

Fact Sheet

Frequently asked questions

An application has been made to develop a caravan and camping park for the Le Penelope's site at 82 Kirwans Bridge Road, Kirwans Bridge.

These questions were raised during a recent information session. Council officers are also on hand to answer your questions at any time.

What does the proposed development include? The proposed tourist park is on about 16.4 hectares in the north western section of the site, and will include 119 villas, 96 ensuite sites and 57 powered sites on Lake Nagambie.

The existing building would be redesigned and modified to include a reception/lobby area, café with bar, shop, café/restaurant (which will be available for functions) and a large, terraced area.

A two-lot subdivision is also proposed. This would create a block containing the proposed tourist park on 16.4 hectares, and the existing dwelling and shedding will be on the balance block of 24.93 hectares.

Two activity areas would be created within the park, and an amphitheatre in the north western section of the property that will be available to be used for weddings and other functions. The design also includes a boat ramp in the north western corner of the allotment, and four jetties along the waterfront to provide visitors access to the water.

How can I find out more information? There are many ways to find out more. You may look at the application and any documents that support the application on our website at <https://www.strathbogie.vic.gov.au/development/statutory-planning/planning-permits-currently-advertised>.

Council officers are also on hand to answer your questions. Contact our planning department by phoning 5795 0000 or emailing info@strathbogie.vic.gov.au.

How do you let people know about planning applications near them? The *Planning and Environment Act 1987* specifies that notice be given in three ways:

- notice be given to owners and occupiers of adjoining land
- a sign can be placed on site, and
- an advertisement in the local newspaper.

How did Council inform nearby residents about this proposal at Kirwan's Bridge? Due to the size of the proposed development, Council officers provided more extensive notice than required under the Act.

We wrote to 93 nearby property owners and occupiers, an advertisement was placed in the Community Voice, two signs were requested to be placed on site, the application is on Council's website and a fact sheet prepared and made available to the public.

We also arranged for an information drop-in session to provide an alternative way for people to access the information.

We ask the community to understand this is the start of engagement opportunities. We will hold more face-to-face opportunities in the new year.

How do I have my say? Any interested person may submit to the application. Submissions must be made in writing and include your full name and postal address. You can find a submission form on our website at <https://www.strathbogie.vic.gov.au/development/statutory-planning/objections>. A reminder that all submissions to the application will become public documents.

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What other opportunities to have a say will there be? We'll be hosting a further drop-in session on Monday, February 1, 2021. This will be a drop-in session from 3pm to 7pm at the Nagambie Regatta Centre.

This means you can come at any time between 3pm to 7pm to speak to Councillors and Council staff. We've heard you needed more notice and a more suitable time, and we're committed to making sure our community has every opportunity to learn more about this application.

We will also hold one-on-one meetings with submitters to ensure we understand their concerns and work through them with the applicant.

Before a decision is made by Council, we will also hold a consultation meeting. This is an opportunity for everyone involved in, or affected by, a planning permit application to present their issues in an open forum.

When does the submission period close? The official advertised period finished on December 23, but we will continue to receive submissions until a decision is made by Council. We have updated our website to ensure people know they can continue to make submissions – for or against – the proposal. We will continue to update with information about when this application will be before Council for a decision, so you are clear on when submissions are due. This will not occur until after the drop-in session on February 1 and after the consultative meeting (of which the date is not set).

During our recent information session Council officers received many questions on the proposal. Most were based on the following topics:

- **Road safety**
- **Water safety**
- **Environmental impacts**
- **Nearby facility maintenance and upgrades, and**
- **Planning scheme questions**

We have responded to these questions based on the topics below.

Planning scheme questions

Is the area outside the Nagambie Growth Management Strategy area? The proposed site is in the Farming Zone and uses such as the proposed camping and caravan park can be considered on this allotment. You can find more information on this in our Planning Scheme, which is on our website under the Development, Statutory Planning menu.

The proposed lots are less than the 40ha minimum lot size. Is this permitted? In the Farming Zone, a permit can be applied for to create lots less than the minimum lot size if the subdivision creates a lot for an existing dwelling. As this site contains a dwelling, the application can be considered.

The proposed 16.4ha lot does not contain a dwelling and is not being retained for agriculture. Is this permitted? The proposed subdivision is to create a 24.93ha lot with the existing dwelling, and a 16.36ha lot with the existing Le Penelopes building, proposed to be converted and used as part of the caravan and camping park. The zone does not prohibit the creation of a lot such as the proposed and must be assessed against the relevant provisions of the planning scheme.

Shouldn't the agricultural qualities of the land be protected? The site is in area nine of the Rural Residential Strategy 2004, as identified for rural residential or low-density residential zoning. While this has not been rezoned, it is in an area identified as having potential for alternative uses from farming.

Do we need another caravan park and why in this area? Planning needs to assess any applications on its merits, and the commercial viability of a proposal such as this is not a planning matter. Tourism is also a supported industry within the State Planning Policy framework.

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Works have already started on the building and draining the dams. Is this just a 'rubber stamp job' and not a process the community can meaningfully have input into? No planning permits have been issued for a change of use. However, this does not stop the owner refurbishing the existing building. Please note, works to decommission the dam are managed by Goulburn Murray Water (GMW).

How will existing infrastructure (particularly electricity, water, sewerage and roads) cope with all the new development in the area? The application has been referred to Goulburn Valley Water, SP Ausnet and Council's assets department for consideration of how the proposed development will be able to be serviced. These authorities will provide responses that will ensure the permit application bear the costs of any necessary upgrades to infrastructure required to support the development.

Environmental questions

Is the applicant being allowed to dredge the backwater and remove stumps and logs? The application does not include any works on the waterway, with the exception of the proposed construction of the boat ramp and four jetties. This is being considered by GMW as part of the application. No dredging or removal of stumps or logs have been proposed.

Has an Environmental Impact Report been completed? The application has been referred to the Department of Environment, Land, Water and Planning (DELWP), GMW and Goulburn Broken Catchment Management Authority for consideration of environmental impacts.

How is native vegetation removal along the waterway monitored? This is the responsibility of GMW, who will be responsible for licencing any on-water structures such as boat ramps and jetties.

Has the developer received the required permits, for discharging sewerage water from a large dam on the property into the backwater? The landowner has been working with GMW on the dam decommissioning. No sewerage water has been discharged into the backwater. The dams on site have been decommissioned, and a fire pump has been removed from the side of one of the dams. The remnant concrete from this pump may appear as a septic tank, but it is not one. There is still an existing effluent system on site supporting the current building.

How will rubbish going into the river be controlled? Any planning permit that may be issued would include conditions in relation to amenity and waste management, with ongoing requirements to ensure no litter enters the waterway.

How will you ensure the old river red gums to the immediate west of the site are protected? A planning permit is required for the removal of any native vegetation. Any applications for vegetation removal would be assessed under the provisions of the Strathbogie Planning Scheme and the Department of Environment, Land, Water and Planning's (DELWP) *Guidelines for the removal, destruction or lopping of native vegetation*

Water safety questions

How is safety going to be ensured on the waterway? We have heard many concerns about safety on the waterways. On water activities are managed separately from the planning item for consideration.

However, Strathbogie Shire Council is the waterway manager for the Goulburn River, from Hughes Creek to Goulburn Weir and including Lake Nagambie. This means we are responsible for ensuring the safe operation of vessels and to minimise the risk of environmental damage in the waters under our control.

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For us, the safety of people using waterways in our Shire is paramount. As waterway manager – we are constantly assessing how we keep our waterways safe. This means working with Marine Safety Victoria and Water Police to ensure the speed limits and appropriate use zones are established.

We engage a contractor to patrol the waterway, and we work with Water Police and Transport Safety Victoria, who also undertake patrols.

In addition, Victoria Police members from Nagambie and Seymour provided training on enforcement regulations. This training ensures greater capacity to make sure everyone is doing the right thing.

Road safety questions

Has a Traffic Impact Assessment been completed for Kirwans Bridge and surrounding roads? Yes, a Traffic Impact Assessment Report has been prepared and submitted as part of the application. This is available on our website, on the 'Permits Currently Advertised' page. This is being assessed by our engineers for the permit application.

Are the roads to be upgraded to an acceptable standard to cater for the increased traffic, especially for vehicles towing boats and caravans? The application has been referred to our engineering department, who will consider the existing infrastructure and the potential impact from the proposal. This normally results in conditions being recommended for works on roads.

Is the gravel section on Kirwans Bridge Road to be sealed? Through the application we are able to consider the road network abutting the property. The existing issue with this section is separate to the planning matter, but we acknowledge it needs to be assessed.

Has consideration been given to what impact increased traffic will have on Kirwans Bridge? We understand Kirwans Bridge is a vital passage for road users from the Kirwans Bridge township to Nagambie. As residents would know we completed pile strengthening works in 2016.

The application has been referred to our engineering department, who will consider the existing infrastructure and the potential impact from the proposal. The application is supported by a Traffic Impact Assessment, which can be found on our website.

Large extended turning lanes in both directions, into the park, will be a necessity. Will these be provided? The proposal has identified a two-way driveway inside the park that will lead to a forecourt area at the front of the main building. This will include waiting bays for cars and long vehicles to ensure they are not queueing on the road.

As with the previous question, the application has been referred to our engineering department, who will consider the access to the park from Kirwans Bridge Rd. This normally results in conditions being recommended for works on roads where required.

Is Turner Island Lane to be sealed with bitumen and made safer? The site does not propose access from Turner Island Lane. The application has been referred to our engineering department, who will consider the existing infrastructure and the potential impact from the proposal. This normally results in conditions being recommended for works on roads.

Will a bicycle track into town be completed to ensure safety? Connectivity for the site back into Nagambie is a good consideration, and while planning is limited on this application as to being able to make a developer undertake works off site, the developer has been considering this matter independently as it is a risk for potential patrons as well.

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Council understand and supports the need for connectivity to the Nagambie township. This is not just from this proposal, but the existing caravan park. We have heard the need for pathways and connections and we are working with all levels of government to identify funding opportunities.

Nearby facility maintenance questions

The boat ramp at Picnic Point is in very poor condition and needs upgrading. When will this be attended to? The proposal includes provision of a boat ramp and parking area within the caravan park for customers of the park itself, this means all visitors to the park would have access to and use this boat ramp to cater for their needs.

The boat ramp at Picnic Point is not part of the permit application. If residents are concerned about its condition, we encourage you to discuss this with Council. In the new year we will be calling for input into our Council Plan – this sets our focus for the next four years. We want to create these important documents with our community!

Will toilet and rubbish facilities be provided at Picnic Point? The proposal does not include any works for Picnic Point. This is because the park will provide the facilities for its visitors – it includes a boat ramp, four jetties and toilet and shower facilities.

How is the large increase in demand for car and trailer parking going to be satisfied at Picnic Point when it is at capacity on most days? As with previous questions the proposal includes provision of a boat ramp and parking area within the caravan park for customers of the park itself, this means all visitors to the park would have access to this boat ramp to cater for their needs.

How will the road degradation during construction be managed? The application has been referred to our engineering department, who will consider the existing infrastructure and the potential impact from the proposal. This normally results in conditions being recommended for works on roads where required.



The map pictured left shows the proposed layout of the caravan and camping park.

For more information go to our website at www.strathbogie.vic.gov.au