

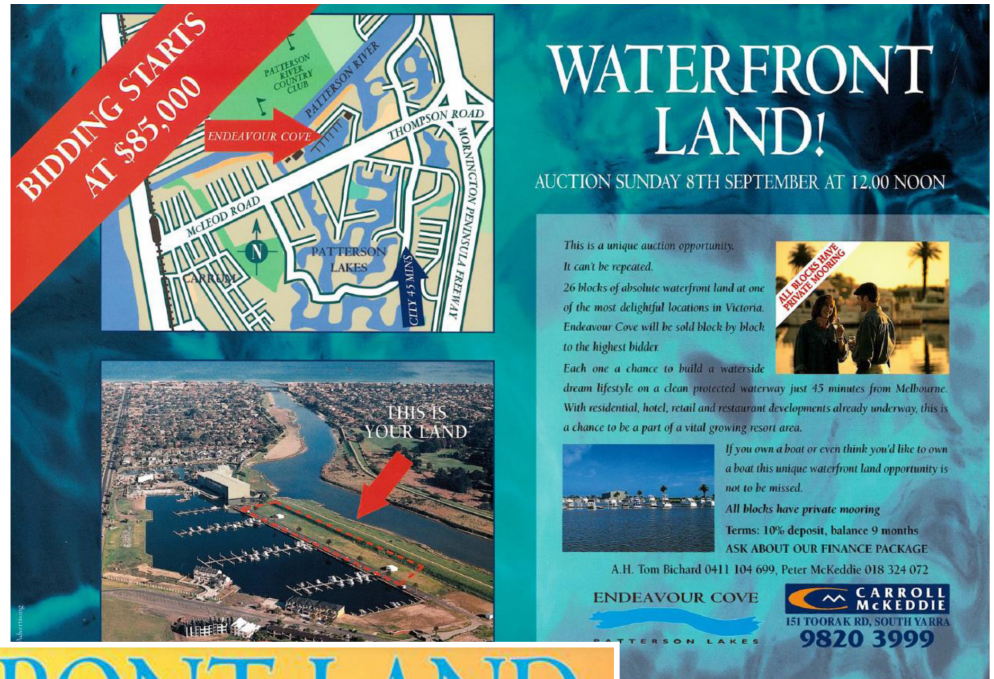
How a development changed

The Patterson Lakes Marina development at a glance

Original vision

The initial plan for the marina development described it as an attractive centre for leisure and tourism.

One resident described it as 'something like Port Douglas' with hotels, restaurants, boats, 25 per cent public open space and commercial businesses.



BIDDING STARTS AT \$85,000

WATERFRONT LAND!
AUCTION SUNDAY 8TH SEPTEMBER AT 12.00 NOON

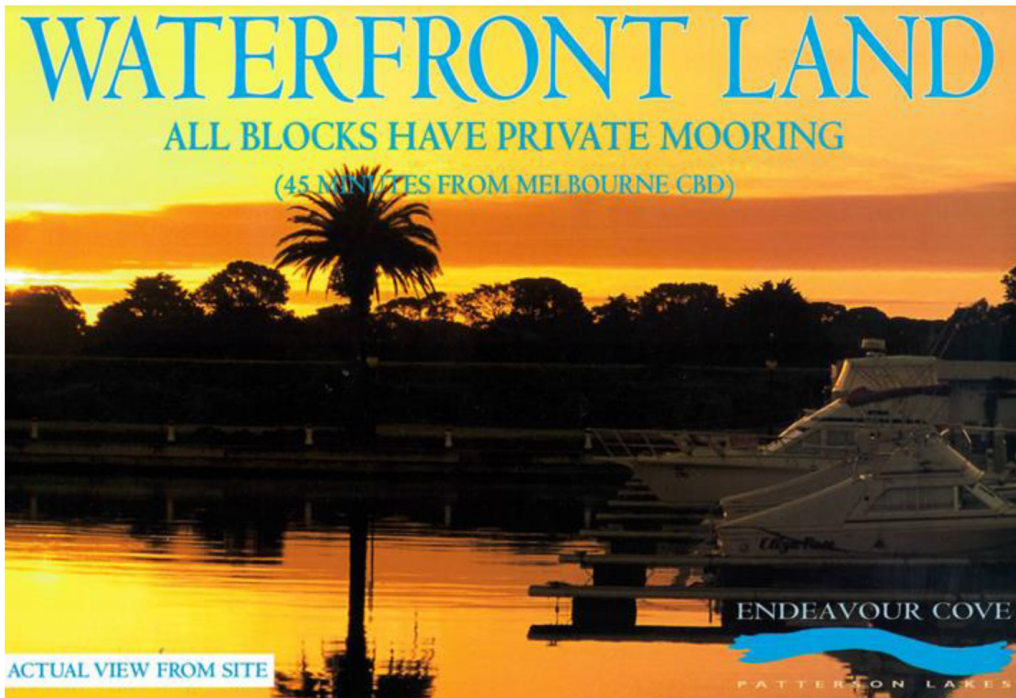
This is a unique auction opportunity. It can't be repeated. 26 blocks of absolute waterfront land at one of the most delightful locations in Victoria. Endeavour Cove will be sold block by block to the highest bidder. Each one a chance to build a waterside dream lifestyle on a clean protected waterway just 45 minutes from Melbourne. With residential, hotel, retail and restaurant developments already underway, this is a chance to be a part of a vital growing resort area.

If you own a boat or even think you'd like to own a boat this unique waterfront land opportunity is not to be missed. All blocks have private mooring. Terms: 10% deposit, balance 9 months. ASK ABOUT OUR FINANCE PACKAGE.

A.H. Tom Richard 0411 104 609. Peter McKeddie 018 324 072.

ENDEAVOUR COVE
CARROLL MCKEDDIE
151 TOORAK RD, SOUTH YARRA
9820 3999

THIS IS YOUR LAND



A newspaper article from 1994 described Endeavour Cove as 'a small commercial centre' that 'will include shops, offices, café, restaurants and a small hotel'.

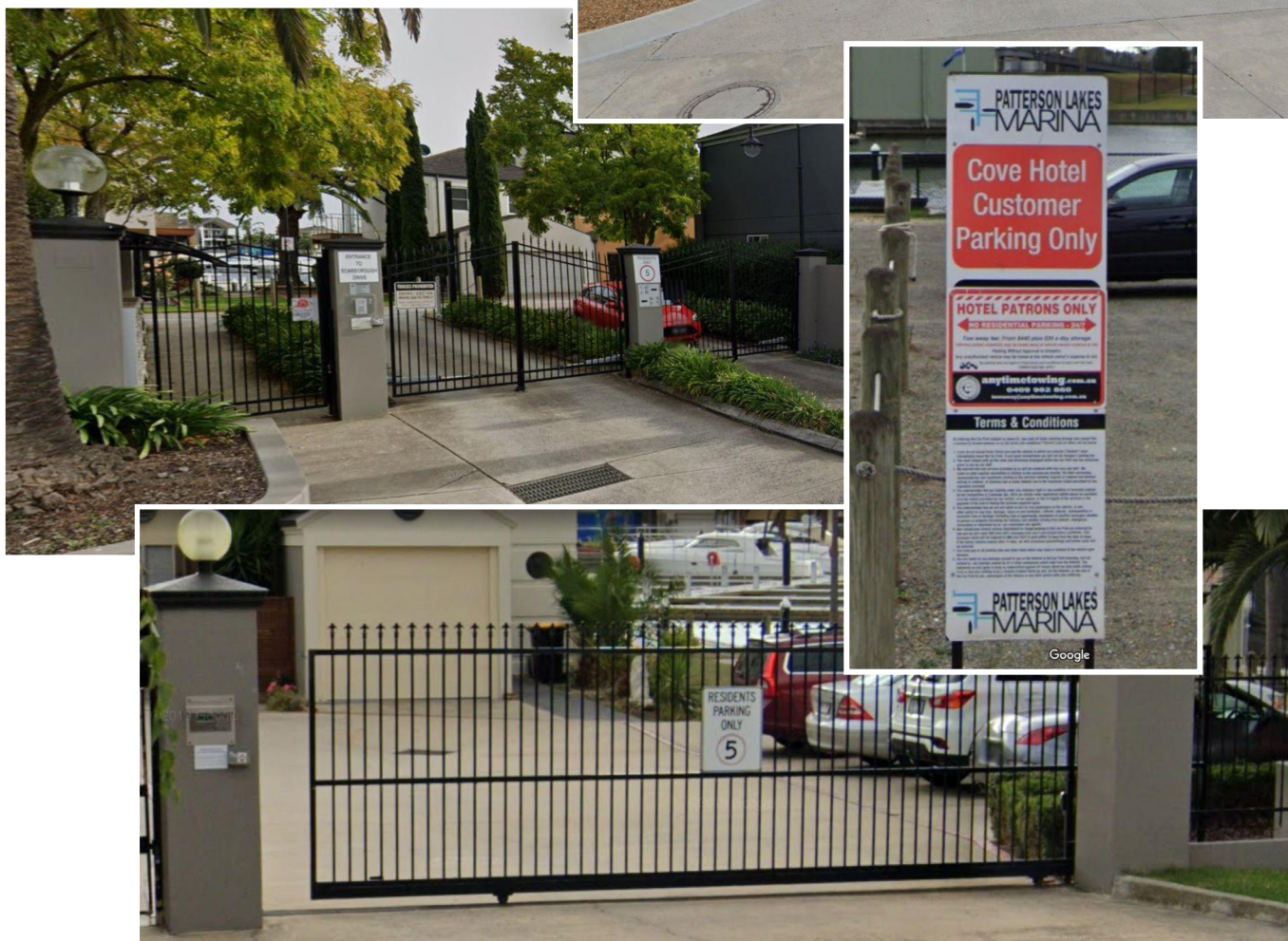
In 1994, about 250 residences were added to the plan, which still included public open space and waterfront access.

Promotional material for the now-named Endeavour Cove development showed a yellow sunset, boats and blocks with private moorings. Another described the land sale as 'a unique opportunity and one that would never be repeated'.

What was approved

The development changed over the years, from the original vision in the 1990s to 2018. More buildings and higher buildings were approved by the council.

- 1999 (three-storey development)
- 2003 (a 40-lot subdivision)
- 2005 (five storeys development)
- 2009 (four-storey development)
- 2011 (two five-storey buildings)
- 2012 (a rezoning)
- 2013 (a six-storey building)
- 2018 (three multi-storey developments).



In 2019, VCAT described the final marina as largely developed with a mix of townhouses and apartments encircling the marina. One resident said it had been developed ‘almost entirely as a residential gated community.’

Figure 6: How a development changed
Source: Victorian Ombudsman