

Comprehensive Development Zone Response to Schedule 1

Avington Living, Nagambie (Stage A)



July 2023

Quality Assurance Record

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1 Introduction

Urban Design and Management (Planning) Pty Ltd (UDM) have prepared this report on behalf of Hallmarc Developments (Hallmarc) to address the requirements of Schedule 1 to the Comprehensive Development Zone (CDZ1) of Strathbogie Planning Scheme. The CDZ1 pertains to the Lake Nagambie Resort Master Plan. Hallmarc seeks approval for a Development Plan and varied Staging Plan to allow buildings and works in Stage A of the varied Staging Plan for the CDZ1.

The subject Land is primarily known as Vickers Road, Nagambie, shown on Plan of Subdivision PS543359 as Lot S11. Refer to the copy of title provided with the application.

The proposed Development Plan will allow for a residential village that includes a community hub with indoor and outdoor amenities. The Staging Plan variation proposes minor changes to facilitate this development.

Pursuant to Section 4.0 of Schedule 1 to Clause 37.02 (CDZ), a permit is not required for building and/or works associated with a Development Plan and Staging Plan that have been approved by the Responsible Authority. This report provides details about the proposed Development Plan for the subject Land, including how it accords with the requirements of the Strathbogie Planning Scheme.

The CDZ1 requirements specify the need to address several matters in detail for consideration of a Development Plan. Prior to development of any stage, the following plans and guidelines must be approved and/or considered in the case of variations (see Table 1). Refer to Appendices provided by Hallmarc with the planning application for these documents.

Table 1. Plans and guidelines requiring approval prior to commencing development.

Plans / Guidelines	Source
Environmental Plan	<ul style="list-style-type: none"> Avington Lifestyle Village Environmental Plan, <i>DM Ecological</i>, Mar 2023 Ecological Assessment, Avington Lifestyle Village Stage A, <i>DM Ecological</i>, Mar 2023
Emergency Management Plan	<ul style="list-style-type: none"> BAL Certificate, <i>Fast Inspect Consulting</i>, Nov 2022 BAL Report, <i>Fast Inspect Consulting</i>, Nov 2022 Emergency Management Plan, <i>CDA Design Group</i>, Mar 2023
Traffic Management Plan	<ul style="list-style-type: none"> Traffic Management Plan, <i>O'Brien Traffic</i>, Sept 2010 (Approved) Review of TMP, <i>Trafficworks</i>, Sept 2020 Comparison of Traffic Assessments, <i>Trafficworks</i>, Apr 2023
Infrastructure Management Plan	<ul style="list-style-type: none"> Water Sensitive Urban Design, <i>Incitus</i>, Apr 2023 Preliminary Servicing Report, <i>Urban Design and Management</i>, May 2023
Lake Nagambie Development Plan	<ul style="list-style-type: none"> Lake Nagambie Resort Master Plan, <i>Breese Pitt Dixon</i>, Sep 2014 (Approved) Stage A Development Plan, <i>CDA Design Group</i>, Mar 2023 Avington Environmentally Sustainable Design Response, <i>Hallmarc Developments</i> Avington Ongoing Maintenance Response, <i>Hallmarc Developments</i> Lake Nagambie Resort Staging Plan, <i>Malcolm Elliot Architects</i>, Dec 2011
Landscape Plan	<ul style="list-style-type: none"> Stage A Development (and Landscape) Plan, <i>CDA Design Group</i>, Mar 2023
Urban Design Guidelines	<ul style="list-style-type: none"> Avington Living Nagambie Homes Design Response, <i>Hallmarc Developments</i> Avington Living Nagambie Homes External Finishes, <i>Hallmarc Developments</i> Avington Clubhouse Design Response, <i>Hallmarc Developments</i>

Overview of Planning Controls and Context

ADDRESS	Vickers Road, Nagambie; Elloura Drive, Nagambie; 50 Elloura Drive Nagambie
Title Details	Lot S11 on PS543359X Lot S17 on PS543359X Lot S6 on PS543359X
Covenants/Restrictions	Nil
Land Area	Total ~115,243m ² – 11.52ha
Zoning	Comprehensive Development Zone – Schedule 1 (CDZ1)
Overlays	None
Planning Permit Triggers	Section 4.0 of Schedule 1 to Clause 37.02, a permit is not required for an approved Development Plan consistent with an approved Staging Plan. Approval sought for both.
Area Of Cultural Heritage Sensitivity?	No
Bushfire Prone Area?	Yes
Relevant Planning Policy	PPF: <ul style="list-style-type: none"> Clause 02.03-1 Settlement Clause 02.03-4 Natural Resource Management Clause 02.03-5 Built Environment and heritage Clause 02.03-6 Housing Clause 02.03-7 Economic development Clause 11.01-1L-04 Nagambie Clause 11.02-1S Supply of urban land Clause 11.02-2S Structure planning Clause 12.01-2S Native vegetation management Clause 12.03-1S River and riparian corridors, waterways, lakes, wetlands and billabongs Clause 13.01-1S Natural hazards and climate change Clause 13.02-1S Bushfire planning Clause 13.02-1L Bushfire management Clause 15.01-1S Urban design Clause 15.01-4S Healthy neighbourhoods Clause 15.01-5S Neighbourhood character Clause 16.01-1S Housing supply Clause 17.01-1S Diversified economy Clause 18.01-1S Land use and transport integration Clause 18.01-3S Sustainable and safe transport Clause 18.01-3L Sustainable personal transport Clause 18.02-1S Walking Clause 18.02-4S Roads Clause 19.02-4S Social and cultural infrastructure Clause 19.03-2S Infrastructure design and provision
Other key considerations	<ul style="list-style-type: none"> Nagambie Growth Management Strategy 2008 Nagambie Growth Management Strategy – Lakeside Connectivity & Recreation Plan 2008 Nagambie Growth Management Strategy – Lake Access & Activities Framework Plan 2008 Nagambie Growth Management Strategy – Nagambie Style Guidelines 2008

2 The Site

2.1 Subject Land

Since implementation of the 2008 Lake Nagambie Resort Master Plan (the Master Plan), the site has been subdivided. Figure 1 depicts the land subject to this proposed Development Plan, shown in blue. The area highlighted in orange corresponds to the extent of the CDZ1, which relates to Hallmarc's Elloura Estate (referred to as Lake Nagambie Resort Master Plan in Schedule 1).

The subject Land, the Stage A precinct, is accessed via Elloura Drive, which also provides access to developed residential areas in the northern portion of the Elloura Estate. Vickers Road adjoins the southern boundary and provides access onto Elloura Drive. There is no direct vehicular access into the Stage A precinct (referred to as Precinct herein) from southern, eastern, or northern boundaries.

The subject land is undeveloped, consisting mainly of grass cover and a creek in the eastern portion of the Precinct. This creek flows from Lake Nagambie in the north. A large native vegetation patch marks the north-eastern boundary of the Precinct. A tree-lined nature strip along the western Precinct boundary creates a vegetation buffer between Elloura Drive and the subject land.

An existing community centre for the Elloura Estate directly adjoins the north-west of the Precinct, which consists of a community-use building, tennis courts, and swimming pool. Land further north and west are characterised by residential allotments within the Master Plan area, with development in the west currently under way (Stages 11 and 12) and development in the north mostly complete. Nagambie Recreation Reserve and Swimming Pool adjoin the eastern Precinct boundary.

Approvals Context

Previous planning approvals identified the Precinct as a 'Residential Village / Retirement Village' on the Master Plan and was subject to planning permit, P2005/182 which allowed for 208 Accommodation units, community centre, bowling green and caravan boat storage. Although this permit is not acted upon, the proposed Development Plan seeks to facilitate similar uses. The Stage A Precinct includes land from adjoining staged areas which were identified for residential uses similar to those proposed.



Figure 1. Subject Land (blue) and extent of the Comprehensive Development Zone – Schedule 1 (orange)

2.2 Surrounding Context

The Stage A Precinct is within a half kilometre radius of the High Street in Lake Nagambie, which is accessed via Vickers Road (see Figure 2). Agricultural uses characterise areas west and south of the Precinct, and the east is predominantly general residential. Many areas within the general residential zone remain in a rural condition. Nagambie Railway Station is 1.3 kilometres north-east of the site, with an industrial zone located to its east. Several recreation reserves surround the Precinct including Nagambie Recreation Reserve, Buckley Park, Lake Nagambie Walk, and Blayney Reserve which is wedged between the Master Plan area. This is outside of Stage A Precinct area.



Figure 2. Subject Land and surrounding context.

3 Proposal

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. Details are provided below.

3.1 Staging Plan

Hallmarc proposes to develop a residential village in Stage A of the revised Staging Plan for the Lake Nagambie Resort Master Plan area. Approval for this staging variation is sought herein.

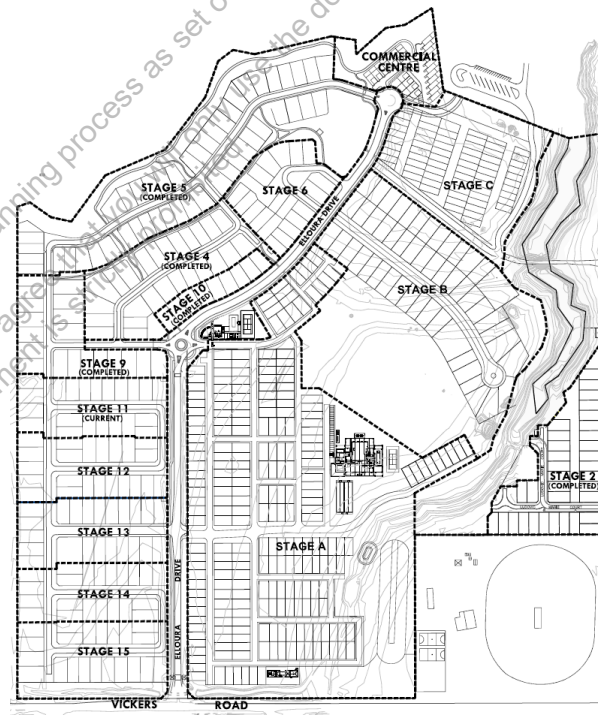
Several stages of the approved Master Plan have been completed, including stages 4, 5, 9 and 10 in the north-west, and stage 2 in the southeast (see Figure 3). Stages 11 and 12 are underway. Stages B, C, 6 and the commercial centre will be subject to future approval requests.

Approved Master Plan (2008)



Lake Nagambie Resort Master Plan, Ref: 25028DD
A1-001-Q

Proposed Staging Plan variation (2022)



Malcolm Elliot Architects, Drawing No. A001, date
24/11/2022

Figure 3. The revised staging plan associated with Lake Nagambie Resort Master Plan.

The Development Plan proposed for the Stage A Precinct excludes the native vegetation patch adjoining the north-east precinct boundary. The varied Staging Plan has been updated to depict this and provide reconfiguration for Stages B, C and the Commercial Centre. The native vegetation patch will be included in future consideration associated with Stage B. An existing creek in the east of the CDZ1, associated with Blayney Reserve and Lake Nagambie in the north, will be excluded from development consideration. An exception may be future requests to construct vehicular and pedestrian bridges to improve site connectivity and access.

3.2 Residential Village

Hallmarc's residential village will consist of moveable dwellings and a clubhouse with associated indoor and outdoor community amenities (see Figure 4). No subdivision is proposed, as the site will remain under the ownership of Hallmarc, who will maintain and operate the village under Avington Living. The village will be accessible by residents and their guests who will abide by a set of community values and rules.

On-going maintenance of the village will be undertaken by Avington staff in accordance with activities and frequency described in the Ongoing Maintenance Response (Refer to Appendix C in Hallmarc's Stage A Development Plan). This will include general maintenance of communal areas, services, and facilities, as well as safety compliance maintenance associated with dwelling occupation permits.

Residential Areas

Moveable dwellings will be provided across residential areas in the Stage A Precinct. Dwellings will be 1- or 2-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 (Refer to Appendix A in Hallmarc's Stage A Urban Design Guidelines). 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 (7) that leads towards community facilities located in the eastern portion of the Precinct (see Figure 4). The residential village and its facilities are reserved for access to residents and their guests. A community clubhouse is proposed in the north-east, abutting a native vegetation patch along the Precinct boundary. The clubhouse and surrounds consist of a community centre / clubhouse building (1), tennis courts (2), lawn bowls area (3), play area (4) and vegetable gardens (5) (see Figure 4). 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. Refer to Appendix B in Hallmarc's Stage A Development Plan. A recreational pedestrian pathway is located south of the clubhouse and provides a viewing platform overlooking the creek (8) and towards a constructed wetland (9 & 10). The path also leads to a workshop space (6) along the southern precinct boundary, adjacent to Vickers Road.

No native vegetation removal is proposed. Additional planting is proposed along streetscapes, including vegetation buffers along the eastern and southern Precinct boundaries (11), and a constructed wetland in the south-end of the existing creek.



Figure 4. Proposed Development Plan.

4 Planning Policy

4.1 Municipal Planning Strategy (MPS)

Clause 02 Municipal Planning Strategy

Clause 02.03-1 Settlement identifies that Nagambie is a popular lakeside town, with a significantly growing population that fluctuates during peak tourism season. This population increase must be accounted for in future planning, as well as its identity as a visitor, lifestyle, and retirement centre.

The proposal seeks to provide development and services that cater to the needs of Nagambie with a residential village in vicinity of Lake Nagambie. Residents can host guests whilst also providing access to the clubhouse and communal facilities.

Clause 02.03-4 Natural Resource Management identifies Lake Nagambie as a significant water asset within the Shire, which must be protected from development that compromises water catchments.

The subject Land is located south of Lake Nagambie. Proposed buildings are located well away from waterways and proposed dwellings will be moveable, whereby the impact to ground disturbance is minimised. Additionally, an on-site constructed wetland will filter stormwater run-off prior to its discharge into Lake Nagambie.

Clause 02.03-5 Built Environment and Heritage states that the Shire's natural landscapes, views and heritage must be protected from unsympathetic development. Proposed works should maintain or enhance aesthetic amenity of the area.

Avington's residential village will incorporate urban design guidelines that are aligned with the Nagambie Growth Management Strategy – Nagambie Style Guidelines 2008, which complement the soft and earthy tones surrounding the lake town.

Clause 02.03-6 Housing states that Council encourages new residential developments to be located near existing townships, as well as existing social and physical infrastructure to limit the impact on natural environmental and agricultural land uses.

The proposed Development Plan relates to the CDZ1 which specifically supports the provision of resort and lifestyle facilities in proximity of the existing Nagambie township. Additionally, the existing waterway located in the eastern portion of the precinct will be incorporated into the stormwater management need with a constructed wetland.

Clause 02.03-7 Economic Development states that tourism within the Shire includes sporting and recreational activities, wineries, heritage buildings, cycling and exploring environmental features. Further employment opportunities should be created around recreation, natural environment, and heritage.

Avington's residential village supports this direction by providing a gated and serviced community with a clubhouse. This will create employment opportunities through the servicing and maintenance aspects of the residential village and clubhouse.

4.2 Planning Policy Framework (PPF)

Clause 11 Settlement

Clause 11.01-1L-04 Nagambie applies to land identified in the Nagambie Structure Plan which is attached to the Clause.

Clause 11.02-1S Supply of urban land seeks to ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional, and other community uses. A strategy to achieve this is planning for future land supply.

Clause 11.02-2S Structure planning follows from the objective of supplying urban land, with an emphasis on facilitating orderly development through the preparation and implementation of structure plans.

Response

The Nagambie Structure Plan depicts the subject Land as being within an 'Existing urban area. Development to occur in A areas prior to any expansion of the town.' Land within the CDZ1, which is within the "A areas" depicted in the Nagambie Structure Plan contains several undeveloped parcels that will be subject to future development proposals. The proposal herein contributes towards the development sequence objectives identified in the Clauses above.

CDZ1 allocates future urban land supply and requires submission of development plans that are consistent with the incorporated Lake Nagambie Resort Master Plan prior to works. This proposal seeks to continue the delivery of residential, recreational, and communal uses identified as objectives of the CDZ1 and Nagambie Structure Plan.

Clause 12 Environmental and Landscape Values

Clause 12.01-2S Native Vegetation Management provides guidance and protection in relation to the removal, destruction or lopping of native vegetation. Retention of native vegetation is highly encouraged, and offsets must be provided to compensate for losses from removal.

Clause 12.03-1S River and riparian corridors, waterways, lakes, wetlands and billabongs states that conservation of waterways, wetlands and surrounding areas is paramount to protect environmental values of land. Sensitive design and site development must be considered to maintain and enhance waterways and water bodies.

Response

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 in proximity of the wetland sought to be constructed in the existing waterway.

Clause 13 Environmental Risks and Amenity

Clause 13.01-1S Natural hazards and climate change seeks to minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.

Clause 13.02-1S Bushfire seeks to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

Clause 13.02-1L Bushfire management also seeks that the subdivision of the land in BPAs into more than 10 lots to:

- Provide access to the existing road network and locations that may provide shelter in the event of a bushfire.
- Provide perimeter roads and hard edges at the urban – hazard interface (including grassland).
- Provide multiple points of access and egress to the existing and proposed road network as necessary.

Response

The key natural hazard identified in relation to the subject Land is bushfire risk. Urban development reduces bushfire hazard by reducing fuel load as largely vegetated areas become replaced with hard cover surface associated with roads and footpaths. Risk to dwellings can also be reduced by applying relevant Bushfire Attack Level construction standards within building design. Additionally, the residential village will be maintained regularly, which also minimises fuel load. These factors have been accounted for with additional information provided in the Bushfire Attack Level assessment (Refer to Hallmarc's Stage A Emergency Management Plan) and Ongoing Maintenance Response (Refer to Appendix C in Hallmarc's Stage A Development Plan).

Clause 15 Built Environment and Heritage

Clause 15.01-1S Urban design seeks to create urban environments that are safe, healthy, functional, and enjoyable and that contribute to a sense of place and cultural identity which promote good urban design to make the environment more liveable, safe, and attractive.

Clause 15.01-4S Healthy neighbourhoods seek to achieve neighbourhoods that foster healthy and active living and community wellbeing through design and create community interaction for people of all ages and abilities.

Clause 15.01-5S Neighbourhood character aims to recognise, support and protect neighbourhood character, cultural identity and sense of place. Also ensures development responds to its context and reinforces special characteristics of local environment and place by emphasizing the values, needs and aspirations of the community.

Response

Urban design guidelines have been prepared for the proposed residential village which reflect the design guidelines identified in the Nagambie Growth Management Strategy – Nagambie Style Guidelines 2008. These contribute towards creating a sense of place that is consistent with the lakeside township, which is characterised by light tones and weatherboard materials. Front fences and short setbacks also promote streetscape activation, which encourages walkability and community interactions. Further, landscaping and maintenance requirements will be managed by Avington Living employees and provides interactive opportunity for community building amongst residents, visitors, and workers within the Precinct.

Clause 16 Housing

Clause 16.01-1L Housing supply supports the facilitation of well-located, integrated and diverse housing that meets community needs, particularly a mix of housing types that suit changing needs of residents.

Response

Lake Nagambie is described as a centre for tourism, lifestyle and retirement purposes and the CDZ1 specifically addresses this objective through designation of land for the Lake Nagambie Resort Master Plan. The proposal is consistent with the objectives of this zone and Master Plan which seeks to provide a residential village that will add diversity amongst the predominantly single-lot residential dwellings in proximity of Nagambie Township.

Clause 17 Employment

Clause 17.01-1S Diversified economy seeks to strengthen and diversify the economy by facilitating growth in sectors including health, education and tourism.

Response

Proposed communal facilities, services and accessways will be maintained by staff operating the community. This creates a need for employees and contracting work for services such as home maintenance requirements and landscaping.

Clause 18 Transport

Clause 18.01-1S Land use and transport integration seeks to facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport by planning improvements to public transport, walking and cycling networks to coordinate with the ongoing development and redevelopment of urban areas.

Clause 18.01-3S Sustainable and safe transport seeks to facilitate an environmentally sustainable transport system that is safe and supports health and wellbeing by designing development to promote walking, cycling and the use of public transport, in that order, and minimise car dependency.

Clause 18.01-3L Sustainable personal transport also sets out to facilitate development that improves linkages between open space reserves and key community facilities such as schools through improved paths and trails.

Clause 18.02-1S Walking aims to facilitate an efficient and safe walking network and increase the proportion of trips made by walking by providing pedestrian routes that are safe, direct and comfortable to use.

Clause 18.02-4S Roads seek to facilitate an efficient and safe road network that integrates all movement networks and makes best use of existing infrastructure by improving road connections for all users.

Response

The Land subject to the proposed residential village is connected to the existing road network via Elloura Drive, and Vickers Road, which is part of the principal transport network. The proposed clubhouse and activities have been positioned to form an on-site hub that serves as a central point of access to social and recreational needs within a walkable catchment. Further, the Nagambie town centre is located east of the site and Lake Nagambie to the north, both within a half kilometre radius.

Clause 19 Infrastructure

Clause 19.03-2S Infrastructure design and provision seeks to provide timely, efficient and cost-effective development infrastructure that meets the needs of the community by an integrated approach to the planning and engineering design of new subdivision and development.

Response

The process from design to delivery has been organised and managed by Hallmarc Developments, which has accounted for infrastructure requirements, allocation of land uses and service needs. Development for Elloura Estate is already underway, and Elloura Drive was constructed to provide access to development in the northern portion of the Master Plan area. The delivery of this road provides access to all remaining areas of development, which was timed to factor in the provision of infrastructure and services to communities prior to residence.

4.3 Zoning & Overlays

Zone

In accordance with **Clause 4.0 of Schedule 1 to Clause 37.02 Comprehensive Development Zone**, a **permit is not required** to construct a building or to construct or carry out works that:

- Are shown on the **Development Plan approved** by the responsible authority.
- Are proposed in **accordance with the Staging Plan approved** by the responsible authority.

This application **seeks the approval** of a Development Plan and varied Staging Plan by the responsible authority.



Figure 5. Zoning Map (Source: www.mapshare.vic.gov.au)

Clause 37.02 Comprehensive Development Zone – Schedule 1

Figure 5 depicts the Land subject to the Comprehensive Development Zone, which is located at 43 Blayney Lane Nagambie, and comprising Lots 1-5 on TP846985T and Crown Allotments 10A and 10B, Parish of Tabilk. Since approval of a Master Plan for the subject Land, subdivisions have created new property references for land subject to this Clause.

The purpose of the Comprehensive Development Zone – Schedule 1 is:

To provide for the development of an integrated residential development comprising residential, commercial, tourism related and recreational facilities (currently known as the Lake Nagambie Resort), in a manner which achieves principles of environmental and sustainability including:

- *Provision of resort style commercial, tourist related and recreational infrastructure.*
- *Housing at a range of densities.*
- *Ensuring protection of existing environmental water resources.*
- *Generally in accordance with the Lake Nagambie Resort Master Plan.*

To designate land suitable for an integrated development consisting of a retirement village; camping and caravan facility; a retail village; not more than 476 accommodation lots including hotel resort accommodation; dwellings and associated roads, utility services, and recreation facilities.

To provide for the staging of the development of the land in an orderly manner, having regard to the delivery of vital infrastructure elements of the project.

To achieve a high standard of urban design, community amenity and safety.

To ensure that the development of the land does not detrimentally impact upon the amenity of the surrounding area including adjoining land and the shores/waters of Lake Nagambie.

Overlays

No overlays apply to the site.

Cultural Heritage

The site is not located within Aboriginal culturally sensitive land. However, given the proximity of nearby areas of sensitivity a voluntary Cultural Heritage Management Plan is being prepared.

Bushfire Prone Area

The site is located entirely within a designated Bushfire Prone Area.

The subject land, primarily identified as Vickers Road, Nagambie, has been assessed as comprising Low Threat Vegetation, which is mainly grassland cover with a small patch of forest cover. No vegetation removal is proposed, however, given the on-going site maintenance and operation being managed by Avington Living, it is understood that bushfire safety standards will regularly be met.

A Bushfire Assessment Report is provided in Hallmarc's Stage A Emergency Management Plan.

5 CDZ1 Requirements

Pursuant to Section 4.0 of Schedule to Clause 37.02 Comprehensive Development Zone, development of any stage of the land must not commence until the following plans and guidelines have been approved by the responsible authority:

- Lake Nagambie Development Plan
- Staging Plan
- Environmental Plan
- Urban Design Guidelines
- Landscape Plan
- Traffic Management Plan
- Infrastructure Management Plan
- Emergency Management Plan
- Commercial Facilities Plan

No commercial development is proposed in Stage A, and therefore a Commercial Facilities Plan was not required. Nor was a response to the Staging Plan required, as a minor variation is sought which has been considered against the decision guidelines of the Clause. An assessment of required plans and guidelines is provided below.

5.1 Lake Nagambie Development Plan

Compliance with the requirements for the Lake Nagambie Development Plan requires consideration of the matters listed in the zone. These have been addressed in Table 2 below.

The 2008 approved Master Plan is applicable to the subject land, shown in Figure 6 below. The proposed Development Plan differs from the approved plan with regards to:

- Depicting the constructed Elloura Estate Community Centre and excluding a native vegetation patch from the proposed development area.
- Depicting the layout of a residential village and associated amenities in the area subject to P2005/182, which has been restructured.
- Change to the road layout to connect the refigured allotments and additional uses.
- Developing a community clubhouse and associated amenities
- Incorporating a constructed wetland in the creek at the southern end



Figure 6. Subject land (approximate) highlighted on the 2008 approved Master Plan

These changes are minor in nature, generally consistent with approved uses, and primarily pertain to matters of site connectivity, infrastructure servicing, and amenity. The following sections discuss these matters further.

Table 2. Response to consideration for the Lake Nagambie Development Plan

Requirement	Response
Comply with the Lake Nagambie Resort Master Plan.	<p>Complies</p> <p>The proposed Development Plan is generally in accordance with the approved Master Plan, which previously permitted a Residential Village / Retirement Village associated with Planning Permit P2005/182 on the subject Land. The Permit allowed 208 accommodation units, a community centre, bowling green, and caravan boat storage.</p>

	A variation to the Staging Plan is also proposed which refigures the staged development and provides a residential village including a community clubhouse and constructed wetland. Layout of street and residential allotments in the north and east of subject Land have been slightly modified from the approved Master Plan.
The whole of any particular component identified in the staging plan, unless otherwise agreed by the responsible authority.	Complies The proposed Stage A Development Plan provides details that include minor variations to environment, traffic and landscape components related to the approved Master Plan. These have been discussed with the responsible authority for which approval is sought.
The approved environmental plan, traffic management plan and infrastructure plan.	Complies The proposed development plan has been considered against the approved traffic management plan. Specific environmental and infrastructure plans had not been approved for the subject Land included in Stage A.
The Development Plan may comprise text and/or drawings and include: <ul style="list-style-type: none"> The location and details of proposed buildings and works, including site, floor and elevations plans. 	Complies The proposed Development Plan provides information about design and allotment allocations for different uses within the residential village. Residential areas will contain moveable dwellings with private open space delineated by side and rear fences. A community clubhouse will be in the north-eastern portion of the precinct, which will be a constructed building.
<ul style="list-style-type: none"> Details of the external materials and colours proposed for all buildings and works. 	Complies Urban design guidelines have been provided that specify eight dwelling styles and an external finishes colour and materials schedule. Refer to Section 5.3 for further information.
<ul style="list-style-type: none"> Details of pedestrian walkways, roads, vehicle parking and access arrangements. 	Complies A grid-like road network has been proposed for the residential village providing residents direct and easy access to communal facilities. Refer to Section 5.5 for further information.
<ul style="list-style-type: none"> Details of the external boundary treatments including fencing and buffer areas. 	Complies The residential village will be gated with rear fences for residential allotments forming a perimeter boundary and a feature entryway providing access into the precinct. Refer to Section 5.5 for further information.
<ul style="list-style-type: none"> Details of how environmentally sustainable design principles have been incorporated. 	Complies Environmentally sustainable design principles have been considered throughout the precinct and operation of the residential village. These have accounted for environmentally sustainable fixtures and technology used during the construction stage and for

	ongoing services including water, energy efficiency, stormwater management and waste. Refer Appendix D in Hallmarc's Stage A Development Plan.
<ul style="list-style-type: none"> Provision of services including water, sewer, telecommunications, power and drainage. 	Complies These have been discussed in the Services Infrastructure report prepared by UDM. Refer to Section 5.6.
<ul style="list-style-type: none"> Landscaping details including species to be planted and details of any species proposed in accordance with any native vegetation strategy. 	Complies A tree species schedule and location for tree planting have been depicted on the landscape plan. Refer to Section 5.4 for further information.
<ul style="list-style-type: none"> Details of how edge treatments at the interface of the land with adjoining land are to be dealt with. 	Complies The Stage A Precinct adjoins Nagambie Swimming Pools and Recreation Reserve along the eastern boundary. A constructed wetland is proposed in this portion of the site which provides a setback of approximately 90 metres from the nearest proposed residential allotment. Additionally, vegetation planting along the eastern and southern boundaries will provide screening and form a buffer from adjoining sites.
<ul style="list-style-type: none"> Details of any street furniture, open space treatment, lighting and works. 	Complies Details to be provided in technical engineering drawings.
<ul style="list-style-type: none"> Details of on-going maintenance. 	Complies This document has been attached with the response to this cover letter for the Development Plan requirement. Refer to Appendix C of Hallmarc's Stage A Development Plan for details.

5.2 Environmental Plan

An environmental plan must address requirements specified in Schedule 1 of Clause 37.02, which have been responded to in Table 3.

Although Stage A covers a large area of approximately 11.7 hectares, most of the site consists of non-native grass cover due to the land having been highly modified. This is visible from land clearing most likely associated with past agricultural activity. Additionally, no native vegetation removal is proposed to facilitate the Development Plan, and protection measures during and after construction will suffice in avoiding, minimising, and mitigating any potential harm.

Further, majority of the Precinct will be used for moveable dwellings erected on stumps which reduces impacts to ground conditions.

Table 3. Response to consideration for the Environmental Plan

Requirement	Response
A flora and fauna assessment of the land that is to be undertaken at an appropriate time of year.	Complies An ecological report prepared by DM Ecological identifies flora and fauna that may warrant protection due to proposed works. Given that no native vegetation removal is proposed, impact was deemed to be minimal, and works were recommended to be carried out in accordance with the recommended mitigation measures. The assessment identified that 'three threatened species were assessed as having medium likelihood of occurring within the study area' (Brush-tailed Phascogale, Bearded Dragon, and Diamond Firetail), however these were not detected during the site assessment, nor were further assessments recommended.
An assessment of any impact on Lake Nagambie and its foreshore.	Complies The ecological report identifies 'no direct threat' is posed to Lake Nagambie foreshore given the distance of Stage A, over 200 metres away. However, indirect impact may be caused by the unnamed waterway, if not managed. This will be incorporated into the stormwater management system to treat water pollutants prior to its discharge into Lake Nagambie. Refer to Section 5.6 of this report.
Details of the layout of the land including proposed tree plantations, drainage systems, irrigation systems, works related to the roads, car parking, pedestrian links; and proposed buildings.	Complies This information has been provided in the proposed Development Plan and Urban Design Guidelines. Refer to Sections 3 and 5.3 of this report.
Details of how the development will manage and enhance native vegetation on the site, including an assessment of how the plan addresses: <ul style="list-style-type: none"> • "Victoria's Native Vegetation Management – A Framework for Action" and the achievement of net gain outcomes as defined in the framework, including any offset. The native vegetation strategy in any relevant regional catchment management strategy.	Complies No native vegetation removal is proposed and therefore no off-sets are required. The proposed development seeks to retain native vegetation and preserve environmental benefits to the site. This will be supported by implementing construction management measures that protect and mitigate any potential harm to existing native vegetation.
Details of the micro-siting of buildings and infrastructure to ensure that trees identified in the Lake Nagambie Resort Master Plan and/or flora and fauna assessment for	Complies The proposed Development Plan provides details about building siting and allocation of land uses. Based on the proposal, native vegetation will be retained. Figure 2 of the Environmental Plan

retention and permanent protection can be retained in the long-term.	prepared by DM Ecological indicates the removal of three non-native trees is recommended.
Details of how the development will address surface water management, the stream system on site and upstream and downstream of the development, including the protection of flows and enhancement of water quality including treatments required to accommodate staged construction.	Complies Section 3.10 of the Environmental Plan (refer to Hallmarc's Stage A Environmental Plan) provides measures to mitigate impacts of construction to water quality. This includes staging construction to achieve control over the development area and use of sediment traps and basins to manage stormwater drainage and discharge into nearby waterways.
Details of how the development of the land will address sediment control, salinity, nutrient control, and pollution control.	Complies Generally as above, see Section 3.10 of the Environmental Plan for further details.
Management of stormwater from the development based on Best Practice Environmental Management Guidelines (CSIRO, 1999).	Complies The primary mechanism to manage stormwater will be the construction of a wetland in the eastern portion of the Precinct. Refer to Section 5.6 of this report.
Details of on-going maintenance.	Complies Maintenance will be carried out in accordance with Avington Living's On-going Maintenance Response.

5.3 Urban Design Guidelines

Urban Design Guidelines must address requirements specified in Schedule 1 of Clause 37.02. Summarised responses are provided in Table 4.

Urban Design elements for the proposed residential village have been categorised into three components: Home Design responses, the Community Clubhouse building, and Landscaping throughout the Precinct. This section addresses the first two, and landscaping is discussed in the following section.

Home Design Guidelines

Eight dwelling designs are provided for the single-storey moveable dwellings (see Figure 7). Dwellings have a maximum height of 3.5 metres and front setbacks of 2.0 metres. Side and rear fences will be constructed, providing private open space; however, front fences will not be permitted. All homes will have porches to promote street activation.

The proposed home design guidelines account for the lakeside context and 'Nagambie-style' design development identified in the Nagambie Style Guidelines 2008 ('style guidelines'). The style guidelines state, the strong country town identity associated with the lake bank, native trees and grasses have inspired development of the town based on this landscape setting. The colours and external materials scheme are derived from this, consisting of olive greens, varying shades of beige and brown, and constructed of natural materials including timber and sheeting products detailed with metal or stone and corrugated rooves. Further, simple building forms with strong articulation of elevations are encouraged, as the topography is generally flat with a distant backdrop of the Strathbogie Ranges.

The external finishes for the homes are consistent with this, as proposed colours are predominantly light tones of beige, brown and grey with a charcoal grey contrast for additional definition in some home designs. All rooves will either be Colourbond shale grey or basalt. Timber or paved facades will provide a 'natural' exterior that complements the landscape. As demonstrated in Figure 7, building forms have a simple rectangular floor layout which supports strong articulation of elevation points for rooves, which are either gable or single-pitched styles.

DELILAH - 1 bed, carport



ACADIA - 2 bed, detached carport



GOULBURN - 2 bed, carport



JUBILEE - 2 bed, detached carport



Figure 7. Examples from Avington Home Design Response options

Community Clubhouse

The community clubhouse design has been inspired by local places of significance which includes Lake Nagambie, Nagambie Water Tower, Historic Barn Houses, the old and new brewery, and a historic warehouse. These buildings consist of pitched and flat rooves, red brick exterior, painted concrete finishing for newer buildings, and a timber boardwalk.

The clubhouse design incorporates these elements with the use of timber, brick, and concrete materials for facades and outdoor seating areas, including sculptured rest stops. Indoor spaces flow into the landscape setting through the design of open spaces that provide access and sight into the surrounds. This openness is achieved with multiple high pitched rooves, fewer walls, and glass windows and doors that open onto landscaped gardens (see Figure 8).

The clubhouse building is the central point of access to all communal facilities, which also includes a tennis court to its east, lawn bowls, play space and playground to the south, and a lawn with outdoor seating and vegetable garden to the north. All areas are connected by pedestrian footpaths.



CLUBHOUSE ENTRY AND SURROUNDING LAWNS

Figure 8. Visual of the proposed community clubhouse.

The distinction between residential and clubhouse urban design allow for incorporation of elements from Nagambie Township and its residential character within the village precinct. This provides access to social, recreational, and living spaces within walkable or short travel catchments.

Table 4. Response to consideration for the Urban Design Guidelines

Requirement	Response
Be consistent with and implements the staging of the provision of facilities identified in the Lake Nagambie Resort Master Plan and may comprise text and/or drawings and include:	
<ul style="list-style-type: none"> Location of buildings on sites including setbacks. 	Complies Allotments for dwellings are identified on the Development Plan. The proposed moveable dwellings will be located generally central to the lots, with an average setback of 2 metres from the front boundary. Refer to Home Design details in Appendix A of Hallmarc's Stage A Urban Design Guidelines.
<ul style="list-style-type: none"> Maximum heights of buildings. 	Complies The moveable buildings will be single-storey and will not exceed a height of 3.5 metres.
<ul style="list-style-type: none"> Amenity matters such as privacy, open space to dwellings. 	Complies Residential allotments will have side and rear boundary fences that provide private open space for each dwelling. No front fences are permitted as the intent is to encourage community interaction by promoting street activation.
<ul style="list-style-type: none"> A suite of external materials and colours proposed for buildings and works to be constructed on the land. 	Complies A schedule of external materials and colours has been provided. Colours include light tones of beige, brown and grey. Façade materials incorporate timber and decorative plaster for a 'natural' finishing.
<ul style="list-style-type: none"> The minimum standard specifications for design and construction. 	Complies Residents are provided with eight housing styles to choose from, which have standard designs. Examples of these are provided in Figure 8.

<ul style="list-style-type: none"> Details of acceptable external boundary treatments including fencing and buffer areas allowable. 	Complies Side and rear fences will be constructed; however, no front fence is permitted.
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5.4 Landscape Plan

The Landscape Plan must address requirements specified in Schedule 1 of Clause 37.02. Summarised responses are provided in Table 5.

Landscape treatment will be provided throughout the Precinct which includes retaining existing native vegetation and planting new native and exotic species, as depicted in the proposed Landscape Plan (Refer to Hallmarc's Stage A Landscape Plan).

All roads will have nature strips planted with indigenous or non-invasive species, which include both evergreen and deciduous tree varieties. The largest and tallest tree proposed can reach a height of 20-25 metres with a spread of 15 metres, *Quercus cerris* (Turky Oak) and this will be planted along the boulevard leading into the Precinct leading towards the clubhouse. Existing vegetation along the creek will be retained, which will be accessible as recreational open space in addition to the clubhouse landscaped garden.

These spaces will be maintained in accordance with the On-going Maintenance Response.

Table 5. Response to consideration for the Landscape Plan

Requirement	Compliance
The landscaping theme to be applied, using as its basis the use of indigenous species, dry climate species and non-invasive species.	Complies Native eucalyptus species of Yellow Gum and Red-spotted Gum will predominantly be used as street-trees for roads along the Precinct boundary. Non-invasive exotic species will be used in the interior of the Precinct.
The landscape treatment of open space areas and parks.	N/A
The landscape treatment of pedestrian walkways and paths.	Complies Concrete pavement will be provided alongside roads and gravels paths along reserves and parks.
Designation of existing trees to be retained or removed and method of protection of trees to be retained.	Complies Existing native trees near the waterway in the eastern portion of the Precinct will be retained as a part of a constructed wetland and surrounding reserve. No building or works are proposed in vicinity of these trees.
The maintenance regime to be adopted.	Complies Avington staff will undertake maintenance of the residential village, including landscaping requirements, as per the Ongoing Maintenance Response.

5.5 Traffic Management Plan

The Traffic Management Plan must address requirements specified in Schedule 1 of Clause 37.02. Summarised responses are provided in Table 6.

The Traffic Management Reports prepared for this proposal considered the approved traffic management plan for Lake Nagambie Resort in May 2010, prepared by O'Brien Traffic. A review of this plan was undertaken by Trafficworks in April 2023 in relation to the proposed amended development for Stages A, B, and C in the amended Staging Plan. The subject Land is identified as 'Retirement Village' in the 2010 Traffic Management Plan (consistent with the 2008 Master Plan) and Stage A in an amended Staging Plan. See Figure 9.

Accessways

With regards to the 2010 approved plan, the key road design-related development includes the completed intersection at Vickers Road and Elloura Drive, which provides access into the Master Plan area. A right-turn lane has been constructed to mitigate potential traffic bank-up along Vickers Road. The proposed Development Plan for Stage A identifies a road network to connect residential and communal areas within the residential village using a grid-style layout. Vehicular access into the Precinct is proposed via staggered left and right turning lanes near the junction of Stage 13 and Stage A. See Figure 9.

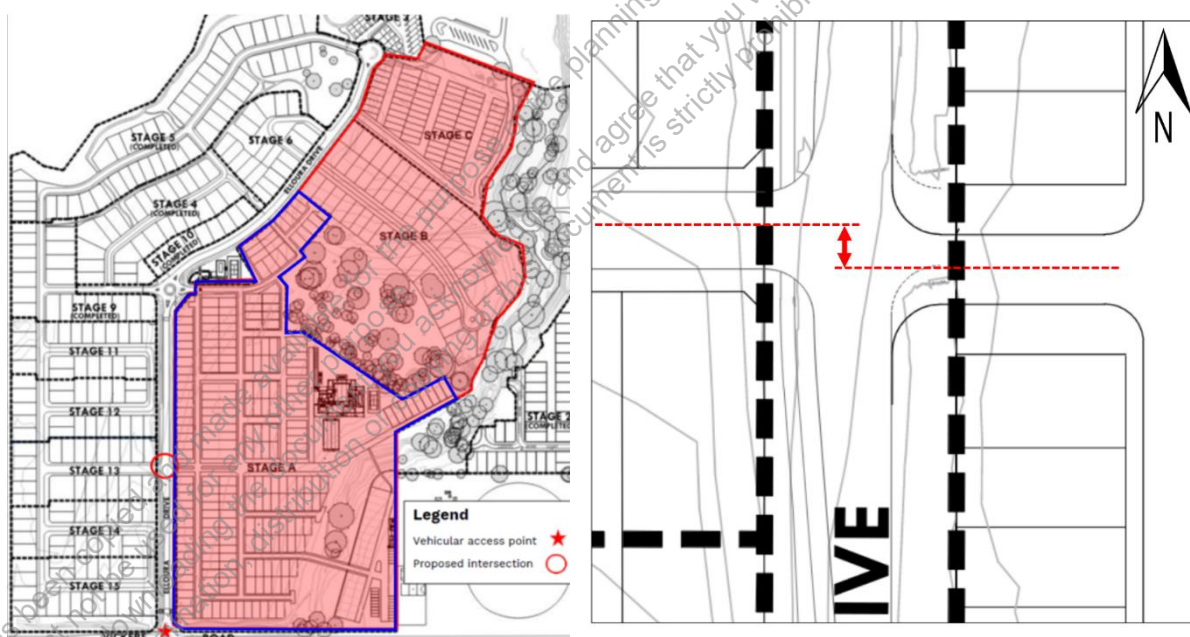


Figure 9. Areas subject to the 2023 Traffic Impact Assessment Report and the proposed staggered turn.

Shared paths – walking & cycling

As per the 2010 approved plan, a 2-2.5 metre shared pedestrian / cycle path will be constructed along Elloura Drive, which will be concrete along streets and gravel near reserves. All roads will have pedestrian footpaths along at least one side of the road that will also cater for bicycling use. A recreational walking trail in the eastern portion of Stage A will provide a dedicated walking and cycling pathway for residents within the residential village. The primary shared-path route from the residential village towards Nagambie Town Centre will be via Elloura Drive heading north towards Lake Nagambie Walk and Boardwalk, which are existing pathways. See Figure 10 below.

The shared path leading towards the town centre passes through Buckley Park and across a pedestrian/cycling bridge to Blayney Lane, where the path continues along the north towards the boardwalk.

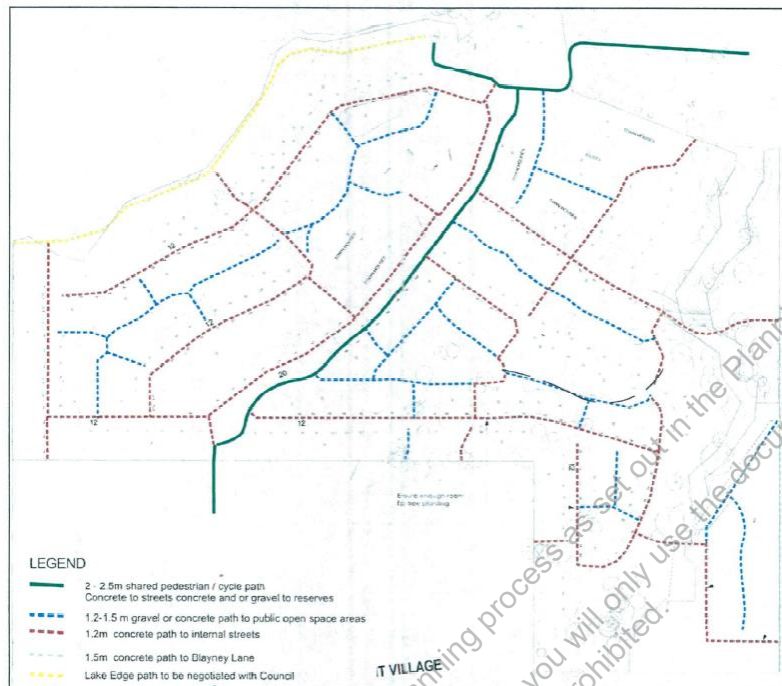


Figure 4: Proposed Footpath and Shared Path Network



Figure 10. Shared Path Network in approved Traffic Management Plan (top) and site aerial (bottom).

Traffic Volume & Car Spaces

The 2023 report indicates that vehicular traffic will slightly increase, with a projection of 36 vehicles per hour and 938 vehicles per day. However, these are not considered to warrant changes to approved road design and traffic control details. These projections were based on consideration of approved uses which included a caravan park, retirement village, and lifestyle village. This was reviewed against the revised proposal for consideration which includes a residential village, residential lots, and townhouses.

Each dwelling will have no more than 2 bedrooms and will be allocated 1 car space, as per the requirements in Table 1 to Clause 52.06-5 (Number of car parking spaces required under Table 1). Nineteen car parking spaces, including a disabled car park space, will be provided adjacent to the clubhouse, which will primarily be used by residents in the village. Therefore, demands for spaces will be minimal as facilities are easily accessible by walking or cycling. Requirements of car spaces for maintenance staff has been compounded into these spaces.

Table 6. Response to consideration for a Traffic Management Plan

Requirement	Response
The location of all vehicular, pedestrian and bicycle access and egress ways within, to and from all components of the development.	Complies As shown within the Traffic Management Plan and comparison assessments, the vehicular access point to the subject site is located along Vickers Road. All roads have access to each dwelling, community hub, and all other buildings provided on the land. Footpaths are also located on at least one side of all roads adjoining dwellings and community buildings. This ensures access can be made to and from dwellings and buildings on the site via walking or footpath bound vehicles.
Any traffic mitigation works if required on adjoining roads including staging.	Complies Mitigation works have been completed along Vickers Road which allows for turning lanes into Elloura Drive. This sought to prevent traffic bank up along Vickers Road.
The location and layout of areas set aside for the parking of vehicles.	Complies Bicycle parking rails will be provided on site to allow for visitors to the site which will help reduce the need for personal vehicle parking around the community hub.
Details of on-going maintenance.	Complies The ongoing maintenance of all roads and footpaths is to be the responsibility of the Owner's Corporation.
Empirical data on traffic generation from other developments comprising holiday facilities.	Complies The report compares the approved development plan uses (relating to the entire Master Plan area) and traffic generation against the proposed changes. The approved plan considered traffic generation associated with a caravan park, retirement village and lifestyle village. The proposed changes consider a residential village, residential lots, and townhouses. However, the application proposed herein only pertains to Stage A,

	the residential village, and therefore it could be presumed an even lower impact could be attributed to proposed changes. Overall, a higher volume of traffic has been projected, with an increase of 36 vehicles per hour, and 938 vehicles per day.
Impact of traffic generated by the caravan park and retirement village on the subject site, and the approved retirement village on the south side of Vickers Road.	Complies The updated traffic management report primarily relates to the area that was approved as a retirement village. The proposed amended development plan and associated works seek to replace this with a residential village, which has similar considerations to the approved uses.
Impact of traffic generated by the holding of events (such as weddings) at the commercial centre.	N/A A commercial centre is not included as part of the proposed development plan.
A more detailed car parking report which includes analysis of the car parking requirements under the planning scheme and justification for any application to reduce or waive car parking requirements.	Complies The 2023 comparison report, which reviewed the approved 2010 Traffic Management Plan and proposed changes to the development plan, identifies that the projected increases in traffic do not warrant the need for any significant road design changes nor car parking changes.

5.6 Infrastructure Management Plan

The Infrastructure Management Plan must address requirements specified in Schedule 1 of Clause 37.02. Summarised responses are provided in Table 7.

Infrastructure services for the Stage A Precinct will be arranged for the entire Precinct together, as the relatively simple assembly of moveable dwellings will allow the project to be delivered in an efficient manner that avoids the need for staging infrastructure delivery. Goulburn Valley Water has water and sewer assets that will be connected to the site once a Development Deed is entered by the developer. All other services including gas, electricity and communications will also be organised by the developer in accordance with the relevant infrastructure delivery plan.

The application of water sensitive urban design principles for drainage and stormwater management have been considered for the Precinct. Based on this, a realignment and reconfiguration of the watercourse in the southern-end has been proposed. The existing waterway often remains dry with lack of regular flow and the ideal response in such a context is the provision of a wetland system. This system is proposed to be constructed adjacent to the existing waterway along the eastern precinct boundary and planted with vegetation to create a macrophyte zone for water treatment (see Figure 11). This will also allow treatment of potential pollutants from nearby agricultural uses in the west and south that would eventually flow into the on-site creek. Once water is treated through the wetland system it will flow via a weir into the sediment pond constructed in the waterway, eventually discharging into Lake Nagambie.



Figure 11. Approximate location of constructed wetland and drainage point.

Table 7. Response to consideration for the Infrastructure Management Plan

Requirement	Response
The proposed source of all of the water required for the safe, efficient and environmentally sustainable operation of the water features.	Complies No water features are proposed. A constructed wetland and rain gardens will be incorporated to manage stormwater.
Any relevant geotechnical issues associated with the water bodies.	N/A
The location and nature of infrastructure services to be associated with the development.	Complies These have been depicted on maps included in the Services report prepared by UDM. All proposed services will be connected to existing infrastructure assets around the subject site. Refer to Hallmarc's Stage A Infrastructure Plan.
Environmentally sustainable design principles for all infrastructure.	Complies Proposed infrastructure will be connected to the existing assets, including the road network and reticulated sewerage and reticulated water supply connected to Goulburn Valley Water assets. Specifications for proposed electrical and communications assets will be confirmed in the process of signing an agreement with service providers.
How the stormwater management system, irrigation system and the sewerage system interrelates and responds to the principles of water sensitive design.	Complies A water sensitive urban design assessment was undertaken by Incitus to identify suitable options for incorporating design principles. This assessment recommended construction of a wetland and installation of rainwater tanks to manage stormwater, which have been incorporated into the proposed Development Plan response. Sewerage will be connected to an existing Goulbourn Valley Water asset.
A stormwater management plan for the whole of the land.	Complies The water sensitive urban design report pertains to the Elloura Estate, which includes the residential village.

Compliance with any requirements of the relevant Catchment Management Authorities with respect to a license to construct works on waterways.	N/A
A reticulated water supply system to all residential and other uses.	Complies This will be provided via the Goulbourn Valley Water asset for reticulated water supply.
Compliance with any requirements of authorities issued with respect to a license either for the construction of any water bodies requiring a licence or the use of irrigation within the land.	Complies To be addressed through deed arrangements with service providers.
The appropriate staging of infrastructure and establishes a management system for coordination of infrastructure provision.	Complies Infrastructure assets and services will be arranged during construction stage and prior to the completion of the residential village.
Details of on-going maintenance.	Complies On-going maintenance will be overseen and managed by staff of Avington Living.

5.7 Emergency Management Plan

The Emergency Management Plan must address requirements specified in Schedule 1 of Clause 37.02. Summarised responses are provided in Table 8.

The Emergency Management Plan identifies refuge locations in proximity of Elloura Drive, a thoroughfare within the Lake Nagambie Master Plan area or Vickers Road, principal road within the existing road network (see Figure 12). Three evacuation levels have been identified: on-site, off-site, and municipal. Refuge locations and evacuation routes correspond to the threat classification level.

Figure 12 depicts the egress and access routes in the case of emergencies. Yellow arrows indicate direction towards the on-site refuge location, the existing Club Elloura Community Facility. Green arrows direct towards the off-site refuge location, Buckley Park Foreshore near Lake Nagambie. Municipal-wide warnings require exit via Vickers Road, as shown by the red arrow.

An Emergency Marshall for the residential village will have responsibility of identifying the classification of threat and will monitor municipal and state-wide warnings, as well as deem whether an on-site or off-site evacuation is required.



Figure 12. Evacuation routes and refuge locations in the Emergency Management Plan.

Table 8. Response to consideration for the Emergency Management Plan

Requirement	Response
Emergency access and egress to and from the land.	<p>Complies</p> <p>The emergency management plan considers scenarios pertaining to on-site emergency responses, off-site evacuation, and municipal evacuation. These are indicated with yellow arrows for on-site evacuation paths, green arrows for off-site evacuation, and red arrows for municipal evacuation. See figure 11.</p>
The location of the nearest emergency refuge areas.	<p>Complies</p> <p>On-site refuge is identified at the existing Club Elloura Community Facility abutting Elloura Drive and off-site refuge at Buckley Park Foreshore. These sites are located within a radius of less than half a kilometre.</p>
Any management arrangements required to support the implementation of the plan.	<p>Complies</p> <p>The plan specifies Avington Living will have an Emergency Marshall who will be responsible for implementing the requirements of the emergency plan. This includes assessing and declaring an emergency as an on-site or off-site level evacuation response, whilst also monitoring municipal warnings.</p>

6 Assessment

Approval of a Development Plan needs to be considered against decision guidelines in Section 4.0 of Schedule 1 to the CDZ, which are considered below.

- *The purpose of this Schedule.*

The intent of the Schedule is to provide land for an 'integrated development of residential, commercial, tourism, recreational and community facilities' in an 'orderly manner which also achieves a high standard of amenity, design and safety.'

The proposed Avington Living residential village in Stage A of the Lake Nagambie Resort Master Plan area is directly aligned with this intent. The village is comprised of residential areas with 1- or 2-bedroom dwellings and a community hub located around a clubhouse. This hub provides recreational and community facilities which include tennis courts, competition-sized lawn bowls, indoor pool, gymnasium, dining/function hall, commercial kitchen, consulting rooms, theatre room, library, and a salon.

These smaller-sized dwellings contribute towards housing diversity within the Nagambie Township area, and particularly aligns with its identity as a lifestyle centre. The proposed urban design guidelines for the home designs and the clubhouse incorporate elements from Nagambie's character as a lakeside town. These include light tones visible in the surrounding landscape and facades featuring natural materials that include weatherboard and timber. Key local buildings were also used as inspiration in designing the clubhouse, which allows for a sense of the Nagambie Township ambience to be provided within the village precinct.

- *The Municipal Planning Strategy, Planning Policy Framework and local planning policies.*

The 2008 Nagambie Growth Management Strategy identifies the subject Land, and entire CDZ1 area, as being highest in the proposed order of future urban land development. Works have commenced within the CDZ1 area, referred to as the Elloura Estate, with the northern portion almost complete, and the western portion underway. The proposed Development Plan will allow the CDZ1 to continue being developed with a greater diversity of housing types and uses, as completed Stages provide residential lots for dwellings and townhouses, and proposed works will contribute a residential village.

- *That the proposal is generally in accordance with the plan titled Lake Nagambie Resort Master Plan.*

The 2008 Master Plan shows the area stated as 'Planning Permit P2005/182' to provide 208 accommodation units, community centre, bowling green, and storage facilities. This was applicable to the subject Land, which forms most of Stage A. The proposed Development Plan is generally consistent with the approved 2008 Master Plan, with minor site layout reconfigurations to accommodate a community hub and wetland system as part of the broader residential village.

- *Whether the granting of a permit would prejudice the proper implementation of the Lake Nagambie Resort Master Plan.*

No permit is sought in this application. However, the permission sought does not prejudice proper implementation of the Lake Nagambie Resort Master Plan. Rather, the proposed Development Plan seeks to progress development of the overall Master Plan area and its intended objectives.

Variation to Plans

A variation is sought to the approved Staging Plan to facilitate progress of the Master Plan area. The Clause states: *The responsible authority may approve a variation to any plan or guideline approved under this Schedule provided the variation:*

- *Is generally in accordance with the Lake Nagambie Resort Master Plan;*
- *Does not adversely affect the interest of a government authority or utility service provider; and*
- *Does not cause an increase in material detriment to any person.*

Any request for a variation must:

- *Set out in detail the form which it is proposed that the relevant plan or guidelines be varied.*

A variation is sought to the Staging Plan to facilitate works for the proposed Development Plan and depict stages completed to date. The variation will show:

- Stage A, which will provide the residential village proposed herein.
- Stage B, subject to future application – includes a native vegetation patch.
- Stage C, subject to future application.
- Commercial Centre, subject to future application.
- The development status of other Stages throughout the Master Plan area is also identified.

The proposed changes are generally in accordance with the approved Master Plan, as the uses identified are not dissimilar to the proposed development works. The Development Plan identifies a dedicated area for the residential village, which required minor site layout changes to accommodate additional residential allotments and the community hub area. The revised Staging Plan provides clearer distinction of complete and future Stages, as well as the type of development future applications may be lodged for, such as the Commercial Centre.

7 Conclusion

The proposed Development Plan and variation to the Staging Plan will facilitate the development of a residential village, identified as a purpose of the CDZ1 and the Lake Nagambie Resort Master Plan. The residential village will contribute towards housing diversity within Nagambie and within the Master Plan area (the 'Elloura Estate').

The Development Plan will further contribute towards the Nagambie township identity as a lifestyle centre, by providing a well-integrated residential, community and recreational precinct for future residents. The revised Staging Plan will allow an orderly and timely delivery of this development, as the site is relatively unconstrained.

It is upon this basis that it is respectfully requested that the proposal be supported by Council.