

Frequently asked questions

A combined planning scheme amendment and planning permit application for a staged 250-lot subdivision for a housing development in Nagambie is now on public exhibition.

Who is the planning authority?

This amendment has been prepared by the Strathbogrie Shire Council, who is the planning authority for this amendment. The amendment has been made at the request of CRC Constructions Pty Ltd.

Where is the land affected by the amendment?

The amendment is a combined planning scheme amendment and planning permit application made under section 96A of the Planning and Environment Act 1987. The amendment applies to 41.7ha of land at:

- 19 Lobbs Lane, Nagambie, and
- 401 High Street, Nagambie.

The planning permit application applies to at:

- 401 High Street, Nagambie
- 19 Lobbs Lane, Nagambie, and
- Goulburn Murray Water land.

The land is located on the west side of High Street in Nagambie. It also adjoins Lake Nagambie on its western boundary.

What does the planning scheme amendment seek to do?

The amendment proposes to:

- Rezone the land at 19 Lobbs Lane and 401 High Street Nagambie from Farming Zone to General Residential, and
- Amend the Floodway Overlay Map to remove the floodway overlay from the southern peninsula of the land.

What does the planning application seek to do?

A concurrent planning application forms part of the amendment which seeks approval to:

- Subdivide land in the General Residential Zone
- Subdivide land in Floodway Overlay
- Subdivide land adjacent to a road in a Road Zone
- Create or alter access to a road in a Road Zone, and
- Remove native vegetation.

Where can I view the amendment?

The amendment can be viewed on our website at www.strathbogrie.vic.gov.au or DELWP's website at www.delwp.vic.gov.au/public-inspection. You can also see the amendment at Strathbogrie Shire Council offices during office hours at:

- 109A Binney Street, Euroa, and
- 293 High Street, Nagambie.

How do I find out more information?

- Visit our website www.strathbogrie.vic.gov.au
- Drop into the Lake Nagambie Regatta Centre to speak with our planners, ask questions and gather information on:
 - Friday, July 16 from 10am to 4pm
 - Friday, July 23 from 10am to 4pm
 - Friday, July 30 from 10am to 4pm
 - Wednesday, August 4 from 5.3pm to 7pm
 - Friday, August 6 from 10am to 4pm, and
 - Friday, August 13 from 10am to 4pm.
- Visit our Customer Service Centres in Euroa and Nagambie at any time during the public exhibition period from Monday, July 12 to Friday, August 13 to view the plans.
- Email info@strathbogrie.vic.gov.au
- Phone the Planning Department on 1800 065 993.

How do I have my say?

Members of the public can make a submission in support or opposing the combined planning scheme amendment and planning permit application in several ways. You can:

- Visit our website and download a submission form
- Email info@strathbogie.vic.gov.au
- Write to use at PO Box 177, Euroa VIC 3666.

The public exhibition period will run from Monday, July 12 to Friday, August 13.

How will Council make a decision on the proposed planning application?

The combined planning scheme amendment and planning permit application will be on public exhibition from Monday, July 12 to Friday, August 13.

After this Council may resolve to refer the submission to a Planning Panel through Planning Panels Victoria. Panels are appointed by the Minister for Planning under the Planning and Environment Act to advise on planning scheme amendments. The role of a panel is to:

- consider submissions on the amendment
- give submitters an opportunity to be heard in a public hearing
- give expert advice and recommendations to the planning authority who prepared the amendment (Strathbogie Shire Council).

Following a planning panels advice and recommendations, Council will then make a decision to apply to the Minister for Planning for adoption of the amendment and issuing of the planning permit.

If this application is referred to a planning panel, a Directions Hearing would occur in week beginning Monday, November 22, 2021 and the Panel Hearing would commence week of Monday, 24 January 2022

What is the current zoning on neighbouring properties?

The property to the north is zoned Low Density Residential Zone. The properties to east and south are within the General Residential.

Lake Nagambie is located to the west and is in the Public Park & Recreation Zone. High Street is a Road Zone.

Is there a need for more housing in Nagambie?

Council is required to provide 15 years supply of residential land in Nagambie. To do this we have been working with the Victorian Planning Authority under the Streamlining for Growth Program on updating the 2008 Nagambie Growth Management Strategy.

As part of this work, a land audit has been undertaken. Nagambie currently has 47.7ha of vacant residential land, with recently approved developments occupying 15.6ha in two separate properties, leaving about 32ha undeveloped residential zoned land.

There is also about 141ha of land zoned Low Density Residential which can provide a maximum of 200 housing lots as set by Schedule 3 to Clause 43.04 of the Development Plan Overlay.

The draft 2020 Nagambie Growth Management Strategy supports a population objective of 4000 people by 2036. This means an additional 2286 are expected to be living in Nagambie, representing an annual increase of about 152 people each year over the next 15 years.

Assuming an occupancy rate of 2.2 people per dwelling, Nagambie will need about 70 new dwellings each year for the next 15 years.

To provide for these dwellings, Nagambie will need about 120ha of land to be zoned residential. The current supply presents a shortfall of about 88ha of residential land.

How does the amendment address any environmental, social and economic effects?

The application was referred to the Department of Environment, Land, Water and Planning (Natural Environment Program) noted the area was highly modified. The proposed amendment includes a Tree Protection Zone in a 10m corridor along the northern boundary to avoid and minimise loss native vegetation. Areas of public open space will be landscaped with native plantings.

The amendment seeks to realign the Floodway Overlay mapping to more accurately reflect the land features and flooding levels, and set aside large areas adjacent to Lake Nagambie for open space. This area will be used as a water treatment area, and using water sensitive urban design, will ensure all stormwater from the site is treated to ensure that there will be no negative impact on the water quality of Lake Nagambie.

Is there a risk of soil contamination?

A preliminary soil investigation has classified the site as suitable for residential development, with a low risk of contamination. The applicant will also be required to prepare a Remediation Action Plan, which will be reviewed and supervised by an external environmental assessor.

How much open space is outlined?

Public open space is outlined in six separate areas, totally 3.6ha or 8.6 per cent of the overall site. A path is proposed through the development, using footpaths in the developed areas and paths through the park areas.

If approved a path/boardwalk will be constructed along the foreshore of Lake Nagambie, providing for public access to the water's edge. The new public open space areas would have paths formed and constructed, with lighting, and the physical infrastructure to be provided in each area include:

- 2.3ha wetland in the main recreation area
- Sheltered seating areas
- Playground equipment
- Sports court
- Seating walls
- 4000m² internal park

- 4340m² northern reserve
- Seating areas
- 4000m² foreshore park, and
- 700m² northern pedestrian link.

What sizes are the proposed lots?

A range of lots sizes are proposed, including:

- Neighbourhood – 128 lots with an average lot size of 930m².
- Parkview – 51 lots with an average lot size of 890m².
- Lakeside – 71 lots with an average lot size of 1,100m².

Does the amendment address relevant bushfire risk?

The land is not affected by the Bushfire Management Overlay, however, it is within a Bushfire Prone Area.

The Country Fire Authority has identified the hazard in this area as low, with the greatest threat being grassfire from the north. The draft planning permit includes conditions about provisions of fire hydrants throughout the subdivision, access standards for roads, and vegetation management between stages of the development and undeveloped land.

Which agencies considered the proposed amendment?

The amendment and permit application was considered by the following agencies:

- Ausnet Electricity Pty Ltd
- Country Fire Authority
- Goulburn Murray Water
- Goulburn Valley Water
- Goulburn Broken Catchment Management Authority
- Department of Environment, Land, Water and Planning
- Department of Transport/Rural Roads Victoria
- Environment Protection Authority
- Taungurung Clans Aboriginal Corporation

All agencies and authorities have provided conditional support to the combined amendment and permit application.