and open space asset. The benefits of enhancing the foreshore precinct are wide reaching and positive. Enhancements will contribute to the health and wellbeing of residents, providing for a community meeting point in addition to the community precinct.

Figure 8 Community Precinct - Detail



Figure 9 Foreshore Precinct – Detail



6. GATEWAYS AND STREETSCAPES

6.1 Guiding Principle

Eagle Point's primary township gateways will continue to include natural planting, scenic vistas and low scale development upon entry from Paynesville Road. Internally, secondary gateways will accent entries to the community precinct and foreshore precinct identifying these as important community meeting spaces and places for recreational enjoyment. Existing streetscapes will be protected and enhanced to reflect the informal village character of Eagle Point, its natural coastal influences and environmental qualities. New streetscapes will contribute to Eagle Point's coastal character, including widened streetscapes, soft drainage treatments and informal tree plantings arrangements. Native tree species are encouraged. Refer to Chapter 7.5 for cross-sections.

6.2 Key Issues/Considerations

- > The township gateway experiences from Paynesville Road contributes to the first impressions of the informal village character of Eagle Point
- > The community and foreshore precincts lack gateway definition, however are two important community nodes and places for meeting, visiting and recreating
- > The need to identify and enhance key streetscapes within Eagle Point which contribute to the character, coastal and landscape values, without increasing bushfire risk to the settlement.

Figure 10 Gateways and Streetscapes



6.3 Objectives and Strategies

GS 1	To enhance Eagle Point's township gateways in a way that reflects and contributes to the informal character of the township
GS 1.1	Maintain the informal character of existing primary and secondary township gateways by protecting existing vegetation.
GS 1.2	Ensure future subdivision and/or development that is subject to a planning permit on sites within proximity to the key entry gateway sites on Eagle Point Road sensitively respond to existing topography, existing vegetation, the drainage line and views to and from Paynesville Road.
GS 2	To support physical and visual connectivity between Eagle Point's residential neighbourhoods and foreshore precinct
GS 2.1	Support defined foreshore gateways (via the Landscape Masterplan) that are appropriately landscaped and demarcated to provide high quality public access and an entry experience to the foreshore precinct.
GS 3	To create a formalised and identifiable gateway to the community precinct
GS 3.1	Define the community precinct by improving and formalising School Road and Eagle Point Road streetscapes, the village centre gateways, and by improving pedestrian safety and car parking outcomes.
GS 3.2	Support high quality built form on key gateway sites that address School Road and Forge Creek Road and contribute to the formalised streetscape outcomes within the community precinct.

7. MOVEMENT NETWORK

7.1 Guiding Principle

Where new development is identified to occur with Eagle Point, it will provide for missing road and pedestrian path connections over time. New road and path connections will better integrate residential neighbourhoods, providing access to the network of open spaces, community precinct, foreshore precinct and other destinations within Eagle Point.

Public transport and accessibility to the town will be maximised, to ensure Eagle Point residents can continue to access services and facilities provided by Paynesville and Bairnsdale.

7.2 Key Issues/Considerations

- > Eagle Point is accessed via Paynesville Road, an arterial road managed by VicRoads that connects Bairnsdale, Eagle Point and Paynesville. There is a need to restrict private lot access from Paynesville Road in recognition of its higher order function
- > Forge Creek Road, School Road, Bay Road and Waterview Road are all managed by VicRoads however perform a lower order/local road function similar to other local streets within the town
- > Lack of east-west connectivity through the town leaves neighbourhoods and precincts disconnected, particularly for pedestrians
- > There are some road safety concerns along Paynesville Road and at other minor intersections within the township
- > The informality of Eagle Point's road cross-sections and paths shape the town's character
- > The foreshore precinct walking path is disconnected and has potential to provide for a high order recreational trail system, linking Eagle Point to Paynesville
- > Public transport provides an important mobility option for younger and older people.

7.3 Objectives and Strategies

MN 1	To provide a movement network that connects the community, its neighbourhoods and reflects the character of Eagle Point and diversity of streetscapes
MN 1.1	Maintain the existing character of local streets in their current form/condition, unless required to be upgraded to accommodate construction of paths, landscape enhancements or minor safety/improvements.
MN 1.2	Ensure the design of new roads in new subdivisions reflects the character of Eagle Point generally in accordance with the cross-sections contained in Chapter 7.5. "Urban" style cross-sections will be discouraged in favour of larger road reservations with informal cross-sectional elements and street tree planting.
MN 1.3	Require developers to construct new road and pedestrian path connections within and adjacent to new development within zoned residential land, to ensure residential neighbourhoods are appropriately connected and accessible.
MN 1.4	Facilitate bus transportation by encouraging Public Transport Victoria, VicRoads, local school and community bus services to extend routes within Eagle Point.

MN 1.5	Facilitate construction of a formalised bus stop and pedestrian crossing on Eagle Point Road in the Community Precinct to provide for safe access to the school and community buildings.
MN 1.6	Ensure new local roads and intersections provide for the safe passage of vehicles and pedestrians through the town.
MN 1.7	Plan for new roads which are site responsive and are aligned having regard to presence of existing dwellings, existing vegetation and other site considerations.
MN 1.8	Improve the current intersection at School Road and Bay Road consistent with the Eagle Point Foreshore Management Plan.
MN 2	To improve pedestrian accessibility and connectivity to Eagle Point's network of open spaces and community facilities
MN 2.1	Progressively provide upgrades to the primary and secondary pedestrian path network along the foreshore as generally depicted in Figure 12, and investigate opportunities to deliver a pedestrian path along the full length of the foreshore.
MN 2.2	Recognise the contribution of both paved and gravel paths to the informal character of Eagle Point by requiring new development to provide urban design advice as to appropriate path materials in accordance with the development requirements set out in Chapter 11.
MN 2.3	Investigate locations for an appropriately located pedestrian crossing of Paynesville Road to provide accessibility to the existing bus stop and areas south of Paynesville Road including the Golf Course.
MN 3	To ensure streetscapes within Eagle Point reflect the informal, natural and coastal character of the township
MN 3.1	With the exception of the community precinct, discourage formalised and urban streetscapes and road cross-sectional elements that do not reflect the natural character of Eagle Point This includes excessive use of hard surfaces, formalised and exotic street tree plantings, narrow road reservations and constructed kerb and channels (where appropriate and not required to meet drainage needs).
MN 3.2	Support enlarged road cross-sections with informal elements such as swale drains (refer to cross-sections in Chapter 7.5).
MN 3.3	Require new streetscapes that will enhance the informality and natural character of Eagle Point generally in accordance with the streetscape direction provided in the cross-sections in Chapter 7.5.
MN 3.4	Require large canopy street trees which are planted informally on both sides of the street and have regard to view lines and establishment of the preferred neighbourhood character area.
MN 3.5	Support pedestrian paths within streetscapes that have regard for the role of the path network as guided in Chapter 7.
MN 3.6	Ensure streetscapes consider bushfire risk and new streetscapes or improvements do not result in a net increase in risk to existing residents and infrastructure.

7.4 Actions

-  **A16** Work collaboratively with VicRoads to locate, design and construct a pedestrian crossing/refuge that will facilitate safe pedestrian access across Paynesville Road and improve bus stop safety.
-  **A17** Work collaboratively with VicRoads, Public Transport Victoria and private bus operators to improve bus routes within the town, including formalising a stop in proximity to the Eagle Point Primary School.
-  **A18** Investigate intersection treatment options at School Road and the foreshore consistent with the Eagle Point Foreshore Management Plan.

Figure 11 Road Network

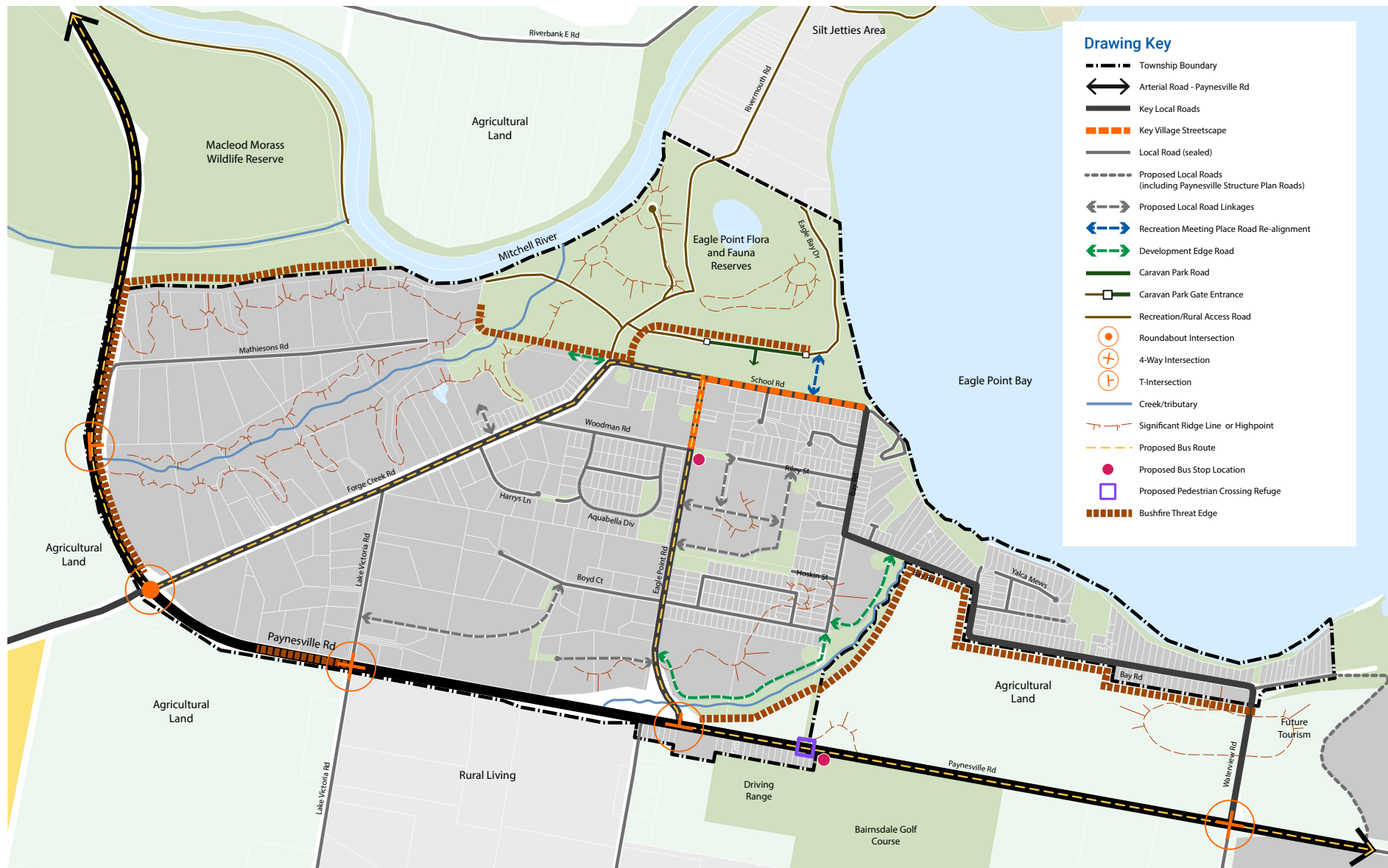
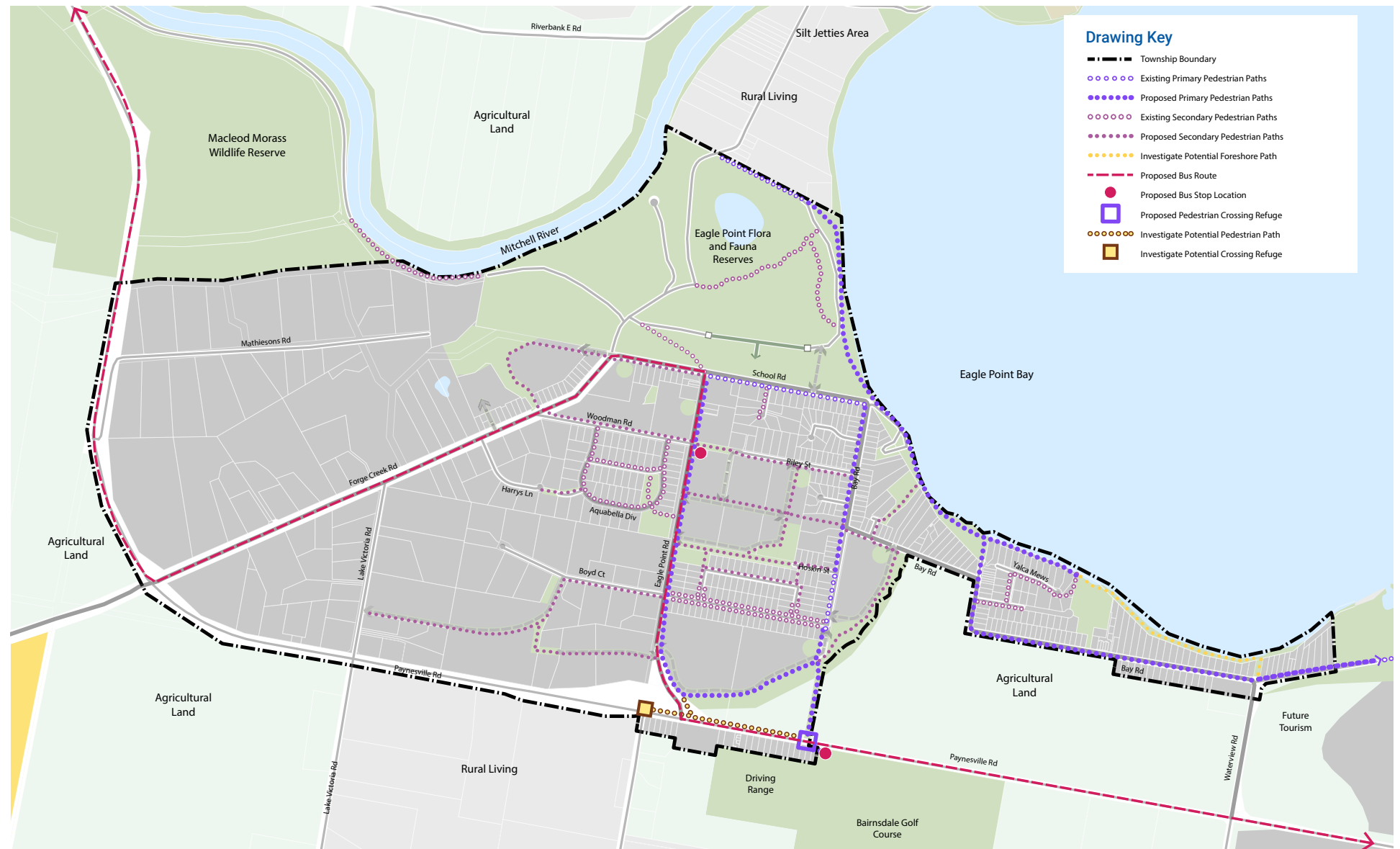
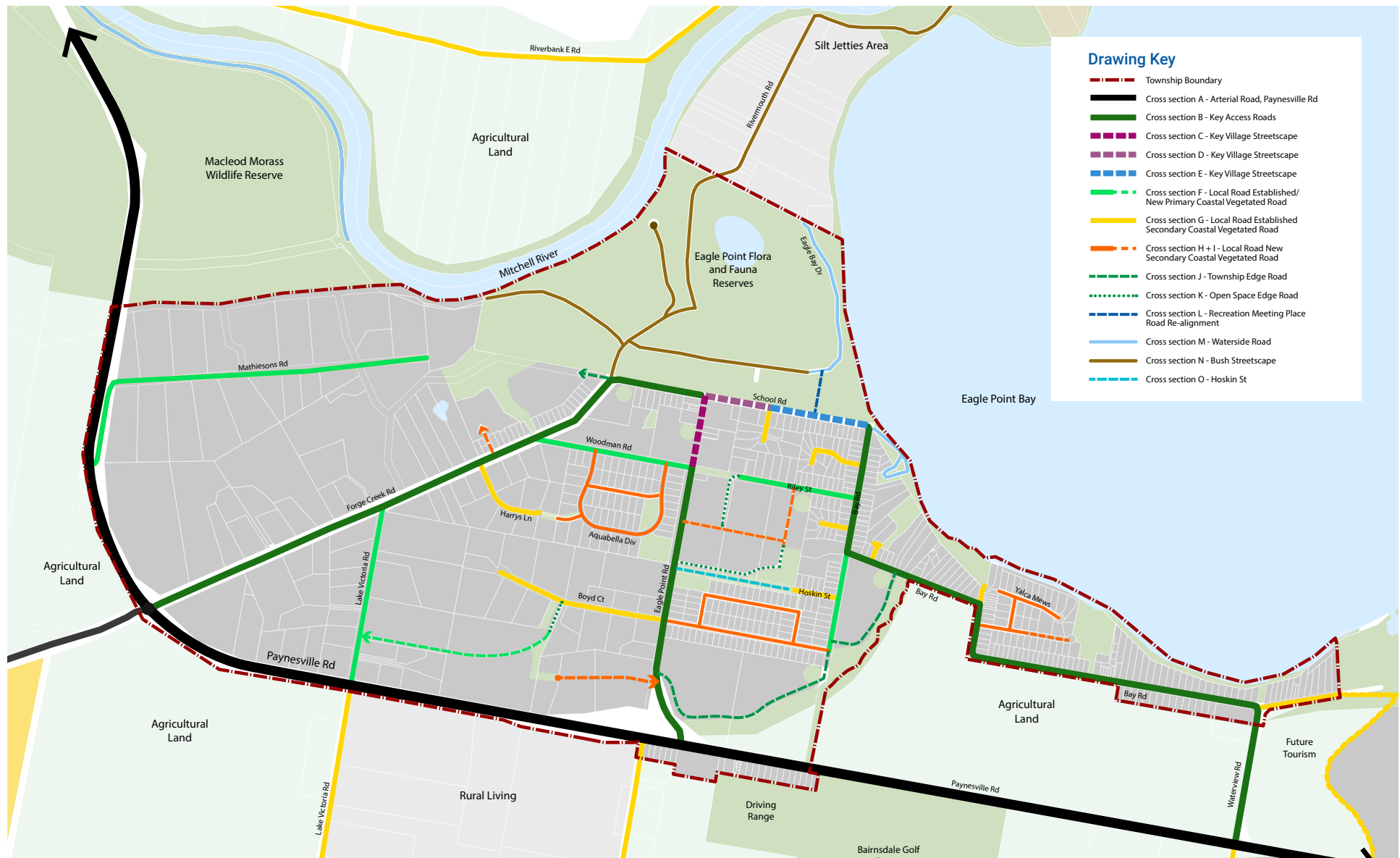


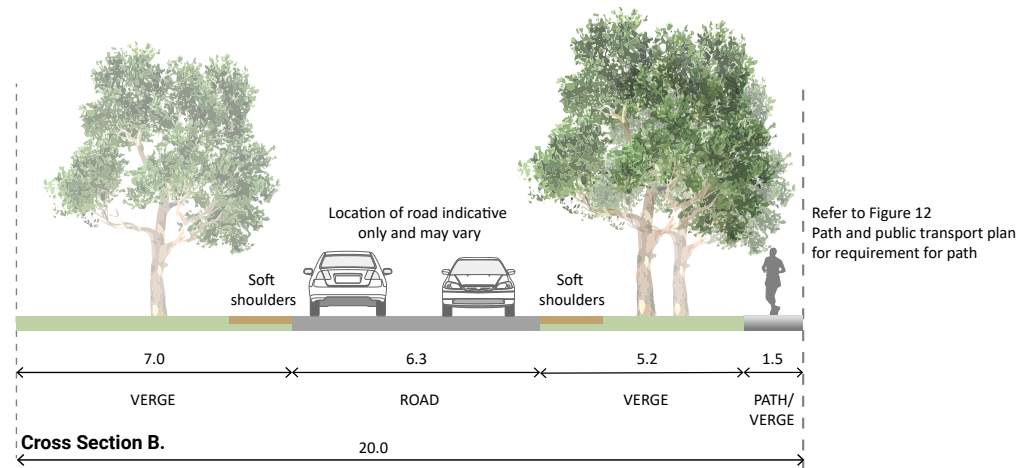
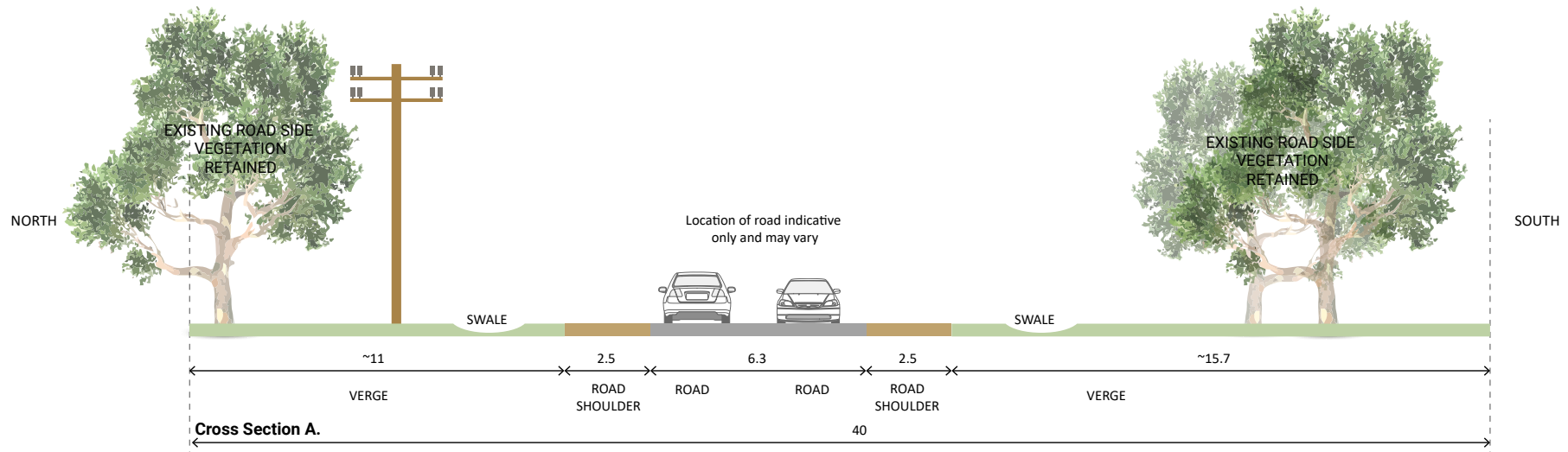
Figure 12 Path and Public Transport Network

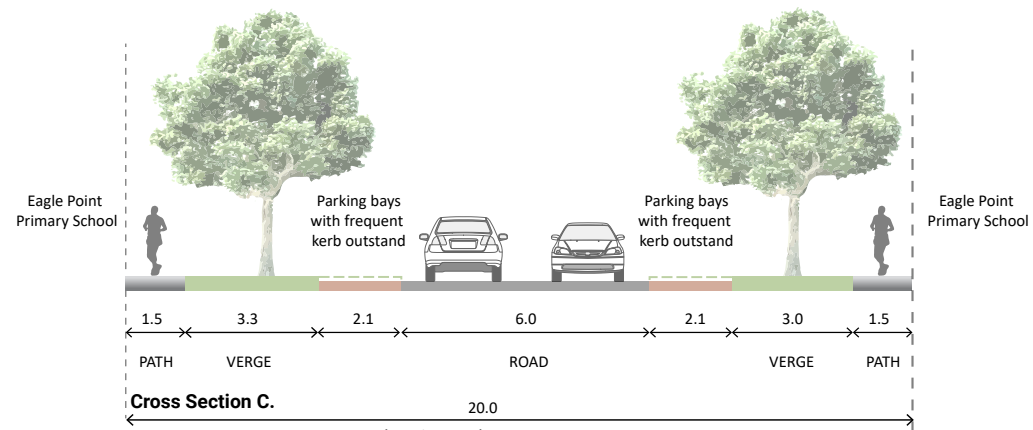


7.5 Road Cross-sections

Figure 13 Road cross-section

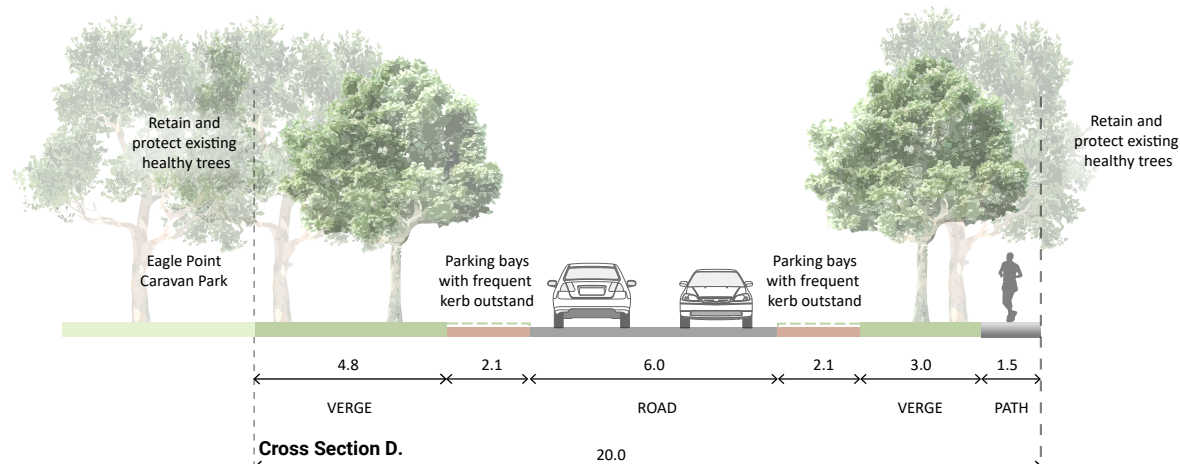






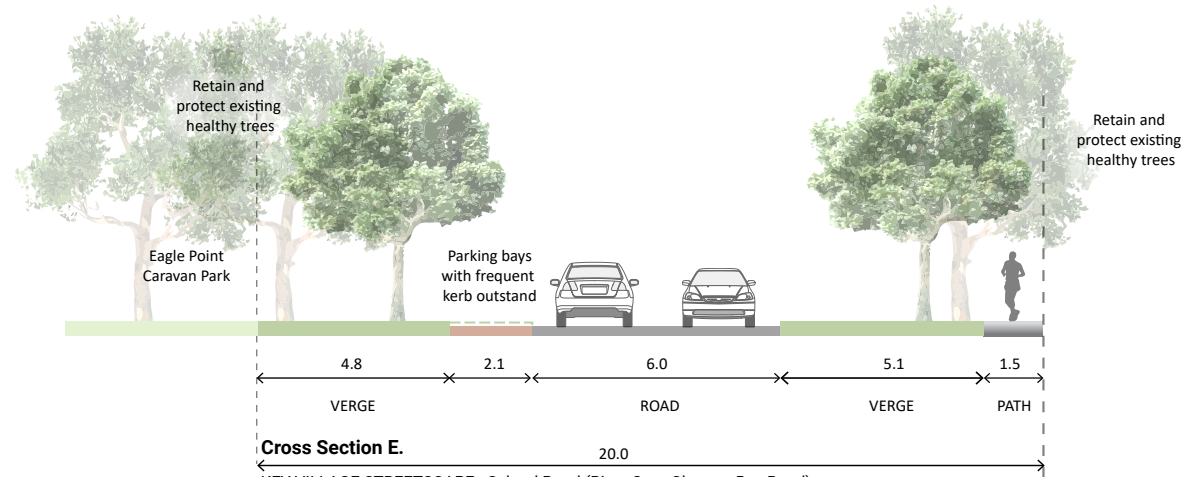
Features:

- Regular canopy trees of consistent species.
- Provides more shade to road, parked cars and footpaths.
- Creates a distinct identity to village centre.
- Footpath on south side opposite the caravan park. (Caravan park road operates as footpath)
- Dedicated parking to respond to demands of Primary School and foreshore recreation.
- Street vegetation should consider bushfire risk.



Features:

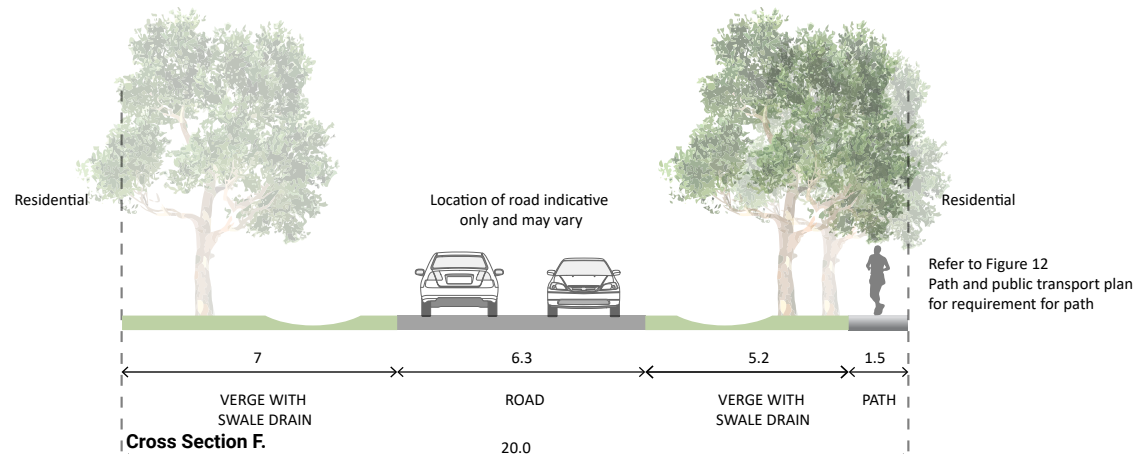
- Regular canopy trees of consistent species.
- Provides more shade to road, parked cars and footpaths.
- Creates a distinct identity to village centre.
- Footpath on south side opposite the caravan park. (Caravan park road operates as footpath)
- Dedicated parking to respond to demands of Primary School and foreshore recreation.
- Street vegetation should consider bushfire risk.



KEY VILLAGE STREETSCAPE - School Road (River Gum Close to Bay Road)

Features:

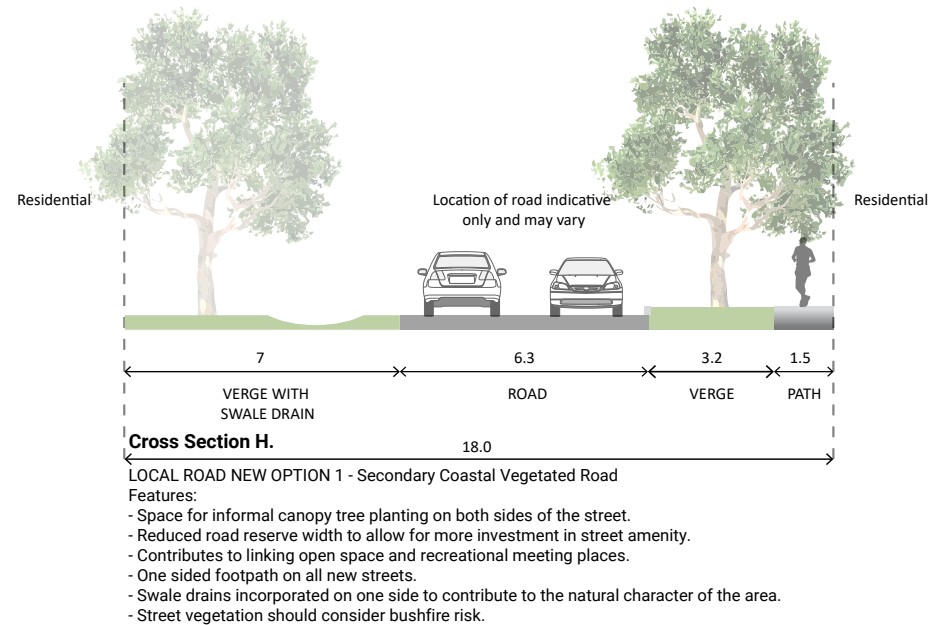
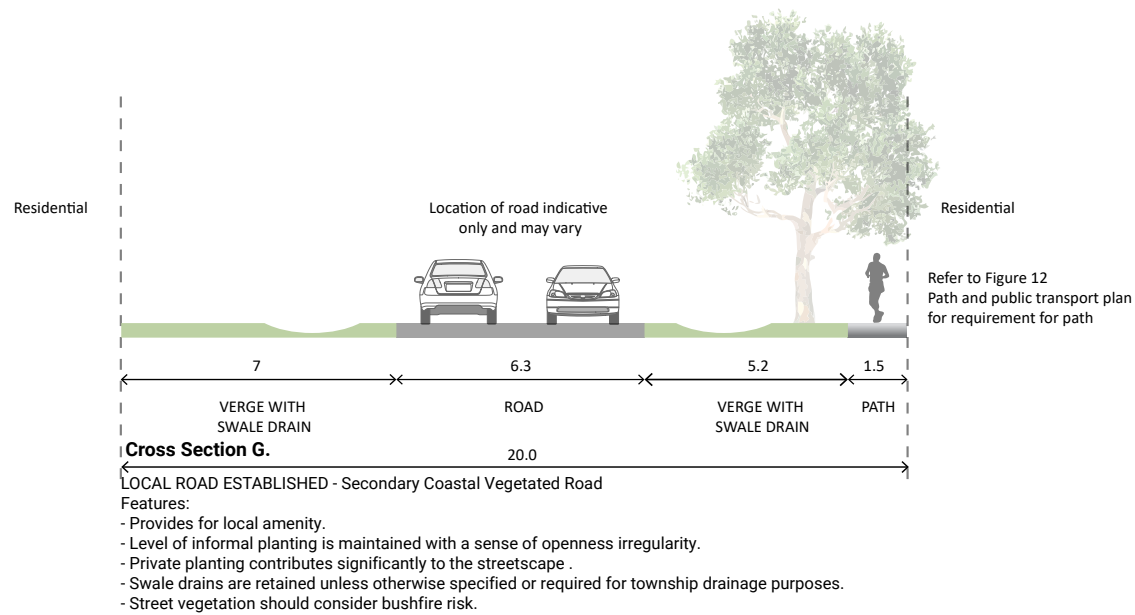
- Regular canopy trees of consistent species.
- Provides more shade to road, parked cars and footpaths.
- Creates a distinct identity to village centre.
- Footpath on south side opposite the caravan park. (Caravan park road operates as footpath)
- Dedicated parking to respond to demands of Primary School and foreshore recreation.
- Street vegetation should consider bushfire risk.

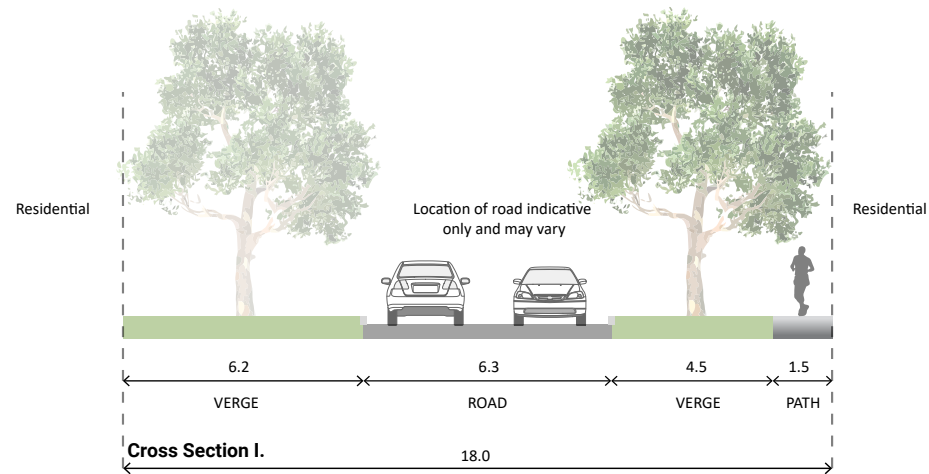


LOCAL ROAD EXISTING/PROPOSED - Primary Coastal Vegetated Road

Features:

- Allows for increased planting of informal large primarily native canopy trees within widened verges.
- Contributes to linking open space and recreational meeting places
- One sided footpath.
- Swale drains are retained unless otherwise specified or required for township drainage purposes.
- Street vegetation should consider bushfire risk.

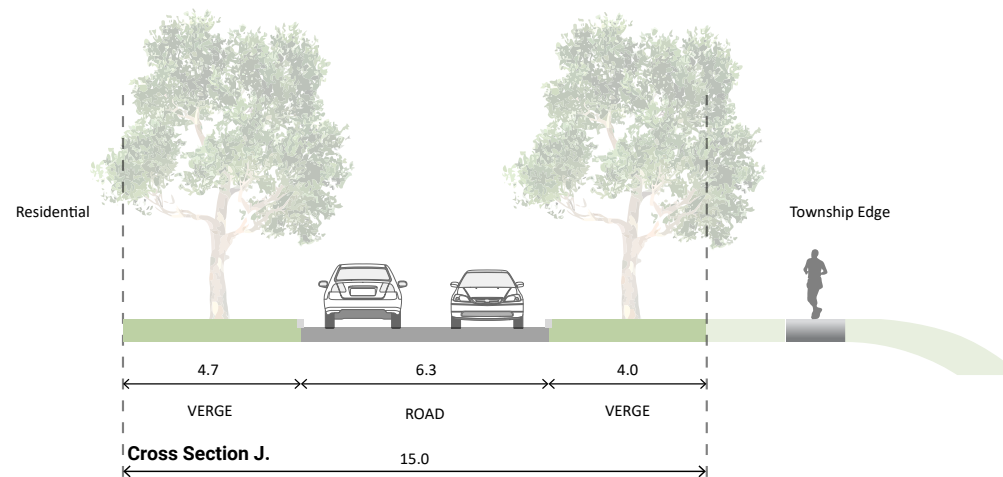




LOCAL ROAD NEW OPTION 2 - Secondary Coastal Vegetated Road

Features:

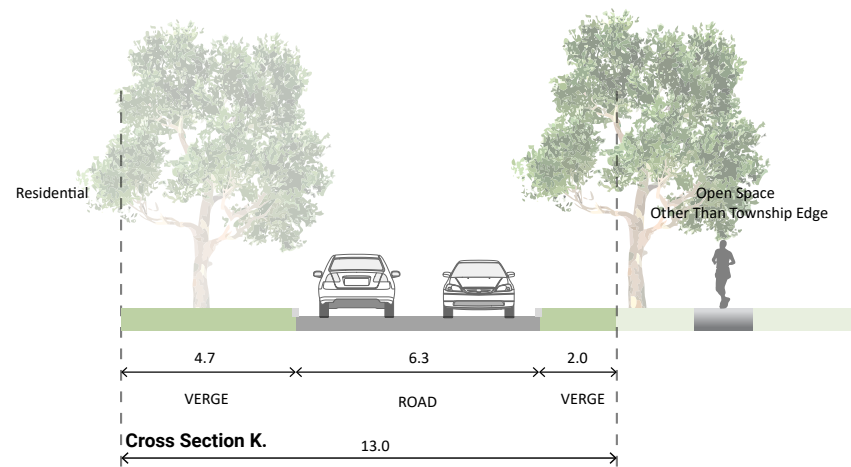
- Space for informal canopy tree planting on both sides of the street.
- Reduced road reserve width to allow for more investment in street amenity.
- Contributes to linking open space and recreational meeting places.
- One sided footpath on all new streets.
- Street vegetation should consider bushfire risk.



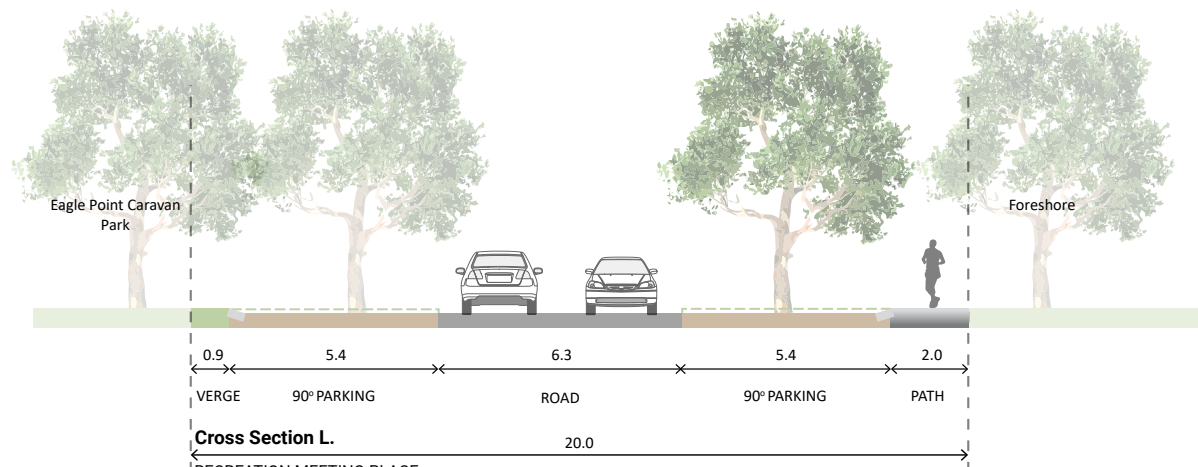
TOWNSHIP EDGE ROAD - Secondary Coastal Vegetated Road

Features:

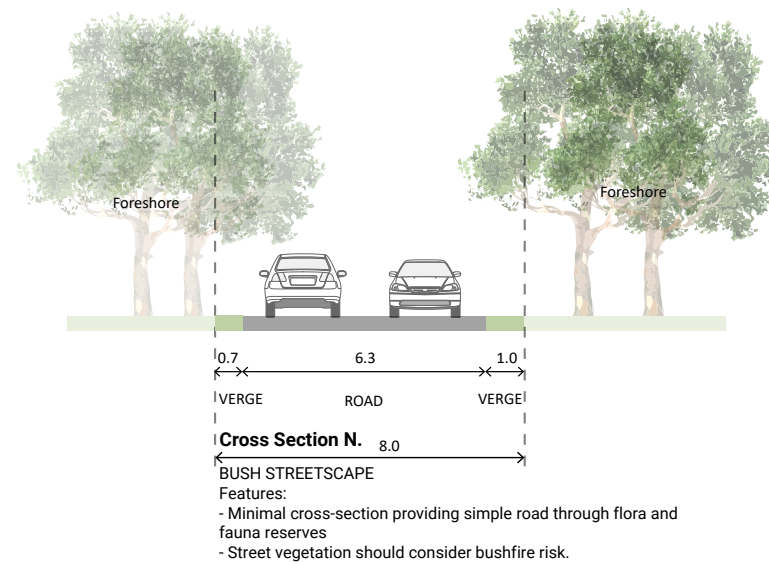
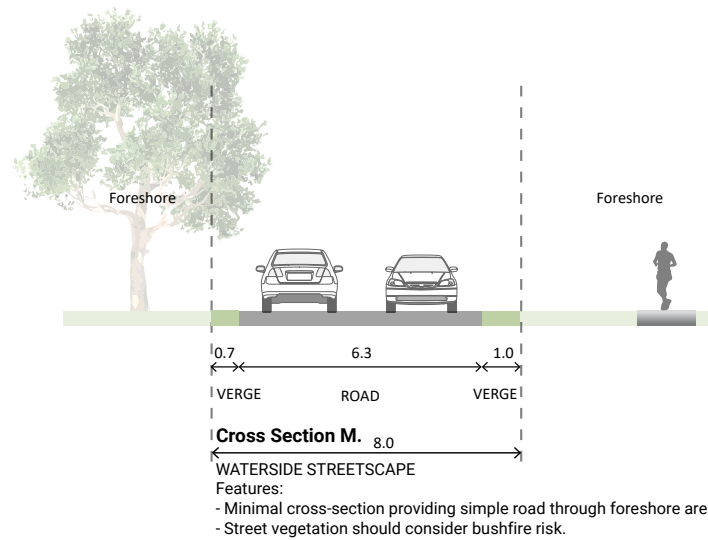
- Provides generous space for native vegetation planting to frame the township edge.
- Reduced road reserve width to allow for more investment in street amenity and creek environment.
- Contributes to linking open space and recreational meeting places.
- No footpath inside road reserve as a path will be provided along the creek.
- Street vegetation should consider bushfire risk.

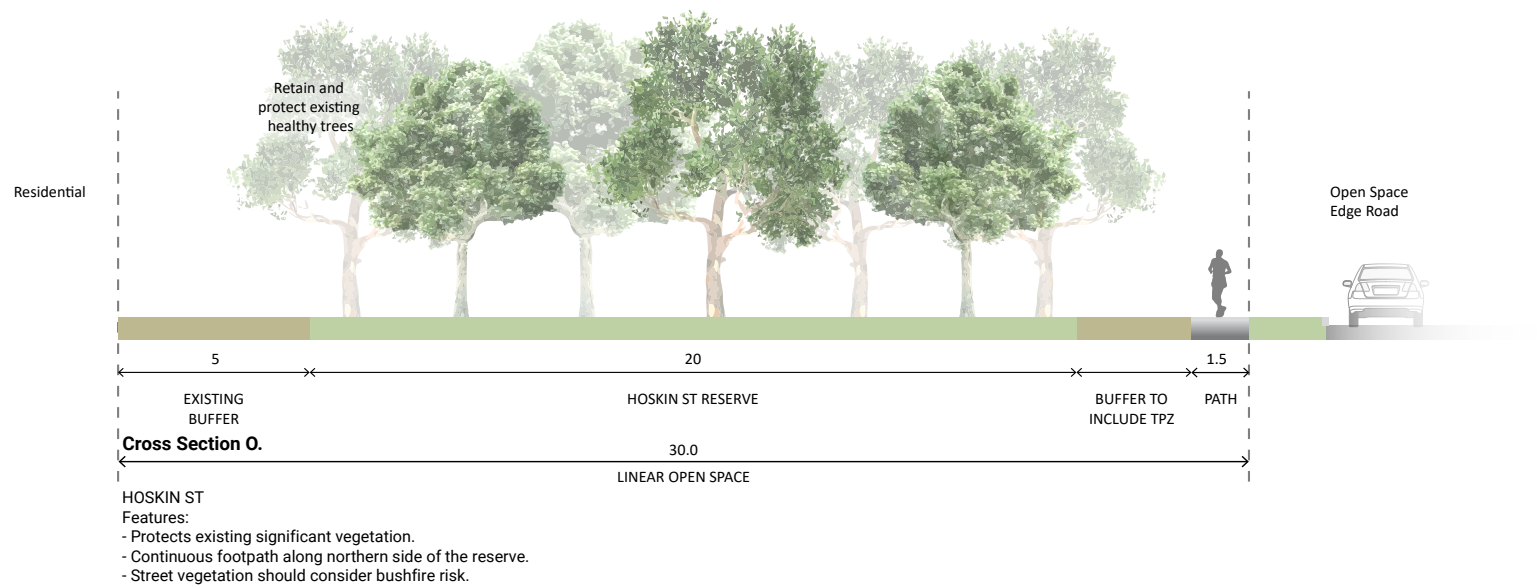


- Features:
- Provides space for native vegetation planting adjacent residential.
 - Reduced road reserve width to allow for more investment in street amenity and open space.
 - No footpath inside road reserve as a path will be provided within the open space.
 - Street vegetation should consider bushfire risk.



- Features:
- Delineates the caravan park from the foreshore.
 - Provides efficient parking for the foreshore.
 - Street vegetation should consider bushfire risk.





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8. LANDSCAPE, OPEN SPACE AND ENVIRONMENT

8.1 Guiding Principle

Eagle Point's landscape setting and network of small scattered open spaces and reserves will be protected and enhanced for their contribution to the character and the environmental values of the township, provided there is no increased risk of bushfire to the settlement.

The foreshore precinct will be Eagle Point's primary recreation open space area, while the smaller, scattered network of open spaces will be well connected and enhanced through landscaping, provision of street furniture and signage.

Vegetation within the public realm including open spaces and streets will be protected in recognition of their contribution to Eagle Point's character and biodiversity system.

8.2 Key Issues/Considerations

- > Eagle Point's network of scattered, informal open spaces provide the communities' passive and recreation open space
- > Incremental removal of vegetation within the public and private realm erodes the nature-based character of the town and environment
- > The foreshore precinct is Eagle Point's primary passive recreation and tourism asset; however, it is has potential for further enhancement
- > Improve opportunities for nature-based play and informal recreation within existing and future open spaces

8.3 Objectives and Strategies

OS 1	To protect and enhance areas of significant biodiversity, landscape value and cultural heritage
OS 1.1	Require new development to be site responsive to avoid impacts to wildlife habitats, habitat movement corridors, natural features, drainage reserves, ridgelines, existing vegetation and views and vistas and to have regard to bushfire risk.
OS 1.2	Support opportunities for enhancing biodiversity and natural landscape and habitat design in open space areas.
OS 1.3	Conserve and protect existing trees, indigenous vegetation and significant landscape areas by applying appropriate planning controls.
OS 1.4	Encourage planning and development outcomes which incorporate quality environmental design outcomes.
OS 1.5	Protect the nominated environmental significant land as depicted within Figure 15 within a future conservation open space reserve.
OS 1.6	Encourage protection of cultural heritage sites and places.
OS 2	To enhance Eagle Point's existing scattered and diverse open space network as a key part of the liveability and experience of the township
OS 2.1	Enhance the function of existing passive open spaces by undertaking improvements such as landscaping, furniture (such as park benches), shade (constructed and tree planting) and signage to support informal recreation and enjoyment of these spaces.
OS 2.2	Facilitate connections to open space and other public reserves outside of the Township Boundary that also perform a role as part of Eagle Point's broader open space network.
OS 2.3	As part of future development within the township, require creation of future secondary recreation open spaces as indicatively shown in Figure 14 that provide for local open space needs, contribute to Eagle Point's scattered network of open spaces and which are landscaped to reflect the natural and informal character of the township.
OS 2.4	Support community groups and other activities within nature reserves and other open spaces which increase awareness and education around Aboriginal cultural heritage and the natural environment.
OS 2.5	Ensure the enhancement of open space networks consider bushfire risk and do not increase risk to existing residents and infrastructure.

OS 3	To identify new open space opportunities that will contribute to the liveability, character and environmental values of the Eagle Point
OS 3.1	Require future development to release drainage lines from private to public ownership which will facilitate recreation opportunities and linear pedestrian links within the township.
OS 3.2	Support secondary recreation meeting spaces as forming small passive open space opportunities which may contain small scale infrastructure such as signage, park benches and landscaping.
OS 3.3	Development in the township in identified locations that will make a positive contribution to the community, such as contributions to enhancements in the foreshore precinct, creation of new drainage open space and creation of smaller recreation meeting spaces.
OS 3.4	Protect the environmentally significant land abutting the foreshore precinct from further development in public open space as depicted in Figure 14.
OS 3.5	Discourage removal of existing vegetation in all streets including Forge Creek Road, Hoskin Street, Riley Street, Bay Road and along drainage lines.
OS 3.6	Limit incremental loss of trees and vegetation during consideration of planning permit/development applications which contribute to the character and environmental values of Eagle Point.
OS 3.7	Investigate opportunities to locate new active open space within proximity of the Community Precinct.
OS 3.8	Require new planting, landscaping and vegetation of open spaces to accord with CFA's bushfire requirements.

Figure 14 Open Space Network

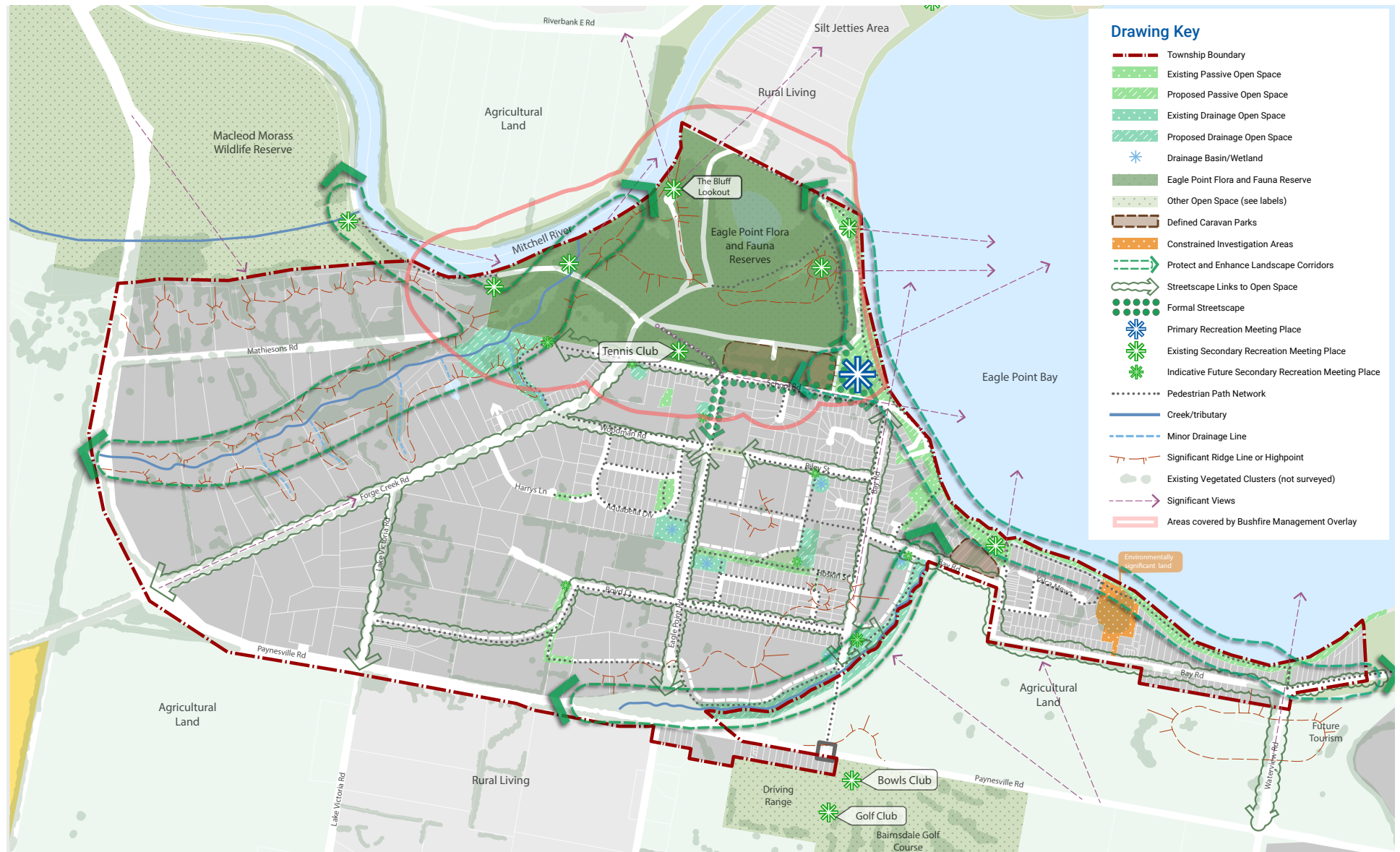
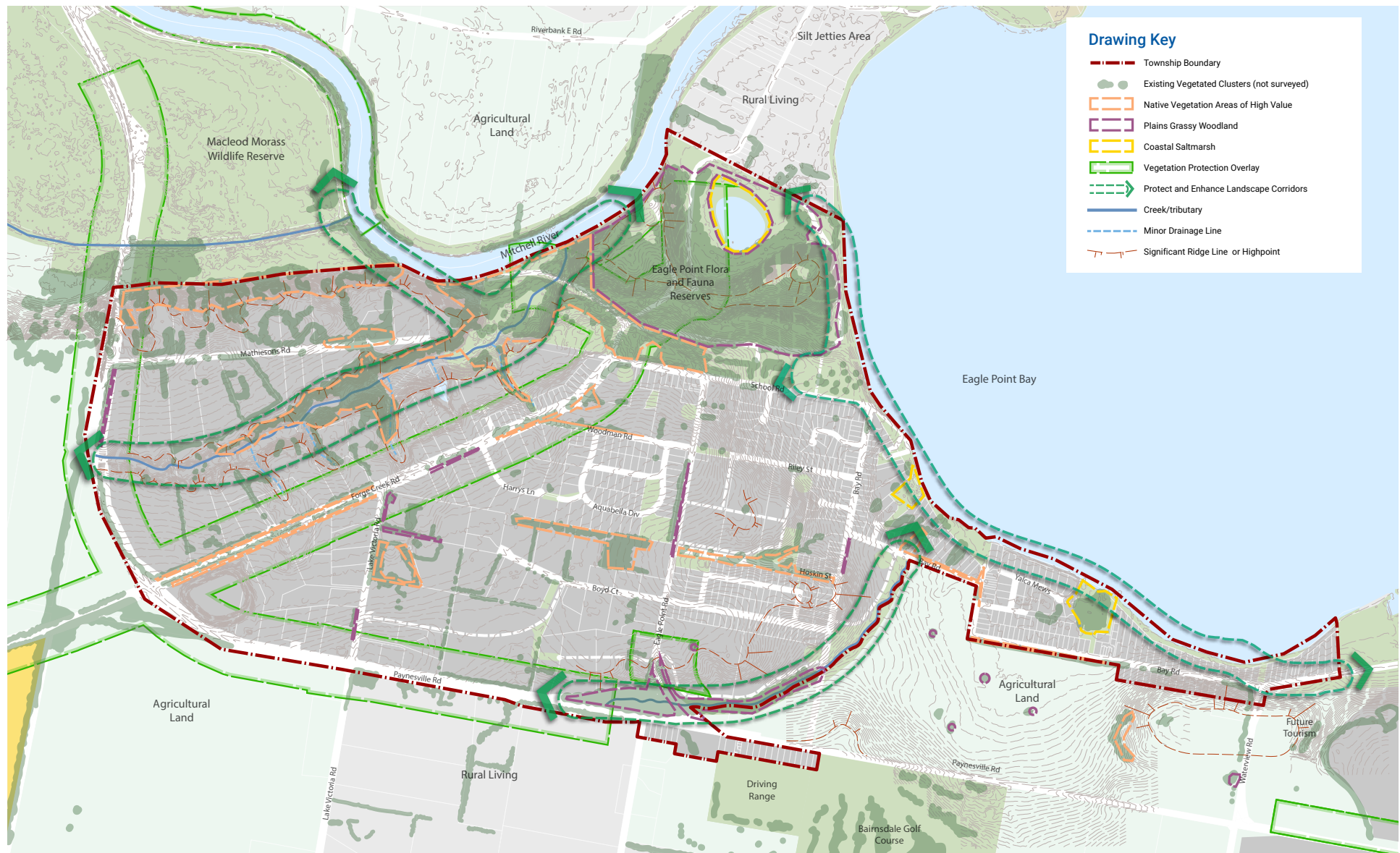


Figure 15 Environmental Values and Cultural Heritage



8.4 Actions

-  **A19** Prepare an overall signage plan/strategy for the township that assists in way-finding and enjoyment of the township's diverse and distributed open space and precinct attractions.
-  **A20** Investigate application of the Environmental Significance Overlay to Tyers Creek and the drainage/creek line north of Paynesville Road as required.
-  **A21** Work with local community groups such as conservation groups, Landcare, schools, etc to implement management plans for conservation reserves and increase awareness and education around the natural environment both within private and public land.
-  **A22** Work with other public land managers to improve connectivity between Eagle Point and reserves and open spaces in vicinity to Eagle Point.
-  **A23** Work with the landowner of the identified environmentally significant site to release the land for public conservation/open space purposes.

9. NATURAL HAZARDS

9.1 Guiding Principle

Future development of Eagle Point will be appropriately managed to ensure the town is protected from the impact of natural hazards such as inundation and bushfire risk.

The structure plan area has not located new sensitive uses and development in areas known to be affected by coastal inundation or areas which present higher bushfire risk. Forward zoning has been directed to elevated land, away from likely flood areas where bushfire risk can be managed appropriately.

9.2 Key Issues/Considerations

- > Protection, enhancement and management of vegetation abutting and within Eagle Point must consider bushfire risk.
- > The need to mitigate flood risk to buildings and works associated with the foreshore landscape master plan.
- > The impact of coastal inundation by the year 2100 will not affect change areas.
- > Restricted growth is envisaged for Eagle Point to manage bushfire risk to the settlement and improve bushfire safety to existing residents.

9.3 Objectives and Strategies

NH 1	To ensure bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future development or protection of vegetation.
NH 1.1	Require lot sizes in heavily treed neighbourhood precincts to have regard to the desire to retain trees and to provide adequate clear zones to satisfy bushfire threat as demonstrated by a bushfire hazard site assessment and the application of building envelopes.
NH 1.2	Subdivision must provide a road network that enables at least two safe egress routes, away from fire hazard to minimise bushfire risk and ensure a permeable and accessible road network is available.
NH 1.3	Reduce the impact of bushfire on new subdivisions and adjacent to existing urban areas by providing appropriate defensible space, promoting bushfire safe landscape design within residential areas and constructing new dwellings to BAL 12.5 construction standard.
NH 2	To manage the risk of flooding within Eagle Point.
NH 2.1	Regulate development of land identified in the estimated 1% AEP flood extent (refer to Figure 16).
NH 2.2	Require land uses and new development to be appropriately sited away from flood risk areas to ensure protection to life, property and community infrastructure is prioritised.
NH 2.3	Acknowledge and manage existing development in areas identified as flood risk areas.
NH 2.4	Consider planning permit applications within Land Subject to Inundation.

9.4 Actions



A24 Work collaboratively with CFA to appropriately manage bushfire risk in Eagle Point.



A25 Work collaboratively with East Gippsland Catchment Management Authority to manage climate change risks such as flooding, sea level rise and erosion in Eagle Point.



A26 Incorporate bushfire considerations and requirements to Development Plan Overlays for Strategic Sites and relevant zone schedules for Incremental Change Areas to address bushfire risk appropriately.

Figure 16 Natural Hazards



10. DRAINAGE AND INFRASTRUCTURE

10.1 Guiding Principle

Future development of Eagle Point will ensure that services and drainage is holistically planned for having regard to its close physical relationship to the Gippsland Lakes system.

Localised drainage issues will be resolved and storm water will be appropriately treated to protect the sensitive lakes system environment for future generations. Drainage lines will be enhanced in well-connected public open spaces which can be enjoyed by the community providing linkages to the nature-based open spaces present within the township.

10.2 Key Issues/Considerations

- > The need to mitigate flooding risks and untreated storm water runoff into downstream areas of Eagle Point and the sensitive Gippsland Lakes system
- > Existing drainage issues associated with informal points of storm water discharge through private properties require resolution between Council and affected land owners
- > Lack of coordinated drainage strategy across the town has created a piecemeal approach to managing drainage outcomes and is causing local drainage reserve and management issues for Council
- > Potential to leverage natural drainage lines and systems for their biodiversity and community recreational value and enduring boundary to the township
- > The small scale and limited growth planned for Eagle Point and balance provision of reticulated services such as sewer and water.

10.3 Objectives and Strategies

DI 1	To provide for co-ordinated provision of services and drainage infrastructure across Eagle Point.
DI 1.1	Support continual improvements and upgrades to reticulated services in Eagle Point by authorities.
DI 1.2	Recognise the importance of the existing East Gippsland Water Facility site located on the corner of Forge Creek Road which caters for the water needs of the broader region.
DI 1.3	Ensure all new development demonstrates best practice regarding integrated drainage outcomes.
DI 2	To improve Eagle Point's integrated water management systems that provides for treatment and conservation of water and enhances the environmental and recreational qualities of Eagle Point and the Gippsland Lakes
DI 2.1	Support the retention and enhancement of natural waterways and drainage lines in public open space for their environmental value and role in treating storm water before discharging into the Gippsland Lakes.

DI 2.2	Balance the role of waterways for water treatment and enhancing environmental values with their role as important recreational and open space value for the community.
DI 2.3	Ensure all new development demonstrates best practice that will result in coordinated and integrated drainage outcomes to the environmental and recreational benefit of the township.
DI 2.4	Support the design of new development including roads and open spaces which incorporate water sensitive urban design measures to treat, harvest and/or infiltrate storm water where possible and reduce reliance on potable water and reduce volume of storm water discharging into the natural drainage system.
DI 3	To recognise and improve the environmental and recreational value of existing drainage lines within the town
DI 3.1	Support the release of the drainage line within an appropriate buffer area with future development that will define the southern extent of the township and will facilitate active land management and community recreation link for Eagle Point. See also development requirements set out in Section 7.3 for further details on development around the drainage line.
DI 3.2	Restrict further subdivision within Mathiesons Road and Forge Creek Road neighbourhood area to protect the environmental and drainage values of Tyers Creek.
DI 3.3	Support vegetated buffer zones of at least 30m on either side of major drainage corridors in accordance with Clause 14.02-1S of the Planning Policy Framework (PPF).
DI 4	To minimise the environmental, visual and amenity impacts of service infrastructure
DI 4.1	Require future provision of infrastructure services to be carefully considered to avoid impacts to natural features, drainage lines, ridgelines, existing vegetation and views and vistas.
DI 4.2	Support innovative and sustainable improvements and advancements of provision of storm water and services for Eagle Point.
DI 4.3	Resolve site-specific storm water discharge issues between Council and landholders as identified in Figure 17 to ensure private land and drainage outcomes are not compromised.
DI 4.4	Require applications for subdivision, new dwellings and uses to be accompanied by a storm water management report prepared by a suitably qualified expert demonstrating how storm water will be treated, generally in accordance with the Eagle Point Drainage Assessment prepared by Water Technology. See also development requirements set out in Chapter 11 for further details on drainage requirements for subdivisions.
DI 5	To recognise and protect existing wastewater treatment facilities and infrastructure operated by East Gippsland Water.
DI 5.1	Consider all development, use and subdivision planning permit applications in proximity to existing wastewater treatment facilities accordingly.
DI 5.2	Control new residential dwellings around the Paynesville Wastewater Treatment Plant to reduce risk of offensive odours.

10.4 Actions

-  **A27** Incrementally improve existing drainage issues across the township.
-  **A28** Work collaboratively with landholders to resolve site-specific drainage issues.
-  **A29** Work collaboratively with service authorities to facilitate upgrades and maintenance of reticulated services including water, electricity, and sewerage.
-  **A30** Work collaboratively with East Gippsland Water to introduce planning controls around Paynesville Waste Water Treatment Facility.
-  **A31** Prepare a stormwater management plan for Eagle Point.
-  **A32** Implement improvements and upgrades of stormwater drainage infrastructure as identified in the stormwater management plan, or on a case-by-case basis.
-  **A33** Engage with affected landowners to resolve localised stormwater drainage issues.

Figure 17 Drainage

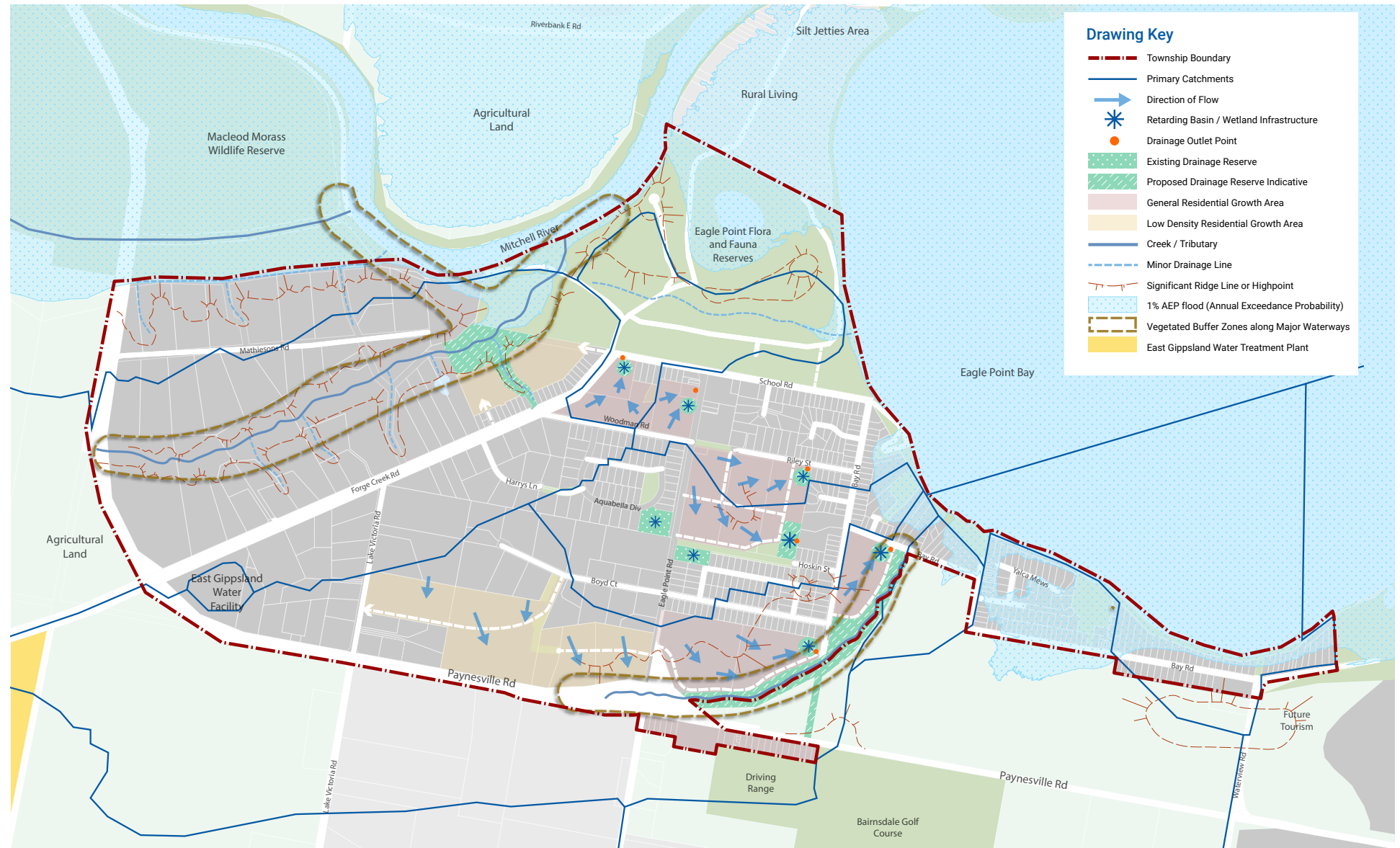
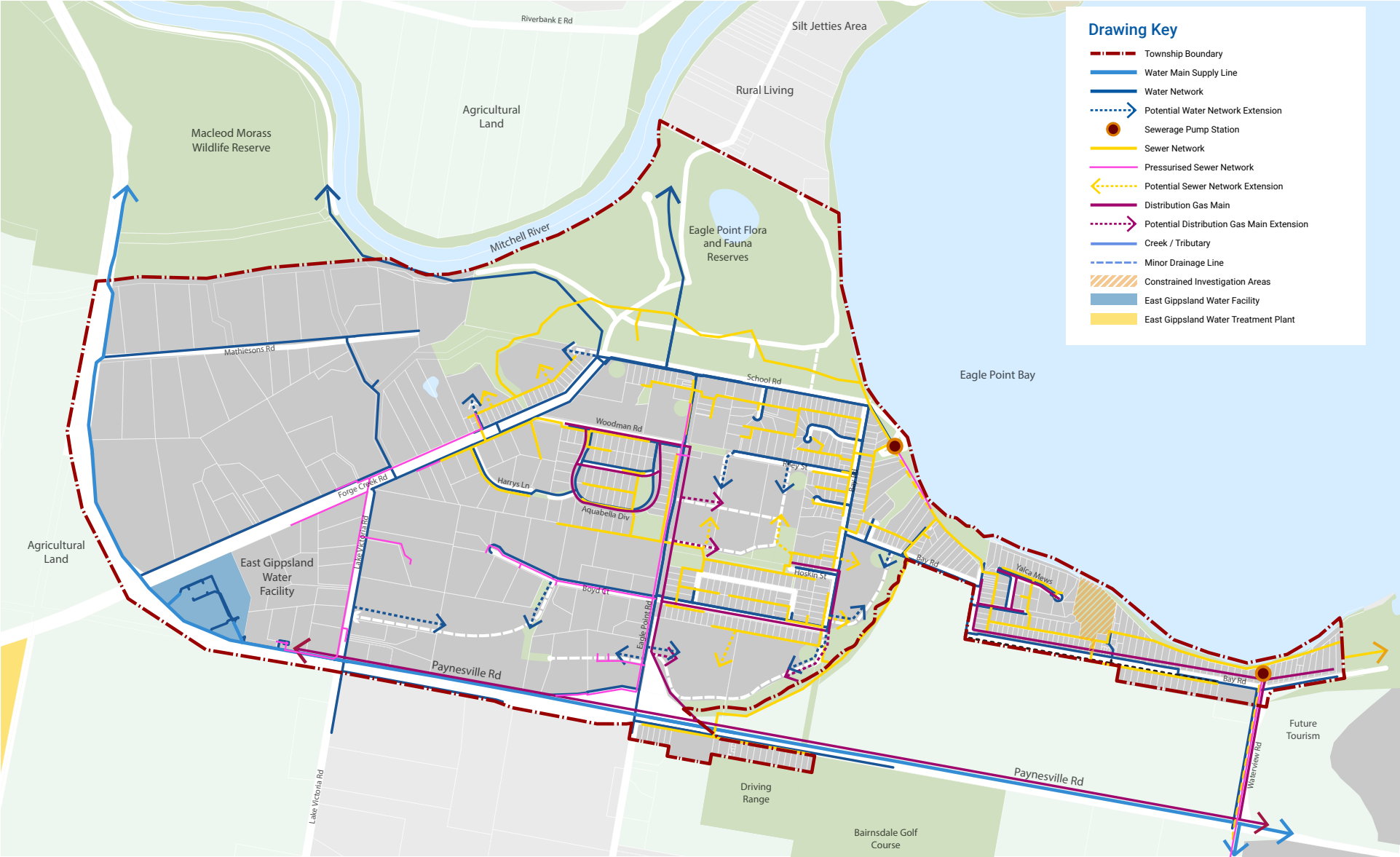


Figure 18 Servicing Infrastructure



11. IMPLEMENTATION PLAN

11.1 Introduction

This part of the Structure Plan sets out the following implementation matters as recommended by the Structure Plan:

- > Action implementation plan, which brings together all the actions in Part 2
- > Planning controls, summary of changes required to the East Gippsland Planning Scheme
- > Pre-conditions and requirements for development, which must be reviewed and addressed prior to Council considering rezoning requests and development applications (where triggered)
- > Summary of public realm and infrastructure improvements within Eagle Point.

11.2 Action Implementation Plan

The following tables sets out the Action Implementation Plan for the actions identified in the Structure Plan.

Each action is categorised by the type of action (in terms of Council's role in facilitating the action), the resources required to undertake the action and the timeframe in which the action should be completed. A general indication of costs is provided to assist Council in allocation of funds.

Table 1

TYPE OF ACTION	Actions Council can implement alone
Council responsibility	Actions Council can implement alone
Council Advocacy	Actions where Council influences others to act
Council Collaboration	Actions where Council works with other stakeholders, such as landholders, proponents and Government agencies
RESOURCES	
OT	Officer Time. Council has existing resources to complete the action within the identified timeframe
\$	Limited. Council can readily fund the action within the identified timeframe
\$\$	Moderate. Council will require and plan for additional funds to complete the action within identified timeframes
\$\$\$	Significant. Council will require substantial planning to complete actions and likely require other funding sources.
TIMEFRAME	
Immediate	Within the next year, most likely as part of implementation of the Structure Plan
Short	Within the next 1-2 years
Medium	Within the next 2-5 years
Long	5+ years
Ongoing	Actions that will continue over time

Table 2 Action Implementation

ACTION		TYPE OF ACTION	TIMEFRAME	RESOURCES
TOWNSHIP BOUNDARY				
A1	Articulate and define the role of Eagle Point (including its township boundary) by incorporating the Eagle Point Structure Plan into the Municipal Strategic Statement.	Council responsibility	Immediate	OT + \$
A2	Apply the Significant Landscape Overlay to the landholdings as shown in Figure 6.	Council responsibility	Immediate	OT + \$
MANAGING RESIDENTIAL CHANGE AND CHARACTER				
A3	Insert the Overall Township Objectives into East Gippsland's Municipal Strategic Statement to guide future development outcomes within Eagle Point's residential neighbourhood areas.	Council responsibility	Immediate	OT + \$
A4	Rezone the Mathiesons Road Neighbourhood Character Area to the Rural Living Zone and apply a minimum subdivision area of 2 hectares and review existing restrictive covenants.	Council responsibility	Short term	OT + \$
A5	Include preconditions for 'Incremental Change Areas' as specified in Chapter 11.5 to all relevant zone schedules as shown in Figure 7 (excluding Strategic Sites).	Council responsibility	Short term	OT + \$
A6	Apply the Development Plan Overlay to Strategic Sites identified in Figure 19 and include preconditions and requirements specified in Chapter 11.5.	Council responsibility	Medium term	OT + \$
A7	Amend the General Residential Zone boundary for land at 25 Waterview Road to reflect alignment with the Structure Plan.	Council responsibility	Immediate	OT + \$
A8	Rezone land identified as a new change area as depicted in Figure 7 subject to development preconditions and requirements listed within Chapter 11.	Council responsibility	Immediate	OT + \$
A9	Work collaboratively with the Bairnsdale Golf Course to understand timing of future proposals and reinforce its tourism role and economic benefits to Eagle Point and the broader area, over the long term.	Council collaboration	Medium term	OT
A10	Rezone land at 30 Forge Creek Road to the Low Density Residential Zone as identified in Figure 19.	Council responsibility	Short term	OT + \$
A11	Apply minimum subdivision areas (specified in Figure 26) to the existing Low Density Residential Zone land identified in Figure 19 through a schedule.	Council responsibility	Short term	OT + \$
A12	Apply and amend schedules to all zones (as required) to reflect neighbourhood character summaries in Appendix 1.	Council responsibility	Short term	OT + \$

Table 2 (cont.) - Action Implementation

ACTION		TYPE OF ACTION	TIMEFRAME	RESOURCES
THE COMMUNITY AND FORESHORE PRECINCTS				
A13	Exhibit and implement the Eagle Point Foreshore Management Plan and support its implementation within Eagle Point over time.	Ongoing	Short term	OT + \$\$
A14	Prepare a landscape masterplan for the primary recreation meeting place within the foreshore precinct which details a utilisation of space, improvement of existing facilities, new facilities and access arrangements for the community and clarification of the extent of camping.	Ongoing	Immediate	OT + \$
A15	Investigate options for the existing tennis courts and associated buildings by exploring future uses and multiplicity of use to maximise community benefit.	Council collaboration	Medium term	OT + \$
MOVEMENT NETWORK				
A16	Work collaboratively with VicRoads to locate, design and construct a pedestrian crossing/refuge that will facilitate safe pedestrian access across Paynesville Road and improve bus stop safety.	Council collaboration	Medium term	\$\$\$
A17	Work collaboratively with VicRoads, Public Transport Victoria and private bus operators to improve bus routes within the town, including formalising a stop in proximity to the Eagle Point Primary School.	Council collaboration	Medium term	\$\$\$
A18	Investigate intersection treatment options at School Road and the foreshore consistent with the Eagle Point Foreshore Management Plan.	Council responsibility	Long term	\$\$\$
LANDSCAPE, OPEN SPACE AND ENVIRONMENT				
A19	Prepare an overall signage plan/strategy for the township that assists in way-finding and enjoyment of the township's diverse and distributed open space and precinct attractions.	Council responsibility	Short term	OT + \$
A20	Investigate application of the Environmental Significance Overlay to Tyers Creek and the drainage/creek line north of Paynesville Road as required.	Council responsibility	Short term	OT + \$
A21	Work with local community groups such as conservation groups, Landcare, schools, etc to implement management plans for conservation reserves and increase awareness and education around the natural environment both within private and public land.	Council collaboration	Medium term	\$\$
A22	Work with other public land managers to improve connectivity between Eagle Point and reserves and open spaces in vicinity to Eagle Point.	Council collaboration	Long term	\$\$
A23	Work with the landowner of the identified environmentally significant site to release the land for public conservation/open space purposes.	Council advocacy	Medium term	OT

Table 2 (cont.) - Action Implementation

ACTION		TYPE OF ACTION	TIMEFRAME	RESOURCES
NATURAL HAZARDS				
A24	Work collaboratively with CFA to appropriately manage bushfire risk in Eagle Point.	Council collaboration	Immediate	OT
A25	Work collaboratively with East Gippsland Catchment Management Authority to manage climate change risks such as flooding, sea level rise and erosion in Eagle Point.	Council collaboration	Immediate	OT
A26	Incorporate bushfire considerations and requirements to Development Plan Overlays for Strategic Sites and relevant zone schedules for Incremental Change Areas to address bushfire risk appropriately.	Council collaboration	Short term	OT
DRAINAGE AND INFRASTRUCTURE				
A27	Incrementally improve existing drainage issues across the township.	Council collaboration	Long term	\$\$\$
A28	Work collaboratively with landholders to resolve site-specific drainage issues.	Council advocacy	Medium term	OT
A29	Work collaboratively with service authorities to facilitate upgrades and maintenance of reticulated services including water, electricity, and sewerage.	Council collaboration	Long term	OT
A30	Work collaboratively with East Gippsland Water to introduce planning controls around Paynesville Waste Water Treatment Facility.	Council collaboration	Immediate	OT
A31	Prepare a stormwater management plan for Eagle Point.	Council responsibility	Medium term	OT + \$\$
A32	Implement improvements and upgrades of stormwater drainage infrastructure as identified in the stormwater management plan, or on a case-by-case basis.	Council responsibility	Long term	\$\$\$
A33	Engage with affected landowners to resolve localised stormwater drainage issues.	Council collaboration	Medium term	OT

11.3 Planning Controls

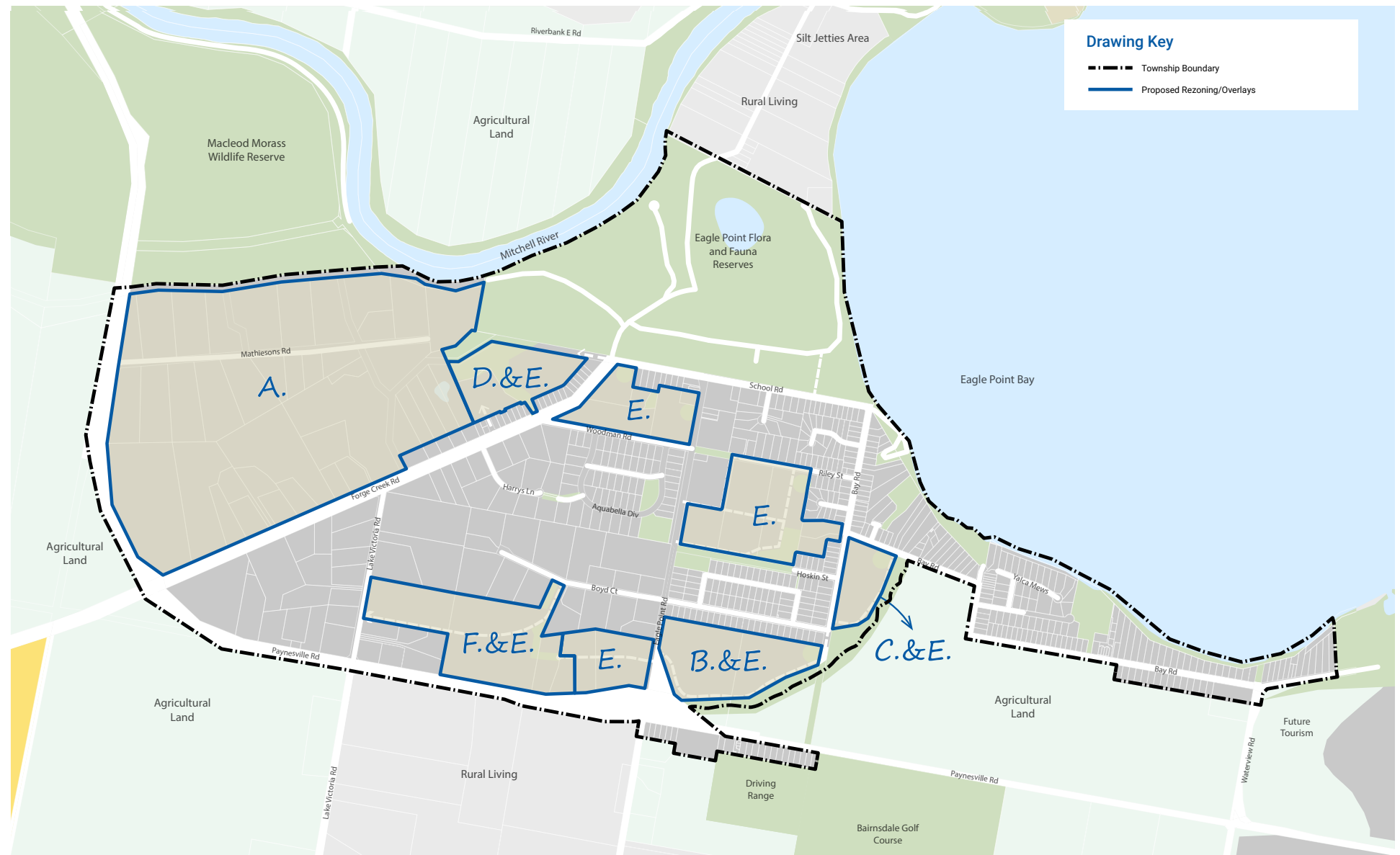
To implement the vision and strategies of the Eagle Point Township Structure Plan into the East Gippsland Planning Scheme, including the below planning controls:

- > Amend the Municipal Strategic Statement to include specific objectives, strategies and actions from the Structure Plan, including:
 - > Clause 21.12 - Strategies for Sub-Regions, Towns and Localities
 - > Clause 21.03 - Settlement
 - > Introduce a new local policy for Eagle Point
- > Introduce the Structure Plan (plan) into the MSS as a means of formalising the township boundary
- > Apply Planning Scheme Zone/Overlay changes in accordance with Table 3

Table 3 Proposed Planning Controls

PLAN REFERENCE	PLANNING PROVISION	TIMEFRAME / PRIORITY
A	Rural Living Zone	Short
B	General Residential Zone	Immediate (subject to S173 agreement identifying contributions to boardwalk, community infrastructure and open space)
C	General Residential Zone (boundary adjustment)	Immediate (subject to S173 agreement identifying contributions to boardwalk, community infrastructure and open space)
D	Low Density Residential Zone	Short
E	Development Plan Overlay	Short term (preparation of Development Plan Overlay Schedules for each Strategic Site to provide on design and preferred planning outcomes)
F	Low Density Residential Zone (schedule)	Short (specify minimum lot sizes in schedule to Low Density Residential Zone)

Figure 19 Proposed Planning Controls



11.4 Preconditions and Requirements for Development

The Eagle Point Township Structure Plan sets out the planning and development framework that articulates the role of the township and ensures future change protects and enhances the township's natural character and community values.

In providing for these growth opportunities, planning tools can be used to effectively guide intended outcomes for high quality development that enhances the character of the town. For this reason, the Structure Plan identifies a series of development preconditions/ requirements to be met prior to subdivision/development of land or rezoning of land for residential purposes.

11.5 Incremental Change Areas (existing zoned land)

Where planning permits are required for subdivision, development and/or buildings and works including a single dwelling on a lot, applications must include the following information (where relevant), and any other information to support the application as required by the East Gippsland Planning Scheme:

- > Site analysis and design response plan and/or report demonstrating how development of the site responds to:
 - > Site features including vegetation to be removed and retained, topography, views, adjoining development conditions, etc
 - > Response to the Neighbourhood Character Guidelines as they relate to the relevant precinct detailed in Appendix 1.
- > A landscape plan which details landscaping within the lot and streetscape enhancements for the frontage to the lot.
- > Schedule of colours and materials for dwellings.
- > A response to relevant bushfire policy and bushfire planning provisions.
- > A bushfire hazard site assessment.

11.6 Established Change Areas - Strategic Sites (existing zoned land)

Chapter 1 identifies strategic sites within the township boundary that have the potential to accommodate additional residential development. Where planning permits are triggered for subdivision, development and/or buildings and works including a single dwelling on a lot applications must include the following information (where relevant), and any other information to support the application as required by the East Gippsland Planning Scheme:

- > Background reports for the entire site including but not limited to:
 - > Flora and fauna assessment
 - > Cultural heritage assessment
 - > Traffic impact assessment
 - > Servicing and infrastructure response including detail on how drainage will be accommodated having regard to the overall township drainage strategy
 - > A bushfire hazard site assessment
- > Site analysis and design response plan and/or report demonstrating how development of the site responds to:
 - > Design guidance for each change area as set out in Appendix 2
 - > Site features including vegetation to be removed and retained, topography, views, adjoining development conditions, etc
 - > Response to the Neighbourhood Character Precinct Guidelines as they relate to the relevant precinct detailed in Appendix 1
- > Local street level concept plan showing a connected street and pedestrian path network both internal to the site and adjacent to it
- > Street cross-sections guided by Chapter 7.5
- > Landscape masterplan for public streets and all public reserves/open spaces

- > Provision for and delivery of infrastructure including roads, paths, open space/linear links, drainage corridors as detailed for the site within Chapter 11.9 (can be implemented via Section 173 Agreement).
- > A response to relevant bushfire policy and bushfire planning provisions.

11.7 New Change Area

Figure 1 identifies a New Change Area within the township boundary which is nominated for new residential development. Prior to rezoning of the land to General Residential Zone and application of planning controls as required by this Structure Plan, the following must be provided to Council's satisfaction:

- > Land supply analysis by a suitably qualified expert demonstrating the land is required to meet residential demand
- > An agreement (Section 173 or similar) that details provision of key infrastructure to be delivered as part of the development and/or payment of contributions, in accordance with that nominated in Chapter 11.9
- > Detailed planning has been undertaken as justification for future rezoning request, including preparation of background reports identified in Chapter 11.6.
- > A response to relevant bushfire policy and bushfire planning provisions.

11.8 Long-term Development Opportunity

As identified within the Structure Plan, based on available land supply and strategic consideration of the township and economic merits as a whole, partial rezoning will not be contemplated for the site (identified as a long term development opportunity in Figure 20) in the short term. Council will consider rezoning requests for the identified part of the Bairnsdale Golf Course based on an assessment of it's potential to achieve a net community benefit.

Should the net community benefit criteria be demonstrated to the satisfaction of Council, the planning process as indicated in the Established Change Areas - Strategic Site section can be undertaken.

Net Community Benefit Criteria:

- > Satisfactory evidence provided to Council that rezoning and development of the identified part of the Bairnsdale Golf Course will contribute to upgrading and retention of the Golf Course
- > The land can be appropriately provided with reticulated services and a satisfactory drainage solution
- > Land supply analysis by a suitably qualified expert demonstrating the land is required to meet residential demand
- > Detailed planning has been undertaken as justification for future rezoning request, including preparation of background reports identified in Chapter 11.6.
- > A low density subdivision proposal that contains:
 - > a high quality urban and landscape design response to the site conditions and surrounds;
 - > appropriate site access;
 - > provision for staged, orderly development of land;
 - > a willingness to enter into s173 agreements (or equivalent) with Council to ensure the coordinated delivery of key shared infrastructure (such as delivery of one or more missing road or pedestrian path links in the movement network within Eagle Point, including, but not limited to those identified in Figure 11 and 12).

Figure 20 Residential Neighbourhoods, Character and change areas



Implementation

- > It is anticipated that rezoning of the long term development opportunity will be accompanied by applications of one or more overlays such as a Development Plan Overlay.

11.9 Public Realm and Infrastructure

Several infrastructure items have been identified in the Structure Plan to enable successful delivery of the vision of Eagle Point. The table below provides a summary of the key infrastructure items, who will be responsible for delivery and the priority in terms of delivery.

Table 4 Public Realm and Infrastructure Identification

PLAN REFERENCE	PLANNING PROVISION	DELIVERY RESPONSIBILITY	TIMEFRAME/PRIORITY
A	Conservation Open Space	Council in collaboration with landowner	Medium
B	Drainage line linear reserve	Developers	As development occurs
C	Community facility	Council	Medium
D	Eagle Point Primary School Expansion	Department of Education	High
E	Pedestrian Paths	Council/ Developers	High
F	Pedestrian Paths	Developers	As development occurs
G	New road connections	Developers	As development occurs
H	Foreshore precinct upgrades (various)	Council/ Developers	As indicated in the Eagle Point Foreshore Management Plan
I	Tennis courts upgrade	Council	Medium
J	Community precinct gateways	Council	Medium
K	Community precinct streetscape works	Council	Medium
L	Drainage works/open space	Developers	As development occurs
M	Passive open space in Hoskins Street for a tree reserve	Developer	As development occurs
N	Wayfinding signage (outside of foreshore precinct upgrades) – not mapped	Council	Medium
O	Open Space Reserve (Recreation) - not mapped	Council in collaboration with landowner	Long term

Figure 21 Public Realm and Infrastructure Plan



12. APPENDIX 1 – NEIGHBOURHOOD CHARACTER SUMMARIES

12.1 Rural Living Neighbourhood

Relationship to Landscape and Environment

Close relationship to diverse landscape forms consisting of ridgeways, valleys and Tyers Creek. Dwellings generally located on the side of the valley to capture views of the surrounds whilst not dominating the ridgeline.

Significant tree planting along the northern edge of neighbourhood and Tyers Creek.

Edges and Interfaces

Enduring natural and environmental values on northern interface to MacLeod Morass Wildlife Reserve, Mitchell River and Eagle Point Flora and Fauna reserve to the north.

Neighbourhood feels physically “separated” from Eagle Point because of its highly vegetated and hidden nature of its edges and interfaces

Streetscapes and Development Pattern

Mathiesons Road and Forge Creek Roads are wide and informally vegetated with large native trees along straight roads. No footpaths contribute to the rural feel.

Large and heavily vegetated irregular-shaped lots typically conform to the topography of the land and presence of Tyers Creek meanders through private property.

Dwellings are large homesteads and outbuildings set within exotic and native gardens in proximity to dwellings.

Lot sizes

Maintain large lot sizes which reflect rural living character with minimum lot size of 2ha.

Type of Change

No change.

12.2 Low Density Neighbourhoods

Relationship to Landscape and Environment

The land is undulating and the precinct is clear of vegetation aside from remnant and planted sections in streetscapes and on lot boundaries.

Edges and Interfaces

Edges defined by Forge Creek Road and Eagle Point Road which are wide and informally vegetated with large native trees. Lots typically back onto standard density housing (the conventional residential neighbourhoods).

Streetscapes and Development Pattern

Minimalistic streetscapes that are wide and sparsely vegetated with a variety of tree species that are informally planted.

Typically, streetscapes have no constructed kerbs with paths.

Lake Victoria Road has a rural feel characterised by unpaved surfaces with soft edges and tree and shrub plantings along its edges framing the straight road.

Lots are largely clear of vegetation with tree windrows along most boundaries.

Dwellings are generally setback significantly from the street but are still visible and often have wide facades. Dwellings are mostly single storey with modest articulation and materiality.

Private front setbacks in some areas are heavily vegetated and contribute to the streetscape.

Lot sizes

Currently lot sizes vary significantly from 4000m² to over 8,000m² reflecting the lifestyle character

Maintain low density living attributes with a minimum lot size of 2,000m² - 4,000m², unless specified otherwise in Appendix 2 -

Type of Change

Incremental change to a minimum lot size of 4000m², unless specified otherwise in Appendix 2 - Development Guidance For Change Areas

12.3 Conventional Residential Neighbourhood

Relationship to Landscape and Environment

The conventional residential neighbourhoods of Eagle Point vary across the township. Some areas capture significant views to the Gippsland Lakes/Eagle Point Bay, some interface with rural and low density land, and contain remnant canopy trees.

Typically the landscape character is borrowed from landscaping within the lots.

Edges and Interfaces

Neighbourhood interfaces with the open character of the Eagle Point Caravan Park and Foreshore to the north, and large trees within existing road reservations frame the edges of the neighbourhood to the south. Abutting land is generally open rural land or low density.

Streetscapes and Development Pattern

Streetscapes vary in character depending on their era of development.

In some areas, local streets form into cul-de-sacs, with limited pedestrian paths and informal tree and shrub planting.

In the more recent developments, modern urban style streetscapes are provided with footpaths constructed on both sides of the road and a median treatment defines entry into new subdivision.

Recent development has retained large existing native canopy trees within the subdivision design but otherwise pre-existing native vegetation and other site features have been removed.

Lot sizes

Lot sizes vary across the neighbourhood. In more central parts of the neighbourhood (in proximity to the community and foreshore precincts) smaller lot sizes can be accommodated.

New residential subdivision with lots varying in size from 900 to 2000m².

Type of Change

Incremental change primarily in the form of construction of dwellings on existing subdivided lots, redevelopment of older housing stock and some medium density housing in central parts of the neighbourhood.

Strategic development sites may undergo more substantial change.

12.4 New Development Potential Neighbourhoods

Relationship to Landscape and Environment

Currently the land is vacant and used for agricultural purposes.

An existing drainage line forms an obvious natural characteristic and is heavily vegetated along its length. Land is undulating and prominent from the neighbourhood's interfaces.

Edges and Interfaces

An existing drainage line forms the southern extent of the neighbourhood and defines Eagle Point's physical limit and entry into the neighbourhood and township.

Rural land defines the east of the neighbourhood.

Streetscapes and Development Pattern

Eagle Point Road is a long rural character road with soft edges remnant canopy tree plantings.

The Structure Plan provides guidance on preferred streetscape and development outcomes having regard to the existing site features and capturing the overall character of Eagle Point.

Lot sizes

Currently undeveloped however larger allotments ranging from 600m² with larger allotments that respond to site characteristics is encouraged.

Type of Change

Change is supported that responds to the landscape and visual importance of this future neighbourhood.

13. APPENDIX 2 - DEVELOPMENT GUIDANCE FOR CHANGE AREAS

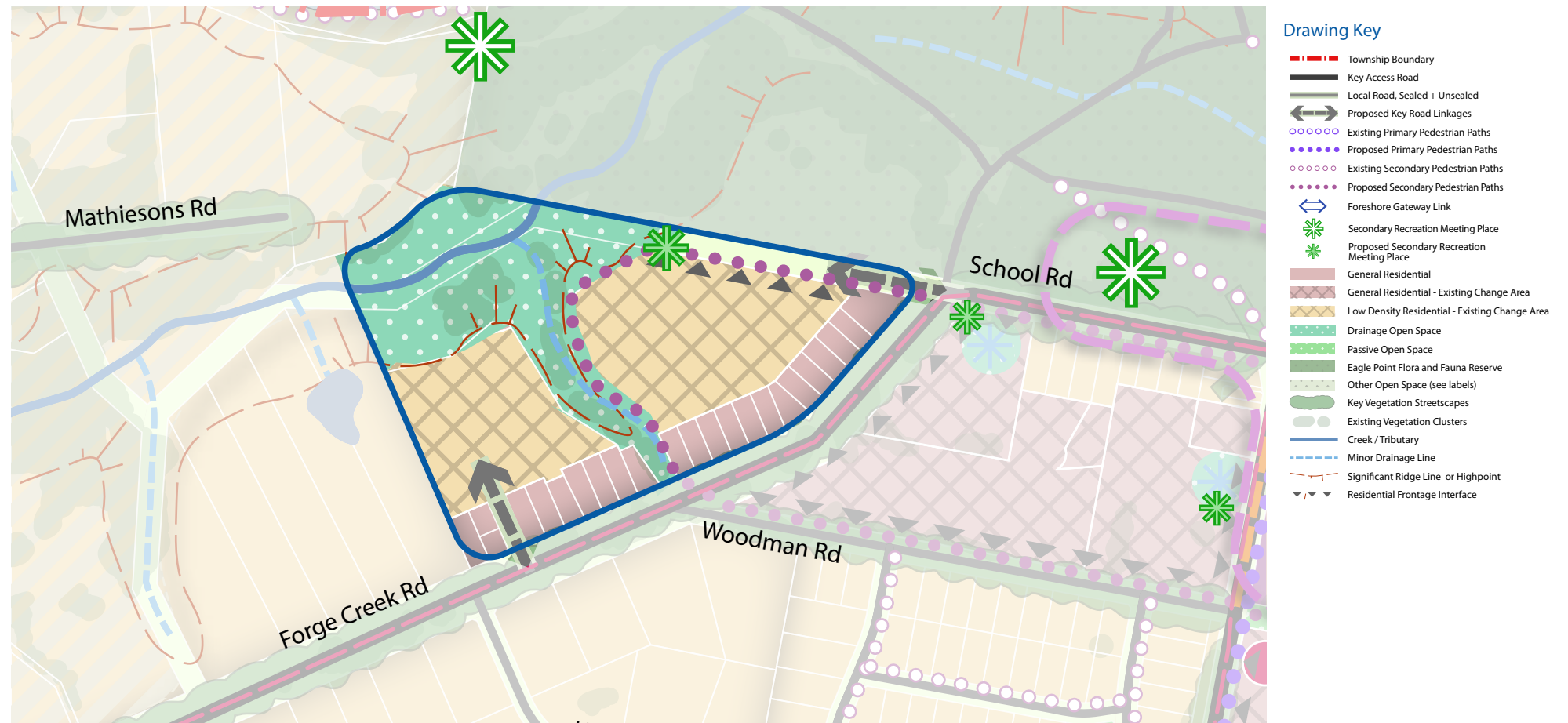
13.1 30 Forge Creek Road

This site is currently constrained due to drainage, bushfire risk and other site-specific issues, however is identified for future development in the Low Density Residential Zone, supported by its proximity and accessibility to the community and foreshore precincts.

Design Guidance:

- > Improve public access to Tyers Creek through extension of School Road and footpaths.
- > A perimeter road interfacing with the bushfire hazard with two connected points of access and egress must be provided to the site to address bushfire safety and to achieve a maximum of BAL12.5.
- > Development must be contained above the Tyers Creek valley to protect public views and access to the creek
- > Natural drainage lines through the site must be retained and incorporated into an appropriate drainage design.
- > Provide a footpath network designed to connect into the wider township network.
- > Provide a recreational meeting place with views of Tyers creek and surrounded by natural features must be incorporated into the design. This may include picnic or bench seating, landscaping, gazebo/shelter, art or decking/decorative paving.
- > Residential development must address open space where possible to provide passive surveillance and contribute towards amenity.

Figure 22 Change Area - 30 Forge Creek Road



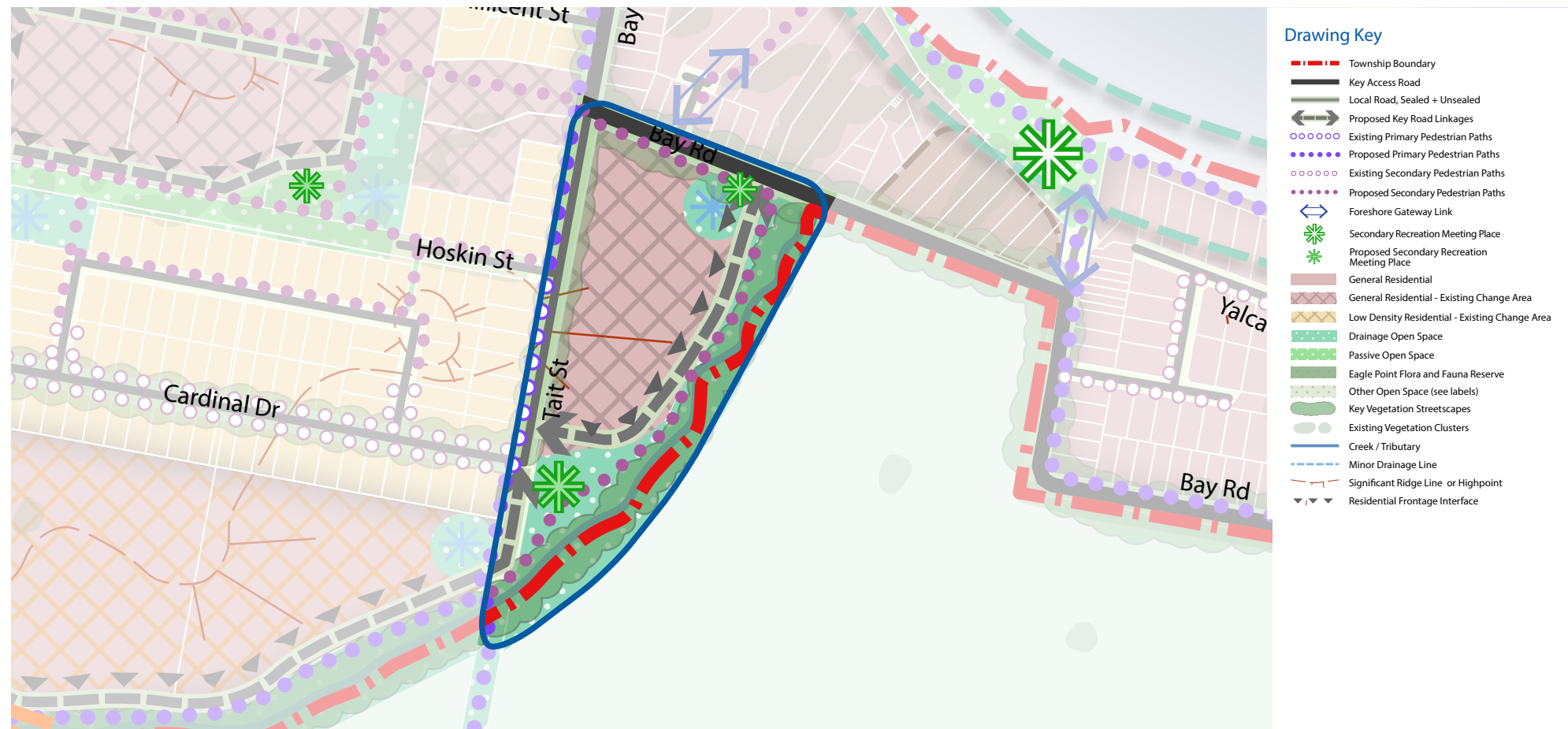
13.2 25 Waterview Road

This site is currently zoned for residential development. Development of the site provides an important opportunity that will release the creek line as public open space, providing a linear pedestrian link along the southern township boundary and protecting the creek and its natural and environmental values.

Design Guidance:

- > Retain and enhance the natural drainage line inside a linear drainage open space reserve forming the township boundary.
- > Provide a footpath along the linear open space.
- > Provide missing sections to the primary footpath network along Tait Street.
- > Residential development must address open space where possible to provide passive surveillance and contribute towards amenity.
- > Bushfire mitigation measures will include an edge road to the drainage reserve; and landscaping of open space that is responsive to the bushfire risk (see cross sections in Chapter 7.5).
- > Provide multiple recreational meeting place along the linear open space. This may include picnic or bench seating, landscaping, gazebo/shelter, art or decking/ decorative paving.

Figure 23 Change Area - 25 Waterview Road



13.3 Woodman Road

Design Guidance:

- > Residential development must address existing primary streetscapes where possible to contribute towards amenity.
- > Development must contribute towards the upgrade of Woodman Road to include a path and enhanced landscaping.
- > Provide multiple recreational meeting places co-located with drainage open spaces reserves. This may include picnic or bench seating, landscaping, gazebo/ shelter, art or decking/decorative paving.
- > Development must be responsive to bushfire risk.

Figure 24 Change Area - Woodman Road

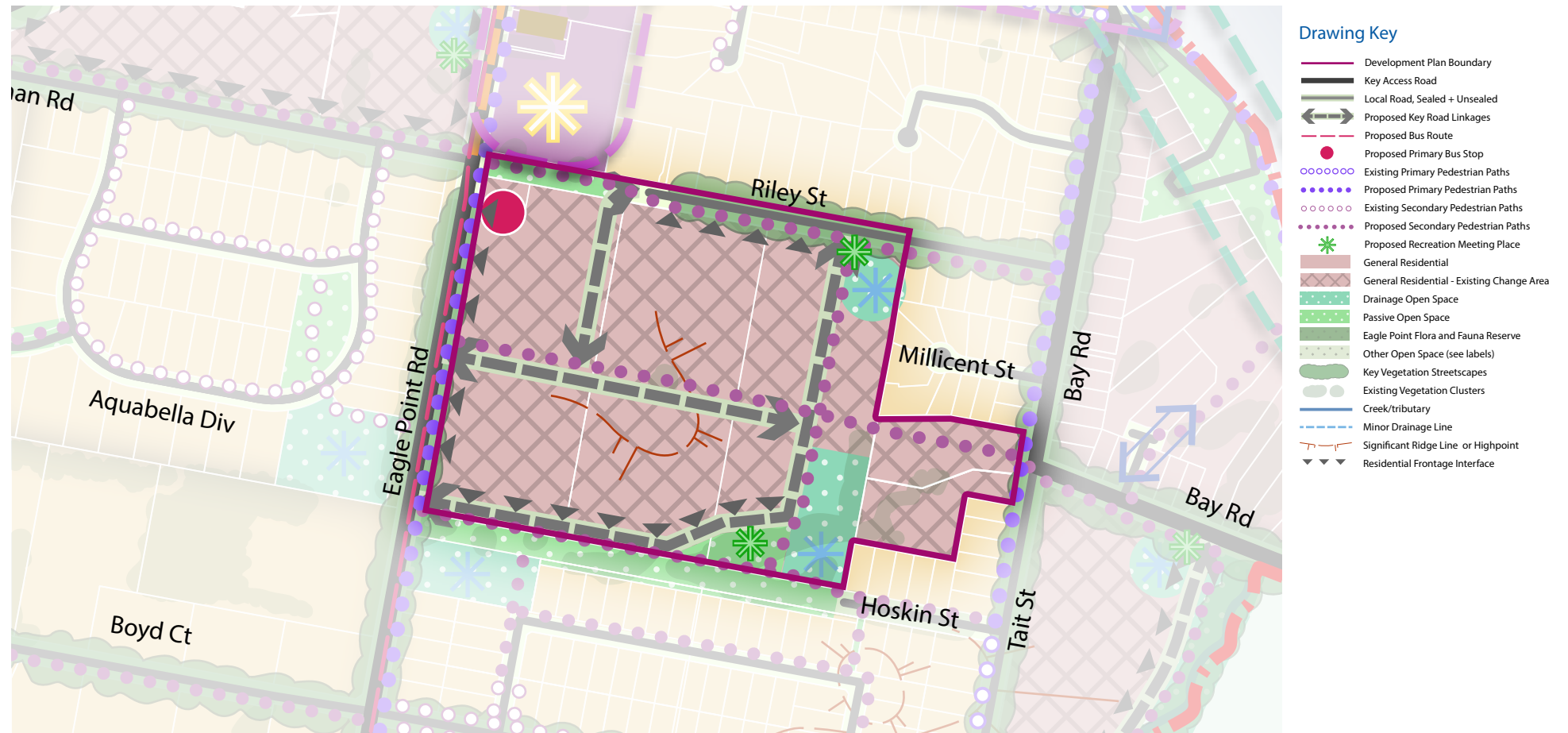


13.4 Riley Road

Design Guidance:

- > Retain and protect trees inside the Hoskin Street road reserves. Path must be aligned to avoid tree removal where possible.
- > Provide key local links to improve accessibility.
- > Residential subdivision should be designed to respond to topography and benefit from views to the east.
- > Residential development must address drainage and active open space where possible to provide passive surveillance and contribute towards amenity.
- > Development must contribute to the primary path along Eagle Point Road and others adjacent to and internal to the area.
- > Provide multiple recreational meeting places co-located with drainage open spaces reserves. This may include picnic or bench seating, landscaping, gazebo/ shelter, art or decking/decorative paving.

Figure 25 Change Area - Riley Road



13.5 Paynesville Road

Design Guidance:

- > Development plan must provide a central road that connects Lake View Road to Eagle Point Road and Boyd Court to improve township connectivity. The alignment of the road must be designed to incorporate existing buildings unless otherwise agreed by landowner.
- > Lots adjacent to Paynesville Road must have a minimum lot width of 50m.
- > Land screened behind existing vegetation on the East side of the site may develop to a minimum of 2000 m², the balance of the site must be a minimum of 4000 m².
- > A small entrance open space should be provided at the intersection with Boyd Court which will include a recreational meeting places co-located with drainage open spaces reserves. This may include picnic or bench seating, landscaping or art.
- > Development must be responsive to bushfire risk using bushfire mitigation measures such as building envelopes, open space management and road layout.

Figure 26 Change Area - Paynesville Road



13.6 Eagle Point Road New Residential Area

Design Guidance:

- > Retain, augment and enhance the natural drainage line inside a linear drainage open space reserve forming the township boundary.
- > Two connected points of access and egress must be provided to the site for bushfire safety.
- > Bushfire mitigation measures will include an edge road to the drainage reserve, and landscaping of open space that is responsive to bushfire risk.
- > Provide a walking track (gravel) along the linear open space.
- > Provide extension to the primary footpath network along Tait Street and Eagle Point Road.
- > Residential development must address open space where possible to provide passive surveillance and contribute towards street amenity.
- > The drainage reserve must have an edge road (see cross sections in Chapter 7.5).
- > Residential subdivision should be designed to respond to topography and benefit from views to the east.
- > Community contribution to infrastructure
 - > Public open space linear and vegetation corridor
 - > Pedestrian link
 - > Arrange link as a reserve
- > Contribution to footpath to Paynesville Road
- > No connection to Tait Street to Paynesville Road

13.7 Long-term Development Opportunities

The Structure Plan supports the role of Bairnsdale Golf Course and the role it plays in terms of its tourism and wider economic benefits to Eagle Point and the region. Whilst not located within the formal township boundary, the Golf Course is strategically located in proximity to the Gippsland Lakes, and has close synergies with the tourism opportunities of the foreshore precinct within Eagle Point and the broader area.

In this context, Council will continue to work closely and collaboratively with the Golf Course management committee to understand future plans that will establish its longevity and success in the region.

To date, the Golf Course has identified a potential of surplus of land which could be developed for low density residential purposes and contribute to upgrading facilities within the Golf Course. In turn, such investment will support the Golf Course's aspirations as a key tourism generator.

Council will consider rezoning and development of the land as shown in Figure 20 subject to satisfying a net community benefit criteria. Such community benefits could include the construction of missing infrastructure links, such as pedestrian paths within Eagle Point which can promote connectivity between the Golf Course, Eagle Point Township and foreshore

Figure 27 Change Area - Eagle Point Road New Residential Area



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