

22.03 NAGAMBIE TOWNSHIP

This policy applies to land use and development within Nagambie township and surrounds.

Policy Basis

Nagambie is the second largest urban area within the Shire, with a population of 1335. The town services the surrounding rural areas and supports agribusiness and tourism. Lake Nagambie provides a significant number of water based recreation facilities, with a 2000 metre rowing course. This facility attracts rowing clubs and events from around the state, whilst the lake also accommodates canoeing and water skiing.

Constraints to the future development of Nagambie are:

- Drainage and flooding issues.
- The need for additional industrial land.
- Water quality issues associated with development surrounding the lake.
- Reticulated Gas supply

Future opportunities for development are:

- Employment in specialist agriculture ventures such as viticultural activities.
- Tourism and recreation development associated with Lake Nagambie.
- Medium density and retirement housing development associated with lifestyle choice.
- The growth of recreation activities associated with Lake Nagambie.
- Development of a new industrial area to the north of the existing industrial zone.
- Improvement to the commercial precinct with the relocation of the Goulburn Valley Highway and the by passing of heavy vehicle traffic from the urban area.
- Existing infill residential areas approx 500 sites.

Objectives

To retain a defined urban form by integrating future residential development within the existing urban area.

To prevent strip development along the Goulburn Valley Freeway.

To preserve the recreation potential and environmental qualities of Lake Nagambie and enhance the presentation of the water's edge.

Policy

It is policy that:

- The future use and development of land is to demonstrate consistency with the Structure Plan for the town.
- New residential development proposals be assessed on their capacity to provide for high quality lot layout, diversity in lot sizes, energy efficiency and enhanced environmental features.
- Consideration will be given to the findings and recommendations of the following studies and reports:
 - Nagambie Township Strategy Plan, Barnes Planning 1990 and addendum 1991
 - Nagambie Townscape Study, Barnes Planning, 1993
 - Lake Nagambie Development Plan, Barnes Planning, Don Clobal, Carr Namara & Muir, 1997
 - Lake Nagambie Recreation and Management Plan, Peter Harrison, 1997

