



AVINGTON

Lake Nagambie

Hallmarc
DEVELOPMENTS

LAKE NAGAMBIE RESORT - STAGE A URBAN DESIGN GUIDELINES

June 2023

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1. INTRODUCTION

The 'Lake Nagambie Resort Stage A Urban Design Guidelines' have 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 Urban Design Guidelines. The following documents are **annexed** to this plan.

ID	DOCUMENT	CONTENTS
'LAKE NAGAMBIE RESORT STAGE A URBAN DESIGN GUIDELINES'		
A	'Avington Living Nagambie Homes Design Response'	The <i>Avington Living Nagambie Homes Design Response</i> provide details pertaining to the suite of cabins available for residents to construct.
B	'Avington Living Nagambie Homes External Finishes Response'	The <i>Avington Living Nagambie Homes External Finishes Response</i> provide details pertaining to the suite of cabins available for residents to construct.

2. DOCUMENT SCOPE

Hallmarc is proposing to develop the land as a lifestyle village in accordance with the 2008 Lake Nagambie Resort Master Plan. These Urban Design Guidelines have been prepared to support the proposed development pursuant to the CDZ1.

These Guidelines consist of two design responses; the 'Avington Living Nagambie Homes Design Response' and the 'Avington Living Nagambie Homes External Finishes Response'. Together, these documents form the Lake Nagambie Resort Stage A Urban Design Guidelines.

3. AVINGTON NAGAMBIE DESIGN RESPONSE EXPLANATORY MEMORANDUM

3.1. Location of buildings on sites including setbacks

The *Avington Living Nagambie Homes Design Response* provides detailed drawings pertaining to the proposed location of the cabins on each site, including their setbacks. These drawings are indicative design concepts only. The exact location of buildings on site will be determined by the individual site sizes, and the cabin design. Indicative façade setbacks vary but are approximately 2.0m on average.

3.2. Maximum heights of buildings

The *Avington Living Nagambie Homes Design Response* provides detailed drawings pertaining to the indicative heights of the cabins. The exact heights of the buildings are determined by the cabin design selected, however, no cabin is proposed to exceed more than 3.5m.

3.3. Amenity matters such as privacy, open space to dwellings

The Avington Living Nagambie Residential Village is constructed as a private community, akin to a retirement village. In this respect, the cabins will be street-facing to encourage residents to utilise front verandas and create a sense of community. Each site will have side and rear fencing to provide residents with private open space; front fences will be prohibited.

3.4. Details of acceptable external boundary treatments

The *Avington Living Nagambie Homes Design Response* indicates the buffer areas between cabins. Side fences will be constructed using Colourbond with a colour that compliments the *Avington Living Nagambie External*

Finishes Response. Front setbacks are approximately 2.0m, with a further 2.0m setback from the title boundaries to the roadways. These buffers will be landscaped in accordance with the Lake Nagambie Resort Stage A Landscape Plan.

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APPENDIX A

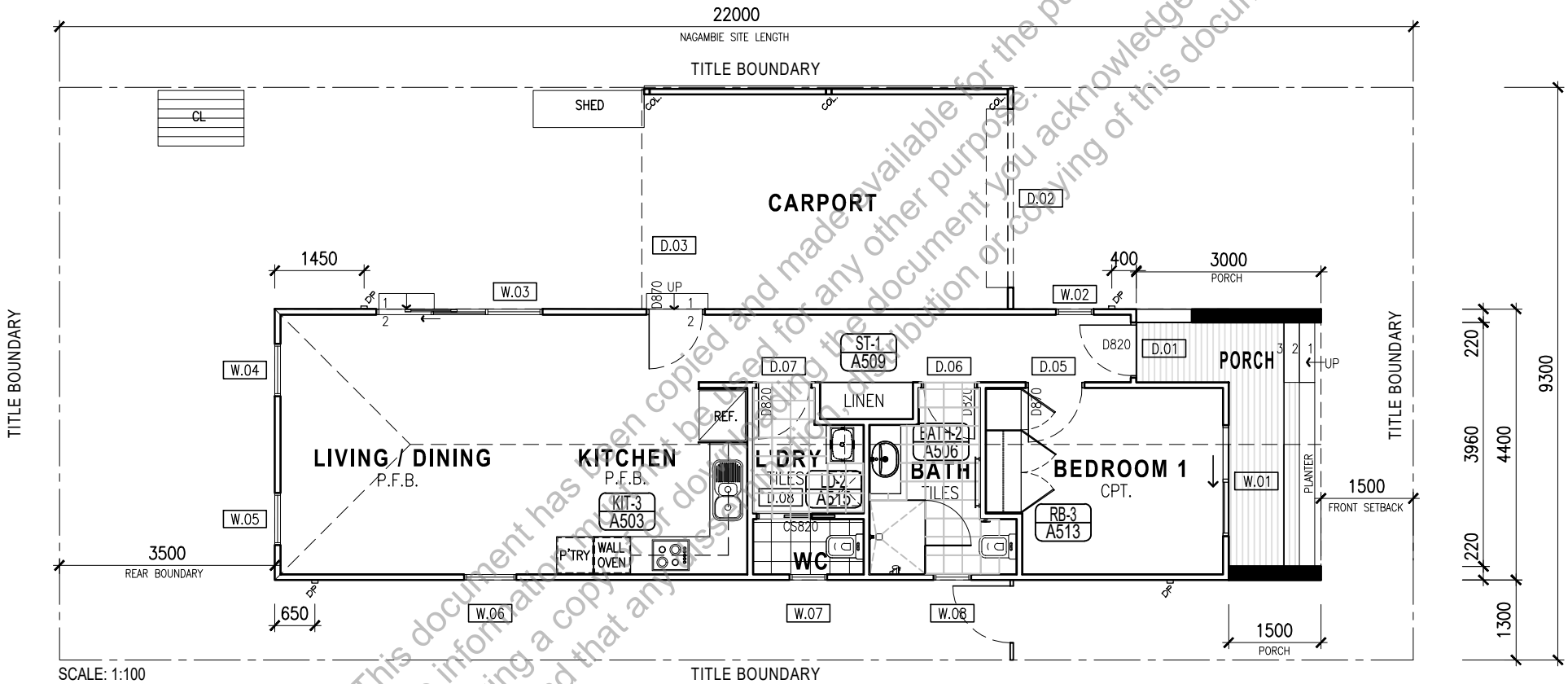
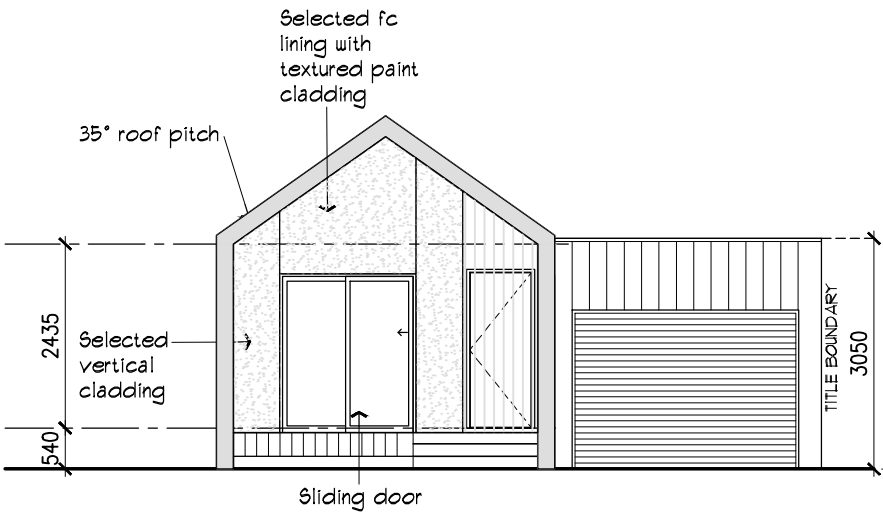
“AVINGTON LIVING NAGAMBIE HOMES DESIGN RESPONSE”

AVINGTON NAGAMBIE LIFESTYLE HOMES

DELILAH

PRELIMINARY FACADE CONCEPT-25-11-2019
LOT SIZE: 9.3M WIDE X 22.0M LONG
HOME SIZE: 66.40M2-CARPORT 21.45M2-DECK 8.4M2
TOTAL AREA 96.25M2

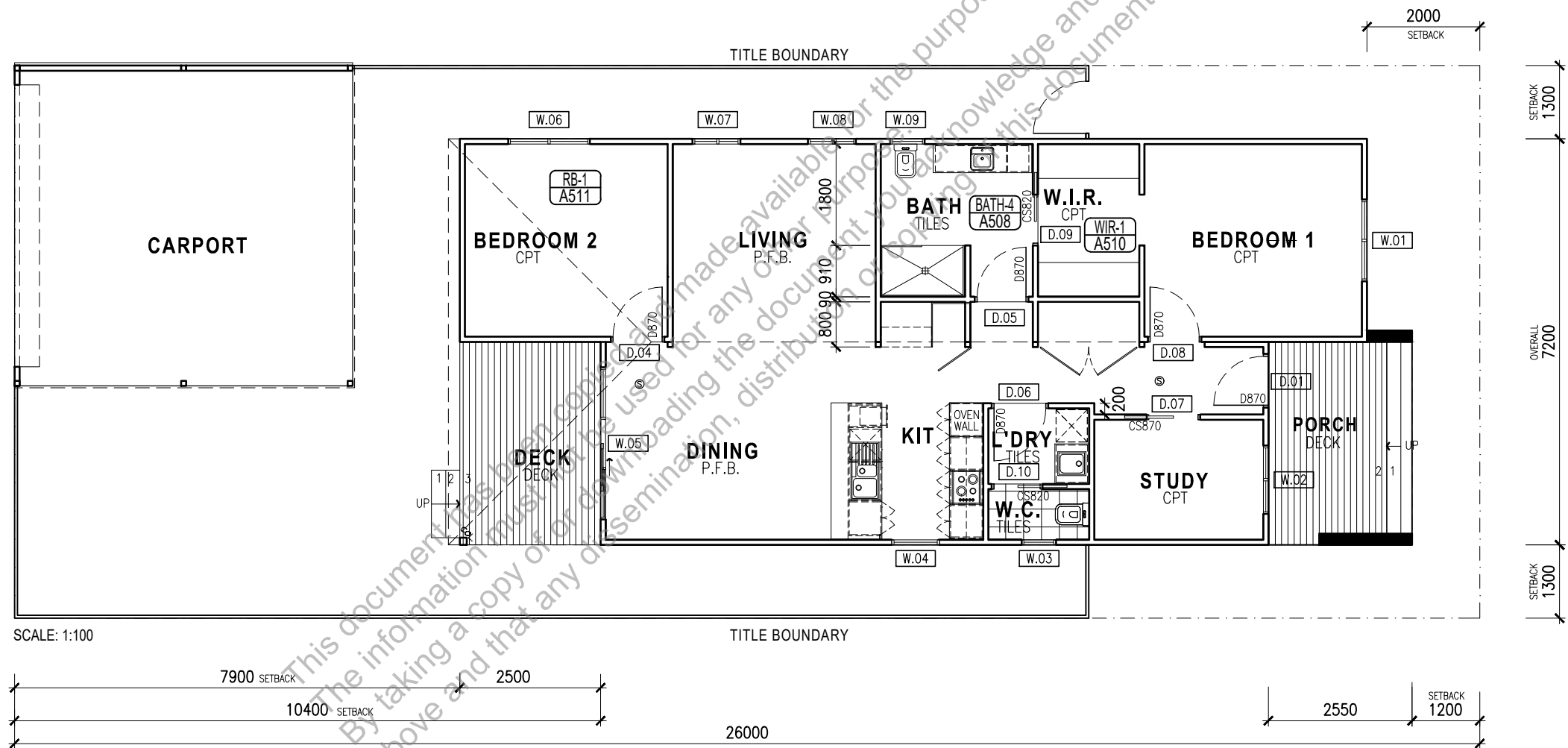
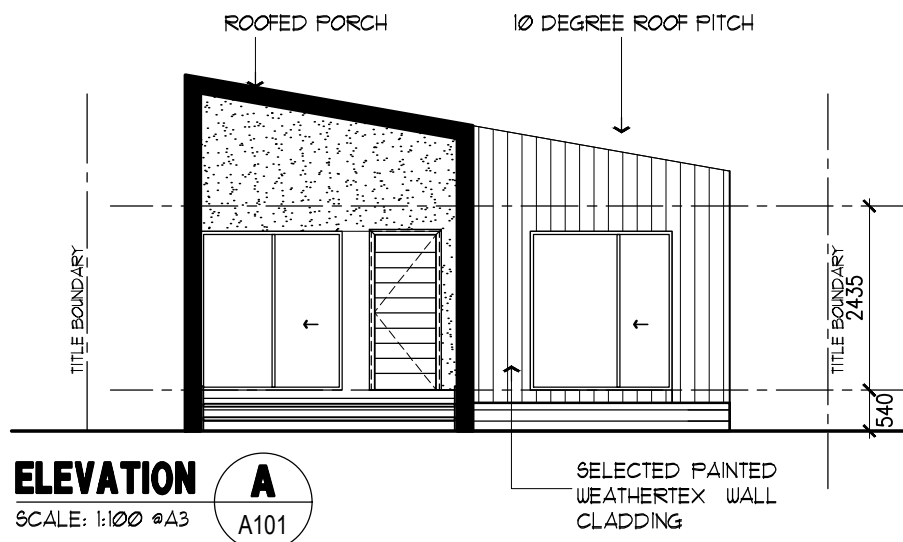
- FULL COVERED DECK
- FULL WIDTH STEPS TO DECK
- PLANTER BOX



AVINGTON NAGAMBIE LIFESTYLE HOMES

ACADIA

PRELIMINARY FACADE CONCEPT-25-11-2019
LOT SIZE: 9.8M WIDE X 26.0M LONG
HOME SIZE: 100.6M2-CARPORT 34.8M2-DECKS 18.35M2
TOTAL AREA: 153.75M2
-FULL COVERED DECK
-FULL WIDTH STEPS TO DECK

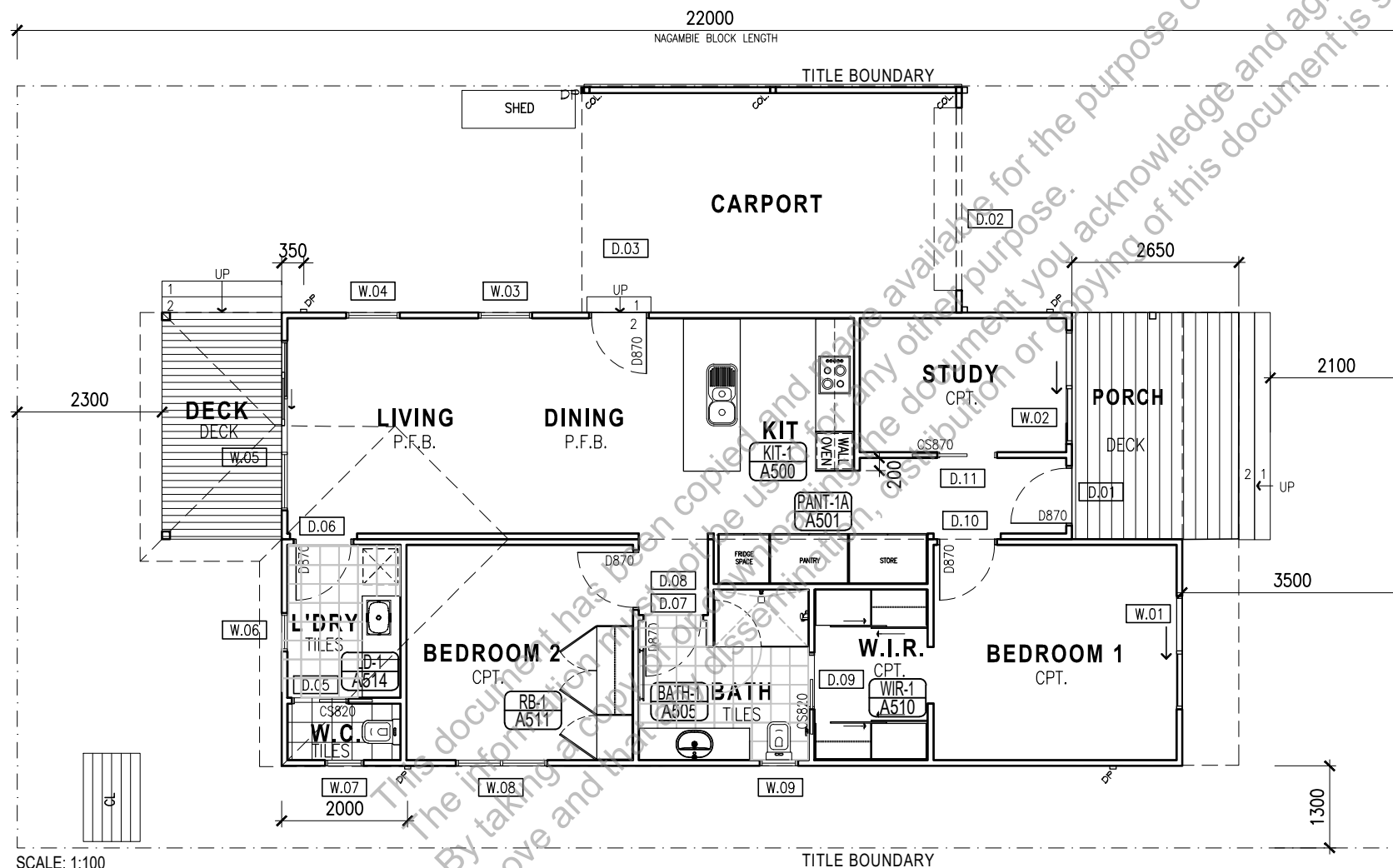


PRELIMINARY FACADE CONCEPT-25-11-2019
LOT SIZE: 12.1M WIDE X 22.0M LONG
HOME SIZE: 96.66M2-CARPORT 21.57M2-DECKS 19.6M2
TOTAL AREA: 137.83M2

- WIDE DECK AREA
- OPEN PERGOLA

Colorbond corrugated
roof sheeting at 30° pitch

Architectural elevation drawing of a building facade. The drawing shows a gabled roof with a 30° pitch, labeled "roof sheeting at 30° pitch". The facade features vertical cladding, labeled "Selected vertical cladding". There are two sliding doors, each labeled "Sliding door". A trellis detail is shown above the right sliding door, labeled "facade trellis detail". The drawing includes horizontal dashed lines indicating the "Ceiling Level" and "Ground Floor".

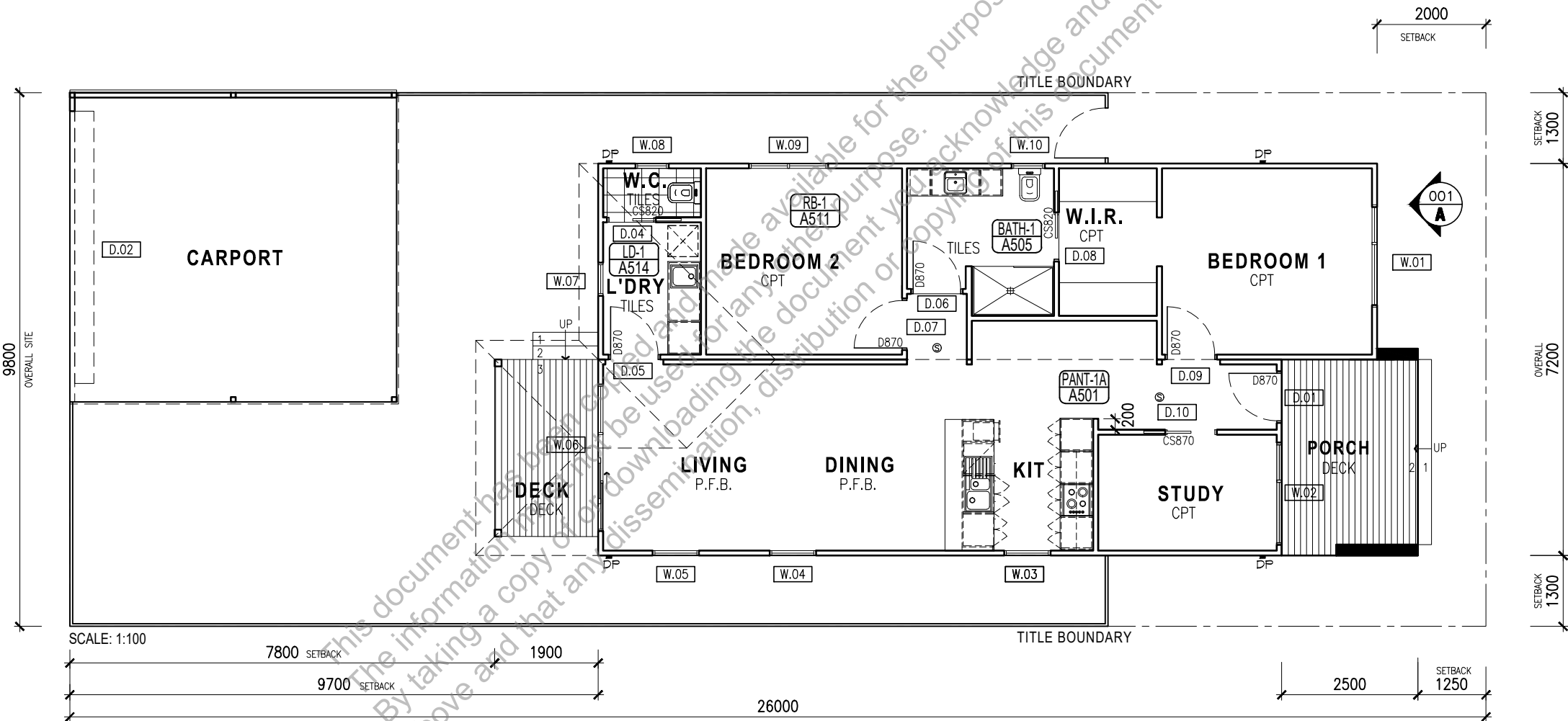
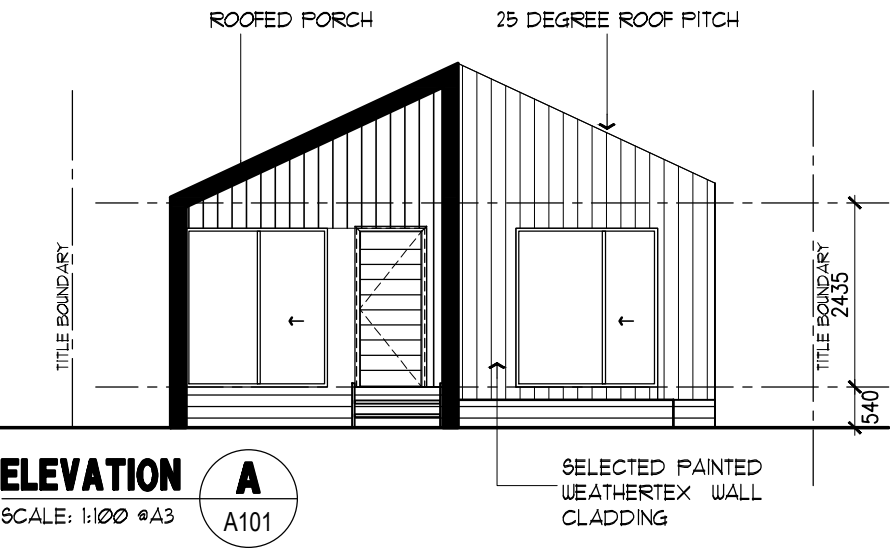


AVINGTON NAGAMBIE LIFESTYLE HOMES

JUBILEE

PRELIMINARY FACADE CONCEPT -25/11-2019
LOT SIZE: 9.8M WIDE X 26.0M LONG
HOME SIZE: 96.65M2-CARPORT 34.8M2-DECKS 15.6M2
TOTAL AREA: 147.05M2

- FULL COVERED DECK
- FULL WIDTH STEPS TO DECK



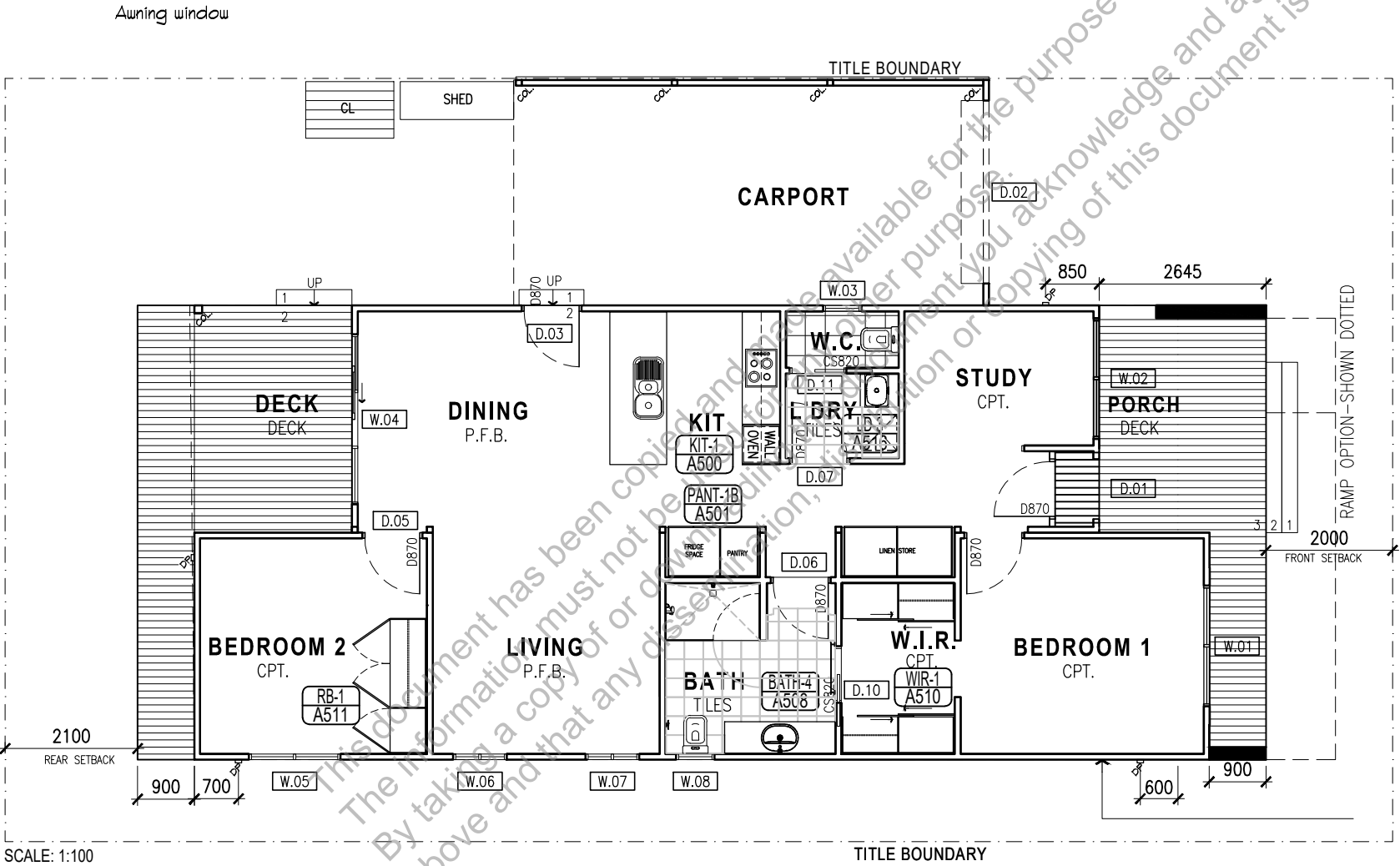
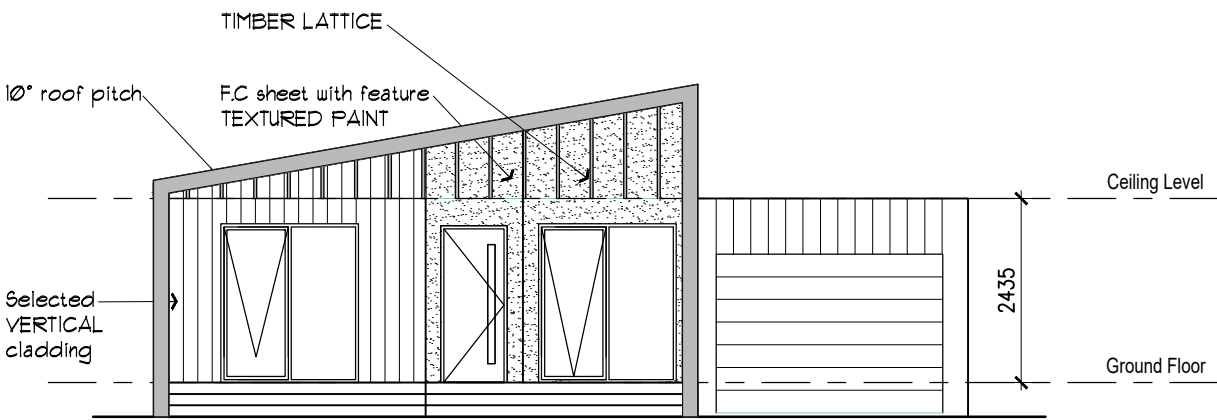
PRELIMINARY FACADE CONCEPT-25-11-2019
LOT SIZE: 10.3M WIDE X 22.0M LONG
HOME SIZE: 85.0M2-CARPORT 21.25M2-DECKS 19.6M2
TOTAL AREA: 125.85M2

10 DEGREE
ROOF FALL
|
Selected
HORIZONTAL
cladding



AVINGTON NAGAMBIE LIFESTYLE HOMES MURRAY

PRELIMINARY FACADE CONCEPT-25-11-2019
LOT SIZE: 12.1M WIDE X 22.0M LONG
HOME SIZE: 100.62M2-CARPORT 26.8M2-DECKS 28.2M2
TOTAL AREA: 155.62 M2
-FULL COVERED DECK
-LATTICE DETAIL TO PORCH



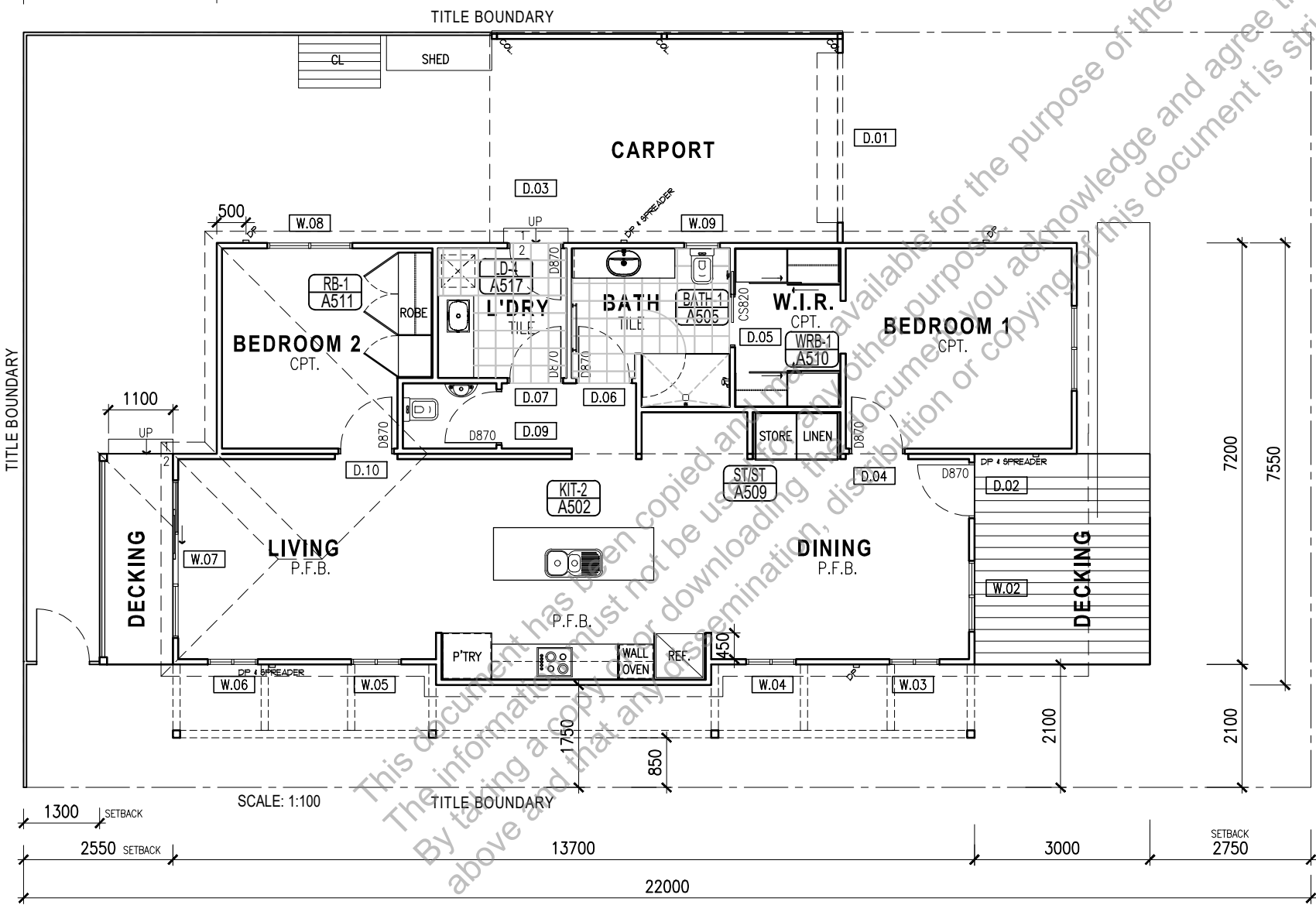
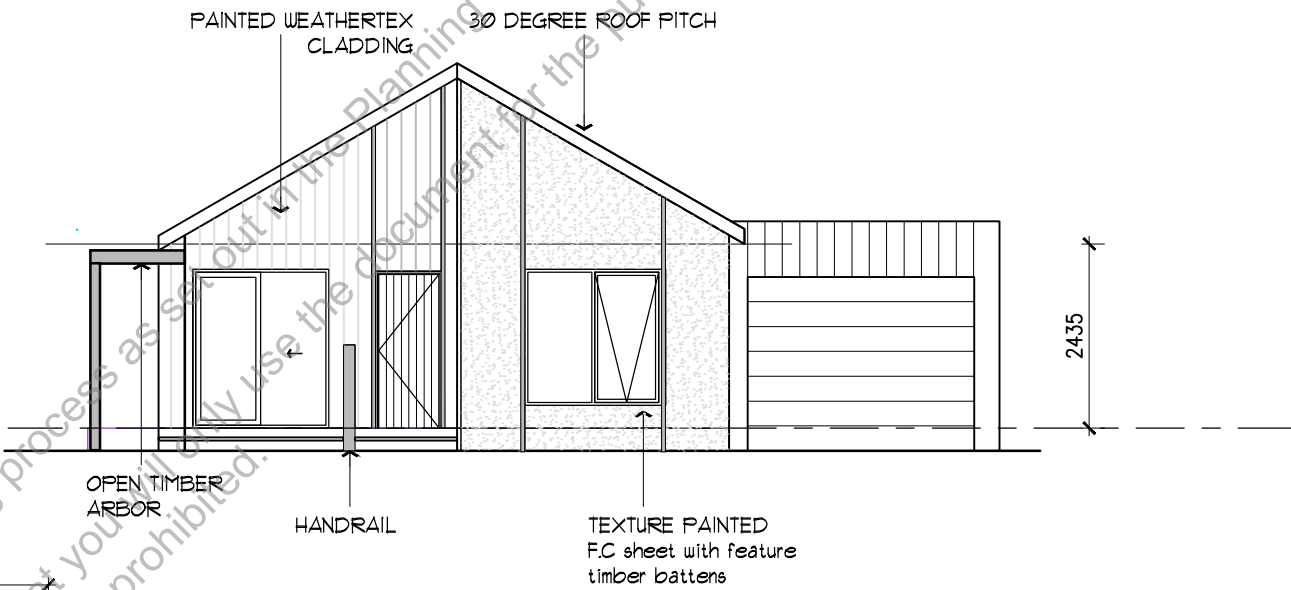
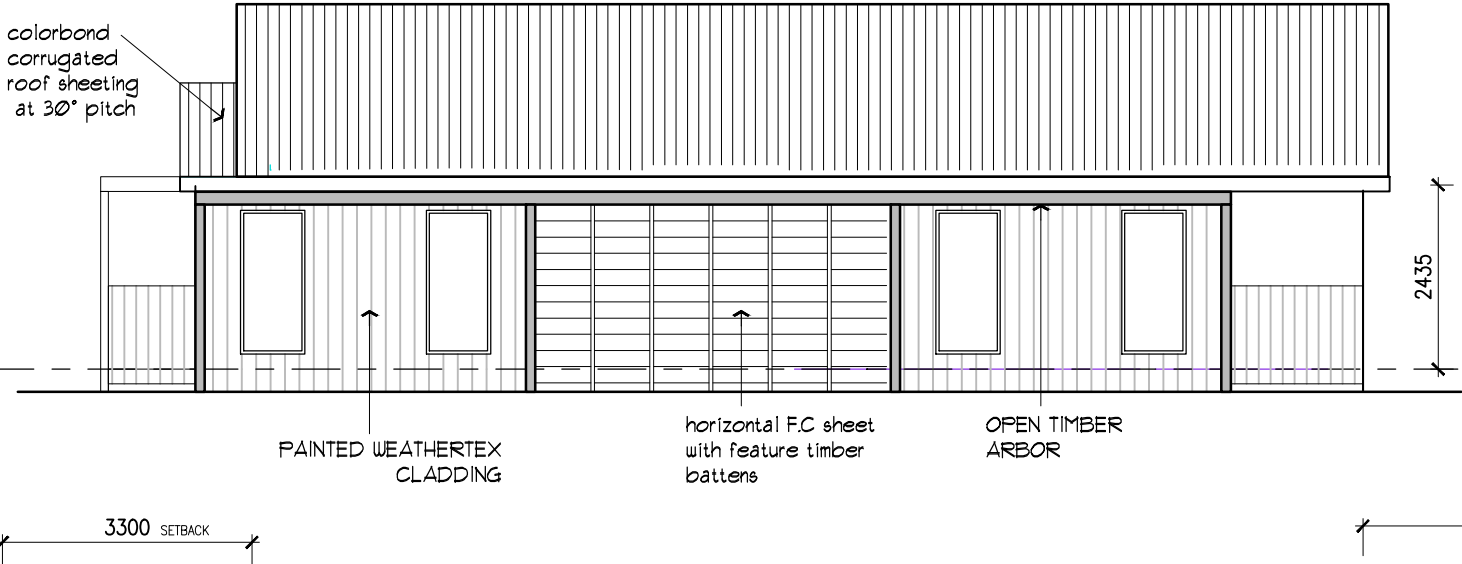
AVINGTON NAGAMBIE LIFESTYLE HOMES

BUCKLEY-1

DARK ROOF-TIMBER PERGOLA

PRELIMINARY FACADE CONCEPT-25-11-2019
LOT SIZE: 12.9M WIDE X 22.0M LONG
HOME SIZE: 103.88M2-CARPORT 21.45M2-DECKS 15.28M2
TOTAL AREA: 140.61M2

- CORNER LOT
- RAMP ACCESS OPTION
- FRONT AND REAR DECK



AVINGTON NAGAMBIE LIFESTYLE HOMES

BUCKLEY-2

LIGHT METAL ROOF-WHITE PERGOLA

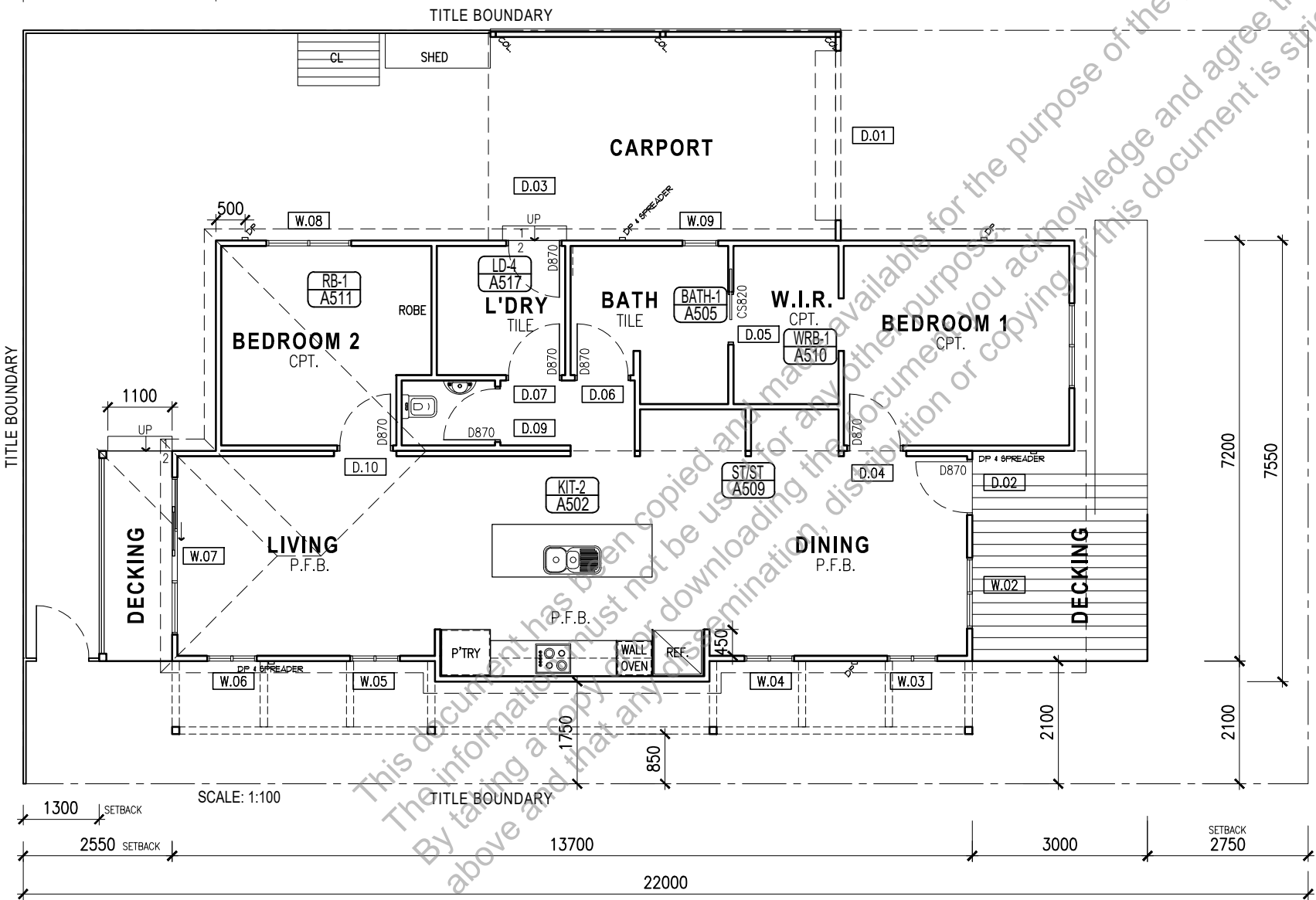
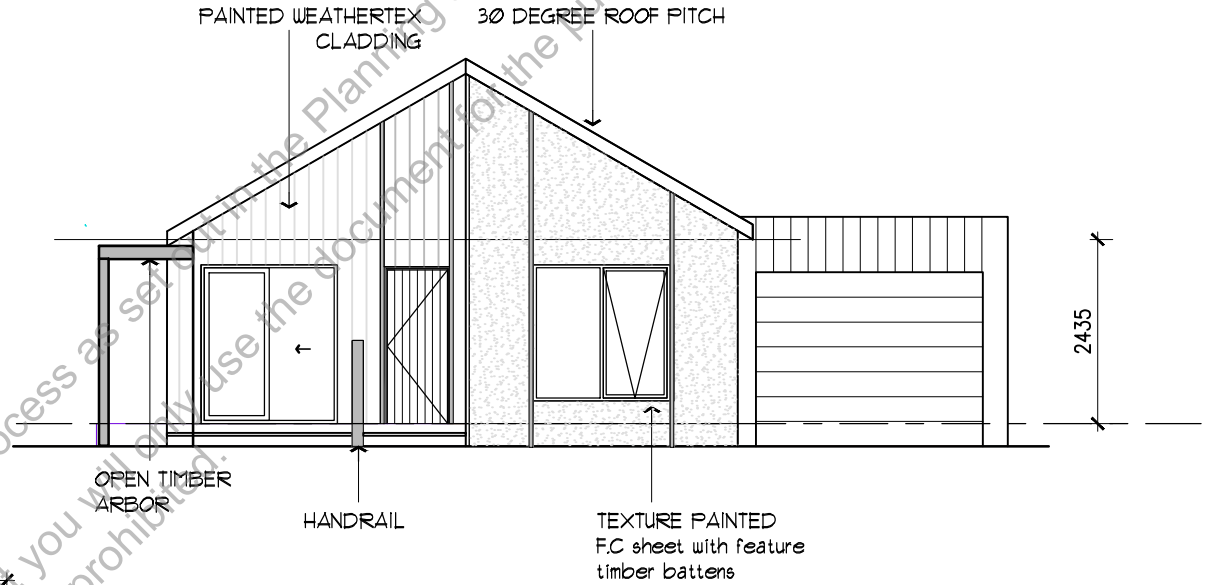
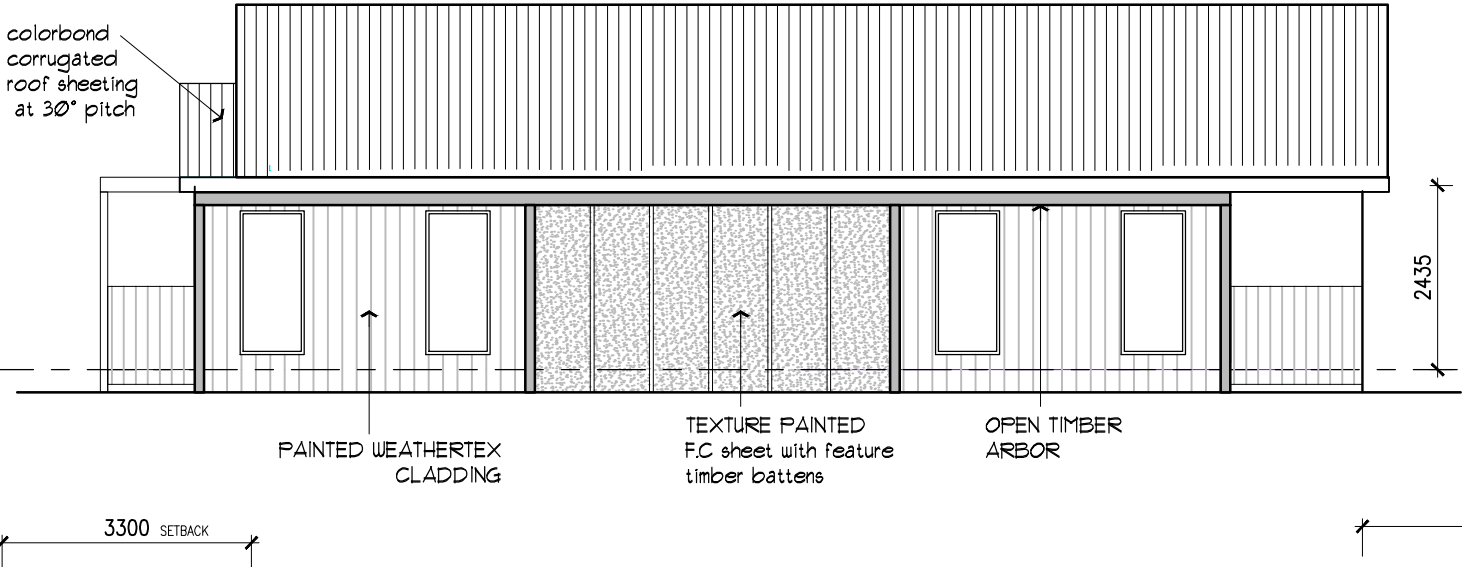
PRELIMINARY FACADE CONCEPT-25-11-2019

LOT SIZE: 12.9M WIDE X 22.0M LONG

HOME SIZE: 103.88M2-CARPORT 21.45M2-DECKS 15.28M2

TOTAL AREA: 140.61M2

- CORNER LOT
- RAMP ACCESS OPTION
- FRONT AND REAR DECK



APPENDIX B

“AVINGTON LIVING NAGAMBIE HOMES EXTERNAL FINISHES RESPONSE”

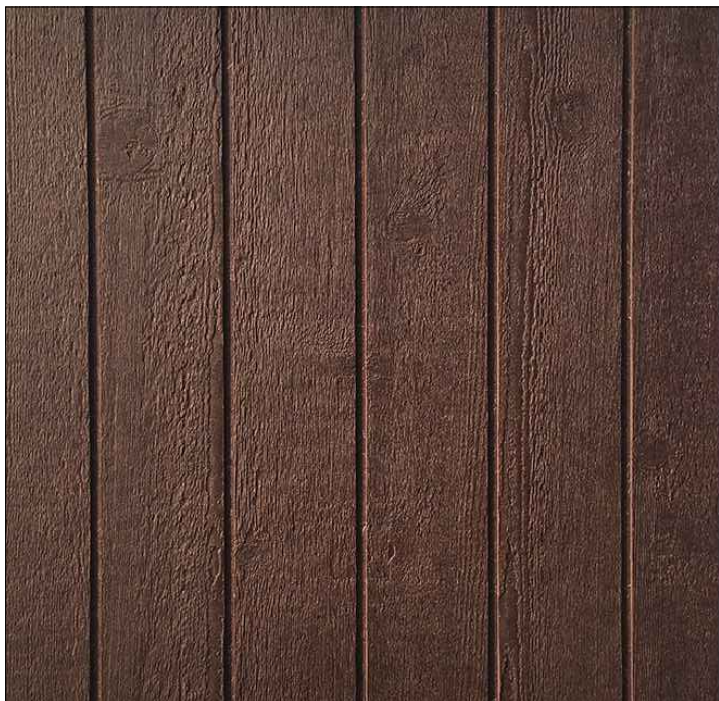
AVINGTON NAGAMBIE LIFESTYLE HOMES

EXTERNAL FINISHES

PRELIMINARY 25-11-2019



WALL FINISH 1



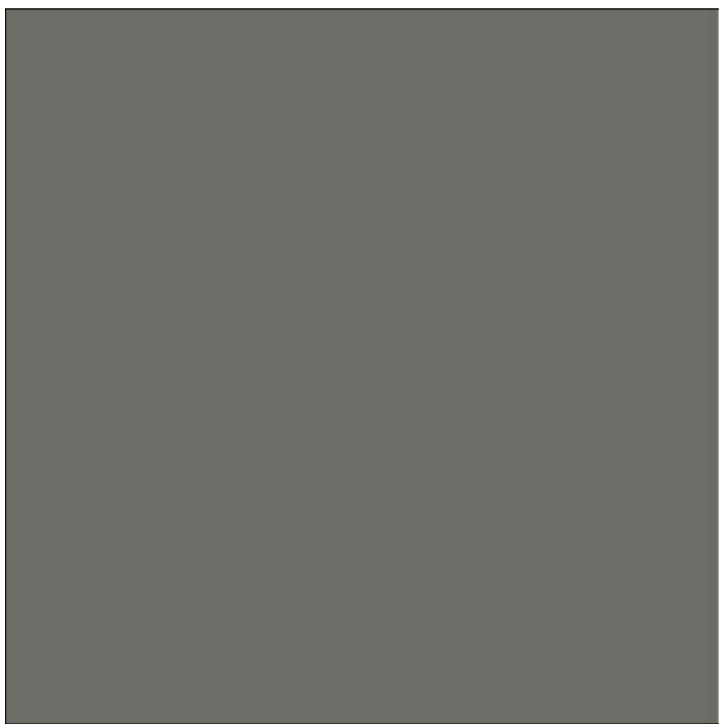
WALL FINISH 2



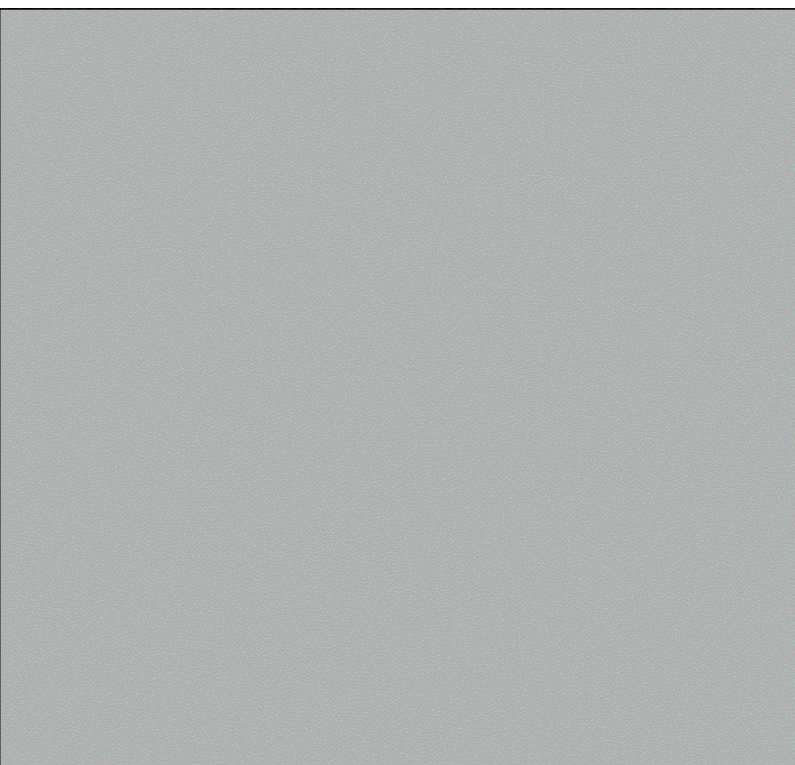
WALL DETAIL 1



WALL FINISH 3



WALL COLOUR 1



WALL COLOUR 2



WALL FINISH 4



WALL FINISH 5



COLOURBOND ROOF-BASALT



COLOURBOND ROOF-SHALE GREY-WINDSPRAY



PERGOLA AND LANDSCAPING



PERGOLA AND LANDSCAPING



EXTERNAL DECKING



FRONT ENTRY DOORS