

plān i' spherē [// urban strategy planners]

Nagambie Growth Management Strategy

FINAL

FOR THE STRATHBOGIE SHIRE COUNCIL

December 2008



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Steering Committee

Kevin Hannagan	Chief Executive Officer, Strathbogie Shire Council
Judi Hanlon	Executive Officer, SSC
Ronda Richards	Councillor, SSC
Phil Howard	Manager Statutory Planning & Building, SSC
Stacey Hesketh	Manager Planning & Compliance, SSC
Catherine MacMillan	Manager Economic Development & Tourism, SSC
Paul Thompson	Manager Water Storage Amenity, GMW
Dan Luscombe	Property Business Developer, GMW
Richard Hiscock	Regatta Centre & Events Coordinator, SSC
Deb Swan	Community Representative
Michelle Mills	Community Representative

Goulburn-Murray Water (GMW)

Paul Thompson	Manager Water Storage Amenity
Dan Luscombe	Property Business Developer
Anthony Natalizio	Manager Property & Legal

Consultant Team

Planisphere

Mike Scott, Director Planisphere	Project Director
Ashley Mitchell, Urban Designer/Planner	Project Manager
Kate Pleban, Urban Designer/Planner	Mapping

Aspect Studios

Kirsten Bauer, Studio Director	Landscape Architecture
Andrew Roberts, Landscape Architect	Landscape Architecture

Village Well

Gilbert Rochecouste, Managing Director	Placemaking, consultation
Ainsley Bardin, Placemaker	Placemaking, consultation



Executive Summary

Introduction

The Nagambie Growth Management Strategy has been prepared for the Strathbogie Shire Council. The town is anticipated to grow substantially into the future, as is reflected by a number of active development proposals. This growth is anticipated to place pressure on the town's existing country lifestyle character and its economic, community and social infrastructure.

The Strategy has been structured to address these issues and to ensure that the town both copes with and capitalises on the opportunities presented by growth.

The Strategy sets out the scale and direction of development in the town to meet the future needs of the Nagambie community and give clear direction to owners, investors, government bodies, business operators and the Shire about preferred locations for investment and change, and areas that need to be retained or enhanced.

Study Process

The process for preparing the Nagambie Growth Management Strategy included the following key stages:

December 2007	Project Commencement
February 2008	Research, Site visit, Stakeholder interviews
March 2008	Community & Traders Workshops, Community Bulletin and Questionnaire
May 2008	GMW Workshop, Issues and Opportunities Report
August 2008	Distribution of 2 nd Community Bulletin
September 2008	Public Exhibition of Draft Strategy, Community & Traders Workshops
November 2008	Finalise the Strategy taking into account community feedback
December 2008	Strategy to Council for adoption

Community consultation and engagement

Consultation with the community and stakeholders has been a key component of preparing the Nagambie Growth Management Strategy. Methods used to engage stakeholders and the community include:

- A Steering Committee involving the Shire, Goulburn-Murray Water and community representatives was established to oversee the preparation of the Strategy.
- Interviews with key stakeholders such as landholders and investors were undertaken in February 2008 to gain a deeper understanding of the issues involved.
- A presentation was made to the Nagambie Action Group to inform them about the scope and aims of the Strategy.
- Project Bulletins were released at key milestones to provide the community with project information and updates. Bulletin 1 was issued in February 2008 to provide the community



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with information about the Strategy. Bulletin 2 was issued in August 2008 and informed the community about the upcoming exhibition period and accompanying workshops.

- A community questionnaire was issued with Bulletin 1 to help identify the key issues for Nagambie.
- Two workshops were held to provide the general community with additional opportunities to provide information and feedback to the consultant team. Workshop 1 was held in March 2008 and Workshop 2 was held in September 2008 (in conjunction with the exhibition period).
- Two additional workshops were held for the High Street Traders to address the specific issues held by this key stakeholder group. Both workshops involved 'placemaking' sessions held by Gilbert Rochecouste from Village Well which focused upon actions that the Traders themselves could take. The Traders workshops were held in March and September 2008.
- A workshop was undertaken with staff from Goulburn-Murray Water in May 2008 to address specific issues they had as a key stakeholder.
- The Draft Strategy was placed on public exhibition with all members of the community invited to provide comments before the Strategy was formally considered by Council. A display was located at the Tourist Information Centre in High Street, along with Community and Traders workshops and the distribution of Bulletin 2.
- A total of 55 submissions were received in response to the Community Questionnaire and the Public exhibition of the Draft Strategy. All submissions were considered within finalising the Strategy.

Vision for Nagambie

The Nagambie Growth Management Strategy aims to achieve the following vision for the town:

Nagambie will grow as both an agricultural service centre, and as a visitor / lifestyle / retirement centre. This is to be done in a way that:

- *Maximises the economic benefits of a lakeside location to the town and the Shire.*
- *Strengthens character of the town in its lakeside and rural setting.*
- *Protects and enhances the environmental values of the lake and other natural features.*
- *Improves the social, economic and environmental sustainability of the town.*

Key Objectives for Nagambie

A number of key objectives have also been developed for the Nagambie Growth Management Strategy. These objectives are:

Residential areas

- Consolidate residential development in and close to the town centre
- Manage residential expansion of the town so that land closest to the town centre is developed first
- Provide types of housing that meet the diversity of local needs
- Plan residential developments to form a connected extension of the existing community rather than an enclave

Commercial areas

- Retain High Street as the retailing and community focus of Nagambie



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- Consolidate retailing and services within the existing town centre
- Develop and grow the town centre as a tourism destination

Industrial area

- Provide land for industrial expansion in an accessible and environmentally suitable location

Rural areas

- Offer opportunities for rural living that have minimal impact on agricultural activities and are environmentally appropriate

Access and transport

- Provide for direct, convenient access to the town centre from existing and proposed residential areas, on foot, by bike and by car
- Encourage more walking and cycling
- Make access to the town a more welcoming experience

The lake and recreation

- Improve connections between the town and the lake and provide more opportunities for public access to the lake edge
- Improve the management of water-based activities, particularly in relation to safety and environmental considerations
- Provide a variety of recreation opportunities as the town grows

Service provision

- Plan the provision of community services to anticipate needs and keep pace with the development of the town

Infrastructure

- Ensure that the provision of infrastructure services is coordinated to meet the demand of new developments

Built form

- Manage the growth of the town in a way that takes the best of its present character, respects its attractive landscape and lakeside setting, and produces an attractive, coherent future built form
- Improve the environmental performance of buildings
- Create an attractive, naturalistic landscape edge to the lake, particularly where public access is provided

Nagambie Growth Management Strategy Report Structure

The brief for the preparation of the Strategy involved undertaking five separate, but interconnected, projects that together become the Nagambie Growth Management Strategy. The aim of these projects (along with the additional 'Nagambie Style' Guidelines and Background Report), are detailed below, together with the major strategies and recommendations they provide.



Nagambie Growth Management Strategy

Nagambie Growth Management Strategy

The Strategy provides the overall framework within which future actions can be undertaken to address and resolve growth-driven issues and challenges. It also takes into account all strategies and recommendations included in the other separate projects. The Strategy then brings all of this together in one comprehensive plan for the future of Nagambie.

The Strategy breaks down the town into a number of components, and each is examined in detail through a review of the existing conditions, a SWOT Analysis (Strengths, Weaknesses, Opportunities and Threats), provides recommendations and scenarios, and Objectives, Strategies and Actions.

The major strategies and recommendations from this process include:

- A preferred order for areas to be developed to accommodate residential growth. This will avoid 'leapfrog' development and ensure the town remains relatively compact and does not randomly sprawl outwards into the surrounding countryside.
- Providing guidance for the High Street commercial area to grow and prosper once the highway bypass is constructed and ensuring that it remains the retailing and community heart of Nagambie.
- Identifying the location for the acknowledged need for increased industrially zoned land within Nagambie that takes advantage of the proposed highway bypass, whilst minimising any adverse amenity impacts on the town.
- Identifying areas for the provision of rural living areas in close proximity to Nagambie, which do not preclude any potential spatial expansion of the town as it grows.
- Options to improve vehicle, bicycle and pedestrian access throughout the town, including options to make better use of the infrastructure that currently exists, i.e. train service and waterways
- Ensuring the future of the existing recreational areas, whilst providing options for their upgrade and the creation of additional areas once the town grows.
- Providing guidance as to the future use of the Lake as a recreational and tourist attraction for Nagambie.
- Ensuring that the provision of services such as health, emergency services, education and other social infrastructure is provided for as the town grows.
- Ensuring that hard infrastructure such as roads, water, sewerage etc is adequately provided for as the town grows.
- Providing guidelines for the future built form of Nagambie and ensuring the new development fits in with the existing 'Nagambie style'
- Formulation of an Implementation Plan

Main Street Plan

The Main Street Plan has primarily been developed to address to two major changes that are going to occur in the near future that will have an impact upon the High Street retail area. The first challenge is for High Street to retain its primacy as the retailing and community heart of Nagambie as the town grows into the future. The second is the construction of the proposed highway bypass which will remove most of the highway traffic and as result have an impact on the current businesses that rely on the passing trade.

The major strategies and recommendations from this process include:



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- Developing a 'Place Action Plan' in conjunction with the existing Traders to garner ideas and support for actions that can be taken by the local community to be able to survive and prosper once the highway bypass is completed.
- Improvements to the public realm which include the construction and extension of footpaths, improved lighting, provision of verandas, new plantings and protection of trees, upgraded public facilities and improved access throughout the area.
- Providing guidelines about the design and height of new buildings that are to be constructed in the High Street area.
- The construction of the highway bypass presents an opportunity to 're-imagine' High Street in terms of the road layout. Proposals for the reconfiguration of High Street, which focused upon increasing the open space at Jacobson's Outlook, were presented to the community and well supported.

Lakeside Connectivity and Recreation Plan

This strategy component has been developed to ensure that as the town grows and develops, provision is made to ensure that physical and social connectivity amongst different parts of the town is retained, instead of developing separate, isolated precincts. This will also assist in the High Street area remaining as the retail and community heart of Nagambie.

The major strategies and recommendations from this process include:

- Development of a shared path (bicycle and pedestrian) stretching along the edge of Lake Nagambie from the Regatta Centre to Jacobson's Outlook, and potentially extending along waterside of the shops, along Bryde Street to the River Street Reserve. Provision has also been made to extend the path to Racecourse Road in the future.
- Outlining a landscape vision for the edge of the Lake in conjunction with the shared path.
- Providing upgrades to the existing recreational areas of the Regatta Centre, Buckley Park, Blayney Reserve and Jacobson's Outlook.

Lake Activities and Access Framework

As the town grows, providing improved community access to the Lake and its surrounds is an important priority of the Nagambie Growth Management Strategy. In consultation with Goulburn-Murray Water, the major strategies and recommendations from this process include:

- Determining ownership and management boundaries and responsibilities
- Providing improved access for water based activities such as boating, swimming and fishing
- Developing a criteria for developing/rationalising the on-land infrastructure to facilitate the on-water activities (including amenity upgrades to the Regatta Centre peninsula)
- Investigating options for commercial operations to occur upon the Lake

'Nagambie Style' Guidelines

This component contains the information and guidelines that will assist in implementing the Nagambie Growth Management Strategy. It includes:

- A discussion about the development of the 'Nagambie Style' of buildings
- The High Street Built Form Guidelines
- The Existing Residential Area Guidelines (recommendations from the Neighbourhood Character Assessment)



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- Principles for new residential areas that may be developed into the future
- Ecological Sustainable Development

Neighbourhood Character Assessment

This component (which is included in the Background Report and informs the Existing Residential Area Guidelines in the 'Nagambie Style' Guidelines) is the Report of the study undertaken into determining the existing residential character of Nagambie, and ways in which it can be protected and enhanced as the town grows.

Background Report

This Report contains all of the material that has been used to inform the development of the Nagambie Growth Management Strategy. It includes:

- Commentary and review on the Policy Context, Background Documents, Demographics, Scenario Development and Community Engagement exercises
- Appendices including Community Workshop results, the Neighbourhood Character Assessment, the High Street 'Place Action Plan' and the May 2008 Issues and Opportunities Report.



1 Introduction

Nagambie's population is growing dramatically, albeit from a relatively small base. In recent times, the Strathbogie Shire has experienced increasing interest from the Melbourne and Shepparton property markets, particularly in the Strathbogie Ranges, Avenel and Nagambie. Building approvals leapt from \$2.25M to \$7.25M in value in the year to 2006. The permanent population is expected to grow to around 4,000 people, and there will be a need to service some 7,000 altogether, including visitors and tourists. Proposed / approved developments include:

- Hotel resort accommodation including 13 units and conference facility
- Retirement village/caravan park, 208 units, 323 cabins and 72 van sites
- Proposed commercial and residential development
- New medical centre and 90 place child care facility
- The completed redevelopment of the Chinaman's Bridge caravan park, renamed the Nagambie Lakes Leisure Park, into a 5-star leisure resort, including licensed restaurant incorporating numerous annual cabin sites, powered caravan sites, camping sites and bunk houses. It has the ability to accommodate 2,000-2,500 people when full.

It is within this context that the Nagambie Growth Management Strategy will be developed. In order to deliver this comprehensive Strategy, it will consist of five separate projects that all look at individual aspects of the town, but which will be interconnected and operate as one final Strategy. They six components of the Strategy are:

- Nagambie Growth Management Strategy
- Main Street Plan
- Lakeside Connectivity and Recreation Plan
- Lake Activities and Access Framework
- Nagambie Style Guidelines
- Background Report & Appendices



1.1 Vision

Vision for Nagambie

Nagambie will grow as both an agricultural service centre, and as a visitor / lifestyle / retirement centre. This is to be done in a way that:

- Maximises the economic benefits of a lakeside location to the town and the Shire.
- Strengthens character of the town in its lakeside and rural setting.
- Protects and enhances the environmental values of the lake and other natural features.
- Improves the social, economic and environmental sustainability of the town.



Nagambie Growth Management Strategy

1.2 Structure of the Nagambie Growth Management Strategy

As part of the development of the Strategy, a number of different pieces of work were commissioned by Shire. The Nagambie Growth Management Strategy is the major document, with other studies informing a number of the individual components.

The structure of the Nagambie Growth Management Strategy is detailed below.

THE STRATEGY	Nagambie Growth Management Strategy	Directs the growth and development of Nagambie over coming decades	<ol style="list-style-type: none"> 1. Introduction 2. Background 3. Residential areas 4. Commercial areas 5. The Industrial area 6. Rural Areas 	<ol style="list-style-type: none"> 7. Access & Transport 8. The Lake & Recreation 9. Service Provision 10. Infrastructure 11. Built Form 12. Implementation Plan 	
THE PROJECT DOCUMENTS	Main Street Plan	Provides direction for the future of High Street as the town grows and in light of the proposed highway bypass	Lakeside Connectivity & Recreation Plan	Lake Activities & Access Framework	'Nagambie Style' Guidelines
	<ol style="list-style-type: none"> 1. Introduction 2. A Sound Future for High Street 3. Streetscape Concept 4. Public Space Design 5. Built Form 	Improves connectivity between the township and developments on the south side of the Lake	<ol style="list-style-type: none"> 1. Introduction 2. Ownership & Management 3. Lakeside Development 4. Lakeside Access 5. Existing Recreation Areas 	Improves recreational and tourist access to the Lake	Planning guidelines for the future development of Nagambie
			<ol style="list-style-type: none"> 1. Introduction 2. Key Background Documents 3. Boating 4. Swimming & Fishing 5. Associated On-Land Facilities 6. The Regatta Centre Peninsula 7. Commercial Operations 	<ol style="list-style-type: none"> 1. Introduction 2. Developing a 'Nagambie Style' 3. High Street Built Form Guidelines 4. Existing Residential Area Guidelines 5. New Residential Area Principles 6. ESD Guidelines 	
THE BACKGROUND	Background Report & Appendices	Describes the study's brief, process & method. Details results from Community Engagement exercises	<ol style="list-style-type: none"> 1. Project Brief & Process 2. Policy Context 3. Background Documents 4. Demographics & Scenarios Development 5. Community Engagement 6. Appendices (inc. Neighbourhood Character Assessment) 		



Nagambie Growth Management Strategy

1.3 The Study Area

Nagambie is located in the Strathbogie Shire, approximately 140 kilometres north of Melbourne. The study area encompasses the Nagambie township, as well as the surrounding rural land and the Lake.





2 Background

There are a number of current and identified issues that have driven the development of the Key Objectives of the Nagambie Growth Management Strategy. These are outlined in detail in the Background Report.

2.1 Planning Policy

A number of different State and Shire government planning policy documents have been incorporated into the Nagambie Growth Management Strategy. They include:

- The State Planning Policy Framework (SPPF) which sets out statewide planning policy with relevant policies for Nagambie contained in the sections Settlement, Environment, Housing, Economic Development, Infrastructure and Particular Uses & Development.
- The Municipal Strategic Statement (MSS) which is contained within the Strathbogie Planning Scheme and provides strategic direction for land use and development in the Shire. It highlights opportunities for tourism and recreation development associated with Lake Nagambie. It promotes the growth of recreation activities and the development of convention facilities to provide a central location between the North East and Melbourne. It also encourages integrated resorts, motel accommodation, and other small scale operations such as host farm, bed and breakfast and retail opportunities.
- Local planning policies (LPP) which provide additional guidance in the planning process and come into play when discretion is able to be exercised in the decision making process.

2.2 Key Background Documents

These key background documents have been used to inform the development of the Nagambie Growth Management Strategy. They have been assessed for information and recommendations and are implemented into the Strategy where relevant and appropriate. The documents include:

- North-East Planning Referrals Committee – Guidelines for the Protection of Water Quality, 2000
- Nagambie Lakes Redevelopment Plan, 2002
- Nagambie Urban Design Framework, 2003
- Nagambie Lakes Regatta Centre Economic Benefit Assessment, 2004
- Strathbogie Shire Rural Residential Strategy, 2004
- Strathbogie Shire Economic Development Strategy, 2005
- Buckley Park Master Plan, 2005
- Goulburn-Murray Water Nagambie Lakes Workshop – Outcomes and Recommendations, 2007
- Nagambie Community Plan, 2007
- Nagambie Township Marketing Plan, 2007



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- Planning the Planning: Identification of the short and long term planning requirements to achieve the preferred vision for the Nagambie Lake, 2007
- Strathbogie Industrial Land Study 2008
- Proposed Strathbogie Shire Special Use Agricultural Precinct.

2.3 Community Engagement

A detailed and extensive community engagement plan was implemented to gain information and opinions from members of the Nagambie community. This culminated in the holding of two Trader's workshops, two community workshops and the delivery of an Information Sheet and questionnaire to every resident and business within the township. The outcomes of the community engagement exercises are detailed in the Background Report.

- The community workshop was held at the Mechanics Hall and attended by approximately 30 people. The participants were divided into five groups and asked to discuss a number of questions.
- The first Trader's workshop was attended by approximately 20 traders and others with an interest in the future of the town's 'main street'.
- A community questionnaire was delivered to every resident in town via a letterbox drop. A total of 22 questionnaires were received.
- A second Trader's Workshop was held to explore placemaking opportunities in the town. As a result of this workshop a Place Action Plan has been developed for High Street.
- A Community bulletin was delivered to every resident in town via a letterbox drop to update them on the progress of the Strategy, and to notify them that the Strategy was available for inspection and comment
- A second community workshop was attended by approximately 20 participants where a presentation of the Draft Nagambie Growth Management Strategy was followed by group discussions and feedback.
- During the exhibition period (25 August to 19 September) a total of 23 submissions were received addressing a wide range of issues

2.4 Demographics & Scenario Development

Three different growth scenarios have been developed to display the differing impacts upon Nagambie to the year 2031. The aim is to provide flexibility for the Nagambie Growth Management Strategy, and to ensure that the document is robust if some of the assumed variables change in the future. Further information about Demographics is contained in the Background Report.

Method

The population growth scenarios are based upon a number of sources of demographic information to obtain potential population figures that can be used to display the impacts of population growth in Nagambie. These sources of demographic information include:

Calculation of 'Land Supply'

To begin to calculate the potential future population of Nagambie it is important to determine the amount of land that would be required for greenfield expansion into the future. The first step was to undertake an analysis of the current average lot size in Nagambie. This included older areas and some more recently developed areas. The average lot size of developed land in Nagambie is around 900sqm.

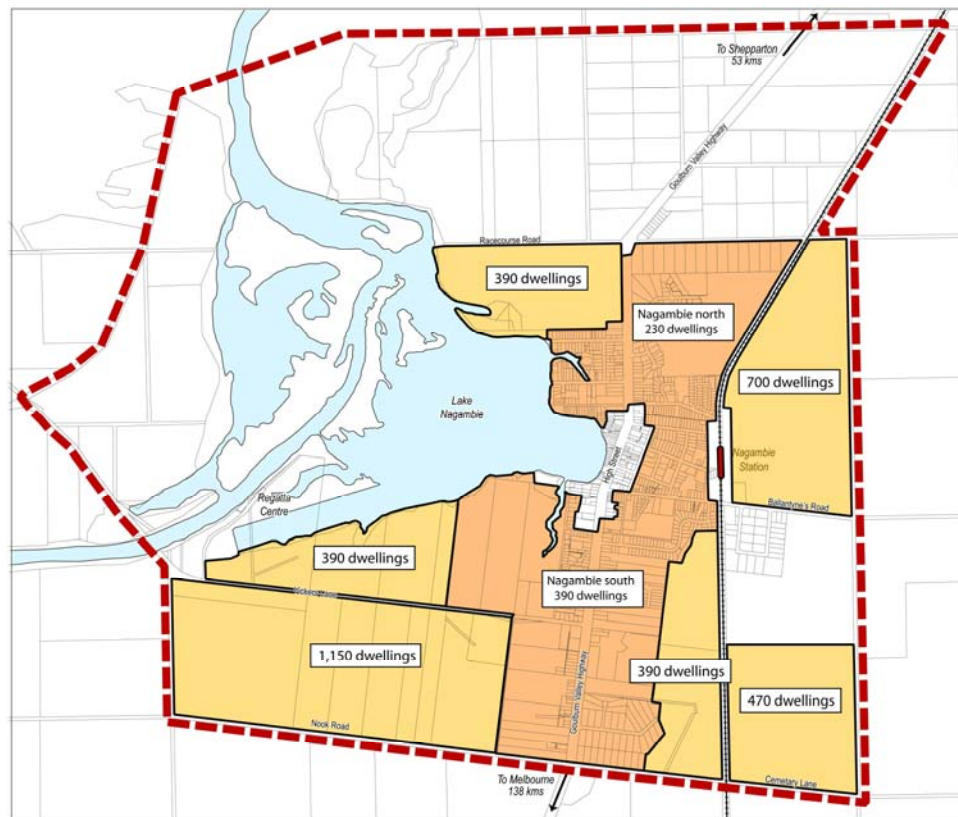


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It is anticipated that around 70% of the land for development will be developable for residential purposes, with the remainder being allocated to infrastructure such as roads and open space.

If the remaining land in Nagambie that is currently zoned Residential 1 ('A' area) was developed at the same densities as currently exists, then an additional 620 dwellings could be accommodated in this area.

The remaining 'B, C and D' areas have the potential to accommodate around 3,500 dwellings at similar densities to those that currently exist – more if densities were to be increased.



If we assume a relatively low occupancy rate of two persons per dwelling, then the proposed area for residential expansion, (A, B, C and D areas) when 'built out' have the potential to accommodate 8,240 additional persons. Add this to the current population of 1,366 and this gives a total future population of 9,606, being able to be accommodated in the proposed expansion areas.

This demonstrates that there is enough land within the proposed expansion areas for development at relatively low densities to accommodate a population of almost 10,000. The strategic development of dwellings at higher densities in these areas and in the Residential Intensification Area has the potential to accommodate an even higher population.

Strathbogie Shire Economic Development Strategy 2005

Although this Strategy is focussed at a Shire wide level and is based upon 2001 census data information, it does provide information specifically for Nagambie on a number of occasions. This Strategy also details three employment growth scenarios around the potential establishment of the Strathbogie Shire Special Use Precinct.



Nagambie Growth Management Strategy

Analysis of Building Permit data 2004-2008

This data can be used to provide a guide as to the growth of the town over the past 4 years which could be extrapolated into the future.

The proposed developments

Large scale projects such as the 'Loccisano development' and those along High Street can indicate a potential population growth scenario based upon the number of dwellings proposed to be constructed.

Australian Bureau of Statistics (ABS) Data - Towns in Time.

Some initial conclusions that can be gained from the analysis are that the population has been growing steadily over a number of years with a small drop in the most recent census. This could reflect that the semi-rural areas or surrounding smaller towns such as Kirwan's Bridge have accommodated additional persons over this period.

The population of the town is aging significantly with almost a quarter of the residents being over 65, however, historically in the town the 5-17 age group has been the group with the highest representation.

Unemployment tends to fluctuate, with industries such as Agriculture, Forestry and Fishing, Manufacturing, Retail, Accommodation and food services, and Health care and social assistance providing the most employment in 2006. This is broadly reflective of an agricultural service town.

Between 2001 and 2006 the manufacturing, retail, wholesale trade, telecommunications, and real estate service industries all had a reduction in unemployment numbers, whilst the accommodation and food services, education and training and Health care and social assistance industries all had an increase in employment numbers. This is possibly reflective of the town providing more 'service' industries that also rely on tourism.

The numbers of households that are couples without children has been steadily growing. Combine this with the aging population and this shows that the retirement or 'lifestyle' community is growing.

The car is the main form of travel for most persons which is reflective of what could be expected in the small country town that has minimal public transport. This does provide opportunities however to increase the instances of walking, cycling and making better use of the existing Melbourne-Shepparton rail line that runs through the town.

Projected Population

To develop potential future population scenarios it is important to take into account all of the factors discussed above.

- The Land Supply calculations show that there is enough land in and around the town to accommodate a population of around 9,600
- The Strathbogie Shire Economic Development Strategy discusses the proposed Strathbogie Shire Special Use Precinct which under one scenario could have the potential to provide over 4,000 jobs throughout the Shire.
- The analysis of Building Permit data from 2004 to mid 2008 displays that there is the potential for an additional 60 residents a year in Nagambie.
- The proposed developments such as Loccisano and those along High Street have the potential to accommodate around 1,800 people.
- The Australian Bureau of Statistics - Towns in Time data displays that the population of Nagambie has fallen by 3% during the period 2001-2006.



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These potential population projections can now be developed into the Low, Medium and High growth scenarios. These total projected populations can then be incorporated in the Growth Management Strategy to inform the outcomes for each of individual components.

The population of Nagambie in 2006 was 1,366 (ABS)

Growth Scenario	Factor	Nagambie Population in 2031
Low	Historical growth (ABS data)	2,500
Medium	Proposed Developments, Building Permit Data	5,000
High	Land Supply, Special Use Precinct	10,000

3 Residential Areas

Additional information about this component is contained in the *Neighbourhood Character Assessment*.

3.1 Existing Conditions



The residential areas of Nagambie can be considered as two distinct neighbourhoods: Northern and Southern.

The Northern Residential Area comprises all of the properties zoned Residential 1 (R1Z) north of Goulburn Street. Housing development is a mix of Victorian, Edwardian, Interwar and post-war dwellings, with a large proportion of more recent development in the form of large scale subdivisions. The Northern Residential Area also comprises several civic land uses such as the Bowls and Tennis facilities and St Joseph's Catholic Primary School.



Lot sizes are highly varied, with traditional quarter acre lot sizes closer to the town centre and larger lots towards the northern boundary of the residential area. There is a significant amount of vacant residential-zoned land, suitable for future housing development.

Access to the town centre and Lake is predominantly gained via the highway. The residential development west of the highway has physical and visual access to the Lake via the River Street Reserve. While some of the properties in this area directly adjoin the Lake, the siting and design of many dwellings do not appear to take advantage of this, turning their back or side onto the water. Some of the residential development east of the highway has views across the rural landscapes that surround it.



The Southern Residential Area comprises residentially zoned land south of Goulburn Street. Housing development is predominantly from the post-war era, however, there are also some dwellings dating back to the Victorian and Interwar eras and a moderate proportion of more recent infill. The Southern Residential Area also encompasses several non-residential land uses which are reflected in their zoning. This includes a football oval, tennis courts and pool, Nagambie Primary School, the Water Treatment Plant and some limited commercial development along the highway. There are also some vacant lots which accommodate rural land uses.

Lot sizes throughout the Southern Residential Area are highly varied, with many large vacant lots. There is also ample vacant residentially zoned land within this area. The topography is generally flat, which significantly limits views, although views can be obtained from residential development at the edge of this area.

In particular, the dwellings along Blayney Lane currently have a scenic outlook over the existing rural land (which is proposed to be part of the 'Loccisano development') and the small lake inlet. Some of the residential properties at the southern and eastern edges of the area have limited views across the rural landscapes that adjoin them.

Access to the town and the Lake is gained primarily from the Highway. Some of the residential areas have a rural outlook, particularly on the southern edge of town.

The existing character of the residential areas of Nagambie has been examined in the Neighbourhood Character Assessment. For further information refer to the Neighbourhood Character Assessment Report.



Strengths

- The residential area of the town is relatively compact, defined by its 'borders' (the Lake, the Railway line, Racecourse Road and Cemetery Lane). This encourages the use of existing infrastructure and services and protects the surrounding agricultural landscape.
- There are substantial amounts of residential zoned land in well located areas for future growth.

Weaknesses

- There is a lack of variety of housing types although lot sizes are highly varied, with the vast majority of existing housing being single detached houses.
- There are a number of large lots in close proximity to the High Street commercial centre which are relatively 'underdeveloped'. Redevelopment potential may depend upon the age and condition of the existing houses.

Opportunities

- There is a significant amount of undeveloped residential zoned land that has the potential to accommodate growth.
- There are further areas near to the town (not currently zoned residential) that appear to have the potential to be developed for residential purposes.
 - Along the southern edge of the lake on the northern side of Vickers Road
 - To the north-west of where the Railway line crosses Cemetery Road
 - East of High Street and south of Racecourse Road
- The two areas roughly bordered by 1) Filson Street, Goulburn Street, the Railway line and Prentice Street, and 2) along High Street between Goulburn Street and Vickers Lane, provide an opportunity for residential intensification to take locational advantage of the existing and potential future surrounding services. This has the potential to also increase the diversity of housing types in the town.

Threats

- New residential development that extends outside the current town 'borders' that stretches the locational need for infrastructure and services.
- 'Leapfrog' development that utilises land further away from the township instead of using the land closest to the township first.
- Housing in close proximity to the Lake and the High Street commercial centre has the potential to become 'unaffordable' for a large proportion of the community.
- Large multi-storey buildings adjacent to the Lake that visually dominate the landscape.
- New development that utilises a 'curvilinear' street layout that is not reflective of the older 'modified grid' layout of the town.
- New development in existing areas that is out of character with the identified preferred future character of the town.



Existing Residential Areas

Neighbourhood Character

The existing residential areas of Nagambie have been examined in the Neighbourhood Character Assessment. The preferred future of these areas is outlined in the Character Brochures that form part of that Assessment. For further information refer to the Neighbourhood Character Assessment Report.

Residential Intensification Areas

Some areas have been identified as 'Residential Intensification Areas'. These are areas that are well located to existing and potential retail areas, services such as schools, recreation, and the train station. These areas could potentially accommodate a higher density of dwellings in the future to take advantage of their location within the town, as well as reducing the pressure for outwards growth, and providing diversity in housing stock in the form of units, townhouses or apartments.

If medium and higher density residential-only developments are proposed in the future it is recommended that they be directed into the identified intensification areas. Mixed use developments with a residential component should be directed into the existing commercial zoned areas along High Street.

Existing developed lots with frontage to Lake Nagambie

These existing areas have been included in the Neighbourhood Character Assessment with recommendations made about upper level setbacks, materials and fencing. It is also important to ensure that the setback of any new or renovated buildings from the Lake's edge is maximised to reduce any visual or physical dominance of that building over the landscape.

Goulburn-Murray Water, as the water authority, will consider each application on its merits; Acceptable applications will meet statutory planning and building requirements and comply with. Clause 15.01 of the Victorian Planning Provisions State Planning Policy Framework (October 1997) considers the impacts of catchment management on water quality and encourages the retention of vegetated natural drainage corridors at least 30 metres wide along waterways to reduce polluted surface runoff from adjacent land uses.

Infill development applications in these areas where the lots have direct frontage to Lake Nagambie, where neither this policy nor the Guidelines for the Protection of Water Quality (April 2001) can be achieved, a setback distance will be determined using neighbouring building setbacks or previous building footprints.

Future Residential Growth

The amount of residential land required for Nagambie into the future will be dictated by the amount of population growth that occurs. As such, staging the growth of residential land in Nagambie is important to avoid the creation of areas that are separated from the existing township through either distance or service provision. It is also important that the township remain relatively 'compact' and does not sprawl outwards into valuable farmland.

The preferred order of development of land for residential purposes has been outlined to meet the key objectives of the Nagambie Growth Management Strategy.

Land should be developed in a way that is based upon current zonings, proximity to the High Street retail area, proximity to the Lake, access to services and transport and current development proposals. The proposed order of development is:

- 'A' areas – Currently Residential zoned land and the proposed 'Loccisano development'.



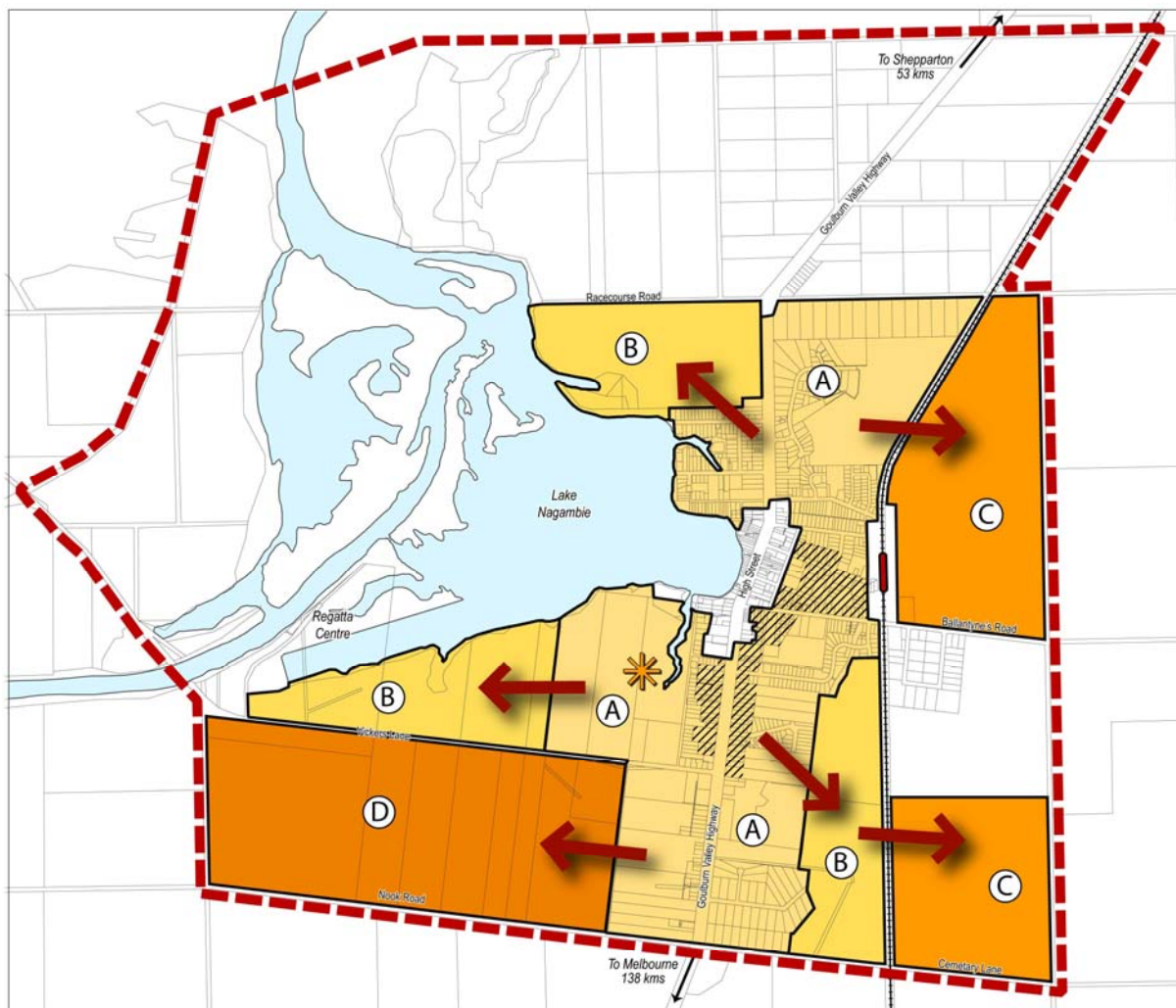
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- 'B' areas – Land currently not zoned Residential, but well located and adjacent to current Residential zoned land.
- 'C' areas – Land to the east of the railway line that is in close proximity to the High Street area, services and transport.
- 'D' areas – Land the furthest from the High Street area, which has the potential for residential development in the long term.

Land Supply

Demographic and spatial analysis has identified that under the Residential Growth outcomes described above; there is the potential to accommodate just fewer than 10,000 persons at the current density of development that currently exists in Nagambie.

This preferred order of development is outlined below.



Proposed development contains tourist accommodation and small commercial component



Areas for residential intensification

Residential
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Note: This plan displays preferred spatial outcomes only and no representations are made about the suitability of the identified land for residential development



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Managing Urban Growth

The method by which urban expansion is managed by the Council should ensure:

- Sufficient land is released for development to meet anticipated growth needs – an 5-10 year supply would be appropriate;
- The land released for development should be of an amount that provides for a variety of lot types and encourages affordability;
- A relative proportion of sufficient land released for development be allocated for community services such as medical centres, childcare facilities, public multipurpose centres etc;
- Land close to existing services and infrastructure is developed first (i.e. reinforce the sequencing of development as proposed in the NGMS);
- Subdivision design forms part of a consistent and connected urban structure that integrates with the existing township and forms coherent networks of streets, open spaces etc;
- Development is as environmentally sustainable as possible (e.g. compact, accommodates dwellings able to benefit from passive solar design, water sensitive urban design, water tanks, and is accessible on foot and by bike from public transport, public open space and local retail/neighbourhood services);
- Existing infrastructure and services in the town are supported;
- High quality design and innovative interpretations of the 'Nagambie Style'; and
- Desirable 'planning gains' (e.g. new infrastructure and services, public spaces, upgraded lakeside environment) that have a nexus with new development that are properly planned for.

The means of delivering these requirements could include:

- Putting things into the Planning Scheme (growth directions, style, Neighbourhood Character Guidelines, planning tools etc);
- Development Plan Overlays that embed sequencing, sustainable subdivision design principles and broad urban structure. These DPO's would require development plans to be prepared and approved by Council prior to development or subdivision of that land; and
- Developer Contribution Plan Overlay's or an S173 agreement to fund and implement high quality public spaces.

Realising the lake edge vision

The vision for the lake edge requires the following to occur in areas defined in the Growth Management Strategy:

- Development to be set back an appropriate distance from the lake edge;
- Provision to be made to allow permanent, ongoing public access within the setback area by means of a path and associated facilities (e.g. seats, shade, fishing platforms);
- A naturalistic riverine landscape to be established;
- Private access to the water in the form of jetties or landing stages to be limited to defined locations; and
- Water authority requirements to be considered and met.

In relation to the water authority requirements, G-MW requires a setback distance for buildings and structures of 50 metres within residential areas from the full supply level of all storages. GM-W will consider each application on its merits, including the setback, and these applications will meet statutory planning and building requirements and comply with Clause 15.01 of the Victorian



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Planning Provisions State Planning Policy Framework (October 1997) that considers the impacts of catchment management on water quality and encourages the retention of native vegetated drainage corridors, preferably 50 metres wide along waterways to reduce polluted surface runoff from adjacent land uses.

Only a small number of landowners are affected by this lake edge vision – perhaps only three. The approach is to tie achievement of these requirements to the granting of development rights (through rezoning and planning permission) on the defined pieces of land, rather than to acquire the land by purchase or other means in a shorter timeframe. At least part of the land could be provided as an open space contribution under Clause 52.01 – Public Open Space Contribution and Subdivision.

A Public Acquisition Overlay is often the mechanism used for this purpose, as it would reserve land for a public purpose and ensure that changes to the use or development of the land do not prejudice the purpose for which the land is to be acquired. However this could be costly for the Shire, requiring payment for the land at such time that the landowner decides to sell or subdivide.

Another mechanism would be to embed the requirements for the setback and limited private water access into a Development Plan Overlay. This would involve preparing a Development Plan to apply to all properties that shows a collector road layout, access points and public path location and contains requirements or details that must be shown on any development application.

For land in excess of the open space contribution under Cl.52.01, a transfer of the land to the Council could be negotiated through a S173 agreement, or could form part of the requirements of a Development Contributions Plan Overlay (DCPO).

Financial contribution to the cost of landscaping and construction of the public path and other facilities could also be negotiated through a S173 agreement or DCPO.

Design of new residential areas

This section will detail some broad principles for the development of these new neighbourhoods that will ensure that their development is more than just a subdivision of land, but neighbourhoods integrated with the rest of the Nagambie community. These broad principles may be used as a basis for development requirements in a Development Plan Overlay.

Layout

The design and layout of the new residential expansion neighbourhoods, and how they will relate to the existing township and the Lake is vitally important. The layout shall be designed to form a connected extension of the existing community rather than an enclave. They should:

- Contain a grid-based layout which:
 - reflects the existing modified grid layout in the town
 - Ensures that multiple routes of travel are available
 - increases legibility throughout the area,
 - provides an increased walking and cycling catchment area to local centres

Activities

It is anticipated that the new neighbourhood areas of Nagambie will be primarily residential, with options for the provision of local convenience retailing within walking and cycling proximity to all houses in the neighbourhood. Other features could include:

- Lakeside areas could incorporate new or expanded 'on-land facilities' to support lake related activities. This could include the development boat ramps, car parking and other associated facilities.



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- The neighbourhood convenience centres could incorporate a cluster of community facilities, such as community buildings, open space and local retail, such as a 'milk bar' or local shop.
- High density dwellings should be encouraged to cluster around neighbourhood centres, the train station and towards the High Street retail area, with lower densities at the furthest points from the High Street retail centre at along the edges of the town at the rural interface.
- There is the potential for the train station to incorporate a neighbourhood convenience centre to provide services to the local community, as well as those using the train station.

Buildings

The buildings in these new neighbourhood areas should be designed in accordance with the 'Nagambie Style', and will provide a number of different dwelling types and densities to ensure greater housing choice to satisfy the needs of the community, now and into the future. Other features could include:

- Dwellings that provide overlooking of open spaces and walkways (including the Lake and waterside accessway) to encourage passive surveillance of the public realm.
- Buildings that integrate ecological sustainability into their design
- Ensuring that new landscaping compliments the existing flora of the Nagambie landscape

Access

These new neighbourhood areas will be well connected to other parts of the town and provide options for sustainable travel patterns and behaviour that will reduce dependence on motorised vehicles. Features include:

- Road links to other road networks, creating more than one way in and out of the new neighbourhood.
- Links to other cycle and pedestrian networks, including the waterside accessway and routes to key activity generators such as the High Street retail area, school and other community facilities.
- Footpaths provided along both sides of the new roads
- Designing roads in a way to facilitate the future provision of public transport such as buses.

Spaces

Spaces refer to any area not in private ownership. This includes open space and the connections to these, and street spaces. A network of open spaces will connect with each other and to existing open spaces, providing flora and fauna links throughout the town. The streets will be safe, well treed and contain footpaths on both sides.

Any areas that are not in private ownership are important to 'knitting' a community together. High quality spaces contribute to the 'feel' of an area, whilst also complimenting the activities, buildings and access required to make a new community. Other features include:

- Ensuring that places of environmental and social historical importance are retained
- Incorporating 'green links' through the town that ensure a visual and physical link to the surrounding rural landscape whilst also providing opportunities for recreation, flora and fauna links and infrastructure requirements such as stormwater retention and treatment areas.
- Encouraging interaction between the public and private realm through a lack of high front fences
- Including 'water sensitive urban design' features such as swale drains and retention ponds to improve the quality of stormwater before it enters the Lake.



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Neighbourhood Character – Developing a ‘Nagambie Style’

Neighbourhood character studies traditionally adopt an evolutionary approach. They describe and document the existing character of an area, and evaluate its qualities. Based on this evaluation, and with reference to expected future types of development, they go on to define a preferred future character that strengthens characteristics considered to be positive, and aims to diminish those considered negative.

Nagambie is an attractive country town with a strong individual identity because of its location on the banks of a lake – in fact from some viewpoints the lake dominates the town. Topographically, the town is relatively flat, but stands of indigenous vegetation (eg River Red Gums) and the distant backdrop of the Strathbogie Ranges link the town strongly to its landscape context.

In terms of built form, there are interesting historic buildings on High Street, and some fine houses – but take away the lake, and the town might be hard to distinguish from other similar settlements across country Victoria.

As the town is expected to grow very substantially in coming decades, a significant opportunity arises. The sheer quantity of new development anticipated is likely to change the town's character, for better or for worse. The opportunity is to use the new development to help create a new and stronger urban character for the town – one that is founded in the sense of place that the town already has. The obvious starting point for this is the lake.

There is a tradition of waterside design in the western world based on use of weatherboard and other ‘lighter’ materials. Simple, lightly constructed boat sheds, fisherman's sheds, bathing boxes and pleasure structures such as pier pavilions exemplify this style.

In seaside environments this approach has often been overlaid with nautical detailing and sun-sea-and-sand colours. This would seem alien for an inland town like Nagambie.

In Nagambie's case, the ‘palette’ of colours and textures might more appropriately be taken from the town's landscape setting. The key colours that can be found in the local landscape are associated with native trees and grasses, and include olive green and varying shades of beige and brown. Locally appropriate ‘natural’ materials might include timber and sheeting products, perhaps with metal or stone details. Corrugated metal roofs, perhaps in the same colour palette, would complement the lightness of design. Shiny or reflective materials, other than glazing, would be avoided.

Building forms would be simple in basic plan but with strong articulation, particularly of elevations. Plans of larger buildings would fit more easily into the finer grain of a country town by being divided into distinguishable component parts and avoiding strong symmetry. Verandas, balconies, roofs, balustrades and other devices can be used to articulate elevations and add to the feeling of lightness. Balconies, verandas and similar features would use light timber or metal supports, rather than heavy masonry.

This approach to building ‘style’ is deliberately different to the heavier, urban style found in many resort developments and former docklands.

It can be implemented in part through the planning scheme (e.g. neighbourhood character or design and development overlay provisions). However to be really successful, it will also require clear communication by the Council as to what is desired, and consistent advocacy of the style over a number of years. The best prospects for success will be from securing 2 or 3 signature developments that initiate the style.

Existing Residential Areas

The parts of Nagambie which are already developed will follow the guidelines as outlined in the Neighbourhood Character Assessment. These areas have been identified as having an existing character that should be protected and enhanced.



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Properties with frontage to Lake Nagambie

There are a number of properties that currently have absolute water frontage to Lake Nagambie. When determining a preferred future character for these areas it is important that the Lake and the landscape around its edge retain its visual primacy and not become visually dominated by large scale buildings that utilise 'heavy' building materials. The 'Nagambie style' has been incorporated into the guidelines of the Neighbourhood Character Assessment for these areas.

New Residential Areas

Areas that are currently not developed, but proposed for residential expansion in the future (including undeveloped Residential zoned land in the 'A' areas) are preferred to be developed in a way which reflects the new 'Nagambie style'.

3.4 Objectives

- Consolidate residential development in and close to the town centre
- Manage residential expansion of the town so that land closest to the town centre is developed first
- Provide types of housing that meet the diversity of local needs
- Plan residential developments to form a connected extension of the existing community rather than an enclave

3.5 Strategies

- Locate and link residential development as close as possible to the existing town
- Provide a diversity of housing types
- Strengthen the character and sense of place of the town
- Consolidate residential intensification in areas located with good access to shops, community facilities, services and public transport.

3.6 Actions

- Include in the Strathbogie MSS a map and policy containing the potential urban growth of Nagambie to the area generally bounded by the Lake, Racecourse Road, the Railway line, Cemetery Road, High Street and Vickers Road.
- Include in the Strathbogie MSS a map and policy regarding the management and staging of urban expansion and designation of residential intensification areas as shown on the map on page 20 of the Nagambie Growth Management Strategy.
- Amend the Strathbogie planning scheme to require preparation of Development Plan Overlays in association with the release of land for urban development that include the following information:
 - New Residential Area Principles as included in the *'Nagambie Style Guidelines'* document
 - Provision to be made for the setback from the Lake's edge as outlined in the 'Landscape Connectivity and Recreation Plan'
- Include in the Strathbogie MSS a policy relating to the provision of a variety of housing types in new residential developments, to meet the diversity of local needs.

4 Commercial Areas

Additional information about this component is in the *Main Street Plan*

4.1 Existing Conditions



There is one main commercial centre in Nagambie, which is the High Street commercial centre, and a small area of commercial zoning at the intersection of High Street and Vickers Lane. The proposed 'Loccisano development' contains a small commercial component on a site just west of Buckley Park which is to contain a number of retail shops and a restaurant which are to compliment the tourist accommodation.

It is important to determine what amount and size of new commercial developments can be accommodated in Nagambie without reducing the primacy of the High Street centre.

High Street commercial centre

The High Street commercial centre is generally bounded by Young and Vale Streets in the north, Filson Street in the east, Glencairn Lane in the south and Blayney Lane in the west. Within this area there are a number of commercial and retail uses as well as civic buildings and public land.

The highway forms a north-south spine which runs through the township and acts as the main street. Higher density retail buildings, which date back to the Victorian era, are generally located between Vine and Goulburn Streets, and include shops, take-away outlets, cafes, hotels, and accommodation. At the northern and southern edges of the area are lower-density commercial land uses including service stations, a motel, supermarket and hardware stores. The town's supermarket is located to the south of Jacobson's Outlook and has the effect of 'stretching' the activity and commercial area to the south.

The Nagambie Lake foreshore open space, Jacobson's Outlook, is a particularly significant area within the High Street commercial centre. This open space offers spectacular views across the lake from the town centre and provides access to the lakeside, as well as the walking track which leads to Blayney Reserve and Buckley Park. For those passing through the township, views from the Jacobson's Outlook are particularly important as they offer the only immediate views across the Lake.

There are some limited development opportunities within the High Street commercial centre, with some vacant properties and some disused buildings in poor condition. Some of these, which are located just north of Goulburn Street, should be considered as key sites as they offer views across the Lake and convenient access to shops and recreational areas. They could also act as 'gateway' sites into the higher density retail area.

The various hotels and historic buildings, including the Historical Society, the Post Office and the Mechanics Institute are important buildings within this area, due to their function and heritage or character value. RBA Architects have been commissioned to undertake a Heritage Study for the Shire. As of August 2008 they have undertaken a preliminary analysis and have identified several key buildings in the commercial area with potential heritage values.

Some recent developments throughout the High Street commercial centre include the Lakeside Resort Motel which adjoins the Jacobson's Outlook as well as a contemporary mixed used complex known as 'The Jetty' which comprises accommodation and some retail uses. This development dominates a large part of the retail area and is also visible in views from other parts of the lake foreshore.





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Corner of High Street and Vickers Lane

This intersection currently contains a service station, motel, a self storage facility and an agricultural business. The area is located at the major north/west intersection in town and appears to provide a number of businesses that reflects its position at an intersection.

The proposed Loccisano development

The proposed Loccisano development has a small amount of retail shops and a restaurant, located just to the west of Buckley Park to primarily service the tourist accommodation component of the development.

4.2

SWOT Analysis

Strengths

- Significant amount of commercially zoned land exists along High Street
- Consistent commercial frontages in the retail area with a fine grain of buildings
- Proximity to the Lake and Jacobson's Outlook
- Large amount of car parking

Weaknesses

- The existing supermarket to the south of Jacobson's Outlook has poor integration with the other retail areas to the north.
- There is no defined edge to the commercial area at the southern end of town.
- There are a limited number of retail outlets in the town and the retail mix does not encourage browsing.
- Lack of information and directional signage.

Opportunities

- The establishment of local convenience retailing centres that service a local area, particularly as part of a large scale expansion of the town.
- The removal of truck traffic due to the proposed construction of the highway bypass
- Further amenity improvements to the High Street streetscape to encourage further activity and visitations
- Improved access from residential areas to the east
- Improved access to the recreational areas of Jacobson's Outlook and the High Street median
- Potential to establish a secondary retail area in the Long term at the intersection of High Street and Vickers Lane.

Threats

- Escape expenditure to other towns such as Seymour and Shepparton due to goods and/or services not being available in town
- New developments which are not in character with the existing streetscape.
- New developments reducing the role of High Street as the retail and community focus of Nagambie



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- Establishment of large scale retail areas (such as 'big box' development) on the edge of town or beside the proposed bypass.
- Loss of passing trade after the completion of the bypass
- Competition from future Lakeside developments

4.3 Recommendations & Scenarios

One of the key objectives of the Nagambie Growth Management Strategy is to retain the High Street commercial centre as the retail and community focus of the town. One of the biggest threats to this occurring is for an additional large retail area to be established somewhere within, or on the edge, of town.

Conversely however, the establishment of small, local retail areas in different parts of Nagambie have the benefit of providing a local convenience role, particularly if Nagambie is to experience substantial population growth. The establishment of these small convenience centres should be explored as part of any large scale expansion of Nagambie. This type of retailing can actually compliment the retail offer of High Street without reducing its primacy.

There is the potential however in the long term that additional commercial land (other than for local convenience purposes) may be required for expansion. It is important however that the existing High Street commercial area is developed to its full potential before expansion is considered. This is addressed in the Main Street Plan, but includes such issues as ensuring that lots are developed to their front and side setbacks to make the most of the available land, whilst also allowing a taller built form to provide additional space for commercial uses such as offices and tourist accommodation.

If commercial expansion is deemed necessary once the High Street commercial area has been fully developed, then it is recommended that additional commercial land be provided for in the area around the intersection of High Street and Vickers Lane, where some existing commercial uses already exist. By the time this area is potentially required, this area will be central to much of the proposed residential expansion areas. It is also well located at a major intersection, and currently has a number of large lots.

This secondary commercial area could also provide the catalyst for an intensification of residential uses along High Street between Vickers Lane and the south of the existing High Street commercial area. It is anticipated that by the time the new commercial area will need to be provided, further intensification of the residential uses along High Street may also be required to accommodate a growing population.

4.4 Objectives

- Retain High Street as the retailing and community focus of Nagambie
- Consolidate retailing and services within the existing town centre
- Develop and grow the town centre as a tourism destination

4.5 Strategies

- Ensure that the High Street commercial area remains as the retail and community focus of Nagambie
- Encourage the residential expansion areas to provide for local convenience retail centres to service the local community in these areas.
- Provide a secondary retail area in Nagambie to service a growing population that



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compliments the existing High Street commercial area.

- Ensure that the proposed future secondary retail area is not established until the existing High Street commercial area is fully developed.

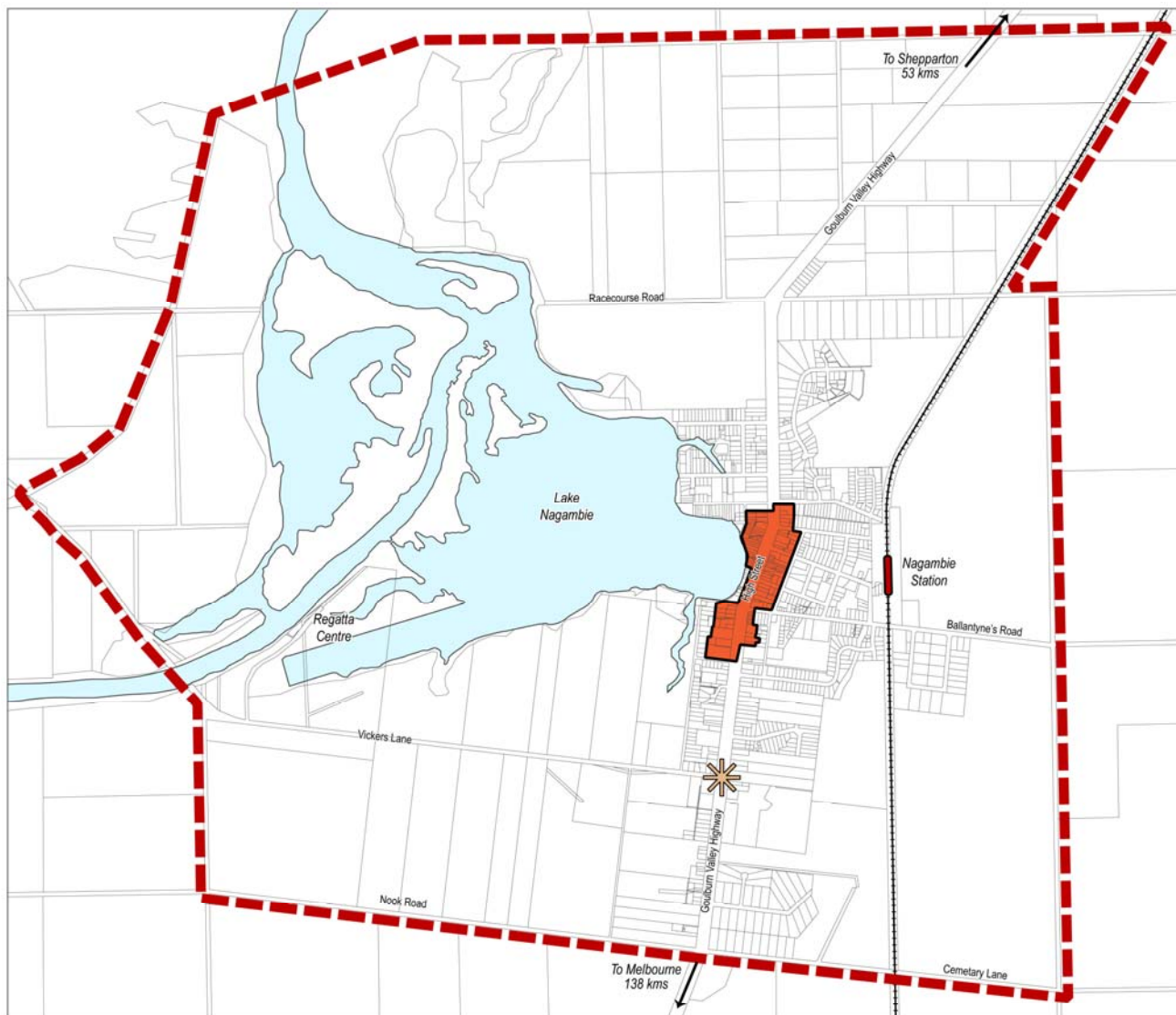
4.6

Actions

- Include in the Strathbogie LPPF a policy about retaining the existing Business Zone in High Street as the retailing and community focus of Nagambie, consolidating retailing and services within that area, and opposing any retail development might reduce the primacy of the existing High Street commercial area.
- Include in the Strathbogie MSS a policy opposing the rezoning to a Business Zone of any additional land until the existing area zoned Business 1 has been intensively developed.
- Once the existing area zoned Business 1 has been intensively developed, consider the potential for a secondary retail area to be established in the area of the intersection of High Street and Vickers Lane.
- Work with developers to explore the potential for the establishment of small convenience retail facilities in any of the residential expansion areas.



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- Existing High Street commercial centre to remain as retail and community focus
- ✳
 Potential secondary commercial area to be established in the long term when additional commercial zoned land deemed to be required

Commercial

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5 The Industrial Area

5.1 Existing Conditions

There are two Industrial areas in Nagambie. The first is south of Ballantyne's Road adjacent to the railway line, and the second is an area on Vale Street.

The area south of Ballantyne's Road is Nagambie's major industrial area and accommodates factories, warehouses and sheds for various industrial purposes and is zoned Industrial 1 (IN1Z). Land uses include storage facilities, auto services such as repairs and wreckers, machinery shops and transport depots, including the VicRoads depot.

Buildings are fairly low scale and there are also a number of dwellings located within the precinct. There are 35 lots covering a total of 11.6 hectares. The area is fairly well separated from the township, with the railway line acting as a buffer, and rural surrounding land uses.

There is a secondary industrial area located on Vale Street which contains the Council depot and a fertiliser plant. This area is currently zoned Residential 1 (R1Z). The area has a sensitive interface with surrounding residential uses, the Library, the Senior Citizens Club and the Pre-school and child care centre.

5.2 SWOT Analysis

Strengths

- The existing precinct is located to the east of the Railway line which creates a buffer between it and nearby residential properties
- Proximity to the Railway Station
- The precinct has room to expand to either the north, south or east

Weaknesses

- There are currently residential land uses in the Industrial zone
- There are currently industrial land uses in the Residential zone.
- The Industrial zoned area is almost fully developed
- Roads are in relatively poor condition
- The frontage to Ballantyne's Road is of low visual quality
- Goulburn Street is the westward extension of Ballantyne's Road and is the main access to High Street and contains residential uses and a Primary School
- There is an inadequate supply of industrial land in Nagambie to accommodate any new large industries.

Opportunities

- The highway bypass provides the opportunity for industrial traffic from this area to bypass High Street and avoid travelling along Goulburn Street.
- Expansion has the potential to occur to the north, south and east of the current area, while still remaining relatively isolated from the rest of the town



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- A coordinated approach to planning for the expansion can incorporate improved physical and visual amenity outcomes.
- Relocation of the Council and bus depot from Vale Street to the existing or expanded precinct frees up well located residential land and reduces existing interface conflicts.

Threats

- Lack of opportunities for expansion could result in industries locating to other areas and having a detrimental effect upon employment in the town
- Industrial expansion occurring in an uncoordinated manner will limit the options for other land uses, such as residential and commercial to expand as the town grows.
- Expansion of residential areas to the east of the railway line will limit expansion options

5.3 Recommendations & Scenarios

There have been a number of Studies and Strategies that have responded to the anticipated need for additional industrial land in and around Nagambie. All have recognised the need for more land; however the location of this expansion is slightly different in each case.

The 2003 Urban Design Framework for Nagambie suggests that the expansion of the Industrial area occur to the north of Ballantyne's Road, adjacent to the railway station. This location has a number of benefits such as increased proximity to the railway station for the potential use of the rail line for freight movements. However this area and further to the north along the railway line has the potential to accommodate residential uses in the future, primarily for its proximity to the train station and to the High Street retail area.

The 2005 Strathbogie Economic Development Strategy proposes that any expansion of the industrial land in Nagambie occur adjacent to the existing precinct to the east of the railway line. The Council and bus depot should also be re-located to this area which will also free up valuable residential land close to High Street, schools and Council services. This will consolidate all industrial uses into one area, and have improved access to the highway bypass can be facilitated through the construction of an access point at Ballantyne's Road, further to the east.

The 2008 Strathbogie Shire Industrial Land Study proposes for a minimum of 10 hectares of additional industrial land to be located immediately south of the existing precinct, alongside the railway line. This amount and location of land has been decided upon using a matrix of assessment criteria to determine the best location.

Taking into account all of these recommendations within the context of the Nagambie Growth Management Strategy and recommendations for other land uses, it is proposed that expansion of the Nagambie industrial precinct be directed to the south of the existing industrial area as outlined in the 2008 Strathbogie Shire Industrial Land Study.

Should additional land again be required in the future, expansion should generally be directed eastwards towards Plains Road. This further expansion will however require additional investigation when the time arises.

5.4 Objectives

- Provide land for industrial expansion in an accessible and environmentally suitable location

5.5 Strategies

- Consolidate industrial uses in one precinct.
- Provide additional industrial zoned land to allow for expansion of industrial activities.



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- Improve the access to, and amenity and environmental qualities of the industrial area
- Improve the interface between existing and future industrial areas and residential areas.

5.6

Actions

- Implement the recommendations of the 2008 Strathbogie Industrial Land Study.
- Investigate options for the relocation of the Council depot and bus depot in Vale Street to a new expanded industrial precinct east of the railway line.
- Include in the Strathbogie LPPF a policy that discourages non-industrial uses from locating within the industrial zoned areas.
- Lobby for a freeway access point at Ballantyne's Road to be included as part of the construction of the freeway bypass to avoid increased industrial traffic through the Nagambie township.



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- Existing Industrial Precinct
- Potential area for expansion of Industrial precinct

- Existing Industrial uses to be relocated to Industrial precinct
- Potential long term area for expansion of Industrial precinct

Industrial

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6 Rural Areas

6.1 Existing Conditions

Eastern Rural Lots

These lots include all of those properties east of the highway zoned for Farming (FZ). These lots are either vacant or used for rural land uses and some also contain dwellings and rural buildings. Land is generally flat and views are available to the surrounding rural landscapes.

Access to the town centre and Lake is available via the High Street for those properties west of the railway line. The railway line acts as a barrier for those properties east of the railway, with access to the town centre only via Ballantyne's Road. The proposed freeway bypass will pass through this area and is currently recognised through a Public Acquisition Overlay (PAO) in the Strathbogie Planning Scheme.

Northern Rural Lots

These lots include all of those properties east of the Lake and west of the Highway zoned for Farming (FZ). The properties in this location are used for farming and other rural uses including horse studs. There are several rural buildings and dwellings throughout.

Access to the town centre is available via the highway. Several of the lots in this area adjoin the Lake and presumably have access to views across it. Access to the Lake edge in this location is not possible at this time as the lots are privately owned and fenced. The topography in this part of the Study area is slightly sloping, allowing limited views across the landscape from certain vantage points.

Western Rural Lots

These lots include all of the properties west of the Lake and the Goulburn River. These are generally used for farming however views to the properties themselves are limited due to roadside vegetation.

Public access to this side of the river is unavailable as the lots are privately owned and fenced. Access between the Western Rural Lots and the town centre is available via Nagambie-Rushworth Road, which crosses over the Goulburn River and becomes Vickers Lane.

Most of the lots in this area would have views across the landscape to the Lake.

Southern Rural Lots

These lots include all of the properties along Vickers Lane that are zoned Farming (FZ), as well as the one lot that is zoned Residential 1 at 43 Blayney Lane (part of the proposed 'Loccisano development'). These properties, which range in size, appear to be utilised for farming. Dwellings and rural buildings are located on most lots, although these are not always visible in views from the roadside.

The topography of these lots is generally flat, although overall the land slightly slopes down towards the lake and there are some slight rises throughout.

Access to and from the township is gained via Vickers Lane and Blayney Lane. Those rural lots on the northern side of Vickers Lane are bounded by the southern side of the Lake, making pedestrian access to the southern side of the Lake unavailable.





Nagambie Growth Management Strategy

6.2 SWOT Analysis

Strengths

- Rural areas operate as farming and agricultural uses which define the agricultural service nature of the town.
- Currently delineate the 'boundaries' of the town.
- Provide a 'green' backdrop to the town.

Weaknesses

- Many lots have been heavily modified for farming and agricultural purposes, resulting in loss of trees and remnant vegetation.

Opportunities

- Lots to the north of the town along the Highway could be developed as rural living areas as identified in the Shire's Rural Residential Strategy.

Threats

- Uncontrolled expansion of the town resulting in loss of agricultural uses.
- Properties between Vickers Lane and Lake Nagambie will come under increasing pressure in the future for residential and tourist development at urban densities.

6.3 Recommendations & Scenarios

The 2004 Strathbogie Shire Rural Residential Strategy details that there is ongoing pressure to develop rural land for lifestyle purposes throughout the Shire, including around Nagambie. It is important to balance this demand with the retention of highly valuable farmland that is in close proximity to a secure water source. The existing rural land also assists in defining the edges of the township, whilst giving it a 'green and vegetated' visual backdrop.

The development of rural residential areas around townships can also provide a 'land use buffer' between the urban landscape of a town and the rural landscape. It can act as a transitional space to soften the interface between those two distinct land uses.

The opportunity exists to provide a rural residential area in close proximity to Nagambie. The 2004 Rural Residential Strategy identifies an area to the north of Racecourse Road, to the east and west of the Highway for further investigation.

6.4 Objectives

- Offer opportunities for rural living that have minimal impact on agricultural activities and are environmentally appropriate

6.4 Strategies

- Retain and protect areas of high quality rural land for farming and agricultural purposes where viable
- Provide rural living opportunities along the Highway to the north of Nagambie as indicated in the Strathbogie Shire Rural Residential Strategy



Nagambie Growth Management Strategy

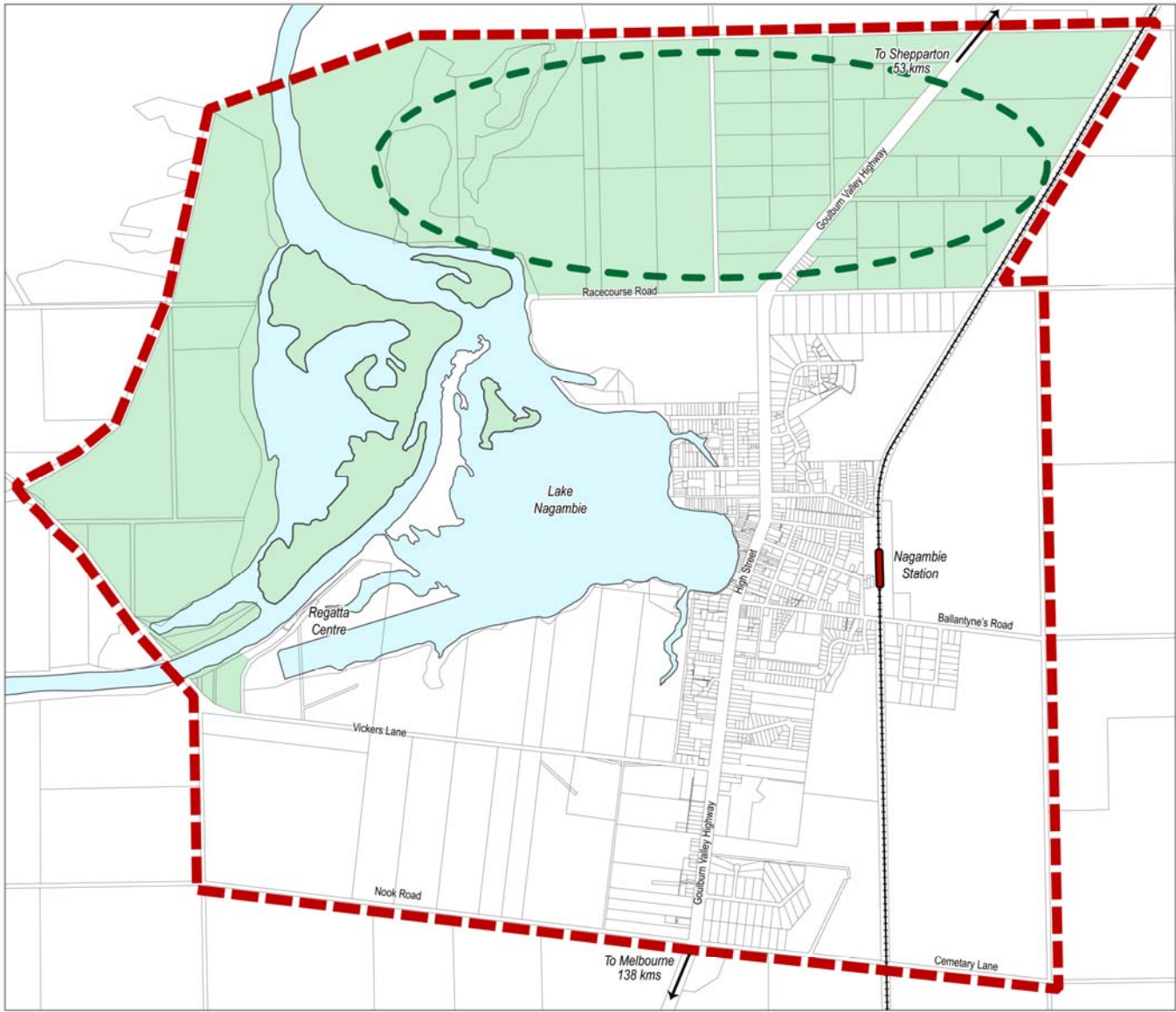
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Actions

- Implement the recommendations of the 2004 Strathbogie Shire Rural Residential Strategy in regards to 'Area 8 – Nagambie North'



Nagambie Growth Management Strategy



Existing Rural land to be retained
 Investigate area for rural living potential

Rural

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7 Access and Transport

7.1 Existing Conditions



High Street is the heart of Nagambie.

Nagambie is located on the Goulburn Valley Highway, which forms part of the national highway link from Melbourne to Brisbane. As part of the upgrade of that route, a highway bypass of the town is planned.

Nagambie is a car-dependent town, with few current options for alternative modes of transport. The lineal nature of the High Street also 'stretches' the retail and activity areas over a relatively long distance, contributing to a lack of pedestrian accessibility.

The modified grid layout of the town does however provide opportunities for increased walkability. There are areas however where permeability is limited, such as through Young, Church and River Streets and some of the newer subdivisions.

There is also significant scope to encourage users of the centre to walk or cycle to access shops and services from surrounding residential areas. This could potentially reduce car dependence and may involve a combination of upgrading pedestrian and cycle routes and promoting the benefits of these modes of transportation.

Travel around the town also needs to be considered, with improved connections needed between the High Street, the Regatta Centre, train station, schools, the industrial area and residential areas.

Cars and parking

A specific examination of traffic flows and parking issues through Nagambie was not within the scope of this project; however observations and anecdotal evidence suggest that the presence of large trucks is the most pressing traffic issue in the township. It is anticipated that this will be largely resolved in time with the creation of the highway bypass.

Roads throughout the town appear to be adequate for their purpose, with a structured hierarchy existing with High Street, then key roads to surrounding areas such as Vickers Lane and Goulburn Street, and local roads. The local roads are generally quite wide with generous shoulders. There are some areas, such as around Church and River Streets where the roads are 'dead ends' due to the proximity of the Lake.

Car parking is provided throughout Nagambie in formal and informal ways. High Street contains numerous parking spaces servicing the retail function of the area. There is also a parking area in the median near the intersection with Prentice Street. Space for parking of large trucks, buses and cars with caravans is an issue in the town, particularly along High Street.

Public Transport

The existing V-Line train service runs between Melbourne and Shepparton. The station area is currently in poor repair, without a station building or any kind of formalised facilities. The service through the town is relatively infrequent, with 3 services per day stopping at the station. There are also an additional 2 services that are a combination of rail and coach services between Melbourne and Shepparton. The coach stop is currently located at the intersection of Marie and High Streets.

Walking and cycling

The level of walking and cycling undertaken in Nagambie is not currently known, however it is assumed that it is relatively low due to the relatively dispersed nature of the township, and the distances that need to be travelled.



Train station entrance. A major asset for Nagambie that can play a major role in the future of the town.



Nagambie Growth Management Strategy

The lineal nature of High Street, surrounded by a grid network of streets, presents significant potential to enhance existing pedestrian and cycling networks. The quality of footpaths and the edge treatments of roads is an important factor in providing pedestrian and cycling opportunities throughout Nagambie.

The existing median along High Street is beneficial for those wanting to cross the Highway as it provides a refuge so only one carriageway of traffic has to be crossed at one time. Further opportunities for safe crossing points have been investigated, as part of the development of the potential re-configuration of High Street once the bypass is constructed. *(See Main Street Plan)*

Signage

There is a lack of directional signage for drivers, cyclists and pedestrians Nagambie. A coordinated suite of directional signage would greatly benefit the town, promote a greater sense of unity and enhance tourism.

7.2

SWOT Analysis

Strengths

- Roads are generally in good condition.
- High Street is wide and provides ample space for traffic and parking.
- Modified grid street pattern providing good permeability throughout the town.

Weaknesses

- No link for pedestrians and cyclists to the Regatta Centre.
- Poor permeability between River, Church and Young Streets.
- Only one formalised crossing point on High Street.
- Frequency of train service.
- Lack of local public transport options.
- Poor condition or absence of footpaths in some locations.
- Lack of coordinated signage.
- Poor pedestrian and cycling amenity between High Street and Buckley Park.

Opportunities

- Re-configuration of High Street after the construction of the highway bypass.
- Upgrade the train station and provide improved access to it along Nash and Prentice Streets from High Street.
- Increasing the frequency of train service.
- Encourage walking and cycling to schools.
- Investigate extending Marie Street to Boyd Street to improve permeability.
- Providing pedestrian access along the lake frontage of the shops between Jacobson's Outlook and Bryde Street.
- Provide improved pedestrian access from Filson Street to the High Street commercial area

Threats

- Increased traffic congestion along High Street as the town grows



Nagambie Growth Management Strategy

- Increased industrial traffic from a potentially expanded industrial area
- Reduced tourism due to increasing fuel prices
- New residential areas with cul-de-sacs or no connections to existing areas that reduce permeability
- Construction of new residential areas without footpaths

7.3

Recommendations & Scenarios

Cars and parking

The reconfiguration of High Street after the construction of the proposed bypass provides an opportunity to potentially improve the traffic flow along High Street, whilst creating additional open space and access for all people.

The development of a detailed parking precinct plan for Nagambie should be undertaken. As the town grows the provision of well located and accessible parking will be very important for the High Street commercial area, particularly during times of high visitor numbers at the Regatta Centre. This detailed parking plan will need to take into account the current layout of High Street, whilst also taking into account the preferred option for the re-alignment of High Street after the completion of the highway bypass.

Public Transport

The fact that Nagambie has a train station and (albeit infrequent) train service is a vital, yet underutilised asset that for the town. An upgraded station and service provision has the potential to boost tourism potential from Melbourne, as well as providing local residents easy access to all the facilities and services that Melbourne, Seymour and Shepparton provide. Providing additional train services through Nagambie is dependant upon more frequent services between Melbourne and Shepparton.

The train station has the potential to become a community focus that could also serve a local convenience retail role for the proposed residential expansion areas to the east. As such the upgrades to the train station and facilities should look at providing the following:

- New station building that is designed to be expanded once demand and population grows
- Covered waiting area
- Small retail component that could also act as a 'local shop' for the surrounding area. (This would also create activity in the area between services)
- Signage, lighting, timetable information
- Upgraded car parking areas

Consideration should also be given to relocating the existing coach/bus stop at the corner of High and Marie Streets to the train station so the area acts as a 'public transport hub', and make better use of the upgraded facilities.

Therefore it is recommended that the Shire lobby the State Government for improvements to train station infrastructure, as well as working with the Greater Shepparton Council to lobby for an improved frequency of service through Nagambie.

Walking and cycling

Walkability can be improved through upgrades of existing footpaths and lighting. As a priority, construction of footpaths where they are currently absent should be undertaken. Additional and improved through-block linkages would also enhance walkability, as would the extension of Marie Street to Boyd Street.



Nagambie Growth Management Strategy

The development of a walking and cycling access way between High Street and the Regatta Centre is one of the key objectives of the Nagambie Growth Management Strategy. It is important that this accessway is further integrated with the rest of the township to further encourage these activities.

Cycling to school is considered a legitimate potential area for growth. There are a number of incentives that can be implemented including: supervised road crossing points, safe cycle routes, adequate secure cycle/helmet storage and changing facilities at school.

There is a lack of obvious bicycle parking facilities such as rails to park bicycles next to. The provision of these services near high activity areas such as the High Street retail area and the supermarket has the potential to further encourage cycling. To increase security, it is important that bicycle storage facilities are provided in areas of high visibility and not tucked away out of sight at the side or rear of buildings.

Signage

The development of a coordinated signage scheme should include an audit of existing directional signage which would be used as a basis for developing a uniform approach for the signage.

Some of the important areas that need to be addressed within the signage scheme include:

- Clear directional signage to High Street from the Regatta Centre, and vice versa.
- Introduction of signage as part of the creation of the High Street to Regatta Centre accessway.
- Introduction of cyclist route signage including signage to secure cyclist parking and train station.
- Clear signage to the Railway Station from High Street, and vice versa.
- Welcome signage to assist in defining the gateways to Nagambie.

7.4 Objectives

- Provide for direct, convenient access to the town centre from existing and proposed residential areas, on foot, by bike and by car
- Encourage more walking and cycling
- Make access to the town a more welcoming experience

7.5 Strategies

- Create streets that balance the needs of different modes of transport, including walking.
- Provide safe, convenient and well designed car parking for shoppers, workers and visitors.
- Improve the connectivity of the street system throughout the town.
- Provide safer, more convenient facilities for pedestrians, cyclists and public transport users.
- Provide well located, high quality directional and welcoming signage for residents and tourists.

7.6 Actions

- Undertake a parking study of the Nagambie commercial area, and if appropriate, develop a Precinct Parking Plan that reviews parking demand and supply, reviews the parking rates required by the Strathbogie planning scheme and sets out how any additional car spaces can be provide.

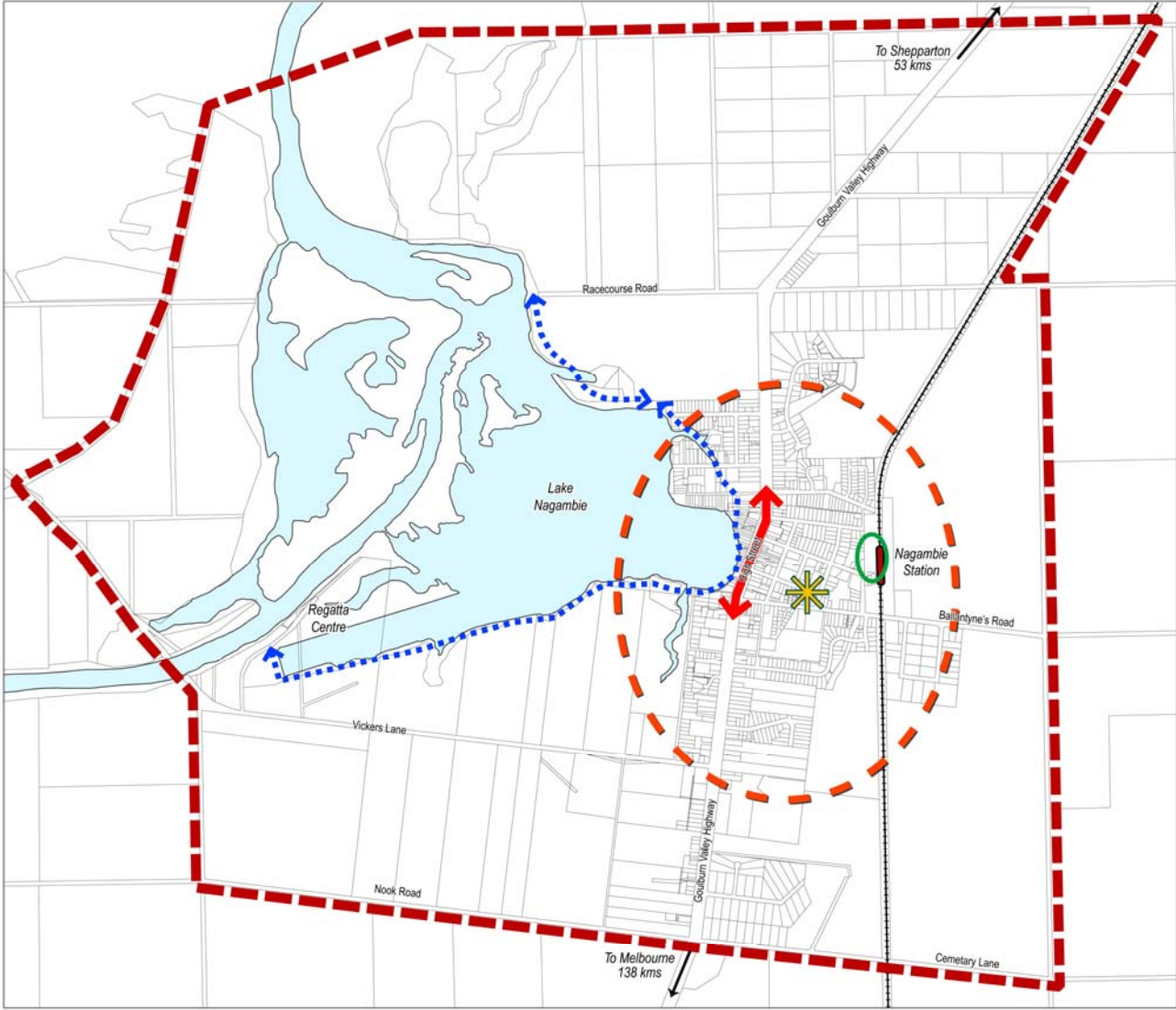





Nagambie Growth Management Strategy



- Investigate the feasibility and cost of extending Marie Street to link with Boyd Street.
- Develop and implement a priority program to gradually roll out wide and continuous footpaths on both sides of roads throughout the entire town.
- Lobby the State Government for upgrades to the train station facilities and an increase in frequency of service.



Nagambie Growth Management Strategy



-  Reconfigure High Street after the bypass is constructed
-  Lobby for improved facilities and services at the train station
-  Improve pedestrian and cycling infrastructure throughout town

-  Proposed waterside accessway from the Regatta Centre to the River Street Reserve (with potential extension to Reacecourse Road)
-  Investigate extending Marie St to Boyd St

Access & Transport

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8 The Lake & Recreation

8.1 Existing Conditions

The Lake and Recreational areas have been examined in detail as part of the Lakeside Connectivity and Recreation Plan and Nagambie Lake Activities and Access Framework.

This section reflects the general spatial objectives for the Lake and Recreational areas within Nagambie as a whole. For detailed proposals and recommendations about the specific issues unique to the Lake and Recreational areas, please refer to the Lakeside Connectivity and Recreation Plan and Nagambie Lake Activities and Access Framework.



Public Open Space

Buckley Park



Buckley Park is a public open space with several facilities located on the south-eastern side of the Lake. The park is bordered by water to the north, north-west and east, and private land to the south and south-west.

The park comprises a number of facilities, including the Rowing Club building, a brick pavilion, a toilet block, ample car parking, a playground, a large central open space, two jetties, a wading pool, a rowing shell launch area and a boat ramp. The removal of the pool and two timber jetties has recently been recommended through a safety audit.



The park is situated on generally flat topography, with the land sloping down at the lake edge. At the lake edge, spectacular views can be obtained across the lake in all directions and across to High Street. Further inland, views are still available, but these are slightly obstructed by buildings and vegetation.

Access to the park is available only via a vehicular bridge at the south-eastern edge of the park, and a pedestrian footbridge at the north-eastern side of the park. Both bridges are accessed via Blayney Lane. The pedestrian footbridge connects with a path over Blayney Lane which leads to High Street. It is understood that the vehicle bridge is reaching the end of its design life and may require either strengthening or reconstruction in the near future.

The vehicular bridge leads to an unsealed road within the park that circulates around the large grassed open space area. Signage is fairly limited and the park appears to be quite physically isolated. There is a small parcel of land between Blayney Lane and the inlet that is currently zoned Residential 1. This parcel provides access from Blayney Lane to the footbridge across the inlet.

Blayney Reserve

Blayney Reserve is a small open space on Blayney Lane which is bordered by the Lake to the north and private property to the south and east. Picnic facilities are also located within the Reserve and the walking track which leads from High Street to Buckley Park also runs through the Reserve. Spectacular views across the Lake in all directions are also gained from this small open space. The reserve is currently zoned Business 1.

Jacobson's Outlook

Jacobson's Outlook is located between High Street and Lake Nagambie and provides long distance views across the water to the Regatta Centre and beyond. The area contains picnic tables, an information board and a small memorial site where a church used to stand. The water



Nagambie Growth Management Strategy

intake point for the town water is also located in the reserve, and provides an elevated viewing platform from its top.

The reserve slopes quite steeply from High Street to the edge of the Lake, and has retaining walls and terracing installed at many points. Access to the water is difficult due to the slope, and is attained mainly through the northern section where the terracing is located. The lake edge is a mixture of treatments, predominantly a concrete edge that acts as a path.

The southern section of the reserve contains a relatively hidden pedestrian link alongside the Lakeside Resort Motel to Blayney Reserve. Part of the reserve (north and south of the town water intake) is currently zoned Business 1.

High Street Median

The median along High Street runs from Goulbourn Street in the south, to Young Street in the north. It separates the two carriageways and contains many important civic and community facilities such as public toilets, picnic tables, the war memorial, water tower, clock tower and a monument to explorers. It is approximately 25 metres wide and 400 metres in length and is only broken up by one vehicle crossing and a car park in the northern section. It also contains a number of well established trees. Pedestrian lights are installed across both carriageways near the public toilets. This tends to create a focus of activity in this part of High Street.

Other Facilities

The Nagambie Sports Complex, located at the intersection of Vickers Road and Blayney Lane, accommodates the football and netball clubs, as well as an outdoor pool and associated club rooms. Tennis and bowls facilities are located on Filson Street.

The Waterside Accessway

Public access to Lake Nagambie is currently available at the public open spaces detailed above - Buckley Park, Blayney Reserve and Jacobson's Outlook and the Regatta Centre. The proposed 'Loccisano development' area will provide public access to the water frontage by utilising the provision of a 20 metre waterway management easement from the lake frontage title boundary which has been set aside for the creation of an accessway and for waterway management. The missing link in this case is now the private land between the proposed development and the Regatta Centre.

The development of a high quality, integrated and well-connected water side accessway is detailed in the *Lakeside Connectivity and Recreation Plan*, which also outlines the development of additional waterside access and a greater trail network in and around Nagambie.

On-water Lake Uses

Regatta Centre

The Regatta Centre is located along the southern shore and the artificially created Peninsula. It incorporates a 2,000 metre, fully buoyed, national standard rowing and canoeing course, with an associated headquarters building. Major events that are held at the Centre include the Heads of the River Regatta, the National Rowing Championships, and the State and National Canoeing Titles.

The centre is operated by the Strathbogie Shire and a 2003-04 study showed that the number of visitors generated from the Centre numbered an estimated 31,340 people, with a net economic benefit to the Shire of \$3.3 million.

For the Regatta Centre to operate properly during major rowing and canoeing events, the Lake needs to be closed to other on-water activities to ensure the safe operation of the events. This also impacts on the ability of the public to use the boat ramp on the northern section of the Regatta Centre Peninsula and the Nagambie Rowing Club ramp as both are required to be closed during events.



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Powered vessels

Lake Nagambie is used by a number of different types of powered vessels which include jet skis, small personal boats (tinnies), wakeboarding, water skiing and river cruise boats. Other craft which have the potential to operate on the lake include BBQ boats, day barges, water taxis, and other powered boats such as cruising boats. Private vessels with sewerage and sleeping accommodation facilities are not authorised by legislation to operate on Lake Nagambie due to a lack of suitable wastewater infrastructure to support this type of activity

Non-powered vessels

Lake Nagambie is used by various non-powered vessels which include rowing, canoeing and sailing. These activities can be undertaken in a structured competition setting, as currently occurs at the Regatta Centre, or in a recreational manner with individuals or groups using the Lake at their leisure.

On-land Lake Uses

The 'on-land' facilities that are associated with activities on the Lake can be divided into two categories. The first is those that provide access to the water (such as boat ramps) and the second being buildings and structures which are required to support activities (such as the Regatta Centre headquarters and boat sheds).

There are currently 2 'official' access points to Lake Nagambie within the study area. They are the boat ramps at the Regatta Centre and at Buckley Park. There are also 'unofficial' access points such as the unmade track below the old Chainman's Bridge and multiple private jetties on private land that fronts the Lake.

The boat ramp at the Regatta Centre is well used, however is closed during the staging of major events at the Centre. Conversely the ramp at Buckley Park is understood to be a Shire asset, however there are issues surrounding its operation and community perceptions of whether it is a public boat ramp or not.

8.2

SWOT Analysis

Strengths

- A number of recreation areas (Jacobson's Outlook, Buckley Park and Blayney Reserve) are adjacent to Lake Nagambie.
- Proximity of the Lake to the High Street Commercial centre.
- The economic benefits to Nagambie and the Shire of the Regatta Centre.
- The existence of a generous median along High Street right through the middle of the town.

Weaknesses

- Lack of lake perimeter land in public ownership.
- Low use of existing pool facility.
- Existence of informal boat ramps.
- No formal pedestrian and/or cycle links between High Street and the Regatta Centre.

Opportunities

- Creation of a waterside pedestrian and cycle accessway between High Street and the Regatta Centre.
- Development of a new swimming facility at Buckley Park.



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- Creation of mooring area at Jacobson's Outlook.
- Realising the social and economic potential of the Lake for tourism.
- Development of commercial operations on Lake Nagambie such as tourist vessels, water taxis and hire boats.
- Creation of consolidated launching areas that can accommodate a number of complimentary uses.
- Creation of new public open space and/or recreation facilities as part of new developments.

Threats

- Private development restricting public access to Lake Nagambie.
- Existing public parks and reserves being lost to development.
- New development not making provision for new public open space and/or recreation facilities.
- Reduction in Lake Nagambie water quality.
- Too many boats on the water at one time.

8.3 Recommendations & Scenarios

Upgrading capacity

As the population of Nagambie grows, the importance of managing the demand for use of the Lake and its surrounding open space areas will increase. The overall vision for the future of the Lake as outlined in the 2007 'Planning the Planning' document is

- *'a sustainable water asset that is the focus of the region with multiple users, both locals and visitors', and*
- *'safe, non-conflicting, equitable use of the lake, river and surrounds'.*

This vision has been implemented into the development of the *Nagambie Lake Activities and Access Framework* which primarily deals with the uses on the Lake and the associated on-land infrastructure required supporting the uses on the Lake. The uses on the Lake will also have an impact upon the surrounding on-land public open space areas. It is important that these areas are able to complement the Lake and its activities, whilst also being able to function as open space areas in their own right.

As such the demands upon these areas are likely to grow into the future and an ordered and coordinated approach to designing these areas to accommodate all users is essential. A major part of that is determining how the development of the waterside accessway will influence the way that Buckley Park, Blayney Reserve and Jacobson's Outlook function.

The proposed recommendations in the *Lakeside Connectivity and Recreation Plan* attempt to resolve these issues and provide an opportunity to improve the connections between those open spaces and provide improved access to their recreational facilities for all users.

Additional Public open space

It is also important to ensure that as Nagambie grows, the amount and location of public open space available throughout the town is augmented to meet the needs of the community. The 2003 Nagambie Urban Design Framework recommends an extended open space area that extends southwards from Buckley Park, along Blayney Lane (incorporating the existing sporting facilities), across Vickers Lane and then further south to Nook Road. It is recommended that the development of a large scale open space in this area be investigated as part of any future development to the south of Vickers Lane.



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While the development of large scale public open space is important, the provision of a smaller scale of public open space, such as local parks and reserves is also important. It is recommended that areas for additional small scale public open space be identified to satisfy this future need as part of any future residential developments in the designated urban growth areas

Green links

The opportunity also exists in the proposed residential expansion areas for 'green links' to be provided throughout the expanded town. The aim of creating these links are to provide for open space and recreation areas that provide links for pedestrians and cyclists, as well as for habitat and ensuring that the expansion areas have a physical and visual link to the surrounding rural landscape.

Links can be provided in many forms, such as open space or heavily treed and vegetated streets and should also connect with existing open space such as Buckley Park and proposed spaces such as the waterside accessway. These spaces could also incorporate water sensitive urban design to locally treat stormwater runoff before entering the drainage system and eventually the lake.

An example of a current 'green link' that exists in Nagambie is the High Street median. This area, whilst also providing public amenities, contributes heavily to the character of High Street and breaks up the 'urban' feel of the main retail centre.

Buckley Park Road Bridge

This bridge is a vital link that supports the multiples uses that Buckley Park currently facilitates. It is recommended investigations into the strengthening or replacement of the existing bridge are undertaken in the near future. The bridge or its replacement should be located in the same location as the current bridge is to ensure that current and proposed road access links are retained, as well as protecting the environmental qualities of the inlet that it traverses.

Any new bridge, if possible, should be designed with attention of such details as materials for balustrading and the colours to be used to minimise its visual impact upon the surrounding area.

8.4 Objectives

- Improve connections between the town and the lake and provide more opportunities for public access to the lake edge
- Improve the management of water-based activities, particularly in relation to safety and environmental constraints
- Provide a variety of recreation opportunities as the town grows

8.5 Strategies

- Provide a pedestrian and cycle link from High Street to the Regatta Centre.
- Maintain the primacy of the Regatta Centre events on Lake Nagambie to ensure its economic benefits are continued to be delivered to the Shire and local community.
- Consolidate/rationalise 'on-land' infrastructure related to 'on-water' activities.
- Improve physical and visual access to Buckley Park and Blayney Reserve.
- Provide for orderly and safe boating on Lake Nagambie.
- Improve public infrastructure and define roles and responsibilities for upgrades and maintenance.
- Provide for additional areas of public open space throughout Nagambie as the town grows.



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- Provide 'green links' in the residential expansion areas that provide physical and visual links with the surrounding rural landscape, as well as to the existing and proposed open space areas throughout Nagambie.
- Ensure vehicle access to the Buckley Park

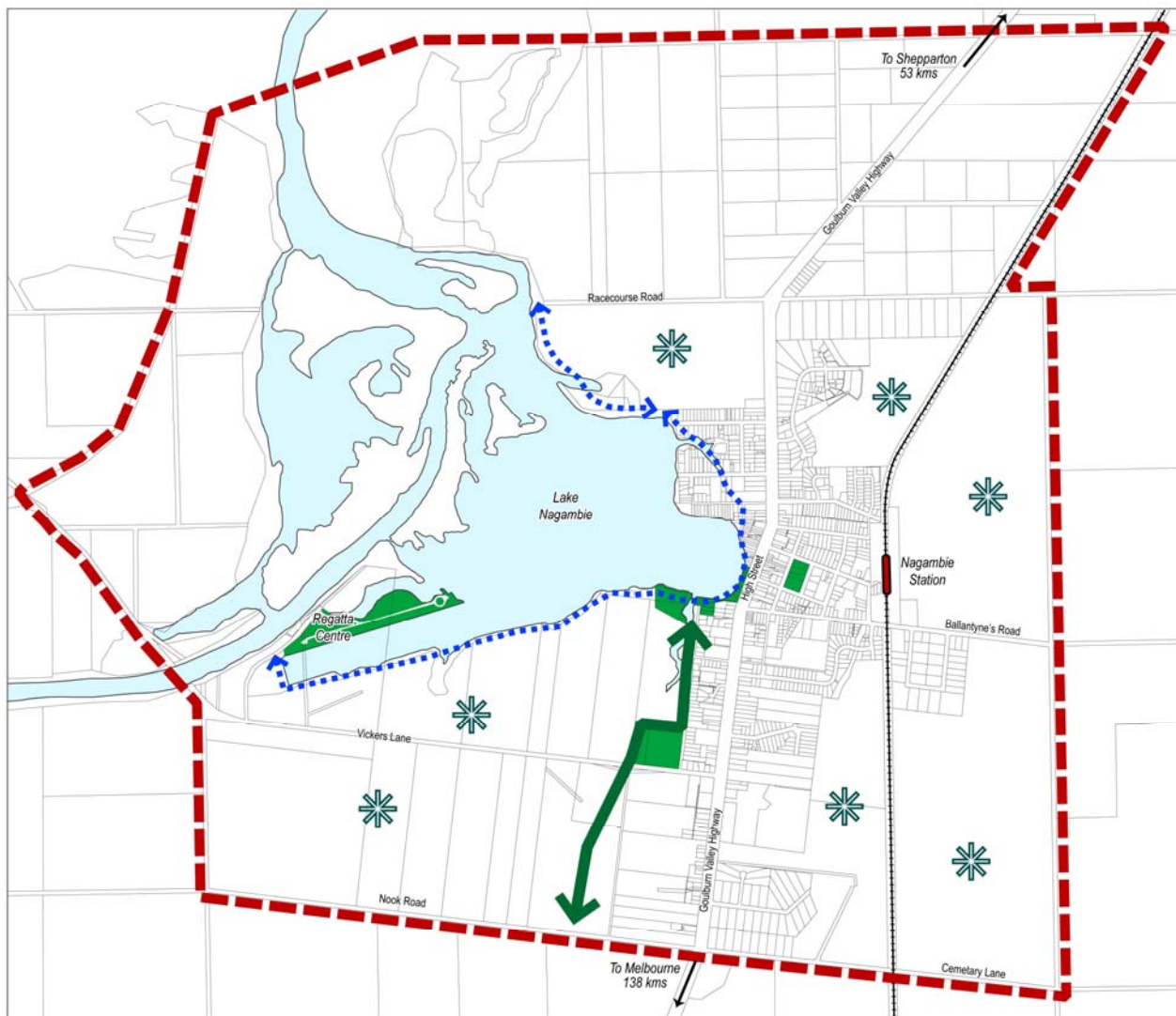
8.6



Actions



- Investigate options for the strengthening or replacement of the vehicular bridge between Buckley Park and Blayney Lane when required
- Investigate the potential for a significant open space to be located in the area between Vickers Lane and Nook Road as part of any development proposals for this area.



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-  Existing public open space areas
-  Investigate potential for large public open space south of Vickers Lane that is a 'green link' from Nook Road to Lake Nagambie as part of any future development

-  Ensure future residential areas have adequate public open space and 'green links' to other open space areas
-  Proposed waterside accessway from the Regatta Centre to the River Street Reserve (with potential extension to Racecourse Road)

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9 Service Provision

A preliminary analysis of the current community services and facilities has been undertaken to identify the levels of service provision. Further investigation is needed to accurately ascertain the implications of population growth upon these services.

9.1 Existing Conditions

The following community services are currently provided in Nagambie:

Health

Nagambie Hospital, Lakeview Lodge Hostel (aged care), medical clinic and a Maternal Child and Health Centre

The Hospital in Church Street is essentially an aged care facility in all but name. It has 27 low care beds, 11 high care beds and 10 acute care beds. There are no emergency facilities, although they do have an emergency stabilisation unit which can take care of people until transport to either Shepparton or Seymour can be arranged. They are currently in the process of building an additional 6 independent living units and looking at expanding the Lakeview Lodge Hostel into the future.

The medical clinic is located at the corner of High and Vale Streets, and the Maternal and Child Health Centre is located in Prentice Street.

The nearest other medical services are located at Seymour which has emergency, general and maternity facilities, and the Goulburn Valley Base Hospital in Shepparton has full emergency treatment and all services.

Emergency Services

CFA, Police and Nagambie and District CERT.

Nagambie does not have an ambulance station in town; the nearest services are located in Murchison or Seymour. The Nagambie and District CERT (Community Emergency Response Teams) is a locally based community volunteer association that co-responds to any emergencies with the nearest ambulance. They provide basic life support and first aid care to those in need until the ambulance arrives.

Community Services

Library, Senior Citizens Club and rooms, Pre-school and child care centre.

The library which is operated by the Goulburn Regional Library Corporation and the senior citizens club rooms are located at the corner of High and Vale Streets, while the Pre-school and day care centre are located nearby, also in Vale Street

Schools

Nagambie Primary School, St. Joseph's Primary School

Nagambie Primary School is located in Goulburn Street, and the St. Joseph's Primary School is in High Street, near Young Street. There are no secondary schools in the town with the nearest being located in Euroa, Seymour and Shepparton.



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Youth Services

Shire's Youth Services Team, Youth Reference Group, Youth Programs and events, BMX Group

The Shire's Youth Services Team consists of a number of staff who provide a range of programs and services for young people aged between 12 and 25 years. These include such things as a youth café in Euroa, coordinating a youth reference group of young people from across the Shire, and events and activities such as music, a youth magazine and school holiday programs.

The 2007 Nagambie Action Plan wishes to identify the current facilities available to Youth in Nagambie, to conduct discussions with youth to ascertain their needs and then formulate an application for funding support for the establishment of youth support services and activities in Nagambie.

9.2

SWOT Analysis

Strengths

- The existence of a hospital
- Police and CFA presence
- The community hub area on Vale Street where the Library and Senior Citizens rooms are located
- Shire's dedicated Youth Services Team

Weaknesses

- No ambulance station in town
- No secondary school

Opportunities

- Investigate options for requiring developers to provide contributions for the provision of social services (particularly medical) if developments are targeted at 'lifestyle' or retirement demographic groups
- Development of 'community hubs' for community and social services in proximity to existing facilities.

Threats

- Increase in overall population will require more social services. An aging population in particular will require additional medical and social facilities
- Development of community and social services in an 'ad-hoc' manner which dilutes opportunities for the creation of services synergies.

9.3

Recommendations & Scenarios

With a number of major developments proposed for Nagambie that appear to be focusing upon the retirement or 'tree-changer' market, the provision of community facilities, especially medical facilities, are anticipated to need augmenting.

It is preferable that the provision of these facilities is developed either before the increases in population, or at least in-line with population growth. It will be essential for the Shire to undertake a detailed assessment of the current service provision that exists and plan for additional capacity into the future. (There is the potential for study to reach beyond Nagambie and either become a Shire-wide, or even Regional-wide study). In developing this Community Services Plan, it will also



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provide guidance for the Shire in negotiations with developers about assisting the Shire in providing some of these services.

It is understood that best practice methodology in undertaking a study into the future Service Provision requirements for Nagambie would involve a 3-step process.

The first step would be to develop strong population projections into the future for Nagambie and the surrounding areas that are likely to access services in the township. Broad ranging population scenarios have been developed for Nagambie within the context of the Nagambie Growth Management Strategy which has been based upon currently available data.

These projections look at total population numbers only and as such will need further detailing to provide accurate projections across age groups and potential service user groups to provide accurate projections for services such as schools, maternal health and medical facilities.

The second step would require an audit of the current service provision provided in Nagambie. A desktop audit of these facilities has been undertaken as part of the Nagambie Growth Management Strategy; however this will also need to be expanded to look at current levels of service in the town, and the current use or capacity of these services.

The third step is to use the data obtained in the first and second steps to engage with the local and regional service providers to anticipate service gaps and to plan responses. This step should also take into account the impacts upon service provision of large events that are held in the area, such as at the Nagambie Lakes Regatta Centre, that draw large numbers of people to the town. The result of all three steps would then serve as the basis for a future 'Service Provision Plan' for Nagambie.

In looking at the potential future land use spatial arrangement of the town it is important to recognise that ensuring accessibility to services is a factor which needs to be taken into account in providing future service provision.

It is recommended that three 'community hubs' for services be established in Nagambie to take advantage and build on existing services, whilst providing opportunities for co-location and multiple uses of buildings for the delivery of those services. It is proposed that these community hubs be developed in locations around the Hospital, the Nagambie Primary School and at the Library and Senior Citizens site. These locations are also well located when taking into account any further spatial expansion of the town.

9.4 Objectives

- Plan the provision of community services to anticipate the needs and keep pace with the development of the town

9.5 Strategies

- Provide a variety of community and social services that meet the needs of the Nagambie community and visitors
- Develop 'community hubs' where community and social services are concentrated to provide synergies in service delivery

9.6 Actions

- Develop a Community Services Plan to ensure community services provision is provided in line with the anticipated population growth in Nagambie
- As part of the Community Services Plan, investigate locations for 'community hubs' for the co-location of community and social services. Possible locations include:



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- Church Street in proximity to the Hospital
- Corner of Vale and High Streets where the Library and Senior Citizens rooms are located
- Goulburn Street in proximity to the Nagambie Primary School
- Prepare a Development Contributions Plan (DCP) to seek developer contributions for the provision of social and community infrastructure



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Investigate as locations for 'community hubs' for the co-location of community and social services

Service Provision

Nagambie Growth Management Strategy

date | July / 08 revision | 01 client | Shire of Strathbogie

planisphere

10 Infrastructure

A preliminary analysis of the current infrastructure services has been undertaken to identify the levels of service provision. Further investigation is needed to accurately ascertain the implications of population growth upon these services.

10.1 Existing Conditions



Given the context of Nagambie beside the Lake and the importance of resource management, the provision of infrastructure services is vital to the future growth and sustainability of Nagambie. Containing the outward growth of the township within existing areas provides opportunities for the better use of existing infrastructure, without having to provide costly extensions to services such as electricity, water and sewerage.

Water and sewerage are provided by Goulburn-Valley Water and the town water intake is located on the edge of the Lake at Jacobson's Outlook. It is important that any activities in this area do not detrimentally affect the quality of Nagambie's water supply. Goulburn-Valley Water, who operates the water intake, recommends that no powered water activities occur within 100 metres of this infrastructure. In the long term there might be opportunities to relocate the water intake to another area if an upgrade of the existing intake is required. A potential area for this to occur is along the Goulburn River; however this has the potential to be a costly exercise, requiring an upgrade of pipes and other infrastructure to get the water to the township.

Powercor are the electricity distributors for the township, and residents purchase electricity from many retailers, including Red Energy, TRU and County Energy.

Nagambie does not have a reticulated gas service, with gas for homes and business being provided in bottle form by retailers such as Elgas.

10.2 SWOT Analysis

Strengths

- Consistent water supply from lake Nagambie

Weaknesses

- No reticulated gas service

Opportunities

- Long term potential for town water intake to be relocated to Goulburn River to free up valuable space at Jacobson's Outlook and reduce any contaminant threat.

Threats

- Contaminants entering town water supply through water intake at Jacobson's Outlook.
- Uncontrolled expansion of the town that requires costly extension of water, sewerage and electricity services



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10.3 Recommendations & Scenarios

The ongoing population growth of Nagambie will require close coordination between the Shire and infrastructure providers to ensure that the growth will not place a strain on the existing or future provision of services such as water, sewerage, electricity and gas. A large amount of population growth may require, in the long term, an assessment of the suitability of the location of the town water intake currently located at Jacobson's Outlook. Although it is anticipated that the relocation of this facility to another location such as the Goulburn River would be an expensive and difficult exercise, it could be undertaken in place of major maintenance or upgrades to the existing structure.

10.4 Objectives

- Ensure that the provision of infrastructure services is coordinated to meet the demand of new developments

10.5 Strategies

- Provide physical infrastructure to meet the economic, social and environmental needs of the community

10.6 Actions

- Maintain a 100 metre buffer for any water craft from the town water intake at Jacobson's Outlook.
- Liaise regularly with servicing authorities to coordinate future expansions of servicing infrastructure to cater for the growth of Nagambie.
- Investigate the long term potential for the movement of the town water intake from Jacobson's Outlook to another location (such as the Goulburn River) in place of major maintenance or upgrades.
- Prepare Water Sensitive Urban Design (WSUD) guidelines, including providing gross pollutant traps on stormwater entries to Lake Nagambie.

11 Built Form

The built form assessment looks at the three dimensional form of the High Street commercial centre. The buildings of a town centre play a key role in strengthening the identity of a place and influencing the function of an area, which is particularly important in Nagambie. This assessment covers issues relating to the scale and form of the buildings, how to encourage design quality and buildings that support the achievement of the objectives of the Nagambie Growth Management Strategy.

10.1 Existing Conditions

Image and Heritage

The historic buildings and streetscape of High Street is the key feature of the township. It contributes to its sense of place and identity, whilst also providing economic activity through tourism. There are instances however where the visual importance of these buildings and the streetscape is often detracted from, through a clutter of advertising signs and power lines.

The 'Grain' of Buildings

The 'grain' or density of buildings refers to the number of buildings that exists across a certain length of frontage. It is varied along High Street, with a concentration of buildings between Jacobson's Outlook and Vine Street. The buildings in this area predominately have no front and side setbacks, narrow frontages and present as a traditional shopping strip. To the north and south of this area, buildings have a mixture of front side setbacks, with spaces in between and in front of buildings, which creates a coarser grain. This is reflective of larger lot sizes in this area, and the types of services that operate on the periphery of a commercial area, such as garages, larger format retail and residential houses.

The Future Character of High Street (Developing a Nagambie Style)

Nagambie is an attractive country town with a strong individual identity because of its location on the banks of a lake – in fact from some viewpoints the lake dominates the town. Topographically, the town is relatively flat, but stands of indigenous vegetation (e.g. River Red Gums) and the distant backdrop of the Strathbogie Ranges link the town strongly to its landscape context.

In terms of built form, there are interesting historic buildings on High Street, and some fine houses – but take away the lake, and the town might be hard to distinguish from other similar settlements across country Victoria.

As the town is expected to grow very substantially in coming decades, a significant opportunity arises. The sheer quantity of new development anticipated is likely to change the town's character, for better or for worse. The opportunity is to use the new development to help create a new and stronger urban character for the town – one that is founded in the sense of place that the town already has.

Setbacks

The vast majority of the buildings throughout High Street have no front or side setbacks, reflective of strip shopping centres. This provides a consistent street wall throughout the retail area, which assists in defining it as the commercial and community centre of Nagambie. There are currently some vacant lots which create 'gaps' in the street wall.





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Scale of Buildings

High Street is a relatively low-scale commercial area with most buildings being either one or two storeys. This sense of low scale is augmented by the width of High Street which provides a sense of 'openness' in the middle of the commercial area. The width of and the existence of the median provides an opportunity for higher, well designed buildings to be accommodated without overly dominating the streetscape.

The majority of buildings along High Street are one storey, with the occasional older two storey structure. The old Flour Mill and the old bank are the tallest structures in High Street and are at least the equivalent of a modern day 3 storey building. The recent 'Jetty' development incorporates two storey townhouses; however these are setback from the street frontage and are barely visible from High Street.

10.2

SWOT Analysis

Strengths

- Numerous historic buildings that contribute to the streetscape
- Most commercial buildings have not front or side setbacks, contributing to the street wall
- The width of the High Street carriageway allows for potentially higher buildings

Weaknesses

- Numerous single storey buildings are potentially an 'underdevelopment' of valuable commercial land

Opportunities

- New buildings that can add to the existing retail and tourist accommodation provision
- Vacant land is available within the centre
- New buildings, services and facilities which can reinforce High Street as the commercial and community centre of Nagambie

Threats

- Overly tall buildings
- Buildings constructed in a style that doesn't contribute to the existing streetscape
- Buildings physically and visually dominating the landscape and the lake

10.3

Recommendations & Scenarios

Image and Heritage

The aim for High Street is to retain these highly valued historic buildings and streetscape, whilst complimenting them with new buildings that are of a very high quality of contemporary architecture and urban design.

RBA Architects have been commissioned to undertake a Heritage Study for the Shire. As of August 2008 they have undertaken a preliminary analysis and have identified several key buildings in the commercial area with potential heritage values.



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The 'Grain' of Buildings

It is proposed that the 'fine grain' of the streetscape be retained as part of any larger development proposals. This can be achieved through the use of different materials, vertical articulation with recesses or door/window combinations that are reflective of the existing pattern.

The Future Character of High Street (Nagambie Style)

There is a tradition of waterside design in the western world based on use of weatherboard and other 'lighter' materials. Simple, lightly constructed boat sheds, fisherman's sheds, bathing boxes and pleasure structures such as pier pavilions exemplify this style.

In seaside environments this approach has often been overlaid with nautical detailing and sun-sea-and-sand colours. This would seem alien for an inland town like Nagambie.

In Nagambie's case, the 'palette' of colours and textures might more appropriately be taken from the town's landscape setting. The key colours that can be found in the local landscape are associated with native trees and grasses, and include olive green and varying shades of beige and brown. Locally appropriate 'natural' materials might include timber and sheeting products, perhaps with metal or stone details. Corrugated metal roofs, perhaps in the same colour palette, would complement the lightness of design. Shiny or reflective materials, other than glazing, would be avoided.

Building forms would be simple in basic plan but with strong articulation, particularly of elevations. Plans of larger buildings would fit more easily into the finer grain of a country town by being divided into distinguishable component parts and avoiding strong symmetry. Verandas, balconies, roofs, balustrades and other devices can be used to articulate elevations and add to the feeling of lightness. Balconies, verandas and similar features would use light timber or metal supports, rather than heavy masonry.

This approach to building 'style' is deliberately different to the heavier, urban style found in many resort developments and former docklands.

Setbacks

The way that buildings are setback from the property line influences the interaction of those buildings with the street and can also inform the types of land uses within those buildings. Setbacks in High Street are fairly consistent in the area between Jacobson's Outlook and Vine Street; however to the north and south of these areas, setbacks are varied.

In commercial areas it is important that setbacks are consistent and that buildings retain a connection to the street space by being constructed to the front and side property boundaries whilst also incorporating weather protection. This is of particular importance for Nagambie as it ensures that land in the commercial centre along High Street is not underdeveloped. Having fully developed lots in the commercial centre ensures that valuable commercial land is not 'wasted', and that pressure does not emerge for additional commercial land to be zoned in existing residential areas, or on the edge of town.

It is proposed that all buildings in business zoned areas between Vale and Goulburn Streets should have no front or side setbacks. Landscaped setbacks, reflective of adjacent setbacks to delineate the commercial area should be provided along Filson Street, along High Street north of Vale Street and along Glencairn Lane. This setback reflects the interface of these parts of the commercial areas with the surrounding residential areas.

For sites that currently have a direct interface with Lake Nagambie (primarily north of Jacobson's Outlook) these building should have a landscaped setback of at least 6 metres to provide a 'softening' of the edge of the Lake. Buildings constructed right up to the Lake edge are to be discouraged.

The Lakeside Resort Motel should have active frontages to Jacobson's Outlook and High Street with a landscaped setback to Blayney Reserve. Large blank walls to Jacobson's Outlook and



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Blayney Reserve should be avoided, with passive surveillance of these areas from the Resort provided by upper level balconies and windows.

Scale of Buildings

One of the key roles of the built form assessment is to articulate a desired form for buildings along High Street, including the scale and height. In terms of articulating building heights, a number of factors are taken into consideration, including existing building heights, lot size, views to surrounding landscapes as well as market forces and the economic viability of increased building scale.

Other factors specific to Nagambie in determining a preferred building height for buildings along High Street are the visual and amenity impacts that could potentially occur in relation to the Lake, High Street, and the surrounding residential areas.

The Lake

Lake Nagambie is a major community and landscape asset of Nagambie. When determining the visual and amenity impacts of building height upon the Lake, a number of factors need to be taken into account. This includes views to the Lake from the buildings, views to the buildings from the Lake, and ensuring that the Lake retains its 'visual primacy' in the town and that buildings do not visually dominate the Lake and reduce the overall 'county town' aspect of buildings in a landscape setting.

High Street carriageway

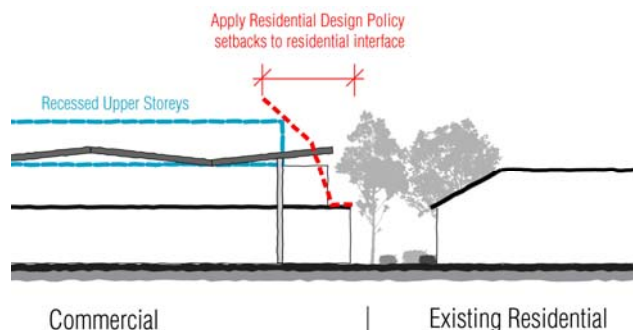
As previously indicated, High Street has a very wide carriageway with a highly landscaped central median that has the potential to accommodate a higher building form without overly dominating the streetscape. It is important however, particularly in commercial areas that buildings are constructed to the front and side property boundaries to create a consistent street wall and to facilitate the development of active frontages to the street.

This in turn leads to a situation where the upper levels of buildings should be setback from the front and site boundaries to reduce overshadowing on adjacent properties and to reduce the visual impact of building 'massing'.

Surrounding residential areas

At the interface between the commercial element of the town centre and the surrounding residential areas, buildings need to be carefully and thoughtfully designed to retain residential amenity and ensure that overlooking and overshadowing are avoided.

This not only includes direct interfaces such as the ones depicted in the image below, but in areas where the interface exists across a roadway.



Existing building heights

As previously detailed, the current High Street streetscape is currently a mix of one and two storey buildings. The majority of the two storey buildings however are at least the equivalent of a modern



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3 storey building. In determining a maximum building height for new buildings within High Street, establishing the current heights of the tallest buildings is a good starting point.

Spot heights have been taken of a number of buildings along High Street. They include:

- The old flour mill at the intersection with Prentice Street which is approximately 11 metres high (at the apex of the roof)
- The Tabilk Tavern which is approximately 10 metres high (including parapet)
- The buildings currently housing the Bakery and Chicken Shop (opposite the signalised crossing) which are approximately 10 metres high
- The old bank building at the intersection with Marie Street which is approximately 10.5 metres high (including parapet)

To determine the proposed maximum heights for new buildings it is important to detail that height in metres, not just storeys. It is proposed that 4 metres for the ground floor be allocated to reflect the preferred use as a retail space, with every additional upper level being 3.5 metres, reflecting either an office or residential use. Each of these heights include space for floor plates, services such as electrical and plumbing, and ceilings etc.

In this circumstance a 2 storey building would be 7.5 high at the street frontage, and a 3 storey building 11 metres. This is roughly equivalent to the existing buildings detailed above.

It is also important to note that an additional level, set back from the street frontage, may be able to be accommodated on a number of lots due to their depth and orientation. It is therefore proposed that two different maximum building height areas be established in the High Street area.

The first is the 'A' areas where buildings are to have a maximum height of 11 metres (3 storeys) at the street frontage, with an overall building height of 14.5 metres (setback 4th storey). These areas are where there are reduced interface issues due to this area being surrounded by streets. There are no direct residential or lake interface issues. This maximum height can also assist in delineating the heart of the High Street retail area.

The second are the 'B' areas where buildings are to have a maximum height of 7.5 metres (2 storeys) at the street frontage, with an overall building height of 11 metres (setback 3rd storey). These areas include the remainder of the commercial area along High Street and reflect the direct interface between the lake and other residential areas that occur.

Conclusion

Taking into account all of the factors outlined above, it is proposed that two areas be delineated to specify preferred heights with consideration being given to the Lakeside Resort Motel due to its multiple frontages.

The 'A' areas (located on the three blocks bordered by High, Goulburn, Filson and Vine Streets) would have a maximum of three storeys at the street frontage, with opportunities for upper levels provided they are setback from the street frontage, and are not visually dominant when viewed from the Lake, High Street or the surrounding residential areas. Buildings should 'step down' to either one or two storeys at the Filson Street frontage to manage the interface with the adjacent residential area.

The 'B' areas (remainder of the Commercial zoned area) would have a maximum of 2 storeys at the High Street frontage, with the potential for a third storey provided they are setback from the street frontage, and are not visually dominant when viewed from the Lake, High Street or the surrounding residential areas. Buildings with an interface with Lake Nagambie should 'step down' to one storey to reduce the visibility of these buildings when viewed from the Lake.

The Lakeside Resort Motel that is directly south of Jacobson's Outlook needs to be examined individually due to its location adjacent to the Lake, and having frontages to Jacobson's Outlook, Blayney Reserve and High Street. This is a key site within Nagambie and is understood to



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currently being totally redesigned as part of a full redevelopment of the site. As part of that redevelopment a 4 storey building is currently proposed for the site, to the south of the existing building which abuts Jacobson's Outlook. This building will not have any direct frontages to the edge of the lot and will sit within the site, but one end will be close to Blayney Reserve

The site is currently part of the 'B' area due to its proximity to the lake. A key principle of establishing this height in this area is to avoid buildings which physically and visually dominate the lake.

10.4 Objectives

- Manage the growth of the town in a way that takes the best of its present character, respects its attractive landscape and lakeside setting, and produces an attractive, coherent future built form
- Improve the environmental performance of buildings
- Create an attractive, naturalistic edge to the lake, particularly where public access is provided

10.5 Strategies

- Locate future commercial development in existing business zoned areas.
- Ensure that development in existing business zoned areas makes full use of the available land and is not an 'underdevelopment' of the site.
- Retain and protect heritage buildings in and around the town centre.
- Encourage restoration of heritage buildings.
- Protect, enhance and achieve a sustainable neighbourhood character that reflects the aspirations of the local community.
- Ensure that buildings within the business zoned areas make a positive contribution to the pedestrian environment, the streetscape character and the activity of High Street.
- Encourage buildings that present Nagambie as a leader in ecological sustainable design.
- Facilitate the development of an outstanding mix of building styles that are of a high architectural standard and are responsive to surrounding built form and landscapes.
- Encourage new buildings to be of high quality contemporary architecture that complements the existing fabric and scale of the town.
- Create a more consistent streetscape by encouraging buildings to be constructed right up to the side and street frontage boundaries.

10.6 Actions

- Prepare and exhibit a proposed schedule to the Design and Development Overlay (DDO) to implement the provisions in the *'High Street Built Form Guidelines'* as contained in the *'Nagambie Style Guidelines'* document and the Heights and Setbacks Map as detailed in the *'Main Street Plan'* which shows the proposed heights and setbacks of new buildings
- Prepare a Planning Scheme Amendment to implement the recommendations of the Neighbourhood Character Assessment as outlined in the *'Existing Residential Area Guidelines'*
- Include in the Strathbogie LPPF a policy to implement the *'ESD Guidelines'* as contained in the *'Nagambie Style Guidelines'* document



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- Include in the Strathbogie LPPF a policy to implement the *'Retail Development Guidelines'* as contained in the *'Nagambie Style Guidelines'* document
- Include in the Strathbogie LPPF a policy to implement the *'Buildings Adjoining Open Space Guidelines'* as contained in the *'Nagambie Style Guidelines'* document



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- 'A' areas (maximum 3 storeys at street level with recessed 4th storey.
- 'B' areas (maximum 2 storeys at street level with recessed 3rd storey.
- ✱ Lakeside Resort Motel site. See Report
- Recreation and open space
- No front or side setbacks
- Landscaped front and side setbacks
- Buildings 'step down' to Filson Street and Lake frontage



12 Implementation Plan

Action	Council Primary Implementation Responsibility	Other Responsible Agencies & Stakeholders	Priority for Implementation
Nagambie Growth Management Strategy			
RESIDENTIAL			
<ul style="list-style-type: none"> Include in the Strathbogie MSS a map and policy containing the potential urban growth of Nagambie to the area generally bounded by the Lake, Racecourse Road, the Railway line, Cemetery Road, High Street and Vickers Road. 	Strategic Planning		High
<ul style="list-style-type: none"> Include in the Strathbogie MSS a map and policy regarding the management and staging of urban expansion and designation of residential intensification areas as shown on the map on page 20 of the Nagambie Growth Management Strategy. 	Strategic Planning		High
<ul style="list-style-type: none"> Amend the Strathbogie planning scheme to require preparation of Development Plan Overlays in association with the release of land for urban development that include the following information: <ul style="list-style-type: none"> New Residential Area Principles as included in the <i>'Nagambie Style Guidelines'</i> document Provision to be made for the setback from the Lake's edge as outlined in the <i>'Landscape Connectivity and Recreation Plan'</i> 	Strategic Planning		High
<ul style="list-style-type: none"> Include in the Strathbogie MSS a policy relating to the provision of a variety of housing types in new residential developments, to meet the diversity of local needs. 	Strategic Planning		High
COMMERCIAL			
<ul style="list-style-type: none"> Include in the Strathbogie LPPF a policy about retaining the existing Business Zone in High Street as the retailing and community focus of Nagambie, consolidating retailing and services within that area, and opposing any retail development might reduce the primacy of the existing High Street commercial area. 	Strategic Planning		High
<ul style="list-style-type: none"> Include in the Strathbogie MSS a policy opposing the rezoning to a Business Zone of any additional land until the existing area zoned Business 1 has been intensively developed. 	Strategic Planning		High
<ul style="list-style-type: none"> Once the existing area zoned Business 1 has been intensively developed, consider the potential for a secondary retail area to be established in the area of the intersection of High Street and Vickers Lane. 	Strategic Planning		Low
<ul style="list-style-type: none"> Work with developers to explore the potential for the establishment of small convenience retail facilities in any of the residential expansion areas. 	Statutory Planning	Developers	Ongoing
INDUSTRIAL			
<ul style="list-style-type: none"> Implement the recommendations of the 2008 Strathbogie Industrial Land Study. 	Strategic Planning		High
<ul style="list-style-type: none"> Investigate options for the relocation of the Council depot and bus depot in Vale Street to a new expanded industrial precinct 	Strategic Planning, Economic	Property owners	Medium

east of the railway line.	Development & Tourism		
<ul style="list-style-type: none"> • Include in the Strathbogie LPPF a policy that discourages non-industrial uses from locating within the industrial zoned areas. 	Strategic Planning	Property owners	High
<ul style="list-style-type: none"> • Lobby for a freeway access point at Ballantyne's Road to be included as part of the construction of the freeway bypass to avoid increased industrial traffic through the Nagambie township. 	CEO, Strategic Planning		High
RURAL AREAS			
<ul style="list-style-type: none"> • Implement the recommendations of the 2004 Strathbogie Shire Rural Residential Strategy in regards to 'Area 8 – Nagambie North' 	Strategic Planning		High
ACCESS AND TRANSPORT			
<ul style="list-style-type: none"> • Undertake a parking study of the Nagambie commercial area, and if appropriate, develop a Precinct Parking Plan that reviews parking demand and supply, reviews the parking rates required by the Strathbogie planning scheme and sets out how any additional car spaces can be provide. 	Strategic Planning		High
<ul style="list-style-type: none"> • Investigate the feasibility and cost of extending Marie Street to link with Boyd Street. 	Strategic Planning		Low
<ul style="list-style-type: none"> • Develop and implement a priority program to gradually roll out wide and continuous footpaths on both sides of roads throughout the entire town. 	Asset Services		High
<ul style="list-style-type: none"> • Lobby the State Government for upgrades to the train station facilities and an increase in frequency of service. 	CEO, Strategic Planning		High
THE LAKE AND RECREATION			
<ul style="list-style-type: none"> • Investigate options for the strengthening or replacement of the vehicular bridge between Buckley Park and Blayney Lane when required 	Asset Services		Medium
<ul style="list-style-type: none"> • Investigate the potential for a significant open space to be located in the area between Vickers Lane and Nook Road as part of any development proposals for this area. 	Strategic Planning		Low
SERVICE PROVISION			
<ul style="list-style-type: none"> • Develop a Community Services Plan to ensure community services provision is provided in line with the anticipated population growth in Nagambie 	Community Services	Services Organisations, State Gov't, Federal Gov't	High
<ul style="list-style-type: none"> • As part of the Community Services Plan, investigate locations for 'community hubs' for the co-location of community and social services. Possible locations include: <ul style="list-style-type: none"> - Church Street in proximity to the Hospital - Corner of Vale and High Streets where the Library and Senior Citizens rooms are located 	Community Services	Services Organisations	High

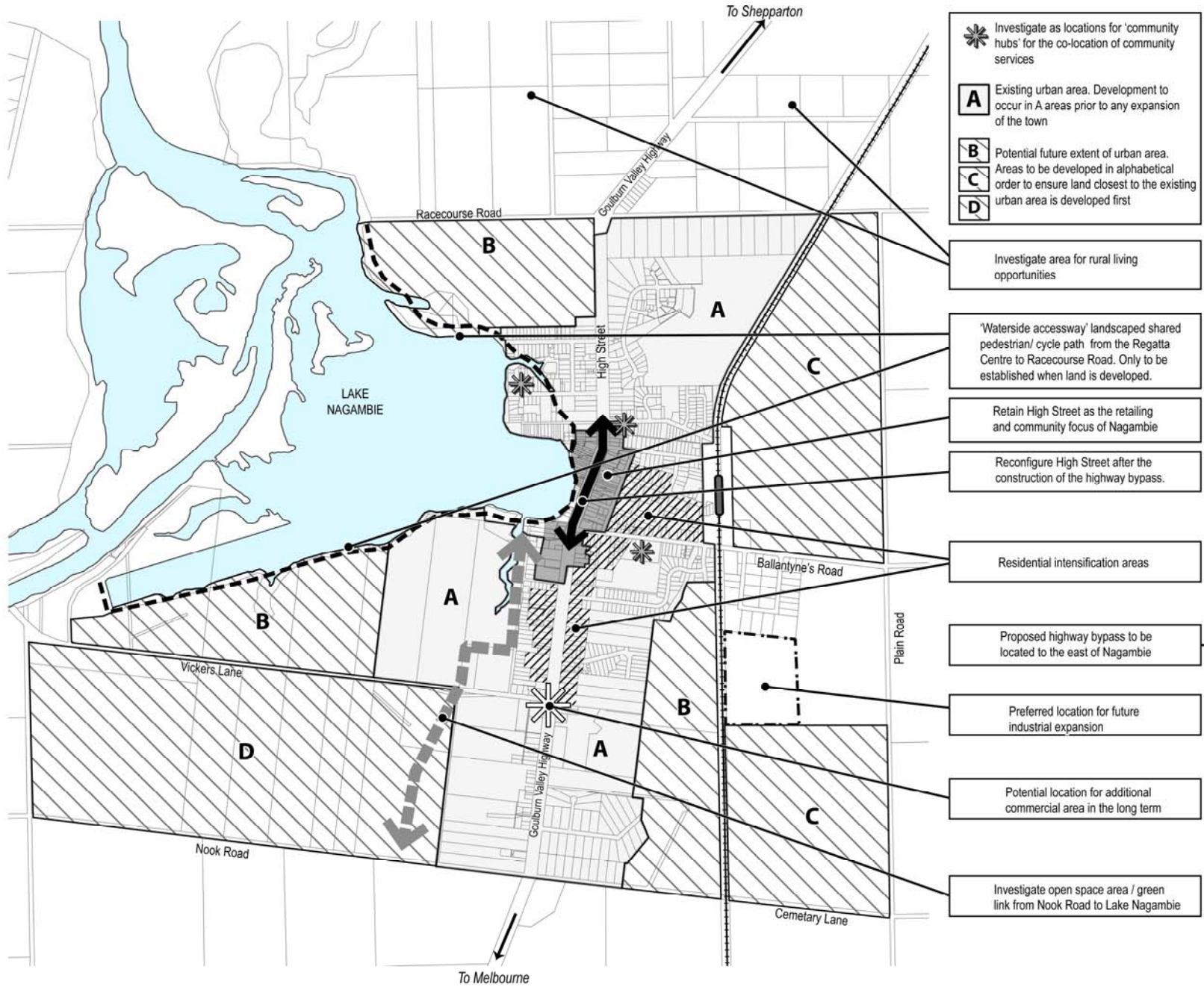
- Goulburn Street in proximity to the Nagambie Primary School			
<ul style="list-style-type: none"> Prepare a Development Contributions Plan (DCP) to seek developer contributions for the provision of social and community infrastructure 	Strategic Planning		High
INFRASTRUCTURE			
<ul style="list-style-type: none"> Maintain a 100 metre buffer for any water craft from the town water intake at Jacobson's Outlook. 		GVW	High
<ul style="list-style-type: none"> Liase regularly with servicing authorities to coordinate future expansions of servicing infrastructure to cater for the growth of Nagambie. 	Strategic Planning	Infrastructure Providers	Ongoing
<ul style="list-style-type: none"> Investigate the long term potential for the movement of the town water intake from Jacobson's Outlook to another location (such as the Goulburn River) in place of major maintenance or upgrades. 	Strategic Planning	GVW	Low
<ul style="list-style-type: none"> Prepare Water Sensitive Urban Design (WSUD) guidelines, including providing gross pollutant traps on stormwater entries to Lake Nagambie. 	Strategic Planning	G-MW	High
BUILT FORM			
<ul style="list-style-type: none"> Prepare and exhibit a proposed schedule to the Design and Development Overlay (DDO) to implement the provisions in the <i>'High Street Built Form Guidelines'</i> as contained in the <i>'Nagambie Style Guidelines'</i> document and the Heights and Setbacks Map as detailed in the <i>'Main Street Plan'</i> which shows the proposed heights and setbacks of new buildings 	Strategic Planning		High
<ul style="list-style-type: none"> Prepare a Planning Scheme Amendment to implement the recommendations of the Neighbourhood Character Assessment as outlined in the <i>'Existing Residential Area Guidelines'</i> 	Strategic Planning		High
<ul style="list-style-type: none"> Include in the Strathbogie LPPF a policy to implement the <i>'ESD Guidelines'</i> as contained in the <i>'Nagambie Style Guidelines'</i> document 	Strategic Planning		High
<ul style="list-style-type: none"> Include in the Strathbogie LPPF a policy to implement the <i>'Retail Development Guidelines'</i> as contained in the <i>'Nagambie Style Guidelines'</i> document 	Strategic Planning		High
<ul style="list-style-type: none"> Include in the Strathbogie LPPF a policy to implement the <i>'Buildings Adjoining Open Space Guidelines'</i> as contained in the <i>'Nagambie Style Guidelines'</i> document 	Strategic Planning		High
Main Street Plan			
PLACE-MAKING AND MARKETING			
<ul style="list-style-type: none"> Work with Traders to make the town more attractive as a tourism destination in its own right, and in particular: <ul style="list-style-type: none"> develop consistent trading hours for businesses along High Street that meet local community and tourism needs 	Economic Development & Tourism	Traders	High

<ul style="list-style-type: none"> - Source successful target retailers from other regional centres - Design a town entry statement showcasing Nagambie's points of difference - Introduce a new branding of the centre - Run workshops on visual merchandising and customer service 			
STREETSCAPE CONCEPT			
<ul style="list-style-type: none"> • Obtain preliminary cost estimates to implement the <i>'Streetscape Concept Plan'</i> based on the option that extends Jacobson's Outlook, as outlined in the <i>'Main Street Plan'</i>, and seek opportunities to secure grant monies to implement the scheme, including preparation of detailed design and construction drawings 	CEO	VicRoads	High
FOOTPATHS			
<ul style="list-style-type: none"> • As part of the development and implementation of a priority program to gradually roll out wide and continuous footpaths throughout Nagambie: <ul style="list-style-type: none"> - Provide footpaths along High Street that cover the entire depth from shopfront to street edge - Prioritise the construction of footpaths along side streets that provide access to key areas of High Street (e.g. Vale, Vine, Prentice, Marie and Goulburn Streets). - Provide a consistent design treatment along High Street retail area that assists in visually identifying and binding the area together 	Asset Services		High
<ul style="list-style-type: none"> • Develop an 'Outdoor Dining Policy' to facilitate, licence and control outdoor dining areas on footpaths. 	Strategic Planning		Medium
LIGHTING			
<ul style="list-style-type: none"> • Undertake an assessment of street lighting in High Street to identify any areas of deficiency in terms of perceived pedestrian safety, and provide upgrades/improvements where required. 	Asset Services		High
<ul style="list-style-type: none"> • Investigate funding options for the replacement of existing street lighting lamps with 'low voltage fluorescent' lamps to reduce power usage and carbon emissions. 	Asset Services	State Gov't	Medium
<ul style="list-style-type: none"> • Investigate options for integrating feature lighting of major features along High Street such as the water tower and significant trees. 	Asset Services		Medium
WEATHER PROTECTION			
<ul style="list-style-type: none"> • Encourage the re-fitting of verandas (and posts) for buildings from which original verandas have been removed. 	Strategic Planning	Property owners	Ongoing
<ul style="list-style-type: none"> • Encourage shop owners to install sympathetically designed verandas over footpaths where there are gaps in weather protection. 	Strategic Planning	Property owners	High

<ul style="list-style-type: none"> Encourage new developments to incorporate effective weather protection of the footpath from sun and rain 	Statutory Planning	Developers	High
SIGNAGE			
<ul style="list-style-type: none"> Develop a signage strategy for Nagambie, in partnership with Nagambie Lakes Tourism and VicRoads, to provide interpretive and directional signage to key tourist destinations, amenities, pedestrian links, car parks and transport stop locations. Utilise a consistent approach in terms of design and theming of all signage. 	Strategic Planning, Economic Development & Tourism	VicRoads	High
TREES & VEGETATION			
<ul style="list-style-type: none"> Develop and implement a priority street tree planting program for the High Street area 	Asset Services		High
<ul style="list-style-type: none"> Continue to implement the 'Strathbogje Shire Council Urban Tree Management Plan'. 	Asset Services		Ongoing
<ul style="list-style-type: none"> Provide new locations for street trees through the widening of footpaths, or the creation of 'outstands' as outlined in the 'Streetscape Concept Plan' 	Asset Services	VicRoads	High
<ul style="list-style-type: none"> Work with Traders and other service groups to investigate options for the planting of grape vines along verandahs 	Economic Development & Tourism	Property owners, Traders	High
PUBLIC FACILITIES			
<ul style="list-style-type: none"> Undertake an audit of existing public facilities and develop a maintenance and replacement schedule as required. 	Asset Services		High
<ul style="list-style-type: none"> Develop a coordinated suite of public street furniture that reflects the local character of Nagambie. 	Asset Services		Medium
LINKS / ACCESS			
<ul style="list-style-type: none"> Include in the Strathbogje MSS, a policy requiring developers of the commercial lots to the north of Jacobson's Outlook with an interface with Lake Nagambie, to provide public access along the waters edge, either on land or via other means such as boardwalks. 	Strategic Planning	Property owners, G-MW	High
<ul style="list-style-type: none"> Establish bicycle lanes along key roads that provide access to and from High Street and the residential areas. 	Asset Services		High
<ul style="list-style-type: none"> Investigate the potential for additional pedestrian and cyclist crossing points along High and Goulburn Streets. 	Asset Services	VicRoads	Medium
INTERFACE WITH THE LAKE			
<ul style="list-style-type: none"> Install gross pollutant traps on all stormwater outlets into Lake Nagambie. 	Asset Services	G-MW	High
Lakeside Connectivity and Recreation Plan			

OWNERSHIP AND MANAGEMENT			
<ul style="list-style-type: none"> Undertake detailed survey work to fully determine land ownership boundaries of the land around Lake Nagambie. 	CEO, Asset Services	G-MW	High
LAKESIDE DEVELOPMENT			
<ul style="list-style-type: none"> Amend the Strathbogie planning scheme to require preparation of Development Plan Overlays in association with the release of land for urban development that include the New Residential Area Principles as included in the <i>'Nagambie Style Guidelines'</i> document. 	Strategic Planning		High
<ul style="list-style-type: none"> In association with any proposal to rezone or redevelop land adjoining the Lake, embed requirements for transfer of a landscaped lakeside reserve and waterside accessway, as described in the <i>Lakeside Connectivity and Access Plan</i>. 	Strategic Planning	G-MW	As required
<ul style="list-style-type: none"> Seek opportunities to obtain funding for detailed design and implementation of the waterside accessway, in its sections north of Jacobson's Outlook, as shown in the <i>Lakeside Connectivity and Access Plan</i>. 	CEO, Asset Services	G-MW	
<ul style="list-style-type: none"> Seek opportunities to obtain funding for detailed design and implementation of the Regatta Centre concept shown in the <i>Lakeside Connectivity and Access Plan</i>. 	CEO	G-MW	High
EXISTING RECREATION AREAS			
<ul style="list-style-type: none"> Seek opportunities to obtain funding for detailed design and implementation of improvements to Buckley Park as detailed in the <i>'Buckley Park Concept Plan'</i> in the <i>Lakeside Connectivity and Access Plan</i>. 	CEO, Asset Services		High
<ul style="list-style-type: none"> Seek opportunities to obtain funding for detailed design and implementation of improvements to Jacobson's Outlook and Blayney Reserve as outlined in the <i>'Jacobson's Outlook and Blayney Reserve Concept Plan'</i> in the <i>Lakeside Connectivity and Access Plan</i>. 	CEO, Asset Services	G-MW	High
<ul style="list-style-type: none"> Investigate options for the strengthening or replacement of the vehicular bridge between Buckley Park and Blayney Lane when required 	Asset Services		Medium
Lake Access and Activities Framework			
BOATING			
<ul style="list-style-type: none"> Enforce the current boating operating zones that apply to Lake Nagambie. 	Boating Safety Advisor		Ongoing
<ul style="list-style-type: none"> Develop a policy in regards to the use of vessels like BBQ boats, house boats and day barges on Lake Nagambie 		G-MW	High
<ul style="list-style-type: none"> Provide facilities for smaller boats to use the Lake, through the design of car and trailer parking areas and boat ramps. 	Asset Services		Medium
<ul style="list-style-type: none"> Provide short term docking facilities at Jacobson's Outlook for private boats, water taxis and tourist boats to improve the integration of High Street with the Lake. 	Asset Services		Medium

<ul style="list-style-type: none"> Encourage non powered vessels to operate in the unpowered and 5 knot zones as indicated on the Lake Nagambie operating zones map. 	Boating Safety Advisor		Ongoing
SWIMMING AND FISHING			
<ul style="list-style-type: none"> Investigate the costs and benefits of developing a swimming facility in Buckley Park in conjunction with any further review of the recommendations of the 2007 Aquatic Facilities Strategy. 	Asset Services		Medium
<ul style="list-style-type: none"> Create on-shore areas where fishing is encouraged. These areas could include boardwalks or raised platforms. 	Asset Services		High
<ul style="list-style-type: none"> Ensure that shore fishing does not occur in areas where boats come near to the shore (public jetties, launching areas etc). 	Boating Safety Advisor		Ongoing
<ul style="list-style-type: none"> Provide fish cleaning areas at the boat launching areas. 	Asset Services		High
<ul style="list-style-type: none"> Provide interpretive signage about fish types and catch limits at areas where fishing may be undertaken. 	Asset Services	G-MW	High
PRIVATE INFRASTRUCTURE			
<ul style="list-style-type: none"> Determine 'legal' status of jetties and slipways that might be wholly contained within private property boundaries, but are located in the waters of Lake Nagambie. 		G-MW	High
<ul style="list-style-type: none"> Develop 'guidelines' to assist in decision making about whether to permit private jetties, boat ramps, moorings and associated landed infrastructure (including retaining walls, steps, pump sheds, lighting facilities, landscaping) in or on Lake Nagambie. 		G-MW	High
<ul style="list-style-type: none"> Introduce a design guidelines and licensing system for private jetties, boat ramps, moorings and associated infrastructure (including retaining walls, steps, pump sheds, lighting facilities, landscaping) in Lake Nagambie. 		G-MW	High
<ul style="list-style-type: none"> Determine what level of structural development should occur on G-MW land around Lake Nagambie inside of the 50 metre exclusion zone and introduce design guidelines and a licensing system for these approved structures. 		G-MW	High
THE REGATTA CENTRE PENINSULA			
<ul style="list-style-type: none"> Undertake amenity improvements to the Regatta Centre Peninsula as detailed in the <i>'Nagambie Regatta Concept Plan'</i> 	Asset Services		High
<ul style="list-style-type: none"> Investigate the feasibility of lengthening the Regatta Centre Peninsula to the 1000 metre mark of the rowing course. 	Asset Services		Low
COMMERCIAL OPERATIONS			
<ul style="list-style-type: none"> Explore commercial development opportunities available for Lake Nagambie and that provide financial, social and environmental benefits for the key stakeholders and Nagambie community. 		G-MW	High



-  Investigate as locations for 'community hubs' for the co-location of community services
- A** Existing urban area. Development to occur in A areas prior to any expansion of the town
- B** Potential future extent of urban area.
- C** Areas to be developed in alphabetical order to ensure land closest to the existing urban area is developed first
- D** Areas to be developed first

Investigate area for rural living opportunities

'Waterside accessway' landscaped shared pedestrian/ cycle path from the Regatta Centre to Racecourse Road. Only to be established when land is developed.

Retain High Street as the retailing and community focus of Nagambie

Reconfigure High Street after the construction of the highway bypass.

Residential intensification areas

Proposed highway bypass to be located to the east of Nagambie

Preferred location for future industrial expansion

Potential location for additional commercial area in the long term

Investigate open space area / green link from Nook Road to Lake Nagambie