

# Lake Nagambie Resort, Elloura Estate

## Application to approve a Development Plan

**Strathbogie Shire Council has received an application to approve a Development Plan to facilitate the provision of a residential village within Stage A of the Elloura Estate Lake Nagambie Resort Master Plan.**

**The residential village will consist of moveable dwellings and a clubhouse with associated indoor and outdoor community amenities for residents.**

**No subdivision is proposed, as the site will remain under the current ownership.**

**No native vegetation is proposed to be removed as part of the lifestyle village development.**

### What is proposed?

The proposed Development Plan seeks to facilitate the provision of a residential village within Stage A of the staging plan for the Elloura Estate, Lake Nagambie Resort Master Plan.

Several stages of the approved master plan have been completed, while future stages which include the proposed commercial centre will be subject to future approval requests.

Stage A does not include the native vegetation patch, this is included in future consideration associated with Stage B.

### Residential areas

The residential village will consist of moveable dwellings and a clubhouse with associated indoor and outdoor community amenities. No subdivision is proposed, as the site will remain

under the current ownership who will maintain and operate the village.

The residential areas will consist of moveable dwellings in the Stage A Precinct. Dwellings will be one or two-bedroom, single-story buildings with one-space carports. The dwellings will have individual allotments, with side and rear fences delineating boundaries and providing private open space. No front fences will be permitted, and all dwellings will have front porches.

Dwellings will be erected on stumps with eight different housing styles in accordance with urban design guidelines prepared for the site. These dwellings will be assembled on site and connected to site services.

### Community Facilities

Entrance into the residential village will be through a security entry gate that leads towards community facilities. These facilities will include:

- community centre / clubhouse building
- two tennis courts
- a lawn bowls area
- play areas
- vegetable gardens.

The clubhouse includes a hall, library, meeting rooms, commercial kitchen, pool, sauna, salon, theatre and function rooms. This will be a permanent building constructed on site.

Figure 1: The proposed development plan.



### What happens if I want to make a submission or objection?

Approval of a Development Plan is exempt from notice requirements and review rights at VCAT. This is for community information only to keep you aware of process. If you would like to discuss the proposal in more detail, please email Braydon Aitken Manager Planning & Investment on [info@strathbogie.vic.gov.au](mailto:info@strathbogie.vic.gov.au) to arrange a time that suits you.

### What is a Development Plan?

In this instance the Development Plan will guide the design and development of larger lots that needs to be in accordance with the Schedule to the Comprehensive Development Zone within the Strathbogie Planning Scheme.

This schedule has been applied through a regulatory process that includes community consultation and is a result of a planning scheme amendment. Any development needs to be generally in accordance with the approved 2008 Lake Nagambie Resort Master Plan that was

introduced as part of this planning scheme amendment.

### Is native vegetation removal proposed?

No native vegetation removal is proposed, however if required, a planning permit application will be lodged. The Development Plan seeks to support further vegetation planting to enhance the landscape and environmental features of the precinct. This will include constructing a walking trail near the wetland. Stage A does not include the existing native vegetation patch, this is included in future consideration associated with Stage B.

### Is a planning permit required?

Not at this stage. If the Development Plan is approved no planning permit will be required for the construction of the residential village.

### Is any subdivision proposed?

No subdivision is proposed. The site will remain under the current ownership who will maintain and operate the village under Avington Living.

### When will we see works on the site?

The developer has not specified an estimated commencement timeframe. Officers will assess the development plan application, including the requirements of the relevant referral authorities a then a decision will be made on the application.

The application may be required to go to a Council Meeting for a decision. This will be determined once officers have received responses from all the relevant referral authorities.

### How can I find out more information?

You can find more information on our website at [www.strathbogie.vic.gov.au](http://www.strathbogie.vic.gov.au), we'll update you through local newspapers, you can phone one of our Planning Team members for a chat – or to make an appointment by emailing Braydon Aitken Manager Planning & Investment on [info@strathbogie.vic.gov.au](mailto:info@strathbogie.vic.gov.au)