



# AVINGTON

*Lake Nagambie*

**Hallmarc**  
DEVELOPMENTS

## LAKE NAGAMBIE RESORT - STAGE A DEVELOPMENT PLAN

**June 2023**

## 1. INTRODUCTION

The 'Lake Nagambie Resort Stage A Development Plan' has been prepared in accordance with the requirements of Schedule 1 of the Comprehensive Development Zone with the Strathbogie Planning Scheme (**CDZ1**).

In response to these requirements, the following documentation transmittal provides a comprehensive list of the plans and guidelines prepared by Hallmarc Developments Pty Ltd (**Hallmarc**) that form a part of the Lake Nagambie Resort Stage A Development Plan. The following documents are **annexed** to this Development Plan.

ID	DOCUMENT	CONTENTS
<b>'LAKE NAGAMBIE RESORT STAGE A DEVELOPMENT PLAN'</b>		
1.0	Lake Nagambie Resort Stage A Development Plan (Drawing No: TP01_P5)	The Stage A Development Plan as designed by Hallmarc and drawn by CDA Design Group Pty Ltd. The Development Plan is generally in accordance with the 2008 Lake Nagambie Resort Master Plan. The Development Plan comprises
2.0	Avington Living Nagambie Clubhouse Design Response	Details pertaining to the built form of the Avington Clubhouse, including the floor plan and renders.
3.0	Avington Living Nagambie On-Going Maintenance Response	Details pertaining to the on-going maintenance of the proposed development.
4.0	Avington Living Nagambie Environmental Sustainability Design Response	Details pertaining to the use of environmental sustainable design practises incorporated into the proposal.

## 2. SUMMARY OF PROPOSAL

Hallmarc is proposing to develop the land as a lifestyle village in accordance with the 2008 Lake Nagambie Resort Master Plan. The proposal includes;

- A residential village;
- A community clubhouse; and
- Associated community facilities including playgrounds, lawn bowls area, tennis court and pedestrian paths.

The development will form a residential community whereby Hallmarc retains ownership of the land and therefore a subdivision is not proposed.

In its operation, the lifestyle village is akin to a caravan park wherein the residents subscribe to a set of community values and rules that are to be upheld. The village will be managed and maintained by Hallmarc.

Residents will reside moveable dwellings that are built to a pre-determined design (please refer to the 'Lake Nagambie Resort Stage A Avington Lifestyle Village Urban Design Guidelines'.). Residents will have the option of selecting a moveable dwelling from the available options. The location and details of the proposed moveable dwellings will be in accordance with the Development Plan (Drawing No: TP01\_P5). Each moveable dwelling will be a single storey residence constructed on stumps. The sites will feature landscaped street frontages as well as private open spaces by providing side and rear fences between the dwellings.

The proposal provides for a community clubhouse with access reserved only to residents and their guests. The clubhouse includes a hall, library, meeting rooms, kitchen, pool, sauna, salon, theatre and function room. Outdoor BBQ, seating, and child play zones will also be provided.

## 3. NATIVE VEGETATION

The Lake Nagambie Resort Stage A Development Plan does not propose to remove, lop, or destroy any native trees. Rather, the proposal will seek to increase the vegetation on the land whilst also providing walking paths for residents to be immersed within the landscape.

Any native vegetation removal will be subject to approval within future stages of development under the requirements of the CDZ1.

All landscape areas will be maintained by Hallmarc. Please refer to the Lake Nagambie Resort Stage A Landscape Plan for future details pertaining to the proposed landscape treatment.

#### **4. CDZ1 RESPONSE**

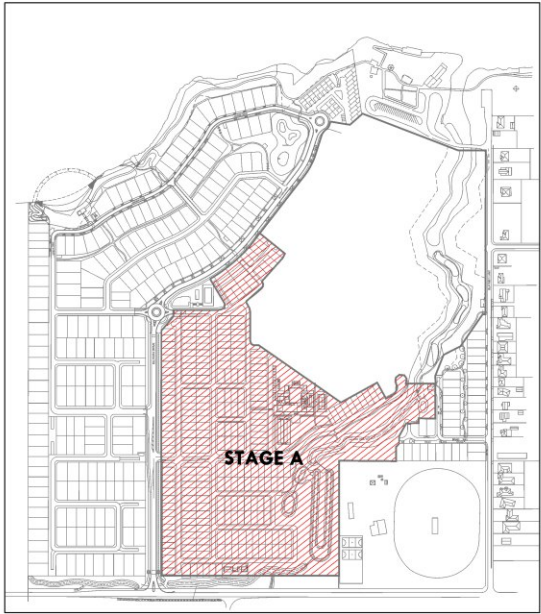
Please refer to the "Comprehensive Development Zone Response to Schedule 1" Planning Report prepared by Urban Design and Management ('UDM') for details pertaining to the requirements the CDZ1.

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## APPENDIX A

### “LAKE NAGAMBIE RESORT STAGE A DEVELOPMENT PLAN”





LOCATION PLAN  
Scale - 1:5000



- KEY**
- EXISTING TREES TO BE RETAINED
  - PROPOSED EVERGREEN TREE  
Refer Typical Plant Schedule
  - PROPOSED DECIDUOUS TREE  
Refer Typical Plant Schedule
  - PROPOSED SUPPLEMENTAL NATIVE PLANTING  
Refer Typical Plant Schedule
  - PROPOSED OPEN SPACE AREAS
  - PROPOSED MULCHED BEDS UNDER RETAINED TREES
  - PROPOSED SEATING NODES
  - STAGE A BOUNDARY
- COMMUNITY CENTRE
  - TENNIS COURT
  - LAWN BOWLS AREA
  - PLAY AREA
  - VEGETABLE GARDENS
  - COMMUNITY WORKSHOPS
  - SECURITY ENTRY GATES
  - VIEWING PLATFORM
  - SEDIMENT POND
  - ON-LINE WETLAND SYSTEM
  - BUFFER PLANTING

1 STAGE A DEVELOPMENT PLAN  
Scale - 1:1250

P6	01.06.2023	CLIENT COMMENTS
P4	23.02.2023	CLIENT COMMENTS
P3	03.02.2023	CLIENT COMMENTS
P2	11.12.2022	CLIENT ISSUE
Rev	Date	Description

LAKE NAGAMBIE RESORT

STAGE A DEVELOPMENT PLAN



Scale: 1:1250 @ B1 size

## APPENDIX B

### “AVINGTON LIVING NAGAMBIE CLUBHOUSE DESIGN RESPONSE”

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# AVINGTON NAGAMBIE CLUBHOUSE

## FACILITIES INCLUDE

- TENNIS COURT
- COMPETITION SIZE LAWN BOWLS
- INDOOR POOL
- GYMNASIUM
- YOGA STUDIO
- SPA-SAUNA
- DINING-RECEPTION-FUNCTION HALL WITH BAR AREA
- ARRIVAL-RECEPTION SPACE
- COMMERCIAL KITCHEN
- ACTIVITY SPACES
- CONSULTING ROOMS
- INFORMAL DINING AND LOUNGE AREAS
- PRIVATE DINING AND LOUNGE SPACE
- CRAFT STUDIO
- THEATRE ROOM
- LIBRARY
- POKER-BILLIARD ACTIVITY ROOM
- LARGE EXTERNAL DECK-RELAXATION SPACES
- BBQ AND WOOD FIRED OVEN AREA
- CREATIVE WORKSHOP SPACES



CLUBHOUSE ENTRY AND SURROUNDING LAWNS



CLUBHOUSE DINING-FUNCTION HALL AND RECREATION AREAS

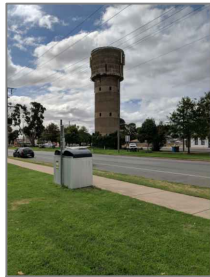


# NAGAMBIE CLUB HOUSE

## FORM & LANDSCAPE RESPONSE



NAGAMBIE LAKE



TOWN ICON



NAGAMBIE HISTORIC BARN HOUSES

## EXTERNAL FINISHES & LANDSCAPE



TIMBERS AND DRYWALL STONE DETAIL



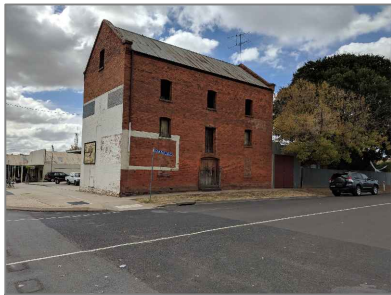
BUILDING TO REST WITHIN LANDSCAPE-NAGAMBIE RECREATION CENTER BY HALLMARC



OLD V'S NEW NAGAMBIE BREWERY



NAGAMBIE BREWERY



HISTORIC WAREHOUSE-NAGAMBIE



HISTORIC WAREHOUSE-NAGAMBIE



ROOF FORM AND VIEW SHED THROUGH FACADE OPENINGS



ENTRY & RECEPTION ARRIVAL-WELCOMING POINT CONNECTION BETWEEN INSIDE AND OUT



CONNECTION TO LANDSCAPE THROUGH COVERED DECK AREAS- CONNECTION BETWEEN INSIDE AND OUT



TRADITIONAL ROOF FORMS-AVINGTON POINTCOOK BY HALLMARC



LANDSCAPE BUFFERS AND TEXTURE VIA RECYCLED TIMBERS AND STONE



CORTEN SCULPTURAL PATHWAY SEATING



REST POINTS WITH LANDSCAPE VIA PATHWAYS AND SEATING



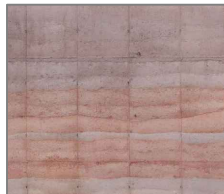
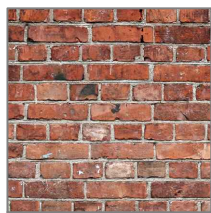
BUILDING TO REST WITHIN LANDSCAPE-NAGAMBIE RECREATION CENTER BY HALLMARC



BUILDING-LANDSCAPING CONNECTION VIA ARRIVAL ARBOURS-LANDSCAPE STRUCTURES



RECYCLED BRICKWORK DETAILING



RAMMED EARTH DETAILING



OFF FORM CONCRETE DETAILING

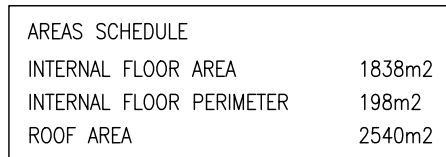


RECYCLED TIMBER DETAILING



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# Hallmarc

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 Check and verify all dimensions and levels on site prior to commencement of any work or shop drawings. If any discrepancies occur in documents, Architect is to be consulted before proceeding with any work. Drawings to be read in conjunction with specifications. DO NOT SCALE DRAWINGS. This drawing is protected by copyright.

PROJECT:  
AVINGTON COMMUNITY BUILDING  
NAGAMBIE

DRAWING:  
GENERAL ARRANGEMENT PLAN

Scale: 1:100@A1	Date: 6/11/19
Drawn: A.Ayken	

Drawing No.	Rev.
A102	P15

## APPENDIX C

### “AVINGTON LIVING NAGAMBIE ON-GOING MAINTENANCE RESPONSE”





## AVINGTON LIVING NAGAMBIE ON-GOING MAINTENANCE RESPONSE

Hallmarc have consistently delivered development outcomes that meet and exceed industry standards with respect to property management and maintenance, and Avington Living Nagambie is no exception. The Avington Living residential villages are a development outcome that Hallmarc have years of experience in maintaining, with a successful Avington Living village located in Point Cook providing homes to over 200 occupants. The following maintenance response is a summary of Hallmarc's well-rehearsed property management capabilities.

The Avington Living Nagambie residential village will incorporate the following maintenance features and practices within the on-going operation of the village community facilities.

Importantly, the Avington Living Nagambie village will employ full time staff who will be responsible for overseeing and managing the on-going maintenance of the community.

### 1. GENERAL FACILITIES

The following maintenance items relate to the ongoing maintenance of general items within the development. This is a non-exhaustive list to represent the types of maintenance that will be undertaken.

Table 1. General Facilities

Maintenance Item	Details	Recommended Frequency
Front gates	Audit front gate operation	6 months
Stormwater pits	Clean pits	As required
Street lighting	Audit and replace streetlights	As required
Back flow prevention	Water supply	Annual
Signage Check	Audit community signage	Monthly
Pest control	Pest and rodent control	As required
Rubbish collection	Bin collection for residences	Weekly
Green waste collection	Bin collection for residences	Weekly
Recycling collection	Bin collection for residences	Weekly
Roads	Audit surface condition	Monthly
Bowling Green	Maintenance of greens	As required
Tennis Court	Maintenance of court	As required
Painting	Internals of community facilities	Annually
Switchboard	Audit of operation/thermal photographs	Annually
Communication servers	Audit of operation	Annually

For details pertaining to maintenance of the community landscape facilities, please refer to the Lake Nagambie Resort Stage A Landscape Plan.

### 2. SAFETY COMPLIANCE

The following maintenance items relate to ensuring the development complies with industry standards and practices with respect to safety and emergency procedures. This is a non-exhaustive list to represent the types of maintenance that will be undertaken. Maintenance is primarily conducted per the Occupational Permit.

Table 2. Safety Compliance

Maintenance Item	Details	Recommended Frequency
Automatic door	Audit door operation	Quarterly
Building fire integrity	Audit condition of community facilities	Annually
Emergency evacuation	Emergency evacuation procedures	Annually
Exit lights	Audit and replace lights	6 months
Emergency lights	Audit and replace lights	6 months
Fire doors	Audit door operation	Annually
Fire alarms	Audit and replace batteries in alarms	6 months
Fire extinguisher blankets	Audit and replace when expired	Annually
Fire hose reels	Audit and replace when necessary	Annually
Fire hydrant systems	Audit and pressure test operation	Annually
Portable fire extinguisher	Audit and replace when expired	Annually
Passive inspections	Audit all community facilities	Quarterly
Egress routes	Audit all egress routes for accessibility	Quarterly
Kitchen appliances	Audit electricity and operation	6 months
Safety training	Courses to refresh emergency procedures	6 months

### 3. COMMUNITY CLUBHOUSE

The following maintenance items relate to the operation of the community clubhouse. This is a non-exhaustive list to represent the types of maintenance that will be undertaken.

Table 3. Community Clubhouse

Maintenance Item	Details	Recommended Frequency
Automatic doors	Audit door operation	6 months
Swipe card maintenance	Audit card reader operation	Annually
Camera maintenance	Audit camera recording operation	Annually
Kitchen exhaust fan	Clean exhaust fan	As required
Grease trap pit	Clean grease trap pit	As required
Lighting	Audit electrical cabling	Annually
Plumbing	Audit pipes internal and external	Annually
Appliances	Audit operation	Quarterly
Golf cart	Service per manufacturers schedule	As required
Dining hall equipment	Clean and replace equipment	As required
Theatre	Audit and clean	Monthly
General clean	Touch points	Daily
Deep clean	Moving of furniture/equipment	Monthly
Carpet steam clean	Carpet steam clean	Annually
Gutter clean	Gutter clean and audit	Quarterly
Painting	Painting of internal walls	Annually
Windows	Clean windows interior and exterior	Quarterly
Pool facilities	Clean and audit	Daily
Signage in pool area	Audit for compliance	Monthly
Toilets and bathrooms	Clean and audit	Daily

All other general maintenance items will be conducted on an as required basis in accordance with industry standard practices.



## APPENDIX D

### “AVINGTON LIVING NAGAMBIE ENVIRONMENTAL SUSTAINABILITY DESIGN RESPONSE”



## LAKE NAGAMBIE RESORT STAGE A ENVIRONMENTALLY SUSTAINABLE DESIGN RESPONSE

Hallmarc have consistently delivered development outcomes that meet and exceed industry standards with respect to Environmentally Sustainable Design (ESD), and the Avington Living Nagambie residential village will be no exception. It is envisaged that the sustainability of Avington Living Nagambie will set the tone for future developments within the Strathbogie municipality. Furthermore, Hallmarc prides itself on creating a design for the village that not only protects and preserves all existing vegetation on the subject site, but also increases the vegetation for local flora and fauna.

The Avington Living Nagambie residential village will incorporate the following environmentally sustainable design (ESD) features within both the construction and operation of the movable dwellings and the community clubhouse (where respectively applicable).

### 1. Construction and Building Management

Environmentally Sustainable Construction and Building Management principles will be integrated into the proposed development. These principles inspire a holistic and integrated design and construction process to ensure the proposal achieves the intended performance expectations.

Key elements include:

- Cabin Users Guide
- Metering

Design Feature	Potential Impact	Implementation
Cabin Users Guide	Provide education to the occupants on how to operate their cabin most effectively.	A Cabin Users Guide will be provided to owners, building managers and maintenance contractors where required. The Guide will explain the key ESD initiatives and systems to assist reducing energy, water and waste consumption.
Metering	Metering enables occupants to track their consumption.	Utility meters shall be provided within the development.

### 2. Water

Environmentally Sustainable Water principles will be integrated into the proposed development. These principles contribute to efficient water usage by reducing the total operating potable water use. The proposal includes collecting and reusing rainwater and stormwater to preserve and minimise impact on water resources.

Key elements include:



- Fixtures, fittings and appliances
- Efficient landscaping
- Building systems

Design Feature	Potential Impact	Implementation
Efficient Fittings and Appliances	Highly efficient fittings and appliances can reduce water use by 50% or more.	Showerheads, taps and basins, toilets, dishwashers, washing machines, and all other appliances shall strive to be of a high WELS Star rating.
Efficient Landscaping	Reducing the total operating water use	Water efficient landscaping will feature native and drought tolerating flora. Efficient gardens should not require much support from irrigation systems once established.
Building Systems	Reduce the total operating water use	Air conditioning and testing fire safety systems shall incorporate efficient operation initiatives

### 3. Energy Efficiency

Environmentally Sustainable Energy principles will be integrated into the proposed development. Reducing the carbon footprint of the development by mitigating greenhouse emissions will be achieved by utilising energy efficient appliances and renewable energy sources. This also reduces energy costs for occupants which is associated as key ESD design principle.

Key elements include:

- No Gas
- Solar PV Systems
- Heating
- Cooling
- Lighting
- Appliances
- Hot water services

Design Feature	Potential Impact	Implementation
Solar Panels	Drastically reduce energy consumption from non-renewable sources.	Solar PV systems will be installed on the roofs of the cabins and clubhouse. The panels will be orientated towards the north-west as most as practically possible.
Double Glazing	Reducing the impact of external and internal thermal energy loss.	Double glazed windows will be provided within the development. Double glazed windows also ensure that desired temperatures are maintained, and thermal energy is not lost.
HVAC	Heating and cooling typically accounts for up to 40% of occupant's energy use.	Efficient heating and cooling units will be installed to reduce the overall operational energy use.
Instantaneous Hot Water	Electric instantaneous hot water systems can account for up to 20% of a household's energy use.	Electric instantaneous hot water systems are proposed to be provided within the development. Each cabin will receive its own unit.
Efficient Lighting	Efficient lighting significantly reduces energy consumption.	LED lighting will be provided within living areas, kitchens, bedrooms, bathrooms, laundries and other living spaces.

No Gas	Reduce reliance on non-renewable energy sources.	The development will not include any gas.
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#### 4. Stormwater Management

Environmentally Sustainable Stormwater Management principles will be incorporated into the development. The increase in impervious area relies on efficient water sensitive urban design (WSUD) to ensure that all natural water systems are protected and enhanced, whilst promoting onsite water detention.

Key elements include:

- Rainwater storage tanks
- Sediment ponds
- Stormwater Recycling

Design Feature	Potential Impact	Implementation
Rainwater Storage	Collecting rainwater reduces the reliance on potable water for gardens and applicable appliances.	Common roofs will be connected to rainwater tanks for irrigation and toilet flushing where achievable.
Sediment Ponds	To ensure that the development does not place undue pressure on existing water systems.	Sediment ponds and water detention areas will be incorporated into the development to mitigate the impact of increasing the sites impervious area. These assets will be maintained to ensure their efficiency is maximised. The sediment ponds will ensure that overland flows entering Lake Nagambie from the site have been naturally treated to remove unwanted particles from the water.

#### 5. Indoor Environment Quality

Environmentally Sustainable Indoor Environment Quality (IEQ) practices will be incorporated into the development. IEQ is important in the health, wellbeing, and satisfaction of the development's occupants. A naturally comfortable indoor environment results in less reliance on building services such as artificial lighting, mechanical ventilation, and heating and cooling appliances.

Key elements include:

- Effective shading
- Thermal comfort
- Noise levels
- External views

Design Feature	Potential Impact	Implementation
Thermal control	Effective insulation reduces the reliance on heating and cooling.	Insulation with high R factor values will be included within the proposed development. Passive design elements help to protect the cabin envelope from heat transfer. Materials are selected to reduce heating through fabric.
External views	Connection to the outdoor environment increases health and wellbeing.	Sliding doors and large windows are proposed where possible to increase the ability of occupants to enjoy their surrounds and live within the landscape, while managing the thermal climate.



## 6. Waste Management

Environmentally Sustainable Waste Management practices will be incorporated into the development. Effective waste management ensures that minimal waste is transported to landfill.

Key elements include:

- Construction Waste Management
- Operational Waste Management

Design Feature	Potential Impact	Implementation
Construction Waste Management	Construction waste accounts for almost one third of waste to landfill in Australia.	The construction works contract will promote and include minimum requirements for the recycling of material waste.
Operational Waste Management	Waste avoidance and efficient recycling can reduce the reliance on landfill.	Recyclable waste and general waste bins will be provided. Landscape maintenance teams will utilise green waste bins.

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