

Lakeshore Caravan Park Info Session

Tuesday December 14, 2021

Presenters:

Chrissy McNeill: Project Manager, CRC Constructions

Lisa Stubbs: Planning Specialist, Contour Consultants

Aaron Harvey: Environmental Specialist, Biosis

Hilary Hall: Recycled Water Specialist, RMCG

Jamie Rooney: Facilitator, RMCG



What has been happening at Lakeshore?

- Adventures Victoria purchased Lakeshore Caravan Park and entered into a lease agreement with Goulburn Murray Water back in July 2018
- It is my intention to redevelop the Park to a state-of-the-art tourist park, with high quality accommodation, restaurant and café, modern recreational facilities including playgrounds, swimming pool and boat ramps. The Park will retain its signature bushland character and be fully serviced with reticulated water and sewer, sealed roads, power and telecommunications.
- It is estimated this development will cost in excess of \$30.8 million including the accommodation. The project will provide 30 to 40 full time jobs during the construction phase and an estimated 20 to 25 full time and part time positions once completed.
- We have been working in the background with EPA and Council to ensure the required permits can be obtained. Once we have these building works can get underway.

The future of Lakeshore

- 144 camping sites
- 180 cabins (each with two car parking spaces immediately adjoining)
- A restaurant accommodating 140 patrons (70 inside and 70 outside)
- A total of 65 on-site car parking spaces and
- Amenities blocks and BBQ huts
- A permanent on-site caretaker's residence with three bedrooms, and dedicated guest reception / foyer.

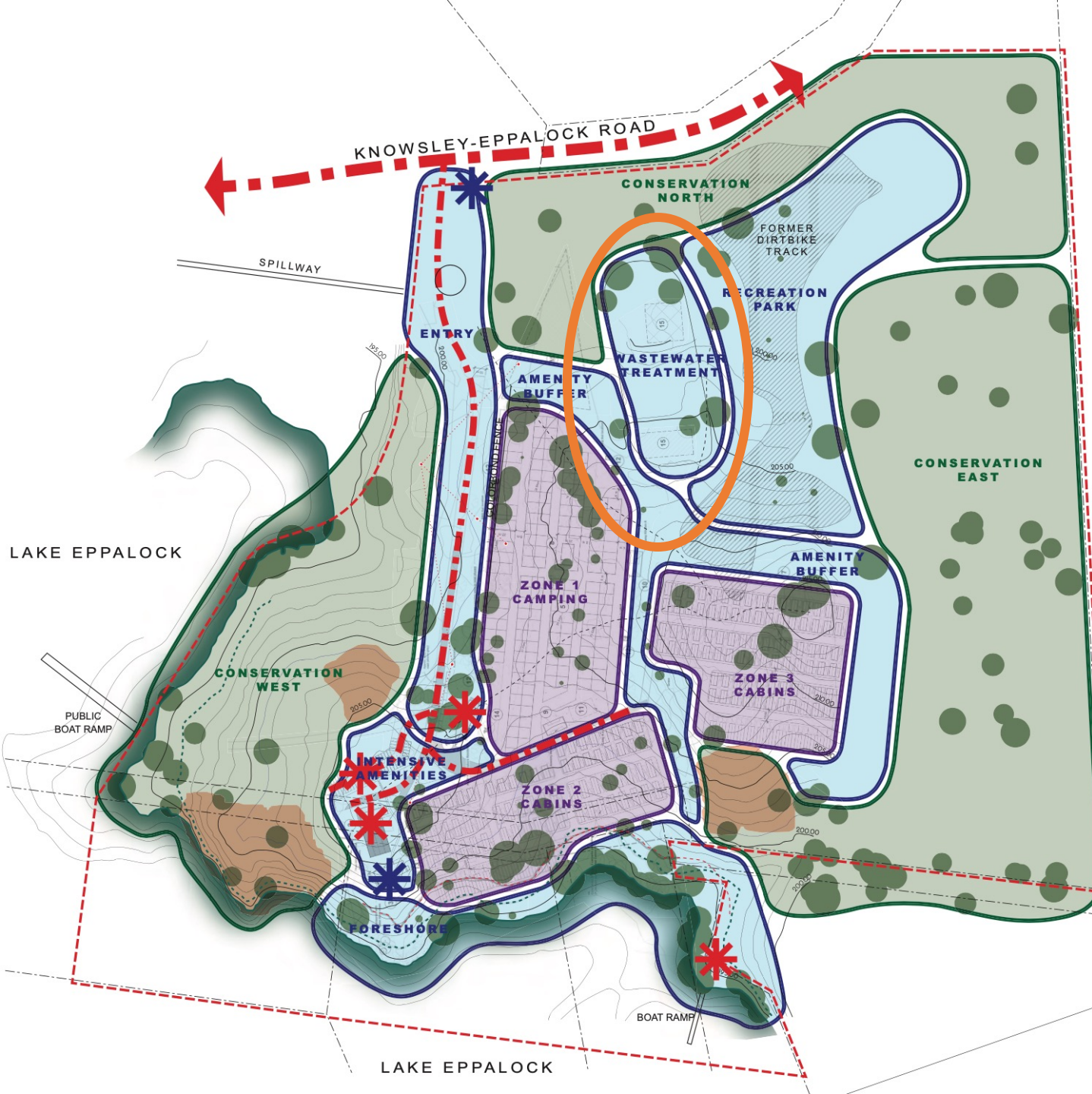


What approvals do we need?

- Planning Permit - Council
- Recycled Water Treatment - EPA
- Native Vegetation Removal - DELWP
- Liquor License - VCGLR



Wastewater Treatment



Onsite wastewater treatment



Sewer system around buildings



Fully enclosed treatment system



High quality treatment (Class B+)



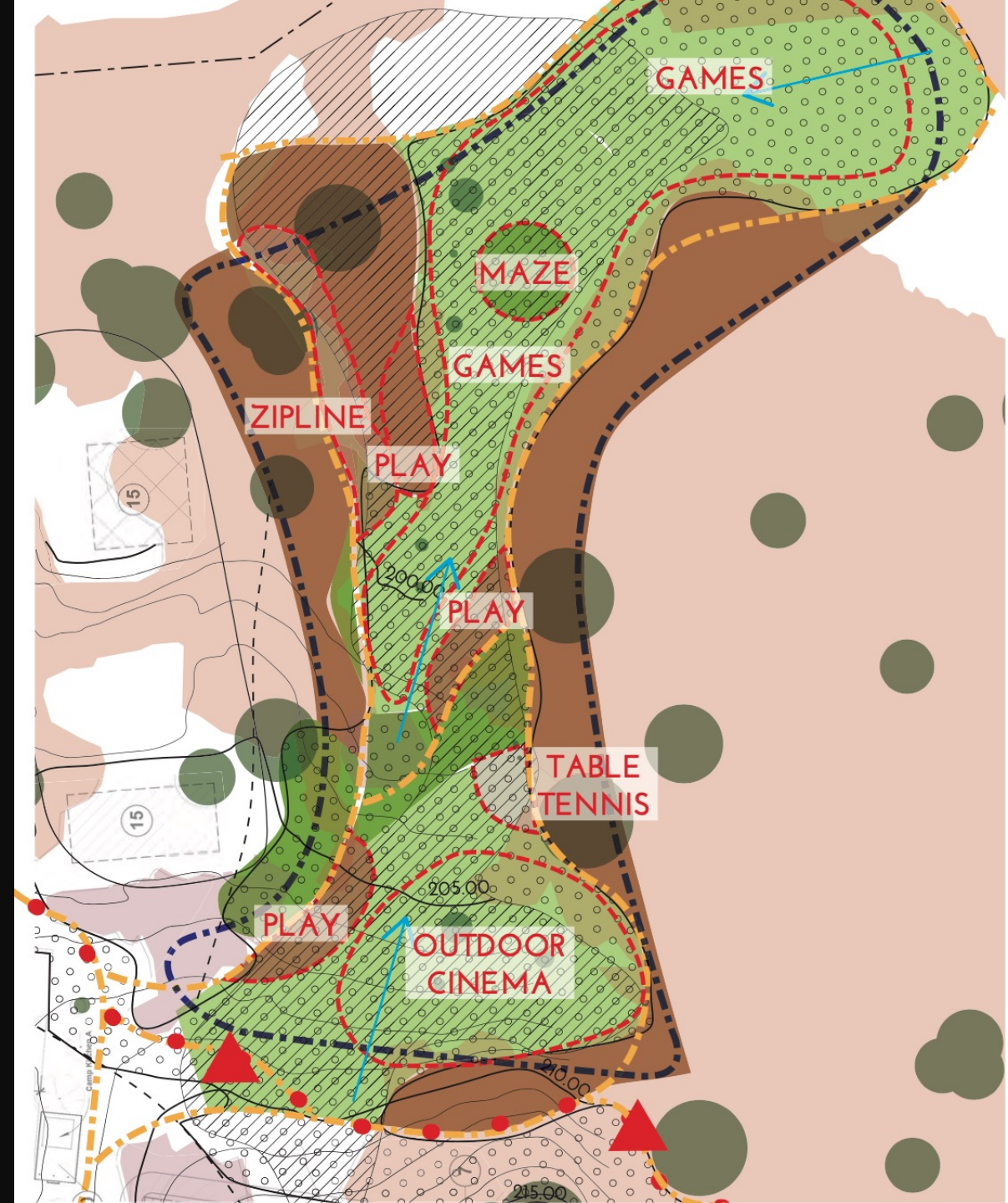
Small storage dam for storing recycled water



Securely fenced

Recreation Park

- Located through old dirtbike track
 - Topsoil brought in
 - Sub-surface irrigation with recycled water
 - No off-site discharge
 - Grassed area
 - Walking paths and play spaces
 - New stormwater system to manage runoff and erosion
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Conservation and Biodiversity

- Three botanists and a zoologist assessed the ecological values of the entire 45 hectare property over three days.
- Fauna survey, including spotlighting and remote camera surveillance over three days and two nights.
- Detailed flora survey of entire property.
- No threatened species detected on site.
- One threatened ecological community on site (Victorian Temperate Woodland Bird Community).
- Numerous large patches of native vegetation and many scattered trees.
- Vegetation VQA assessed to facilitate assessment under the DELWP Guidelines.



FAQs

- **Can we guarantee water in the lake?**
 - Unfortunately not. But we are designing the Park to make sure there is always something to do, even in a drought
- **When are we opening?**
 - Our aim is to have the doors open by the end of 2022
- **Can I write a letter of support to speed up the permits?**
 - Yes. If you would like to write us a letter of support we will attach it to our planning application and make sure it gets to council
- **Can I get in touch with more questions?**
 - Absolutely. You can email jamier@RMCG.com.au with any additional comments or questions.