

An aerial photograph of Nagambie, Australia, showing a mix of residential houses, commercial buildings, a large water tower, and a river. The town is surrounded by green fields and a cloudy sky.

Nagambie Growth Management Strategy 2020

Report for Strathbogie Shire Council
19/20-28 Nagambie Growth Management Strategy

DRAFT

Please keep until final version for audit purposes

Customer:

Strathbogie Shire Council

Customer reference:

19/20-28 Nagambie Growth Management Strategy

Confidentiality, copyright & reproduction:

“This report is the Copyright of Strathbogie Shire Council and has been prepared by Ricardo Energy Environment and Planning a trading name of Ricardo-AEA Ltd under contract 19/20-28 Nagambie Growth Management Strategy dated 7 February 2020. The contents of this report may not be reproduced, in whole or in part, nor passed to any organisation or person without the specific prior written permission of Strathbogie Shire Council. Ricardo Energy Environment and Planning accepts no liability whatsoever to any third party for any loss or damage arising from any interpretation or use of the information contained in this report, or reliance on any views expressed therein, other than the liability that is agreed in the said contract.”

Contact:

Ben Hawkins
Level 4, 3 Bowen Crescent, Melb Vic 3004 PO Box 33298
Melbourne 3004 Australia.

t: +61 (0) 3 9978 7823

e: ben.hawkins@ricardo.com

Author:

Ilona Stuart, Ben Hawkins

Approved By:

Ben Hawkins

Date:

18 May 2020

Ricardo Energy Environment & Planning reference:

Ref: 30781 Nagambie Growth Management Strategy 2020

Issue History		
Issue Number	Date Issued	Document Status
1	14/04/2020	Draft Strategy
2	19/05/2020	Draft Strategy – updated with feedback from Council and the VPA

Executive summary

Strathbogie Shire Council (Council) with assistance from Ricardo Energy, Environment and Planning (Ricardo) have revised the Nagambie Growth Management Strategy (NGMS) (2008). The NGMS (2020) responds to recent growth in Nagambie and updates to relevant policy, strategies and studies. It provides guidance for managing growth in Nagambie by coordinating infrastructure delivery and land supply to support the sustainable growth of the Township.

The location and township of Nagambie is identified on Plan 1.

The NGMS is a high-level and broad strategy that:

- Sets the future vision for Nagambie.
- Establishes a framework for growth and development over the next 15 years and onwards.
- Identifies the objectives needed to achieve good planning outcomes.
- Directs actions and guidelines to achieve the preferred outcomes.
- Identifies required social and physical infrastructure to support residential, commercial and industrial growth.
- Provides certainty for public and private decision making.

The NGMS addresses key challenges to guide settlement, economic growth, environment, community services and recreation infrastructure, and transport infrastructure for residents and visitors.

The vision will be achieved by implementing guidelines and actions under objectives within five categories. These categories align with the municipal influences outlined in the Municipal Strategic Statement (MSS) in accordance with new format planning scheme in the Strathbogie Planning Scheme, titled:

- Sustainable settlement

- Sustainable economic growth
- Sustainable environment
- Sustainable community services and infrastructure
- Sustainable transport infrastructure

The NGMS is an overarching strategy that identifies suitable areas for growth. These areas are conditional on further assessment, council resolutions and Planning Minister support (where planning scheme amendments are required).

The vision for Nagambie is:

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.
- Protects and retains productive agricultural land from residential encroachment.

Table of contents

- 1 Introduction 3**
 - 1.1 Purpose3
 - 1.2 Strategy area3
 - 1.3 Strategic context.....3
 - 1.4 Process.....6
 - 1.5 Population growth.....6
- 2 Vision 7**
- 3 Background documents 8**
 - 3.1 Nagambie existing conditions report (2020).....8
 - 3.2 Nagambie key issues and opportunities report (2020).....8
 - 3.3 Documents that informed the NGMS (2008).....8
- 4 Sustainable settlement 11**
 - 4.1 Objectives12
 - 4.2 Guidelines.....12
 - 4.3 Actions12
- 5 Sustainable economic growth 13**
 - 5.1 Objectives13
 - 5.2 Guidelines13
 - 5.3 Actions14
- 6 Sustainable environment 16**
 - 6.1 Objectives16

- 6.2 Guidelines 16
- 6.3 Actions 17
- 7 Sustainable community and recreation infrastructure ... 19**
 - 7.1 Objectives 19
 - 7.2 Guidelines 19
 - 7.3 Actions 20
- 8 Sustainable transport infrastructure 22**
 - 8.1 Objectives 22
 - 8.2 Guidelines 22
 - 8.3 Actions 22
- 9 Implementation 24**
 - 9.1 Implementation plan 24
 - 9.2 Public Infrastructure Plan 28

List of tables

- Table 1 Nagambie forecast residential land supply requirement 11
- Table 2 Implementation plan 28
- Table 3 Precinct Infrastructure Plan 30

List of plans

- Plan 1 Existing conditions 5
- Plan 2 Future Land Use 9
- Plan 3 Main Street Plan..... 10
- Plan 3 Access and transport 15
- Plan 4 Community and open space infrastructure 18
- Plan 5 Transport Infrastructure 21

Acknowledgements

The Nagambie Growth Management Strategy was prepared with the input of many different people from the community, the Shire and the consultant team.

Strathbogie Shire Council

Daniel Moloney Town Planner
Emma Kubeil Manager Planning and Investment

Victorian Planning Authority

John Petrakos Strategic Planning Manager
Zachary Powell Planner

Consultant Team

Ricardo Energy, Environment & Planning

Tom Harrington Project Director
Ben Hawkins Project Manager
Ilona Stuart Project Team

Patch Design + Plan

Anthony Battaglia Mapping

Agency input

APA Gas Authority
Country Fire Authority
Department of Transport
Department of Environment, Land, Water and Planning
Department of Education and Training
Environment Protection Authority
Goulburn Broken Catchment Management Authority

Aboriginal Acknowledgement

We acknowledge the traditional owners of the land, the Taungurung people, which now comprises Nagambie, we pay respect to their tribal elders, we celebrate their continuing culture and we acknowledge the memory of their ancestors.

1 Introduction

Strathbogie Shire Council (Council) with assistance from Ricardo Energy, Environment and Planning (Ricardo) have revised the Nagambie Growth Management Strategy prepared in 2008 in response to revised strategic policy directions and local and regional conditions.

Nagambie will continue to experience moderate growth, which must be managed to ensure the town's existing character is retained and it supports the required economic growth and the provision of appropriate community and social infrastructure. The Nagambie Growth Management Strategy (2020) (NGMS) 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 NGMS is required to identify suitable growth areas for residential and industrial development, coordinate growth and infrastructure, identify key strategic sites and establish a high-level implementation plan for Nagambie. It sets out the scale and direction of development in the town to meet the future needs of the Nagambie community.

1.1 Purpose

The NGMS identifies the scale, location and direction of development of the township to meet the future needs of the Nagambie community. It gives 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.

A vision has been established for growth in Nagambie to ensure a coordinated and shared vision of the future. Decisions on change occurring in Nagambie will achieve this vision. A series of objectives, strategies and actions have been identified in five categories to make the implementation of the vision a realistic and attainable goal.

The NGMS will be incorporated into the Strathbogie Planning Scheme and must be considered when assessing applications in Nagambie. It will also provide strength to decisions around new social and physical infrastructure to be provided.

1.2 Strategy area

Nagambie is located in the Strathbogie Shire, approximately 135 kilometres north of Melbourne and 55 kilometres south of Shepparton along the Goulburn Freeway. Nagambie is located in a pastoral and agricultural region between Seymour and Shepparton along the Goulburn River, overlooking Lake Nagambie. The study area encompasses the Nagambie township, surrounding rural land and Lake Nagambie.

The study area is bounded by the Goulburn Valley Freeway to the east, Nook Road to the south, rural land property boundaries to the west and residential land property boundaries to the north, as shown in Plan 1.

1.3 Strategic context

State Policy

The State Planning Policy Framework (SPPF) sets out state-wide planning policy with relevant policies for Nagambie. The development of the NGMS is informed by:

- The *Hume Regional Growth Plan* (2014) which identifies Nagambie as an urban locality that will continue to accommodate some moderate growth, largely as it provides lifestyle opportunities and is located near popular tourist attractions.

- *Plan Melbourne 2017-2050* (2017) which seeks to achieve that regional Victoria is productive, sustainable and supports jobs and economic growth.

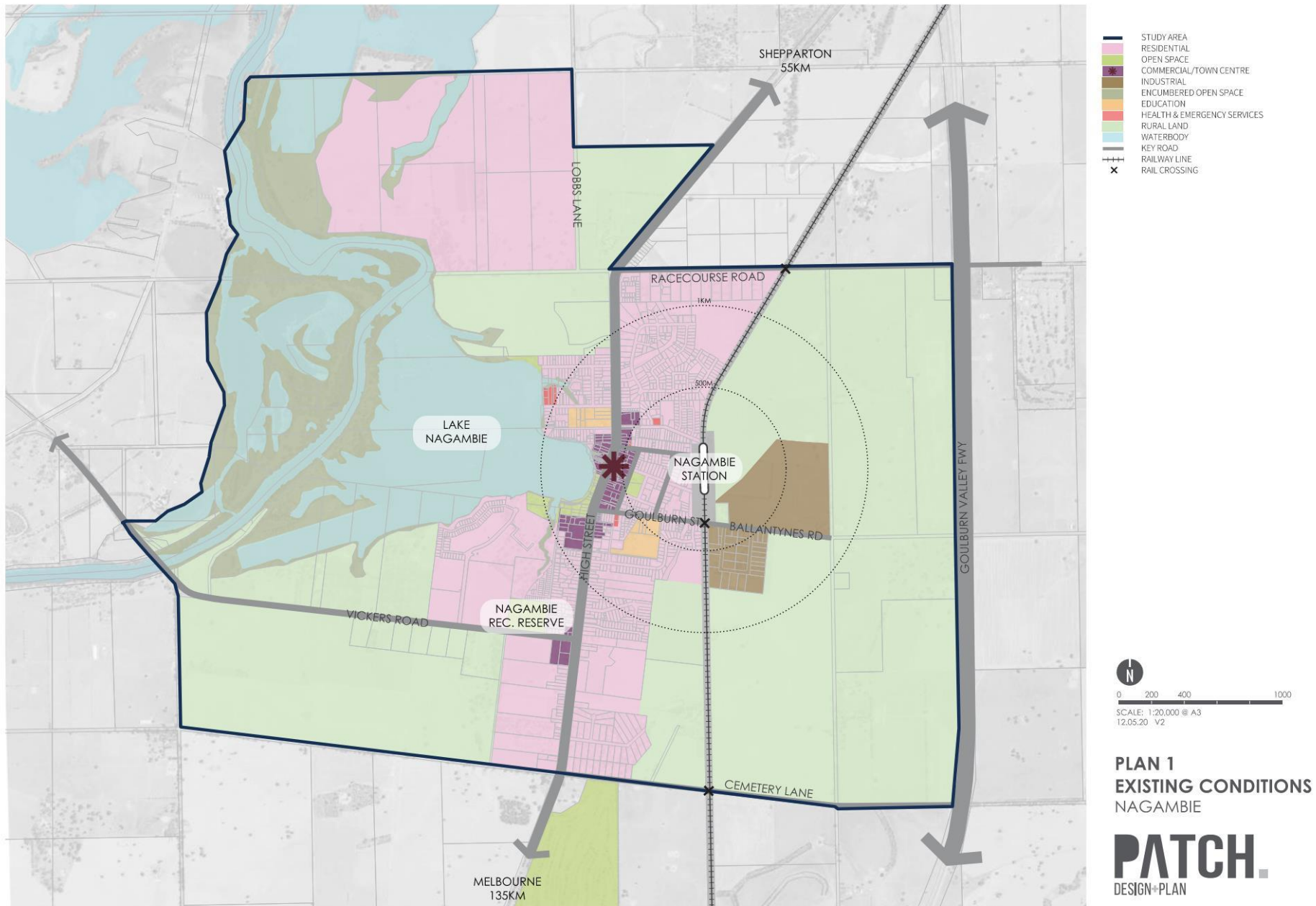
Local Policy

Local planning policy identifies Nagambie as a regional town where growth and services and facilities will be focussed.

Clause 21.03 Local Area Plans contains direction for each of the key local areas in the municipality, including Nagambie at Clause 21.03-4.

The following Clauses have informed the Nagambie Growth Management Strategy:

- Clause 21.02 Sustainable Settlement
- Clause 21.04 Sustainable Environment
- Clause 21.05 Sustainable Communities
- Clause 21.06 Sustainable Economic Growth
- Clause 21.07 Sustainable Infrastructure



1.4 Process

The following process has been undertaken to inform the review of the NGMS.



In 2008 consultation on the Nagambie Growth Management Strategy commenced and included:

- Engagement with state government agencies and authorities.
- Workshops with the community.
- Workshops with traders.
- Notification to residents and businesses in the Township.
- Responding to a range of enquiries from the community.

In 2020 consultation on the updates to the NGMS included:

- Engagement with state government agencies, referral authorities, service providers, and local organisations.
- Notification via local newspaper and Councils social media platforms.
- Responding to a range of enquiries from the community.

1.5 Population growth

The current population of the Nagambie township is approximately 1,700 and is anticipated to grow at an average annual growth rate of 2.9% out to 2036, to a projected population of 4,000.

Land and housing affordability are key drivers of population growth in Nagambie. Other key drivers include:

- Access to a range of public and private community services and facilities.
- An agricultural industry with a range of supporting businesses and services
- An attractive lifestyle with natural environmental features the focus of the town.

As outlined in the *Key Issues and Opportunities report, March 2020* (Ricardo Energy Environment & Planning), Clause 21.03-4 (Local Areas Plan) describes that the permanent population of Nagambie is expected to grow to around 4,000 people in the near future. Considering this population forecast, the amount of land potentially available to accommodate residential growth, the recent increase in building approvals and lifestyle opportunities available in Nagambie, the NGMS supports the population objective of 4,000 people by 2036.

2 Vision

The vision for Nagambie was developed through engagement with council and key stakeholders. A number of key objectives have been developed for the NGMS which are included within the relevant category below.

The vision for Nagambie is that:

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 the 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.

Protects and retains productive agricultural land from residential encroachment.

3 Background documents

There are a number of background documents that have informed the review and updates of the Nagambie Growth Management Strategy. They have been implemented into the Strategy where relevant and appropriate. A brief summary of each document is provided below.

3.1 Nagambie existing conditions report (2020)

The *Nagambie existing conditions* report provides an analysis of current conditions and development trends in Nagambie. It outlines the towns regional and local context, the applicable planning framework, existing planning controls and policy and legislative changes that have occurred since the finalisation of the NGMS in 2008 and other planning considerations. The report informed the *Key Issues and Opportunities* report and subsequent updates to the NGMS.

3.2 Nagambie key issues and opportunities report (2020)

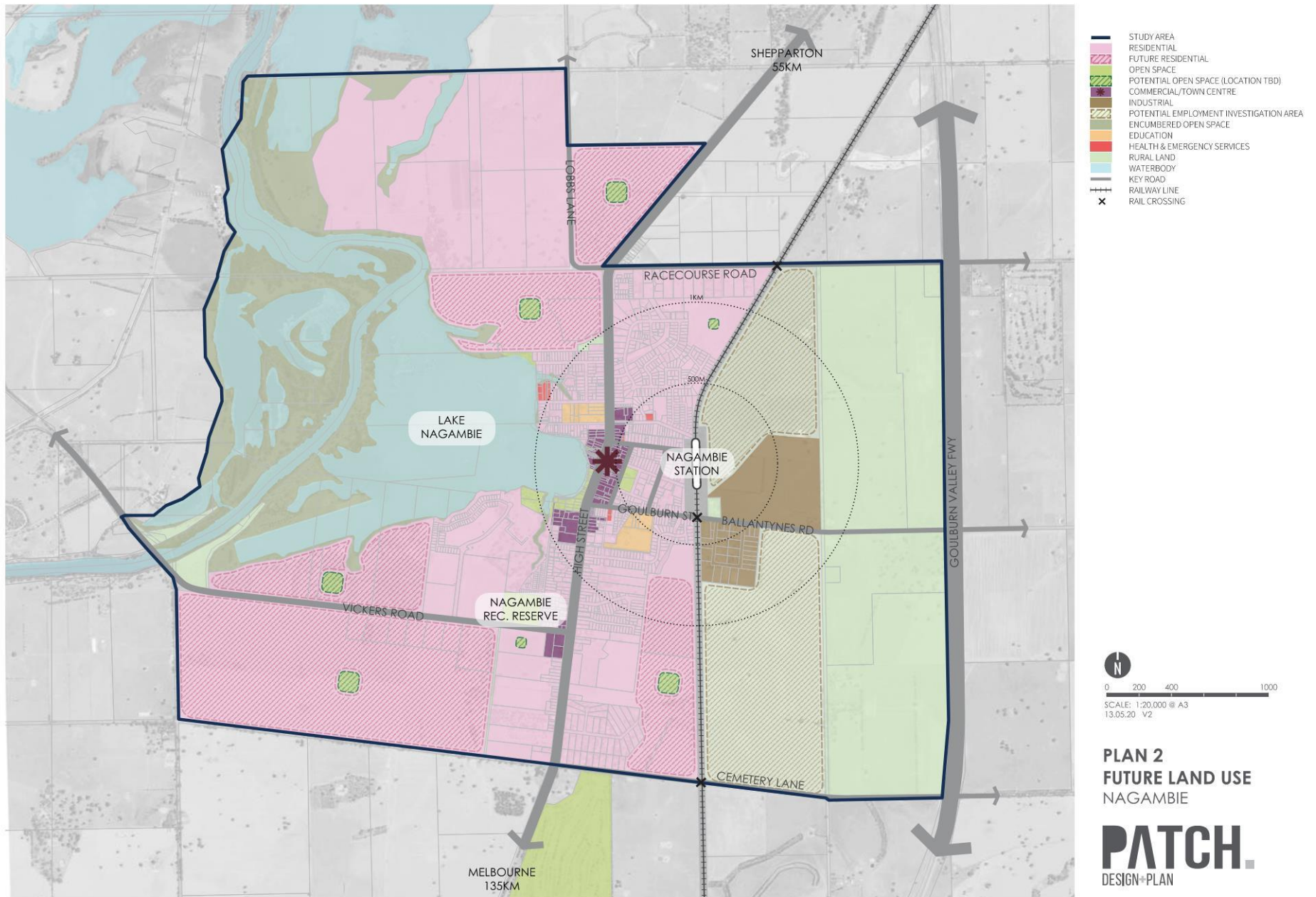
The purpose of this report is to inform the review and update of the NGMS 2008. It builds upon the analysis performed in the *Nagambie Existing Conditions Report*, which considered the current character and environment of Nagambie and trends that are influencing the town.

3.3 Documents that informed the NGMS (2008)

As part of the development of the previous NGMS (2008) a number of documents were commissioned by Strathbogie Shire Council. These projects informed the NGMS (2008) and have been used to inform the new Strategy as background documents. The documents include:

- Lakeside Connectivity & Recreation Plan, December 2008, Planisphere
- Lake Activities and Access Framework, December 2008, Planisphere
- Neighbourhood Character Assessment, December 2008, Planisphere
- Nagambie Style Guidelines, December 2008, Planisphere
- Background report (Nagambie Growth Management Strategy 2008)

Objectives, Guidelines and Actions refer to these background documents to provide guidance around when and how they should be used to guide future development.





4 Sustainable settlement

The NGMS reaffirms the need to support sustainable residential growth to accommodate and manage population growth in Nagambie. To ensure that residential growth is sustainable and contributes to the economic and social development of Nagambie the NGMS will ensure that growth:

- Is appropriately serviced by community facilities, open space and recreational opportunities.
- Is accessible using all modes of transport.
- Will ensure that land uses are compatible.
- Contributes to the economic growth and development of Nagambie and the broader region.
- Will contribute towards Nagambie being a great place for the local community.

The Strategy will establish objectives, guidelines and actions to guide future growth, including good design principles to retain, respect and enhance the character of the existing Nagambie Township.

As a long-term strategy, the demographics of Nagambie will evolve and housing requirements will change. A key aspect of the strategy is to ensure communities offer a diverse range of housing for different groups of people.

Locating growth in appropriate locations with access to jobs, services and transport enhances liveability in a community and will make the most of existing services and infrastructure.

Growth Forecast

According to 2016 census data, 1,724 people lived in the Nagambie urban centre locality (UCL), made up of 48.9% male and 51.1% female, with a median age of 51. The *Nagambie Existing Conditions* (2020) report

provides an overview of the population at the time of writing the report in Nagambie.

The *Key Issues and Opportunities* (2020) report investigates forecast population data for Nagambie and the surrounding area to inform a population aspiration target for the Strategy. The application of an annual growth rate of 2.9% over the proceeding 15 years leads to a population target of 4,000 people, and additional 2,286 to those currently residing in Nagambie. This figure exceeds Victoria in Future projections but is consistent with the proposed aspirational growth target identified in the Strathbogie Planning Scheme.

Based on this growth scenario, the table below indicates the future residential land supply requirements for Nagambie in the interim (until 2036). This timeframe is consistent with the Strathbogie Planning Scheme, and the general requirement to establish a 15-year land supply.

Population growth target	
Additional people	2,286
Additional dwellings (assumes occupancy rate @ 2 persons/dw)	1,143
Additional land supply (assumes 900 square metre lots)	102.87 ha

Table 1 Nagambie forecast residential land supply requirement

It is anticipated that population growth will accommodate a permanent residential community as well as a transient holiday maker community, and a variety of lot sizes will be encouraged to accommodate different housing products.

Population growth enables the delivery of supporting infrastructure, such as community services and facilities or transport infrastructure. It allows businesses to grow and in turn offer jobs to the local population. The NGMS can ensure that this growth occurs in a co-ordinated way and leads to benefits for the whole community, rather than pressure on existing infrastructure.

The Strategy identifies infrastructure to support growth within various development stages in section 9.2. The stages outlined provide guidance around anticipated growth fronts.

4.1 Objectives

- To plan housing for a population of approximately 4,000 people over the next 15 years.
- To locate housing that maximises existing services and facilities, can be serviced, and does not impact on areas to be protected.
- To 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.

4.2 Guidelines

1. Housing should be prioritised close to existing development in areas with good access to shops, community facilities, services and public transport.
2. Higher density dwellings should be encouraged around the town centre in accordance with the *Nagambie Style Guidelines* and **Plan 6 Main Street Plan**.
3. A diversity of housing types should be provided in new residential developments.

4. Sequencing of new residential development should be undertaken in similar timeframes to the delivery of the NGMS Implementation Plan (Table 2).
5. New residential development should enhance the existing character of Nagambie as per *Nagambie Style Guidelines*.
6. New residential developments should encourage the use of 'Environmentally Sustainable Design' principles as outlined in the *Nagambie Style Guidelines*.
7. Aged care accommodation should be accessible and supported in proximity to the town centre and community services and facilities.

4.3 Actions

1. Prepare and implement planning scheme amendments to rezone land for residential purposes as required in accordance with Plan 2 Future Land Use.
2. Support requests from landowners seeking to deliver residential infill development in accordance with the *Nagambie Style Guidelines* and **Plan 6 Main Street Plan**.
3. Include in the Strathbogie MSS a map and policy containing the potential urban growth of Nagambie to the area generally bounded by the Study area shown in this Strategy.
4. Investigate planning tools to create a 30-metre setback between any development and Lake Nagambie in accordance with the *Landscape Connectivity and Recreation Plan*.
5. 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.
6. Undertake further analysis to identify suitable locations for tourism accommodation and design principles.

5 Sustainable economic growth

The NGMS establishes a strategy to support economic development and the provision of services that sustainable growth of the township will provide. To encourage economic development to occur in the township the NGMS will ensure that development:

- Is accessible to key transport routes, particularly freight routes.
- Is available for various employment types.
- Provides for the diverse community, including community services and facilities.
- Will not adversely affect the amenity of surrounding residential areas.
- Maximises the peak periods of tourism.

The Strategy will establish objectives, guidelines and actions to guide and attract future development to the township, such as advocacy for improved transport connectivity, accessibility and good design principles for commercial and industrial areas.

The NGMS will support local businesses through identifying connections between destinations, accommodation and commercial areas.

Industrial Land Study

Strathbogie Shire Council undertook the *Strathbogie Industrial Land Study 2008* to identify areas where additional industrial land would be required to support economic activity and employment. The NGMS incorporates the recommendations from this study to support the uptake of industrial land in the township. The Strategy also outlines how investment in road and rail infrastructure can significantly support the proposed industrial areas.

5.1 Objectives

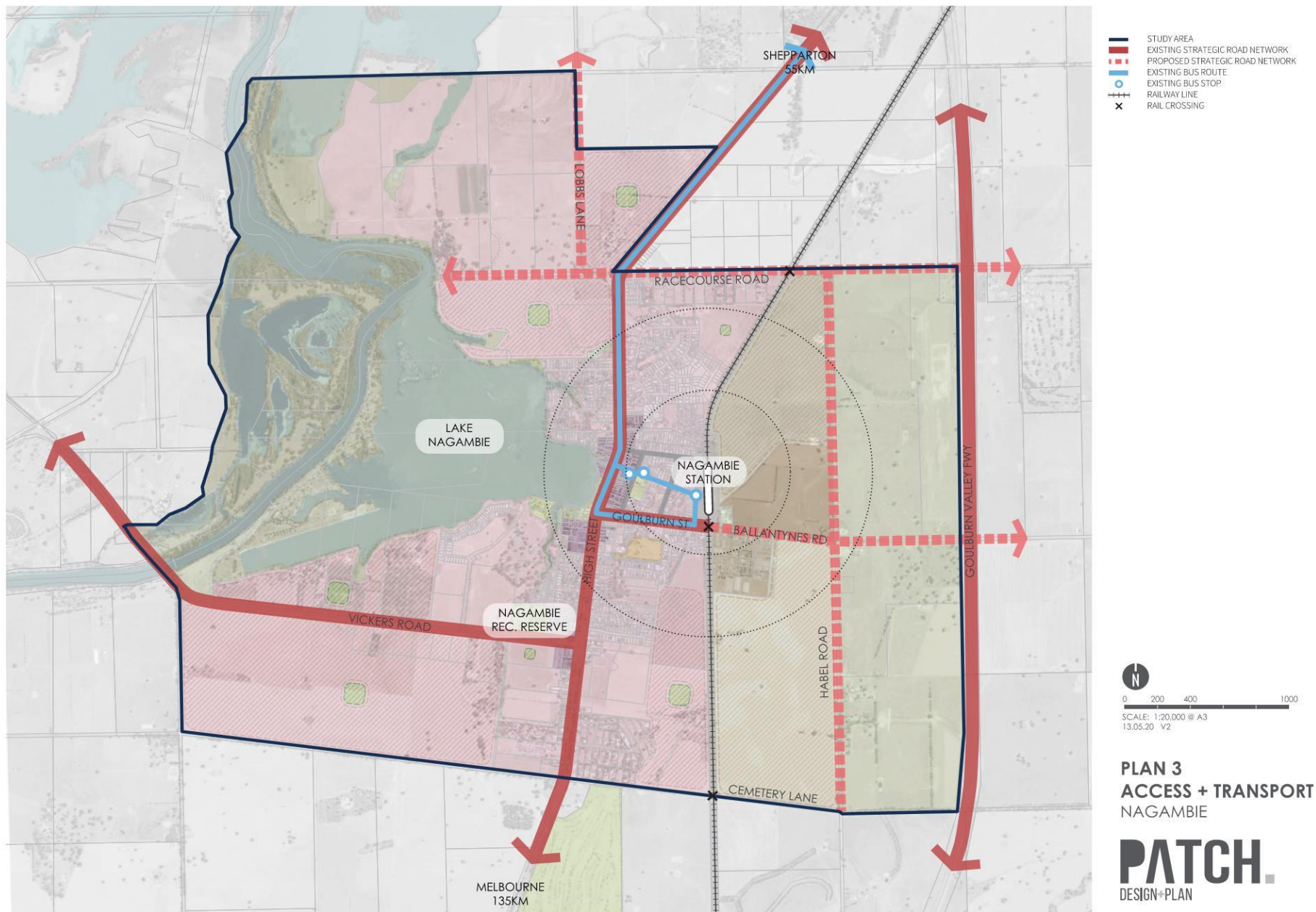
- To promote accessibility to High Street, the retailing and community focus of Nagambie.
- To develop and grow the town as a tourism destination.
- To provide job opportunities for the local population.

5.2 Guidelines

1. Retail and community services should be focused in the High Street commercial area, as shown on Figure 2.
2. Investigate the need for additional employment land as the population grows.
3. Location of land uses, building design, and interface treatment in industrial or business areas must minimise negative impacts on the amenity of nearby residential areas.
4. Buildings within the commercial area should make a positive contribution to the pedestrian environment, streetscape character and activity of High Street.
5. Development proposals in the commercial area and industrial areas should respond to the *Nagambie Style Guidelines*.
6. Future development should prevent land use conflicts, and existing issues associated with encroachment should be alleviated.

5.3 Actions

1. Plan for employment land in the locations identified on Plan 2 by resolving development constraints (such as Tahbilk depression, gross pollutant traps, water quality and the interchange between Goulburn St and the Goulburn Valley Freeway) and advocating for regionally significant infrastructure (such as Habel Road).
2. Advocate for investment in road and rail infrastructure identified on Plan 6 to strengthen freight and industry as key economic drivers.
3. Implement the recommendations of the *Strathbogie Industrial Land Study (2008)* including undertaking progressive rezoning for industrial development to maintain 15 years of land supply.
4. Include in the Strathbogie LPPF a policy to implement the *Retail Development Guidelines* as contained in the *Nagambie Style Guidelines* document.
5. 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* and the Heights and Setbacks Map as detailed in the *Main Street Plan* which shows the proposed heights and setbacks of new buildings.
6. Investigate planning tools to minimise negative impacts from industrial development on the amenity of residential areas.



6 Sustainable environment

The NGMS establishes guidance to ensure that all types of growth and development in Nagambie is balanced with measures to ensure a sustainable environment. It recognises the role of Nagambie in a connected environment, including being situated in the Goulburn Broken catchment and connected to the Goulburn Weir. The NGMS will ensure that growth:

- Incorporates greening and increased vegetation throughout the township.
- Development is located away from environmental values and constraints.
- Adopts bushfire risk-based planning approaches to prioritise the protection of human life.
- Integrates sustainable principles into decision-making.

The Strategy establishes objectives, guidelines and actions to enhance key environmental assets of the township and ensure that development is planned with sustainable principles incorporated into its location and design.

The Strategy provides direction to implement flood mapping into the planning scheme and protect Lake Nagambie and the Goulburn River from inappropriate development, whilst improving connections so that residents and visitors can enjoy the natural environment on offer. It provides guidance for future local policies to prioritise and integrate sustainable principles to encourage a greener and more liveable city for residents and to attract visitors and new businesses.

6.1 Objectives

- To recognise, protect and enhance the environmental qualities of Lake Nagambie, the Goulburn River and the natural assets of the town.
- To increase vegetation and greening of the town and encourage planting of native and indigenous plantings in the public realm.
- To implement bushfire risk-based planning to prioritise human life.
- To plan for drainage management in a holistic, neighbourhood-scale way.

6.2 Guidelines

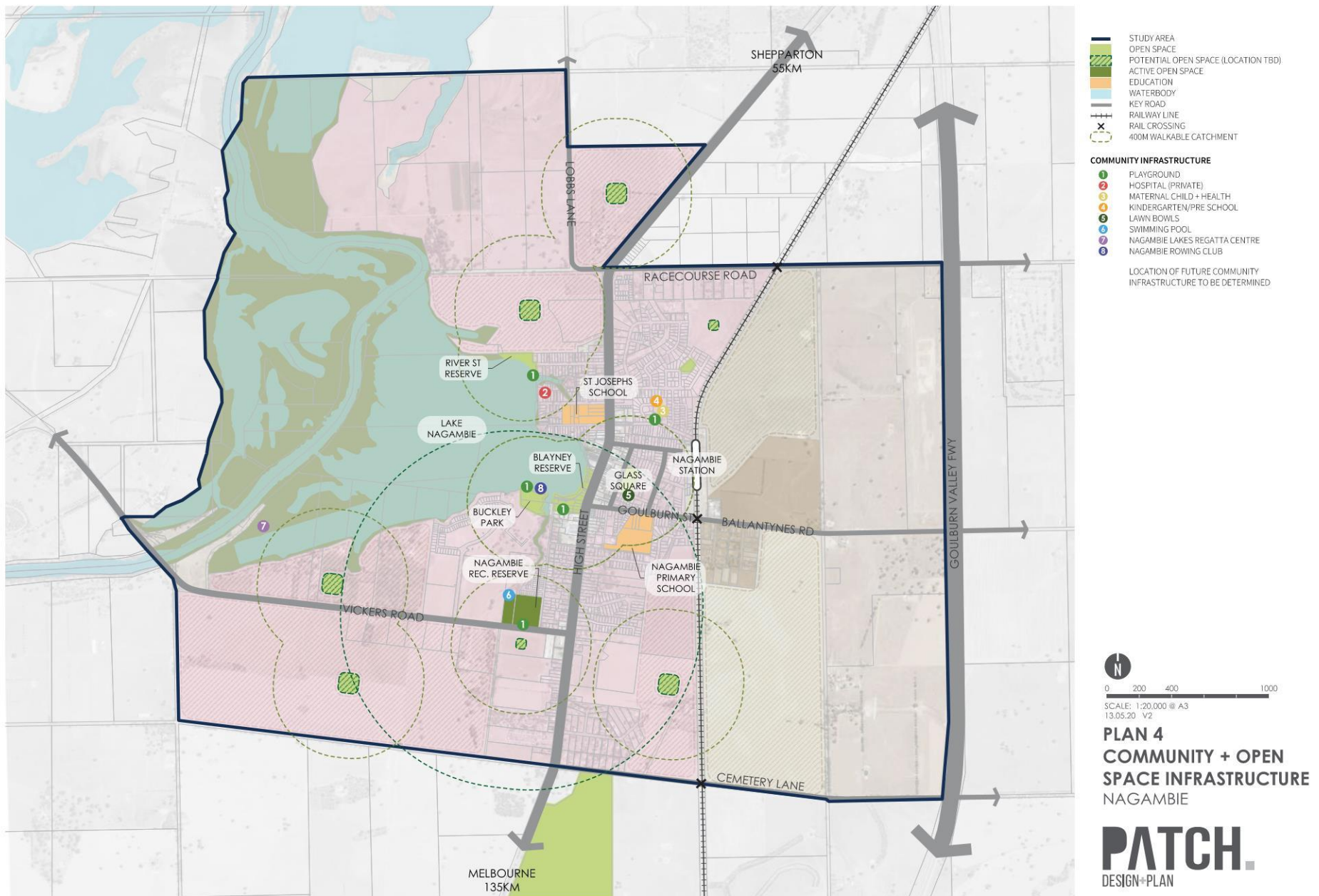
1. All open space and public landscaped areas should encourage the planting of large-canopy trees appropriate to the local climate and soil conditions.
2. Flood mapping should inform the planning of settlements and communities.
3. Bushfire risk-based planning should be used to ensure that appropriate measures are put in place.
4. New developments should encourage the use of Environmentally Sustainable Principles into the design and building siting as identified in the *Nagambie Style Guidelines*.
5. Green links should be provided in new residential 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, particularly along drainage corridors and key pedestrian/cyclist routes.
6. Mapping of remnant vegetation, biodiversity, threatened and endangered flora and fauna should be undertaken through any future development process.

7. Where drainage corridors are to be retained, revegetation works should be incorporated where appropriate.
8. Further investigation around Aboriginal Cultural Heritage prior to any high impact development occurring should be undertaken through any future development process.
9. Catchment drainage strategies should be prepared to enhance centralisation of assets and catchment scale infrastructure as opposed to a per-development approach, in accordance with the *Strathbogie Stormwater Management Plan*.

6.3 Actions

1. Prepare a planning scheme amendment to implement flood mapping for Nagambie in the Strathbogie Planning Scheme.

2. Include in the Strathbogie LPPF a policy to implement the *ESD Guidelines* as contained in the *Nagambie Style Guidelines* document.
3. Include in the Strathbogie LPPF a policy to implement the *Buildings Adjoining Open Space Guidelines* as contained in the *Nagambie Style Guidelines* document.
4. Prepare Water Sensitive Urban Design (WSUD) guidelines, including providing gross pollutant traps on stormwater entries to Lake Nagambie.
5. Investigate planning tools to exempt the requirement of a planning permit for a jetty through relevant schedules to zones. Relevant permissions will still be required from relevant landowners and statutory authorities.
6. Prepare catchment drainage strategies for future growth areas in accordance with the *Strathbogie Stormwater Management Plan*.



7 Sustainable community and recreation infrastructure

The NGMS establishes a plan for sustainable community and recreation infrastructure to support the existing and future community. To ensure that growth is supported by appropriate social infrastructure, the NGMS will identify an implementation plan for the delivery of community infrastructure. It will also identify where masterplanning opportunities can improve the use of existing infrastructure, particularly as growth places pressure on existing parts of the town.

The Strategy outlines how growth can lead to the delivery of improved connections throughout the township, and a focus on walking and pedestrian infrastructure for residents and visitors to move from their homes or accommodation to destinations, shops and eateries.

The Strategy identifies opportunities for Masterplanning to maximise existing recreation facilities as a strategic tourism site.

Objectives, guidelines and actions bring together existing and new infrastructure to ensure the community is supported with the services and facilities that it needs and are able to access them.

7.1 Objectives

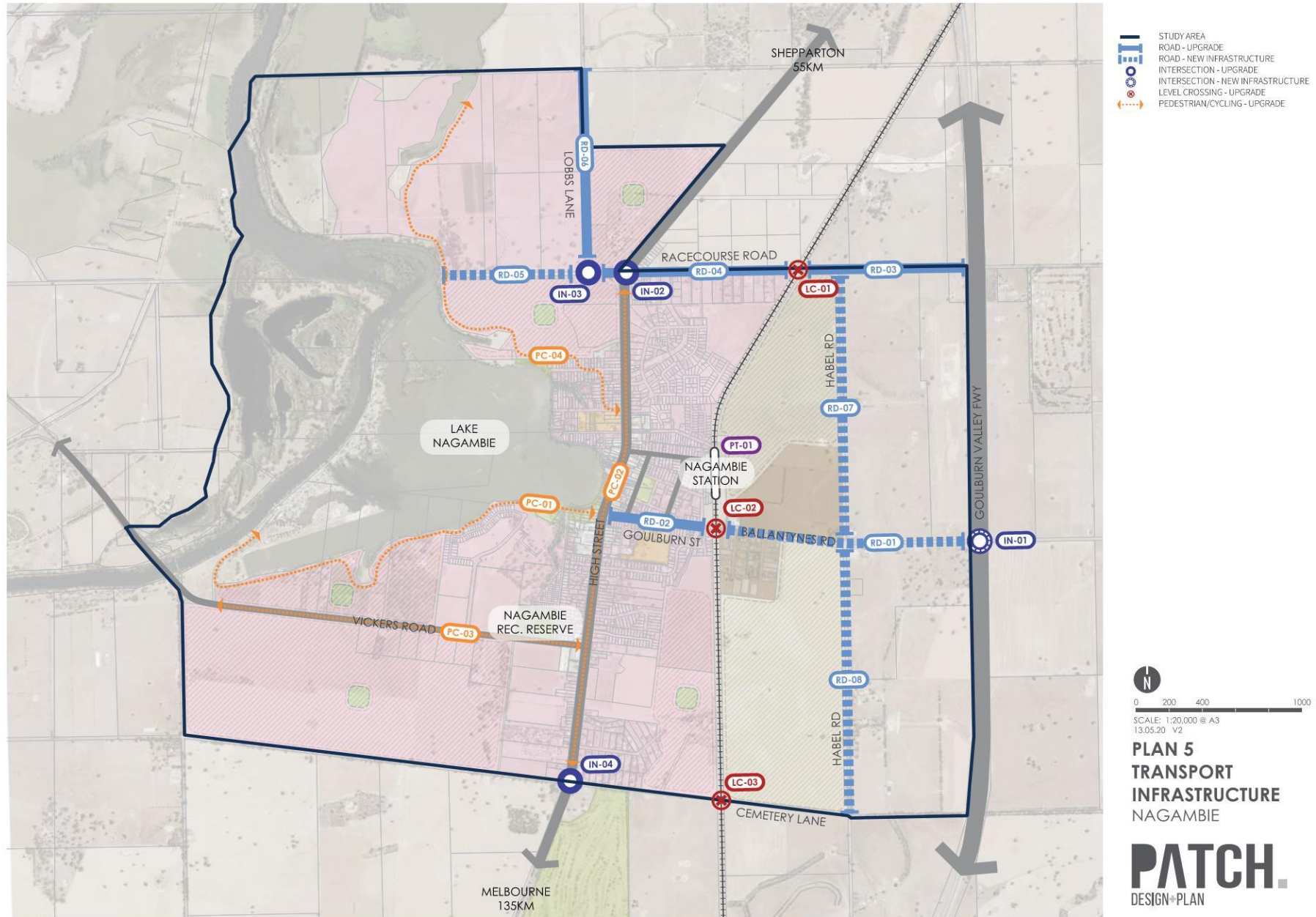
- Ensure that the provision of community infrastructure is coordinated to meet the demand of new developments and to be provided by land developers.
- Plan the provision of community services to anticipate the needs and keep pace with the development of the town.
- Provide a variety of recreation opportunities as the town grows.

7.2 Guidelines

1. Provide a variety of community and social services that meet the needs of the Nagambie community and visitors.
2. Develop the Filson Street community hub to concentrate and provide synergies in community and social service delivery.
3. The majority of Nagambie's urban residential areas should be within 400 metres walking distance of open space, except for low density areas.
4. Require open space contributions through the development process to be provided in a condition where it can be used as a passive or active open space area.
5. Support the use of S173 agreements to allow development to provide and fund new community infrastructure.
6. Work with private developers to prioritise retention of vegetation and topographic elements to enhance the character of the neighbourhood.
7. Lake Nagambie should offer safe boating and recreation opportunities for all.
8. Residential development should ensure connections to community infrastructure are incorporated through the pedestrian and cycling network.
9. Masterplanning for community and recreation infrastructure should be utilised to maximise their accessibility, functionality and utilisation.
10. Community facilities should be planned and designed to have the flexibility and capacity to meet the changing needs of the community and provide for a range of community hubs.
11. Development should front all waterways and open space and provide public access to the waterway.

7.3 Actions

1. Develop a Community Services Plan to ensure community services are provided in line with the anticipated population growth in Nagambie.
2. As part of the Community Services Plan, investigate locations for 'community hubs' for the co-location of community and social services to support the existing Youth Hub at Filson Street.
Possible locations include:
 - 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.
3. Prepare an Open Space Strategy to assess open space needs and preferred open space forms in new growth areas and make recommendations regarding appropriate open space contribution mechanisms.
4. Prepare a Master plan for the Nagambie Lakes Regatta Centre to maximise tourist accommodation and services.
5. Liaise regularly with servicing authorities to coordinate future expansions of servicing infrastructure to cater for the growth of Nagambie.
6. Investigate the long-term potential for the movement of the town water intake from Jacobson's Outlook to another location (such as Goulburn River) in place of major maintenance or upgrades.
7. Investigate a splash park and safe boating and recreation locations on Lake Nagambie.
8. Investigate a pedestrian/cyclist trail to Kirwans bridge.
9. Work with the Department of Education and Training to determine if there is sufficient demand to justify a secondary education facility within Nagambie.



8 Sustainable transport infrastructure

The NGMS sets out a proposed transport network that allows residents and visitors to move freely through the town and access the services they need. It provides opportunities to use private vehicles and public transport and continues to improve pedestrian and cycling infrastructure to connect where people live and stay to the town centre and community infrastructure.

The Strategy encourages walkability and cyclability by improving links throughout the township, as population growth in the town provides opportunities to deliver these pieces of infrastructure.

Objectives, guidelines and actions seek to improve transport infrastructure and support movement throughout Nagambie, particularly by enhancing walking and cycling routes, access to public transport, and a road network that facilitates vehicle movements.

8.1 Objectives

- Provide strategic justification for the investigation and upgrades to transport infrastructure required to facilitate growth
- Improve connections between the town and the lake and provide more opportunities for public access to the lake edge.
- Investigate upgrades to transport infrastructure required to facilitate growth.

8.2 Guidelines

1. Streets should prioritise walking, and then cycling, and then private vehicles.

2. Public transport facilities should be safe and accessible.
3. Recreational facilities and the High Street should be connected by good quality pedestrian and cyclist routes.
4. Support the use of S173 agreements to allow development to provide and fund new transport infrastructure.
5. Subdivision layouts should provide:
 - a. A permeable, direct, and safe street network for walking and cycling incorporating vegetation and shade cover.
 - b. A safe and low speed street network that encourages walking and cycling; and
 - c. Convenient access to local points of interest and destinations.
6. Any future growth fronting on or in proximity to the arterial road network should consider the future access regime, traffic management, and possible development controls to address future arterial functional and performance requirements as well as relevant amenity issues.
7. Cycling hubs should be located in areas with clear sightlines and accessibility.
8. Consider improvements to connectivity, interchanges, end of trip facilities and improved signage and wayfinding focused at the train station.
9. Charging stations should be encouraged within the central town area to benefit local communities and road-based tourism.
10. Maintain a setback of 30 metres from the Lake's edge for public access.

8.3 Actions

1. Undertake an evidence-based assessment to identify the strategic function and any possible future connection/s to the Goulburn Valley Freeway including Ballantynes Road. 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 rate required by the Strathbogie planning scheme and sets out how any additional car spaces can be provided.
2. Develop and implement a priority program to gradually roll out footpaths that connect the streets throughout the entire town.
 3. Work collaboratively with relevant agencies, including Department of Transport and bus service providers, to review and seek improvement to the public transport network.
 4. Assess funding options for the improvement of walking and cycling routes identified on Plan 6, such as through the use of Section 173 agreements through the development process.
 5. Investigate options for the strengthening or replacement of the vehicular bridge between Buckley Park and Blayney Lane when required.
 6. Investigate further the transport upgrades identified in Figure 5 (Transport Infrastructure) required to support sustainable growth.
 7. Support the Department of Transport to implement the Shepparton Line upgrade (Stage 2) to:
 - o Provide upgrades along the line to enable Vlocity trains to run on this line for the first time.
 - o Extension of train station platform and improvements to the carpark at Nagambie Station
 8. Collaborate with the Department of Transport to undertake an evidence-based piece of work to assess the strategic function of the Nagambie Bypass and identify future connections.
 9. Work collaboratively with the Department of Transport and Regional Roads Victoria to develop a localised Integrated Transport Plan for Nagambie, enabling the alignment of state, local and community priorities to ensure any advocacy opportunities are consistent.
 10. Undertake a study for the Nagambie Station Precinct to improve the appearance and functionality of the Nagambie station precinct.
 11. Work with the relevant state department for support in identifying appropriate locations for electric vehicle charging points in the town centre.

9 Implementation

Within each theme, a series of actions have been identified that will achieve the objectives sought by the Strategy. This implementation plan lists these actions and identifies the responsible group and when it should be undertaken.

9.1 Implementation plan

Action	Responsibility	Timeframe	
Sustainable settlement			
1	Prepare and implement planning scheme amendments to rezone land for residential purposes as required in accordance with Plan 2 Future Land Use.	Council	Ongoing
2	Support requests from landowners seeking to deliver residential infill development in accordance with the <i>Nagambie Style Guidelines</i> and Plan 3 Main Street Plan.	Council/Development industry	Ongoing
3	Include in the Strathbogie MSS a map and policy containing the potential urban growth of Nagambie to the area generally bounded by the Study area shown in this Strategy.	Council	Short
4	Investigate planning tools to create a 30-metre setback between any development and Lake Nagambie in accordance with the <i>Landscape Connectivity and Recreation Plan</i> .	Council	Short
5	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.	Council	Short
6	Undertake further analysis to identify suitable locations for tourism accommodation and design principles.	Council	Short
Sustainable economic growth			
1	Plan for employment land in the locations identified on Plan 2 by resolving development constraints (such as Tahbilk depression, gross pollutant traps, water quality and the interchange between Goulburn St and the Goulburn Valley Freeway) and advocating for regionally significant infrastructure (such as Habel Road).	Council	Medium-Long

Action	Responsibility	Timeframe	
2	Advocate for investment in road and rail infrastructure identified on Plan 6 to strengthen freight and industry as key economic drivers.	Council	Ongoing
3	Implement the recommendations of the <i>Strathbogie Industrial Land Study (2008)</i> including undertaking progressive rezoning for industrial development to maintain 15 years of land supply.	Council	Medium
4	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.	Council	Short
5	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> 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.	Council	Short
6	Investigate planning tools to minimise negative impacts from industrial development on the amenity of residential areas.	Council	Short
Sustainable environment			
1	Prepare a planning scheme amendment to implement flood mapping for Nagambie in the Strathbogie Planning Scheme.	Council/Goulburn Broken Catchment Management Authority	Short
2	Include in the Strathbogie LPPF a policy to implement the <i>ESD Guidelines</i> as contained in the <i>Nagambie Style Guidelines</i> document.	Council	Short
3	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.	Council	Short
4	Prepare Water Sensitive Urban Design (WSUD) guidelines, including providing gross pollutant traps on stormwater entries to Lake Nagambie.	Council	Short

Action	Responsibility	Timeframe	
5	Investigate planning tools to exempt the requirement of a planning permit for a jetty through relevant schedules to zones. Relevant permissions will still be required from relevant landowners and statutory authorities.	Council	Short
6	Prepare catchment drainage strategies for future growth areas in accordance with the <i>Strathbogie Stormwater Management Plan</i> .	Council/Development Industry	Short
Sustainable community and recreation infrastructure			
1	Develop a Community Services Plan to ensure community services are provided in line with the anticipated population growth in Nagambie.	Council	Short
2	As part of the Community Services Plan, investigate locations for 'community hubs' for the co-location of community and social services to support the existing Youth Hub at Filson Street. 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 - Goulburn Street in proximity to the Nagambie Primary School 	Council	Short
3	Prepare a Master plan for the Nagambie Lakes Regatta Centre to maximise tourist accommodation and services.	Council	Short
4	Liaise regularly with servicing authorities to coordinate future expansions of servicing infrastructure to cater for the growth of Nagambie.	Council/servicing authorities	Ongoing
5	Investigate the long-term potential for the movement of the town water intake from Jacobson's Outlook to another location (such as Goulburn River) in place of major maintenance or upgrades.	Council	Medium
6	Investigate a splash park and safe boating and recreation locations on Lake Nagambie.	Council	Short
7	Investigate a pedestrian/cyclist trail to Kirwans bridge.	Council	Medium
8	Work with the Department of Education and Training to determine there is sufficient demand to justify a secondary education facility within Nagambie.	Council/Department of Education and Transport	Medium

Action	Responsibility	Timeframe
9	Prepare a Master plan for the Nagambie Lakes Regatta Centre to maximise tourist accommodation and services.	Council Short
Sustainable transport infrastructure		
1	Undertake an evidence-based assessment to identify the strategic function and any possible future connection/s to the Goulburn Valley Freeway including Ballantynes Road.	Council/Department of Transport Short
2	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 rate required by the Strathbogie planning scheme and sets out how any additional car spaces can be provided.	Council Short
3	Develop and implement a priority program to gradually roll out footpaths that connect the streets throughout the entire town.	Council Short
4	Work collaboratively with relevant agencies, including Department of Transport and bus service providers, to review and seek improvement to the public transport network.	Council/Department of Transport /bus service providers Medium
5	Assess funding options for the improvement of walking and cycling routes identified on Plan 6, such as through the use of Section 173 agreements through the development process.	Council/development industry Ongoing
6	Investigate options for the strengthening or replacement of the vehicular bridge between Buckley Park and Blayney Lane when required.	Council Short
7	Investigate further the transport upgrades identified in Figure 5 (Transport Infrastructure) required to support sustainable growth.	Council Medium
8	Support the Department of Transport to implement the Shepparton Line upgrade (Stage 2) to: <ul style="list-style-type: none"> - Provide upgrades along the line to enable Vlocity trains to run on this line for the first time. - Extension of train station platform and improvements to the carpark at Nagambie Station 	Council/Department of Transport Short

Action		Responsibility	Timeframe
9	Collaborate with the Department of Transport to undertake an evidence-based piece of work to assess the strategic function of the Nagambie Bypass and identify future connections.	Council/Department of Transport	Short
10	Work collaboratively with the Department of Transport and Regional Roads Victoria to develop a localised Integrated Transport Plan for Nagambie, enabling the alignment of state, local and community priorities to ensure any advocacy opportunities are consistent.	Council/Department of Transport/Regional Roads Victoria	Short
11	Undertake a study for the Nagambie Station Precinct to improve the appearance and functionality of the Nagambie station precinct.	Council	Short-Medium
12	Work with the relevant state department for support in identifying appropriate locations for electric vehicle charging points in the town centre.	Council/Department of Transport/Regional Roads Victoria	Medium-Long

Table 2 Implementation plan

9.2 Public Infrastructure Plan

The Public Infrastructure Plan will identify the infrastructure required to service the future community and allocate a lead body and staging timeframe to guide its delivery.

*Timing:

- Short term-0-5 years
- Medium Term: 5-10 Years
- Long Term: 10-15 years

Type	Title and Description	Lead Agency	Timing*	Ref Number
Transport				
Road Projects				
Road	Ballantynes Road- upgrade from Goulburn Valley Freeway to level crossing	Strathbogie Shire Council	Medium	RD-01
Road	Goulburn Street-upgrade- from level crossing- High Street	Strathbogie Shire Council	Medium	RD-02

Type	Title and Description	Lead Agency	Timing*	Ref Number
Road	Racecourse Road-upgrade from Goulburn Valley Freeway to level crossing	Strathbogie Shire Council	Medium	RD-03
Road	Racecourse Road-upgrade from level crossing to Lobbs Lane intersection	Strathbogie Shire Council	Medium	RD -04
Road	Extension west of Lobbs Lane from Lobbs Lane intersection	Strathbogie Shire Council	Short	RD- 05
Road	Lobbs Lane- Upgrade from Lobbs Lane intersection to service Low Density Residential zone	Strathbogie Shire Council	Short	RD-06
Road	Habel Road- upgrade from Ballantynes Road to Racecourse Road	Strathbogie Shire Council	Long	RD-07
Road	Habel Road- upgrade from Ballantynes Road to Cemetery Lane	Strathbogie Shire Council	Long	RD-08
Intersection Projects				
Intersection	Goulburn Valley Highway and Ballantynes Road interchange	Regional Roads Victoria	Medium	IN-01
Intersection	Intersection upgrade- Lobbs Lane Grimwade Road	Strathbogie Shire Council	Short	IN-02
Intersection	Intersection upgrade- Lobbs Lane and Lobbs Lane extension	Strathbogie Shire Council	Short	IN-03
Crossing Projects				
Crossing	Level crossing upgrade (safety and pedestrian upgrades)- Racecourse Road	Transport for Victoria	Medium	LC-01
Crossing	Level crossing upgrade (safety and pedestrian upgrades)- Ballantynes Road	Transport for Victoria	Medium	LC-02
Crossing	Level crossing upgrade (safety and pedestrian upgrades)- Cemetery Lane	Transport for Victoria	Long	LC-03
Walking and Cycling Projects				
Pathway	Pedestrian and cycle link- Regatta Centre Nagambie Lakes Leisure Centre- Nagambie Town Centre	Strathbogie Shire Council	Short	PC-01
Pathway	Town centre cycling and pedestrian upgrades	Strathbogie Shire Council	Short-medium	PC-02
Pathway	Pedestrian and cycling upgrades Vickers Road	Strathbogie Shire Council	Medium	PC-03
Pathway	Lakeside pedestrian and cycle link- Racecourse Road- Nagambie Town Centre	Strathbogie Shire Council	Medium	PC-04
Public Transport				
Train Station	Train station upgrades: <ol style="list-style-type: none"> 1. Station building upgrades 2. Car parking upgrades 3. Improved waiting area 4. Signage and access improvements 5. Shepparton Line upgrade (Stage 2) to: 	Department of Transport	Long	PT-01

Type	Title and Description	Lead Agency	Timing*	Ref Number
	<ul style="list-style-type: none"> ○ Provide upgrades along the line to enable Vlocity trains to run on this line for the first time. ○ Extension of train station platform and improvements to the carpark at Nagambie Station 			

Table 3 Precinct Infrastructure Plan



Level 4, 3 Bowen Crescent
Melbourne Victoria 3004
PO Box 33298
Melbourne 3004
Australia

t: +61 (0) 3 9978 7823
e: plc.admin@ricardo.com

ee.ricardo.com

