

Form 2

**NOTICE OF AN APPLICATION FOR PLANNING PERMIT**

<b>The land affected by the application is located at:</b>	<b>27 Eagle Point Road EAGLE POINT 3878 Lot: 2 PS: 743267 Lot: 1 &amp; 3 TP: 888557</b>
<b>The application is for a permit to:</b>	<b>Use and development of a Residential Village, removal of native vegetation and display of business identification signage</b>
<b>The applicant for the permit is:</b>	<b>Crowther &amp; Sadler Pty Ltd</b>
<b>The application reference number is:</b>	<b>5.2024.362.1</b>

You may look at the application and any documents that support the application free of charge at: <https://www.eastgippsland.vic.gov.au/building-and-development/advertised-planning-permit-applications>

You may also call 5153 9500 to arrange a time to look at the application and any documents that support the application at the office of the responsible authority, East Gippsland Shire. This can be done during office hours and is free of charge.

Any person who may be affected by the granting of the permit may object or make other submissions to the responsible authority.

- An objection must**
- ◆ **be made to the Responsible Authority in writing,**
  - ◆ **include the reasons for the objection, and**
  - ◆ **state how the objector would be affected.**

The responsible authority must make a copy of every objection available at its office for any person to inspect during office hours free of charge until the end of the period during which an application may be made for review of a decision on the application.

<b>The Responsible Authority will not decide on the application before:</b>	<b>Subject to the applicant giving notice</b>
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If you object, the Responsible Authority will tell you its decision.

**April McDonald**

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**From:** Snapforms Notifications <no-reply@snapforms.com.au>  
**Sent:** Monday, 21 October 2024 5:50 PM  
**To:** Planning Unit Administration  
**Subject:** Planning Permit application  
**Attachments:** Volume\_07186\_Folio\_159\_VicPackageSearch\_1729492701.pdf; Volume\_11854\_Folio\_461\_VicPackageSearch\_1729492714.pdf; 20862 Report.pdf; Traffic & Transport Assessment.pdf; Waste Management Plan.pdf; Native Vegetation Removal Report 319\_20241002\_8UM.pdf; Vegetation Link quotation.pdf

**Planning Permit Application**

A Planning Permit Application' has been submitted via the East Gippsland Shire Council website, the details of this submission are shown below:

**Name:** Crowther & Sadler Pty Ltd

**Email address:** contact@crowthersadler.com.au

**Postal address :** PO Box 722, Bairnsdale VIC 3875

**Work phone number:** 51525011

**Owner's name:** Ken Hoskin

**Owner's email address:**

**Owner's postal address:**

**Owner's mobile number:**

**Street number:** 27

**Street name:** Eagle Point Road

**Town:** Eagle Point

**Post code:** 3878

**Lot number:** 1 & 3 / 2

**Plan number:** TP 888557E / PS 743267N

**Plan type:** Title plan, Plan of subdivision

**Please upload a copy of plan:** [Volume 07186 Folio 159 VicPackageSearch 1729492701.pdf](#)

**Has there been a pre-application meeting:** Yes

**Officer's name:** Martin Richardson & Robert Pringle

**Your reference number:** 20862

**Is there any encumbrance on the Title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?:** No

**Will the proposal result in a breach of a registered covenant restriction or agreement?:** No

**Description of proposal - Describe the use, development or other matter which requires a permit:** Use and development of a Residential Village, removal of native vegetation and display of business identification signage

**Existing conditions - Describe how the land is used and developed now:** Vacant land

**Estimated cost of development. Note: You may be required to verify this estimate:** \$85 million

**Title (must have been generated within the past 30 days:**

[Volume 11854 Folio 461 VicPackageSearch 1729492714.pdf](#)

**Planning report:** [20862 Report.pdf](#)

1. **Supporting information/reports:** [Access & Servicing Strategy.pdf](#)
2. **Supporting information/reports:** [Stormwater Management Strategy.pdf](#)
3. **Supporting information/reports:** [Traffic & Transport Assessment.pdf](#)
4. **Supporting information/reports:** [Waste Management Plan.pdf](#)
5. **Supporting information/reports:** [Native Vegetation Removal Report 319 20241002 8UM.pdf](#)
6. **Supporting information /reports:** [Vegetation Link quotation.pdf](#)
7. **Supporting information/reports:** [20862 Veg Removal V1.pdf](#)

**Who is the invoice to be made out to?:** Crowther & Sadler Pty Ltd

**Declaration:** Yes

**Privacy Statement:** Yes

**REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958** Page 1 of 3

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VOLUME 07186 FOLIO 159

Security no : 124119210086X  
Produced 21/10/2024 05:33 PM

**LAND DESCRIPTION**

Lots 1 and 3 on Title Plan 888557E.  
PARENT TITLE Volume 05628 Folio 455  
Created by instrument 2163266 24/08/1948

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
KENNETH CHARLES HOSKIN  
P038101J 24/02/1989

**ENCUMBRANCES, CAVEATS AND NOTICES**

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE TP888557E FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

DOCUMENT END



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EDITION 3 TP 888557E

Notations

# TITLE PLAN

## LOCATION OF LAND

Parish: BAIRNSDALE  
 Township: -  
 Section: A  
 Crown Allotment: 36 (PT), 37 & 38  
 Crown Portion: -

Last Plan Reference:-  
 Derived From: VOL. 7186 FOL. 159  
 Depth Limitation: NIL

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

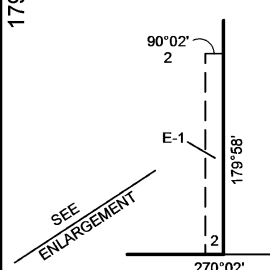
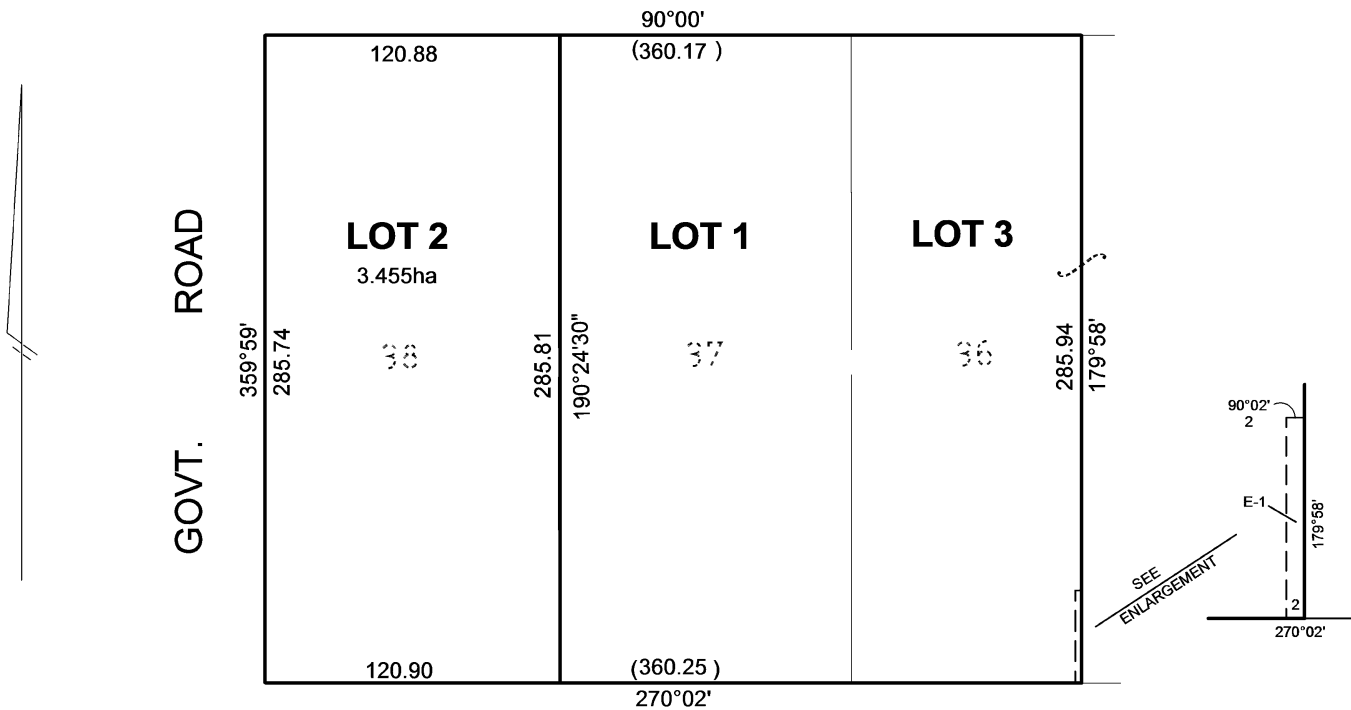
## Description of Land/Easement Information

THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

COMPILED: Date: 22/06/2007

VERIFIED: A. DALLAS  
*Assistant Registrar of Titles*

## GOVT. ROAD



## GOVT. ROAD

TOTAL AREA = 10.30 ha

### TABLE OF PARCEL IDENTIFIERS

WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962

LOT 1 = C. A. 37 SECTION A  
 LOT 2 = C. A. 38 SECTION A  
 LOT 3 = C. A. 36 (PT) SECTION A

LENGTHS ARE IN METRES

Metres = 0.3048 Feet  
 Metres = 0.201168 x Links



**REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958** Page 1 of 3

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VOLUME 11854 FOLIO 461

Security no : 124119210101G  
Produced 21/10/2024 05:34 PM

**LAND DESCRIPTION**

Lot 2 on Plan of Subdivision 743267N.  
PARENT TITLE Volume 07186 Folio 159  
Created by instrument PS743267N 15/02/2017

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
KENNETH CHARLES HOSKIN  
PS743267N 15/02/2017

**ENCUMBRANCES, CAVEATS AND NOTICES**

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE PS743267N FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 27 EAGLE POINT ROAD EAGLE POINT VIC 3878

DOCUMENT END

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EDITION 1 PS743267N

<h2 style="text-align: center;">PLAN OF SUBDIVISION</h2> <h3>LOCATION OF LAND</h3> <p> <b>PARISH:</b> BAIRNSDALE  <b>TOWNSHIP:</b>  <b>SECTION:</b> A  <b>CROWN ALLOTMENT:</b> 38  <b>CROWN PORTION:</b>  <b>TITLE REFERENCE:</b> 7186/159 (PART)   <b>LAST PLAN REFERENCE:</b> TP888557E (LOT 2)  <b>POSTAL ADDRESS:</b> 25 EAGLE POINT ROAD,                      (at time of subdivision) EAGLE POINT 3878   <b>MGA CO-ORDINATES:</b> E: 559 750 Zone: 55                      (of approx centre of land in plan) N: 5805 550 GDA 94                 </p>	<p>Council Name: East Gippsland Shire Council</p> <p>Council Reference Number: PS743267N                      Planning Permit Reference: 12/2015/P                      SPEAR Reference Number: S077275J</p> <p>Certification</p> <p>This plan is certified under section 6 of the Subdivision Act 1988</p> <p>Public Open Space</p> <p>A requirement for public open space under section 18 of the Subdivision Act 1988                      Has not been made at Certification</p> <p>Digitally signed by: Aaron David Hollow for East Gippsland Shire Council on 21/09/2016</p>
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VESTING OF ROADS AND/OR RESERVES		NOTATIONS
IDENTIFIER	COUNCIL/BODY/PERSON	
ROAD R1	EAST GIPPSLAND SHIRE COUNCIL	
NOTATIONS		
DEPTH LIMITATION	DOES NOT APPLY	
<p><b>SURVEY:</b>                      This plan is <del>not</del> based on survey.</p> <p><b>STAGING:</b>                      This <del>is</del> is not a staged subdivision.                      Planning Permit No. 12/2015/P</p> <p>This survey has been connected to permanent marks No(s). 466 &amp; 468</p> <p>In Proclaimed Survey Area No. 19</p>		

### EASEMENT INFORMATION

LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)

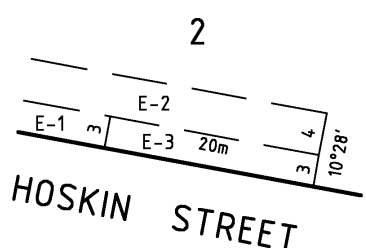
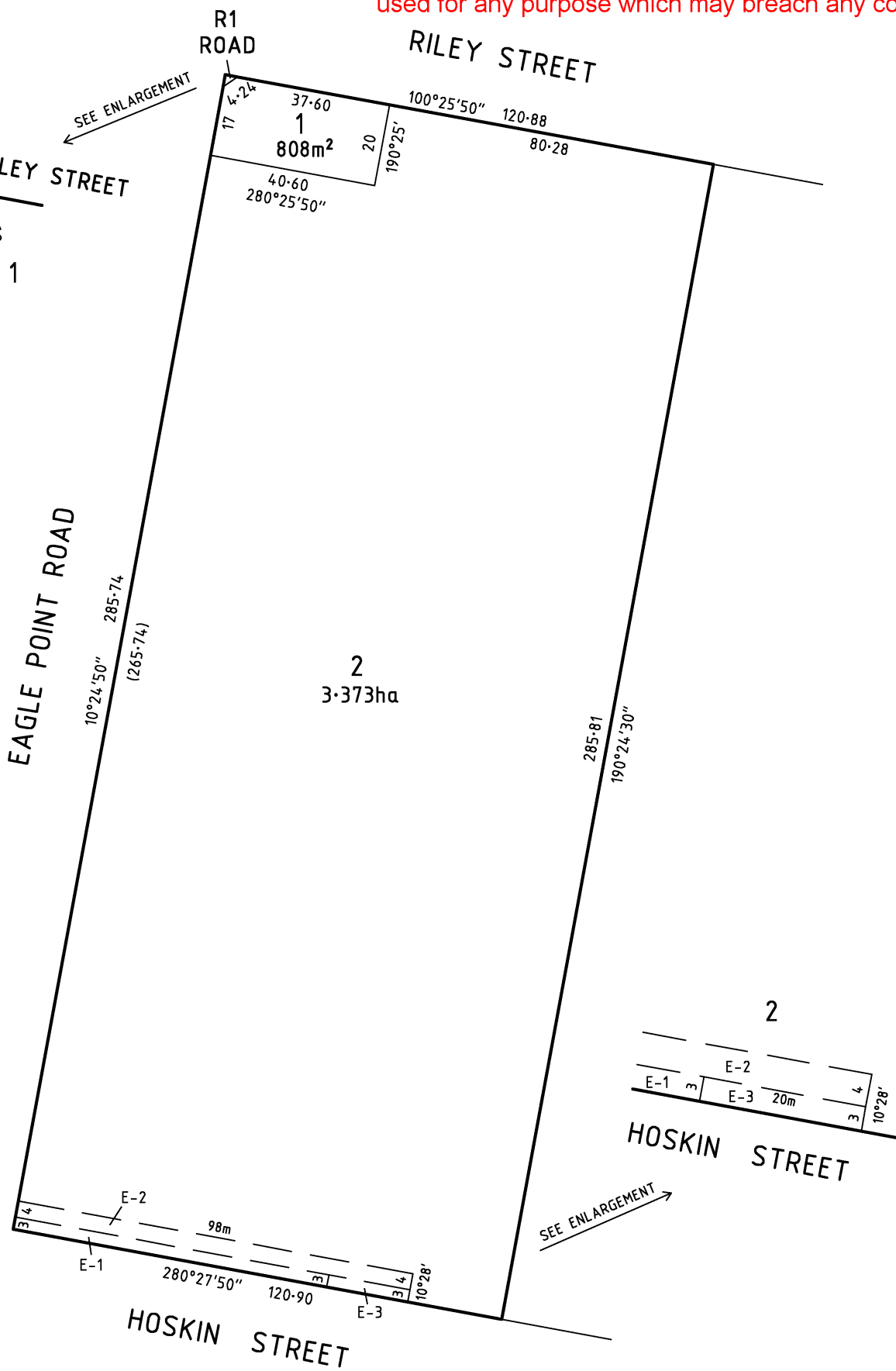
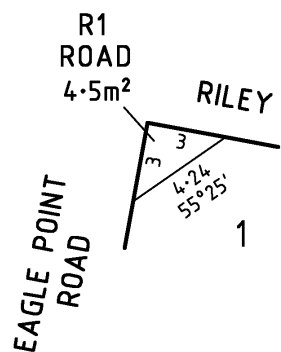
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/In Favour Of
E-1, E-3	SEWERAGE	3	THIS PLAN	EAST GIPPSLAND REGION WATER CORPORATION
E-2, E-3	DRAINAGE	SEE DIAG.	THIS PLAN	EAST GIPPSLAND SHIRE COUNCIL

<p><b>FREEMAN</b> land surveying</p> <p>309 Main Street,                      PO Box 1771, Bairnsdale 3875                      p. 0427 843 710</p>	<p><b>SURVEYORS REF: 14049</b></p> <p>Digitally signed by: Bradley Freeman (Freeman Land Surveying),                      Surveyor's Plan Version (1),                      25/08/2016</p>	<p>ORIGINAL SHEET                      SIZE: A3</p> <p>DATE: 15/05/2017                      TIME: 3.38pm</p>	<p>SHEET 1 OF 2</p> <p>Printed 7/11/2024                      Assistant Registrar of Titles DSatti                      Page 8 of 75</p>
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PS743267N

MGA94 ZONE 55



FREEMAN land surveying  
309 Main Street,  
PO Box 1771, Bairnsdale 3875  
p. 0427 843 710

SCALE  
1 : 1000  
10 0 10 20 30 40  
LENGTHS ARE IN METRES  
Digitally signed by: Bradley Freeman (Freeman Land Surveying),  
Surveyor's Plan Version (1),  
25/08/2016

ORIGINAL SHEET  
SIZE: A3  
SHEET 2 OF 2  
Digitally signed by:  
East Gippsland Shire Council,  
21/09/2016,  
SPEAR Ref: S077275J

Printed 7/11/2024  
Page 9 of 75

## Planning Report

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Proposed Residential Village  
27 Eagle Point Road, Eagle Point

Our reference – 20862

21 October 2024



FS 520900



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	Application Form ( <i>via portal</i> )	
	Copy of Titles ( <i>Vol 07186 Fol 159 / Vol 11854 Fol 461</i> )	
	Development Submission Package ( <i>Hamilton Landscape Architects</i> )	
	Access & Servicing Strategy ( <i>Crossco Consulting</i> )	
	Stormwater Management Strategy ( <i>Crossco Consulting</i> )	
	Traffic & Transport Assessment ( <i>Impact Traffic Engineering</i> )	
	Waste Management Plan ( <i>Impact Traffic Engineering</i> )	
	Bushfire Hazard Assessment	
	Plan of Vegetation Removal	
	Native Vegetation Removal Report	
	Vegetation Link quotation ( <i>3 October 2024</i> )	

*Estimated cost of development: \$85 million*

*Applicable Planning Application fee is \$64,315.70*

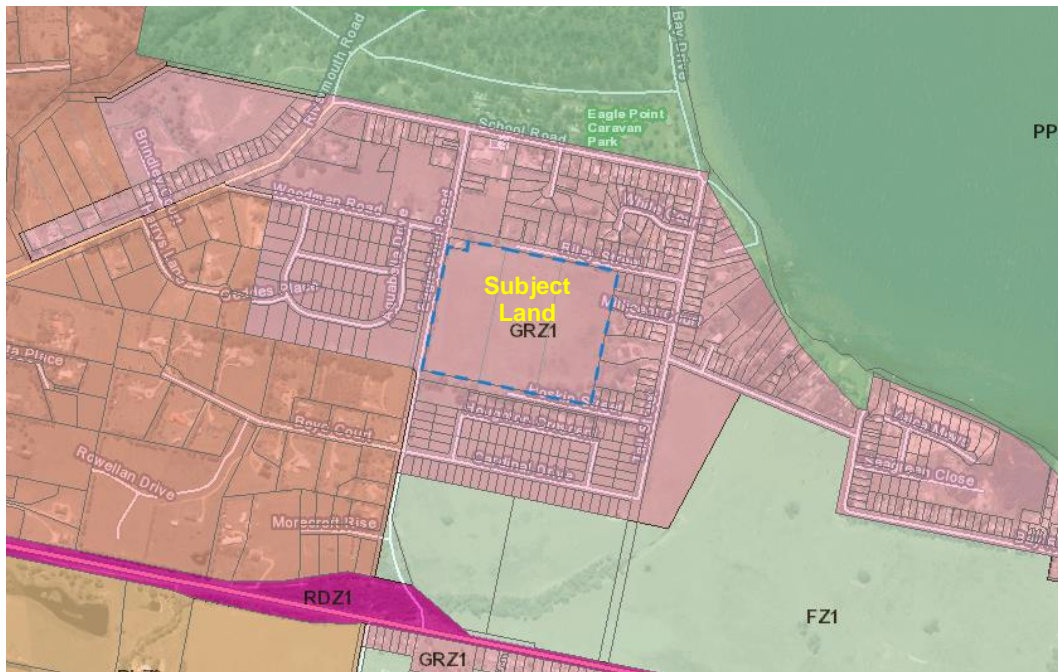


### 1. Introduction

This Planning Report is prepared in support of a proposed use and development of a residential village at 27 Eagle Point Road, Eagle Point. The Report addresses the provisions of the General Residential Zone, Design and Development Overlay – Schedule 11 and Particular Provisions relating to Native Vegetation as contained within the *East Gippsland Planning Scheme*.



Aerial image with site outlined (Source: Google Earth)



Zone mapping with aerial (Source: VicPlan)



## 2. Subject Land & Surrounding Context

The subject land is comprised of three titles formally described as Lot 2 on Plan of Subdivision 743267N and Lots 1 & 3 on Title Plan 888557E, and has a combined area of 10.229ha.



*South easterly view across subject land from Riley Street road reserve*

The site has frontage to Eagle Point Road in the west, Riley Street in the north, and Hoskin Street to the south. Eagle Point Road is a good quality bitumen sealed road that acts as a main thoroughfare within Eagle Point.



*View north along Eagle Point Road  
(Date of photograph: 4/10/2024)*



The western extent of Riley Street abutting the subject land is not constructed, while the eastern extent terminates at a t-head approximately 220m from the eastern boundary of the subject land.



*Looking east along constructed section of Riley Street (left) and looking west along unconstructed section of Riley Street (right)*

Hoskin Street is unconstructed, containing a number of large trees. A Crown grazing licence applies to the unconstructed section of Hoskin Street, held by the owner of the subject land.



*Looking south towards Hoskin Street (unmade)*

The site has an undulating landform, sloping gently downwards from the north-western corner adjoining Eagle Point Road, in a north-easterly direction (towards Riley Street) and a south-easterly direction towards a drainage line that dissects the south-eastern corner of the site.





Extract from Feature and Contour Plan with arrows indicating direction of fall (Source: Freeman Land Surveying)



Existing Coastal Grey Gum (Source: Roots2Leaves)

The property predominantly comprises cleared, grassed pasture representative of its former grazing use.

A large Coastal Grey Gum (*Eucalyptus bosistoana*) is located centrally on the property. The mature tree is of fair health, with large amounts of deadwood visible within the canopy.

An Arboricultural Assessment undertaken in July 2022 determined the tree was worthy of retention within any future development proposal, providing recommendations for the mulching of the dripline, and creation of a no-go zone around the TPZ during construction.



Other vegetation on the subject land includes a cluster of native vegetation in proximity of the drainage line in the south-east of the site.



*View south across site towards existing trees  
(Date of photograph: 31 July 2024)*

Large trees are scattered located along the length of drainage line, through the Hoskin Street road reserve to the south-west. Weed species including boxthorn and blackberries are evident within the understorey of trees within the Hoskin Street road reserve.



*View south-west towards existing trees in Hoskin Street road reserve,  
with weedy understorey evident (Date of photograph: 31 July 2024)*



Mature native vegetation is located within Eagle Point Road reserve, adjoining the western boundary. More mature native vegetation is located on the western side of Eagle Point Road, creating an avenue of large trees.



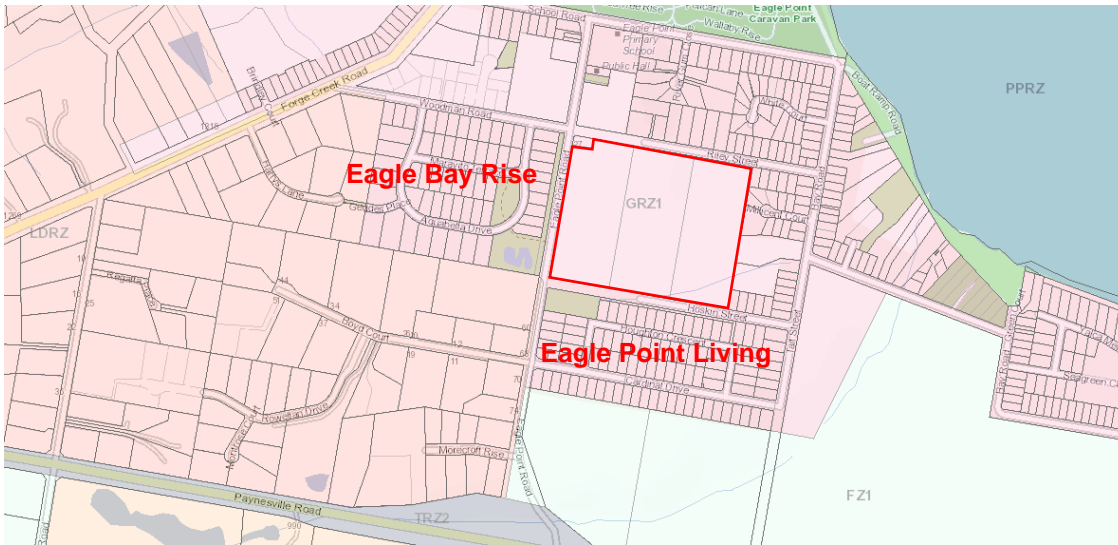
*View west from subject land towards vegetation within Eagle Point Road  
(Date of photograph: 31 July 2024)*



*View east from Eagle Point Road towards subject land  
(Date of photograph: 25 September 2024)*

The subject land is surrounded by properties developed for residential purposes. Land to the south of the subject land comprises numerous residential allotments progressively developed since 2018 as part of the Eagle Point Landing estate. Properties to the west are slightly more established, with development within the Eagle Bay Rise occurring since 2014.





Locality map referencing adjacent estates (Source: VicPlan)

The precinct is undergoing transition as these residential allotments are progressively developed with predominantly single storey detached dwellings. Land to the north and east contain more established dwellings, with single storey detached dwellings again being the typical building type. Common themes include well established gardens and minimal front fencing.



Looking in a southerly direction from Eagle Point Road towards Eagle Point Landings Estate

Popular community sites within close proximity of the subject land include the Eagle Point Primary School, the recently constructed Eagle Point Foreshore Hub and playground area, the Eagle Point Gippsland Lakes Reserve and public boat ramp facilities.





Aerial image with proximity to sites (Source: Google Earth)

The footpath network servicing the Eagle Bay Rise estate traverses through an existing reserve and terminates at the road pavement on the western side of Eagle Point Road.



Looking east across Eagle Point Road towards Hoskin Street at termination of path from Eagle Bay Rise(unmade)

The footpath network servicing the Eagle Point Landings estate traverses through the eastern side of the Eagle Point Road Reserve, terminating at Hoskin Street.





*Existing footpath on western side of Eagle Point Road  
(Date of photograph: 4 October 2024)*



*Existing footpath on eastern side of Eagle Point Road (Source: Google Earth)*

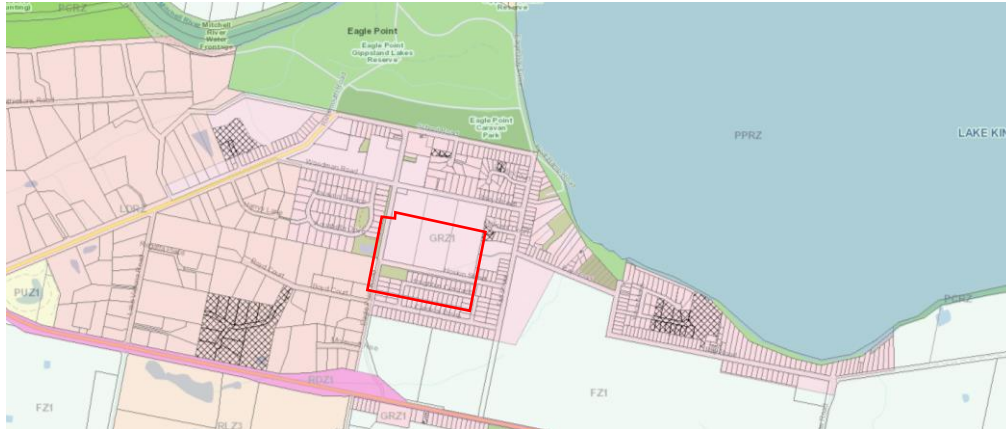
Footpath provision in Eagle Point is quite limited. It is understood that Council has funding budgeted for the southerly extension of the footpath on the western side of Eagle Point Road, connecting through to Boyd Court. There is currently no footpath network provided within Riley Street.

Drainage infrastructure in the precinct has been progressively upgraded as part of the development of recent residential estates, consistent with a master plan prepared by Neil Craigie, with linking drainage basins providing water quality improvements before discharging to the waterway contained within the subject land. Master planning for drainage anticipates further augmentation to address runoff created from the development of the subject land in addition to the external catchment.

The site is located an 8-minute drive from the Paynesville town centre and a 10 minute drive to the CBD of Bairnsdale.

The subject land, together with all surrounding properties, is included within the General Residential Zone of the East Gippsland Planning Scheme.

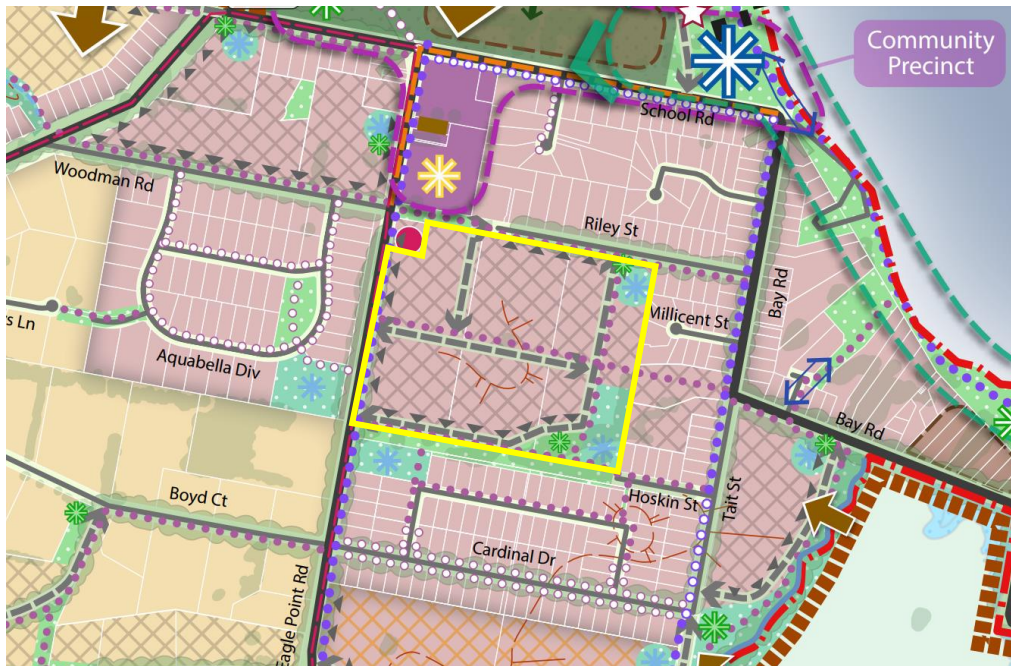




Extract from Zone mapping (Source: VicPlan)

The Design and Development Overlay (Schedule 11) applies to all residentially zoned land within Eagle Point, including the subject land.

The subject land is included within the *Eagle Point Structure Plan* (Mesh, 2019) ('EPSP'), as adopted by Council on 6 August 2019. The EPSP anticipates future residential growth on the subject land, identified as a 'General Residential - Existing Change Area'.



Extract from Figure 5 - with subject land outlined in yellow (Source: EPSP)

The EPSP anticipates the subject land will accommodate additional drainage infrastructure in the north-east and south-east of the property, coinciding with the lower points of the property. Retention of native vegetation is emphasised, together with passive open space for areas encumbered by drainage function.



Extract from Figure 17 – Drainage, with subject land highlighted in yellow  
(Source: EPSP)

At the Ordinary Council Meeting of 16 July 2024, Council resolved to seek authorisation from the Minister for Planning to exhibit Amendment C171 to the *East Gippsland Planning Scheme*.

The Amendment will elevate the EPSP to background document status, to be recognised in the Schedule to Clause 72.08 of the *East Gippsland Planning Scheme*. The subject land will be included within Schedule 2 to the General Residential Zone relating to *Eagle Point Incremental Change Area*. Neighbourhood character objectives within Schedule 2 support diverse, contemporary architecture reflective of the coastal setting, taking advantage of significant views whilst retaining native vegetation.

Public processes associated with C171egip are yet to occur, and accordingly the Amendment cannot be considered to have been “seriously entertained”<sup>1</sup>. The EPSP therefore carries no statutory weight at this time.

Planning Permit 476/2021/P, issued on 27 October 2022 remains current for the subject land, approving a multi-lot subdivision (staged), buildings and works (roadworks) and native vegetation removal. The Planning Permit was issued by direction of VCAT following a Compulsory Conference relating to an Application for Review brought by a third party objector residing in Riley Street. Modifications to the scheme of subdivision that were instrumental in achieving an agreed position included the rationalisation of intersections within Riley Street to a single point, and the provision of a pedestrian pathway connecting Riley Street to Eagle Point Road.

<sup>1</sup> O’Connell Street Developments PL v Yarra CC [2003] VCAT 448 (30 April 2003)





Subdivision layout approved by 476/2021/P (Our ref: 19101)

The subject land enjoys expansive views of Eagle Point Bay, located north-east of the subject land.



Looking east across subject land (Date of photo: 31/07/2024)



Looking north across subject land (Date of photo: 31/07/2024)

### 3. The Proposal

The subject Application proposes the development of a Residential Village which will deliver a high quality residential experience whilst providing residents with an elevated level of amenity and security.

Our Client is an experienced developer of this style of residential experience, currently operating 21 facilities across Victoria, New South Wales, Queensland and ACT. Most recent examples of developments facilitated by our Client include lifestyle estates in Huntly VIC<sup>2</sup>, Mudgee NSW<sup>3</sup>, Gulmurrad NSW<sup>4</sup>, Griffith NSW<sup>5</sup> and Baranduda VIC<sup>6</sup>.

Our Client has acknowledged the growing demand in the East Gippsland market for this style of living opportunity. Eagle Point is considered an ideal location given its relative proximity to Bairnsdale for higher quality goods and services, with easy access to Melbourne via an arterial road (Princes Highway) or public transport. The affordability of housing in Eagle Point and the current provision of Community Health and Hospital services within the Shire has great appeal to retirees looking to release equity from the sale of their existing home and take advantage of the region's climate and slower pace of life.

The proposed development is also expected to appeal to those seeking a greater sense of community and belonging, who still value their independence but would benefit from the support of a likeminded community. Other likely purchasers including those wishing to downsize from larger homes that are now surplus to their requirements, or for those wanting to move off larger rural properties to reduce the burden of management and maintenance. It is expected that this style of residential experience will be of particular appeal to a demographic over the age of 50 years who are keen to engage with an active retirement community.

The proposed Residential Village will be comprised of 209 individual houses providing self-contained, independent living in a community setting, with associated communal facilities providing opportunity for recreation and socialising.

A comprehensive plan set prepared by Hamilton Landscape Architects, in conjunction with Solomon Troup Architects, forms part of the Application, and provides a sound representation of each of the elements that will form the lifestyle community.

The village layout has been designed to embrace the natural topography to assist with the graduation of house sites and facilitate the sharing of views.

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<sup>2</sup> <https://www.lincolnplace.com.au/community/huntly-lifestyle-estate/>

<sup>3</sup> <https://www.lincolnplace.com.au/community/mudgee-spring-lifestyle-estate/>

<sup>4</sup> <https://www.lincolnplace.com.au/community/northern-rivers-lifestyle-estate/>

<sup>5</sup> <https://www.lincolnplace.com.au/community/griffith-hill-lifestyle-estate/>

<sup>6</sup> <https://www.lincolnplace.com.au/community/baranduda-lifestyle-estate/>

The proposed Residential Village offers a lifestyle experience with a high level of residential amenity amongst extensive, well maintained landscaped grounds providing opportunities for passive and active indoor and outdoor enjoyment.

**House types**

To provide diversity and market choice whilst still ensuring dwellings reflect a desired theme and deliver a cohesive streetscape, the proposed Residential Village will provide ten optional House types, ranging in scale and form, with subtle differences to respond to the varying needs and tastes of prospective purchasers.

Each of the proposed Houses is of single storey construction with a Colorbond roof, with the colour palette reflecting the coastal setting.



External materials (Source: HLA, Drw No. DA-06 K Rev A)

The following table summarises the various options provided by the ten house types.

Features	House type									
	A	B	C	D	E	F	G	H	I	J
Two Bedrooms	Red	Red	Red	Red	Red	Red				
Three Bedrooms							Red	Red	Red	Red
One Bathroom		Red								
One Bathroom plus powder room	Red									
Two Bathrooms (ensuite to Master)			Red	Red	Red	Red	Red	Red	Red	Red
Single Garage	Red	Red	Red							
Double Garage				Red	Red	Red	Red	Red	Red	Red
Visitor parking in driveway	Red	Red	Red	Red	Red	Red	Red	Red	Red	Red

Houses have been designed to be both practical and welcoming, with covered entries providing an individual sense of arrival with appropriate weather protection.

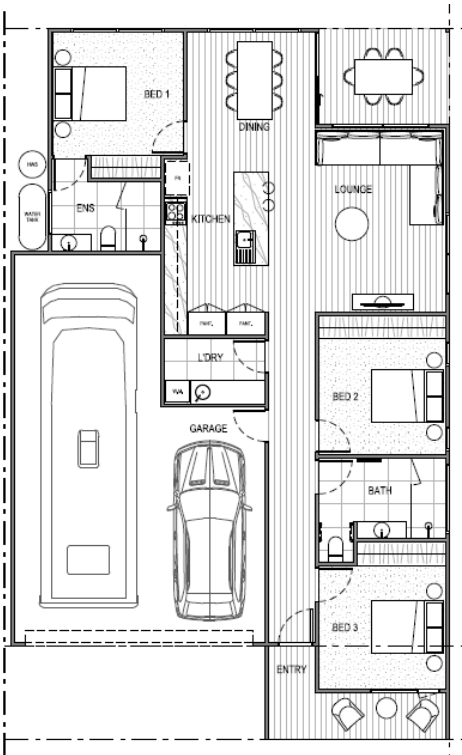
The feeling of spaciousness provided by open plan living/kitchen/dining areas is further enhanced by the light and airy feel achieved through extensive glazing with good solar access. All houses incorporate appropriate storage opportunities, with built in robes a feature of all bedrooms.





Artist impression – internal streetscape (Source: HLA, Drw No. DA-06 K Rev A)

Another common feature of each House design is the integrated garage, oversized to incorporate externally accessible storage. The form of the garage varies across the house types, including three with a tandem style arrangement, and one oversized option providing secure parking for an RV, Caravan or Boat.



Floor plan and elevation for House Type J, which provides additional external storage (Source: HLA, Drw No. DA-06 J Rev A)

Opportunities for personal open space are provided through the inclusion of outdoor seating areas, with all house variants including covered porches or alfresco areas for all weather enjoyment.

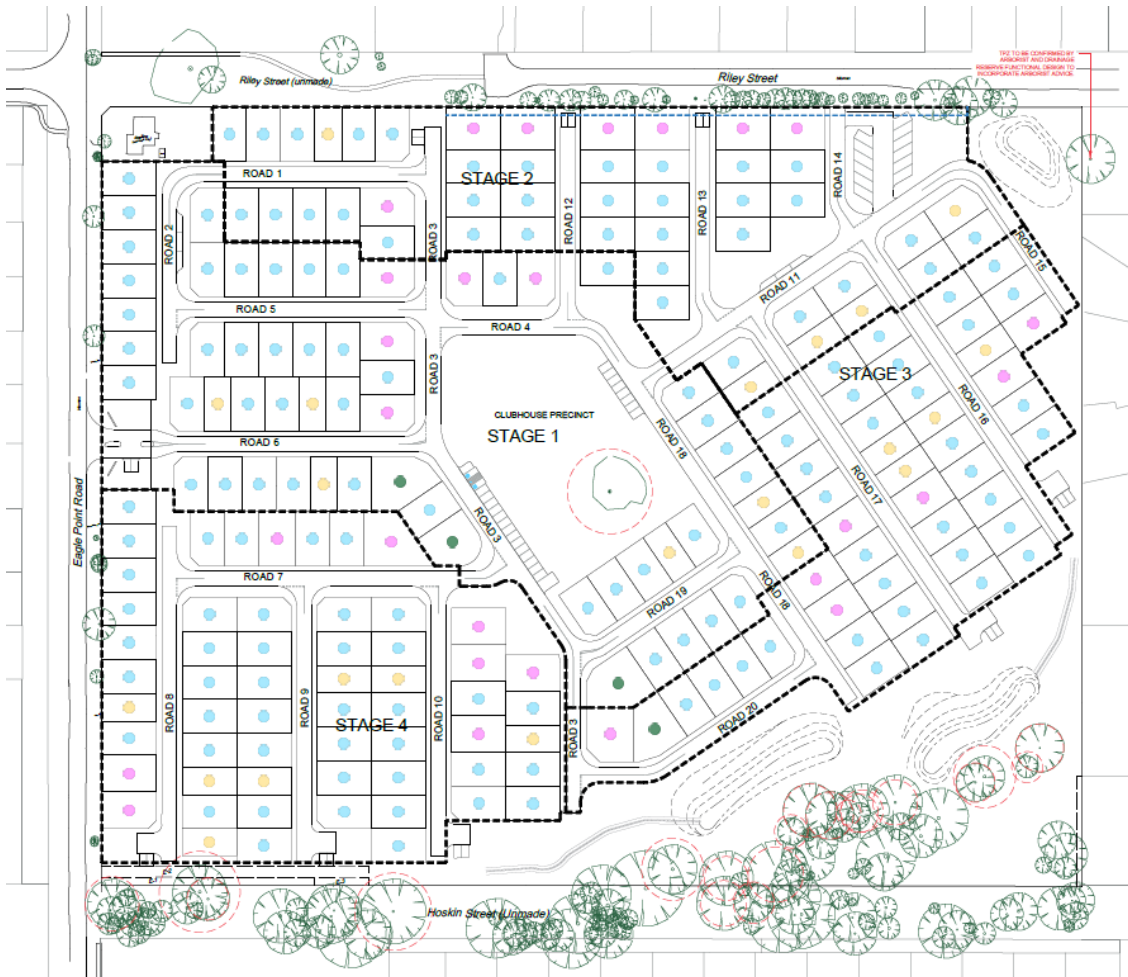
Each of the house types are designed as a stand-alone structure, with the regular-shaped footprint maximising portability of designs across the various sites. The exceptions to this common form are the Custom house types, which due to the site dimensions requires a more bespoke footprint.

The balance of the house types are divided into three categories, with Cottage sites suitable for a small home, Villa sites for medium homes, and Manor sites for large homes.

Each of the proposed houses have been designed with the same spatial requirements regarding access, with every garage setback at least 5m from back of kerb.

This uniformity allows for house types to be interchanged subject to market choice. The flexibility afforded by the approval of a range of House types is absolutely integral to the success of the development and provision of pricing options to the local community.

The House Type Masterplan provides a demonstration of the manner in which the Residential Village is likely to be developed. House types nominated are notional, with the specific allocation of House type to an allotment to occur prior to construction.



House type masterplan  
(Source: HLA, Drw No. DA-02 Rev A)

The House Type Masterplan details which of the proposed house types may be accommodated on each of the house sites, summarised in the following table.

House type	Number of sites available
Manor (includes Villa & Cottage)	27
Villa (includes Cottage)	157
Cottage	21
Custom	4

The transportability of House types across the Residential Village is not considered to give rise to any negative issues, largely imperceptible outside the subject land, and will achieve a sound Planning outcome.

Each house type will meet the requirements of the Liveable Housing Design Silver Level, achieving the seven core design elements to ensure future flexibility and adaptability of the homes for improved access, providing for ageing in place.

The proposed homes are well designed and resource efficient, embracing environmentally sustainable design principles, including the following:

- Rainwater tanks for harvesting runoff, plumbed in for toilet flushing and laundry to reduce demand for potable water;
- Photovoltaic panels on every roof, including an extensive array on the Clubhouse;
- Heat pump hot water service to all homes;
- All electric homes including induction cooktops and economical split system air conditioners;
- No gas connections are proposed throughout the village;
- All homes designed with the ability to maximise solar orientation, with two house types (F and H) designed specifically for a north-eastern aspect;
- Drought tolerant landscaping species nominated across the village.



## Security

Of key importance to many residents of this style of Residential Village is security. Residents want the peace of mind afforded by a regulated environment, particularly during the evenings. The exclusion of the general public outside daylight hours is a key contributor to the appeal of this style of living.

It is not uncommon for residents to leave the Community for extended periods for travel, therefore it is important to them to know their home is safe and protected in their absence. Whilst regular surveillance and community interest can provide some protection against unwanted visitors during daytime hours, of an evening security is ensured via additional measures.

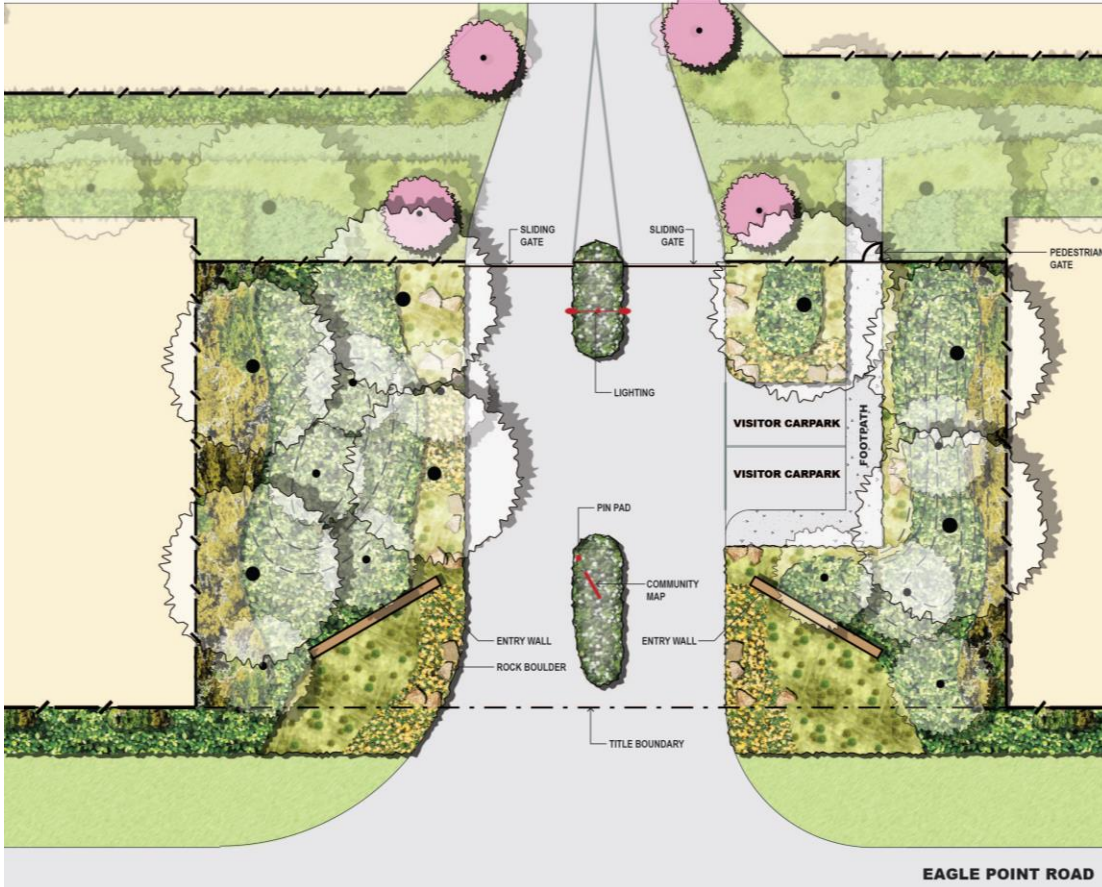
Outside daylight hours and on weekends, vehicular and pedestrian entry to the development is secured and regulated via powered gates. Residents wishing to enter the site are able to activate the gates from their vehicles via remote sensors, with pedestrian entry facilitated by entering a code into a keypad located at the gate. An intercom facility will enable visitors to the site to contact the resident(s) they are calling on, with the gates able to be remotely opened to permit access. All gates are programmed with sensors to open automatically for people wishing to exit the facility. Access codes will be provided to Emergency Services to allow unfettered access at all times.

Entry and exit to the Village will be via Eagle Point Road, positioned centrally within the western boundary. Sliding entry and exit gates will be recessed into the subject land, with the access designed to ensure visiting vehicles awaiting entry can yield within the subject land, well clear of the road reserve. In the event a visitor is denied entry, the access has been designed to provide appropriate area outside the gate for vehicles to turn and exit back onto Eagle Point Road.



Artist's impression of Village entry (Source: HLA, Dwg No. DA-09 C Rev A)

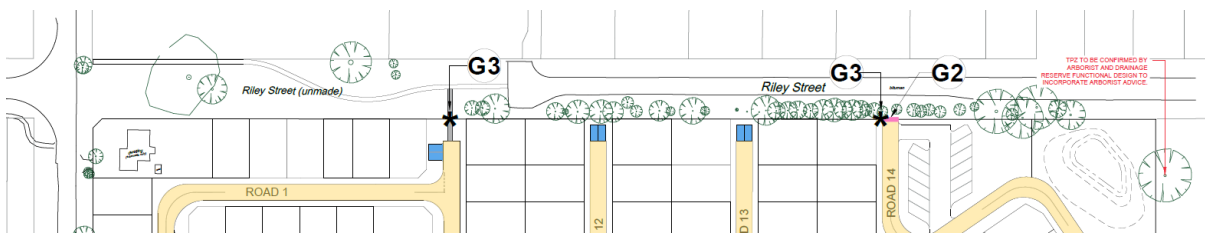
For visitors not wishing to bring their cars into the site, two visitor parking spaces are provided to the south of the gate, adjacent to the pedestrian path providing entry via the pedestrian gate.



Entry Plan (Source: HLA, Dwg No. DA-09 A Rev A)

Riley Street to the north is to be utilised as a secondary point for vehicle access, limited to emergency use, or by exception at the discretion of the manager. This emergency egress has been intentionally sited within Road 14, adjoining the boat/caravan storage area, to assist with the manoeuvrability of large vehicles under tow.

Two pedestrian gates are also proposed within the abuttal to Riley Street to enhance connectivity for the residents with the surrounding community, including to the west via a proposed footpath within the unconstructed portion of Riley Street.



Riley Street gate locations (Source: HLA, Dwg No. DA-03 Rev A)



The proposed gates and associated fencing will be of a high quality design to complement the architectural stylings of the wider Village.

Perimeter fencing styles proposed for the village are varied, consistent with established fencing themes within the precinct.

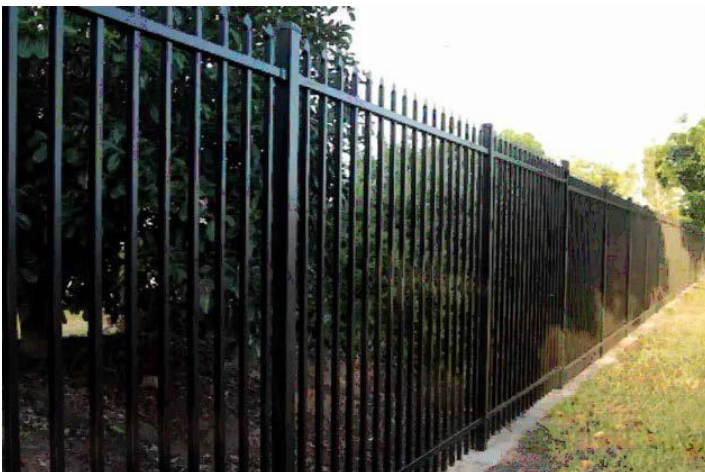
Existing properties to the west of Eagle Point Road typically incorporate higher fencing styles with visual permeability, balancing security with the retention of views.

Proposed fencing along Eagle Point Road will reflect this theme, with a 1.8m high slate style fence retaining some transparency, nominated in the colour of monument.



*Slate style fencing (Source: HLA, Dwg No. DA-04 Rev A)*

Existing paling fencing along the eastern boundary will be retained, extended through to Hoskin Street along the common boundary with 12 Hoskin Street. Paling fencing is also the common fencing style for side and rear boundaries in Riley Street, which the proposal will replicate for the bulk of the abuttal to Riley Street and common boundaries with the existing dwelling at 25 Eagle Point Road.



*Palisade fence (Source: HLA, Dwg No. DA-04 Rev A)*

The easternmost extent of the abuttal to Riley Street will require a more permeable fencing type acknowledging the overland flow path. A 1.8m high palisade fence in black will be visually inobtrusive whilst maintaining security and drainage functions.

## Clubhouse

When well designed, the Clubhouse is the jewel in the crown of a Residential Village. In our Client's experience, a communal building which provides for the many and varied needs of residents, with the flexibility to adapt to a multitude of uses will become the social hub of the village.

The project Designers have considered the successes and limitations of previous developments and have designed a facility to service the Village community, which is both visually appealing and entirely practical, to be delivered within the first stage of the project.

Designed by Solomon Troup, the proposed Clubhouse is a contemporary style utilising a variety of building materials to provide interest whilst ensuring cohesion with the architectural themes established by the Houses.

Viewed from the west, the building presents as a low scale form, with the flat roof preserving easterly views over and above the structure, maintaining a welcoming, human scale.

Blade walls frame the entry to the building, constructed with rammed earth as a gesture to honour the Eagle Point Bluff. These vertical elements assist with emphasising the large tree to the east of the dwelling. Face brickwork will be aesthetically appealing and practical, helping to block the hot summer afternoon sun. Three sections of brickwork will be laid in a hit and miss pattern to provide glimpses through to feature tree planters, open to the sky and visible from inside the building through adjoining windows.



*Artist impression of Clubhouse entry (Source: HLA, Dwg No. DA-05 D Rev A)*

Moving through the framed entry, the expansive water views will be evident from all vantages within the building, achieved through floor to ceiling glazing along the entire eastern elevation. Morning sunlight will stream into the building.





*Artist impression of Clubhouse Lounge & Dining  
(Source: HLA, Dwg No. DA-05 E Rev A)*

The Clubhouse layout is generously proportioned to ensure there is the ability to accommodate all residents and some guests should the occasion demand. The double sided fireplace and sliding door located to the north of the library/seating area provides separation from the recreation/games area, providing a focus for informal gathering, creating ambience during the cooler months.



*Artist impression of Clubhouse Games Room (Source: HLA, Dwg No. DA-05 D Rev A)*

Both rooms flow out to the east facing terrace, with sliding doors providing direct access for outdoor congregation on sunny days, with access to barbeque facilities, outdoor tables and chairs, and the Clubhouse grounds which surround the building, including lawn bowls green and pickleball court.





*Artist impression of Terrace overlooking Bowling Green  
(Source: HLA, Dwg No. DA-05 D Rev A)*



*Artist impression of Clubhouse and Pickleball Court, viewed from the east  
(Source: HLA, Dwg No. DA-05 D Rev A)*

The commercial scale, private kitchen located to the west of the building can cater to large groups, whilst also retaining the ability to function for smaller scale get togethers. The bar facility is one that will be regularly frequented, accessible from the recreation/games area, with 'happy hour' likely to be a standing engagement for many residents.

The Clubhouse caters to many and varied recreational activities, including the following:

- Gymnasium and yoga studio with equipment including stationary bike, treadmill, rowing machine and weights
- Pool pavilion with infinity edge lap pool, with appropriate pool deck area for poolside exercise, together with dedicated areas for pool plant and storage
- Art studio, with appropriate storage and sinks for the messiest of tasks
- Eighteen seat cinema
- Golf simulator
- Sports bar incorporating Billiards and Table Tennis



*Artist impression of Clubhouse Pool & Spa (Source: HLA, Dwg No. DA-05 E Rev A)*



*Artist impression of Clubhouse Gym (Source: HLA, Dwg No. DA-05 E Rev A)*



The proposed Clubhouse will successfully deliver functional efficiencies that are required for a community of this scale. Key requirements include an Office, Mail room, Consultant room, Chair store, associated communications infrastructure and a noticeboard/display area.

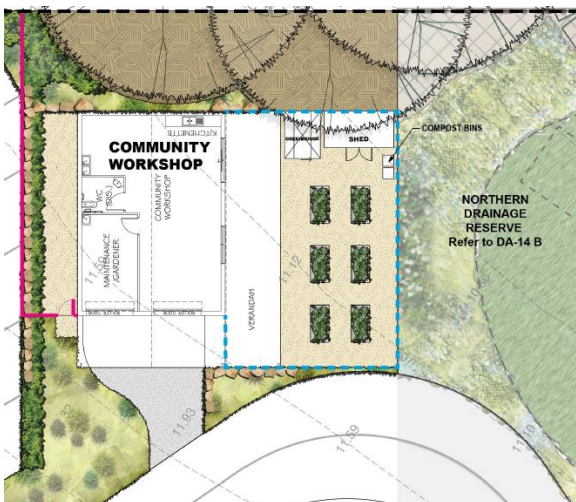
Male, female and unisex amenities are accessible from the gathering space area, with separate unisex amenities including changerooms and showers accessible from the pool pavilion. The Clubhouse differs from a conventional community building in that users have the ability to return to their own homes to use facilities with minimal inconvenience. Adjacent to the kitchen, direct access is available to the external bin store, for easy access, providing an alternative route for unloading goods for larger functions.

### Community Workshop and Garden

An alternative area of congregation within the Village is proposed in the form of a Community Workshop in the north-eastern corner of the subject land, adjacent to the Boat/Caravan Storage area, separated from the main Village area by the emergency egress to Riley Street.

The Community Workshop will be used for the storage of maintenance equipment, and an alternative area for recreation and activity. The Community Workshop is based broadly on the principles of the Men's Shed movement, which has been found to generate positive outcomes towards improving men's physical and mental health and wellbeing. The proposed Workshop provides a much smaller-scale opportunity for like-minded residents to feel they are making a useful contribution to their community, learning or sharing skills, making friends and networking. Facilities provided include a kitchenette and outdoor covered seating area.

The proposed structure is a simple form with a gable roof and openings within the southern and eastern elevations. Natural light will be provided by windows within all except the western elevation, with the building constructed using corrugated Colorbond cladding in Woodland Grey, utilising colours within the broader Village palette.



The Community Garden is located to the immediate east of the Community Workshop, including a greenhouse, potting shed, compost bin and series of raised garden beds. Additional garden beds will be scattered around the Village to maximise growing opportunities for homegrown fruits and vegetables to be enjoyed by the residents.

*Community Garden Plan*  
(Source: HLA, Dwg No. TP-10 Rev A)





Example of residents at the Campbell Lifestyle Estate, Hunter Valley enjoying the Community Garden (Source: [www.lincolnplace.com.au](http://www.lincolnplace.com.au))

### Internal access network

The proposed Residential Village will be serviced by a private network of internal roadways and pedestrian paths. Importantly, these private roads and pathways will not appear on Council's Public Road Register, with construction and ongoing maintenance the responsibility of the Developer.

Plans prepared by *Crossco Consulting Pty. Ltd.* provide detail on the internal road network. The development has been master planned to promote pedestrian connectivity, with the expectation being that residents will not be reliant on cars to move around the communal facilities. Vehicle speeds internal to the site will be restricted to walking pace, recognising the shared use of accessways by cars and pedestrians.

Experience in other lifestyle communities indicates that some residents may find it easier to move around the development on a motorised scooter (or golf buggy). Design of the roadways and paths has anticipated this likelihood, with proposed pathways of an appropriate width to accommodate motorised vehicles.

The Proposed Streetscape Sections includes a typical road cross section with trafficable width of 5.5m width. Kerbs have been deliberately avoided to eliminate potential trip hazards to general walking and mobility aids, including seat walkers and mobility scooters.

In designing the internal access network, consideration has been given to likely traffic impacts, and how the proposed use will vary from that of typical residential subdivision.

The Application is supported by a Traffic Engineering Assessment prepared by Impact Traffic Engineering, with anticipated traffic generation informed by empirical data collected from existing Residential Villages. The Assessment concluded there would be no negative impacts on the overall road network, due to the reduced traffic generation rates associated with the proposed use and development when contrasted against conventional residential style development for which the original road network had been designed.

The proposed internal road network will satisfy CFA requirements for this style of development, providing appropriate road widths and the requisite height and width clearances necessary to facilitate circulation of an appliance.

A Waste Management Plan prepared by Impact Traffic Engineering supports the Application, which includes swept path diagrams confirming the development will accommodate appropriate turning manoeuvres for waste collection vehicles approximately 8.8m in length. The WMP includes strategies to reduce the volume of waste entering landfill, including communal organic bins for garden and food organic waste.

**Car Parking**

Each house will be provisioned with appropriate covered parking based on the number of bedrooms provided, with a single garage for two bedroom homes, and a double garage for three bedroom homes. Driveways are of sufficient length to accommodate a visitor’s vehicle parked in the driveway without impacting the circulation of pedestrians or vehicles.

Formal provision for visitor parking is to be provided throughout the development, with dedicated parking areas surrounded by landscaping in locations proximate to the Houses and/or the Clubhouse. Eleven of these parking ‘clusters’ are scattered around the village, providing parking for 24 visitor vehicles. Two large parking areas are proposed in proximity to the Clubhouse, providing 25 visitor parking spaces, including two disabled parking spaces designed with the requisite shared zone in accordance with AS 2890.6:2008.



Visitor parking spaces shown in blue  
(Source: HLA, Dwg No. DA-03 Rev A)





## Traffic

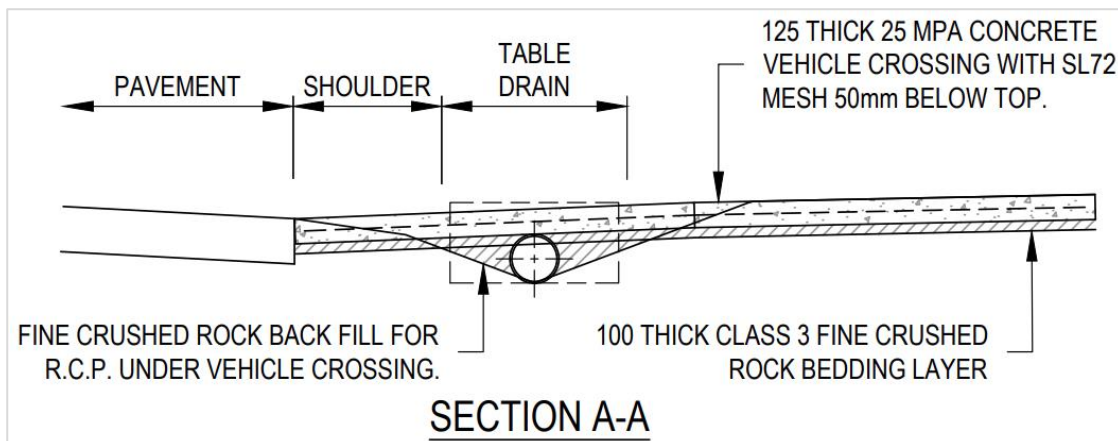
With safety and security critical considerations for this style of development, rationalising the points of entry from the external road network has been a key principle of the design of the proposed gated community. A single access point is proposed to Eagle Point Road to service the development.

A secondary access is proposed to Riley Street for emergency access only, or for Caravans or boats by arrangement with management. This gate will remain closed at all times except in the event of an emergency or by arrangement with management, and is expected to have extremely limited usage.

The Application is supported by a Traffic and Transport Assessment prepared by Impact Traffic Consultants which confirms the likely traffic volumes are able to be accommodate via a single point of vehicle ingress/egress from Eagle Point Road.

Roadworks proposed within the Eagle Point Road reserve are limited to localised widening to accommodate vehicle turning manoeuvres, designed to accommodate an 8.8m service vehicle. The proposal facilitates the retention of the soft road shoulder and minimising impacts on roadside vegetation, consistent with strategic expectations for Eagle Point Road documented within the *EPSP*. The existing road standard is sufficient to accommodate the additional vehicle movements likely to be generated by the proposal.

Works within the Riley Street road reserve are limited to a concrete crossover with low profile concrete endwalls and 375mm culvert drainage, consistent with Standard Drawing SD260 of the Infrastructure Design Manual, or as otherwise required by the Responsible Authority.



Typical swale drain vehicle crossing (SD260) (Source: IDM)

Construction of access to both Riley Street and Eagle Point Road will require the removal of vegetation within the road reserve. A later section of this report will address vegetation impacts in greater detail. Notification will be required to both Council and DEECA, in the capacity of Public Land Manager/Land Owner, in accordance with the provisions of 47 of the *Planning & Environment Act 1987*.

As part of the construction program, temporary construction access from Eagle Point Road will be developed in the south-west of the site. Details on the proposed construction and reinstatement of the temporary access will be provided within a Construction Management Plan, which is expected to be required as a Condition of Planning Permit.

Other external works proposed to deliver improvements to the public realm include the construction of a section of footpath which will connect the existing pathway constructed in the south-east of the Eagle Bay Rise estate, through to the pathway extending east from Woodman Road



*Dashed line indicating general location of path extension, to be positioned west of the roadside vegetation looking north along Eagle Point Road  
(Source: Google Street view, circa May 2023)*



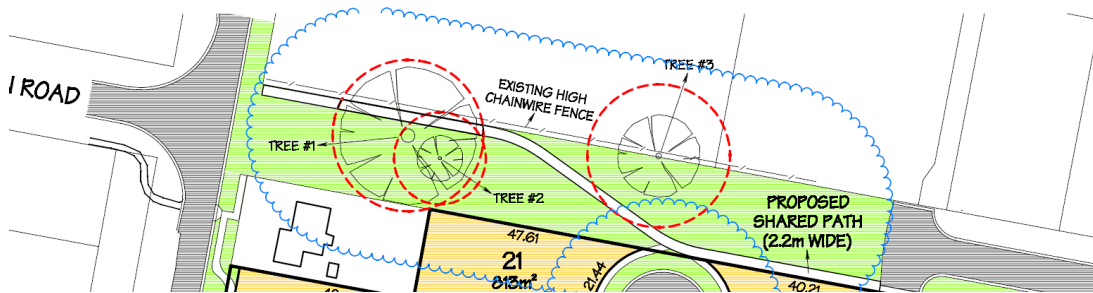
*Dashed line indicating general location of path extension, looking south from Woodman Road (Source: Google Street view, circa July 2022)*

Works within the public realm are proposed to include a pathway in the unconstructed section of Riley Street, providing connection to Eagle Point Road.

The proposed pathway alignment is consistent with that established in negotiations between parties facilitated by VCAT relating to Planning Permit 476/2021/P, which was deliberately designed to avoid unreasonable encroachment within the TPZs of mature remnant trees within the unconstructed section of the road reserve.



The following extract from the Proposed Subdivision Plan (Version 8) that formed the basis of the negotiated outcome demonstrates the proposed path alignment.



Extract from 19101 Proposed Subdivision Plan (V8)

The extent to which the proposed path alignment encroaches into the TPZs of these trees is less than the 10% permissible under AS 4970-2009 Protection of trees on development sites.

	Tree Protection Zone	Impacted Area
Tree #1	848m <sup>2</sup>	70m <sup>2</sup> (8.2%)
Tree #2	317m <sup>2</sup>	28m <sup>2</sup> (8.8%)
Tree #3	763m <sup>2</sup>	25m <sup>2</sup> (3.2%)

The proposed alignment is generally consistent with the desire path currently taken by school students, which appears to be regularly mown based on aerial photography.



Existing desire path (Source: Google Earth, 9 June 2023)

**Landscaping**

Significant investment in landscaping will make a substantial contribution to the high quality presentation of the village, dominated by native vegetation indigenous to the local EVC.



Landscaping in the Clubhouse precinct is oriented around the large old tree to be retained, with open lawn area retained within the TPZ to avoid disturbance. Having regard for the gentle easterly slope, the transition in grade will be managed with retaining walls constructed with rock boulders, resulting in an organic form, complemented by low plantings.

(L): Clubhouse Landscape Plan  
(Source: HLA, Dwg No. DA-08 A Rev A)

Boulders are also used as a landscaping feature to the west of the Clubhouse, with a mixture of low plantings and small trees proposed. Screen planting is proposed to the south, softening the presentation of the rear fencing of dwellings with frontage to Road 19.



Landscape theme images  
(Source: HLA, Dwg No. DA-08 A, Rev A)

Landscaping themes adopted around the Clubhouse will extend from the entry, where rock boulders and a range of native planting forms, including groundcovers, small and medium shrubs, feature trees and screen planting, will be utilised.





Entry Perspective (Source: Hamilton Landscape Architects, Dwg No. DA-09 A)



Garden bed plantings along the frontage to Eagle Point Road are proposed, enhancing the retained native vegetation. The native planting palette proposed for the entry precinct will be continued, complimenting the soft verge and contributing to the preferred streetscape character outlined in the EPSP.

(L): Proposed typical street frontage (Source: HLA, Dwg No. DA-09 E Rev A)



Street Frontage Elevation (Source: HLA, Dwg No. DA-09 E Rev A)

One departure from the native theme is the choice of street trees, where a selection of smaller, deciduous trees have been nominated, more likely to thrive in the available space within internal road verges.



Proposed Trees (Source: HLA, Dwg No. DA-07 Rev A)



To assist with wayfinding, specific species will be planted along individual street alignments, providing each sub-precinct with its own theme.



Street tree masterplan (Source: HLA, Dwg No. DA-07 Rev A)

Returning to the native theme, revegetation around the proposed drainage assets will include marshy and ephemeral species planted within wetlands, able to cope with frequent inundation. Beyond the core drainage area, a range of lifeforms are proposed, including large and small trees, medium shrubs, groundcovers, grasses and sedges, again derived from the local EVC.



Proposed landscaping within southern drainage reserve (Source: HLA, Dwg No. DA-14 A Rev A)



Similar landscaping themes are proposed in the north-eastern drainage precinct, with the main variation being fewer large trees nominated, given this area forms part of the main viewscape to Eagle Point Bay.



*Shallow and deep marsh species*



*Ephemeral marsh species*

*Proposed landscaping within southern drainage reserve  
(Source: HLA, Dwg No. DA-14 A Rev A & DA-14 D Rev A)*

## Staging

The development of the Residential Village is proposed to be undertaken in stages, to facilitate progressive and orderly development.

The following table outlines how the development will be progressively delivered across four stages.

Stage	Buildings and works proposed
Stage 1	Development of 58 homes Access to Eagle Point Road Clubhouse South-east drainage infrastructure Landscaping associated with each of these elements
Stage 2	Development of 47 homes Community Workshop, Community Garden, Emergency access to Riley Street Pedestrian path in Riley Street North-east drainage infrastructure Landscaping associated with each of these elements
Stage 3	Development of 46 homes Pedestrian path on western side of Eagle Point Road
Stage 4	Development of 58 homes Reinstatement of temporary construction access to Eagle Point Road



#### 4. Application Triggers

Planning approval is required pursuant to the following Clauses of the East Gippsland Planning Scheme:

Planning Scheme Clause No.	Description of what is proposed
Clause 32.08-2 General Residential Zone	Use of a Residential Village
Clause 32.08-10 General Residential Zone	Buildings and works associated with a Section 2 use
Clause 43.02-2 Design and Development Overlay Schedule 11	Buildings and works with total building footprint greater than 300m <sup>2</sup>
Clause 52.17-1 Native vegetation	Removal of native vegetation
Clause 52.05-13 Signs	Display of business identification signage

Pursuant to Clause 66.02-11, the application must be referred to the Head, Transport for Victoria in accordance with Section 55 of the *Planning and Environment Act 1987*.

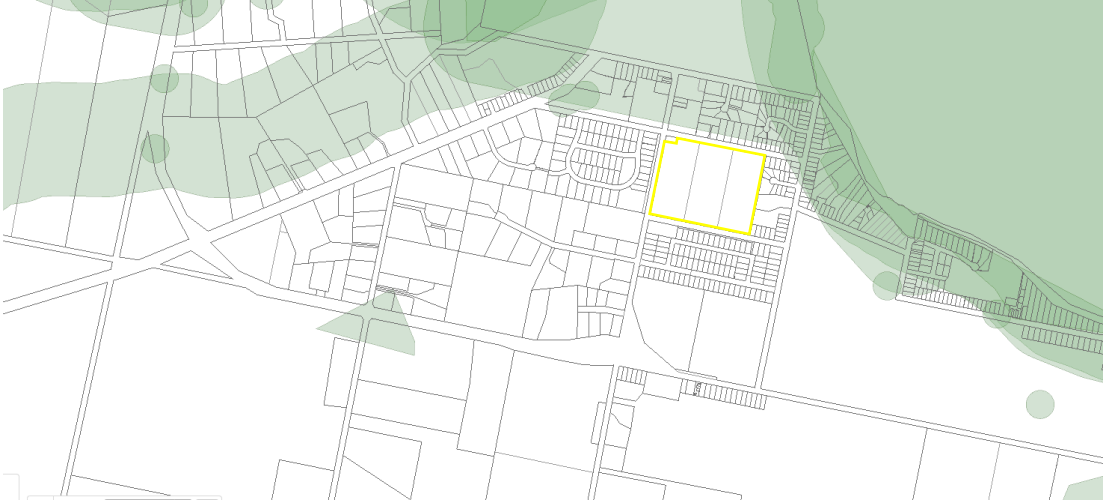
It is expected that notice of the application will be provided to DEECA pursuant to Section 52 of the *Planning & Environment Act 1987*, reflecting the ownership of the Hoskin Street road reserve.

Referral to DEECA will also be required for the proposed removal of vegetation within Eagle Point Road, being a government road (Crown land) that is managed by Council.

Subdivision of the individual houses does not form part of the proposal, consistent with the Planning Scheme definition of Residential village which requires land to be held in single ownership. Whilst indicative boundaries are shown throughout the plan set, these provide a representation of likely fencing to demonstrate each house will be appropriately separated and provided with an individual sense of address and personal amenity.

## 5. Cultural Heritage

The subject land is not identified as an area of cultural heritage sensitivity as defined by Regulation 5 of the *Aboriginal Heritage Regulations 2018* ('the Regulations').



*Extract from Cultural Heritage Sensitivity mapping, with sensitive areas show in green and the subject land outlined in yellow (Source: VicPlan)*

Whilst significant ground disturbance associated with a residential village constitutes a high impact activity as defined by Regulation 46, a Cultural Heritage Management Plan is only required when a high impact activity is proposed for an area of cultural heritage sensitivity pursuant to Regulation 7.

Accordingly, the subject Application does not trigger the preparation of a Cultural Heritage Management Plan.



## 6. Planning Policy

### 6.1 Planning Policy Framework

The proposal is consistent with objectives relating to *Settlement* (Cl.11.01-1S), that encourage sustainable growth and development, delivering choice and opportunity for all Victorians, demonstrated by the following:

- Located a short distance from the recently developed Eagle Point Foreshore Hub, residents will enjoy convenient access to community facilities. Eagle Point is within close proximity of Paynesville and Bairnsdale, with recreational, medical, retail, social support services and entertainment facilities within a short drive.
- Paynesville and Eagle Point perform a dormitory function for the regional centre of Bairnsdale, collectively forming a sub-regional network in accordance with the *Gippsland Regional Growth Plan*. Development of a residential village will contribute to sustainable population growth within this sub-regional network.
- The subject land is located centrally within both the established and proposed settlement boundaries for Eagle Point. Infill development of a large, vacant, well located and residential zoned property provides an opportunity to limit urban sprawl and directs growth into an existing settlement.
- Development of a residential village supports healthy, active and sustainable transport, with residents having the ability to take advantage of the recreational facilities on site, together with the numerous walking trails within Eagle Point.

Policy statements specific to *Gippsland* (Clause 11.01-1R) seek to strengthen the region's economic resilience by adapting and responding to the changing market conditions and likely population growth. The proposal is entirely consistent with objectives that aim to deliver vibrant and prosperous town centres.

The proposal gives effect to strategies within Clause 11.01-1L-01 relating to *East Gippsland settlements* as follows:

- The subject land is quite unique, representing a greenfield development site in a central location, as Planning Policy preferences over dispersed development.
- Consolidation of existing township area will be achieved with the development of this large, vacant centrally located site within the town.
- The proposed residential development will be connected to reticulated sewerage, water, electricity, drainage and telecommunications.

The proposal responds soundly to Policy relating to *Housing and Planning for growth areas* which seek to increase overall residential densities in well planned developments (Clause 16, Clause 11.02-2). The subject Application will achieve a residential density of approximately 20.4 dwellings per net developable hectare, and provides a direct response to the distinctive characteristics of the locality whilst also catering to the ageing demographic.

Strategies specific to *Eagle Point* (Cl.11.03-4L-12) are appropriately considered by the proposed development, providing much needed housing and communal facilities whilst maintaining built form with a generally low profile. The village will be developed within extensive landscaping, softening development and achieving improved environmental outcomes through enhancement of waterways, achieving improvements in water quality, and maximising retention of native vegetation on and adjoining the site.

Incorporating surrounding vegetation, whether planted or native, has been an influential theme in the design process, recognising the benefits provided from both an environmental and amenity perspective. *Native vegetation management* (Cl. 12.01-2S) has been carefully considered to minimise native vegetation losses as far as practical within the neighbouring road reserves, maintaining all vegetation on the subject land including the very large, centrally located scattered tree.

The proposed layout has appropriately considered strategies relating to *River and riparian corridors, waterways, lakes, wetlands and billabongs* (Cl.12.03-1S). A mapped waterway runs through the subject land within the south-eastern corner of the property, towards Bay Road. Development will be appropriately excluded from the waterway corridor, with a 30 metre buffer to be extensively planted with native vegetation indigenous to the local EVC, rehabilitating the waterway.

Consistent with Clause 12.03-1L relating to *Waterways*, onsite drainage infrastructure will be implemented to provide for stormwater quality improvements and detention above that which currently exists, achieving best practice environmental management benchmarks, positively contributing to the water quality of the receiving Gippsland Lakes.



*Drainage cross-section, depicting proposed improvements to the waterway  
(Source: HLA, Dwg No. DA-14 C Rev C)*

The subject land is elevated and well setback from Lake King ensuring the future residential village will not be subject to sea level rise implications in the future consistent with Clause 13.01-2S relating to *Coastal inundation and erosion*.

Although excluded from the Bushfire Management Overlay, the subject land is located within a designated bushfire prone area. The proposed development has been designed with regard for a potential bushfire threat with egress provided to both Eagle Point Road and Riley Street, and surrounding development providing appropriate separation from potential localised bushfire hazards to appropriately reduce risk in accordance with Clause 13.02-1S *Bushfire planning*.

The proposed residential village has been designed to respond to the character of the area and natural features of the subject land. The waterway that traverses the south eastern part of the property has been respected with an appropriate buffer and revegetation proposed, lower scale built form will respect the scale of the town, extensive landscaping and fencing reflecting surrounding development, resulting in an inclusive development with adjoining precincts consistent with Clauses 15.01-1S and 15.01-1L-01 relating to *Urban Design*.

The proposal will achieve building design and siting outcomes that contribute positively to the local context, enhancing the public realm and supporting environmentally sustainable development consistent with objectives relating to *Building design* (Cl.15.01-2S). One of the key fundamental design principles has been to ensure the residential village responds to the landform, reflecting the town character to assist integration with the surrounding built form and community. The proposed houses demonstrate contemporary design, utilising articulated facades, a mix of interesting roof profiles, ensuring passive solar access gains and universal design.

The Clubhouse located centrally on the site will provide for an interesting built form through the use of expansive glazed components and a variety of materials, making a significant architectural statement reinforcing the building's role as the central focus of the village.

The development will deliver a safe and attractive space when viewed from both within and outside the facility. The Village layout is connected, safe, pleasant and attractive, and incorporates amenities to support physical activity in all weather conditions, supporting strategies relating to *Healthy neighbourhoods* (Clause 15.01-4S).

The immediate neighbourhood character of the area sees conventional residential allotments generally developed by single storey detached dwellings, save for Eagle Point Primary School to the north-west of the subject land. The proposed residential village will integrate well with adjoining development allowing for appropriately spaced building form, modest building heights and a landscaped environment consistent with Clause 15.01-5S relating to *Neighbourhood character*.

Clause 16.01-1S *Housing supply* is supported by the proposal, allowing a diversified housing offering that meets the community's needs. The proposed residential village strikes the balance of providing infill development whilst minimising detrimental off site amenity impacts.

State planning policy encourages increased choice in housing type, tenure and cost to support households as they move through life cycle changes and provide for diverse communities. Residential villages traditionally allow for people who wish to downsize from larger property holdings, contributing to *housing affordability* (Cl.16.01-2S).



To ensure residents have the ability to walk around and beyond the immediate village, whilst contributing to the walkability of the wider community, the proposed construction of additional pathway connections gives effect to objectives relating to *Walking* (Cl.18.02-1S). Similar to most residential villages the internal access network has been designed to encourage a low speed environment. The proposal is supported by a Traffic and Transport Assessment prepared by Impact Traffic Engineering that confirms the development has been appropriately designed to accommodate likely vehicle movements, and will not have a detrimental impact on the surrounding road network consistent with objectives relating to *Roads* (Cl.18.02-4S).

An integrated water management approach has been adopted for the proposed development including rainwater tanks to all buildings for reuse, stormwater detention ensuring pre-development stormwater flows are maintained and nutrient stripping for improved water quality as sought by Clause 19.03-3S *Integrated water management*.

## 6.2 Municipal Planning Strategy

Clause 02.03-1 *Settlement and housing – Coastal settlements* advises that the strategic direction for Eagle Point is to provide for significant expansion of existing areas. The proposed Residential Village will provide an excellent opportunity for a large, vacant and well located property to be developed for residential purposes.

The proposal appropriately respects the waterway on the subject land, with a re-vegetated buffer for the treatment of stormwater, reducing nutrient loads. The landscape and scenic value of the area when viewed from the Lake King will not be diminished, given the property is located within a heavily modified urban environment consistent with Clause 02.03-2 *Environmental and landscape values*. The prevailing tree canopy will be retained through the preservation of native vegetation.

Consistent with Clause 02.03-3 *Environmental risk and amenity*, the proposal mitigates relevant environmental risks. The property is a well elevated landform, setback approximately 330 metres from the Lake frontage, eliminating the likelihood of future coastal inundation on the land. Risk from a potential bushfire is mitigated for the subject land as the surrounding residential development is managed and maintained in a low threat environment.

The proposed residential village will support the local economy in the short term through construction spend in the vicinity of \$100million, and in the longer term with local employment opportunities to service the proposed village in accordance with Clause 02.03-6 *Economic development*.

Development of linking footpaths external to the subject land are proposed to allow residents of the village and other Eagle Point community members with improved connectivity and walkability, supporting Clause 02.03-7 *Transport and infrastructure*.

### 5.3 Eagle Point Structure Plan

Whilst the EPSP carries no statutory weight at this time, the proposed development will result in an outcome that is generally consistent with the strategic expectation for infill development that is sensitively sited, responds to the site context, and has regard for desired character attributes for each neighbourhood.

The proposal will provide a variety of dwelling types consistent with proposed neighbourhood character objectives, embracing contemporary architecture which responds to the coastal setting. Centrally located within the settlement boundary, the proposed residential village will support the growth of Eagle Point's core, providing a different density and housing than currently available in the town.

The proposed development makes a positive contribution towards the delivery of missing infrastructure as sought by the EPSP. Improved circulation around the 'community precinct' formed by the school, foreshore and caravan park will be achieved through connecting the two disconnected sections of footpath on the western side of Eagle Point Road, and through the unconstructed section of Riley Street to Eagle Point Road.

The proposal will provide an appropriate interface in the future with the planned southerly expansion of Eagle Point Primary School. Pedestrian pathways and gates will provide connectivity within Riley Street without constraining the school from further development into the future.

The proposed development will maintain the preferred informal streetscape character including native landscaping and pathway development, consistent with strategies within the EPSP.

As part of the development a passive open space area will be provided around the waterway and drainage detention basin within the south-east of the subject land. Water sensitive urban design techniques, removal of weeds and extensive native plantings will achieve best practice stormwater management and a high amenity outcome, with no additional maintenance burden on public authorities through retention in private ownership.

The subject land is not at risk of environmental hazards which are common elsewhere in the municipality. The land is well elevated, located outside the 1%AEP flood extent. Vegetation surrounding the subject land is managed to a low-threat condition, allowing for development to a BAL-12.5 construction standard, representative of the low bushfire risk. An emergency egress route is provided from the land via Riley Street.

The proposed residential village has been designed with appropriate regard for the guidance provided at Appendix 2 of the EPSP, demonstrated by the following:

- The proposed self-contained development is not reliant on neighbouring properties. Access to the village will be limited to a single entry from Eagle Point Road. Unlike a conventional residential subdivision, residents have no expectation of vehicle access to adjoining public roads.

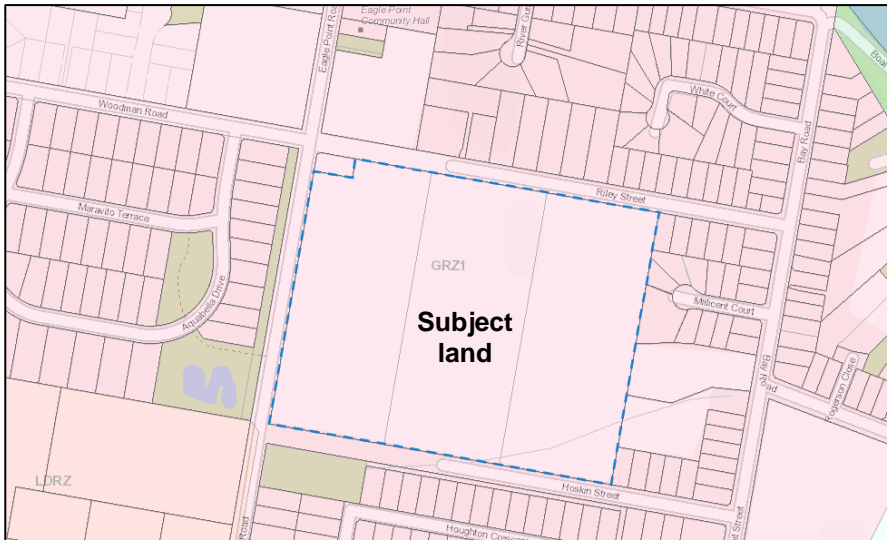
- The residential village has been designed to emphasise the Clubhouse as the main built form feature of the village, providing for prominence from Eagle Point Road and taking advantage of the landform to ensure the expansive water views can be enjoyed across the village.
- The proposed drainage and passive open space area within the south-east of the subject land will address a long standing overland flow path issue to the east of the subject land, as well as providing water quality benefits to receiving waterways. With proposed landscaping incorporating extensive native plantings, indigenous to the local EVC, this area will become a feature of the project. Dwellings in the immediate vicinity will enjoy views of the wetlands, providing for casual surveillance ensuring a sense of safety.
- Albeit retained in private ownership for the use of residents and their guests, the proposal incorporates a network of pedestrian pathways through the subject land, taking advantage of the passive open space to the south-east of the subject land. Pathway alignments and proposed park seating has been carefully located so as to avoid detrimental impacts on native vegetation.
- The construction of additional footpaths within Eagle Point Road and Riley Street will allow village residents and the wider community to more safely access the community hub, foreshore and other walking trails within the precinct.



**7. Planning Elements**

**7.1 General Residential Zone**

The proposed Residential Village is entirely consistent with the purpose of the General Residential Zone ('GRZ') in that it seeks to deliver variety in accommodation to meet the varying needs of households, whilst remaining respectful of the prevailing neighbourhood character (Clause 32.08).



*Planning scheme zone mapping (Source: VicPlan)*

The subject Application provides a style of development that is in growing demand throughout the municipality, providing opportunity to accommodate an ageing population whilst promoting housing affordability.

The subject land is not isolated, located centrally within the existing settlement. The property is well located to enable residents to make good use of existing community and recreational facilities that are not addressed by extensive facilities provided within the Residential Village.

Positive planning policy support for the use and development of a residential village on the subject land is provided within the Municipal Planning Strategy and Planning Policy Framework.

The character within the core central precinct of Eagle Point is conventional, residential development and the proposed residential village will be sympathetic to existing and surrounding development providing for lower scale dwellings, landscaping, appropriate setbacks and spacing.

The residential village will deliver a diversity of housing types within Eagle Point and provides for housing growth close to the community precinct of the foreshore, community hub and caravan park.

Whilst the subject Application does not require formal consideration of the requirements of Clause 55, we offer the following summary which demonstrates overall compliance with the Standards and Objectives of the Clause.

- The proposed development is respectful of both the evolving neighbourhood character to the west and south of the subject land, and the established neighbourhood character to the east.
- By providing a range of house types and façade options, the character of the development will strike a balance between diversity and uniformity. The addition of landscaping will help in delivering a cohesive rhythm to the proposed streetscape.
- Each house will have a similar presentation to the street by virtue of the 5m setback to the garage from the back of kerb.
- Proposed levels of site coverage and site permeability are within acceptable allowances.
- All houses have been designed to achieve mandatory energy rating standards.
- The location and provision of car parking addresses the requirements of the standard, and in many instances will exceed the minimum requirements.
- Side and rear setbacks provide a consistent rhythm, with no issues relating to overshadowing or overlooking.
- No front fences are proposed.

The proposal achieves a sound Planning outcome that responds positively to the requirements of the General Residential Zone through the following:

- Careful consideration of the layout of the proposed residential village has ensured the retention of the centrally located large scattered tree, and large trees in proximity to the designated waterway on the site. Removal of native and planted vegetation within road reserves has been minimised.
- Improved stormwater management will be achieved as part of the development, including the construction of a nutrient stripping wetland to treat runoff to best practice as well as detention to pre-development flows.
- The designated waterway located on the subject land will be respected with a 30m buffer to be re-vegetated with species from the local EVC.
- Development of a large, vacant, well located and serviced property within the central part of the town provides for an orderly planning outcome.
- Increased diversity of housing within Eagle Point is welcomed, contributing to a range of household types.
- The amenity of surrounding development will be maintained through respectful setbacks from adjoining properties, complementary landscaping, and low scale building form avoiding unreasonable overlooking or overshadowing.
- The proposed access with Eagle Point Road will be safe, allowing for good sightlines and turning movements.

- Substantial car parking for residents and visitors has been provided onsite ensuring there is no reliance on public street parking.
- Risk from bushfire is mitigated by surrounding properties which are well maintained to a low threat condition.
- Loading and unloading of delivery vehicles attending the Clubhouse is provided for within the development, avoiding impacts on adjoining streets/properties.
- Waste collection will be undertaken by a private contractor, as documented within the Waste Management Plan which supports the Application.
- Internal amenity afforded to residents is high with the provision of spacious rooms, ability to accommodate people with limited ability, appropriate open space and community facilities.
- Design of the proposed buildings has been considered with energy efficiency in mind. Where possible living areas have been located on the northern side of dwellings and private open space has been afforded solar access.



## 7.2 Design and Development Overlay (Schedule 11)

The proposed use and development respond positively to the purpose of Schedule 11 of the Design and Development Overlay relating to *Residential development in coastal settlements*, as it promotes future development at a density that is compatible with the coastal neighbourhood setting (p.1).

It is considered that the proposed development positively addresses the objective and decision guidelines of Schedule 11:

- The proposed subdivision is premised upon the enhancement of the designated waterway, through a combination of passive open space and drainage open space. Implications with respect to water quality or land degradation can only be considered to be positive.
- Approval for vegetation removal is limited to that extent that cannot be avoided as a result of infrastructure provision. A later section of this Report will address compliance with the particular provisions of Clause 52.17.
- The subject land is not at risk of coastal processes such as flooding, tidal factors or coastal erosion, located a considerable distance from the lake.
- The proposed built form represents high quality design, with complementary landscaping and coastal colour palette ensuring an aesthetically pleasing presentation throughout.
- The proposed height of the buildings within the residential village are of a residential scale. Use of a combination of setbacks, articulated form, contemporary materials and landscaping throughout the village reduces any perceived height and visual bulk.
- The elevated position and setback of approximately 700m from the foreshore ensures the subject land will not be impacted by coastal processes, even in a sea level rise scenario.
- The natural landscape values around the subject land consist of remnant native vegetation and planted vegetation generally within road reserves. The proposal will see only a minor impact to the landscape through the provision of the village accessway. Development will generally sit below the surrounding tree canopy and additional vegetation will be introduced within the site maintaining the landscape values of the town.

The subject Application achieves a sound Planning outcome that is consistent with the design objectives for the precinct.

### 7.3 Car Parking

Each of the ten proposed house types includes appropriate car parking within an attached garage, commensurate with the number of bedrooms proposed.

This provision is entirely consistent with the requirements of Table 1 to Clause 52.06-5 which prescribes the following minimum parking provisions for a Residential Village:

- 1 parking space to each one or two bedroom dwelling; and
- 2 parking spaces to each three or more bedroom dwelling

Table 1 also prescribes the provision of 1 visitor parking space for every five dwellings for developments containing more than five dwellings. As the subject Application seeks to develop 209 dwellings, the proposal requires the provision of 41 parking spaces for visitors.

The provision of 49 dedicated visitor parking spaces located throughout the Village will exceed the statutory requirement. All dedicated visitor parking spaces have been designed to accord with the design standards of Clause 52.06-9.

We anticipate that many visitors will take opportunity to park in a 'piggy back' style arrangement within the driveways of the individual houses they are visiting. This practical use will further reduce the demand for formalised visitor parking.

Consideration of parking requirements relating to the Clubhouse are premised upon the use of the facility being limited to residents and their guests. As the Clubhouse is entirely ancillary to the primary use of the subject land for the purposes of a Residential Village, it is considered that there will be no additional parking demand generated by this complimentary facility. Nonetheless, the provision of 25 parking spaces within the immediate vicinity of the Clubhouse will address any additional parking demand.

The proposed development will easily accommodate all demand for car parking on site. There are considered to be no issues arising.

## 7.4 Native Vegetation

Planning approval is triggered at Clause 52.17-1 for the removal of two scattered trees in accordance with Particular Provisions relating to Native Vegetation.

The Application complies with the Application Requirements specified within the *Guidelines for the Removal, Destruction or Lopping of Native Vegetation, December 2017* ('the Guidelines').

Accompanying the Application is a Native Vegetation Removal Report ID: 319\_20241002\_8UM (dated 2/10/2024) which includes detail on the assessment pathway (Intermediate Assessment Pathway), information about the vegetation earmarked for removal, mapping and offset requirements along with other details as triggered within Table 4 of the Guidelines.

The Accompanying Plan of Vegetation Removal nominates the location of the native vegetation that requires consideration under the provisions of Clause 52.17.

The extent of vegetation being considered under the provisions of Clause 52.17 includes two small scattered trees within the Eagle Point Road reserve to accommodate temporary access during the construction phase. The NVRP describes the scattered trees as Zone A and Zone B.



Scattered Trees earmarked for removal (Date of photography 25/09/2024)



The two trees have been assessed as scattered trees given there are only two them present (with touching canopies) and the surrounding understory plant cover is heavily dominated by non-native species (<25% native perennial understory plant cover present).



*Non-native understory within proximity to Scattered Trees  
(Date of photography 25/09/2024)*

It is acknowledged that the planted vegetation located along the Riley Street frontage and the areas of regrowth less than 10 years old provided within the adjoining road reserves do not trigger consideration under the provisions of Clause 52.17-1 as exemptions are provided at Clause 52.17-7.

It is clearly evident that the majority of the vegetation provided along the Riley Street frontage has been planted given its linear alignment and consistency in size and species (predominantly *Melaleuca ericifolia*).



*Google Street View photo circa March 2008 which demonstrates  
the linear and homogenous planting in Riley Street*





*Looking towards planted vegetation within Riley Street*

A small area of regrowth in the north-east of the frontage to Riley Street will require removal to accommodate drainage upgrades. An inspection of this vegetation confirms it as Black Wattle (*Acacia mearnsii*), a short-lived soldier species, with these particular specimens quite juvenile in form.



*Regrowth within Riley Street (Date of photo: 17/08/2021)*





Regrowth within Riley Street (Date of photo: 25/09/2024)

The following aerial photograph serves as confirmation that the regrowth earmarked for removal along Riley Street is definitely less than 10 years old and meets the exemption prescribed at Clause 52.17-7 Regrowth.



(Source: Google Earth 12/03/2019)



Regrowth within the Eagle Point Road reserve is proposed to be removed to accommodate access to the subject land.



*Google Street View photo circa March 2008 which demonstrates the clear frontage to Eagle Point Road*



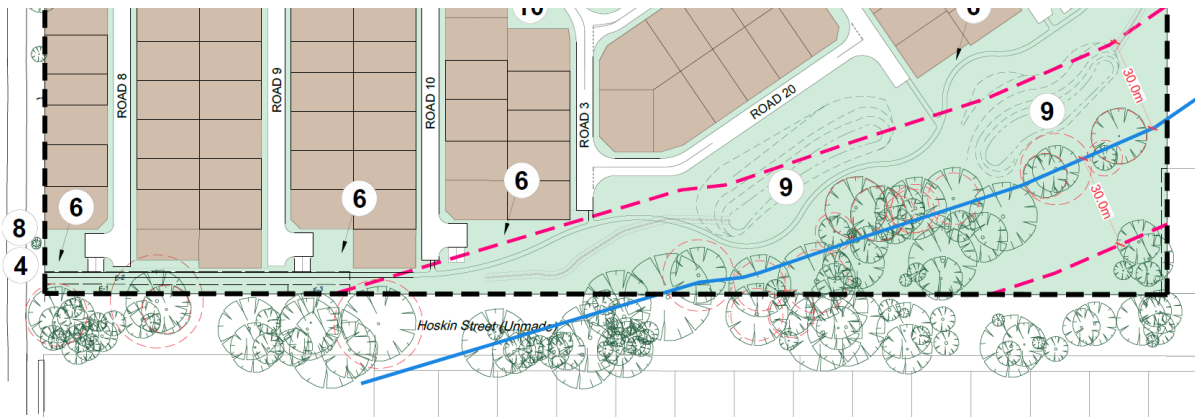
*Regrowth within Eagle Point Road (Date of photo: 25/09/2024)*



*Regrowth within Eagle Point Road (Date of photo: 4/10/2024)*

Extensive efforts have been made to ensure the retention of the large eucalypt species on the subject land, and within the unconstructed Hoskin Street road reserve.

To inform the design of drainage infrastructure in the southern portion of the site, large trees located by survey were assessed and their TPZs determined using the methodology outlined in AS 4970:2009 *Protection of trees on development sites*. The TPZs were then included on the masterplan to demonstrate areas within which works should be avoided, or limited to a maximum encroachment of 10% of the TPZ area.



Extract from Masterplan with extent of TPZs shown in red  
(Source: HLA, Dwg No. DA-01 Rev A)

TPZs for trees within the unconstructed section of Riley Street, and for the large tree located centrally on the land were established during investigation for the previous approval, and have been carried forward to the subject Application to ensure appropriate preservation.



Extract from Clubhouse Landscape Plan showing TPZ as a red dashed line  
(Source: HLA, Dwg No. DA-08 A Rev A)



To compensate for the loss of the two scattered trees, a third-party offset will be secured to ensure no net loss of biodiversity, in accordance with the requirements of Clause 52.17-5. Please find enclosed a quotation from Vegetation Link (VLQ-10833, dated 3/10/2024) confirming the availability of the required credits with all necessary attributes.

In response to the application requirements specified at Table 4 of the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP, 2017) ('the Guidelines') we offer the following comments.

Requirement	Response
<p><b>1. Information regarding native vegetation to be removed.</b></p>	<p>The enclosed Vegetation Removal Plan depicts the extent of vegetation to be removed in the context of the property boundaries.</p> <p>Please refer to the enclosed Native Vegetation Removal Report ('NVR') that confirms the Application is able to proceed under an Intermediate Assessment Pathway.</p> <p>The extent of vegetation removal proposed equates to 0.036ha and is comprised of two small scattered trees. The circumference of the scattered trees is detailed at Appendix 1 of the NVR (p.6).</p> <p>The subject land does not include any coastal areas or sensitive wetlands.</p> <p>General offsets in the order of 0.008 general habitat units with a minimum strategic biodiversity value score of 0.336 will be required to compensate for the vegetation loss.</p>
<p><b>2. Topographic and land information</b></p>	<p>Contour information included on the plan set confirms the subject land is predominantly flat has a gentle slope with no low-lying areas, hilltops, wetlands, slopes exceeding 20 percent, or evidence of erosion.</p>
<p><b>3. Recent, dated photographs of the native vegetation to be removed</b></p>	<p>Photos of existing vegetation earmarked for removal included within this report are recent, taken on 25 September 2024.</p>
<p><b>4. Other vegetation removed</b></p>	<p>We are unaware of any other native vegetation removed, with or without the required approvals, on the subject land or contiguous land in the same ownership. Planning Permit 476/2021/P issued on 27 October 2022 approved the removal of vegetation, comprising:</p> <ul style="list-style-type: none"> <li>• 3 patches totalling 0.011ha of native vegetation with a strategic biodiversity value score of 0.377;</li> <li>• 2 scattered large trees; &amp;</li> <li>• 5 scattered small trees.</li> </ul> <p>This approval remains live, but is unlikely to be acted on should the subject application be determined favourably.</p>



Requirement	Response
<p><b>5. Avoid &amp; minimise statement</b></p>	<p>The subject land is identified within the EPSP as an area for infill residential development, requiring access to be provided from the surrounding road network.</p> <p>Where the previous approval presumed the loss of all roadside vegetation, the subject application has taken a different approach, maximising the retention of roadside vegetation as far as reasonably practicable, including native vegetation, planted vegetation and areas of regrowth.</p> <p>Tree protection zones for large trees on and adjoining the subject land have been respected, with all efforts made to preserve vegetation on the subject land. The village layout ensures larger native trees with a high conservation value, being the large central tree and those located in the southern portion of the land, will not be adversely impacted by the proposal.</p> <p>Whilst initial drainage concepts, including those depicted in the EPSP, would have resulted in the removal of several of these trees, or at least impacted numerous TPZs, the proposed drainage design has been carefully refined to ensure impacts are avoided.</p> <p>The trees on the southern portion of the property were located and measured to enable the calculation of TPZ's. This information was then provided to the project's Engineers to facilitate an appropriate drainage design which does not impact existing trees or encroach on their TPZ's.</p> <p>Similarly, the starting point for the design of the Clubhouse precinct was the adoption of the TPZ for the very large old tree, with the proposed building and associated landscaping designed to 'hero' the majestic tree.</p> <p>Whilst some vegetation removal will need to occur within the adjoining Road Reserves to facilitate access and servicing, the majority of it is planted or regrowth.</p> <p>Removal is limited to two small scattered trees which are likely to be impacted as a result of temporary construction access. It is possible that the construction of this temporary access may avoid direct impact to the two trees in question, but the extent of encroachment into their respective TPZs is likely to compromise the trees, rendering them assumed lost.</p> <p>A vegetation offset will be provided to compensate for the native vegetation losses being incurred. This offset will be provided before any physical loss of the vegetation in question.</p>

Requirement	Response
<b>6. Property Vegetation Plan</b>	Not applicable – no Property Vegetation Plan made pursuant to Section 69 of the <i>Conservation, Forests and Land Act 1987</i> has been prepared.
<b>7. Defendable Space</b>	As the property is not affected by the Bushfire Management Overlay, there is no need to remove vegetation for the purposes of establishing defendable space.
<b>8. Native Vegetation Precinct Plan Response</b>	Not Applicable – the Application is not made under Clause 52.16. No Native Vegetation Precinct Plan applies to the subject land.
<b>9. Offset Statement</b>	<p>As a Permit is required to remove native vegetation the biodiversity impacts from the removal must be offset in accordance with the Guidelines. It is anticipated that the standard Conditions will be imposed on Permit which specify the offset requirement and the timing to secure the offset.</p> <p>There is no ability to provide vegetation offsets onsite given the residential context of the area. Vegetation offsets will be achieved through third party arrangements.</p> <p>Please refer to the enclosed quotation from Vegetation Link (dated 3 October 2024) confirming the required native vegetation credits with suitable attributes are available for purchase from a third party.</p>

In response to the decision guidelines specified in Table 6 of the Guidelines, we offer the following comments.

	Decision Guidelines	Response/Comment
1.	Efforts to avoid and minimise vegetation removal to be commensurate with the biodiversity and other values.	<p>The vegetation in question has not been identified as being of significance. The two small scattered trees to be removed are within Location 2. The vegetation has mid-range scores on condition mapping and strategic biodiversity value mapping.</p> <p>Efforts to avoid and minimise vegetation losses has resulted in far less vegetation impacts than had been anticipated by Strategic Planning for the site, or for previous approvals granted for the property. Numerous iterations of the scheme were developed to ensure the significant vegetation in the southern portion of the site could be retained without impact.</p>

	Decision Guidelines	Response/Comment
2.	The role of the vegetation being removed in protecting water courses, preventing land degradation and adverse effects on groundwater.	The vegetation earmarked for removal is considered to play a minimal role in protecting water quality and preventing land degradation given its location in the road reserve. The vegetation is well offset from existing water courses (>30metres) and is not contained on steep land.
3.	The need to manage native vegetation to presence identified landscape values.	<p>Whilst the vegetation to be removed has some aesthetic value, it is not considered to have a high environmental value having regard for the NVIM mapping and associated scores.</p> <p>The removal of vegetation within the road reserves represents the first step in the transition of these streetscapes to an urban environment. The visual impact is real, but expected.</p>
4.	Whether the vegetation to be removed is protected under the <i>Aboriginal Heritage Act 2006</i> .	The vegetation earmarked for removal is not protected under the <i>Aboriginal Heritage Act 2006</i> .
5.	The need to remove vegetation for defensible space.	The vegetation is not being removed for the purpose of defensible space.
6.	Whether the removal is in accordance with any Property Management Plan.	There is no Property Management Plan applying.
7.	Whether an offset that meets the requirements has been identified and can be secured.	The enclosed quotation from Vegetation Link confirms the ability to obtain and secure vegetation offsets which meet the offset requirements in accordance with the Guidelines.
8.	Clause 52.16 Applications	N/A
9.	Impacts on biodiversity	<p>The extent of vegetation loss has been minimised as far as possible, and will not have any significant impact on habitat for rare or threatened species.</p> <p>As outlined on the accompanying Native Vegetation Removal Report the vegetation loss will not require a Species Offset.</p>



## 7.5 Signs

The subject Application requires Planning consideration for the display of business identification signage, for the two signage elements integrated within the entry statement presenting to Eagle Point Road.

Medium limitations on signage are imposed within the General Residential Zone, classified as Category 3 – High Amenity areas at Clause 52.05-13. A Planning Permit is required for the display of business identification signage, with no condition imposed on the extent of signage permissible.

Consideration is limited to the two 2.3m<sup>2</sup> (3.8m wide by 0.6m high) signage panels affixed to the rammed earth feature walls at the entry statement from Eagle Point Road. The signs are minimal in scale, with modest uplighting proposed for direct illumination without light spill. The signs are recessed into the site, softened by substantial landscaping, thus reducing any perception of visual clutter.

The proposed signage is modest, ensuring they will not have a negative impact on road safety, positioned well out of the driver's view of the intersection with no features that could dazzle or distract.



*Artist's impression of entry, depicting proposed signage  
(Source: HLA, Drw No. DA-09 D Rev A)*



*Signage theme images (Source: HLA, Drw No. DA-09 A Rev A)*

## 7.6 Stormwater Management

The proposed development has been designed to comply with the requirements of Clause 53.18 relating to *Stormwater Management in Urban Development*.

The Application is supported by a Stormwater Management Strategy prepared by Crossco Consulting, informed by the approved Surface Water Management Strategy and Functional Design of Wetland/Retarding System prepared by Neil Craigie & Associates in 2008.

Going above and beyond the methods anticipated by the Craigie wetland, the proposed development will incorporate substantial measures for onsite detention and reuse, with the added benefit of reducing demand for potable water. Measures include including a 2,000L rainwater tank to each house, plumbed in for toilet flushing and irrigation, and a series of proprietary systems.

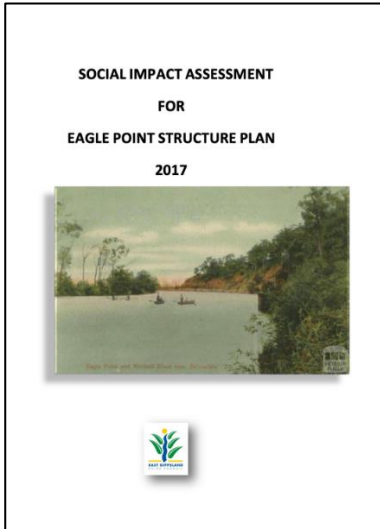
An updated RORB models has been run to ensure appropriate consideration of the external catchment which discharges through the site.

The MUSIC output results summarise the stormwater pollutant retention benefits that will be achieved by the proposed drainage strategy, achieving reductions which exceed best practice environmental guidelines.

Section 10.2 of the Crossco report provides a direct response to the objectives and standards of Clause 53.18, and confirms the proposal will comply with the requirements of the Clause.

## 7.7 Social Impact

Given the subject Application will result in a significant change in land use, the proposal will require consideration of social impacts in accordance with Council's *Social Impact Assessment Guidelines for Development Applications* (May 2013) ('SIA Guidelines').



*Social Impact Assessment for EPSP (EGSC, 2017)*

Council has previously prepared a Social Impact Assessment ('EPSIA') for the precinct, which formed part of the EPSP process.

We are advised that as the ultimate potential development outcome of the subject land was not known at the time the EPSIA was prepared, an addendum would be required outlining any changes in assumptions since the EPSIA was prepared, to consider the impact of the proposal.<sup>1</sup>

The anticipated level of assessment was subsequently clarified as only requiring consideration of those issues identified as outstanding from the EPSIA process.<sup>1</sup>

On review of the EPSIA, the only outstanding action is listed at Section 9, and relates to the need for Council to engage further with the community:

*"It would be appropriate that at the commencement of each significant project that a general survey of the community is undertaken to check back on the attitudes and understandings of the community. This will provide Council with a sense of whether there is a need to review project outcomes and direction"* (EPSIA, p. 16).

Upon seeking further clarification from Council, we were instructed that Council will undertake the review and notice of the EPSIA.<sup>7</sup> We anticipate this consultation may occur as part of Amendment C171egip, associated with the implementation of the EPSP, given a similar 'refresh' was required to be undertaken by the landowner group funding the update of documentation associated with Amendment C172egip related to the implementation of the Paynesville Growth Area Structure Plan.

In the interim, we are pleased to provide the following comments based on the discussion points provided at Attachment 4 of the SIA Guidelines associated with a Social Impact Comment, given the existence of the higher order assessment:

- 2021 Census data for the Statistical Area of Eagle Point indicates an average of 2.2 persons per household. This was a decrease of 0.1% from the 2016 Census.

<sup>7</sup> Pers. Comm with Robert Pringle, via email 3 February 2021, 3:08 PM



- Census data across the last three periods demonstrates continuing population growth for the locality of Eagle Point. Between the 2011 and 2016 Census periods, the population grew by 48%, increasing from 739 to 1094. Strong growth remained evident during the 2021 Census period, with growth of 19.4%, increasing to 1306.
- Growth rates are expected to increase again for the 2026 Census, given increased housing associated with developments in Eagle Bay Rise, Eagle Point Landings, Morecroft Rise, Regatta Place, Yalca Mews and Rowellan Park, and the approved subdivision at 1352 Forge Creek Road.
- The current subdivision approval for the subject land was approved on the expectation of a population increase of 165 persons, being an increase of 12.6% on the 2021 Census data.
- An empirical assessment of population density across 17 of our client's existing facilities indicates an average occupancy rate of 1.43 persons per household. Applied to the subject land, the subject land is expected to represent a population increase of 298.87 people. This represents an increase of 22.9% on the 2021 Census data.
- The proposed increase associated with the development of the subject land on this basis is generally consistent with established growth trends for Eagle Point.
- Consideration must also be given to the high number of dwellings within the locality that are not occupied as a primary place of residence, or for the high number of unoccupied private dwellings (one in five) and couple families without children (representing 64.7% of families, almost double that of the State average) according to data from the 2021 Census. The percentage of the Eagle Point population identifying as 'Empty nesters and retirees' and 'Seniors' exceeds that of the general East Gippsland population, which in turn is understood to exceed the State average.
- The proposed development will directly benefit the 50+ cohort, providing an alternative living style not currently available within the precinct.
- The proposal will create modest employment opportunities associated with the ongoing operation of the village, with the most significant opportunities to be realised during the construction program.
- The creation of 209 additional homes will deliver positive outcomes consistent with the objectives promoted by *Homes for Victorians* (2017).
- The proposal is not considered to impact on current social, recreational or community infrastructure in the precinct, beyond that anticipated by the EPSIA. The development of the subject land for a housing type that will not bring additional pressure on the already strained Eagle Point Primary School is likely to be positively received.
- The proposed development will expand the existing footpath network, which will in turn decrease the risk for pedestrians within the development and surrounding area.

In summary, the proposed development represents a sound social outcome.

## 8. Conclusion

The proposed Residential Village at 27 Eagle Point Road, Eagle Point is considered to accord with all relevant provisions of the General Residential Zone and Design & Development Overlay of the *East Gippsland Planning Scheme*. The proposal is entirely consistent with State and Local Policy and has been designed to complement the adjoining properties and respond to the growing needs of the municipality.

For these reasons we respectfully request that Council consider the merits of the Application favourably and resolve to issue a Planning Permit.

**Crowther & Sadler Pty. Ltd.**  
**For and on behalf of Lincoln Place**