



EILDON STRUCTURE PLAN 2016



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Attachments

A.	Eildon Draft Structure Plan: Ecological Vegetation Classes and Bioregion Conservation Status by Precinct/Area	
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Executive Summary

1. Murrindindi Shire Council commissioned MacroPlan Dimasi to prepare a structure plan for Eildon and environs. The overall aim of the project is to prepare a structure plan to articulate a long term land use vision and strategic framework for the area.
2. Community and stakeholder consultation is a feature of the structure planning process. Consultation has been undertaken as part of the issues report stage and the draft structure plan stage and further consultation will take place during public exhibition of a planning scheme amendment to implement the Eildon Structure Plan.
3. The Structure Plan study area comprises the existing Eildon Township and environs, including the Eildon Boat Harbour, Eildon Boat Club and Taylor Bay areas to the north, the Jerusalem Creek area and Darlingford Waters to the south and the Snobs Creek area to the west.
4. During consultation in the development of the draft Structure Plan, the view was often expressed that Eildon has enormous untapped potential. The strategic task for the Structure Plan and for the community is to unlock this potential so that Eildon can strengthen its role as a premier State and regional recreation and tourism destination.
5. Goulburn Murray Water (GMW) has substantial land holdings in and surrounding the Township including land adjacent to the upper and lower pondages. A major strategic focus of the Structure Plan is to determine suitable land uses and activities for these pondage sites to connect the Town to the water and to build on Eildon's role as a major recreation and tourist destination.
6. The Structure Plan (ESP1 & 3) identifies all land owned by GMW. GMW has completed an economic and market assessment of all land they own within the Study Area. The Eildon Structure Plan makes recommendations about future land use and zoning for GMW sites within the Township and at its immediate edge.
7. Lake Eildon is Victoria's largest inland water body and a key state recreational resource providing some of the largest freshwater boating facilities and servicing in Victoria. The lake is a significant irrigation source for Goulburn Murray Irrigation District and generates 135 megawatts of hydroelectric power for Victoria. Lake Eildon is one of Victoria's most popular holiday destinations for freshwater fishing, speed boating, canoeing/kayaking, jetskis, bushwalking and trail bike riding,
8. Suitable sites for lakeside tourist accommodation and resorts need to be identified based on comprehensive site planning and selection processes. Proposals need to be supported by rigorous assessments that have regard to environmental and landscape impact. The Structure Plan supports lakeside tourist accommodation subject to proposals meeting requirements of the Planning Scheme and providing full assessment of the impacts on the environment and landscape.
9. The potential expansion of the Jerusalem Creek Marina and Holiday Park needs to be investigated by the proprietors/managers, the relevant land managers.
10. The boat building, maintenance and repairs industries plays a vital role in supporting local and regional economies and has the potential to provide substantial new jobs. The Structure plan recommends the application of a Development Plan Overlay for the industrial site. The objective of the overlay is to maximise use of the site and determine a future site layout and use to accommodate the future land requirements of the houseboat and boat storage/repairs industries.
11. The standard of roads and overhead powerlines are an impediment to safe and efficient houseboat haulage and growth of the houseboat industry. The Structure Plan supports the attraction of funding to upgrade roads and underground powerlines on the designated routes for houseboat haulage from harbours and through the Township.

12. Eildon Township sits in a physically attractive setting at the edge of the pondages with the backdrop of hillslopes and forest on public and freehold land. Important planning issues for the Town are the future use of upper and lower pondage land, appropriate development of infill and Town edge sites and linking the Town centre to upper pondage land.
13. The Structure Plan includes a town centre precinct plan to activate street frontages and to create quality public space in the Girdwood Parade area as a means to visually and physically link the Town centre to the upper pondage precinct.
14. Bushfire risk and management is a significant issue. The forested hillslopes to the north of the Town pose a bushfire risk. The completion of the bushfire mapping and planning scheme amendment to extend areas covered with bushfire management overlay will enhance bushfire planning and management around the Township.
15. Protection of the natural environment, including maintaining biodiversity and minimizing land degradation, is a key consideration in the use and development of land within the study area. Threatened communities of flora and fauna in the Study Area are listed under the Environmental Protection and Biodiversity Conservation Act (EPBC) or under the Flora and Fauna Guarantee Act 1988 (FFG). Detailed flora and fauna assessments will need to be completed for land identified for development at the planning scheme amendment and/or planning permit stages.
16. There are several rural based commercial enterprises and attractions in the Snobs Creek area. The Structure Plan proposes the Snobs Creek area as a rural activity node to facilitate the establishment of commercial, tourism and residential uses that are complimentary to rural land use. A Rural Activity Zone (RAZ) is recommended for the Snobs Creek area. It is also recommended that the schedule to the RAZ be amended to specify a minimum lot size for subdivision of 10 hectares.
17. The two regional education providers (Outdoor Education Group and Holmesglen at Eildon) are vital components of the local and regional economies and significant employers. A planning permit was recently amended for the Holmesglen at Eildon property to reflect the current and future use of the site. There is potential for expansion of the Outdoor Education Group to the north on land currently owned by GMW.
18. The Structure Plan recommends the following zoning changes to the Murrindindi Planning Scheme:
 - Rezoning of Snobs Creek area from Farming and Rural Living to Rural Activity Zone.
 - Rezoning of the GMW Office site in South Crescent from Public Use to Mixed Use Zone.
 - Rezoning of land located between the Upper Pondage and Jerusalem Creek Road from Public Use to Mixed Use Zone.
 - Rezoning of land bounded by the Lower Pondage and situated at the western end of Riverside Drive from Public Use to Public Park and Recreation Zone.
 - Rezoning of GMW freehold land to the north and south of the Township from Farming to Rural Conservation Zone.
19. The Structure Plan recommends the following overlay changes to the Murrindindi Planning Scheme:
 - Applying a Design and Development Overlay to land bounded by the upper pondage and Eildon Road also recommended for a Mixed Use rezoning.
 - Applying a Design and Development Overlay to land located between the upper pondage and Jerusalem Creek Road also recommended for a Mixed Use rezoning.
 - Inserting a new development plan schedule for the 11.8ha site situated at the edge of the Township east The Boulevard and zoned General Residential.
 - Applying a design and development overlay to the Golden Trout Hotel Motel site.
 - Applying a Development Plan Overlay to Industrial Zoned land at Sugarloaf Road and Eildon Road to determine a future site layout

which accommodates expansion of the houseboat and boat storage/repairs industries.

20. That a character statement be prepared for the Eildon's 1950's housing areas to identify the characteristics, issues and potential threats; provide design guidance and make recommendations regarding the most appropriate planning scheme tool that will encourage redevelopment proposals that respect the existing character.
21. The Structure Plan includes a plan for the Eildon Marinas Precinct showing improved access to a boating ramp, indicative sites for tourist and residential apartments, road upgrades and maintenance for houseboat haulage. Further detailed work is required to identify sites for the proposed apartments. The responsibility for undertaking this work needs to be determined.
22. The Structure Plan identifies land situated at the north-west edge of the Town on the north side of Skyline Road as having potential for inclusion in the General Residential Zone. A strategic and environmental assessment of this land would be required as part of a rezoning proposal and planning scheme amendment. The site is owned by GMW.
23. The Structure Plan recommends that GMW prepare a site assessment and feasibility study for land owned by GMW located on south side of Goulburn Valley Highway and Jerusalem Creek Road. The land has considerable physical and amenity constraints. The Structure Plan identifies boat shed storage and mountain bike trails as possible uses.
25. That further discussions be held with GMW regarding the forested hillslope land to the north and south of the Eildon Township into the Lake Eildon National Park.

1. Background to the Structure Plan

1.1 Aim

Murrindindi Shire Council commissioned MacroPlan Dimasi to prepare a structure plan for Eildon and environs. The overall aim of the project is expressed in the project brief prepared by Murrindindi Shire Council as follows:

“ A structure plan for the Eildon Township and environs will articulate a long term land use vision and strategic framework for the area. A structure plan will provide a long term strategic framework for the future land use, development, population growth, infrastructure provision, economic and tourism development and environmental protection of the area. A 20-year planning period for the plan is anticipated, considering a full range of economic, social and environmental factors influencing land use planning.

A key component of a vision is to clarify opportunities associated with Goulburn Murray Water land surrounding the Eildon Township. This land offers a potential for new and expanded opportunities and value adding to enhance Township functions, economic development, tourism and recreation opportunities. “

Eildon Structure Plan has a 20-year planning period. The Structure Plan will consider the economic, social and environmental factors influencing land use planning. The Structure Plan will examine ways to strengthen the local community through local initiatives and through broader tourism and recreation initiatives that will bring benefits to the community and local regional economies.

1.2 Study Area

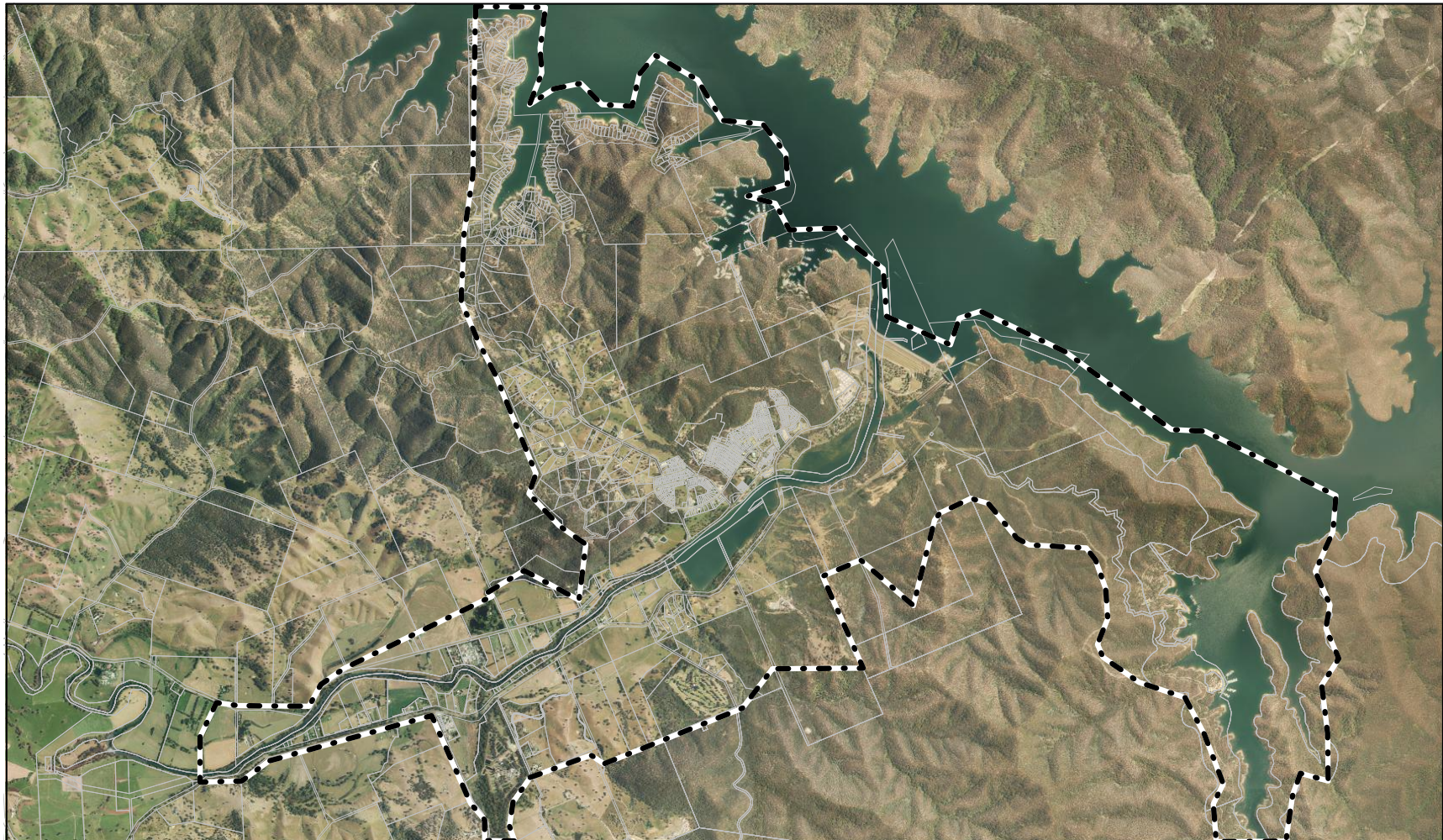
The area for consideration under this Structure Plan is the existing Eildon Township and environs, including the Eildon Boat Harbour, Eildon Boat Club and Taylor Bay areas to the north, the Jerusalem Creek area and Darlingford Waters to the south and the Snobs Creek area to the west.

The Study Area is shown on Plan 1.

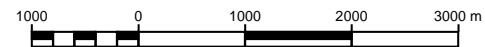
1.3 Project Brief Objectives

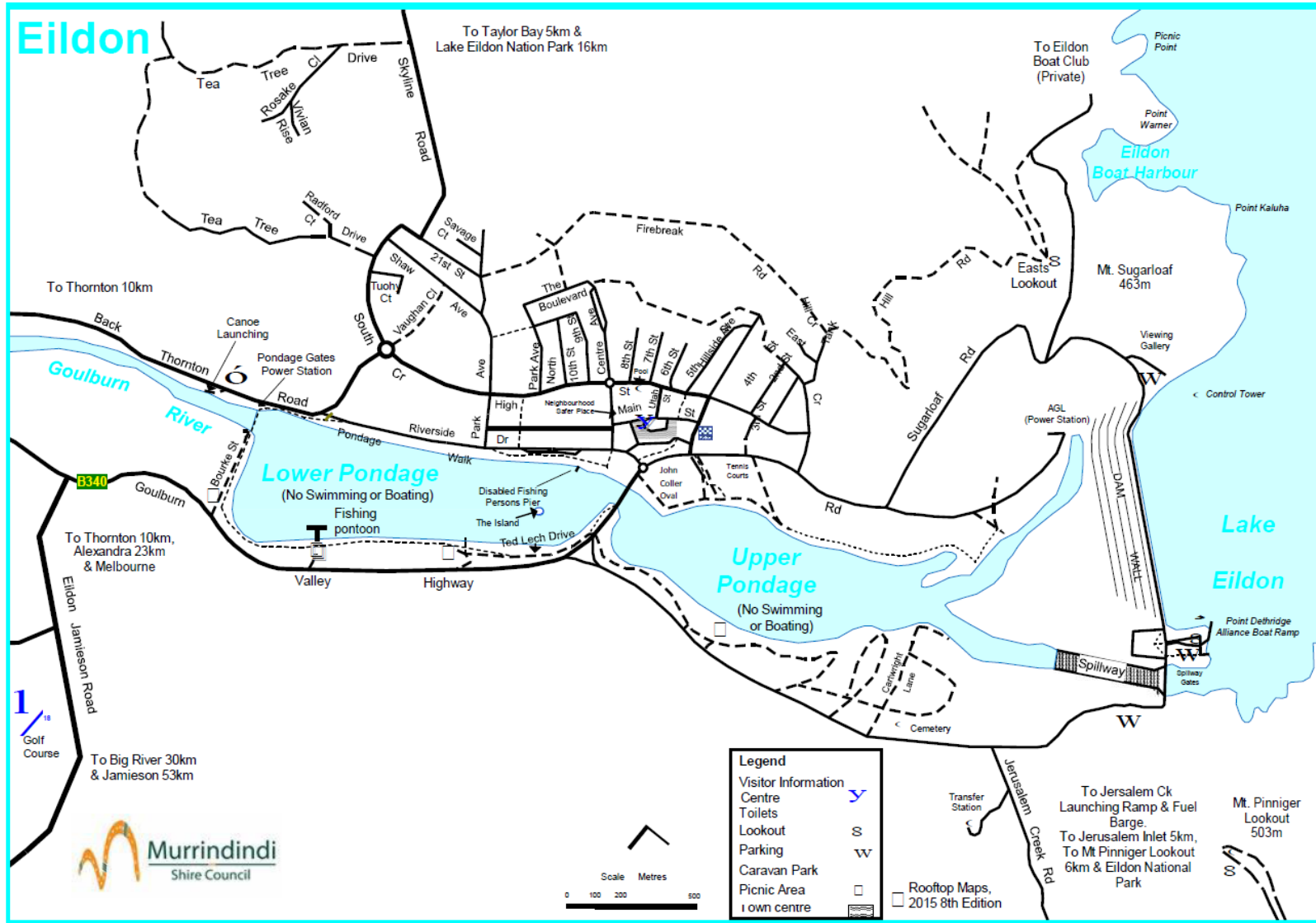
The project objectives included in the project brief are:

- Guide future use and development of land and servicing of Eildon Township and environs.
- Enhance the Eildon area as a premier year-round residential and tourism destination.
- Facilitate new tourism and economic development in the area.
- Provide for future expansion of Eildon Township
- Investigate options for use and development of GMW land in and around Township.
- Enhance synergies and linkages between Lake Eildon and the Township.
- Enhance the character of Eildon Town and environs.
- Outline opportunities and priorities for public and private investment in the area.
- Maintain the quality landscape setting of the area and character of Eildon Township.
- Recommend changes to Murrindindi Planning Scheme to implement Eildon Structure Plan.



Plan 1
EILDON STRUCTURE PLAN: Study Area





Map 1
EILDON STRUCTURE PLAN: Township Map

1.4 Structure Plan Process

The process to develop and complete a structure plan for Eildon and environs involves the following stages:

- Preliminary consultation with Council, government and service agencies and key private stakeholders.
- Completion of the Issues Paper.
- Consultation on the Issues Paper with stakeholders and community.
- Preparation of the Eildon Structure Plan - document and plans.
- Public exhibition and consultation of the Eildon Structure Plan
- Review of submissions by Council.
- Finalisation and adoption of the Eildon Structure Plan.
- Preparation of a Planning Scheme Amendment to implement the Eildon Structure Plan with a public exhibition stage inviting further submissions.

The Structure Plan will be implemented by an amendment to the Murrindindi Planning Scheme. The draft Structure Plan document makes recommendations for policy changes to achieve sustainable development outcomes and includes planning scheme zoning and overlay changes.

The draft Structure Plan also includes recommendations for new strategic work and initiatives.

1.5 Eildon Structure Plan Issues Paper December 2015

The Issues Paper was prepared to highlight major issues and opportunities and to facilitate consultation and discussion.

It is broadly structured as follows:

- Description of major places in the Study Area. These places are essentially where activities are concentrated. These activities generally have physical, economic, environmental and social consequences. The major places require more detailed analysis and planning.
- Description of key attractors and employers in the study area. Key attractors and employers are essential to the future economic

livelihood and performance of Eildon as a premier tourism and recreation destination. The key attractors and employers will be influential in the unlocking of Eildon's potential.

- Key issues and opportunities are identified to facilitate discussion and consultation. Consultation outcomes on the Issues paper helped to shape the plans and recommendations of the Eildon Structure Plan.

Issues have also been identified from a review of relevant background reports and through consultation with Council, government department representatives, service agencies and private stakeholders.

The Issues Report groups the key issues under the following headings:

- Economic Sustainability
- Water Access/Sustainability
- Seasonality
- Land Use and Development
- Infrastructure
- Natural Environment and Risk Management
- Demographic and Socio-economic issues

Summary of Key issues

- Houseboat servicing and construction industry is a major economic industry. Existing growth of the industry to continue and will need to be accommodated in the future.
- Access to ramps and haulage for houseboat removal /access is the main concern for the industry. Safe transport is a problem due to inadequate standard of roads (width, surfaces, intersections). GMW owns the roads.
- Opportunities for more waterfront dependent uses can be explored such as tourist accommodation, cafes and retailing.
- Infrastructure improvements at Jerusalem Creek enhance the development potential of this node.
- Much of the public infrastructure around Lake Eildon is ageing and in need of maintenance, upgrade or replacement.
- A planned approach to the location and development of the boat storage areas should be considered.

- Lake Eildon National Park has very high scenic values, provides important habitat for native flora and fauna and is important in protecting the Lake Eildon catchment.
- Numerous camping parks in Eildon, Lake Eildon National Park, and caravan parks, play a major role in the regional economy.
- Regional education providers (Outdoor Education Group and Holmesglen at Eildon) are a vital component of the local and regional economy.
- Goulburn Murray Water (GMW) is currently undertaking a review of all land and assets. This review will determine future use and opportunities for surplus land.
- Eildon is subject to seasonal fluctuations in tourism with implications for business viability, efficient operation of tourist facilities and employment. Solutions to the seasonality problem could include season extension, diversification of attractions (e.g. festival, conferences, rail trail extension and increase in cycling offer), and diversification of markets.
- The Eildon Township has an ageing population demographic and has either declined or remained stable at census counts over the past three decades. Retirees have settled in the Town. Many houses are owned by non-resident ratepayers.
- Housing stock in the Town lacks diversity in style and density.
- Tourist accommodation of a higher standard (e.g. 4 or 5 star) is needed.
- Stronger visual and physical links need to be established between the Town and the waterfront, in particular the Upper Pondage and linking the Township to the lake.
- Sites around the pondage and lake offer significant potential for waterfront dependent uses such as tourist accommodation and dining. In particular, the visually prominent sites should be used for these purposes and not for commercial storage purposes.
- The Pondages are an under-utilised recreational resource and attraction.
- Eildon's rural hinterland has high quality agricultural areas along the Goulburn River floodplain. Some Farming zoned land maybe suitable also for rural based tourism.
- Identification of bushfire hazard locations is critical part of process.

- Potential impacts on identified threatened, vulnerable and endangered species must be considered.
- The potential for a 5 star tourism development at Mt Pinniger should be reinvestigated.
- Consideration needs to be given regarding the future use of the land at the south of the Pondage.
- Consideration needs to be given regarding the future use of the land surrounding the existing Transfer Station.



1.6 Council Plan

The Council Plan “ sets out a four year roadmap of strategic objectives and strategies to work toward the community vision for Murrindindi Shire into the future. Each year, Council presents to the community an updated set of strategies for implementing the four-year Council Plan.” Specifically, the Goal of “Our Environment” stipulates “We will manage our natural and built environment in a sustainable manner” and “We will plan for future growth that is sensitive to the constraints of our natural environment while considering development needs”.

The Council Plan 2013-2017 (Year 2 Actions Quarterly Report March 2015) includes the following year 2 actions:

- Undertaking the Eildon Structure Plan project
- Completing the feasibility assessment of extending the Great Victorian Rail Trail from Alexandra to Eildon.

1.7 Murrindindi Planning Scheme

The Murrindindi Planning Scheme guides land use and development in the study area. The planning scheme has planning tools such as zones, overlays and policies to direct and manage development and protect farmland, landscape and natural and cultural resources.

The Eildon Structure Plan will be implemented by making changes to the Planning Scheme and its planning tools.

Zones

There are 6 main zones in the study area:

- General Residential 1 covering the Township residential areas
- Commercial 1 for the Town centre.
- Rural Living to the north in Skyline Road area, along Back Eildon Road and in the Snobs Creek area.
- Farming covering the river flats and hillslopes surrounding the Town.
- Public Use applying to GMW land, schools and other public uses and land around the pondages
- Industrial Zone applying to the boat building, maintenance and repairs area.

Overlays

Bushfire Management Overlay (BMO)

A BMO applies to the northern part of the Skyline Road, land to the west over 1 km from the Town and land south of Jerusalem Creek Road.

Bushfire mapping completed by the CFA has identified additional areas for inclusion in the BMO. An Amendment to the planning scheme needs to be finalised in consultation with CFA and DELWP.

Significant Landscape Overlay (SLO2)

SLO2 generally applies to Lake Eildon and environs. The objectives of the SLO2 are to protect:

- Prominent hills, slopes and extensive open landscapes
- Diversity of landscapes, native fauna and remnant vegetation
- Sites of historical, botanical and zoological significance.
- Landscape conservation and scientific importance of the lake Eildon.
- The lake and the surrounding landscapes from visual intrusion and inappropriate development.

The SLO also has the objective to develop tourism that complements the special nature of Lake Eildon.

Environment Significance Overlay ESO1 – High quality agricultural land

This overlay applies to the river flat of the Goulburn River. Environmental objectives to be achieved by this overlay include

- Protect agricultural productivity and versatility
- Prevent conversion to non-soil based development
- Prevent development that may result in loss of productive agricultural land

Floodway Overlay 44.04

This overlay applies to that part of the Goulburn River flood plain within the study area and land north and south of the Back Eildon Road and Goulburn Valley Highway.

An overlay objective is to ensure that development maintains or improves river and wetland health, waterway protection and flood plain health.

Heritage Overlay HO47, HO 48, HO 88

The heritage overlay provides planning scheme protection for the following heritage places

- HO 47 applies to the Eildon Dam and the pondages,
- HO49 applies to Juverna, Homestead Complex and mature trees at the property on Back Eildon Road, and
- HO88 applies to Blondell Park, Back Eildon Road, including the entrance avenue, orchard and mature exotic trees.

Local Planning Policies

Under the Murrindindi Planning Scheme Local Planning Policy Framework, land use directions are outlined for the Eildon Township and environs in the following clauses:

- Clause 21.02, the Planning Vision:
This clause includes a framework plan for Eildon. This structure plan will revise this current framework plan. A future planning scheme amendment will replace the framework plan with the adopted structure plan for the Town.
- Clause 21.03, Economic Development:
Clauses for business and industry and tourism give reference to facilitating new and expanded commercial and industrial in Eildon and facilitating the development of Eildon as an all year round residential, commercial and tourist destination.

- Clause 21.05, Environment:
The landscape and built environment clause gives reference to recognising and protecting the environmental and landscape values of Lake Eildon and surrounds.
- Eildon Urban Design Framework, August 2003:
The Eildon Urban Design Framework is listed as a reference document to the Murrindindi Planning Scheme under Clauses 21.03 (Economic Development), Clause 21.04 (Housing), 21.05 (Environment) and 21.06 (Transport and infrastructure).

1.8 Hume Regional Growth Plan

The Hume Regional Growth Plan (HRGP) provides a regional approach to land use planning in the Hume Region. The plan identifies opportunities to encourage and accommodate growth and to manage change in the region over the next 30 years. Eildon is located in the Lower Hume sub-region with strong transport links to the Melbourne metropolitan area.

The HRGP identifies Lake Eildon as a key water and tourism asset and land surrounding the Township, including Lake Eildon National Park, as an area containing high value terrestrial habitat.

The HRGP has been implemented in the State Planning Policy Framework of the Murrindindi Planning Scheme. Policy strategies that are relevant to the Eildon Structure Plan project include:

- Support tourism activities, including nature-based tourism, that take advantage of environmental and cultural heritage assets and the rural environment without compromising their future.
- Support opportunities for nature-based tourism throughout the region.
- Support large commercial tourism uses in urban locations or rural areas of lower agricultural value and away from areas identified as strategic agricultural land.
- Facilitate rural tourism activities that support agricultural enterprises such as cellar door and farm gate sales and accommodation in appropriate locations.
- Avoid encroachment from rural residential settlement and other land uses that are non-complementary to agriculture in areas identified as strategic agricultural land and direct proposals for settlement to existing centres and Townships.
- Support agricultural production through the protection and enhancement of infrastructure and strategic resources such as water and agricultural land, including areas of strategic agricultural land.

1.9 Background Studies and Reports

An important stage in the development of the Eildon Structure Plan is a review of relevant studies and reports. These documents provide a useful background to the issues identification stage and will inform the development of the structure plan and its recommendations.

Studies and reports with a more direct relevance to Eildon include:

- *Lake Eildon Land and On-Water Management Plan 2012, Goulburn-Murray Water.*
- *Goulburn River Valley Destination Management Plan, Goulburn River Valley Tourism, 2014*
- *Murrindindi Shire Land Capability Analysis and Environmental Values, Centre for Land Protection Research, August 2002*
- *Eildon Urban Design Framework Urban Enterprise Pty Ltd, August 2003*
- *Lake Eildon Recreational Boating Facilities Improvement Plan,*

Lake Eildon – Land and On-Water Management Plan 2012, GMW

This Land and On-Water Management Plan is a key reference document for the Lake Eildon Structure Plan project. GMW manages Lake Eildon and its water catchment. GMW owns substantial tracts of land in and around the Township.

The Land and On-Water Management Plan contains objectives and actions for recreation and tourism, water quality, healthy ecosystems, land management, planning and development and cultural heritage.

Lake Eildon Recreational Boating Facilities Improvement Plan (LERBFIP), Mansfield Shire, Murrindindi Shire, GMW

The aim of the LERBFIP is to:

- Develop a detailed audit of current facilities that provide for recreational boating
- Identify the shortcomings of existing facilities
- Establish gaps in infrastructure that future budget allocation considerations and funding applications should be directed at
- Ensure a coordinated approach by all agencies for the provision of facilities; and

- Improve recreational boating safety and accessibility for all user groups.

The Lake Eildon Recreational Boating Facilities Improvement Plan should be read in conjunction and as a supplement to the Lake Eildon Land and On-Water Management Plan 2012.

Goulburn River Valley Destination Management Plan, 2014, Goulburn River Valley Tourism

The Management Plan proposes that key opportunities for Eildon are based around reconfiguring infrastructure in both the Township and on the waterfront and to unlock strategic development opportunities that capitalise on the waterfront location.

The Management Plan identifies the GMW land at Mt Pinniger as a significant opportunity for a high quality conference and resort development. The Management Plan considers that an opportunity exists to investigate the potential for waterfront development on Lake Eildon at Jerusalem Creek Marina and Lake Eildon Marina as well as commercial opportunities including accommodation, retail and waterfront dining.

Murrindindi Shire Land Capability Analysis and Environmental Values, Centre for Land Protection Research, August 2002

This Report considered natural resources in the Shire and identified environmental constraints and opportunities throughout the Shire.

The Report was an important resource for the review and update of the Murrindindi Planning Scheme.

The objectives of the Report are to:

- Undertake a detailed land capability assessment of Murrindindi Shire
- Identify areas of high quality agricultural land
- Identify natural resource areas and environmental constraints, including environmentally significant areas, and areas with hazards (or limitations) and erosion potential, and
- To assist the Murrindindi Shire in the development of zones, overlays and planning policies.

A series of useful digital maps were prepared and included in the Report.

- Remnant vegetation – tree cover (NRE Geospatial Data Library 2002)
- Ecological Vegetation Classes (EVCs) (NRE Geospatial Data Library 2002)
- Wetlands (NRE Geospatial Data Library 2002)
- Streams buffers (CLPR 2002)
- Erosion susceptibility (CLPR 2002)
- Significant Ridgelines and Viewscapes

The Report is of a broad nature with a Shire wide focus. Detailed assessment of land constraints and features, native vegetation and landscape issues are typically required at the planning application stage for development proposals and the planning scheme amendment stage when land is proposed to be rezoned.

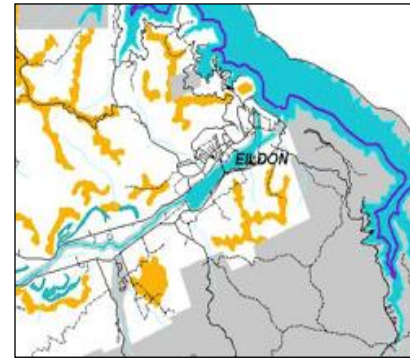
The maps on page 12 are from the from the Land Capability Analysis and Environmental Values report. They show significant landscapes and ridgelines, land susceptible to erosion and agricultural quality classes for land in the Eildon area.

Eildon Urban Design Framework, 2003

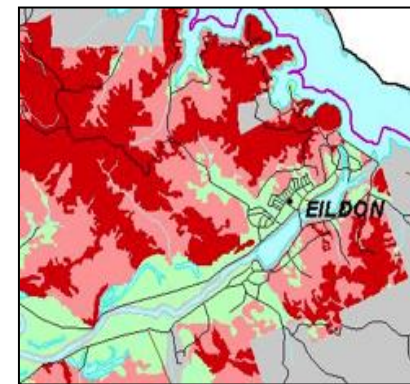
The Urban Design Framework is a strategic document to guide:




- future design of buildings and streetscapes,
- use and development of land,
- prioritisation of capital works, budget allocations, and external funding bids, and
- changes to strategic directions and zoning in the Murrindindi Planning Scheme.

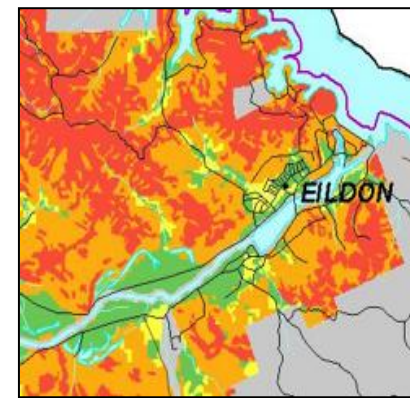
The UDF concludes that the projected shire population increase of 2500 by the year 2011 can be accommodated within the serviced townships of Alexandra, Yea and Eildon.








 Significant Ridge Lines & View Scapes



 Areas of Severe Erosion Susceptibility
 Areas of High Erosion Susceptibility
 Areas of Low to Nil Erosion Susceptibility



Key to Agricultural Quality Classes

-  Very High
-  High
-  Moderate
-  Low
-  Very Low

Other relevant studies

Other relevant studies include:

- *Economic Development Strategy 2011-2016*, Murrindindi Shire Council.
- *Planning approach for Lake Eildon, Murrindindi Shire*, Hansen Partnership Pty Ltd, April 2014.
- *Review of environmental and land management overlays in the Murrindindi Planning Scheme*, Hansen Partnership Pty Ltd, April 2014.
- *Boating Industry of Victoria – a snapshot*, Boating Industry Association of Victoria, 2015.
- *Advancing Country Towns Project and documentation*

2. Stakeholder consultation

2.1 Preliminary Consultation

Initial consultation prior to the preparation of the Issues Report took place on 20 October 2015 with representatives from government departments, service agencies and Murrindindi Shire Council.

A meeting was also held with key private stakeholders from GMW, houseboat industry, real estate sector, tourism and traders groups and Murrindindi Shire Council.

The Issues Report reflects the discussion and views expressed at meetings during the preliminary consultation stage.

A commonly expressed view during the first round of consultation on the structure plan project was that Eildon has enormous untapped potential. The challenge for Eildon and for the structure plan project is to produce a plan that provides directions and actions to unlock this potential so that Eildon can strengthen and consolidate its role as a premier State and regional destination and become a better place to live, work and invest.

2.2 Consultation on Issues Report

Consultation on the Issues Paper was undertaken with government department and service agency representatives, private stakeholders and the general community.

A community meeting was held at Eildon Primary School on 4 February 2016. A summary of discussion at this meeting follows.

Community spaces and access to natural environment

- A view was expressed that the football oval should not be moved.
- Community value the walking tracks and paths (although there could be more of them and better defined. Is there a way to formalise the pathway that circles the pondage?)

Commercial/retail precinct and opportunity

- “The Golden Trout” has heritage and sentimental value to the community and it shouldn’t be changed.
- Boat storage should be in the form of dry stacks to minimise the amount of land taken up for this use.

- Landscaping of the area at the rear of the shops would be supported. It already serves a purpose as a walk way and is visually quite pleasing but could be even better
- Council have been quite restrictive in their support for development as evidenced with car parking requirements. This can be an impediment to creating better links to pondage.

Fire risk

- There is a great deal of concern for the Town in regards to fire risk. Many would like to see a buffer created between the densely vegetated Farming Zone to the north and the Town itself.
- Concerns raised regarding access to Taylor Bay when there is one road in/out.

Cycling

- Some existing mountain bike trails to the north of the Town could be an opportunity for further tourism event potential with minimal investment.
- Further potential for mountain bikes to the South of the pondage.

More activity on or in the pondage

- Swimming - Many concerns regarding the temperature of the water, perceived toxicity of the water and various safety issues. Other options at the lake might be better to develop (Alliance Bay or maybe the boat club?)
- Canoeing was seen to be a good idea
- Could there be a pontoon in the pondage?

Something iconic

- Ideas raised were a giant trout, or bicycles reflecting a further focus on cycling/tourism.
- Maybe the triangle at the base of the wall would be a good location?

Areas for development

- The topography of the area makes development difficult.

Waste management

- While some government agencies are removing their rubbish bins from their land. Users leave rubbish behind. If there is to be a

further push for visitation as an economic stimulus; this will need to be addressed to protect the amenity of the area.

Ramp access at the wall

- Some community members feel that there is not enough access points to the Lake

Water mains

- Water mains need upgrading if Eildon is going to further develop.
- Are the Town water mains appropriate for fire fighting?

Arrival at Town

- Many visitors use the Back Road which is a shame given the Front Road provides a spectacular vantage point for the pondage.

Potential development sites

- Land to south of the pondage – check viability of metal storage sheds under power lines needs to be checked. is this strip of land going to be wide enough? Potential for mountain bike tracks and facilities.

Natural amenity as drawcard

- The interface between native animals and humans is dangerous – mostly for the animals! The Front Road at the south of the pondage is an area where many animals are hit by cars.
- Many people already visit to see the wildlife – there could be potential for wildlife crossing.

Access to Goulburn River

- There are limited options for getting on the Goulburn River and the areas where you can have outdated infrastructure.
- Poorly maintained areas alongside the river – need spraying or slashing to allow access

Access to medical services

- Issues for people accessing medical services – makes it difficult to attract new residents
- There seems to be some miscommunication in the community regarding what medical emergency services are available to the community and tourists.

2.3 Consultation on draft Eildon Structure Plan

A series of consultation activities have been undertaken by officers throughout the delivery of this program:

- An internal officer and government agency briefing and information gathering session was hosted at the Alexandra Office with 18 attendees.
- A Project Steering Group meeting was held at the GM-W office in Eildon with 10 attendees.
- A community input session with 8 attendees.
- A community workshop for the Issues Paper and Preliminary Structure Plans and ideas with 13 participants.
- A Town Meeting was hosted by the Eildon Action Group on Thursday 17 March and was attended by a Council Officer.
- An Open House consultation session was held at the Eildon Information Centre on Saturday 19 March 2016 and was attended by 18 community members.
- A Community and stakeholder workshop was held at the Eildon Primary School Multipurpose Room and was attended by approximately 100 community members.
- 23 submissions were received.
- A petition including 417 signatures was received.
- 151 individually signed copies of a letter of objection were received.

Further consultation will be undertaken as Council progresses the recommendations from the Eildon Structure Plan.

3. Eildon and Environs:

3.1 Location and history

The Eildon Township, located 139 kilometres by road north east of Melbourne, is strategically placed at the eastern extent of the Goulburn Valley Highway at the head of the lower Goulburn River valley, west of Lake Eildon. The Town lies in an attractive landscape setting on the Pondages, surrounded by native forests and the Lake Eildon National Park. The Goulburn River valley to the west of the Eildon Township is a fertile and productive area forming the basis for current agriculture, fisheries and tourism activities.

Prior to European settlement, the Goulburn River Valley supported the Taungurung Aboriginal people. The Taungurung (Daung wurrung) people occupied much of central Victoria including the area between the upper reaches of the Goulburn River and its tributaries north of the Dividing Range. The Taungurung people continue to have an important presence in the Lake Eildon area. Their knowledge of the local landscape, flora, fauna and land use practices is an integral asset to the management of land and water resources. There are a large number of Aboriginal heritage sites within Lake Eildon and surrounding land. Sites include scatters (stone artefact assemblages), sometimes with hearths, stone artefacts and scarred trees. (*Land and On-Water Management Plan, 2012, GMW*).

3.2 Lake Eildon

The storage was constructed between 1915 and 1929. Work began to enlarge the storage to its current capacity in 1951. Utah Construction Company constructed the Eildon Township in the 1950's to house workers involved in the construction of Lake Eildon.

Lake Eildon is a key state recreational resource, providing some of the largest freshwater boating facilities and servicing in Victoria. The lake is Victoria's largest inland water body, providing approximately 60% of the required Goulburn Murray Irrigation District water resource and generating a significant 135 megawatts of hydroelectric power for Victoria. (*Lake Eildon Land and On-Water Management Plan 2012, GMW*.)

Continued growth in metropolitan Melbourne and its demands for recreation and tourism opportunities will further enhance the recreation role of the lake.

Lake Eildon is one of Victoria's most popular holiday destinations and among Australia's most popular freshwater fishing destinations.

Lake Eildon is a popular destination for speed boating, canoeing/kayaking, jetskis, bushwalking, trail bike riding, swimming and fishing.

Issues

- Access to the lake and foreshore mooring sites is limited when lake levels are low.
- Access is difficult in many places due to the terrain.
- Management of effluent from houseboats.
- Protection of water storage quality from boating activities.
- Eildon boat harbour and Jerusalem Creek Marina are poorly signed at the key entrances to the Town.
- Standard of roads and availability of facilities and parking during peak season are issues at designated access points around lake.
- Improved availability of car parking during peak season.
- Housing areas without reticulated sewerage potentially pose risks to water quality of the Lake.
- Management of solid waste is a concern in many areas of the lake frequented by the visitors.

3.3 Lake Eildon National Park

Lake Eildon National Park comprising 23,750 ha and includes the former Fraser National Park (3750 ha) and Eildon State Park has high nature conservation, catchment protection and scenic values.

The Park provides a number of popular camping areas on the shores of Lake Eildon. There are 2 camping (and caravan) parks in Eildon and its environs and another 8 within the National Park. Collectively the camping sites and caravan parks service tens of thousands of visitors per annum and play a major role in the regional economy.

Issues

- Environmental problems can occur at private land interface including weed invasion, pest animals, drainage, rubbish disposal
- Potential for inclusion of GMW land adjoining the National Park to be incorporated into the Park.
- An area north-west of Mt Pinniger is freehold land owned by GMW. The Land Conservation Council (LCC) recommended that it should be added to the Park (LCC 1994).

3.4 Eildon Township

Over recent decades the Town's population has either declined or remained stable between inter-censal years. In the decade 2001-2011 the population increased from 669 to 678 persons. Eildon's estimated resident population was 764 in 2012.

The number of new residential lots created in the Township has been low, as evidenced in the table below.

Residential subdivision activity in Eildon Township

	No. of lots	Status
2005	2	Completed
2012	2	Not yet completed
2014	30	Not yet completed
2015	3	Not yet completed

Source: Shire Council records

The Town services a catchment that extends to outlying areas of Snobs Creek and Taylors Bay and includes visitors to the Town and Lake Eildon, and campers and houseboaters moored at Eildon Boat Harbour and Eildon Boat Club and two marinas - Jerusalem Creek and Darlingford Marinas. Visitor numbers fluctuate with seasonal recreational activities. Visitor numbers reach a peak during the summer holiday period.

Eildon has a kindergarten and primary school; the closest secondary school is located in Alexandra. Eildon has a community medical centre open Monday to Thursday. Darlingford Nursing Home is located in Eildon, accommodating up to 50 aged care residents.

Eildon has experienced declining proportions of younger people, a growing aged population and declining household size.



Population and household size data is shown on the tables at page 17. The more significant trends for the 30-year period from 1981-2011 are:

- Proportion in 5-17 age group declined from 22% to 13%.
- Proportion in 18-34 age group declined from 21% to 12%.
- Proportion in the 65 + age group increased from 14% to 30%.
- Average household size declined from 2.62 to 1.98 persons per household. The proportion of 1 and 2 person households increased from 57% to 80%.

A growing number of retirees have settled in the Town and a significant proportion of houses are owned by non-resident ratepayers.

Eildon Township sits in a physically attractive setting at the edge of the pondages with the backdrop of hillslopes and forest on public and freehold land. The layout of the Town has its origin in the construction period in the 1950's. Positive features of the layout are the Town entry at the pondage crossing, waterfront edge, unique Town centre layout based on American Town design and an east-west road network parallel to the pondages.

The Lake Eildon Pondage is operated as a regulating storage for AGL's Eildon Power Station. The Pondage also provides an attractive setting for the Township of Eildon and supports a number of popular recreational activities. Visitor facilities surrounding the Pondage include fishing platforms, barbeque shelters and public toilets. The Eildon Caravan Park is also located on the upper pondage foreshore. A 4 kilometre walking trail at the lower pondage is popular with walkers, joggers and bike riders.

The Pondages are under-utilised as a recreational resource and an attraction. Swimming and boating at the Pondage is not permitted due to rapidly fluctuating water levels and extreme cold water temperature. Currently applications for specific events, with appropriate safety and environmental management plans are considered for approval. There are no plans to make a permanent change to allow boating on the pondage.

There has been much local debate about the issue of allowing non-motor powered watercraft (canoes/sail boats) on the pondages. If allowed, there would be greater diversification and range of recreational activities.

The pondage is regularly stocked with trout from nearby Snobs Creek Hatchery, making it a popular fishing venue.

Some of the more important issues and opportunities related to the pondages include:

- Significant potential around the pondage area including waterfront dependent uses such as tourist accommodation and dining.
- There is expressed demand for non-powered boats to operate on the pondage.
- Greater recreation focus can be provided at pondage locations.
- A continuous walking circuit, suitable for wheelchair access, should be provided around pondage

Population Change 1981-2011 Eildon				
Population growth	1981-91	1991-2001	2001-06	2006-11
Net change	31	-99	1	
Average annual change	0.4%	-1.4%	0.2%	0.0%

Population Summary data Eildon				
	1981	1991	2001	2011
Total population*	737	768	669	678
Male: Female ratio*	95.0	93.5	95.6	100.0
Visitors on Census night*	24	22	33	39
Population at same address 5 years ago	420	376	344	331

*Includes local, interstate and overseas visitors

Household size: 1981-2011 Eildon				
	1981	1991	2001	2011
1 person	24%	32%	37%	38%
2 persons	33%	35%	37%	42%
3 persons	16%	14%	14%	10%
4 persons	15%	11%	8%	7%
5 or more persons	12%	8%	4%	3%
TOTAL	100%	100%	100%	100%
Av. household size (persons)	2.62	2.31	2.05	1.98

Towns in Time 2011 DTPLI

Issues

- The Town layout and buildings from this original construction era form an important component of the Town's character and appeal.
- Eildon has an ageing population demographic.
- Eildon has the highest dependency ratio (the proportion of young, old, or disabled against the overall population) in the municipality.
- There are specific pockets of genuine disadvantage in the Town.
- According to SEIFA (Socio-Economic Indexes for Areas), Eildon is the most disadvantaged town in Murrindindi Shire.
- Eildon has experienced difficulty in retaining health services.
- The nearest hospital is in Alexandra.
- The Primary school has around 40 students, numbers are stagnant and have fallen significantly in the past 10 years.
- Public housing is limited - only around 9 units in the Town.
- Opportunities for more waterfront dependent uses can be explored such as tourist accommodation, cafes and retailing.
- GMW land excess to storage requirements is potentially available for development. This presents an opportunity to open up pondage land for tourism, recreation and accommodation.
- There are opportunities to better link the Town, pondage and lake.
- Lack of toilets, seating and shelters around the foreshore
- Whilst there is some vacant land available for new housing, the take-up rate of town lots is low.
- The Town is detached from the pondage.
- Steepness of land is a major development constraint in some areas north of the Township.
- There is demand for larger township lots for residents requiring storage of lifestyle equipment.
- The layout of the Town has some interesting features – Town centre, road layout, forest backdrop.
- The Golden Trout Hotel occupies a prominent site at the entry to the Town. Visual appearance and presentation is important.
- Improvements to signage in the Town is required.

3.5 Economic Overview and Context

Economic and Market Context

The economy of the study area region is presently driven by tourism, with other sectors of the economy playing only a minor role. The economy of the study area can be understood as comprising two distinct subregions – the Township, and the lake and associated landside infrastructure.

In an economic sense, the Town and lake are poorly integrated at present, with activities in each precinct largely separate from the other. Tourism in Eildon is presently driven by proximity to water – in particular the lake – with the Town fulfilling a 'reactive' role, with the function of its economy driven by water-related tourist activity. This situation has contributed to the Town's present state, with issues around low population growth, a high dwelling vacancy rate, low socio-economic status among residents and ongoing issues with retail and service sector viability.

The current state would be expected to continue. This is largely confirmed by the market assessments which foresee opportunities for growth only through expansion to the region's productive capacity through strategic additions to land supply, attraction of external investment, augmentation of houseboat industry capacity or other supply side shocks.

Key statistics relating to Eildon include:

- According to the most recent Census, the Town has a population of more than 700 people. This population comprises a large number of elderly people, with a median age of 54. This median is significantly higher than that of Murrindindi or the state of Victoria, and presents a unique set of challenges for the Town, with a large proportion of the Town's population unlikely to work and likely to require health and medical services.
- Partly as a result of the large number of elderly residents, the proportion of lone person households in Eildon is also higher than in either Murrindindi or Victoria.
- At the time of the most recent Census (in August, the tourism low season), nearly half of all dwellings in Eildon were vacant. This underscores the seasonal nature of the Town's economy, and

presents challenges to local service providers and retailers who are required to be unusually flexible in order to cope with seasonal fluctuations in demand.

- A stagnant population is linked to low demand for residential property. In 2015, the median house price in Eildon was around \$208,000 – significantly lower than the regional Victorian median of \$353,000.
- A large number of Eildon residents are low income earners, and the median weekly household income across the Town is only \$643. In comparison, the median for Victoria is nearly double that at \$1,216. Furthermore, nearly half of Eildon households earn less than \$600 per week, while less than quarter of Victorian households are in the same situation.

Occupation & Industry of Employment

Of the available jobs within the Township, nearly 60% were across four industry sectors: retail trade; accommodation and food services; education and training; and healthcare and social assistance. There are also sizeable numbers of workers employed in construction and manufacturing.

Analysis of occupation data reveals that the population has a relatively unskilled workforce, with technical and trade workers, community and personal service workers and labourers and sales workers making up nearly 70% of the Town's total jobs. Managerial and professional workers are relatively unimportant to the Town's economy. The restricted nature of the Town's economy is exemplified by the fact that all managers resident in Eildon are employed in either retail trade or accommodation and food services, while all professionals are involved in health care and social assistance; education; or arts and recreation services.

Regional Tourism context

Eildon is located in the Goulburn River Valley Tourism Region, an area that takes in the Town and adjacent lake, along with nearby regional towns including Alexandra, Yea, Marysville and Buxton. Lake Eildon is a man-made lake which was established as a result of the damming of the Goulburn River in 1950 and is undoubtedly the premier tourism attraction within the region, attracting large numbers of houseboat users and water sports enthusiasts, mainly during the warmer months. The region also has a good reputation among anglers, mountain bikers and bushwalkers, with these activities attracting large numbers of tourists throughout the year.

The region is located around 2-3 hours drive north-east of metropolitan Melbourne, and Lake Eildon in particular has an established reputation as an affordable, family-oriented holiday location.

In line with other Victorian regions, the Goulburn River Valley Tourist Region has struggled to compete with overseas locations as international travel has become more accessible for Australian families. The number of overnight trips along with total visitor nights to the region have experienced a downward trend in recent years.

Local Tourism Context

Eildon is located adjacent to Lake Eildon and a majority of lake users drive through the Town on the way to the lake. Although Lake Eildon attracts large numbers of tourists, the impact of this activity on the Town of Eildon is relatively small. Key reasons for this are:

- The Town is effectively bypassed by the road to the lake with little opportunity / incentive for tourists passing through to stop in the Township.
- By their nature, houseboat provide their users with little opportunity for interaction with the Town's economy. Furthermore, with the Town's permanent population unable to support a substantial year-round retail offering, few houseboat users purchase supplies from the Town's retailers, preferring to shop in locations further from
- Tourist activity is highly seasonal, with visitor numbers dropping off in the cooler months. This limits the extent to which sustainable economic development within the Town can occur.
- The region around Eildon presently offers a relatively undifferentiated

array of accommodation options. There are a number of caravan parks and three budget hotels. Local events are important to local tourism, and fishing competitions, food and wine festivals, cycling races and other events with a generally outdoor focus are aimed at leveraging the Town's natural attributes to generate economic activity within Eildon.

Demand for Short Stay Accommodation

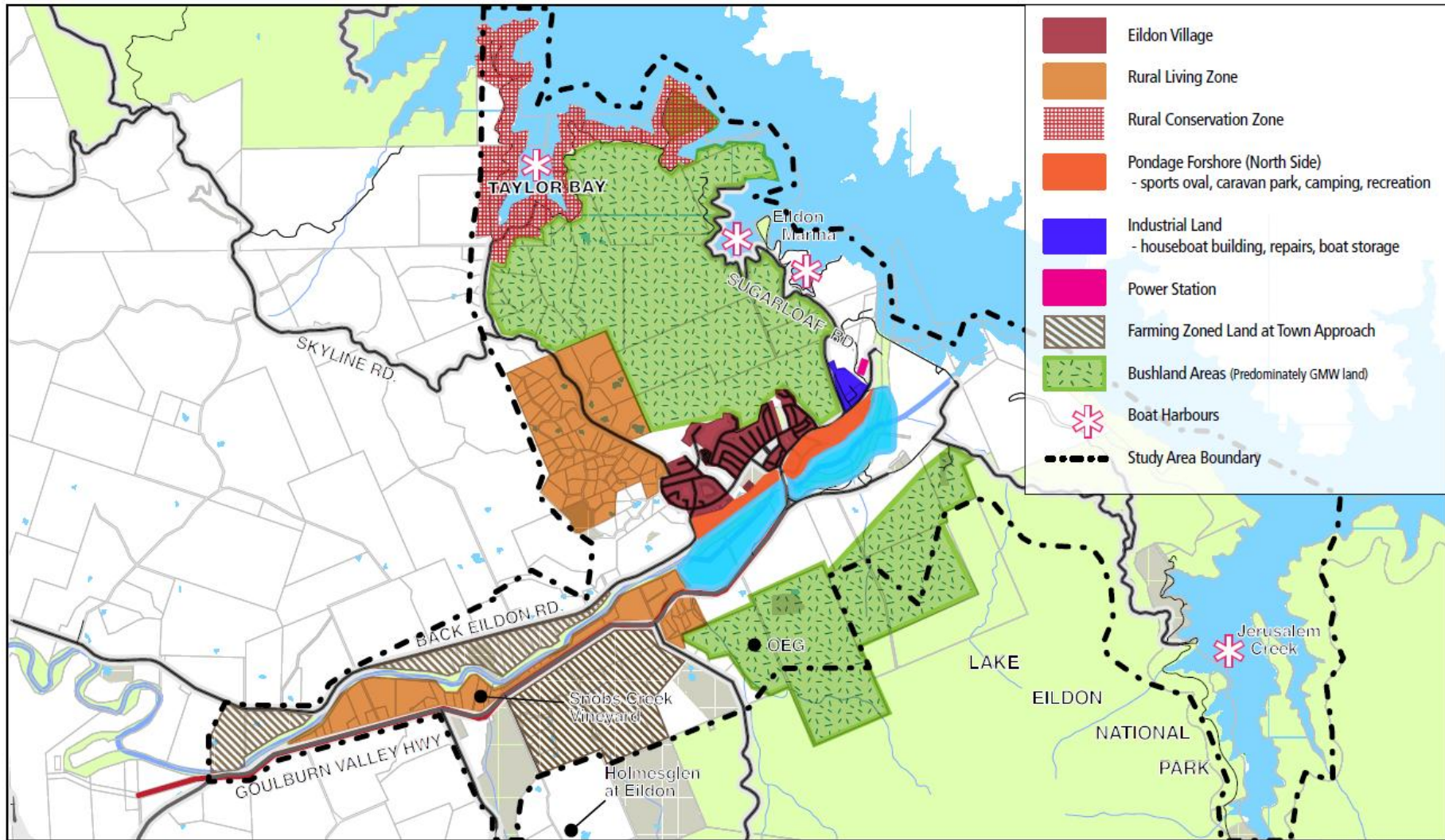
As noted above, the number of people travelling to the region has been declining for a number of years. To some extent this is likely to be a demand side issue, with increased competition and changing consumer preferences reducing demand for accommodation in Eildon. At present, Eildon is unable to offer the sorts of accommodation options sought by tourists, with only 6% of the local accommodation stock comprising up-scale or luxury accommodation options, compared to a rate of 64.6% across Victoria. With the value of the Australian dollar weaker against other major currencies, and with consumer confidence low and the national savings rates high, it is possible that demand for more affordable holiday destinations, like Eildon, will increase in coming years.

With the lake being the primary drawcard in the region, the majority of up-scale and luxury accommodation options are to be found there, most often in the form of houseboats. Conversely there has been a lack of investment in the Eildon region's land-based tourism infrastructure over many years, and consequently the existing stock of accommodation options is in generally poor condition. In the 'traditional' hotel / motel / serviced apartment category, there are presently 84 short-stay accommodation options available within the Town consisting of the following facilities.

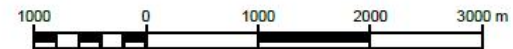
- Eildon Caravan Park – Located to the north-east of the Town centre, contains 15 villas.
- Eildon Parkview Motor Inn – Located close to the Town centre and offering 12 self-contained units.
- Golden Trout Hotel / Motel – Located close to Town centre and adjacent to the lake. Offers 30 rooms.
- Eildon Lake Motel – Located adjacent to the Town centre. Offers 12 rooms.

Jerusalem Creek Holiday Park – Located 7kms to the south of Eildon on the lakeside. Offers 5 rooms, including four 'floating hotel rooms'. Eildon

Holiday Resort – Located 5kms to the south-west of Eildon Town centre, offers 10 rooms. As shown in the table below, the accommodation stock in Eildon presently provides no options for tourists wishing to stay in either up scale or luxury accommodation - categories that make up 65% of the total stock of Victorian accommodation.



Plan 2
Existing Land Use: ESP Study Area



Murrindindi
 Shire Council

3.6 Bushfire Risk and Management

The 2009 bushfires in Murrindindi Shire had catastrophic impacts on Murrindindi's communities, businesses, tourism and natural environment.

Bushfire risk and management is a high priority planning issue, particularly the hillslopes to the north of the Township.

The Country Fire Authority (CFA) has advised that there is a bushfire hazard to the north of the Town that needs to be managed and that there are opportunities to create a 150 metre buffer. The vegetation type and slope land beyond the northern edge of the Town are being considered for a Bushfire Management Overlay (BMO) schedule that would include a 150 metre buffer.

Recent bushfire prone mapping undertaken by the CFA needs to be completed and implemented by way of an amendment to the planning scheme. In the interim, the CFA have requested that Murrindindi Shire Council support an amendment to the Planning Scheme to have these areas covered with an Environmental Significance Overlay.

The completion of the BMO mapping with an amendment to the Planning Scheme will provide a more relevant and locally responsive policy framework for bushfire management. It will also provide greater certainty to landowners and better guidance and processes for assessing and approving planning permit applications.

Bushfire management Issues

- Some Bushfire Mapping Overlay (BMO) mapping has been done, but has not been completed.
- There is a bushfire hazard to the north that requires management. There may be opportunities to create buffers.
- There is a need to direct development away from bushfire risk areas. Development close to bush needs to be managed carefully. Some very high-risk places are currently without a BMO.
- A 150m buffer as a bushfire protection measure is recommended but this is currently not captured by the existing BMO.

Recommendation

That priority be given to the completion of bushfire prone mapping with a planning scheme amendment.

3.7 Environment and Biodiversity

The long-term protection and conservation of the natural environment is important to maintain biological diversity and minimise land and water degradation.

State and local policies in the Planning Scheme are available to protect environmental and biodiversity values.

An area north-west of Mt Pinniger is freehold land owned by GMW. The Land Conservation Council (LCC) recommended that it should be added to the Park (LCC 1994). It is a popular lookout with excellent views; there is also a mine shaft in the area containing an important roost site for a large number of Common Bentwing Bats.

GMW owns two large areas of mostly forested hillslope country on the north side of the Town and also south of the pondages and highway. The option to include some of this forested hillslope land in the National Park needs to be considered in the Structure Plan process.

The location of GMW land, some of which is contiguous to the National Park, is shown on ESP1 (Plan No.3).

GMW is retaining some tracts of land with native vegetation for offsetting.

Murrindindi Shire Council Environment Strategy 2011-2015

Murrindindi Shire Council Environment Strategy 2011-2015 contains actions that need to be considered in the development of land within the Study Area. They include:

- Identify and map high conservation values on municipal roads and Council managed land and pest plants and animals.
- Employ and where necessary, adapt planning instruments and local laws to protect the environment.
- Establish urban design frameworks for all townships, including environmental design principles to improve quality of life and to increase environmental performance.
- Establish and promote sustainable living guidelines, including aspects of fire risk prevention and management, for the design and construction of human settlements within and outside townships.

- Assess land capability and identify environmental constraints to inform land use planning, including Local Laws and guidelines to ensure that natural resource constraints are taken into account
- Incorporate principles of water-sensitive urban design in new developments in urban and rural settlements.

Eildon National Park interface

The Park has particular value for visitors to Lake Eildon, both as a superb setting when viewed from the Lake and as an area providing campsites and offering an alternative to water-based activities.

The bulk of the public land adjacent to the Park is either State forest or the 200 metre buffer along the shore of Lake Eildon. The management of the 200 metre buffer is undertaken by various authorities.

The Park adjoins mainly private land in the west and State forest in the south, and Victorian Plantations Corporation (VPC) land or private land in the north.

The Park abuts the shores of Lake Eildon and falls entirely within the catchment of that major water storage. It is dominated by ridges and steep slopes.

Minimising conflicts between park values and surrounding land use is an important issue.

Ecological Vegetation Classes (EVC)

The ecological classes and bioregion conservation status pertaining to land identified for rezoning is shown on the table in Attachment A to this report

Threatened Fauna Species

Communities of flora and fauna may be listed at national level under the Environmental Protection and Biodiversity Conservation Act (EPBC) or at state level under the Flora and Fauna Guarantee Act 1988 (FFG).

The Murrindindi Shire Land Capability Study (2002) provides Information on Australian rare or threatened species (AROTS), selected FFG listed species and flora and fauna species that have international, national or state significance.

The threatened Fauna Species table below lists species listed under State and/or national legislation. The table has been compiled from the Land Capability Assessment Study and discussions with DELWP staff.

Existing planning scheme overlays provide protection of the natural environment. The *Land subject to Inundation Overlay 44.04* over the Goulburn River flood plain has objectives to improve river, wetland and flood plain health,

The Significant Landscape Overlay SLO2 over Lake Eildon and environs has objectives to protect the diversity of landscapes, native fauna and remnant vegetation.

Other planning tools, including 52.17 Removal of Native Vegetation, are considered in the assessment of planning application for development in rural, rural living and bushland environments.

Threatened Fauna Species – Eildon Study area and Shire

	FFG	EPBC	FFG Flora and Fauna Guarantee Act EPBC Environment Protection and Biodiversity Conservation Act
White-bellied sea-eagle	X	X	Nests on and adjacent to Lake and Goulburn Rover floodplain in tall live or dead trees. Birds breeding on Lake Eildon and numbers appear to be increasing.
Regent Honey eater-		X	Dry forests to the north of Eildon. No records. May utilise dry forest areas in non-breeding period.
Smiley Mouse	X	X	A dry forest species found around Jerusalem Ck area.
Powerful Owl	X		Hollow buried trees in Study area. Key habitat includes large trees for nesting and habitat.
Brush tailed Phascogale	X		There are historical and recent records. Can be found in all dry forests within the Study area. Loss of large trees important for feeding and breeding.
Southern Bent –wing bat	X		Requires suitable Caves or mine shaft for roosting. Records in National Park and Mt Pinniger
Macquarie perch			Occurring in the Goulburn River. Key threats include sedimentation and predation by introduced fish
Barred galaxias	X	X	Small native fish confined to streams above 400m in Goulburn River catchment. Only survives where natural barriers have stopped access to trout.
Striped legless lizard			Native grassland and grassy woodland. Recently discovered in Shire associated with remnant native grassland. No records upstream of Snobs Ck
Spotted tree Frog	X	X	Endangered species occurring in streams between Eildon and Mt Kosciusko. Not likely to occur on private land. Threats include predation by introduced fish.
Swift parrot	X	X	Migratory species Habitat include large flowering eucalypts.
Warty Tree Frog	X	X	Historical records around Eildon but no recent records



Photo: Graeme



Photo: John Seebeck



Photo: B.Shepherd

Threatened Flora Species

Flora species listed at national level under the Environmental Protection and Biodiversity Conservation Act (EPBC) and or at state level under the FFG Act include:

- Woodland leek-orchid (*Prasophyllum validum*) EPBC
- Tough scurf-pea (*Cullen tenax*) FFG
- Large-fruit fireweed (*Senecio macrocarpus*) EPBC & FFG
- Hairy anchor plant (*Discaria pubescens*) , FFG
- Clover glycine (*Glycine latrobeana*) FFG & EPBC

Environment and Biodiversity Issues

- Seasonality causes overcrowding and overuse of facilities during peak season with potential impacts on the natural environment.
- Increased vehicle and walking access has impacts on natural environment.
- There is a need to review mapping of native vegetation. There maybe opportunities for native vegetation offsets.
- Threatened species need to be considered in planning process.
- The threatened orchid Leafy Greenhood (*Pterostylis cucullata*) is listed as vulnerable.
- Two species recorded in the Lake Eildon area that are listed as endangered are the Spotted Tree Frog (*Litoria spenceri*) and Regent Honeyeater (*Xanthomyza phrygia*).
- Significant pest plants in Lake Eildon National Park include St John's Wort, Tutsan, Blackberry, Gorse and English Broom. Blackberry, English Broom and Paterson's curse infestation around the full supply level and on the lake floor is an issue (Parks Victoria, 1997).
- Impacts of grazing and unauthorised works on foreshore erosion.
- Camping outside of designated camping area has impacts on the natural environment.

Recommendations

That design and development overlay schedules proposed for the pondage precincts include a requirement for an assessment of native vegetation and biodiversity values.

That future options for GMW land surrounding the Town include a native vegetation and biodiversity assessment. This particularly applies to land south of the Goulburn Valley and Jerusalem Creek Road.

3.8 Infrastructure

Vehicle access

Vehicle access to Eildon is from the southwest via the Goulburn Valley Highway or Back Eildon Road. On opposite sides of the Goulburn River, each route has different journey experiences and views of the river flats and rural landscapes.

Access to Eildon can also be gained from the southeast along the Eildon-Jamieson Road and from the north via the scenic and winding Skyline Road.

Traffic volume data for the Goulburn Valley Highway indicates average daily volumes of around 280 each way between Thornton and Eildon. Traffic volumes of a similar magnitude could be expected on the Back Eildon Road. Traffic volumes would increase substantially during the peak tourist season.

Hillside Avenue at Eildon Road provides alternative access to the Town centre. Traffic management is required at this intersection to improve access to the Town centre and will be necessary in the light of the Structure Plan proposals for the Upper Pondage Town Precinct (Refer to 4.4 and 4.5).

Improved pedestrian paths are required to better link the Town centre with:

- the lower pondage circuit
- the upper pondage linear trail along this pondage foreshore

Provision for disabled access is required as part of all new pedestrian infrastructure works.

Issues

- Standard of roads to boat harbours needs to be upgraded, especially for transporting of houseboats. Road traffic safety around boat ramps also needs to be improved.
- Undergrounding of powerlines is required on the designated route for houseboat haulage to and from the harbours and through the Township.

- Infrastructure improvements (water supply and effluent disposal) at Jerusalem Creek enhance the development potential of this node.
- Access from properties at Taylor Bay can be problematic, particularly during a bushfire event.
- Direction and tourist signing at the junction of the Goulburn Valley Highway with Jerusalem Creek Road could be improved.
- Improvement is required to walking/cycling trails and paths. A continuous walking circuit, suitable for wheelchair access, should be provided around pondage.
- New walking tracks above the Lake's full supply level are required.
- Improved availability of car parking during peak season around access points to the lake.
- Car parking at designated and undesignated boat ramps becomes limited when the lake rises above 80%.
- GMW has some concerns about 'inappropriately held' assets, such as roads. GMW is responsible for the maintenance of the roads however this not GMW's core business. There are similar issues with other infrastructure, with drains, lookouts and fire tracks on GMW land.

Sewerage, water and drainage

The Eildon Township area is fully serviced with reticulated sewerage and water supply. New areas proposed for residential or tourism development can be provided with reticulated services at the land developer's cost.

Discussions with Goulburn Valley Water (GVW) indicate that, based on current growth, the existing sewerage and water supply networks in the Township are adequate for the next 20 years.

Major new development requiring augmentation works would be provided at the developer's cost.

GVW has commenced an upgrade to the wastewater treatment plant to ensure the plant is able to accommodate current and future demand.

GVW is currently undertaking a water main replacement in High Street to be completed in 2015-16.

GVW is working with Councils in the Hume Region for an amendment to planning schemes to have an Environmental Significance Overlay (ESO)

applied to land surrounding GVW's Waste Management Facilities (WMF). The objective is to discourage the encroachment of incompatible development in proximity to the WMFs.

The draft ESO area for the WMF has been determined using the EPA Guideline 158 – *Recommended Separation Distances for Industrial Residual Air Emissions*.

Management of stormwater drainage is a concern on steeper land beyond the Township area. Development proposals at locations such as the Skyline Road rural living area and Taylor Bay need to carefully consider drainage retention and management.

Issues

- Upgrades to the GVW wastewater treatment plant will accommodate future growth in the Township.
- Steepness of terrain is a key issue. Drainage needs to be carefully considered and managed, along with outfall into pondage.
- Development feasibility needs to account for infrastructure contributions from developers.
- Potential infrastructure improvements (reticulated water supply and effluent disposal) at Jerusalem Creek enhance the development potential of this node and the land on route.
- All new houseboats are required to be fitted with grey water treatment systems. All existing houseboats are to be retrofitted with grey water treatment systems.
- There is an ongoing conflict between ensuring that existing populations have an acceptable level of infrastructure and providing infrastructure to stimulate future growth/development.
- Ageing infrastructure is considered to be a constraint to future growth.

Power

Power for Eildon is provided from Rubicon Power Station. The power line on the south side of the Pondage connects with the Power Station. Power easements were created for electricity distribution. Hydro generation was envisaged as a major emergency supply for Melbourne.

SP Ausnet now controls both distribution and transmission. According to an SP Ausnet representative at stakeholder's meeting, the infrastructure is

reasonably strong and well-maintained. Bushfire is potentially the most significant impact on existing power infrastructure.

Recommendations

That safety and efficiency of houseboat haulage be improved by the upgrading of roads and undergrounding of powerlines on designated houseboat haulage routes from harbours and through the Township.

That Murrindindi Shire Council support funding applications to upgrade the safety and efficiency of houseboat haulage routes

3.9 Recreation and Tourism

Eildon has always had a tourism and recreation focus providing outdoor and water based recreation and tourism functions, including the operation of a national outdoor education centre. The area has a range of support facilities for the tourism industry, such as hotels, motels and the numerous caravan parks.

Lake Eildon is the gateway to the Victorian High Country and one of Victoria's most popular holiday destinations. Lake Eildon is a popular destination for speed boating, canoeing/kayaking, jetskis, bushwalking, trail bike riding, swimming and fishing.

Many visitors come to Lake Eildon to enjoy camping activities. Numerous camping areas and caravan parks are located at or near Lake Eildon. Camping and Caravan Parks include Eildon Pondage Holiday Park, Boulevard Caravan Park, Bluegums Riverside Holiday Park and Jerusalem Creek Marina and Holiday Park. Camping areas and caravan parks collectively play a major role in the regional economy.

The need for high quality tourist accommodation and conference facilities adjacent to the lake was raised during consultation on the Issues Report and draft Structure Plan.

Whilst the Structure Plan is generally supportive of lakeside tourist development it has not been possible to identify specific sites within the scope of the structure plan project. The task of identifying sites is the responsibility of the proponent for the proposed development. Proposals need to be documented comprehensively with a thorough site analysis, description of the proposal and an assessment of the impact of development on the environment and landscape including native vegetation and biodiversity.

There are also numerous smaller accommodation providers offering services such as B&Bs, cabins, lodges and farm stays.

Eildon has hosted mountain bike events and visitors using trails on a parcel of land to the north of Eildon Township, now owned by GMW. The Murrindindi Cycle Club (MCC) is working with GMW and Murrindindi Shire Council to develop a parcel of land immediately north of Eildon Township for recreational mountain biking, running, and walking.

The ultimate vision of the MCC is the eventual development of 25km of interconnected trail loops covering a variety of terrain and aspects, providing a half-to-full day riding and exploration experience.

Issues

- Difficult to attract new businesses and services due to population size. Business risks associated with seasonal demand.
- Seasonality problems could be overcome with season extension, diversification of attractions (e.g. festival and conferences, rail trail extension and increase in cycling offer), and diversification of markets.
- New walking tracks above the Lake's full supply level are required.
- Conferences, festivals, waterfront accommodation and dining are some of the opportunities that should be explored to overcome problems caused by seasonality.
- Camping in non-designated areas can have adverse impacts on the environment and landscape.
- Overcrowding and lack of toilet facilities at designated campsites.
- Illegal fires and fire risk during times of hot dry weather.
- Illegal vehicle access to the lakebed.

Recommendations

That the potential expansion of the Jerusalem Creek Marina and Holiday Park be investigated in consultation with the relevant land manager.

That Murrindindi Shire Council and GMW continue to support the Murrindindi Cycle Club (MCC) in its vision to establish 25km of interconnected trail loops providing a half-to-full day riding and exploration experience.

That proposed uses to be considered for the Upper Pondage Town Precinct (Refer to Chapters 4.4. and 4.5) include conference facility, events, tourist accommodation and dining.

That proposed uses to be considered for the Lower Pondage Recreation Precinct at Riverside Drive (Refer to Chapter 4.5) include festivals and events and that funds be sought to support the delivery of infrastructure and activities for this Precinct.

That the land at the south of the upper pondage be further investigated as a site for recreational mountain biking, running and walking.

3.10 Boat building, maintenance and servicing

The houseboat industry in Eildon plays a vital role in supporting local industry and regional economies. The houseboat industry (building, maintenance and servicing) is expected to continue to expand in coming years.

The Eildon Boat Harbour and Eildon Boat Club are major boating locations adjoining Lake Eildon with over 400 existing houseboats operating from and mooring at these facilities.

Boat Building, Maintenance and Servicing Issues

- Access to ramps and haulage for houseboat removal /access is the main concern for the industry. Safe transport is a problem due to the inadequate standard of roads (width, surfaces, intersections).
- The houseboat industry has the potential to provide substantial new jobs over the next 20 years.
- Generally the public infrastructure around Lake Eildon at boat ramps and designated camping area is ageing and in need of maintenance, upgrade or replacement.
- The Lake Eildon Recreational Boat Facilities Improvement Plan highlights priority infrastructure and service requirements to support tourism and recreational water activities.
- Potential adverse impacts on water quality from disposal of greywater from houseboats.

Further discussion and recommendations related to boat building, maintenance and servicing are included in chapter 4.8



3.11 Regional education providers

Two regional education providers are located in the Eildon area. They are significant employers in the Eildon area.

Outdoor Education Group

The Outdoor Education Group is a national organisation employing over 500 people between its camps and offices in New South Wales and Victoria, and approximately 250 of these are based in Eildon. The whole organisation works with 40,000 participants each year from over 300 schools offering purpose-designed camps, training courses and internships.

Camp Eildon is situated on the north bank of the Goulburn, off Back Eildon Road with permanent buildings including kitchens, bathrooms and activity sites. All participants are accommodated in tents. Alongside this site is a large field that allows access to the river. Wanggai Bush camp is semi-permanent with limited toilet facilities and activity sites. Activities at the camp include canoeing, rafting, kayaking and bushwalking, high ropes and rock climbing.

Holmesglen at Eildon

Located at Snobs Creek, Holmesglen at Eildon is situated on a 660 acre property owned and operated by Holmesglen Institute of TAFE.

Holmesglen at Eildon has a special purpose built conference venue that can accommodate groups up to 220 people.

Accommodation currently consists of 120 beds at a four star standard.

Activities at Holmesglen at Eildon include rafting, mountain bike riding, high and low ropes, horse riding, archery and canoeing, fishing and bushwalking.

Four and half star accommodation is also provided at a renovated and extended farmhouse for up to 16 guests.

Holmesglen at Eildon offer the venue for weddings and functions. The business philosophy of Holmesglen at Eildon is to use locally grown food within 70km and to use local Eildon services.

A planning permit was recently amended which provides for more flexible use and development of the site within the revised provisions of the Farming Zone. The approved amended permit is for a residential hotel, outdoor recreation and place of assembly. These combined approved uses reflect the current and future use of the Holmesglen at Eildon site.

Recommendations

That the Murrindindi Shire Council facilitate discussions between GMW and The Outdoor Education Group Eildon regarding the need and potential for The Outdoor Education Group expansion on adjoining land currently owned by GMW.

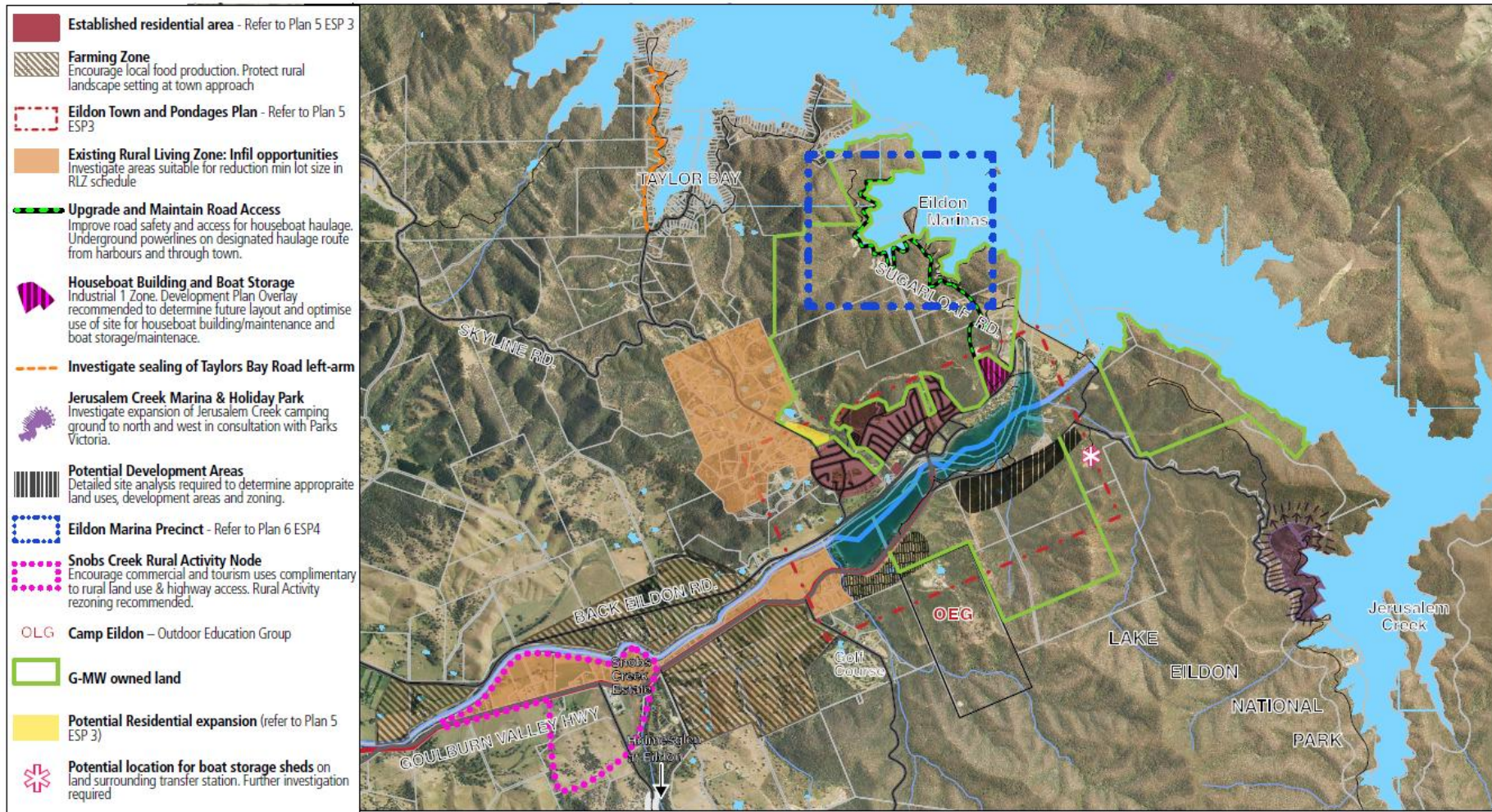


4. Eildon Structure Plan

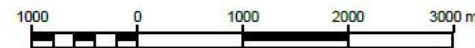
4.1 Structure Plan Objectives

The following objectives are statements about what the Structure Plan aims to achieve. The objectives have been formulated to guide the preparation and implementation of the Structure Plan.

1. Consolidate and expand Eildon's role and appeal as a premier recreation and tourism destination.
2. Provide land use and development opportunities to increase out of season tourist and visitor visitation.
3. Enhance the role of Eildon as a place to live, work, recreate and invest.
4. Improve and enhance public access to Lake Eildon and the pondages.
5. Identify suitable land uses, activities, development options and a suite of planning tools for GMW land in and around Eildon Township.
6. Facilitate growth and employment potential of the boat building and maintenance industry.
7. Identify opportunities to assist regional education providers in their contribution to the local economy and community life.
8. Protect the natural resources which provide the foundation for Eildon's recreation and tourism potential.
9. Facilitate improvement to the level and standard of infrastructure servicing the Eildon Township, marinas and harbours.
10. Provide a policy framework to implement the Eildon Structure Plan.



**Plan 3
EILDON STRUCTURE PLAN: ESP 1**



4.2 Rural Hinterland

Eildon's rural hinterland comprises high quality agricultural areas along the Goulburn River floodplain with well-drained loam soils and access to water. This land is among the most versatile and productive land in the Murrindindi Shire. The productive river flats are suitable for mixed farming primarily cattle and possibly rural based tourism. Further fragmentation along the river valley must be avoided to protect ongoing agricultural versatility and value of this agricultural resource.

The Murrindindi Planning Scheme includes State and local policies to protect the productive river flats. The protection of productive farmland and avoiding development impacts on land that contains food production capacity are objectives of State and local planning policies.

Environmental Significance Overlay 1 (ESO1 – High Quality Agricultural Land) applies to the Goulburn River floodplain. The aim of ESO1 is to protect better quality agricultural land in the Shire.

The rural hinterland also includes land along side Goulburn Highway and Back Eildon Road and small settlements such as Snobs Creek. This land is either zoned Farming or Rural Living. Tourism and commercial uses have developed in the hinterland particularly at Snobs Creek and adjacent to the Back Eildon Road. These types of uses should be encouraged subject to planning permit.

The Structure Plan recommends a Rural Activity rezoning for the Snobs Creek area. Refer to Chapter 4.6.

GMW Land

GMW owns substantial tracts of land to the north and south of the Town. Most of this GMW land is bushland hillslopes.

Expansive areas of land on the south side of the Goulburn Valley highway and Jerusalem Creek Road are owned by GMW. Land approximately 200m-300m from Jerusalem Creek Road is considerably degraded with loss of native vegetation cover, introduction of pest plants and areas affected by erosion.

The power transmission lines traversing the land are a major constraint and limits the range of suitable land uses and development. Landform and native vegetation in patches and scattered locations are also constraints.

A site responsive analysis and assessment of these areas must be undertaken as a first step to considering future land use options for this land.

Potential uses include boat storage sheds and a mountain bike circuit. Low density housing may be suitable at the eastern end at acceptable distances from the transmission lines for safety and amenity reasons.

A site assessment and feasibility study of this land should address:

- Suitable land uses and activities
- Vehicle access points
- Layout of vehicle roads and tracks
- Walking and cycling opportunities
- Availability of sewerage and water supply with proposed Jerusalem Creek infrastructure
- Retention of native vegetation
- Screening from Jerusalem Creek Road.
- Information requirements for planning scheme amendment and permit application e.g. bushfire management statement, environmental management plan



GMW have undertaken an economic and market assessment of all land they own within the Study Area which includes the bushland hillslopes in the hinterland.

There is potential for GMW to utilise land gifting as an offset for developments.

Recommendations

That further discussions be held with GMW regarding the transfer of freehold bushland areas adjoining the National Park to be transferred to the National Park.

A site assessment and feasibility study should be undertaken for land owned by GMW located on the south side the Goulburn Valley highway and Jerusalem Creek Road.

Investigate, in consultation with GMW and The Outdoor Education Group, potential extension of the The Outdoor Education Group site.

That Farming and Rural Living zoned land at Snobs Creek be rezoned to Rural Activity Zone. Refer to Chapter 4.6.

4.3 Lake Eildon

With the lake being the primary drawcard in the region, the majority of up-scale and luxury accommodation options are to be found there, most often in the form of houseboats.

Consultation on the Issues report and draft Structure Plan identified the need for high quality tourist apartments and resort style developments at lakeside locations with lake views. The Marinas Precinct Plan (Plan 6 ESP4) identifies 3 indicative locations for residential apartments/tourist accommodation. Submissions to the draft Structure Plan advanced other possible locations such as Mt Pinniger and Jerusalem Creek Inlet and two sites at the Eildon Boat Harbour.

The Eildon Structure Plan supports the development of high quality tourism apartments and resorts at locations with scenic water and landscape views. The selection of candidate sites has not been possible in the structure plan process due to the detailed site investigation and analysis process that needs to precede the actual selection of sites.

The State and local planning policy frameworks of the Murrindindi Planning Scheme set out the requirements that need to be met and addressed in relation for tourism development proposals. Proposals have to be comprehensively documented with a rigorous site analysis including assessments of potential impacts on native vegetation, habitat and landscape.

Recommendations

That Murrindindi Shire Council initiate discussions with relevant public authorities and private organisations to re-evaluate the proposal for high quality tourist accommodation at Mt Pinniger.

4.4 Township

Residential character

The residential character of the 1950's housing areas north of South Crescent are of local significance. These housing areas are representative of an important phase in the historical development of Eildon Township.

The uniformity in house design and frontage setbacks and attractive streets with generous road widths and plantings provide a high level of amenity. There are examples of well designed additions and redevelopments that respect the area's prevailing character.

Some level of protection and guidance for external alterations and redevelopment should be considered for inclusion in the Planning Scheme, and this will be delivered via the development of a Character statement.

These housing areas also satisfy local demand for affordable housing and provide a market for weekender housing.



Residential Infill

There are limited infill opportunities within the existing Township.

With the exception of a few larger 2-3 hectare sites, most undeveloped Township blocks are under 0.2 ha.

Residential infill areas include:

North side of South Crescent/Back Eildon Road

The intersection of South Crescent/Back Eildon Road is an entry point to Eildon Township. Subdivision and housing design at this location is important in terms of presentation of Eildon and the impressions and messages conveyed to visitors and tourists. Two sites at the north side of the intersection are zoned General Residential.

- A vacant 3.0 ha (approx.) site at the north-west corner which is very suited to housing infill.
- The site at the north-east corner, currently occupied by disused boat storage sheds, has potential for redevelopment for housing.

Residential expansion

Potential areas for residential expansion are limited due to native vegetation cover, landform and servicing constraints.

Suitable areas include:

North-west edge of the Town, north side of Skyline Road

This 3-4 hectare site situated at the north-west edge of the Town on the north side of Skyline Road is currently owned by GMW and surplus to future requirements. A proposal to rezone this site to General Residential would need to address a range of important considerations including:

- Bushfire management
- Buffer to the belt on native vegetation to the north and protection of the environmental values of this bushland
- Buffer distances to the adjacent creek and drainage lines

11.8ha site east The Boulevard

This 11.8ha site is situated at the edge of the Township east The Boulevard. The majority of this site has a dense cover of native vegetation.

The site is zoned General Residential Zone. A Development Plan Overlay applies to the site. A development plan has not been approved.

The DPO schedule is of a generic nature. This piece of land has physical constraints and challenges due to the native bushland and habitat, slope and abutting housing. A new schedule is required that responds to this particular site. A Bushfire Management Overlay (BMO) does not apply to this site however recent proposed bushfire mapping has identified this site for BMO inclusion.

Recommendations

That a character statement be prepared for the Eildon's 1950's housing areas to identify characteristics, issues and potential threats; provide design guidance and, as appropriate, make recommendations regarding the most appropriate planning scheme tool to encourage redevelopment proposals to respect existing character.

Land at the northern edge of the Town should be considered for inclusion in the Bushfire Management Overlay.

Prepare a new development plan schedule for the 11.8ha site situated at the edge of the Township east The Boulevard.

Investigate, in consultation with GMW, the feasibility of residential rezoning of GMW owned site at the north-west edge of the Town on the north side of Skyline Road.

Industrial Land

An industrial zoned site comprising approximately 11.0 hectares is situated at the north-east corner of Sugarloaf Road and Eildon Road. The site is currently used and developed for houseboat building and maintenance and boat repairs and storage.

A recent Lake Eildon Houseboat Industry Association survey of houseboat owners identified that several houseboat industry businesses were planning to expand due to potential allowance of additional licences, tourism capacity and growth in the industry generally.

Boating maintenance and repairs is an important local industry. Local businesses and contractors maintain and service houseboats and boating pleasure craft.

The industrial zoned site needs to accommodate the future land requirements of the houseboat and boat storage and repairs industries. Areas of the site are currently underutilised. The Planning Scheme needs to encourage a site planning process to achieve a future layout that responds to future industry land requirements. The Structure plan recommends the application of a development plan overlay to the site

Storage of boats is an important land use planning issue. The longer term relocation of this boat storage area should be considered in a Town wide approach to the location of boat storage sheds. Future location need not be adjacent to the water. Boat storage and servicing businesses in or close to the Town offer the service of delivering the boat to the lake.

The Structure Plan identifies a number of potential locations for boat storage sheds including:

- land surrounding the transfer Station south of Jerusalem Creek Road;
- the south side of Jerusalem Creek Road near the upper pondage; and
- on the north side of Goulburn Valley Highway to the west of Full Belly Road.

Recommendations

That a Development Plan Overlay (DPO) be applied to the entire industrial zoned site at the north-east corner of Sugarloaf Road and Eildon Road.

The objective of the DPO is to determine a future layout of the site to accommodate the future land requirements of the houseboat and boat storage/repairs industries.

Investigate opportunities to rezone to Industrial Zone land to the north and north east of the existing industrial land located on the eastern side of Sugar Loaf Road.

That the potential location for boat storage sheds on land surrounding the transfer Station south of Jerusalem Road be investigated.

4.5 Town Centre Precinct

The distinctive town centre layout is based on an American traditional town centre design. The centre functions well with the central car parking area and there are planned streetscape works which will ensure there is ample available on-street car parking in Main and Utah Streets.

The Commercial 1 Zone properties are south of Main Street between Centre drive and Hillside Avenue. Properties on the east side of Hillside (between Eildon Road and High Street) and the Golden Trout Hotel Motel site are also zoned Commercial 1.

A view frequently expressed at the Issues Paper stage was that the Town centre “turns its back to the water.” This has occurred with the need for shops to front the Town centre car park.

The view was also expressed that visual and physical access to the pondage can be improved.

The Town Centre Plan (ESP2, page 38) illustrates how access and visual links from the Town centre to the Town pondage precinct can be improved. This includes:

- Activation of street frontages along Girdwood Parade to Main Street through progressive consolidation and redevelopment of properties.
- Creation of passive public spaces in Girdwood Parade and adjoining public land. A public space design should be prepared providing for permeable walking pathways, level areas and landscaping. Exclusion of vehicles should be considered
- Pedestrian crossing of Eildon Road west of Hillside Avenue with traffic calming measures e.g. changes to road surface.
- Traffic management may be required at the intersection of Hillside Avenue and Eildon Road and should be addressed as a requirement of the proposed design and development overlay schedule for the Upper Pondage Township Precinct.

The implications of proposals for the Upper Pondage Town Precinct (See Chapter 4.5) need to be considered, particularly pedestrian and visual links and public space connections to the Town Centre. The establishment of uses and activities in the precinct should be complementary to and not in competition with Town Centre businesses.



GMW Office site – South Crescent

The GMW office, sheds and grounds occupy a 2.0 ha (approx.) site. This site has potential for redevelopment for residential, commercial or mixed use. A rezoning to Mixed Use would be appropriate. Future development of the site would need to meet the zone purpose to provide a range of uses to complement the mixed use function and ensure that development responds to the character of the area. Housing proposals at the site should be at higher densities.

With the Mixed Use zone, it is possible to use the zone schedule to facilitate development that accords with objectives specified in the schedule.

The natural drainage corridor along the eastern boundary would need to be retained forming part of the Town’s green space network.

Golden Trout Hotel Motel Site

The Hotel Motel occupies a highly prominent waterfront site at the entry to the Town centre. The site is zoned Commercial 1.

The planning scheme needs to recognise the strategic importance of the site. A design and development overlay should be applied to the site setting out the design objectives for alterations and redevelopment and performance criteria for:

- building massing, form, height,
- setbacks from road and pondage frontage,
- allowance for views to the water,
- provision of public open space along pondage,
- treatment at interface with public spaces i.e. fencing, ground surfaces etc,
- architectural features and articulation in site context; and
- energy and water efficiency

Future alterations and redevelopment proposals for this site must be of high architectural standards. Its visual interest and presentation will convey impressions to visitors and tourists entering and leaving the Town centre.

Any redevelopment of the Golden Trout Hotel Motel would need to be cognisant of the design policies developed for the Town Centre and Upper Pondage Town Precincts.

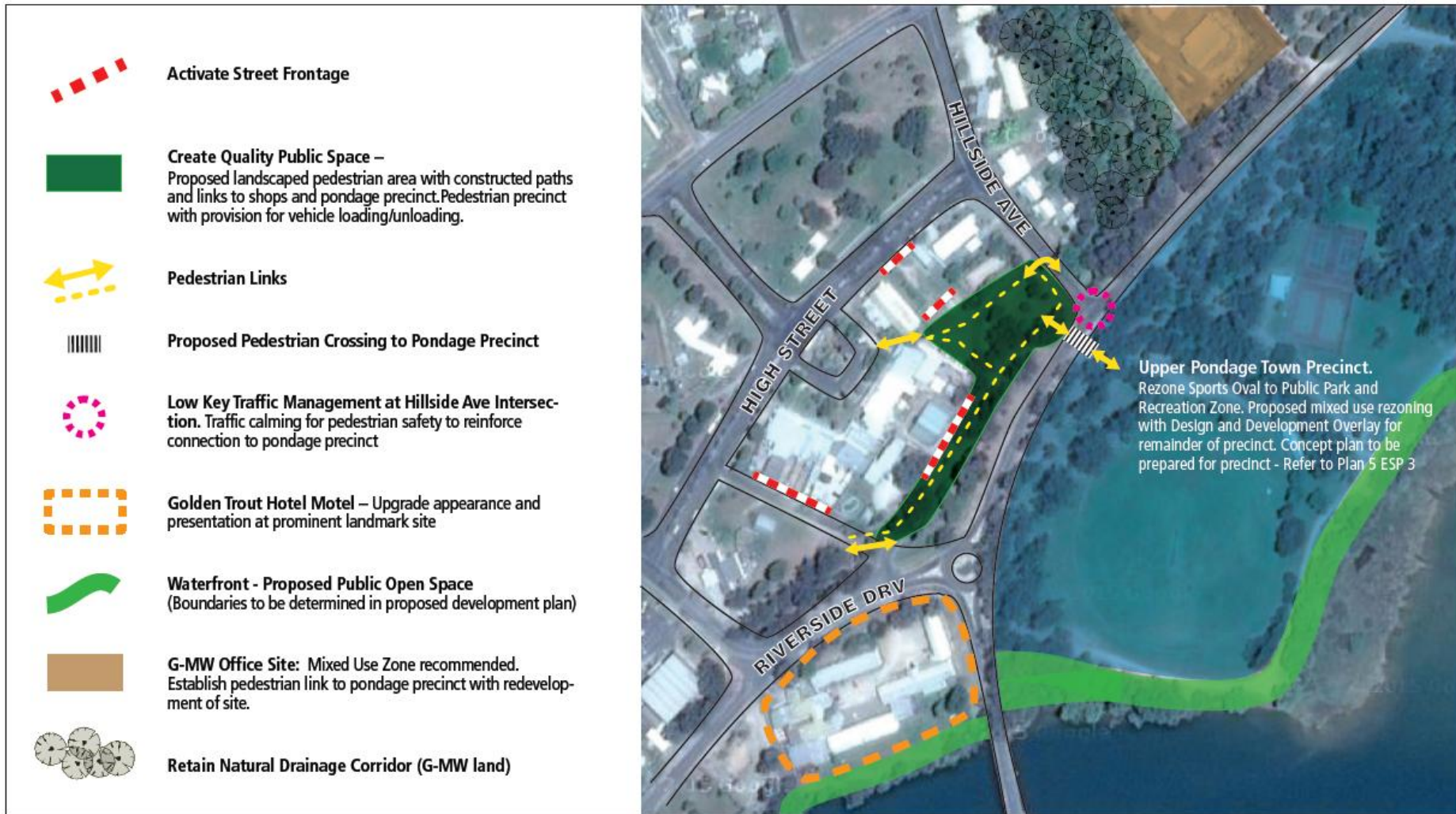
Recommendations

Adopt ESP2 Eildon Town Centre Precinct Plan as the basis for redevelopment in the Town centre and for the creation of a quality public space in the Girdwood Avenue area.

That the GMW office site in South Crescent be rezoned to Mixed Use.

Apply a Design and Development Overlay to the Golden Trout Hotel to ensure any alterations and redevelopment meets objectives and policies of the overlay schedule.





**Plan 4
EILDON TOWN CENTRE: ESP 2**



4.6 Pondage Precincts

Upper Pondage Town Precinct

This Precinct has a total area of 19 ha (approx.). GMW own approximately 7.9 ha. Murrindindi Shire Council owns the football ground.

Eildon Pondage Holiday Park occupies 7.5 ha with camping and caravan sites and self-contained cottages. There are 203 annual sites, 100 unpowered, 23 powered sites and 17 overnight cabins. The land is owned by GMW and leased to the Holiday Park.

The location and aspect of the Precinct has several advantages including:

- Proximity adjacent to the Town centre
- Entry location to the Township
- 1.6 km of pondage waterfront
- 1.4 km of frontage to Eildon Road/Riverside Drive
- Opportunities to incorporate public open space along waterfront and through the precinct
- Vegetation cover that can be incorporated into any future development
- Precinct size and shape with good orientation in an east-west direction as well as to the pondage.
- Views to hillslopes of the National Park

The precinct site is suited to a commercial, tourist accommodation, residential and public space.

An integrated layout and design is required for the precinct that links with the Town centre and waterfront. The layout and design should identify preferred uses, a movement network (vehicle, walking, cycling), car parking, development footprints, public spaces and native vegetation and exotic plantings to be retained.

The precinct's strategic location requires that future development meet high architectural and urban design standards. Building form, bulk, massing and scale can be guided by the schedule to a Design and Development Overlay.

Recommendations

That the Sports Oval be rezoned to Public Park and Recreation Zone and be retained in its current location.

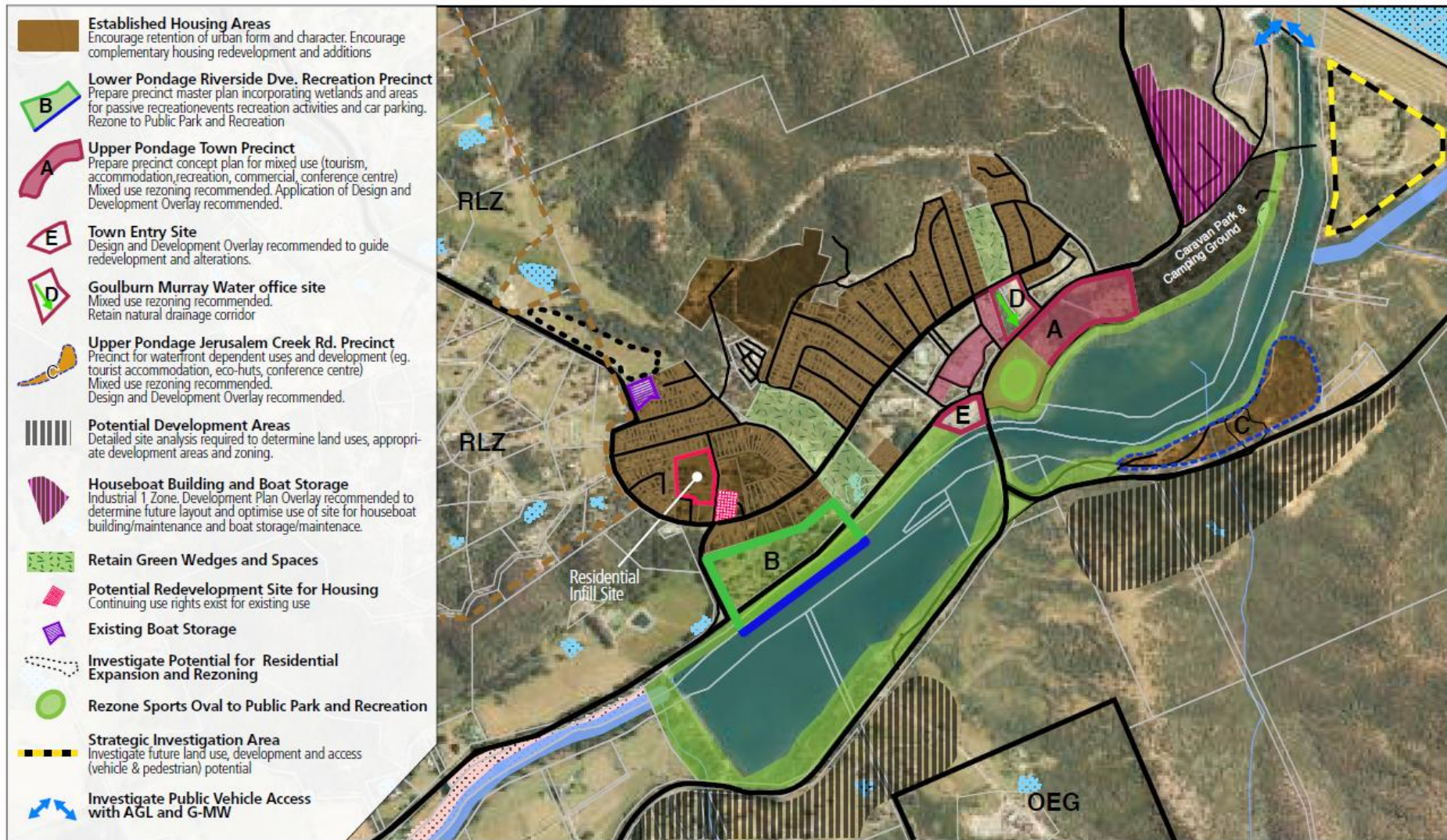
Investigate the feasibility of the land between the tennis courts and the Eildon Caravan be rezoned to Mixed Use Zone.

That a Design and Development Plan Overlay be applied to the Upper Pondage Town Precinct.

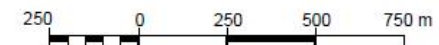
That a Design and Development Overlay schedule be prepared to achieve an integrated layout and design and to guide the siting and design of proposed buildings.

That proposed uses to be considered for the Upper Pondage Town Precinct include conference facility, events, tourist accommodation, commercial, residential, and dining.





**Plan 5
EILDON TOWNSHIP & PONDAGES: ESP 3**



Lower Pondage Recreation Precinct – Riverside Drive

This site comprises approximately 6.0 hectares, is owned by GMW and is in a Public Use Zone.

The site is bounded at its northern edge by housing with frontage to South Crescent. The site is otherwise open to Back Eildon Road, Park Avenue and the pondage foreshore. Refer to Plan No. 5, ESP3.

A central area of land running east-west across the site is lower lying and should be assessed for its potential as a wetland area.

This precinct is recommended for passive recreation:

- Wetland areas
- Kayaking
- Walking and cycling trails linked to the pondage circuit
- Areas for local and regional events

Car parking areas in the vicinity need to be identified and may be possible at the perimeter of the precinct, in Riverside Drive and Park Crescent.

Recommendation

That the site bounded by Park Avenue, Back Eildon Road and the pondage be rezoned from Public Use Zone 7 to Public Park and Recreation Zone.



Upper Pondage Jerusalem Creek Rd Precinct

The Precinct covers 15 ha and includes land from the pondage to Jerusalem Creek Road and extends from the Goulburn Valley Highway road bridge to Mackay Court. The location of this Precinct is shown on Plan No. 5, ESP3 at page 40.

This area has a medium cover of eucalypt trees. There are several disturbed areas including vehicle access tracks.

Vegetation cover is a major constraint to development in this Precinct. A thorough site planning and design process is required to ensure removal of native vegetation is avoided or at best minimised and to maintain the site's landscape character.

The Precinct has excellent views across the pondage to the north and to the forested hills to the north and south.

The proposed sewerage and water extension alongside Jerusalem Creek Road to service Jerusalem Creek provides opportunities for any future development in the precinct to be fully serviced.

Tourist and visitor accommodation could be considered for the precinct. Siting of buildings and access is particularly important. The location and design of buildings and vehicle access would need to harmonise with the bushland character. Buildings should be low rise and preferably grouped in clusters to protect existing vegetation.

The site is currently zoned Public Use Zone. It is recommended that the site be rezoned to Mixed Use and that the zone schedule be amended to include development objectives for the site.

The siting, scale and design of accommodation should be guided by an appropriate planning scheme tool such as a design and development overlay.

Design objectives of the design and development overlay must address a range of siting and design considerations including:

- avoiding and minimising native vegetation removal
- building materials and colours,
- building bulk, form and height,
- vehicle and walking access,
- car parking

- public open space along the pondage waterfront
- views into the site from Jerusalem Creek Road

Recommendation

That the Upper Pondage Jerusalem Creek Road Precinct be rezoned to Mixed Use Zone.

That a schedule to the Mixed Use zone be prepared that sets out the objectives to be achieved for development of the site for tourist accommodation and holiday homes.

That a Design and Development Overlay be applied for the Upper Pondage Jerusalem Creek Road Precinct.

That a Design and Development Overlay schedule be prepared to guide design and development of the site.

4.7 Snobs Creek Rural Activity Node

There are several rural based commercial enterprises and attractions in the Snobs Creek area including Snobs Creek Estate Vineyards, Holmesglen at Eildon, Snobs Creek Falls and Morris Lookout.

The Snobs Creek area is currently zoned Rural Living and Farming. A proposed rezoning of the Snobs Creek area should be considered on the basis of existing rural based commercial business, the highway location and the proximity to Eildon Township.

A rural activity node could be more effectively achieved with a Rural Activity zoning that allowed, subject to permit, commercial, tourism and residential uses that are complimentary to rural land use. A flexible range of land uses, similar to the current Farming Zone, could be possible. A Rural Activity Zone would enable opportunities for further subdivision subject to planning permission.

The location of the node and the area recommended for Rural Activity rezoning is shown on Plan No. 3, ESP1.

The current Farming zoning for Holmesglen at Eildon should be retained. Discussion about Holmesglen at Eildon is included in Chapter 3.

Snobs Creek Estate Vineyard

Snobs Creek Estate Wines is located 5 km from Eildon on the banks of the Goulburn River. The 6.0 hectare property includes 4.0 hectares of vineyards with water rights for irrigation and fire fighting purposes. Snobs Creek Estate Wines is the only vineyard in the study area. The estate provides a cellar door tasting room, wine sales and a formal picnic area.

A planning permit for 19 accommodation units was issued by Murrindindi Shire Council in 2008. The development did not proceed and the permit expired in 2012. The owner has developed a new proposal for 15 accommodation units to be constructed in two stages and the proposed use of an existing dwelling for tourist accommodation for 10 visitors. Additional recreation activities are also proposed including bike riding, trail bikes and fishing.

This proposal has not been submitted as a planning application. The landowner intends to make a submission to the draft Eildon Structure Plan

outlining future intentions for the site and subsequently lodge a new planning application for the proposed development.

Attractions

Snobs Creek Falls are situated in the foothills of Rubicon State forest. The Falls are approximately 7 km along Snobs Creek Rd.

Snobs Creek Falls offer spectacular views of the surrounding landscape and are an important supply to the Snobs Creek Fish Hatchery six kilometres below the falls.

Morris Lookout is a short drive from Snobs Creek Falls and provides stunning views of the surrounding area, including the Townships of Thornton and Eildon.

Snobs Creek Falls, Morris Lookout and Mount Torbreck are natural features with potential to attract a greater number of tourists and visitors. Facilities at these locations (e.g. access, car parking, lighting, signage, displays) will need to be upgraded to enhance the visitor experience. A submission to the draft Structures suggested the establishment of trail to link focal locations along Snobs Creek Road.

Recommendation

That the Snobs Creek area as shown on Plan No. 3, ESP1, be rezoned to Rural Activity Zone.

That Murrindindi Shire Council advocated for improved access and infrastructure to Snobs Creek Falls, Morris Lookout and Mount Torbreck.

4.8 Rural Living

There are four areas zoned Rural Living within the study area including areas at Skyline Road, on the north side of Back Eildon Road and two areas north and south of the Goulburn Valley Highway in the Snobs Creek area.

There are a total of 60 lots in the Skyline Road area of which 16 are undeveloped. There are 35 lots in total in the Snobs Creek rural living area of which 9 are undeveloped. Some opportunities for resubdivision of lots are possible in both of these rural living areas.

Rural living areas are well located in attractive rural landscapes close to the Township.

The Rural Living Zone in the Planning Scheme has a 4 hectare minimum lot size with an average size of 6 hectares. The option is available in the future to reduce the minimum lot size should there be demonstrated demand for smaller rural living lots. Reduction in minimum lot size would not be possible throughout the zoned areas. An analysis of landform, native vegetation and bushfire risk is a prerequisite for the consideration of minimum lot size reduction and an amendment to the zone schedule.

Planning permit applications for rural living subdivision and development need to address water quality decline, native vegetation and habitat loss and soil erosion. Rural living subdivision and development that reinvests in agricultural productivity, particularly intensive food production, should be supported, as should proposals that provide net environmental gain as a consequence of rural living development.

4.9 Marinas and Harbours

A large number of houseboats are moored at Eildon Boat Club. Other locations are Darlingford Waters Boat Club, Lake Eildon Marina and Jerusalem Creek Marina.

The houseboat industry at Lake Eildon plays a vital role in supporting local industry and regional economies and has the potential to provide substantial new jobs. According to industry estimates, 20 houseboats per year will be built in the next 5 years. Many of these will be bigger houseboats and there is potential for new jobs in the industry over the next 20 years.

Currently the number of houseboat licences are capped. GMW is currently in discussions with the State government regarding opening up additional houseboat licences.

The recent Lake Eildon Houseboat Industry Association survey of houseboat owners identified that several houseboat industry businesses were planning to expand due to the potential allowance of additional licences, tourism capacity and growth in the industry generally.

Issues and proposals relating to the houseboat and boat storage/repairs industries are discussed in chapter 4.3 under "industrial Land"

The need for maintenance, upgrade or replacement of public infrastructure around Lake Eildon at boat ramps and designated camping areas was identified during consultation on the Issues Report (November 2015 and the draft Eildon Structure Plan February 2016). The Structure Plan highlights these public infrastructure issues. It is not within the scope of the Structure Plan project to resolve these issues however, it is recognised that many of them are noted and prioritised with the Lake Eildon Recreation Boating Facilities Improvement Plan. Murrindindi Shire Council can provide its support where improvements are justified and can facilitate discussions involving the public authorities with responsibility for maintenance and upgrading of facilities.

Eildon Marinas Precinct

The Eildon Marinas Precinct Plan (Plan No.6, ESP4) is a broad plan that identifies some tourism, accommodation and traffic access opportunities and proposals, including:

- Maintaining and upgrading the standard of Sugarloaf Road to safely accommodate the movement and manoeuvring of houseboats to ramps including the provision of a new direct route to a major ramp facility.
- Three indicative locations for potential tourist apartment accommodation.
- An objective to avoid proliferation of boat storage sheds.

A detailed site analysis and selection process is required in relation to the three indicative locations for the tourist and residential apartments. This process needs to consider

- Flora and fauna habitat
- Waste water management and drainage
- Water supply (domestic and fire fighting)
- Vehicle access and car parking
- Building envelopes, height, bulk and scale
- Visual impact and landscape assessment
- Pedestrian and cycling access and circulation

Recommendations

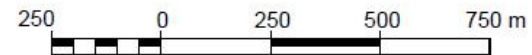
That the Eildon Marinas Precinct Plan (Plan No.6, ESP4) be considered as an indicative plan. It is recommended that further detailed assessment be undertaken to identify sites for the proposed apartments. The responsibility for undertaking this work needs to be determined.

That Murrindindi Shire Council continue discussions with relevant public authorities regarding the need for maintenance, upgrade or replacement of public infrastructure around Lake Eildon at boat ramps and designated camping areas.

That Murrindindi Shire Council continue to collaborate with GMW and Mansfield Shire Council to seek funding to progress the priority actions within the Lake Eildon Recreation Boat Facilities Improvement Plan.



Plan 6
EILDON MARINAS PRECINCT: ESP 4



5. Structure Plan Implementation

5.1 Local Planning Policy Framework

The Local Planning Policy Framework of the Murrindindi Planning Scheme needs to be amended to implement the Eildon Structure Plan.

Murrindindi Shire Council will prepare the planning scheme amendment documents for public exhibition. Community consultation will occur and submissions invited at the public exhibition stage. Murrindindi Shire Council will consider and review submissions to the draft Eildon Structure Plan before adopting the final Structure Plan document and plans. The adopted version may include modifications proposed by Council.

An independent panel appointed by the Minister for Planning will hear and consider submissions, especially those submissions that Council cannot accept. The panel will prepare a report to be submitted to the Minister for Planning and the Minister will approve the planning scheme amendment.

Municipal Strategic Statement

Reference document

Listing of the Eildon Structure Plan document as a reference document in the Planning Scheme. Council must consider the document in decision making for land use and development proposals.

Policy objectives and strategies

Objectives and strategies will be inserted into the Local Planning Policy Framework to replace current issues, objectives and strategies for the Eildon Township.

6. Summary of Recommendations

Summary of Recommendations
PROPOSED ZONING AMENDMENTS
That Farming and Rural Living zoned land at Snobs Creek be rezoned to Rural Activity Zone
That the GMW office site in South Crescent be rezoned to Mixed Use.
That the Sports Oval be rezoned to Public Park and Recreation Zone and be retained in its current location.
That the site bounded by Park Avenue, Back Eildon Road and the pondage be rezoned from Public Use Zone 7 to Public Park and Recreation Zone.
That the Upper Pondage Jerusalem Creek Road Precinct be rezoned to Mixed Use Zone and that a schedule to the Mixed Use zone be prepared that sets out the objectives to be achieved for development of the site for tourist accommodation and holiday homes.
That the Snobs Creek area as shown on Plan No. 3, ESP1, be rezoned to Rural Activity Zone.
PROPOSED OVERLAYS AND DEVELOPMENT PLANS
Prepare a new development plan schedule for the 11.8ha site situated at the edge of the township east The Boulevard.
Adopt ESP2 Eildon Town Centre Precinct Plan as the basis for redevelopment in the town centre and for the creation of a quality public space in the Girdwood Avenue area.
Apply a Design and Development Overlay to the Golden Trout Hotel to ensure any alterations and redevelopment meets objectives and policies of the overlay schedule.
That a Design and Development Plan Overlay be applied to the Upper Pondage Town Precinct.
That a Design and Development Overlay schedule be prepared to achieve an integrated layout and design and to guide the siting and design of proposed buildings.
That a Design and Development Overlay be applied for the Upper Pondage Jerusalem Creek Road Precinct.
That a Design and Development Overlay schedule be prepared to guide design and development of the Jerusalem Creek Road Precinct site.
That design and development overlay schedules proposed for the pondage precincts include a requirement for an assessment of native vegetation and biodiversity values.
That a Development Plan Overlay be applied to the entire industrial zoned site at the north-east corner of Sugarloaf Road and Eildon Road.
FURTHER STRATEGIC WORK
Investigate the feasibility of the land between the tennis courts and the Eildon Caravan be rezoned to Mixed Use Zone.
Land at the northern edge of the town should be considered for inclusion in the Bushfire Management Overlay.
That priority be given to the completion of bushfire prone mapping with a planning scheme amendment.
Investigate, in consultation with GMW, the feasibility of residential rezoning of the GMW owned site at the north-west edge of the town on the north side of

Skyline Road taking into consideration the existing demand for appropriate boat storage locations.
Investigate opportunities to rezone to Industrial Zone land to the north and north east of the existing industrial land located on the eastern side of Sugar Loaf Road.
That a character statement be prepared for the Eildon's 1950's housing areas to identify characteristics, issues and potential threats; provide design guidance and, as appropriate, make recommendations regarding the most appropriate planning scheme tool to encourage redevelopment proposals to respect existing character.
That the Eildon Marinas Precinct Plan (Plan No.6, ESP4) be considered as an indicative plan. It is recommended that further detailed assessment be undertaken to identify sites for the proposed apartments. The responsibility for undertaking this work needs to be determined.
OTHER ACTIONS
That safety and efficiency of houseboat haulage be improved by the upgrading of roads and undergrounding of power lines on designated houseboat haulage routes from harbours and through the township.
That Murrindindi Shire Council continue to support funding applications to upgrade the safety and efficiency of houseboat haulage routes.
That the potential expansion of the Jerusalem Creek Marina and Holiday Park be investigated in consultation with the relevant land manager.
That Murrindindi Shire Council and GMW continue to support the Murrindindi Cycle Club (MCC) in its vision to establish 25km of interconnected trail loops providing a half-to-full day riding and exploration experience.
That proposed uses to be considered for the Upper Pondage Town Precinct include conference facility, events, tourist accommodation and dining.
That proposed uses to be considered for the Lower Pondage Recreation Precinct at Riverside Drive include festivals and events and that funds be sought to support the delivery of infrastructure and activities for this Precinct.
That the land at the south of the upper pondage be further investigated as a site for recreational mountain biking, running and walking.
That the Murrindindi Shire Council facilitate discussions between GMW and The Outdoor Education Group Eildon regarding the need and potential for The Outdoor Education Group expansion on adjoining land currently owned by GMW.
That further discussions be held with GMW regarding the transfer of freehold bushland areas adjoining the National Park to be transferred to the National Park.
A site assessment and feasibility study should be undertaken for land owned by GMW located on the south side the Goulburn Valley highway and Jerusalem Creek Road.
That future options for GMW land surrounding the town include a native vegetation and biodiversity assessment. This particularly applies to land south of the Goulburn Valley and Jerusalem Creek Road.
That the Murrindindi Shire Council continues discussions with relevant public authorities and private organisations to re-evaluate the proposal for high quality

tourist accommodation at Mt Pinniger.
That the potential location for boat storage sheds on land surrounding the transfer Station south of Jerusalem Road be investigated.
That proposed uses to be considered for the Upper Pondage Town Precinct include conference facility, events, tourist accommodation, commercial, residential, and dining.
That Murrindindi Shire Council advocate for improved access and infrastructure to Snobs Creek Falls, Morris Lookout and Mount Torbreck.
That Murrindindi Shire Council continue discussions with relevant public authorities regarding the need for maintenance, upgrade or replacement of public infrastructure around Lake Eildon at boat ramps and designated camping areas.
That Murrindindi Shire Council continue to collaborate with GMW and Mansfield Shire Council to seek funding to progress the priority actions within the Lake Eildon Recreation Boat Facilities Improvement Plan.

Attachment A

EILDON DRAFT STRUCTURE PLAN: Ecological Vegetation Classes and Bioregion Conservation Status by Precinct/Area

Structure Plan Precinct/Area	Structure Plan No.	Ecological Vegetation Class	EVC No.	Bioregion Conservation Status within Precinct/Area
Upper Pondage Town Bounded by upper pondage and Eildon Rd	Plan No. 5 ESP3	Plains Grassy Woodland	55	Endangered
		Floodplain Riparian Woodland	56	
Lower Pondage Riverside Precinct	Plan No. 5 ESP3	Floodplain Riparian Woodland	56	Endangered
Upper Pondage Jerusalem Creek Road	Plan No. 5 ESP3	Plains Grassy Woodland	55	Endangered and vulnerable
		Floodplain Riparian Woodland	56	
		Valley Grassy Forest	47	
South side of Jerusalem Creek Road	Plan No. 5 ESP3	Grassy Dry Forest	22	Endangered, vulnerable and depleted
		Plains Grassy Woodland	55	
		Valley Grassy Forest	47	
Skyline Road north side beyond existing urban edge of Town	Plan No. 5 ESP3	Valley Grassy Forest	47	Endangered and vulnerable
		Plains Grassy Woodland	55	
Eildon Marinas Precinct	Plan No. 6 ESP4	Grassy Dry Forest	22	Depleted