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Nagambie Growth Management Strategy
Lakeside Connectivity & Recreation Plan

FINAL

FOR THE STRATHBOGIE SHIRE COUNCIL
December 2008



CONTENTS

CONTENTS	1
1 Introduction	2
1.1 Vision	3
1.2 Structure of the Nagambie Growth Management Strategy	4
1.3 The Lakeside Connectivity & Recreation Plan Study Area	5
2 Ownership and Management	6
3 Lakeside Development	7
3.1 The Loccisano Development	7
3.2 Land Use	7
3.3 Development Siting	9
4 Lakeside Access	11
4.1 A Regional Accessway Network	11
4.2 Private and Public Land	12
4.3 Regatta Centre Concept	14
4.4 Regatta Centre to Proposed Development site	15
4.5 The Proposed Development (Loccisano) site	16
4.6 Buckley Park	17
4.7 Blayney Reserve	18
4.8 Jacobson's Outlook	19
4.9 Potential Future Links	20
4.10 Landscape and Edge Treatment Concepts	22
5 Existing Recreation Areas	25
5.1 Buckley Park	25
5.2 Blayney Reserve	28
5.3 Jacobson's Outlook	29



1 Introduction

Nagambie's population is growing dramatically, albeit from a relatively small base. In recent times, the Strathbogie Shire has experienced increasing interest from the Melbourne and Shepparton property markets, particularly in the Strathbogie Ranges, Avenel and Nagambie. Building approvals leapt from \$2.25M to \$7.25M in value in the year to 2006. The permanent population is expected to grow to around 4,000 people, and there will be a need to service some 7,000 altogether, including visitors and tourists. Proposed / approved developments include:

- Hotel resort accommodation including 13 units and conference facility
- Retirement village/caravan park, 208 units, 323 cabins and 72 van sites
- Proposed commercial and residential development
- New medical centre and 90 place child care facility
- The completed redevelopment of the Chinaman's Bridge caravan park, renamed the Nagambie Lakes Leisure Park, into a 5-star leisure resort, including licensed restaurant incorporating numerous annual cabin sites, powered caravan sites, camping sites and bunk houses. It has the ability to accommodate 2,000-2,500 people when full.

It is within this context that the Nagambie Growth Management Strategy will be developed. In order to deliver this comprehensive Strategy, it will consist of five separate projects that all look at individual aspects of the town, but which will be interconnected and operate as one final Strategy. They six components of the Strategy are:

- Nagambie Growth Management Strategy
- Main Street Plan
- Lakeside Connectivity and Recreation Plan
- Lake Activities and Access Framework
- Nagambie Style Guidelines
- Background Report & Appendices



1.1 Vision

Vision for Nagambie

Nagambie will grow as both an agricultural service centre, and as a visitor / lifestyle / retirement centre. This is to be done in a way that:

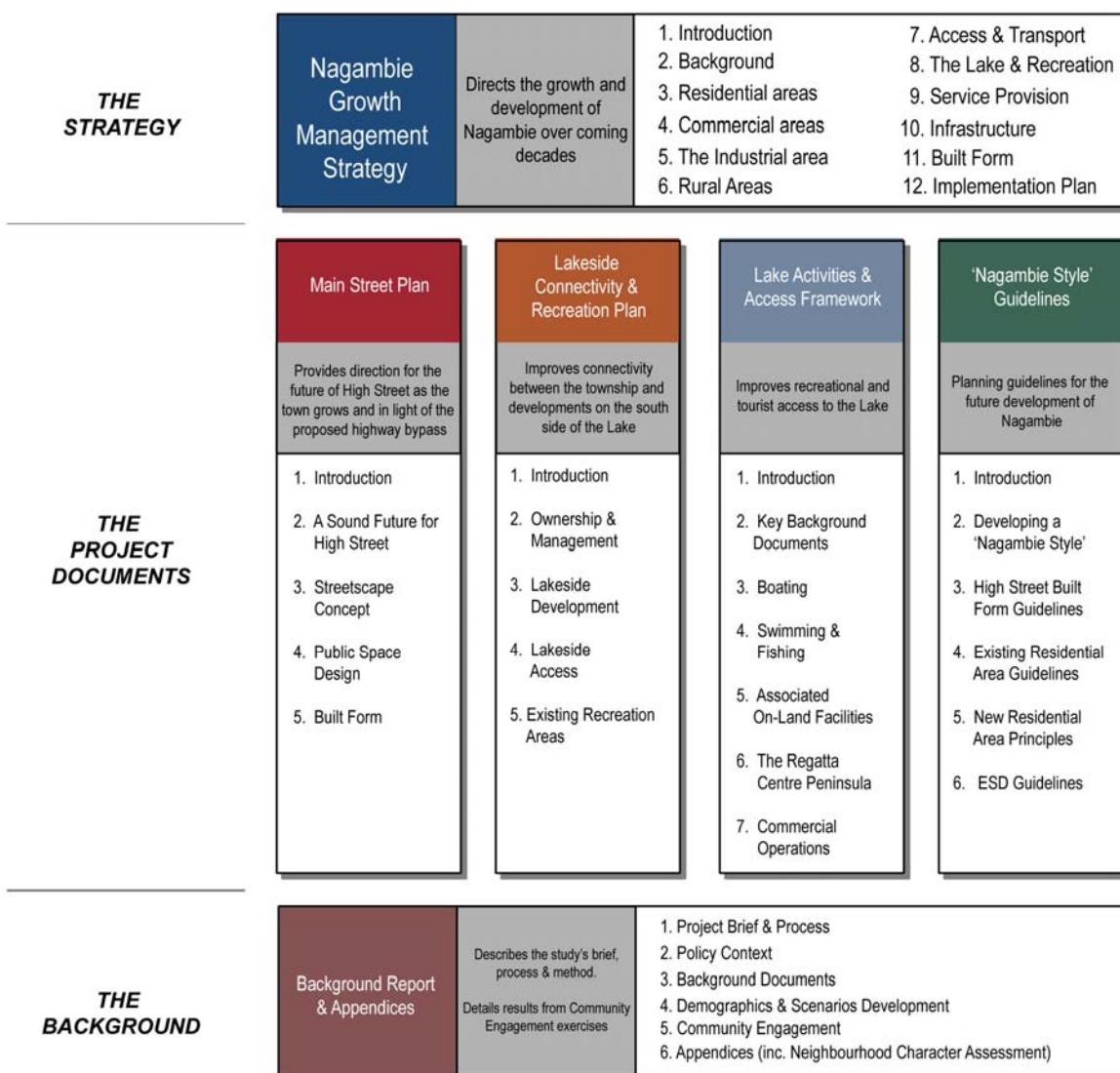
- Maximises the economic benefits of a lakeside location to the town and the Shire.
- Strengthens character of the town in its lakeside and rural setting.
- Protects and enhances the environmental values of the lake and other natural features.
- Improves the social, economic and environmental sustainability of the town.



1.2 Structure of the Nagambie Growth Management Strategy

As part of the development of the Strategy, a number of different pieces of work were commissioned by Shire. The Nagambie Growth Management Strategy is the major document, with other studies informing a number of the individual components.

The structure of the Nagambie Growth Management Strategy is detailed below.










1.3 The Lakeside Connectivity & Recreation Plan Study Area

The study area focuses upon the land along the southern shore of Lake Nagambie, but also addresses the land to the south of Racecourse Road that adjoins the Lake.



-  Study Area Focus
-  Existing Business area
-  Existing Residential area
-  Existing Farm area
-  Existing Industrial area

Study Area - Lakeside Connectivity & Recreation Plan
Nagambie Growth Management Strategy
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2 Ownership and Management



Clarification of ownership and management of land around the Lake's edge is an important first step in providing improvements

Ownership and management of Lake Nagambie is vested in Goulbourn-Murray Water (G-MW), however a licence agreement exists between G-MW and the Shire of Strathbogie, where the Shire licences the foreshore perimeter around the southern and eastern edges of Lake Nagambie, together with the Regatta Centre peninsula for the sole purpose of the public recreation and associated facilities. As part of this licence, the Shire is required to maintain and manage those land areas. The licence area runs from the northernmost part of Jacobson's Outlook, along the southern part of the Lake and takes in the Nagambie Lakes Regatta Centre.

There are also a number of private parcels of land which exist around the edge of the Lake and there is limited perimeter public land. It is generally acknowledged that the current property boundaries around the edge of Lake Nagambie are not currently fully mapped or delineated.

The lack of knowledge surrounding land ownership around the edge of Lake Nagambie north of Jacobson's Outlook is an issue which needs to be resolved. Currently it leads to a situation where it is creating confusion about responsibilities between G-MW and the Shire and for the community at large. Once the ownership boundaries are mapped and fully understood, other issues will be able to be resolved.

Strategies

- Identify land ownership around Lake Nagambie

Actions

- Undertake detailed survey work to fully determine land ownership boundaries of the land around Lake Nagambie.



3 Lakeside Development



Land with Lake frontage is anticipated to be in high demand for development in the future

This section will focus upon the two areas of rural land that are adjacent to Lake Nagambie. The first are the rural lots that are bordered by Vickers Road, the southern shore of the Lake, the western edge of the Loccisano development and Loddings Lane. The second area is to the north of the town and is bordered by Racecourse Road, High Street, the Lake and River Street.

The recent proposal for the site at 43 Blayney Lane (the 'Loccisano development') has focused attention on these areas, as there is the possibility that a large part of the future greenfield expansion of Nagambie will occur in these areas.

What form this development takes and how it will relate to the existing Nagambie township and the lake are important areas to be examined, to ensure that any new developments do not become socially, economically and physically separate to the rest of Nagambie.

These areas are expected to be developed in the 'long term' and as such the development of some principles about how the development should be structured will provide certainty for the community as well as potential developers.

3.1 The Loccisano Development

The Loccisano development comprises of 3 residential elements which are 376 residential houses, 100 hotel units, around 320 caravan park cabins and a lifestyle village of around 200 dwellings. Permits have already been granted for the caravan park and lifestyle village developments. The site is also proposed to contain a commercial centre with the hotel reception, day spa treatment rooms, conference facilities, retail outlets and restaurants with an overall capacity of over 400 patrons.

The remainder of the site contains a chapel for weddings, car parking, on-site storm water retention ponds, and a beach. Importantly the area will provide public access to the water frontage by utilising the provision of a 20 metre waterway management easement from the lake frontage title boundary which has been set aside for the creation of an accessway and for waterway management.

The overall development is targeted to the 'lifestyle' market, which essentially means to the over 50's age group, and is to contain a number of recreational facilities such as tennis courts and bocce rinks. It will be managed under a body corporate system.

3.2 Land Use

Currently the subject areas are used for grazing and various forms of agriculture, with the property boundaries in some cases extending beyond the high water mark and into the Lake.

The Loccisano development provides an indication of the type of developments that could be proposed in the future. It contains a mixture of residential types such as permanent houses and a retirement village, as well as tourist accommodations such as a caravan park-type cabins and a hotel. In conjunction with this it also contains a small commercial component including retail, a restaurant and a meeting and exhibition space.

To determine the most appropriate land uses for these areas, we will look at the options for what types of development might be attracted to this location.



Residential

Residential uses in these areas have the potential to be along the lines of the Loccisano development, that is, residential houses primarily targeted at people outside of Nagambie, such as retirees and 'tree-changers'. It will be important however to ensure that current residents also have the opportunity to upgrade or upscale their housing whilst staying in Nagambie. To this end providing residential uses in this area that are spatially and socially connected to the rest of the town is vital.

Tourist

There is a large tourist accommodation component to the Loccisano development which apparently takes advantage of a lack of existing tourist accommodation in Nagambie, whilst capitalising on the location of the land adjacent to the Lake.

Other tourist accommodation in Nagambie such as 'The Jetty', the Lakeside Resort Motel on High Street and the Nagambie Lakes Leisure Park are all located adjacent to the Lake. It is therefore reasonable to assume that tourist and resort facilities in the future would most likely wish to be located either adjacent to, or close to the Lake.

Commercial

Commercial developments such as additional retail, office or business uses could be attracted to this area due to the availability of larger lots whilst still being in proximity to High Street. A self storage facility already exists on the southern side of Vickers Lane, near the intersection with Blayney Lane.

Industrial

There is an identified lack of available industrial land available in Nagambie (Strathbogie Industrial Land Study 2008) and the availability of large lots relatively close to the centre of the township could be an attractive proposition in providing space for industrial expansion. However numerous issues makes this a non-preferred outcome, such as infrastructure constraints, the value of the land making industrial activities potentially uneconomic and environmental constraints such as the proximity to the lake and rural activities.

Recommendation

It needs to be noted that one of the most important objectives of the Nagambie Growth Management Strategy is to retain High Street as the retailing and community focus of the town. To meet this objective it is recommended that there be no large scale expansion of retail or commercial activity outside this area. Secondly, in relation to Industrial development, the existing industrial area to the east of town, which is anticipated to have improved access to the freeway once the bypass is built, is a preferred expansion location for this activity.

The land in this area has the greatest potential for residential-type developments, most likely similar to the Loccisano development, which contains both residential houses and various types of tourist accommodation. Small scale commercial and retail uses which service a tourist market or the immediately surrounding residential area have the potential to exist without compromising the primacy of the High Street retail area.

Strategies

- Ensure developments are designed in an integrated way, and not in a piece-meal approach.
- Developments should be primarily residential, with options for local convenience retailing and tourist accommodation.



Actions

- Amend the Strathbogie planning scheme to require preparation of Development Plan Overlays in association with the release of land for urban development that include the New Residential Area Principles as included in the 'Nagambie Style Guidelines' document.
- In association with any proposal to rezone or redevelop land adjoining the Lake, embed requirements for transfer of a landscaped lakeside reserve and waterside accessway, as described in the *Lakeside Connectivity and Access Plan*.
- Seek opportunities to obtain funding for detailed design and implementation of the waterside accessway, in its sections north of Jacobson's Outlook, as shown in the *Lakeside Connectivity and Access Plan*.
- Seek opportunities to obtain funding for detailed design and implementation of the Regatta Centre concept shown in the *Lakeside Connectivity and Access Plan*.

3.3 Development Siting

Waterside Accessway

The development of a waterside accessway for passive use, (which reflects the intention of the buffer zone and is, in part, designed to exclude most forms of motorised vehicles, other than those designed for aged, disabled or authorised functions) around Lake Nagambie is a major objective of the Nagambie Growth Management Strategy. It has the potential to create a major community asset for the township, as well as providing public access to the waters edge where suitable, improving connectivity between High Street and the Regatta Centre for pedestrians and cyclists, and also being a major tourist drawcard.

In developing this waterside accessway it is important to provide space for the creation of this public asset. The route of the path is relatively unencumbered through Jacobson's Outlook, Blayney Reserve and Buckley Park, due to these areas being predominantly in public ownership. Land between Buckley Park and the Regatta Centre, and from River Street to Racecourse Road however is privately owned, and as such strategic planning needs to be in place to ensure that if this land is developed in the future, provision is made for the accessway.

The Loccisano development has brought this issue to a head in recent times. A 20 metre easement back from the title boundary near the foreshore of Lake Nagambie has been provided for 'waterway management' purposes as requested by Goulburn-Murray Water. There is the potential for the accessway to be accommodated in this easement which is reflected in the fact that the Shire is leasing G-MW perimeter foreshore land for that purpose; however there are a number of topographical constraints that need to be addressed.

The vision for the lake edge requires the following to occur in areas defined in the Growth Management Strategy:

- Development to be set back an appropriate distance from the lake edge;
- Provision to be made to allow permanent, ongoing public access within the setback area by means of a path and associated facilities (eg seats, shade, fishing platforms);
- A naturalistic riverine landscape to be established;
- Private access to the water in the form of jetties or landing stages to be limited to defined locations; and
- Water authority requirements to be considered and met.

In relation to the water authority requirements, G-MW requires a setback distance for buildings and structures of 50 metres within residential areas from the full supply level of all storages. GM-W will



consider each application on its merits, including the setback, and these applications will meet statutory planning and building requirements and comply with Clause 15.01 of the Victorian Planning Provisions State Planning Policy Framework (October 1997) that considers the impacts of catchment management on water quality and encourages the retention of native vegetated drainage corridors, preferably 50 metres wide along waterways to reduce polluted surface runoff from adjacent land uses.

Only a small number of landowners are affected by this lake edge vision – perhaps only three. The approach is to tie achievement of these requirements to the granting of development rights (through rezoning and planning permission) on the defined pieces of land, rather than to acquire the land by purchase or other means in a shorter timeframe. At least part of the land could be provided as an open space contribution under Clause 52.01 – Public Open Space Contribution and Subdivision.

A Public Acquisition Overlay is often the mechanism used for this purpose, as it would reserve land for a public purpose and ensure that changes to the use or development of the land do not prejudice the purpose for which the land is to be acquired. However this could be costly for the Shire, requiring payment for the land at such time that the landowner decides to sell or subdivide.

Another mechanism would be to embed the requirements for the setback and limited private water access into a DPO. This would involve preparing a Development Plan to apply to all properties that ideally shows a collector road layout, access points and public path location and contains requirements or details that must be shown on any development application.

For land in excess of the open space contribution under Cl.52.01, a transfer of the land to the Council could be negotiated through a S173 agreement, or could form part of the requirements of a Development Contributions Overlay (DCPO).

Financial contribution to the cost of landscaping and construction of the public path and other facilities could also be negotiated through a S173 agreement or DCPO.

Buildings

Maximising public access to the lake is a key objective of the Nagambie Growth Management Strategy, and as such, any new developments should be sited in a way that reflects this objective. Contemporary urban design practice details that the interface between open space (such as the edge of a water body, or in this case an easement) and development should contain roads or paths to ensure better public access to that open space.

Strategies

- Provide an open space area between the high water mark of Lake Nagambie and any proposed development to facilitate the development of a 'waterside accessway'

Actions

- In association with any proposal to rezone or redevelop land adjoining the Lake, embed requirements for transfer of a landscaped lakeside reserve and waterside accessway, as described in the *Lakeside Connectivity and Access Plan*.

4 Lakeside Access



Providing improved access to the Lake is a major aim of the Nagambie Growth Management Strategy

The establishment of improved links throughout Nagambie and surrounding areas via the development of a 'path' around the edge of the Lake has been proposed previously in the 2003 Nagambie Urban Design Framework. However at the time there were a number of objections (as well as support) for the proposal. They mainly included issues with a path travelling along the water's edge through private land and the resultant loss of access to the water from that land, for either recreational, residential or rural uses.

This past process has informed the development of this plan by addressing many of the concerns that existed around the previous path proposal. This is a long term plan for the development of the waterside path that allows for sections to be completed now, with other areas to be completed as part of any future development of that land.

No paths will travel through private land until they are comprehensively developed in the future for other purposes.

This long term 'sectioning' approach requires that strategic planning for the establishment of the path is in place to guide future planning decisions. Once the plan is in place, it can 'sit' and wait for the appropriate time for the path to be constructed. In this way the path is secondary to issues around land ownership and tenure, instead of the other way round.

4.1 A Regional Accessway Network



The opportunity exists to enhance tourism through a network of guided trials through Nagambie and the surrounding district

The key objective of improving access between High Street and the Regatta Centre requires a much wider assessment of access in and around Nagambie to ensure that any accessway is able to be connected into and be part of a larger regional network in the town and surrounding area.

As part of designing this regional network, the first step is to identify preferred routes, locations and destinations for a regional path network.

Outer Circuit

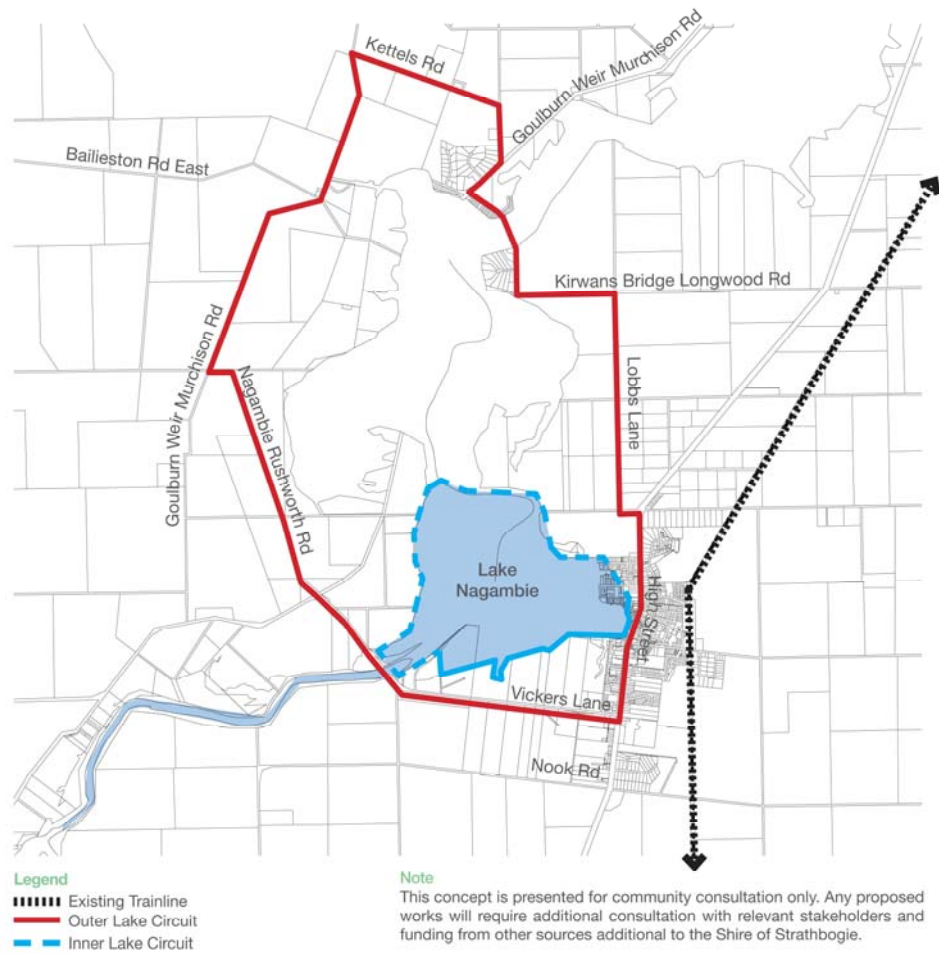
The first proposal is for a path network that takes in the surrounding areas of Kirwan's Bridge and the Goulburn Weir. This accessway could take advantage of the current road network, whilst also providing access to existing businesses such as wineries. The development of perhaps a 'two day' bicycle ride around the length of the circuit could be augmented by having accommodation, restaurants and attractions along the route. Directional and information signage could assist in the delineation of the route.

This proposal requires additional work and further discussion. It is highlighted at this time to inform the development of an integrated accessway system in and around Nagambie

Inner Circuit

The development of regional network accessway around the entirety of Lake Nagambie has been a long term aim for many members of the Nagambie community.

The idea has merit for providing an 'off-road' path around the Lake and linking up all of the features, such as Nagambie itself, the Regatta Centre, the Nagambie Lakes Leisure Park and the wetlands adjacent to the Goulburn River.



There is however a number of issues associated with the creation of the pathway, which includes private land ownership of most of the land adjacent to the water and how to ensure that future development is directed in a way that can permit the creation of the accessway.

The creation of the accessway from High Street to the Regatta Centre is a major objective of the Nagambie Growth Management Strategy. This is an important project in its own right, however it is important to look at it in a regional context to ensure that there is the potential to link in into other accessways should they be constructed in the future.

As part of the investigation of High Street to the Regatta Centre section, a number of potential solutions for the section from High Street to the River Street Reserve were identified, and will be incorporated into the recommendations.

4.2 Private and Public Land

The development and location of a regional accessway network is primarily determined by the ownership of land where the proposed routes are located. The Outer circuit is mainly proposed to exist on, or beside existing public roadways.

However the development of an Inner Circuit route around the edge of Lake Nagambie is a more difficult proposition as the vast majority of the land along of Lake Nagambie is privately owned. This includes the farmland along the southern shore, the rear of the business premises along High



Street, and the individual houses along the shore at Young, Church and River Streets. The publicly owned land includes Jacobson's Outlook, Blayney Reserve and Buckley Park.

It is not the aim of this plan to require the acquisition of private land for the creation of a waterside accessway. Other options are preferred, primarily in three areas.

The first is in relation to the Land at the Loccisano development. The development is applying a body corporate model for the housing, and as such will be utilising the land contained in the 20 metre waterway management easement for the purposes of establishing the waterside accessway.

The second is to seek alternative routes where the existing private land has been developed in a way that makes the siting of the path along the water unavailable. This is proposed to occur in the area of Young, Church and River Streets where multiple residential properties make issues around the creation of the waterside accessway prohibitive.

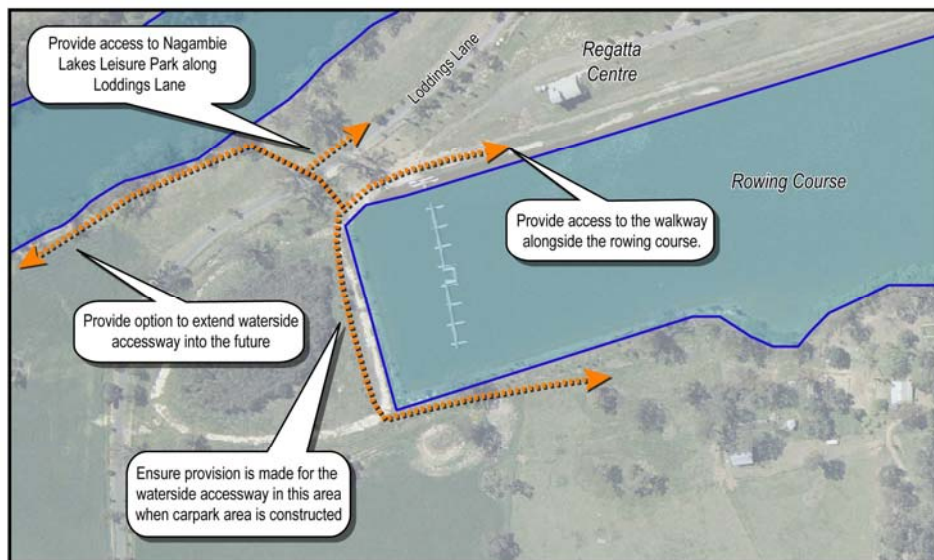
Thirdly is to ensure that large scale land holdings such as along the southern shore which could potentially be developed into the future, have adequate strategic planning policies in place to ensure that as part of any future development, space for the location of a waterside accessway is allowed for.



4.3 Regatta Centre Concept

As part of the development of the Nagambie Growth Management Strategy, the development of a Landscape Masterplan for the Regatta Centre peninsula has been prepared. The plan includes provision for the development of a waterside accessway at the westernmost point of the rowing course that also links in with the northern shore viewing area, Loddings Lane, and onto the Nagambie Lakes Leisure Park.

The accessway in this area has been designed to provide connections to the facilities in the area, whilst not inhibiting the operation of the Regatta Centre. It also allows for an extension to the west in the future if required as part of the development of the Inner Circuit.



 Proposed Accessway

All alignments are indicative only and are subject to finalisation as part of the detailed design process

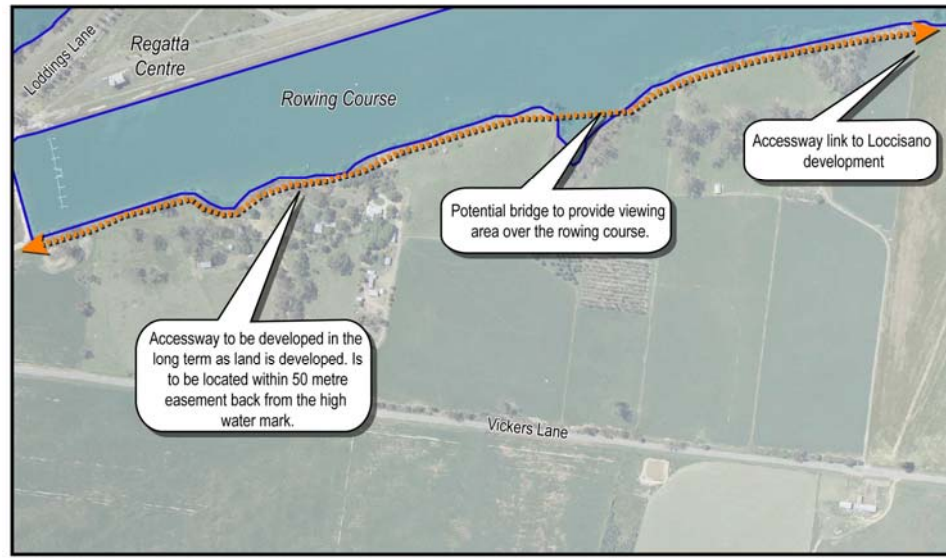
Regatta Centre		
Nagambie Growth Management Strategy		
date July / 08	revision 01	client Shire of Strathbogie
		



4.4 Regatta Centre to Proposed Development site

The preferred location for an accessway in this area is to be along the waterside, in the G-MW land licensed to Council or in an easement created in favour of G-MW and in conjunction with development that could occur in the future. It is not the intention of this Plan to require that an accessway be constructed through the existing private land holdings.

Until the option arises for the establishment of the easement and the accessway, the construction of part of the proposed Outer Circuit along Vickers Lane could provide the link required from Loddings Lane to Blayney Lane. This is proposed to be in the form of a 'roadside path' that provides the access whilst separating users from traffic.



Proposed Accessway

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Regatta Centre to Loccisano
Nagambie Growth Management Strategy

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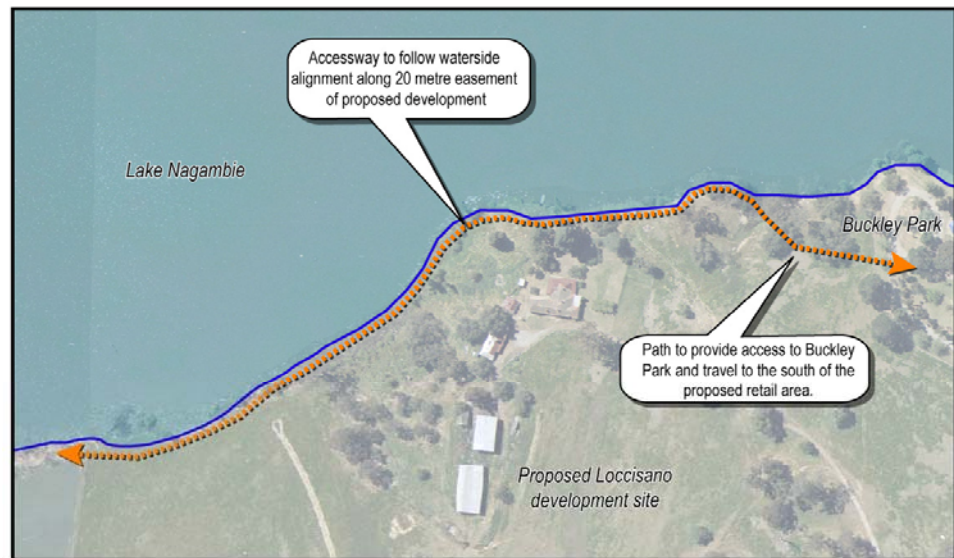
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4.5 The Proposed Development (Loccisano) site

The finalisation of the Panel Report process into the development is still being undertaken. The 20 metre easement from the title boundary nearest the Lake's edge does provide opportunities for the establishment of an access way, although there are anticipated to be some topographical constraints. There are also discussions about the placement of a roadway between any development and the 20 metre waterway management easement that could potentially form part of the accessway.

Final recommendations will be made at the conclusion of the Panel Report process; however it is important that provision be made for the accessway to meet the proposed waterside alignment through the land between the Loccisano development and the Regatta centre. The way in which the accessway travels through Buckley Park (see below) will also have an impact upon the preferred alignment.



← Proposed Accessway

All alignments are indicative only and are subject to finalisation as part of the detailed design process

Loccisano development
Nagambie Growth Management Strategy
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4.6 Buckley Park

The alignment of the accessway through Buckley Park should be integrated into any potential re-development of the Park. A Masterplan was prepared for the Park in 2005 and shows a number of interventions such as improved car access, parking and a boardwalk along the water's edge. The existing footbridge is proposed to be used for the accessway Buckley Park from the east.

The Masterplan then shows a path travelling directly west from this point before turning north towards the water. From this point the Masterplan then shows a boardwalk along the waters edge travelling west to the boundary of the Park and the Loccisano development site.

This proposed alignment could be utilised for the accessway providing that it is to continue to the west through the Loccisano development. It is anticipated that the path will continue to the south of the proposed retail area.



Proposed Accessway

All alignments are indicative only and are subject to finalisation as part of the detailed design process

Buckley Park

Nagambie Growth Management Strategy

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4.7 Blayney Reserve

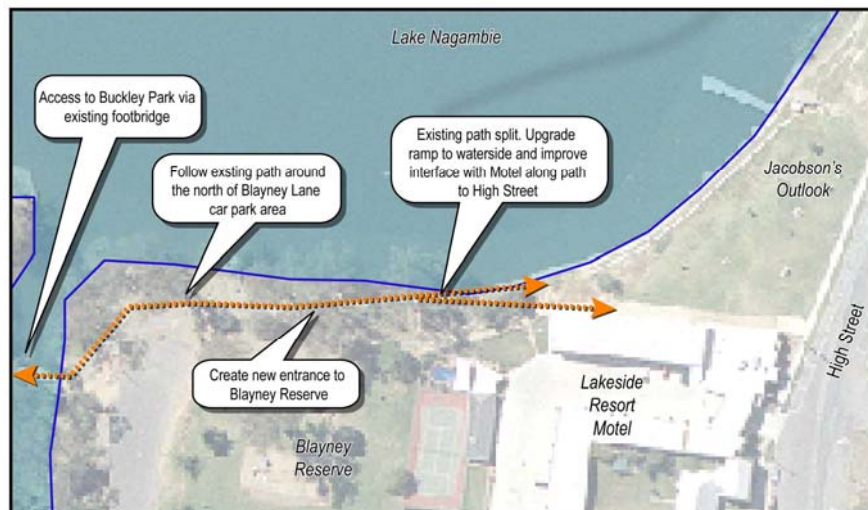
Utilising the existing footbridge to access Buckley Park, it is proposed that the accessway will follow the existing path along the northern edge of Blayney Lane and continue again along the existing pathway that exists to the south of the Reserve. It is at this point where the path splits, with a ramp down towards the water (lower pathway), and a path that continues to High Street adjacent to the Lakeside Resort Motel (upper pathway). Due to the steep slope in Jacobson's Outlook it is important to explore the options for the accessway to provide access to both High Street and the water.

Upper Pathway

It is proposed that the existing path to High Street be retained; however its current form is quite narrow and provides poor surveillance. Its location right up alongside the Lakeside Resort Motel in a direct line east to High Street does not adequately reflect a major 'desire line' to head north to the retail areas of High Street. It is proposed that alignment of this pathway should be retained; however options for the widening of this pathway should be explored in conjunction with the proposed re-development of the Lakeside Resort Motel. The creation of a path that heads to the north through Jacobson's Outlook, on an angle to meet up with the footpath along High Street have been proposed in the Main Street Plan to better reflect this 'desire line'.

Lower Pathway

The existing ramp to the waterside at the base of Jacobson's Outlook is quite steep and in poor condition. It is proposed that the ramp in this location be retained and upgraded to meet disability access requirements and to meet the proposed boardwalk along the lake's edge through Jacobson's Outlook (see below).



←----- Proposed Accessway

All alignments are indicative only and are subject to finalisation as part of the detailed design process

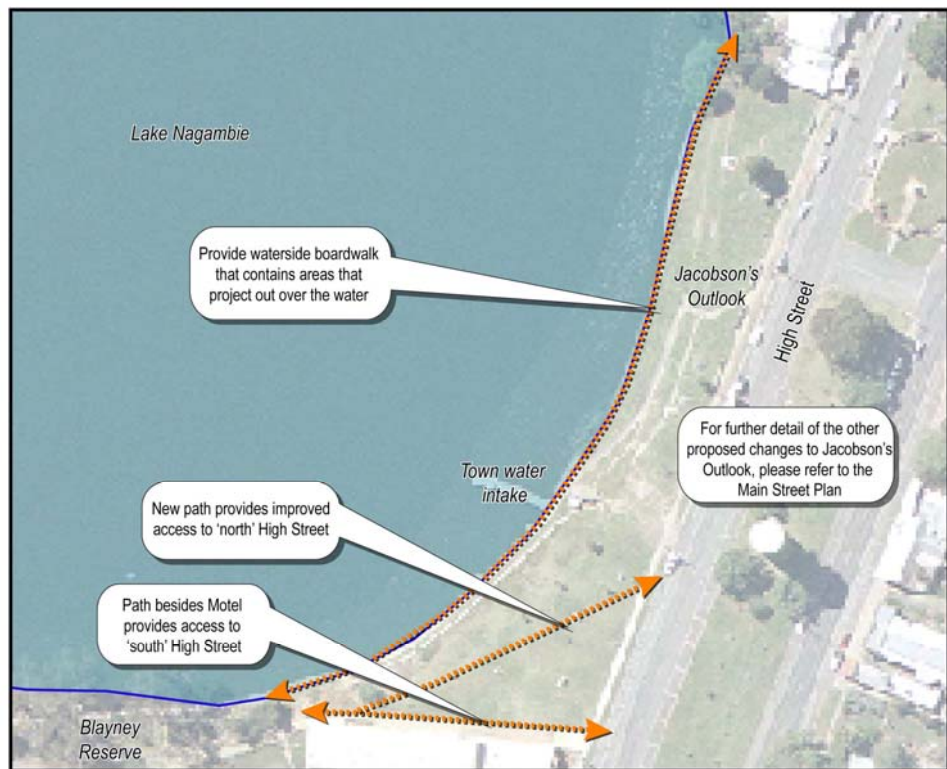
Blayney Reserve
 Nagambie Growth Management Strategy
 date | July / 08 revision | 01 client | Shire of Strathbogie



4.8 Jacobson's Outlook

The future of Jacobson's Outlook has been explored as part of the development of the *Main Street Plan*. This important and highly valued public space has a steep slope down to the water from High Street, and as such connections to High Street and along the waters edge require the development of a number of access points across the slope.

It is proposed that the accessway travel along the waters edge will consist of a boardwalk over the water's edge for the entire length northwards to the existing commercial area. This boardwalk will provide increased access along the water's edge, act as temporary boat moorings, and also provide a fishing platform. Additional access points from High Street have been provided for in the *Main Street Plan*.



← Proposed Accessway

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Jacobson's Outlook
 Nagambie Growth Management Strategy
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4.9 Potential Future Links

Although the scope of this project is to investigate options for providing an access way from High Street to the Regatta Centre, a number of opportunities to potentially extend the accessway from High Street to Racecourse Road have been identified during the development of this Plan.

There is the potential to extend the accessway from the northern edge of Jacobson's Outlook, along the rear of the commercial premises, along Bryde Street, across Young Street and through the easement/parklands to the River Street Reserve, and beyond to Racecourse Road.

This alignment has the potential to create a high quality and safe accessway between High Street, the Hospital, St. Joseph's Primary School and the River Street Reserve, whilst providing a future extension option further to the north.

This alignment has not been investigated in great detail and will require additional work to determine its feasibility. It does however allow for the continuation of the Inner Circuit route around Lake Nagambie without impacting upon the private waterfront properties in the area.

Rear of Commercial Premises

The accessway in this location could take the form of either a boardwalk over the water, or through the utilisation of existing land as redevelopment of the premises takes place. The creation of a boardwalk over the water is the preferred option due to the potential difficulties of obtaining space on the land component of the private properties that contain the commercial premises. There is the potential however to provide access to the commercial premises from the accessway. As the accessway is likely to greatly benefit the commercial premises there is also the potential to investigate funding options for the construction of the boardwalk from any redevelopment of the commercial properties.

Bryde Street

Bryde Street is currently a 'no through road' that meets the edge of the Lake and provides access to Lake Street. There are a small number of residential properties in the area, as well as the rear of a number of commercial premises that front High Street. There is the potential to turn Bryde Street into a shared pedestrian / cyclist / vehicle space to facilitate the continuation of the accessway through this area.

The roadway could be raised to the height of the footpath to delineate the shared space, and signage could be placed to inform the new function of the roadway.

Accessway to River Street Reserve

At the northern end of Bryde Street (where it intersects with Young Street) there is large amount of open space to the rear of St. Joseph's Primary School which extends north to Church Street and then beyond to the River Street Reserve. The ownership of the land to the rear of St. Josephs is unknown, however it is currently zoned Residential 1 and the parkland is presumed to be part of the School. Discussions should be commenced with the School about the possibility of establishing a pathway in this area. North of Church Street the land is zoned Public Park and Recreation and forms a small inlet from Lake Nagambie. The creation of a path link through this area could take the form of a raised boardwalk, protecting the existing vegetation and mitigating any flooding events.

River Street Reserve

The design or location of the path through the River Street reserve would require further investigation; however provision should be made for the potential continuation of the accessway northwards, should that area be developed in the future.



Proposed Accessway

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Jacobson's Outlook to River Street Reserve
Nagambie Growth Management Strategy
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 planisphere



4.10 Landscape and Edge Treatment Concepts

The way that the land and the edge of waterway interact is an important feature of the visual and physical amenity of a waterway. It also has impacts upon the quality of the water, and influences the way that people interact with the water.

Lake Nagambie has a number of different treatments along its edge. These range from concrete edges in various states of repair, to grassy slopes, vegetated areas and rocks and boulders along the rowing course. There are also a number of structures such as private jetties, boat ramps, slipways and moorings that are either in or above the water line. All of these edge treatments contribute to a cluttered appearance that restricts access to the waters edge in many locations.

As part of the development of the waterside accessway, it is proposed to develop a suite of edge treatments that can then be applied to any areas of public access. By providing a core number of edge treatments (in this case four) for publicly accessible areas adjacent to the Lake, the edge of Lake Nagambie can have a coordinated appearance that enhances access to the water while serving multiple purposes. For example a boardwalk treatment over the water's edge can also double as a fishing platform and a short term mooring point for boats.

The potential for inclusion of safety measures can also be integrated into the new waterside accessway and edge treatments. Such things as ladders into the water to allow people to get out, life buoys and signage can all contribute to improving the current situation in regards to safety around the water's edge.

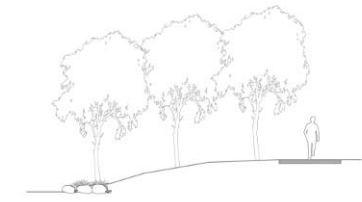
Having a limited number of edge treatments also provides certainty for the community in what type of treatments will be used in the future development of the waterside accessway, and if private lots are to be developed (especially in the commercial areas) then having an identified edge treatment for that area will allow the coordinated development of an accessway over time.

The four potential lake edge treatments are detailed on the following pages. They are the soft surfaced path treatment, the hard surface path treatment, the boardwalk path treatment and the boardwalk 'bridge' treatment. There is also an example of a roadside path treatment that can be applied to some sections of the Outer Circuit path.

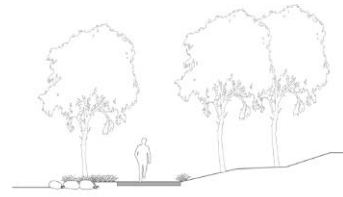
On the page following a map displays the potential location of these treatments at various points along Lake Nagambie where the proposed waterside accessway is to be located. These are suggestions only at this stage and will be subject to further detailed design as required.



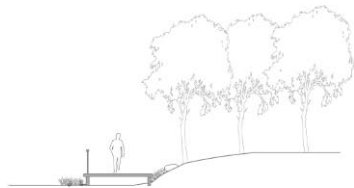
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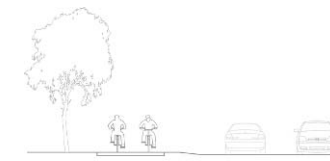
Indicative Soft Surfaced Path



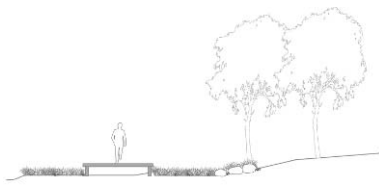
Indicative Hard Surfaced Path



Indicative Boardwalk Path - Type A



Indicative Roadside Path

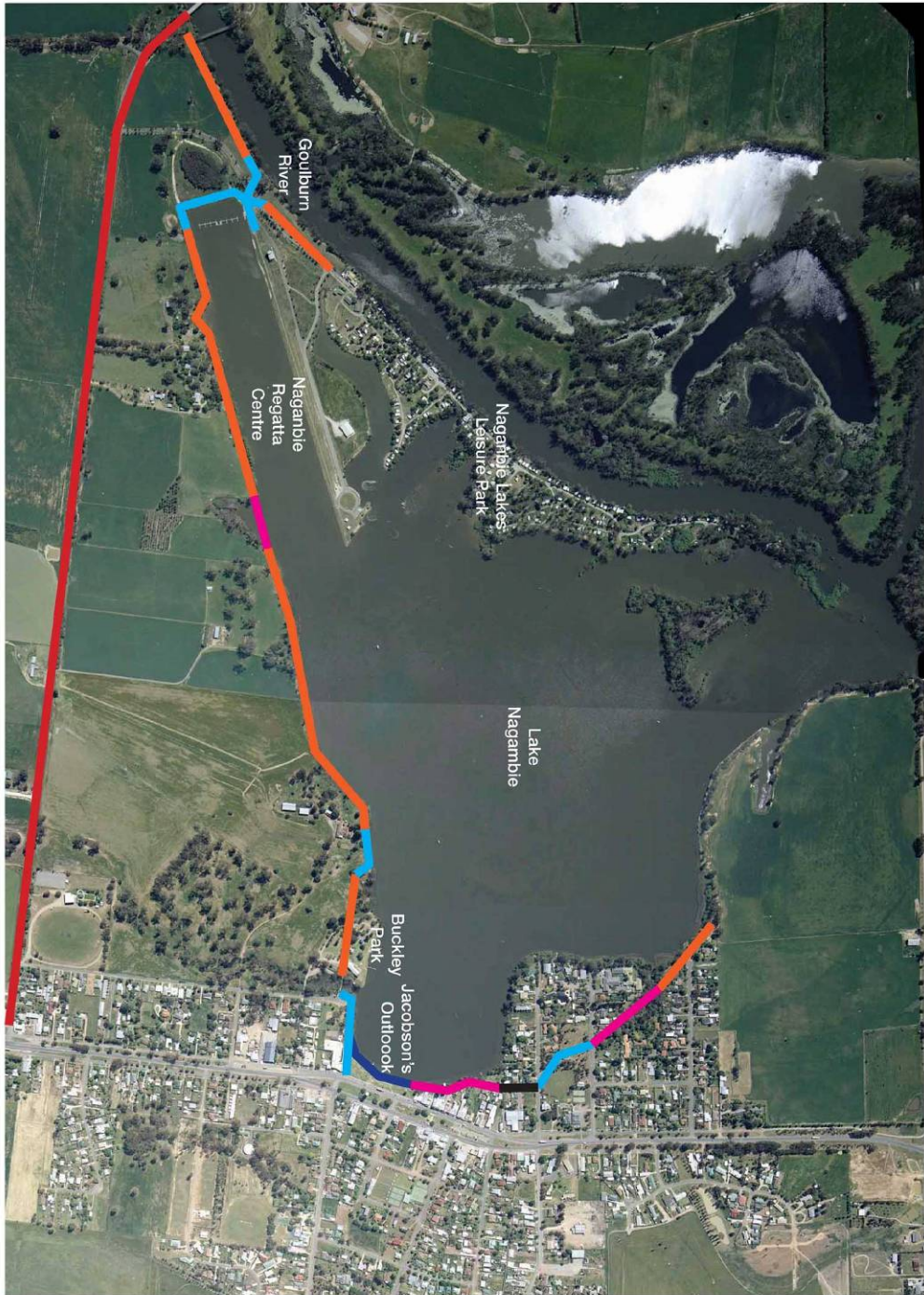


Indicative Boardwalk Path - Type B





Lakeside Edge Treatments



Legend
 Shared car, cycle, and pedestrian space along
 Bryde Street between Lake Road + Young Street





5 Existing Recreation Areas

5.1 Buckley Park

Buckley Park is a public open space with several facilities located on the south-eastern side of the Lake. The park is bordered by water to the north, north-west and east, and private land to the south and south-west.

The park comprises a number of facilities, including the Rowing Club building on freehold land owned by the club, a brick pavilion, a toilet block, ample car parking, a playground, a large central open space, two jetties, a wading pool, a rowing shell launch area and a boat ramp. The removal of the pool and two timber jetties has recently been recommended through a safety audit.

The park is situated on generally flat topography, with the land sloping down at the lake edge. At the lake edge, spectacular views can be obtained across the lake in all directions and across to the township. Further inland, views are still available, but these are slightly obstructed by buildings and vegetation.

Access to the park is available only via a vehicular bridge at the south-eastern edge of the park, and a pedestrian footbridge at the north-eastern side of the park. Both bridges are accessed via Blayney Lane. The pedestrian footbridge connects with a path over Blayney Lane which leads to High Street. The vehicular bridge leads to an unsealed road within the park that circulates around the large grassed open space area. Signage is fairly limited and the park appears to be quite physically isolated.

Buckley Park Master Plan, 2005

The Masterplan outlines a number of strategies and interventions to this important public space within Nagambie, which functions as an extension of the Lake foreshore recreational open space. During key recreational and sporting activities held on and around the lake, the park becomes one of the prime community and visitor viewing, gathering and recreational areas.

The Master Plan makes a number of recommendations which include improvements to vehicular access and parking, improved pedestrian access, creation of a pedestrian forecourt at the pedestrian bridge, removal of the existing swimming areas, creation of a central open space along with informal and passive recreation areas, installation of a boardwalk to facilitate a new waterside walkway, upgrades to the pavilion and toilet block and additional landscaping.

The outcomes of community consultation on the Masterplan has detailed a number of potential changes such as the boardwalk being setback from the edge of the water to allow the possibility of the re-establishment of a swimming facility close to the Lake edge, the addition of some form of adventure playground, no terracing of the existing sloped area, removal of existing toilet block and its relocation to the existing Rowing Club building, and not fencing the boundary to the 'Loccisano development'. All of these recommendations should be assessed as part of any review of the 2005 Masterplan.

How it works with new links

As indicated above it is preferred that the existing footbridge be the eastern entry into Buckley Park for the waterside accessway and the existing path that extends westward should link in with the proposed path in the Loccisano development that leads to the south of the retail area.



Future

The future of Buckley Park should be considered in light of the following points examined during the development of the Nagambie Growth Management Strategy:

- The recommendations of the 2005 Buckley Park Masterplan and resulting community consultation outcomes.
- The route of the waterside accessway and how it interfaces with the Loccisano development (link to the 20 m waterway management easement and to the retail area of the development).
- Investigations into the future development of a swimming facility in the Park.
- The possibility of Buckley Park being identified as a possible location for the development/rationalisation of land infrastructure to service on-water activities on Lake Nagambie See the *Lake Activities and Access Framework*.
- The recommendations of the 'Buckley Park Landscape Concept Plan' outlined on the following page.



Nagambie Growth Management Strategy | Lakeside Connectivity & Recreation Plan



Additional planting that maintains the scattered tree planting character, includes limited use of garden bed planting

Proposed boardwalk, abutment over existing old swimming pool facilities. Removal of redundant structures. New boardwalk accessible. Immediate potential for swimming pool facility near the lake edge within Buckleby Park.

Opportunity for the lower terraced area to be used for informal recreational activities & as a meeting area for the community. Potential to include new seating

Removal of the existing section of the road and upgrade track/pavilion to incorporate it into the informal recreation area. Consider upgrading existing paths & bike facilities

Use of the central open space as an area of recreation area

New informal picnic area

Improved the visual appearance of the toilet block with new roof, window painting, toilet facilities, path & power outlets for public Events

New 3.0m wide coloured exposed aggregate concrete path in line to the pedestrian footbridge & Proposed Development Site

New coloured exposed aggregate concrete path connecting to car park

New formal parking area for car & trailer parking with vehicle grade gravel surfaces. New native or aggregate low planting

Improved level area & field for informal & recreational water based activities.

New fixed & removable bollards to prevent non authorised vehicle access to boat ramp



New boardwalk appropriate connectivity Potential Treatments



5.2 Blayney Reserve

Blayney Reserve is a small open space on Blayney Lane which is bordered by the Lake to the north and private property to the south and east. Picnic facilities are also located within the Reserve and the walking track which leads from the High Street to Buckley Park also runs through the Reserve. Spectacular views across the Lake in all directions are also gained from this small open space. To the north of the Reserve is the current walking path that runs adjacent to the Lakeside Resort Motel. There is also a very steep concrete path down to the water's edge, where another path continues around the edge of the Lake at Jacobson's Outlook.

How it works with new links

Blayney Reserve is at an important location for the establishment of the waterside accessway. This is the area where the path splits into two, with lower pathway one along the water's edge and the upper pathway along the side of the Motel. This separation needs to be well signposted to indicate the different directions (and levels) that the path takes.

Future

Blayney Reserve will be retained as a small, local open space with its current play and picnic facilities. The northern edge of the reserve should be separated from the existing path to prevent user conflicts in the area. This separation could take the form of a level change, low fencing or landscaping. A formal access point to the Reserve could also be located adjacent to the waterside accessway.

The lower pathway along the waters edge at Jacobson's Outlook will include an improved ramp that complies with Disability Access Requirements. The upper pathway will continue westward, across the northern section of Blayney Lane towards the existing footbridge that provides access to Buckley Park.

The existing path along the side of the Lakeside Resort Motel will be retained, however there is potential for amenity improvements to be undertaken in conjunction with the potential renovation of the motel. This could include removal of the high fence to reduce the 'tunnel effect' through the area, as well as improved access to and from the motel, and a pathway across Jacobson's Outlook that meets up with the High Street footpath further to the north that better serves the existing desire lines.

The opportunity also exists for an improved interface to exist between the Lakeside Resort Motel and Blayney Reserve. This could include improved passive surveillance across the Reserve from the motel rooms, and improved screening at the ground level through increased low-level plantings.

These potential futures are outlined in the 'Concept Plan for Blayney Reserve and Jacobson's Outlook' on page 30



5.3 Jacobson's Outlook

Jacobson's Outlook is located between High Street and Lake Nagambie and provides long distance views across the water to the Regatta Centre and beyond. The area contains picnic tables, an information board and a small memorial site where a church used to stand. The water intake point for the town water is also located in the reserve, and provides an elevated viewing platform from its top.

The reserve slopes quite steeply from High Street to the edge of the Lake, and has retaining walls and terracing installed at many points. Access to the water is difficult due to the slope, and is attained mainly through the northern section where the terracing is located, and the lake edge is a mixture of treatments, predominantly a concrete edge that acts as a path.

The future for Jacobson's Outlook has been detailed in the Main Street Plan, which includes options for the closure of the northbound traffic lane so that the High Street median is included in a larger parkland area.

How it works with new links

As previously detailed, it is proposed to have a boardwalk over the water's edge for the length of Jacobson's Outlook that could potentially link in with an extended accessway to the rear of the commercial premises. The pathway that currently travels beside the Lakeside Resort Motel will be retained however a new path will follow across the top of a new retaining wall further to the north to reflect existing desire lines. New ramps and steps will allow access between the upper and lower levels of the area.

Future

Jacobson's Outlook will remain as the pre-eminent public space in Nagambie and will be enhanced through new access arrangements and improved public infrastructure such as retaining walls, seating, paths and a waterside boardwalk. There is also the potential to utilise the area for the departure and arrival of tourist vessels that undertake day-trips to destinations around the Lake. This will assist to further integrate this space into the High Street commercial area and provide additional tourist facilities in the centre of Nagambie.

These potential futures are outlined in the 'Concept Plan for Blayney Reserve and Jacobson's Outlook' on page 30



Nagambie Growth Management Strategy | Lakeside Connectivity & Recreation Plan

JACOBSON'S OUTLOOK + BLANEY RESERVE



- 1 Potential consolidation of water-side accessibility north to Dryas Street
- 2 New Local Stone Steps to new boat launching point + future water-side accessibility
- 3 Boat Launching Point - To be consolidated with existing launch ramp
- 4 New coloured exposed aggregate concrete ramp to meet "access for all" requirements to new boat launching point + future water-side accessibility
- 5 Removal of existing old visitor signage
- 6 Proposed water-side accessibility to join with boat launching point
- 7 Park edge to be marked with new concrete paving along southern edge with low quality garden beds to provide space for tree planting and increase access to park
- 8 New viewing deck and pergola with visitors information
- 9 Existing planting to be retained
- 10 Church Memorial to be retained
- 11 New coloured exposed aggregate concrete path
- 12 New Local Stone Steps to future water-side accessibility
- 13 Retain upper area for marker stalls
- 14 New Graded slope for better viewing of Lake Nagambie
- 15 Proposed Water-side accessibility connecting Jacobsons Outlook to Blaney Park
- 16 Potential for new rounda (Bene notes from Main Street Long term options) - New Native Low Planting southern edge with new seating
- 17 New Native low planting to define park edge
- 18 New picnic tables + BBQ area
- 19 Upgrade existing Picnic Shelter with power outlets for public events
- 20 New granitic gravel path connecting to future water-side accessibility
- 21 New Native Tree Shade + orientatory planting
- 22 New shade for existing playground with additional picnic tables
- 23 Potential future playground area
- 24 New Native screen planting along eastern boundary
- 25 New Native screen planting along southern boundary

