dunkeld structure plan

acknowledgements

steering committee

The members of the Project Steering Committee are particularly thanked for their contribution, insights and enthusiasm, including the following:

- Mayor Cr Bob Penny (Chair) - SGSC
- Dr Doug Fleming – Dunkeld Progress Association
- John Smith – Dunkeld Public Lands Committee
- Shane Alexander – Community representative
- Trevor Flinn – Community representative
- Ally Gordon – Community representative
- Allan Myers – Community representative
- Tim Sanders – Community representative
- Steve Myers / Trevor Keppell – Planning Coordinator, Department of Planning and Community Development
- Emma Vass – Development Manager, Regional Development Victoria
- Michael McCarthy - Director Shire Futures, SGSC
- Lucinda Peterson - Manager Planning and Environment, SGSC
- Hugh Koch - Manager Economic Development and Tourism, SGSC
- Leo Van Dooren – Manger Engineering Services, SGSC
- John Main - Manager Infrastructure, SGSC
- Tom Scholfield / Daniel Pech - Senior Strategic Planner, SGSC
- Leigh Page – Shire Planner, SGSC

technical reference group

The support and technical input of the following organisations and departments was of great assistance to the project team: Wannon Water, Country Fire Authority, Department of Sustainability and Environment, VicTrack, Victoria Police, Parks Victoria, Glenelg Hopkins Catchment Management Authority, VicRoads and SGSC's heritage advisor.

southern grampians shire council officers

Invaluable contributions have also been provided from a range of Council officers within their areas of expertise and experience.

dunkeld community

A thank you is extended to the community members who attended the consultation events and stakeholders who gave their time generously to provide input to the generation of the structure plan. Their valuable feedback and ideas have informed and shaped the development of the structure plan.

study team

Hansen Partnership

Craig Czarny	Project Director and Urban Designer
Jane Keddie	Project Manager and Urban Planner
Tom Reynolds	Landscape Architect
Goksal Karpat	Urban Designer

SMEC engineering

Hakan Girgin	Traffic Engineer
Tim Rhodes	Drainage and Flooding Engineer

FINAL VERSION FOLLOWING PANEL JANUARY 2014

State Government Victoria

Southern Grampians SHIRE COUNCIL

hansen

The Dunkeld Structure Plan was prepared by **hansen partnership**, on behalf of the Southern Grampians Shire Council, with the assistance of the Victorian State Government.

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1 introduction

The Dunkeld Structure Plan is a key guiding document designed to assist the management and monitoring of future growth and development in the Dunkeld township. The Plan was commissioned by the Southern Grampians Shire Council in early 2011 and undertaken over the following 12 months by a consultant team led by hansen partnership (urban planning, urban design and landscape architecture) in conjunction with SMEC engineering.

This Structure Plan seeks to establish an agreed vision for Dunkeld's urban areas and define the ultimate extent and image of the township and its immediate surroundings for a period of more than 20 years. It is a document that should form part of the Southern Grampians Planning Scheme and be the basis for future decision making it as relates to planning and design matters within Dunkeld. It seeks to address long term ambitions for Dunkeld's growth and sustainability and also provides key cues for short term actions and community initiatives.

The Dunkeld Structure Plan is a holistic document. It is a plan that seeks to protect and enhance the very impressive urban and environmental attributes of the town and acknowledge the role that these attributes play in the economic development of the township, while respecting the need of Dunkeld to grow and modernise to meet contemporary community and business expectations.

the project brief

The project brief set out a series of objectives for the Dunkeld Structure Plan, which were taken from the structure planning guidelines specifically related to activity centres, as follows:

- *articulate the shared vision for the centre*
- *define the activity centre boundary, ...which should be large enough to allow for future growth and manage impacts beyond the centre*
- *be consistent with regional and local transport, retail, economic, social, environmental, demographic and housing roles of the centre*
- *identify precincts, themes and a preferred future character for the centre that facilitates growth and change over time.*
- *provide for housing choice and diversity taking into account housing growth requirements.*
- *provide for well designed and well located public spaces, (including passive and active open space) that serve the needs of all the community and visitors to the centre*
- *facilitate a pedestrian environment*
- *support greater transport mode choice*
- *be developed together with the community and stakeholders*
- *outline appropriate built form outcomes in accordance with the objectives of the design and built form policy of the VPP*
- *lead to the development of a detailed implementation program of statutory and strategic initiatives, including the production of a Statutory Framework*

In addition, a range of local issues that needed to be considered as part of the Structure Plan were identified.

components of plan

As required, the Dunkeld Structure Plan is made of three parts, each performing a different role in guiding decision making in the town. These are;

- The Structure Plan seeks to determine the 'pattern' of development. It seeks to spell out the manner in which future residential, commercial, industrial or recreational land in and adjoining the town should evolve, ensuring appropriate relationships and connectivity.
- 'Concept' masterplans have been prepared for three specific areas within the town to provide greater detail regarding how these areas could develop.
- Urban design 'guidelines' for four development typologies have also been prepared.

1.1 land affected by the project

The study area for the plan (figure 1) focuses on existing 'urban' land in Dunkeld (land currently under the Township Zone and Low Density Residential Zone) and the immediate surroundings, including the interface with the Grampians National Park to the north and west. Farming land around Dunkeld to the south and east is also relevant given it influences the character of the town and has the potential to accommodate future growth. Areas subject to the masterplans are identified further in Section 4 of this document.

1.2 what is a structure plan?

A Structure Plan is a strategic planning document which has the aim of giving effect to the policies and objectives set out for settlements and development in State Planning Policy Framework to provide effectively for changing community needs. Structure Plans should provide the framework for the long term development of a place by defining the preferred direction of future growth and articulating how this change will be managed. Structure Plans will guide the major changes to land use, built form and public spaces that together can achieve economic, social and environmental objectives for the place. They allow a wide range of stakeholders, service authorities, State Government departments and internal Council departments to all 'read from the same page' to produce a coherent outcome and certainty for both residents and Council, as the Responsible Authority. It provides the framework for statutory controls which will be implemented through the Southern Grampians Planning Scheme. Structure Plans are informed by extensive public consultation and discussion. While obviously everyone will not agree on every aspect of the plan, it should reflect a broad community consensus.

1.3 preparing the plan

The plan was prepared through a collaborative process involving stakeholders, land owners and agencies in arriving at agreed principles. The plan builds on an existing adopted *Dunkeld Urban Design Framework* that was prepared in close collaboration with the Dunkeld community in 2002 and which was reviewed as part of the *Dunkeld Built Form and Landscape Assessment (2011)*. In many ways the Dunkeld Structure Plan is the continuation of the work that was undertaken as part of this process; 'stage 2' so to speak.

The plan was undertaken in phases, with background information on existing conditions and plans being sourced and analysed before technical assessments were prepared. This information, along with feedback from the community formed the basis of the 'vision' outlined in the *Dunkeld Structure Plan Background Report (2011)*. This in turn influenced the preparation of the Dunkeld Structure Plan (this document). The background stage produced the following reports:

- A *Background Context Report*, which included consideration of demographic information, the current planning context as well as broader observations about the township as a whole. In addition, the Background Report documented the outcomes of the first round of consultation sessions and a newly established 'vision' for the township, which built on the vision established in the 2002 *Urban Design Framework*.
- A *Built Form and Landscape Assessment* which considered the existing built form and landscape characteristics of Dunkeld. As mentioned, the assessment also included a review of the previous Urban Design Framework.
- A *Physical Infrastructure Review*, which documented the existing service infrastructure (such as the extent of the sewer system) as well as access and community infrastructure. The report also identified issues in relation to infrastructure that would need to be considered during the structure planning process.
- A *Land Supply and Demand Assessment* looked at the current demand for residential, commercial and industrial land and the ability of the existing provision of land to meet this demand. This included GIS mapping of existing vacant lots and lots with subdivision potential.
- A *Flooding and Drainage Assessment*, exploring existing issues relating to flooding and stormwater flows and the adequacy of existing drainage infrastructure within the township.

A feature of the process was a series of interactive workshops which sought to draw upon the knowledge and experience of Councillors, Shire officers, key stakeholders, land owners and agencies as well as the broader Dunkeld community. The Dunkeld community is a highly engaged and enthusiastic community, with clear and generally consistent views of how they would like to see their town develop. Consultation that was undertaken is documented more fully in section 2 of this report.

The Dunkeld Structure Plan process was also informed through the committed involvement of a Shire appointed 'Project Steering Committee', whose terms of reference were to assist the team in debating issues and providing advice and direction, particularly in relation to the preferred methods of community consultation.

The Project Steering Committee comprised a diverse membership including Councillors, Council officers, technical officers from a variety of service authorities and government departments and members of the community representing a range of interests. Members of the group should be commended for their commitment and interest in the structure plan initiatives and provided important feedback prior to the public exhibition of the documents. They represent a core group of local stakeholders who could (with the assistance of the Shire) continue the momentum of the Structure Plan and assist in realising investment and implementation of key projects and works.

1.4 how will the plan be used?

The aim of the Structure Plan for Dunkeld is to guide future land use and development in a co-ordinated manner and provide greater certainty for all stakeholders in terms of delivering a preferred future. In establishing an agreed vision for the township for a period of 15 to 20 years, the Structure Plan seeks to outline key policy directions, and important physical outcomes as relate to Dunkeld's built form and activity, recreation and environment and access and mobility.

The Structure Plan will be used by:

Southern Grampians Shire Council:

- as a basis for introducing new planning policies, zones and overlay controls into its planning scheme (as appropriate);
- in assessing planning permit applications;
- in assessing requests to rezone land;
- in guiding non-statutory initiatives, arrangements or partnerships to assist in realising potential future opportunities within the township;
- in preparing capital works budgets to implement public works; and
- in delivering community services.

The Community:

- to understand how the town, and specific precincts within the town, are likely to change in the future;
- to assist community groups (such as the Progress Association and the Public Lands Committee of Management) in prioritising future work and in seeking funding for projects; and
- to provide a framework for other community groups and sporting associations to assist in making long term plans.

Existing Business Owners:

- to create greater certainty and appreciation regarding the future direction of the Dunkeld at large.

Developers:

- to understand the development opportunities that exist and the matters that will be taken into account by planning authorities in assessing development proposals.

Other Government agencies:

- in coordinating infrastructure improvements with work undertaken by Southern Grampians Shire Council and other agencies including public transport, roads and water.

The Structure Plan must be regularly reviewed to ensure its directions and ambitions continue to be relevant to the town as it changes over time.

hansen

dunkeld structure plan

study area

0 100 200 300m

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hansen partnership pty ltd
melbourne | vietnam
level 4 136 exhibition st
melbourne vic 3000
t 61 3 9654 8844 f 61 3 9654 8088
e info@hansen-online.com.au
w hansen-online.com.au

hansen

dunkeld structure plan

regional map

legend

- dunkeld
- regional cities
- regional centres
- small townships
- main arterials
- great southern tourist route
- regional passenger rail
- freight rail
- coach services
- southern grampians LGA boundary
- national parks

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hansen partnership pty ltd
melbourne | vietnam
level 4 136 exhibition st
melbourne vic 3000
t 61 3 9654 8844 f 61 3 9654 8088
e info@hansen-online.com.au
w hansen-online.com.au

2 consultation

2.1 what consultation was undertaken?

steering committee

A steering committee was established via Expressions of Interest from the Dunkeld community to augment members of the Project Control Group which comprised key Council personnel. These steering committee members are Cr Bob Penny (Mayor SGSC), Ally Gordon, Emma Vass (Regional Development Victoria), John Smith (Dunkeld Public Lands Committee), Allan Myers, Dr Doug Fleming (Dunkeld Progress Association, Michael McCarthy (Director - Shire Futures SGSC), Shane Alexander, Tim Sanders, Lucinda Peterson (Manager of Planning & Environment SGSC), Trevor Flinn, Steve Myers / Trevor Keppell (Department of Planning and Community Development), Tom Scholfield / Daniel Pech (Senior Strategic Planner SGSC), Leo Van Dooren, (Manager Engineer SGSC), John Main (Manager Infrastructure SGSC). Leigh Page (Shire Planner SGSC) and Hugh Koch (Economic Development Manager SGSC).

community bulletin one
dunkeld structure plan
june 2011

"australia's most liveable provincial community!"

Southern Grampians Shire Council has a vision to become Australia's most liveable provincial community.

Dunkeld is one of the jewels in the crown of the Shire, and the stunning landscape setting of Dunkeld plays a key role in both the economic development of the town and the landscape character that defines the township. The high levels of visual amenity offered by the stunning setting and the community feel of the town also offer enormous potential in the attraction of new residents and a burgeoning tourist market.

The Dunkeld Structure Plan will be used to develop a plan for Dunkeld's development over the coming 20 years. It will confirm the earlier work undertaken in 2002 which established a 'vision' for the town and will look at some broader issues, such as the style of residential development and how to foster local businesses, as well as key environmental issues facing the town. The plan will examine how we want our town to look and feel in future years and what facilities and services we would like to be able to enjoy. It's all about making sure we have a plan to foster and manage sustainable, healthy growth.

we need your input!

This project needs input from everyone who has an interest in Dunkeld's future. The Dunkeld Structure Plan will draw heavily on the thoughts and aspirations of the **entire community**.

what do you love about dunkeld?

what do you think could be improved in dunkeld?

To ensure your views are heard, a series of community workshops will be held in coming months. The first of these is planned for:

'Dunkeld Conversations'

Date: Monday, 27 June

Time: 5.45pm for 6pm start

Venue: Dunkeld Bowling Club, Memorial Park, Dunkeld

RSVP: Friday, 24 June to Melanie Williams, Southern Grampians Shire (ph 5573 0256 or mwilliams@sthgrampians.vic.gov.au)

A light supper will be provided

technical reference group

Targeted meetings were also held with members of the Technical Reference Group which enabled feedback from service agencies and Local and State Government authorities to be gathered, with a particular focus on issues affecting the town. These included agencies such as Parks Victoria, VicRoads, CFA, DSE, the Glenelg Hopkins CMA and Wannon Water.

community survey

A community survey was developed which asked a series of questions intended to elicit the board community views in relation to key issues. The survey was distributed at the community sessions and also through other forums such as the town's post office and through distribution via playgroups etc, as well as through on-the-street engagement outlined below. A total of 89 surveys were received, as well as a number of additional comments via email and other correspondence. The results of these surveys are detailed later in this section and, along with other feedback, underpin changes to the existing 'vision' for the town.

community and stakeholder sessions: township talks

The first public consultation event for the Dunkeld Structure Plan was held in Dunkeld on the 27 and 28 June 2011. This event, the 'Dunkeld Conversations' comprised a number of different elements, designed to gain feedback from the community. On the evening of the 27th an open session was held at the Dunkeld Bowling Club to discuss the project and the issues, challenges and aspirations for the town held by the community. A community bulletin advising of this session was sent to all of the registered residents of the town and was well attended. The evening was structured as a 'world café' type event with community members being asked questions to provide feedback across a range of themes. Questions posed to the community included:

- how big should the town grow?
- are there impediments to Dunkeld's growth?
- are there flooding or drainage problems in Dunkeld?
- how much control should there be over development?
- how do we best support an ageing population?

Common themes and views were repeated back to the community to generate an understanding of different perspectives on issues. Participants were also invited to record any additional thoughts on the town on butcher's paper which covered each table allowing a further avenue for expression.

Stakeholders with an interest or point to be expressed who preferred to do so in a private forum attended sessions where they were able to outline their views and / or plans in a confidential setting. A series of one-on-one meetings were held in both Dunkeld and in Melbourne to allow more detailed discussions.

The project team also took to the 'main street', armed with a free barbeque and held informal discussions with a range of community members, and other stakeholders such as tourists. A series of background analysis graphics and other information was displayed on the street and informal conversation and distribution of the surveys was undertaken.

exhibition of background documents and technical assessments

Following completion of background research and consultation, a series of reports were prepared, as detailed in Section 1.3. These documents were then exhibited to allow key stakeholders and the broader community to provide comments on the matters raised within those reports. Amendments to the reports were then made on the basis of feedback received where necessary.

melbourne based landowner consultation

On 2 October 2011 a 'follow up session' was also held at the Melbourne offices of hansen partnership to acknowledge the need to engage landowners who may have a substantial stake in the future of Dunkeld through their ownership of key land parcels but who may not reside permanently in the township. This session presented the findings of the technical assessments and allowed for informal discussion and feedback regarding the aspirations of these landowners, not only for their parcels of land but also for Dunkeld as a whole.

masterplan consultation sessions

Following those sessions the project team held another series of meetings in Dunkeld with landowners and relevant authorities who had an interest in areas identified for more detailed masterplans. These sessions were held over two days (November 22 & 23, 2011) and allowed landowners to inform the project team on their long term aspirations for their land and hold broader discussions about how they would like to see their neighbourhood develop over the next 15 to 20 years.

exhibition of draft structure plan

Once a draft of this Structure Plan had been prepared, it was exhibited for a period of four weeks to allow for the community to review the plan and provide feedback. All landowners whose land was identified as undergoing a change in zoning were directly notified and provided with additional information. The project team also held an 'open house' session at the Dunkeld Visitor Information Centre. The open house was run across a range of hours to ensure that residents had opportunity to speak directly to the project team about any queries or concerns that had regarding the plan. The session was very well attended and provided valuable feedback that was considered as the plan was finalised.

2.2 concerns, issues and suggestions

A number of matters were raised by the community and other interested stakeholders which have been considered as this project moved forward into the structure planning phase. While the list below is not exhaustive, it nonetheless gives an overview of the key issues facing the township:

- Drainage matters, primarily relating to the current functionality regarding the swale drains present in much of the town.
- The need to generate employment opportunities and lack of vacant commercial floorspace and opportunities provided for businesses in the township.
- Potential conflicts between land uses allowed under the Township Zone and the management of these conflicts.
- The need to protect views and vistas throughout the town, but most particularly to the north of the town.
- Need for more larger lot and 'rural lifestyle' residential opportunities.
- Management of development within the town in relation to the threat of wildfire from the Grampians and also the threshold to the Wannon River floodplain.
- Opportunities to capitalise on tourism potential and 'chicken and egg' issues regarding the need to provide services to attract tourists and the need to have tourists to make services viable.
- Issues of character and the need to retain both the rural character but also the dominant landscape character as the town develops.
- Cost of sewerage connections in the north of the town and the balance of development potential with the requirements of servicing authorities.
- Invasion of weed species.
- Threats to native vegetation, most specifically the existing red gums.
- Need for community spaces, which were acknowledged as being met by the proposed Dunkeld Community Hub.
- Restricted areas where the Salt Creek can be crossed and connectivity issues when these are compromised.
- Provision of pedestrian pathways and connections through the town, particularly with any increase of aged residents and younger families.
- Heavy vehicle traffic and the difficulties associated with crossing Parker Street due to the road width.

3 dunkeld structure plan

This section provides the details about the broad aims of the plan over the next 20 years and specific strategies which are proposed to assist in generating this change. Of note is the 'vision' which was established through the background stage and which is repeated here.

vision

There appears to still be widespread support for the vision that was established in 2002, although there is obviously a need to update this to reflect the passing of time. Of the key matters raised in that 'vision' the majority remain relevant today. As such the existing 'vision' from the Dunkeld Urban Design Framework will continue to drive decision making regarding the town's future. A summarised version of the vision that will be carried forward in the Structure Plan is identified below:

> *Dunkeld is a special place where the relationship between settlement and the spectacular scenery of the southern Grampians is central to the town's identity and 'sense of place'. The vision for Dunkeld is for it to sensitively grow without compromising this intrinsic value. The landscape setting and views and vistas that are available from the town are identified as key drivers of both economic development opportunities and residential amenity. As such they will be acknowledged and protected as the town grows. Commercial businesses will continue to develop, with additional local shops developing along the Parker Street commercial core west of Templeton Street, but also through increased opportunities offered by internet based business as high speed broadband becomes widely available and through the continued development of local businesses.*
>
> *The town will attract new residents, primarily families who will be drawn to the lifestyle offered by the town and by the continued progression of the tourism industry. New residents will be accommodated through development or subdivision of existing blocks within the town, or on rural 'lifestyle' or low density blocks at the fringe of the town. The tourist offer, including accommodation and food will diversify by building on the existing 'high end' market and service other visitor sectors drawn to nature-based tourism experiences.*
>
> *The key environmental assets of the town such as the Salt Creek corridor, majestic remnant red gums, views and vistas to Mt Abrupt and Mt Sturgeon and the arboretum will continue to be protected and enhanced. Connections through the town will be improved through new and upgraded paths and bridges, as well as additional wayfinding signage and safer connections across Parker Street. Drainage swales along residential streets will be improved and a proposed community centre will be developed to broaden the range of facilities available to residents.*

key outcomes and elements

Given the above vision for Dunkeld, the following key ambitions will underpin not only the Structure Plan but also the masterplans and the urban design guidelines.

- Maintain the compact form and rural image of the township,
- Sustain the town's rural threshold and views and vistas to the Grampians National Park,
- Protect and consolidate Dunkeld's 'main street' core,
- Grow employment uses for economic sustainability, and
- Restore the Salt Creek corridor and improve green linkages through the town.

The Structure Plan for Dunkeld seeks to determine the 'pattern' of development in the town. It seeks to spell out the manner in which future residential, commercial, industrial or recreational land in Dunkeld should evolve, ensuring appropriate relationships and connectivity. It does not aim to determine the detailed character of the town centre or its components, which have been previously established through the *Dunkeld Urban Design Framework (2002)* but seeks to establish a suite of key directions for the future planning of Dunkeld, the corresponding strategies or initiatives required to realise directions and where appropriate, more detailed guidelines to assist in appraisal or assessment of prospective development on private land. While the structure planning process is a thorough and involved one, there is no need for outcomes to be overly complex. The most successful Structure Plans promote relatively straightforward planning and design principles that are durable enough to stand the test of time and various eras of social, political and economic change.

The Dunkeld Structure Plan examines the key directions that will shape the evolution of the township over the next 20 years, with particular emphasis on the town's land use, built form, movement and environmental networks. The plan seeks to strengthen the valued features of Dunkeld and create the opportunity for a more legible, attractive and connected urban network. Its focus is to ensure that that town celebrates its unparalleled natural setting while allowing for growth to support the long terms economic and social sustainability of the town. The plan will be used to guide development in a co-ordinated manner in Dunkeld and will provide certainty for land owners and developers regarding development expectations for the township and will assist in the facilitation of re-development of key areas in the future.

The plan is based upon 10 key directions, in no particular order, as listed below:

1. Protect key views and vistas to the Grampians National Park and the rural surrounds.
2. Grow and diversify employment opportunities to support long term economic sustainability.
4. Develop and improve the image of Dunkeld's 'main street'.
4. Establish an accessible network of public spaces and community places.
5. Improve movement networks and protect the pedestrian experience.
6. Preserve and enhance the Salt Creek corridor and connected waterways.
7. Retain and advance the informal rural and vegetated character of the township.
8. Provide for a diversity of accommodation options within the township.
9. Support a diversification of the tourist offering in and around Dunkeld.
10. Acknowledge the potential bushfire and flood risks and ensure land management responds appropriately.

A description of each of the 10 key elements and the strategies required to realise them is spelt out below. A comprehensive table outlining the ways to realise each direction is provided at Section 5.

While the documentation of each of the key Structure Plan elements spells out the ways to achieve the stated goals, it is openly acknowledged that there are various ways to realise each and every Structure Plan direction. As such, the principal goal of the plan is to engrain the 10 key directions in the mind of the Shire and its officers, as well as community groups, local residents, business owners, government agencies and other stakeholders as ambitions to pursue together. Should the 'manner' in which such directions are achieved change over time or can be achieved through different means and methods, then the integrity of the Structure Plan and its key directions remain intact. As such, the plan should be interpreted as a flexible document to be adapted to planning and design conditions over time.

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dunkeld structure plan

legend

- residential
- lower density residential
- commercial core
- community
- rural activity
- industrial
- open spaces
- creekside residential and tourism
- key activity connection
- main roads
- local roads
- upgraded roads
- new roads
- new fairburn greenlink
- longer distance walking trail
- unsealed shared path
- street closure
- traffic calming
- protect escarpment
- sensitive drainage needed
- protect and enhance red gum entrances
- landscaped entrance roads
- key views
- pastoral surroundings
- water courses

0 100 200 300m

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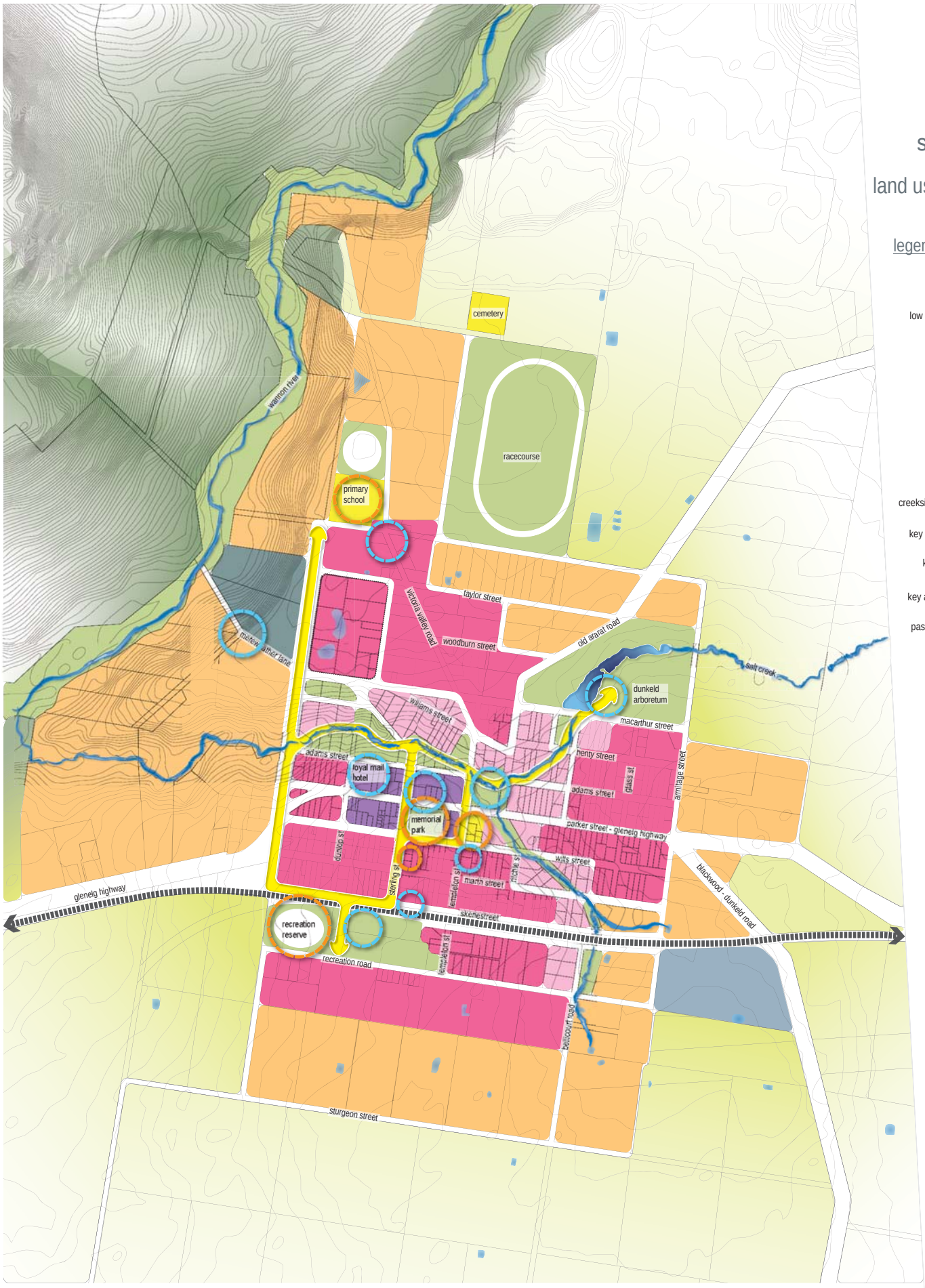
hansen partnership pty ltd
melbourne | vietnam
level 4 136 exhibition st
melbourne vic 3000
t 61 3 9654 8844 f 61 3 9654 8088
e info@hansen-online.com.au
w hansen-online.com.au



hansen

dunkeld structure plan

land use and activity

legend

- residential
- low density residential
- commercial core
- community
- rural activity
- industrial
- open spaces
- creekside residential and tourism
- key community places
- key tourism places
- key activity connection
- pastoral surroundings
- water courses

0 100 200 300m

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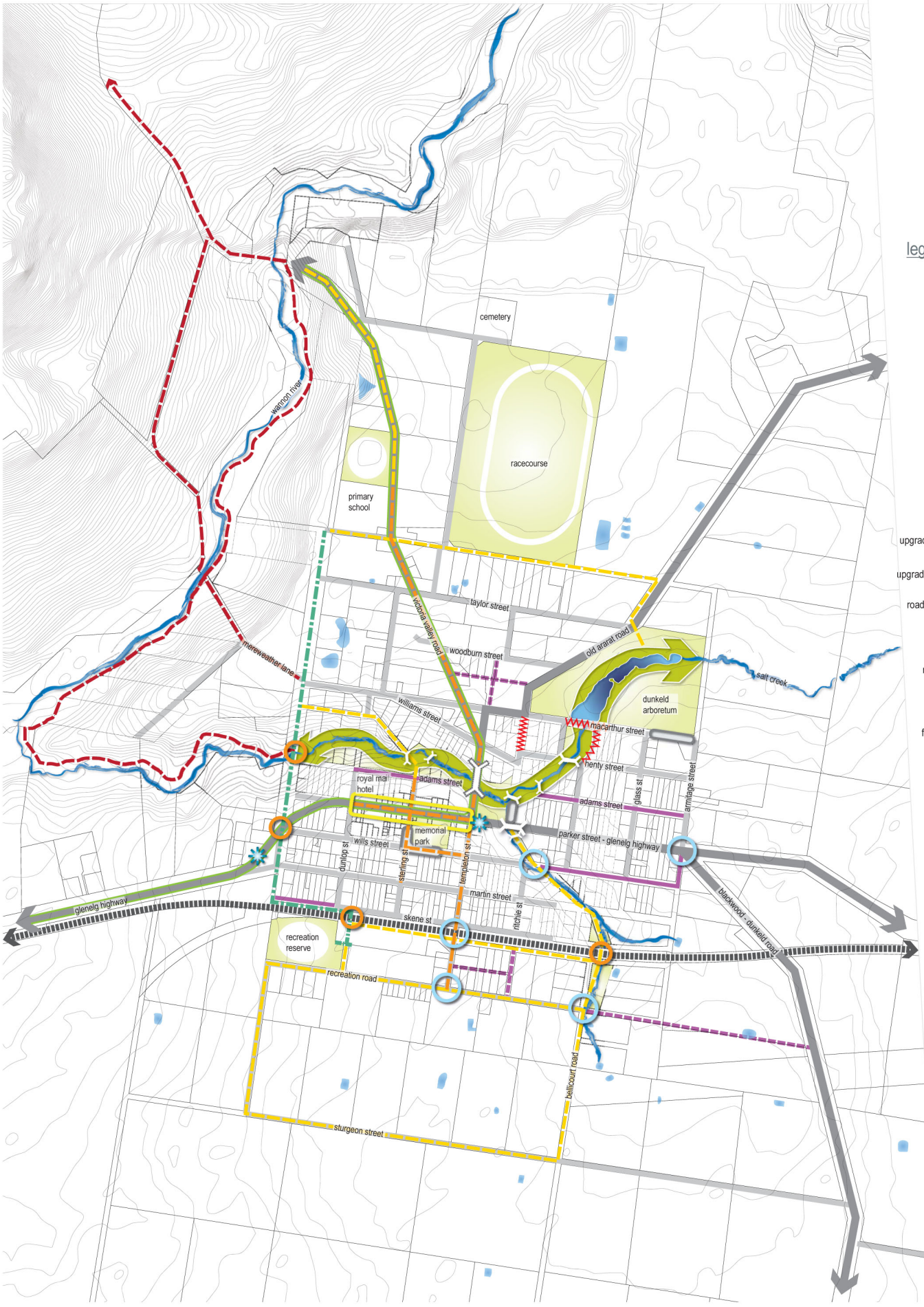
hansen partnership pty ltd
melbourne | vietnam
level 4 136 exhibition st
melbourne vic 3000
t 61 3 9654 8844 f 61 3 9654 8088
e info@hansen-online.com.au
w hansen-online.com.au



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dunkeld structure plan

access and movement

legend

- main roads
- local roads
- railway
- existing bridges
- upgraded bridge
- upgraded roads
- new roads
- car parking areas
- upgraded or new pedestrian crossings
- upgraded vehcular crossings or intersections
- road appearance changes
- creek walk
- new fairburn greenlink
- longer distance walking trail
- formal pedestrian path
- unsealed shared path
- on-road cycling path
- street closure
- traffic calming

0 100 200 300m

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Revision:	A

hansen partnership pty ltd
melbourne | vietnam
level 4 136 exhibition st
melbourne vic 3000
t 61 3 9654 8844 f 61 3 9654 8088
e info@hansen-online.com.au
w hansen-online.com.au

hansen

dunkeld structure plan

landscape and environment

legend

- green spaces
- forested stope
- protect escarpment
- continue pastoral focus
- retain landscape outlook
- sensitive drainage needed
- vegetation clusters along creek corridor
- vegetation cover
- green link
- revegetation
- protect and enhance red gum entrances
- landscaped entrance roads
- water courses
- key views
- viewing points/ stopping places

0 100 200 300m

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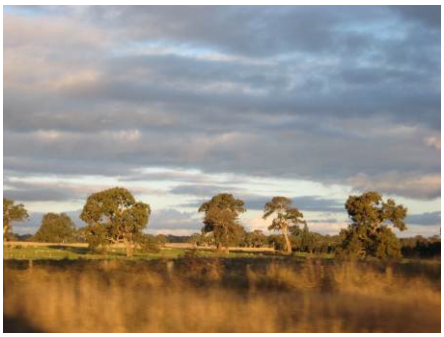
hansen partnership pty ltd
melbourne | vietnam
level 4 136 exhibition st
melbourne vic 3000
t 61 3 9654 8844 f 61 3 9654 8088
e info@hansen-online.com.au
w hansen-online.com.au

3.1 protect key views and vistas to the grampians national park and the rural surrounds

One of the most striking and definitive aspects of Dunkeld relates directly to the feeling of proximity that the township has to the magnificent Grampians. This manifests itself through stunning views of Mount Abrupt and Mount Sturgeon, and to a lesser degree to Piccaninny, that are available throughout the township. Emphasising this exceptional backdrop to the town is the extent of canopy vegetation, which in many areas effectively 'frames' the views of the mountains in the background. It is important that, as the town continues to change over time, these key views and vistas are not compromised. Less spectacular, but nonetheless still crucial to the character of Dunkeld are the sweeping pastoral landscapes that extend east and south of the town. The importance of these landscapes means they must be carefully managed to ensure future development is sensitive to these areas, and the red gums which play such a strong part in the character of the township and the landscapes which surrounds it, are retained.



strategies

- Retain the existing Farming Zone on approaches to town.
- Transition land use densities towards the threshold of the Grampians by rezoning parcels of land (excluding parcels closest to Victoria Valley Road) on the northern side Taylor Street currently in the Township Zone to Low Density Residential Zone or Rural Living Zone.
- Acknowledge the role canopy vegetation plays in 'framing' views within the township.
- Introduce a Vegetation Protection Overlay for the remnant Red Gums across the whole town to maintain this important character element as development occurs.
- Apply design guidelines when assessing applications to ensure proposed development does not compromise views.
- Support lower density housing to urban edges to avoid provision of a 'hard' boundary to adjoining rural land where this will not compromise longer term growth or views.
- Underground powerlines, as a priority along the key entrances roads such as Victoria Valley Road.
- Retain low building heights across the township. Single storey dwellings are preferred in most cases, but where additional storeys are proposed they should not impact on key views and vistas and must respond to topography.

- Consider, in the longer term (as part of the Significant Landscapes Project) the application of Significant Landscape Overlay to protect the relationship between the town and the Grampians.
- Apply an Environmental Significance Overlay to the escarpment area overlooking the Wannon River to reflect the environmental constraints present in this area and prevent development compromising this important threshold zone.
- Apply an Environmental Significance Overlay to the Wannon River and Salt Creek corridors to maintain the natural drainage function, stream habitat and wildlife corridors and landscape values, to minimise erosion of stream banks and verges and to reduce polluted surface runoff from adjacent land uses.

3.2 grow and diversify employment opportunities to support long term economic sustainability

For growth in Dunkeld to be sustainable in the long term, it is important that a local employment base develops. The opportunities Dunkeld presents in relation to tourism must be acknowledged and appropriately managed as a first priority. This Structure Plan contains a number of initiatives designed to assist with developing this emerging industry, including initiatives relating to the long distance Grampians Peaks Trail and opportunities for the diversification of the accommodation offer among others. However, there are other possibilities to diversify the range of employment available in the town. Further development of the 'main street' of Dunkeld with a broader range of retail offer, in particular a supermarket, is priority. There are also opportunities for the further development of 'trade' related businesses, well as potential establishment of appropriate new 'industrial' types uses. This may be through supporting opportunities for the expansion of existing local businesses, or actively engaging with selected new industries.

strategies

- Continue to support the development of retail and other local services to support the resident population. In particular acknowledge the benefits to the town in the establishment of local food retailing ventures, such as a supermarket, bakery or butcher.
- Further acknowledge the role and the establishment of a supermarket in the commercial core of the town would play in supporting the tourism industry, as well as reflecting Dunkeld's status in the Activity Centre hierarchy established through the recent Shire-wide Retail Strategy.
- Support development of business which build on the towns character and landscape setting, such as health and wellbeing, food and nature based tourism, as well as craft, indigenous culture, photography and camping / fishing related businesses.
- Encourage the development of a 'bike hub' at Dunkeld as identified in the *Barwon South West Regional Trails Master Plan* to increase opportunities for associated businesses to establish in the township.
- Actively pursue identified ventures or infrastructure to support the economic development of Dunkeld.
- Rezone the identified 'main street' section of Parker Street to Commercial 1 Zone to encourage the consolidation of business uses in this area and reduce the permit requirements for a range of business related matters.

- Retain the existing flexibility in the current land use zoning of the majority of Dunkeld to allow for the development of appropriate commercial opportunities in other areas of the town (such as the Old Bakery gallery) but develop further guidance in the planning scheme around discretionary uses in the Township Zone.
- Identify the need for additional diversification of the existing commercial sector in generating sufficient local employment for the town.
- As a first priority, seek to identify a suitable location for light industrial and other associated commercial uses.
- Undertake assessment of the business case for the development of this estate as a coordinated employment centre and explore opportunities to develop and attract complementary businesses.
- Actively engage with existing industrial / trades type businesses within the township to support their relocation to the industrial area, if appropriate.
- Ensure that industrial traffic is directed either to the Dunkeld-Blackwood Road or down Bellicourt Road and provide appropriate signage.
- Develop design guidelines for new industrial development to enhance amenity of the proposed industrial precinct. Apply through a Design and Development Overlay as part of any industrial rezoning.
- Target clean or green industries that may be attracted to the synergies offered through the 'environmental' characteristics of the town.
- Nurture strong business relationships between other commercial opportunities in the town and industry which may establish in this area.
- Consider also the potential for the establishment of some additional employment opportunities adjacent to the tip site to the south of the township.
- Support longer term relocation of CFA and SES if expansion of these uses cannot be accommodated on the current site.

design guidelines for industrial development

Should a new 'discretionary uses' policy be developed for the Township Zone, the inclusion of guidelines for industrial type uses (including large sheds) which may establish within the Township Zone should also be included. Any rezoning of land to accommodate future industrial uses should be accompanied by associated design controls having consideration for the guidelines identified below:

- Manage siting and visual screening to ensure views of any industrial type uses is moderated from the Glenelg Highway.
- Design in spatial and landscape buffers to limit the amenity impact on any adjoining residential development.
- Ensure grid based subdivision patterns to ensure connectivity to the Dunkeld-Blackwood Road.
- Provide a quality subdivision layout for industrial land that is designed to respond to context including the retention of vegetation where possible, particularly mature red gums.
- Encourage sustainability treatments including water harvesting and water sensitive urban design to ensure that any estate is perceived as an environmental asset.
- Control development form and maintain a 4m building height to ensure the estate does not dominate the setting.

3.3 develop and improve the image of dunkeld's 'main street'

Parker Street forms the 'main street' spine of Dunkeld and supports the majority of the town's commercial development. The section of Parker Street between Dunlop and Templeton Streets can be defined as the 'commercial core'. As a result of the earlier work undertaken as part of the *Dunkeld Urban Design Framework (2002),* a number of streetscape improvements have been undertaken along this spine including the planting of a number of red flowering gums and the introduction of a turning lane at Templeton Street. This existing plan contains many important initiatives still to be implemented and a number of issues still remain, including perceptions of the danger of crossing the road raised in consultation with the community. Given the key role this street plays in both connecting and servicing the community, improvements to the pedestrian environment along this corridor have been identified. In addition to the 'look and feel' of Parker Street, this plan also highlights the further work that can be undertaken in better connecting the main street and acknowledging the role the street plays as the 'face' of Dunkeld.

strategies

- Consolidate a mix of land uses and activities along the central Parker Street spine and further develop the main street 'strip' consolidating retail activity and supporting new businesses.
- Support the development of mixed, tourism and community uses on the periphery of the existing commercial core.
- Strengthen the civic role of the Memorial Park area, with further community facilities to the east and south developed and consolidated over time.
- Ensure there are no further buildings constructed within Memorial Park (and reduce built form if possible) to ensure no further encroachment on the open space.
- Promote a consistent active street frontage within Commercial 1 zoned land to develop over time.
- Ensure new development in the 'main street' area has regard to the design guidelines prepared as part of the Dunkeld Structure Plan project through the application of a Design and Development Overlay.
- Promote retention of the existing single storey profile of the main street to retain views to the Grampians, in particular to the northern side of the street.
- Improve pedestrian connectivity and improve links to the Salt Creek corridor.
- Ensure pedestrian paths along Parker Street are extended to the Templeton Street junction and develop connections to residential areas to the north and south as formal sealed footpaths.

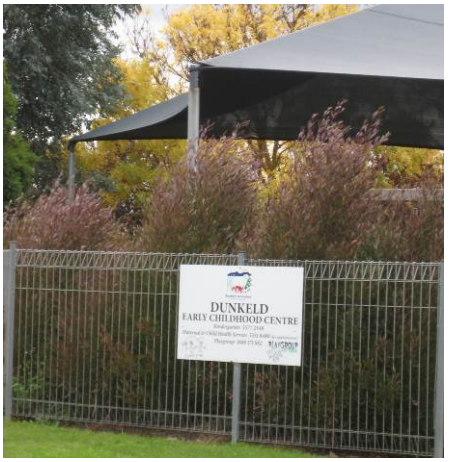
- Improve pedestrian safety and comfort in Parker Street by implementing the altered surface colour and treatment to angled car parking areas identified in the Urban Design Framework, reducing the perceptions of road width.
- Continue to pursue a reduction in the speed limit in the 'main street' area of 50km/h.
- Consider opportunities to further open Memorial Park and the bowling club frontages to Parker Street.
- Underground powerlines along the remaining sections of Parker Street.
- Consider under-storey planting around the existing eucalypts in the 'main street' to improve the presentation and allow for further definition of these elements as landscape 'breaks' in the streetscape .
- Prevent visual clutter from advertising or other signage through the use of design guidelines and the development of an integrated signage strategy. A co-ordinated approach to signage will be important in further developing the Dunkeld's identify for tourism purposes and should aim to build on the natural, 'green' character of the town.

3.4 establish an accessible network of public spaces and community places

Dunkeld has a strong existing community spirit, which can be seen in the number of volunteer organisations which play such a strong role in maintaining parts of the township. As Dunkeld's population ages, there is an acknowledged benefit in attracting more of the younger families who are becoming noticeable within the existing community. The provision of community infrastructure to support both aging residents and younger families, as well as the broader residential population, is a key concern of planning. The identification of land to accommodate the likely needs of the population over the longer term and the opportunities for supporting initiatives are part of this Structure Plan.

strategies

- Encourage community uses around the Memorial Park area, building on the existing early learning centre and recreation facilities and the Memorial Hall area.
- Strongly support the development of the proposed Dunkeld Community Hub at the site of the existing Memorial Hall.
- Support the provision of additional child care and associated services to cater for existing, and encourage further, young families to locate in Dunkeld.
- Encourage the development of further areas of public open space (non-built) around the bowling club to support larger scale formal and informal gatherings. Consider demolition of the old child and maternal health building within the Memorial Park subject to heritage and other relevant considerations.
- Support the development of additional complimentary community and recreation uses around the existing Recreation Reserve.
- Strongly support the establishment of a medical suite (with potential dispensary), within any community centre.
- Acknowledge the role of Dunkeld Consolidated Primary and the importance of co-location of services with this site but carefully consider the establishment of any additional uses on the site, having regard to the bushfire threat.
- Support community arts program and particularly the involvement of local children in town related projects and programs.
- Relocate the existing playground at the Recreation Reserve to adjoining crown land to allow for improvements to be made, a picnic ground to be established and greater separation from the train line to be established to address safety concerns.
- Encourage community access to and use of the existing playground at the primary school to service the needs of the residents in the northern area of Dunkeld.



- Continue to seek to identify a site for the development of an adventure playground and / or flying fox for the use of both residents and tourists, possibly around the area of the Old Swimming Pool.
- Support the ongoing development of community market gardens, either in conjunction with the Stephanie Alexander Gardens at the school, the existing Royal Mail kitchen gardens or on other suitable sites.

3.5 improve movement networks and protect the pedestrian experience

As Dunkeld grows and develops one of the key opportunities offered to residents and visitors should be a legible network of safe and amenable paths and connections. The existing structure of a main axis of Parker Street and Templeton Street / Victoria Valley Road provides the majority of pedestrian movement through the town, with the existing shared path providing a valuable second supplementary point to the north of the town. Both improvements to the existing network of connections and the creation of new paths, both formal and informal in nature underpin this plan. Of note is a new direct shared path connection along the existing Fairburn road reserve, effectively connecting the Primary School and cricket oval to the north to the Recreation Reserve in the south, via the main street spine.

The plan also seeks to ensure that key community infrastructure and services are accessible along key accessways for those with less mobility. There are also clear opportunities for the diversification of Dunkeld's offer to support bike tourism, a fast growing segment of the tourism market. For the most part this industry tends to utilise existing infrastructure, however this plan seeks to provide for some formal on-road cycle paths in key locations to support the proposed shared path network acknowledging the different needs of road bikes. The plan also responds to the needs of those using both private vehicles and public transport through a number of initiatives aimed at improving connections where appropriate and increasing services.

strategies

- Develop a clear network of walking tracks through and around the town which connect to a wider network as identified on the Access and Movement plan.
- Improve pedestrian and cycle connections to the south of the railway line to support growth and increased activity in that precinct.
- Develop a pedestrian and cycle 'loop' for use by both residents and visitors within the township, this should not be a sealed path but of compressed granite or similar to avoid the appearance of 'overdevelopment'.
- Develop a shared path along the alignment of the Fairburn Street road reserve connecting the Primary School / cricket oval in the north with the Recreation Reserve in the south. This trail should include the planting of canopy trees to provide shelter. A more detailed plan will need to be prepared to address the appropriate alignment and to detail crossing of the Salt Creek and Glenelg Highway.
- Support and proactively lobby for the establishment of the Grampians Peaks Trail.
- Develop a wider public loop walking / cycle trail linking the Wannon River, Griffins Hill and the Mount Sturgeon carpark with Dunkeld.

- Support the phased improvement and introduction of a sensitive combination of path and boardwalk treatment, with integrated lighting and signage along the Salt Creek corridor, as follows:
  - *Stage 1 linking the Templeton / Parker Street intersection to the arboretum,*
  - *Stage 2 extending west to the proposed Fairburn Street north / south connection,*
  - *Stage 3 extending south along the Salt Creek corridor to Recreation Road (acknowledging the need to work with a private landowner to achieve this*).
- Support the resurfacing of the existing path from the school to Simpson Street and the creation of a new pedestrian path from Simpson to Parker Street.
- Apply traffic calming / mitigation measures to Parker Street to ensure improved pedestrian amenity, including the use of colour / texture treatments to reduce the appearance of the road width and raised rumble strips at approaches to areas of higher pedestrian movement.
- Redevelop the Templeton Street bridge over the Salt Creek to increase the lane width, include separate cycle and pedestrian pathways and increase the capacity of the culverts under the bridge.
- Upgrade the existing rail crossing at Templeton Street to avoid conflicts between increasing rail traffic and increased activity and movement between the north and south of the rail line.
- Upgrade the existing Wills Street crossing on Salt Creek to increase the connectivity between the east and west sides of the creek corridor (replace ford with bridge).
- Upgrade and / or formalise the following roads, within existing reserves:
  - Skene Street between Stirling Street and the Fairburn Street reserve.
  - Wills Street to the east of Salt Creek and the associated connection through to Armitage Street.
  - Adams Street between the Dunkeld Caravan Park and Armitage Street and between Dunlop and Templeton Streets.
- Longer term, support the construction of an extension of Recreation Road between Bellicourt Road and Dunkeld-Blackwood Road as development in the south of Dunkeld increases. Consider assistance in the provision of appropriate measures (if required) to address flooding.

- Require upgrade and development of roads in larger areas identified for infill development including using existing road reserves and linking into the existing street network.
- Continue to lobby the State Government for the return of passenger rail services.
- Improve existing bus services; initially seek an increase to four services per day rather than two.
- Consider more regular links (private or public) such as a shuttle bus to Halls Gap to encourage movement between the two towns.
- Identify the following areas as key gateways and ensure adjoining development and public realm treatments respond appropriately:
  - The curve in the Glenelg Highway as it approaches Dunkeld from the west.
  - The area to the east of the intersection of the Dunkeld-Blackwood Road when approaching on the Glenelg Highway from the east.
  - Victoria Valley Road on the approach from the north.
- Identify a series of 'secondary' gateways within the town and ensure adjoining development and public realm treatments respond appropriately:
  - The Templeton Street / Parker Street (Glenelg Highway) intersection and the intersection of Parker and Dunlop Streets which bookend the 'main street' spine.
  - The area around the Old Ararat Road / Taylor Street junction.
- Encourage stronger or more identifiable development forms at key urban gateways.
- Prepare integrated design concepts for outer gateways comprising landscape and art.
- Embark upon public planting programme to further enhance the existing 'green' approaches to the township along key access roads. Supporting the use of informal stands of canopy vegetation beyond the town boundaries and more formal planting within the township. Any new plantings should be consistent with fire management objectives.

3.6 preserve and enhance the salt creek corridor and connected waterways

One of the key structural elements and environmental assets of Dunkeld is the Salt Creek corridor which runs through much of the town. While some areas have been carefully maintained and revegetated, others have not formed part of the environmental works along the corridor to date. There are significant opportunities for the town to more effectively utilise the connectivity and amenity of these areas. These opportunities also offer parallel chances to support the ecological functions of this waterway and increase the tourism offer. It is important that revegetation and other actions within the corridor consider the potential impact on fire risk. However, it is considered that there are many species and types of vegetation which can be established or re-established within this corridor which will not substantially increase the fire risk. In order to achieve an optimal 'green link' through Dunkeld the plan also seeks to ensure that development proximate to the creek corridor is developed in a manner responsive to the sensitivities of the area.

strategies

- Develop an upgraded network of trails along Salt Creek corridor, including supporting, expanding and publicising the existing environmental sculpture trail and links to wider walking trails.
- Establish a mix of path and boardwalk along the length of the creek (within the township) with sensitive lighting, seating and signage.
- Connect the path / boardwalk to a broader network of informal shared paths extending to the south of the town and connecting to longer distance trails.
- Promote the Salt Creek as a place for environmental information and sustainability demonstration.
- Improve stormwater management and water sensitive urban design features to the local catchment and investigate the development of a retarding basin north of the caravan park until any improvements to the Templeton Street bridge are undertaken
- Protect and extend the areas of indigenous vegetation along the Salt Creek.
- Upgrade environmental quality of the creek, including revegetation with indigenous plantings, general environmental enhancements, including bank stabilisation, weed removal, water quality treatments and removal of rubbish.
- Increase pedestrian permeability between Salt Creek and the 'main street' spine.
- Improve appearance of and pedestrian connections over of the Templeton Street bridge as a priority.
- Ensure key 'nodes' are identified to provide destinations and opportunities to 'pause' along the creek corridor, including places to sit and environmental signage (relating to flora and fauna or indigenous history, for example).

- Encourage built form along the creek corridor to respond to topography and to increase activation of this frontage open profile and outlook allowing greater activity and surveillance.
- Put in place stronger controls for development of the Dunkeld Caravan Park and improve linkages at this key junction including improving appearance and integration of the bridge area.
- Recognise and acknowledge the ongoing management of the Salt Creek corridor by both the Dunkeld Public Lands Committee and Dunkeld Pastoral Company, recognising its Shire wide importance as a key feature of Dunkeld.
- Require the support for natural systems in new residential precincts to the south through integration of improved storm water management practices.
- Apply water sensitive urban design features within established urban precincts where any relevant upgrades are being undertaken.
- Support design that responds to the natural setting through the development of design guidelines which will require a response to the environmental context as well as fencing and landscape integration.
- Apply an Environmental Significance Overlay along the escarpment which sits between the township and the Wannon River floodplain.
- Ensure the development around the southern extent of the corridor is of a density that reflects the capacity of this land to accommodate additional subdivision.
- Apply an Environmental Significance Overlay to both the Salt Creek and the Wannon River corridors.

3.7 retain and advance the informal rural and vegetated character of the township

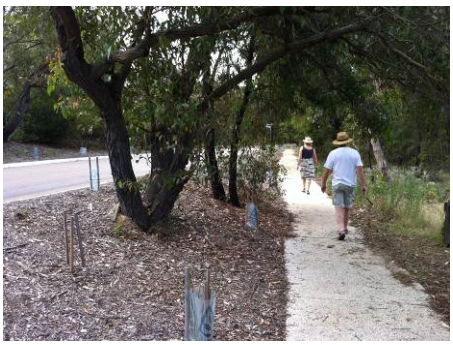
The informal, rural character of Dunkeld in conjunction with its setting is unique and special. As towns change and develop over time, often the 'rural' nature of these places can be lost. This plan seeks to preserve a number of the elements of Dunkeld which are considered to make strong contributions to this existing character and which, through careful planning, can be preserved, and even enhanced as the town grows and develops. The primacy of the red gums in the township, including the existing situation where roads go around the trees (rather than removing them) is a crucial aspect to the character, and one which the plans seeks to maintain. Other elements which can often 'urbanise' rural towns include the introduction of kerb and channel drains, as well as the spread of concrete and asphalt, whether through road construction or through formal pedestrian footpaths. The Dunkeld Structure Plan seeks to find an appropriate balance between the need to provide these infrastructure upgrades to support and facilitate development of the town, and the retention of the charm and character, which is primarily informal.

However, it is also important that the plan acknowledge the role that current land use practices, such as the use of vacant lots within the town for sheep or alpaca agistment as well as other agricultural or other activities plays in this character. These informal (and categorically rural) activities should be preserved as much as the 'informal' nature of public realm works. The plan has sought to retain the existing Township Zone, despite concerns about the potential conflict between uses, primarily to allow this current mix of uses to continue. Decisions about future non-residential uses can be made in the context of strengthened policy. It is considered that the risk of conflict is not significant and that sufficient planning controls within the Township Zone exist to manage this risk, particularly given the introduction of opportunities for businesses to develop on land which may be more tailored to the development of commercial ventures (such as the Commercial 1 Zone or any industrial rezoning).

strategies

- Ensure development reflects the unique character and landscape setting of the town through the application of Design and Development Overlays, triggering a permit for development which is not in keeping with the guidelines for identified areas within the town.
- Develop guidelines for public realm works which reflect the strategies outlined in this section and ensure the character of the town is a key consideration in decision making relating to infrastructure.
- Encourage the use of environmentally sensitive design principles in all decision making in Dunkeld, including built form and public realm improvements.
- Water sensitive urban design should be implemented throughout the town and surface drainage should be filtered through open swales lined with grass, including native grasses and other vegetation in suitable locations. The slope of these swales should be adjusted where required to allow better maintenance.

- An opportunity exists to use locally quarried material to create the appearance of 'dry river beds' where town drainage meets the river and creek corridors to provide additional filtration.
- Retain original historic brick drainage linings where still in decent condition.
- Include guidelines within Council's Infrastructure Design Manual relating to the form of crossovers from residences which can affect the functionality of the drainage swales.
- Support the use of more innovative, environmentally friendly alternatives to traditional septic systems, in conjunction with the relevant service authorities.
- Require lots of under 1 hectare in size to connect to the reticulated sewer system.
- Introduce a Vegetation Protection Overlay for red gums across the whole town to ensure that these trees are maintained and acknowledged as a key contributor to the character of the town and new development does not prejudice their retention.
- Recognise the role that other, exotic, vegetation plays in the town including the street tree plantings in the older part of town and at the arboretum.
- Support both exotic species (as long as not weed species) and native grasslands at the arboretum.
- New roads developed in Dunkeld should not be fully sealed, but should utilise the format seen in Taylor and Henty Streets, or similar.
- New roads should be aligned to avoid the removal of existing red gum vegetation (including dead trees).
- Roads and subdivisions should adopt a grid layout with cul-de-sacs and dead end streets are discouraged.
- New housing should not be developed in 'estates' but should connect into the existing areas as identified on the plans.
- Formal pedestrian sealed pedestrian paths should only be installed on key movement corridors such as Parker Street and Victoria Valley Road / Templeton Street.
- Solar powered lighting should be installed along these primary pathways.
- All other pedestrian paths should be formed from informal materials such as compressed granitic sand or similar.
- Support use of bridges which retain a 'natural' feel, along the creek corridor in particular. This may be discrete metal frames with timber planking if necessary to respond to management requirements.



- Acknowledge the important role of the Dunkeld Caravan Park and associated vegetation at this key junction and assist the Dunkeld Public Lands Committee in preparing a Management Plan to guide the coordinated ongoing development of this important site.
- Seek to require post and wire or other permeable fencing throughout the town to avoid solid fencing and retain openness. Low fences of appropriate materials (i.e stone) are also acceptable.
- Retain low building heights throughout the town. Single storey dwellings are preferred, where additional storeys are proposed they should not impact on key views and vistas and must respond to topography.
- Recognise that a mix of old and new buildings is preferable for the town, but that subservience to landscape setting is key to all building forms.
- Building forms should either reflect the traditional built form in the town, with pitched roofs, modest scale and garden settings or be of contemporary form which sit within the landscape setting and take cues for materials and forms from the surrounding landscape or the pastoral context.
- Continue to allow the grazing of animals within the township area.
- Support the use of vacant lots for the development of small orchards as currently occurs along Recreation Road or the more central olive grove.
- Ensure any industrial estate is associated with sufficient landscaping to screen views.
- Encourage use of natural materials such as stone and wood wherever possible.

3.8 provide for a diversity of accommodation options within the township

To support both the resident and visitor populations it is considered that there are opportunities for the diversification of both the types of housing available within the town, but also in the accommodation options available for short stay visitors. Currently, there are four types of tourist accommodation available in Dunkeld; the high end Royal Mail accommodation, the Dunkeld Caravan Park, the cluster cabin development on Victoria Valley Road and a range of bed and breakfast accommodation. For residents, while much of Dunkeld is zoned 'township' the lots within this zone include sizes from 200sqm to over 100,000sqm. It is important that this range of lot sizes is maintained to provide diversity of choice, while ensuring that the land use zoning within the town both reflects the development capacity but also the considers the most efficient use of land. Currently the vast majority of residential development in Dunkeld comprises detached dwellings on lots of above 1,000sqm, which may not best meet the needs of the more elderly segments of the community. There are also opportunities offered in Dunkeld by the presence of larger lots within the central areas of the town, for more innovative types of housing development that may be better placed to respond to the landscape setting, such as cluster style development. While the demand for housing within Dunkeld remains relatively modest at around 5 dwellings pa approved over the last 5 years, nonetheless it is important that this growth, where it does occur, is accommodated in appropriate locations.

strategies

- Promote sensitive infill development as the priority for accommodating new growth within the township, in particular the development of dwellings to the second street frontage where existing lots have two street frontages.
- Require the construction identified unformed roads to allow subdivision and infill development through the planning permit process.
- Support additional development of smaller sized lots close to the commercial core of the town centre to allow for more compact housing to support 'aging in place'.
- Direct 'retirement living' and aged care facilities to Hamilton to reflect the range of services available at that regional centre.
- Provide for a range of lots sizes by rezoning appropriate land to Low Density Residential Zone to offset rezoning undertaken to reflect environmental constraints.
- Provide opportunities for rural living on lots of over 6ha on the fringes of the township.
- Rezone land currently in smaller lots within the Farming Zone at the eastern and western edges of town to Rural Living Zone to allow some capacity for development and / or maintenance of dwellings on these lots.

- Provide an outlet for longer term township growth south of Recreation Road around the Templeton Street area where land is not affected by drainage constraints, but coordinate the development of this land through the application of a Development Plan Overlay.
- Encourage the development of other accommodation types such as hostels or motels to provide more diverse tourist accommodation.
- Support the ongoing operations of the Dunkeld Caravan Park in its current location including the preparation of a Management Plan to guide long term planning and a diversification of the existing facilities on the site to include 'eco-cabins' and / or fixed tents in a landscaped setting.
- Work with VicTrack and other landowners to develop unused land next to the Recreation Reserve as a second caravan park as demand increases, catering to tents and caravans which cannot be accommodated in the existing Caravan Park site. This second caravan park should be investigated as a better location for longer term residents, retaining the key Templeton / Parker Street intersection site for shorter term users.

3.9 support a diversification of the tourist offering in and around Dunkeld

As previously identified, the opportunities to further develop the tourism industry in Dunkeld affect not only the township itself but also the wider Shire and south-west region. The key magnet of the Royal Mail Hotel, whose high quality accommodation and much awarded restaurant brings interstate and international visitors to the town, is supported by the proximity to the Grampians National Park. The possibilities for diversification of the activities and engagement on offer in Dunkeld to draw more visitors and to encourage them to stay longer are developed further through a number of related strategies. Chief among these is the development of a network of high quality movement corridors supported by 'destinations' and 'nodes' that provide opportunities to 'pause' and take in the landscape and views. These physical developments should be underpinned by supporting range of informational and wayfinding signage which should be developed in keeping with an identified 'brand' for Dunkeld. This 'brand' does not need to be restrictive or fixed but should be used to increase legibility and reflect the 'natural' character of Dunked which will assist in the broader marketing of the town for tourism purposes.

strategies

- Build on food, wellness and eco tourism opportunities, also craft and indigenous culture, photography, camping / fishing and cycle related tourism.
- Implement the recently completed *Tourism Strategy* and actively market the township to visitors.
- Recognise the Shire wide importance of development of infrastructure to support tourism in Dunkeld and prioritise accordingly.
- Work to improve linkages to other tourism destinations, whether through improved bus services to Halls Gap or the provision of a dedicated bike trail to Hamilton.
- Develop a sensitively designed, accessible paths and boardwalk along the Salt Creek corridor, including an environmental sculpture trail building on and supporting the existing Lost in Sculpture program and links to wider walking trails.
- Work with the Committee of Management to seek funding for development of information display at the sawmill and investigate the possibility for the development of a café close to arboretum (as a walking destination).
- Develop a car parking area in the Wannon Road reserve off Parker Street to provide a clear stopping point at this key junction which promotes immediate access into the Salt Creek corridor and up to the arboretum. This car park should be designed to prioritise the landscape setting.
- Acknowledge the Lions picnic area, to encourage people to stop and then take paths north or south to explore town along the new Fairburn link.

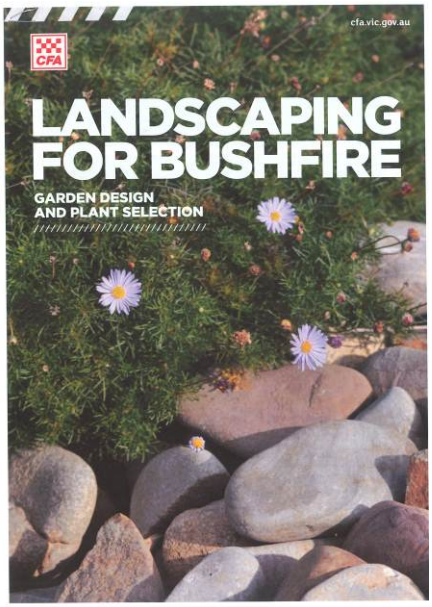
- Develop a series of other picnic areas through the town to service both residents and visitors, including:
  - Around the old swimming pool site proximate to the arboretum;
  - Near the Dunkeld Caravan Park;
  - To the north of the town around the Victoria Valley Road / Dickie Street intersection;
  - Adjoining Recreation Reserve to the south of the rail line; and
  - On the proposed loop trail.
- Develop a tourist lookout at Mereweather Lane with a viewing platform and informational signage relating to both the mountain range and the Wannon River floodplain.
- Continue to investigate the development of an adventure playground and / or flying fox within the township, potentially near the old swimming pool site.
- Support development of town as 'bike hub', catering to both mountain bike and road cyclists. The existing development in Forrest (in the Otways) offers an example. Consultation with Parks Victoria will be required to determine the most appropriate response in this context.
- Develop an integrated signage strategy and recognise this as important in developing Dunkeld's identity for tourism purposes. Any signage should be 'naturalistic' and 'green' reflecting the character of the town and the focus of tourism activity in the area. This is also recommended in the recent *Economic Development Strategy.*
- Improve bus services to the town, initially seek four services a day rather than two and consider the tourism benefits of more regular link services to Halls Gap to encourage movement between the two towns.
- Develop a *Cycle Tourism Strategy* as a supplement to the recent Tourism Strategy to explore broader loops into the Victoria Valley and rail trail connections to Hamilton, Glenthompson and Penshurst, as well as on-road trail and other opportunities.
- Actively encourage the development of a small supermarket as a priority to ensure that self catering visitors are encouraged.
- Develop additional tourist bus parking / long bay along the southern edge of Memorial Park (in the existing road reserve).
- Produce additional brochures and material covering matter such as local fauna, heritage assets (building on the existing signage) and other walks and activities in the area.

3.10 acknowledge the potential bushfire and flood risks and ensure land management responds appropriately

As one of the 52 most 'at risk' towns identified in the wake of the recent Bushfire Royal Commission it is necessary that any future plan for development of Dunkeld has appropriate regard for the management of this risk. This is particularly the case give the clear direction for the need to prioritise the protection of human life. This includes having consideration for the identified fire risks when determining the appropriate location for growth and development of facilities in the township, including the current overlay controls which identify areas subject to threat from bushfire to the north and west. Furthermore it involves actively seeking to enhance and upgrade access and infrastructure to support the management of this risk. In addition, the presence of a waterway through the township, in addition to the amenity it offers, also brings potential risks from flooding which will need to be considered as development occurs.

strategies

- Direct future growth of the township away from the north and northwest areas where the risk from bushfire is greatest.
  - *Rezone land and amend schedules to existing zones as required to ensure that existing lots to the north and north east are not further subdivided.*
  - *Rezone all the land currently zoned for Low Density Residential development affected by the Bushfire Management Overlay to Rural Living Zone to restrict intensity of future development.*
- Maintain an open pastoral landscape between the Grampians and Dunkeld to provide a buffer between the forested slopes and the township.
- Ensure development to the south of the rail line supports improved road connections and provision of water infrastructure to support bushfire protection.
- Seek to extend Recreation Road to the east to intersect with Dunkeld–Blackwood Road in the longer term, increasing access and egress points to this southern part of town.
- Should expansion of their facilities be required, support any longer term movement of CFA and SES to develop increased capacity and support establishment of regional services, potentially within any industrial estate.
- Support the greater dissemination of preferred maintenance regimes to support CFA activities (such as the maintenance of clearance zones along fence lines), including introducing guidelines where appropriate.
- Require the provision of a perimeter road as part of any residential development of three or more lots at the edge of the township and require these roads to have a minimum width of 4m.



- Underground powerlines, as a priority along the key entrances roads, but seek to do so throughout the town to reduce this risk.
- Support further detailed flood studies to be undertaken. Prior to this work being undertaken, as a precaution, require development within areas identified on the 'development' plan as being potentially affected by flooding to establish the flood level and include floor levels 300mm above the identified flood level.
- Ensure that any revegetation works and planting within the township has regard for the levels of fire risk. It is important to note that, while species selection and location should be carefully considered and liaison with the CFA is recommended, revegetation and the continued 'greening' of the township are still strongly supported.

4 ‘concept’ masterplans

‘Concept’ masterplans have been prepared for three key areas within the township of Dunkeld. These are detailed further within this chapter. These masterplan are not ‘set in stone’ but represent ways in which the overall strategic direction for the township could be achieved within these key areas. Implementation of these masterplans is discussed in Section 5 of this document.

4.1 masterplan area 1: arboretum link

This masterplan affects the key area around the Dunkeld Caravan Park which links to the Dunkeld Arboretum the north. This area was selected due to the possibilities this land offered in terms of the development of tourism opportunities, but also to ensure that parameters were set in place to demonstrate how development of land adjoining the creek corridor can contribute in a positive way to the area. The aerial below identifies the study area.

4.1.1 context

The following is a brief summary of the existing conditions of the arboretum link area:

- Most of the land is in Township Zone with the caravan park and the Salt Creek corridor zoned as Public Park and Recreation Zone;
- The Dunkeld Arboretum is run by a Committee of Management who also look after the large parcel of public land in the northern section of the of the study area while the Public Lands Association manages and maintains the remainder of the corridor and the Dunkeld Caravan Park. All this land is crown land;
- Many of the lots fronting Salt Creek are large and houses are not orientated to face the creek corridor and some significant parcels remain undeveloped;
- While there is a path through to the arboretum, pedestrian links through the area are not very clear and signage and supporting infrastructure is minimal;
- The presentation of caravan park site is critical given its location on the town's key junction;
- Many of the existing generous road reserves in the area have not been developed;
- The area is subject to flooding as a result of water backing up at the culvert under the Templeton Street bridge in high flow events; and
- Concerns exist around the use of the spillway for the arboretum as a road (MacArthur Street) given the stability of this embankment, as well as conflict with pedestrians in this area.

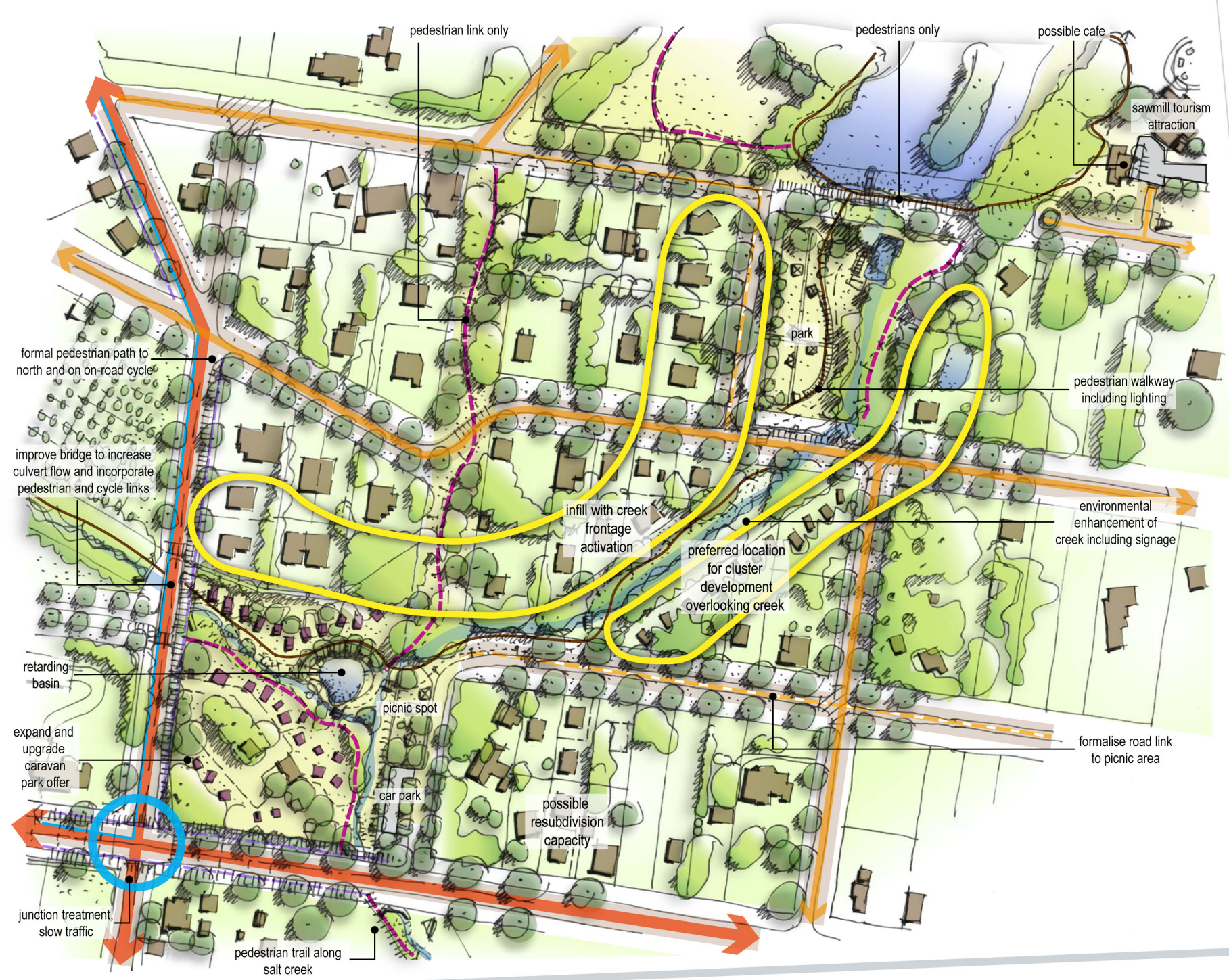
4.1.2 key elements

The masterplan for this area seeks to further develop this area as a key site for tourism activity and to better utilise and respond to both the environmental sensitivities and amenity offered by the creek corridor in generating new development. More detailed elements of this concept masterplan are as follows:

- Revitalisation of the existing Dunkeld Caravan Park. This should be confirmed through a Management Plan which fully explore the potential upgrading and sustainable development of the park but should seek to expand the existing footprint and develop 'eco-cabins' and 'luxury' fixed tents to increase the range of accommodation options available within the township. These should be carefully positioned within a strong landscape setting to reflect the visual prominence of this site within the township.
- Other, non-compatible accommodation uses should be considered for relocation to a second caravan park site south of the rail line. This includes, in particular, longer term residential uses that may occur within the caravan park, therefore retaining the important and highly visible corner site for more suitable uses.

- Development of a more formal path and boardwalk way along the key Salt Creek spine to allow for universal access and develop informational signage trails relating the to environment to supplement the existing heritage trail.
- In the longer term, the Templeton Street bridge should be replaced or upgraded to allow for increase flows along Salt Creek and to allow for widening to the road and incorporation of dedicated pedestrian and cycle paths.
- Establishment of a new formal sealed pedestrian path along Templeton Street linking to the area to the south and the Parker street 'main street' pedestrian path.
- Develop a car parking area in the Wannon Road reserve, adjoining Parker Street , as follows:
  - Clear signage to passing traffic along the main highway;
  - Positioned in the southern section of the road reserve to avoid impacts on the view of adjoining houses;
  - Development of a BBQ and picnic area to the north of the car park to encourage people to 'pull off' the highway and then to be drawn up to the arboretum along the boardwalk; and
  - Informal in nature as per the existing car park to the west of the Royal Mail Hotel.
- Revegetation of necessary areas of the Salt Creek corridor and encouragement of similar treatments to adjoining lots.
- Ensure integration of water sensitive urban design elements in recognition of the proximity to the Salt Creek.
- Encourage complimentary uses, such as tourism or hospitality, to be developed on lots to the immediate north of the caravan park.
- Encourage further subdivision of lots adjoining the Salt Creek corridor in this area in line with the following:
  - New development should front the creek;
  - Access should be provided to the rear and no new roads should be developed adjoining the creek frontage;
  - Dwellings should sit within a landscape setting and respond to the topography of the land (see also 'creekside' design guidelines);
  - Pedestrian access should be provided to the creek corridor;
  - Consideration should be give to the siting of dwellings to avoid compromising existing views; and
  - Ensure services are provided in an unobtrusive manner, including the undergrounding of powerlines etc.
- Adams Road should be constructed to the Wannon Road reserve to allow sub-division of existing lots fronting Parker Street.
- Continuation of the landscape sculpture development that has been instigated along the Salt Creek corridor to the west through the Lost in Sculpture program.
- Enhance the tourism role of the Dunkeld Arboretum, as follows:
  - Develop a car parking area within the existing MacArthur Street road reserve to the south of the arboretum;
  - Develop public toilets close to the sawmill and the labyrinth;

  - Consider establishing a café adjoining the sawmill / labyrinth area. The governance structure of this café may need to be further explored. Picnic hampers could also be made available from this site; and
  - Open up the old sawmill and incorporate signage and other interactive uses.
- Consider the closure of the section of Macarthur Street and the northern most section of Fairbairn Street where it forms the floodway to reduce conflict between vehicles and pedestrian and to protect the existing spill way.



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concept masterplan
arboretum link

legend

- precinct boundaries
- on road cycling
- sealed pedestrian path
- unsealed shared path
- 'creek walk' (boardwalk and paths)
- roads
- primary roads
- secondary roads
- tertiary roads
- upgrade roads
- intersection upgrade
- clustered vegetation
- stand alone trees
- water bodies
- private land
- public land
- built form
- camping
- car parking

Project Ref: 2010.686
Scale: A3@1:000
Date: 14.11.11

0 80 160
40 120 200m

hansen partnership pty ltd
melbourne| vietnam
level 4 136 exhibition st
melbourne vic 3000
t 61 3 9654 8844 f 61 3 9654 8088
e info@hansen-online.com.au
w hansen-online.com.au

4.2 masterplan area 2: the northern residential precinct

This masterplan affects the primarily residential area between Victoria Valley Road and Old Ararat Road, where there are a number of large lots and where the most pressure exists for residential development. This area was identified in the earlier *Dunkeld Urban Design Framework* as the 'wedge' area. The development of this precinct has the potential to impact significantly on the 'feel' of the town and on views available to the north of the town and as such, requires sensitive development. It is also an area where additional direction to support Council decision making processes and to resolve identified drainage issues is needed. Furthermore the area includes the key corridor of Victoria Valley Road which is of state significance as part of the Great Southern Touring Route.

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dunkeld masterplan

northern residential precinct

legend

study area

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0 100 200 300m

hansen partnership pty ltd
melbourne | vietnam
level 4 136 exhibition st
melbourne vic 3000
t 61 3 9654 8844 f 61 3 9654 8088
e info@hansen-online.com.au
w hansen-online.com.au

4.2.1 context

The following is a brief summary of the existing conditions of the northern wedge area:

- All of land in the precinct is in the Township Zone;
- Many of the lots in the area are very large (around 1.2h / 12,000sqm);
- Lots of vacant land in the area have the potential to accommodate a significant proportion of new residential growth in the future;
- Victoria Valley Road is state significant tourist route and the northern part of this precinct plays a role as a 'gateway' to Dunkeld;
- The precinct has little relationship to the Dunkeld Arboretum to the east;
- Large sheds in the area impact on view to the north;
- The area on the northern side of Taylor Street and in north-east of precinct is difficult to sewer or will be prohibitively expensive to sewer; and
- There are also problems with overland flows of water in the area.

4.2.2 key elements

This masterplan seeks primarily to outline a sustainable structure within which the precinct can develop into a well planned and connected precinct that has the capacity to accommodate new 'greenfield' development in Dunkeld. The provision of a clear grid network of streets and transition in lot sizes to respond to the capacity of the land to support urban development are key. The masterplan has been carefully calibrated to provide for development in a manner which is responsive to the aspirations of the landowners and the demands of the overall Structure Plan for the township. The masterplan also seeks to promote an improved presentation to Victoria Valley Road in response to its identified role.

More detailed elements of this precinct masterplan are as follows:

- Improve presentation of Old Ararat Road and integration with the Dunkeld Arboretum, through:
  - Encouraging formal avenue planting along Old Ararat Road transitioning to clumping vegetation north of Taylor Street;
  - Treatments to highlight the Old Ararat Road / Macarthur Street intersection and improved signage to the arboretum;
  - Development of improved grassed swale type treatments along the road reserve to address drainage matters.

- Ensure a proper transition of the residential densities to the north, which reflect the environmental constraints of the land and the highly significant landscape characteristics and views available from the area, as follows:
  - Land above Taylor Street to be rezoned to Rural Living Zone with a minimum subdivision size of 3ha. This will allow current lots to be developed but result in no further subdivision of this land.
  - Land above Woodburn Street to the east of Collin to have a minimum lot size of 1ha (10,000sqm) and to be rezoned to Low Density Residential Zone to better reflect their development potential.
  - Land above Woodburn Street to the west of Collins Street to have a minimum lot size of 1,000sqm
  - Land south of Woodburn Street to have no minimum subdivision size but lots of between 700 - 900sqm are encouraged.
- Additional roads to be provided along existing lot boundaries, along the following alignments shown on the following plan.
- Road reserve treatments should reflect the rural nature of the area and reflect the parameters established in Section 3.7 of this report.
- Requiring development of buildings on individual lots to respond to the character of the area (see 'residential' and 'low density residential' design guidelines for further details).
- Support staggered alignment of lots within the precinct to support greater view sharing.
- Enhance and improve Victoria Valley Road as a key tourist route, as follows:
  - Require lots to the west side of Victoria Valley Road to include a 10m building setback to allow for the incorporation of low scale landscaping within the setback;
  - Underground the powerlines along the road as priority;
  - Avoid the planting of canopy vegetation along the western side of the road reserve;
  - Develop low level landscaping treatments along the road corridor, consider clumping of native and/ or indigenous species in curved beds to emphasise the landscape character of the town while maintaining views; and
  - Consolidate and remove signage clutter where possible.
- Support the development of a 'destination' and greater acknowledgement of the town 'entry' at the intersection of Victoria Valley Road and Dickie Street. Consider the establishment of a picnic area on the lot to the south east corner of this intersection in conjunction with existing red gum vegetation.
- Establish an on-road cycle lane along Victoria Valley Road to further develop and highlight the cycle tourism opportunities in a well connected area of the Dunkeld township and give pedestrian priority to the existing shared path.
- Include additional water sensitive design treatments along east west aligned streets and any new roads constructed if required to manage overland flows. Also consider the establishment of a wetland area or retarding basin to the north to manage the entry point of overland flows into this area.

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concept masterplan

northern residential precinct

legend

- precinct boundaries
- on road cycling
- sealed pedestrian path
- unsealed shared path
- 'creek walk' (boardwalk and paths)
- roads
- primary roads
- secondary roads
- tertiary roads
- upgrade roads
- clustered vegetation
- stand alone trees
- water bodies
- private land
- public land
- built form
- water sensitive urban design corridors

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hansen partnership pty ltd
melbourne| vietnam
level 4 136 exhibition st
melbourne vic 3000
t 61 3 9654 8844 f 61 3 9654 8088
e info@hansen-online.com.au
w hansen-online.com.au

4.3 masterplan area 3: recreation road

The third masterplan affects the strip of land to the north of Recreation Road between the Recreation Reserve to the west and the Salt Creek corridor to the east. Much of the land in this area is currently undeveloped and the area was selected both to explore the possibilities for better use of public land in the precinct and to further assess the capacity for residential development in this area.

4.3.1 context

The following is a brief summary of the existing conditions of the Recreation Road area:

- The majority of the land is in the Township Zone, with the exception of the area to far east along the Salt Creek corridor which will have its zoning corrected to Public Parks and Recreation Zone to better

reflect its use under Amendment C23 and the parcels of land managed by VicTrack east of the Recreation reserve which will also be corrected;

- VicTrack and Council own large parcels of land in the area;
- The existing Recreation Reserve to the west of the precinct is currently unconnected to the precinct and has a very basic crossing for pedestrians across rail line;
- There are also existing issues with the conditions of the netball courts associated with this reserve and concerns over the existing proximity of the adjoining playground to the rail line;
- Some problems with sewering the land to the east of the precinct has been identified by Wannon Water; and
- There are a number of existing road reserves in the area.

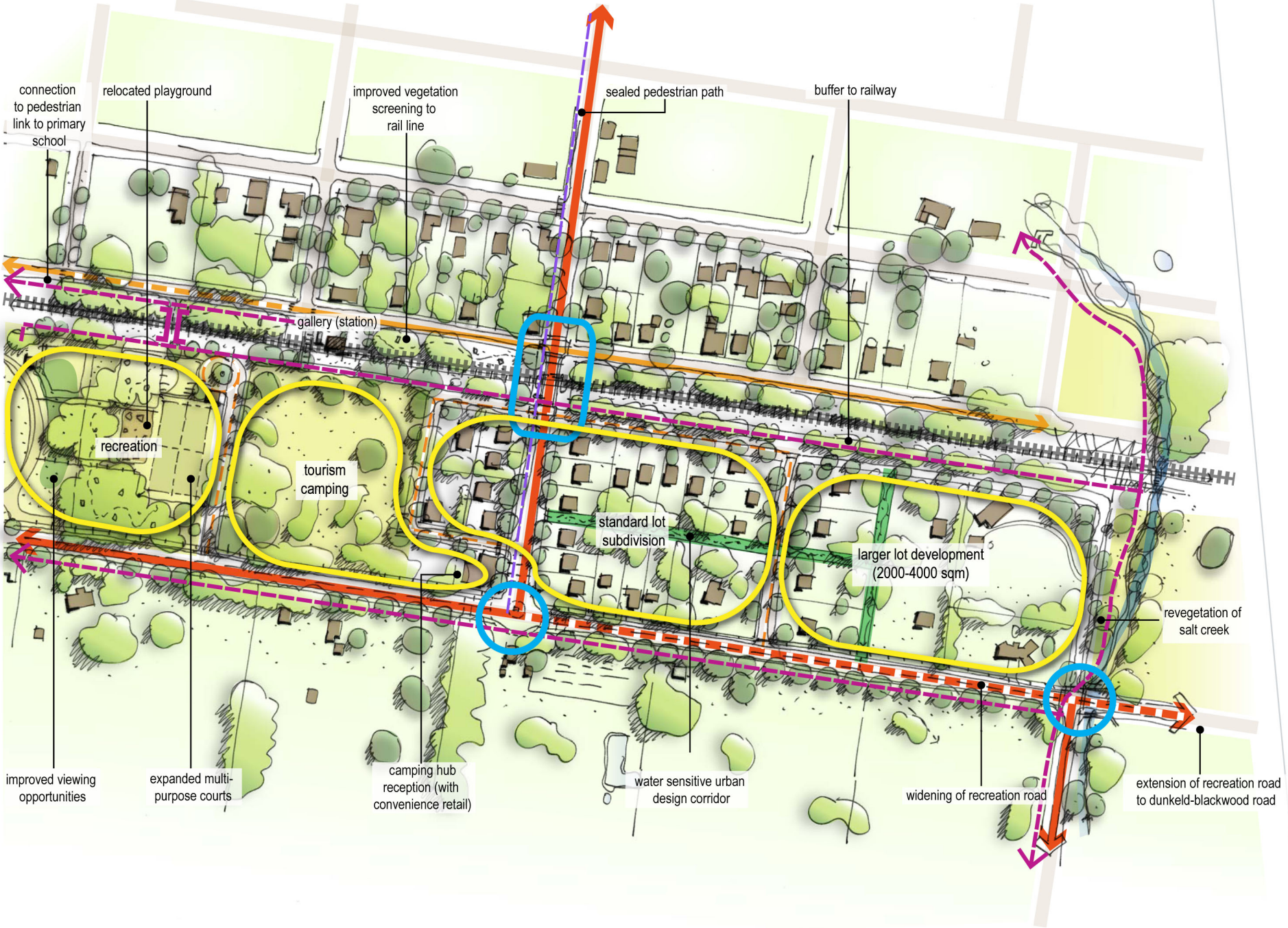
4.3.2 key elements

The masterplan sees significant development of this precinct. Of primary importance is the establishment of a supplementary camping / caravan facility on the existing VicTrack land. This has a number of 'flow on' benefits and generates exciting opportunities for synergies both with the new and existing residents and the Recreation Reserve. The establishment of a site office offering convenience retailing facilities provide local services for residents in this area, and the plan sees a number of facilities such as the courts, toilets, and playground and picnic area accessible by users of the Recreation Reserve. The picnic area and playground could also be utilised by those staying in the camping area. The plan also seeks to improve the access in this area, both through improvements and upgrades to the existing road network but also through the establishment of significant new infrastructure servicing pedestrian movement both in and through the precinct.

More detailed elements of this precinct masterplan are as follows:

- Establish pedestrian connections to the Fairburn Street link and the wider network of paths.
- Improved pedestrian crossing of rail line, moved to east to allow access to both the Recreation Reserve and other facilities, positioned centrally between Dunlop and Stirling Street.
- Replacement of damaged fence along the north edge of the Recreation Reserve on VicTrack land.
- Improved integration between the Recreation Reserve and the land to the east.

- Relocation of existing netball courts slightly to the south to avoid boggy ground. In the longer term, moving the existing Tennis Courts from Memorial Park to this area will allow for better efficiency of use i.e. sharing of courts for netball, tennis, and ideally other sporting opportunities such as basketball.
- Development of a picnic area and associated improved play equipment on land to the east of Recreation Reserve. This area could then be used by both families attending sporting events, and also by any campers in the adjoining park.
- Development of existing crown and Council land to the east of the Recreation Reserve as a camping / caravan park, characterised by the following:
  - Retention of existing vegetation and the preservation of the landscape setting;
  - Hard infrastructure in keeping with the informal style outlined in Section 3.7;
  - Potential for development of a park office, and associated small convenience store facilities at the corner of Recreation Road and Templeton Street. This will also provide access to local convenience shopping opportunities for existing and future residents;
  - Potential for private management of the park and provision of low cost accommodation; and
  - Additional low level landscaping to the rail line to provide separation and buffer, while maintaining views to Mt Sturgeon.
- Opportunities for further subdivision of land around Templeton Street, as follows:
  - Residential lots of around 1000sqm (which are standard for the township, transitioning to 2000sqm - 4000sqm to the east of the precinct;
  - Development of a new road network, which should be of a low order, in line with 'access places', under Clause 56.06-8 of the Southern Grampians Planning Scheme;
  - Inclusion of water sensitive design elements including rock lined swale drains and other measures as necessary;
  - Careful consideration of appropriate acoustic treatments along the rail line; and
  - Buildings sited to support the sharing of view to the north where possible.
- New and upgraded pedestrian pathway along the south side of the railway line (granitic sand or similar) linking Fairburn road reserve to the Salt Creek corridor, in association with a new roadway to the east of Templeton Street.
- New (non-sealed) shared path along Recreation Road, forming a wider network for both local residential exercise and tourist use.
- Establishment of a formal paved pedestrian path along Templeton Street to link to Parker Street 'main street' spine.
- Upgrade to Templeton Street rail crossing with lights, boom gates and a pedestrian crossing.
- Consider longer term extension of Recreation Road to Dunkeld-Blackwood Road to the east to provide secondary road connection to the area.
- Upgrade and widening of Recreation Road to accommodate additional traffic, consider if longer term improvements to the Recreation Road / Templeton Street intersection will be needed.
- Development of additional public art at key junctions and places along the wider path network.



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concept masterplan
recreation road precinct

legend

- precinct boundaries
- sealed pedestrian path
- unsealed shared path
- roads
- primary roads
- secondary roads
- tertiary roads
- upgrade roads
- intersection upgrade
- clustered vegetation
- stand alone trees
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hansen partnership pty ltd
melbourne vietnam
level 4 136 exhibition st
melbourne vic 3000
t 61 3 9654 8844 f 61 3 9654 8088
e info@hansen-online.com.au
w hansen-online.com.au

5 implementation

The implementation of this Structure Plan is unlikely to be achieved in the short term, and will require careful on-going management and continued communication with the Dunkeld community and landowners. However, it is important that a clear strategic direction be established for Dunkeld in order to guide development as it occurs, particularly having regard to the retention of the Township zoning and to provide landowners with an understanding of the potential of their holdings. It will also allow for co-ordination across a wide range of stakeholders and funding partners to ensure a productive approach to the development of tourism opportunities within the township and maintain and improve the elements which are valued not only by visitors, but by the residents of the town.

The realisation of the 'vision' for Dunkeld and the concepts espoused in the Structure Plan will only occur following the implementation of a range of local policies, design guidelines and rezoning of land to facilitate the continuing evolution of Dunkeld.

The Dunkeld Structure Plan has outlined a series of 10 key directions and a suite of strategies and series of design guidelines that will serve to enhance the character, image and potential of Dunkeld. Key actions, which are directly drawn from stated strategies and priorities, are outlined in the following sections. While many immediate actions will be the responsibility of departments within the Shire, initiatives will also need to be pursued by agencies and land owners as indicated in the tables.

While the Shire's lead role in review of development proposals in Dunkeld is critical, it is also acknowledged that Dunkeld has a strong history of community engagement and involvement through both associations such as the Arboretum Committee and the Public Lands Association. In addition, the role of private organisations such as Dunkeld Pastoral Company in facilitating development of many of these ideas should not be underestimated. There is clear benefit in maintaining the momentum of the Structure Plan and the personnel who formed the steering committee for this task in maintaining momentum of the implementation of the plan.

As with many regional areas, Dunkeld has a basic zoning structure that does not necessarily align with the existing uses or capacity of the land. It is vital that this project considers hard questions not only relating to any new zoning required to facilitate the plan but also to perhaps redress previous zonings which are not considered to be sustainable or to reflect an existing use the plan would like to see maintained and / or enhanced. This is discussed further in Section 5.1 of this document which addresses rezoning of land.

The first and critical step in realising the objectives of the Structure Plan is the establishment of planning controls. The suite of zones, overlay and design controls recommended as part of this Plan must initially be approved by the Shire, and then incorporated into the Southern Grampians Planning Scheme.

Finally, it must be accepted that planning for change in Dunkeld is a long-term prospect. Therefore the Structure Plan must be flexible enough to be adapted to changing circumstances, be they relating to economic, social or environmental factors. Continued monitoring and evaluation of the Plan must be undertaken by the Shire to ensure that it remains relevant to current practice and community expectation.

5.1 zoning and overlay controls

The use of the Victorian Planning Provisions (including zones and overlay controls), in conjunction with changes to the Local Planning Policy Framework are the key means by which it can be ensured that future development of Dunkeld occurs in line with the strategic aims of this structure plan. Proposed zoning and overlay controls are identified on the following diagram and discussed in further detail in the table below.
Definitions are included following the table.

Description of Land	Current Zone	Proposed	Comment (if required)
Land to the south of Recreation Road, between the alignments of Fairburn and Armitage Streets, above Sturgeon Lane	FZ RLZ	(6ha minimum subdivision)	This land is currently zoned for Farming, however much of the land is used for residential purposes on larger lots. Sturgeon Lane provides a clear 'boundary' to the township. With the application of a 6ha minimum lot size in this area, the rezoning will allow some limited opportunities for the diversification of the residential offer in Dunkeld.
Land to the east of Salt Creek between Glass and Armitage Street, south of Martin Street	TZ LDRZ	(1ha minimum subdivision)	Again, while this land is currently in the Township Zone, the capacity of the land and the interface with the Salt Creek corridor mean this area is not suitable for development of conventional urban style residential.
11 parcels of land to the east of Armitage street between the rail line and the alignment of MacArthur Street.	FZ RLZ	(6ha minimum subdivision)	As with the previous area proposed for rezoning from Farming Zone to Rural Living Zone it is considered that this is a more appropriate zoning having regard for the existing use of the land and the current lot sizes. Again, the opportunities for development of additional dwellings are limited but add to the diversity of housing opportunities.
Two parcels of land above Taylor Street on either side of Old Ararat Road	TZ RLZ	(6ha minimum subdivision)	These parcels are not suitable for conventional urban development. It is also considered that there are wider benefits in acknowledging the servicing difficulties of these parcels and their position on the outskirts of town. While they are both currently undeveloped, the plan seeks to retain the potential for the establishment of a dwelling on these parcels and therefore prefers a Rural Living Zone than the Farming Zone.
Land above Taylor Street excluding lots immediately adjoining Victoria Valley and Old Ararat Road, and land between Woodburn and Taylor Street to the east of Collins Street	TZ LDRZ	(1ha minimum subdivision)	This land has been identified by Wannon Water as being difficult to service, with a minimum subdivision size of between 1 and 3ha identified to support non-sewered development. As such this land has been rezoned to reflect the capacity of the parcels to accommodate development. Furthermore, this rezoning responds to the clear direction that conventional residential development is not suitable in the northern portion of the township.
Three parcels of land to the north of Dickie Street on either side of Victoria Valley Road	LDRZ	TZ	These lots have existing dwellings developed on them and are either connected (or able to be connected) to the existing sewer system. As such the current Low Density Residential Zone is inappropriate.

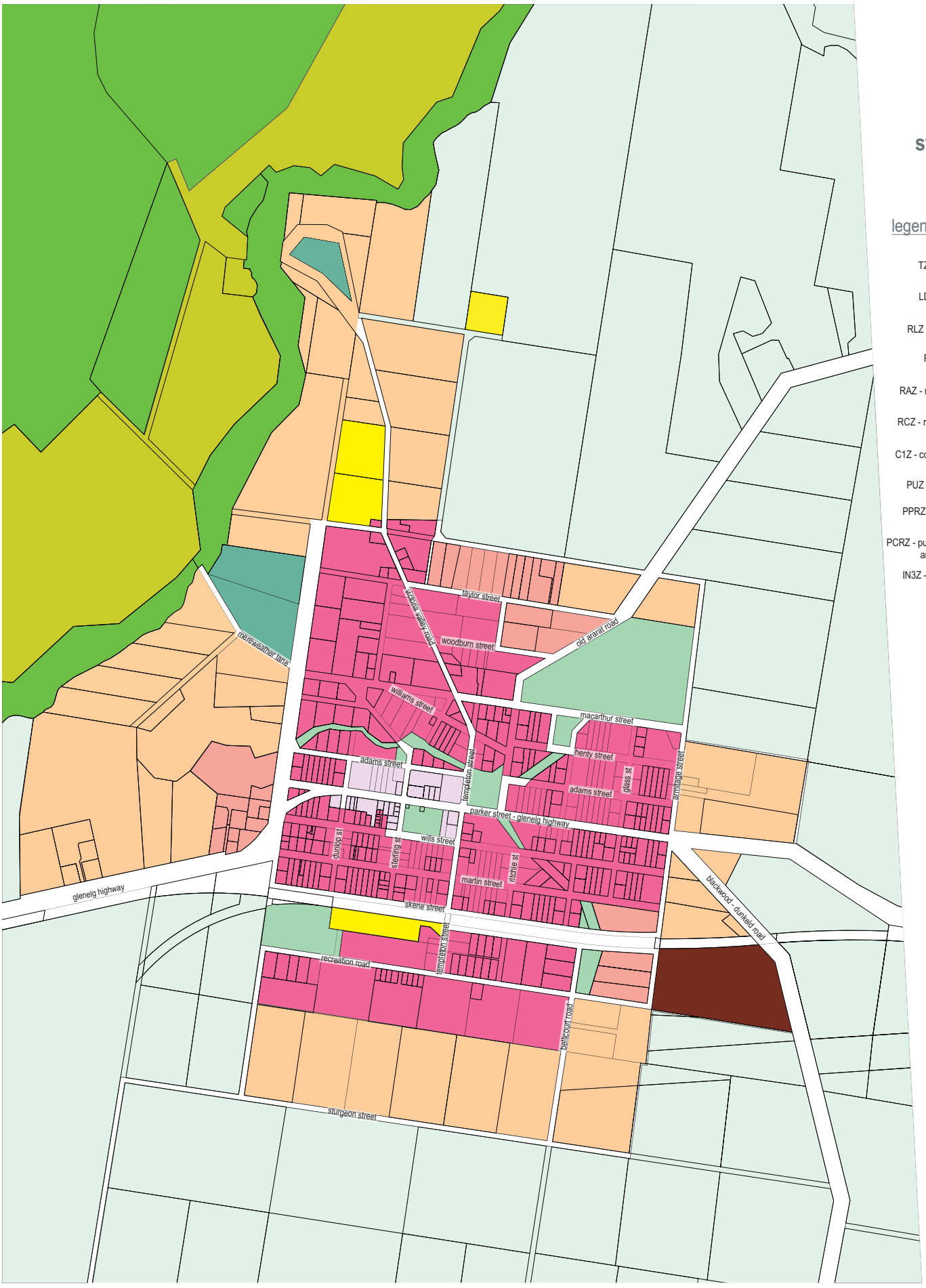
Description of Land	Current Zone	Proposed	Comment (if required)
Four parcels to the east of Victoria Valley Road, below Cemetery Road and two parcels to the west of Victoria Valley Road above the Primary School.	LDRZ RLZ	(6ha minimum subdivision)	This land is not suitable for the increases in residential development that would be possible under the current zoning. This is due to their position in the important 'non-urban' break that exists between Dunkeld and the Wannon River floodplain and the Grampians. It is considered that the land should not be developed for urban purposes but, in order to allow landowners to establish a dwelling on their property (given the land is not currently affected by the BMO and the CFA has raised no objection to the establishment of residential development within these areas previously), it is proposed for rezoning to the Rural Living Zone. Lots greater than 2ha (the default subdivision size under the rural Living Zone) are 'as of right' in relation to the use of the land for a dwelling and would not require a permit. Lots under 2ha will require a permit for the use of the land for a dwelling.
13 parcels of land to the west of the Fairburn Street road reserve, south of Mereweather Lane.	LDRZ RLZ	(2ha minimum subdivision)	For the most part, the further subdivision of this land possible under the current zoning is not considered to be sound planning practice given the environmental and visual sensitivities of the site. A Rural Living Zone is therefore proposed for this land. Given this area is not as visually sensitive and is not subject to the same level of fire risk as land further to the north, the default minimum subdivision size of 2ha is considered appropriate. A permit will not be required to use the land for a dwelling for lots of 2ha and above.
Two lots to the northwest of the junction of Mereweather Lane and the Fairburn Road reserve.	LDRZ	RAZ	This land is not being used for residential purposes, nor is it suitable for this use. The existing use for kitchen gardens to provide for the Royal Mail restaurant is appropriate in this area and sensitive expansion of this use is supported. As such, as Rural Activity Zone is considered to provide the 'best fit' for this land.
Remaining land along the escarpment, and Griffins Hill area currently zoned LDRZ.	LDRZ RLZ	(6ha minimum subdivision)	The escarpment between Dunkeld and the Wannon River has significant constraints for development, including difficulties in servicing the land and the capacity to accommodate septic systems due to slope and water catchment sensitivity. In addition to servicing difficulties there are also risks involved in the development of this land due to the bushfire threat and careful planning would be needed to guide development. Further to this, the area plays a significant role in the visual amenity and landscape setting of Dunkeld which could be seriously compromised through inappropriate development of this land. Given the above the land is recommended for rezoning to RLZ with a 6ha minimum subdivision size. Lots greater than 2ha (the default subdivision size under the rural Living Zone) are 'as of right' in relation to the use of the land for a dwelling and would not require a permit. Lots under 2ha will require a permit for the use of the land for a dwelling.

Description of Land	Current Zone	Proposed	Comment (if required)
170 Victoria Valley Road (Griffins Hill Iyengar Yoga Retreat)	LDRZ	RAZ	While the current Low Density Residential zoning of his land is not supported, rezoning of this land to RCZ may restrict the ability of this existing business to develop. While the presence of the WMO/ BMO on this site may affect potential expansion opportunities, rezoning to Rural Activity Zone rather than Rural Conservation Zone provides greater flexibility in the land uses allowed on the site.
Land bounded by Dunlop, Adams, Templeton and Parker streets, and remaining parcels along the southern Parker Street frontage.	TZ	C1Z	While the commercial activities which are currently occurring in this area can continue under the existing zoning, it is considered that there are opportunities offered in rezoning this land to a Commercial 1 Zone. This will send a message to business owners that commercial activity is the preference for this area but will also reduce the permit requirements for business development in this area.
20 Blackwood-Dunkeld Road	FZ	IN3Z	Following a Council resolution to support the rezoning of this land which is in accordance with the aims of the Structure Plan, the rezoning of this site offers opportunities for the establishment of a well-considered, low impact industrial estate to provide additional employment opportunities within the township. Any rezoning would need to be accompanied by associated design guidelines to ensure that any potential impacts on character of the town are appropriately managed.
Land between the Grampians National Park and the Wannon River located opposite proposed Rural Living Zone land to the north and west of the Dunkeld Township	FZ	RCZ	This land abuts the Grampians National Park and the Wannon River, is currently used for agricultural purposes and contains significant landscape and environmental values. As such, the Rural Conservation Zone, which will still allow agricultural uses, while recognizing the importance of these environmental assets, is considered a more appropriate zone. The default minimum subdivision area is considered appropriate and does not deviate from the current default subdivision area contained in the Farming Zone which is currently applied to this land.

TZ – Township Zone
LDRZ – Low Density Residential Zone
FZ – Farming Zone
RLZ – Rural Living Zone
RAZ – Rural Activity Zone
RCZ – Rural Conservation Zone
IN3Z – Industrial 3 Zone
C1Z – Commercial 1 Zone

Description of Land	Proposed overlay	Comment (if required)
Land within any urban zone and the RLZ	VPO1 – red gums	This overlay is intended to protect one of the most significant and obvious elements of the landscape in Dunkeld, the Red Gums. This overlay will also consider appropriate treatment of 'dead' vegetation which may still play an important environmental role.
Land proposed to stay within the Township Zone	DDO5 – Dunkeld township residential areas	This overlay will implement the design guidelines prepared as part of this project and will be structured to only trigger permits where development is proposed which does not meet established parameters.
Land proposed for zoning to LDRZ or RLZ	DDO6 – Dunkeld larger lot residential areas	This overlay will implement the design guidelines prepared as part of this project and will be structured to only trigger permits where development is proposed which does not meet established parameters.
Land identified on the following plan as having an interface with Salt Creek	DDO7 – Dunkeld 'creekside' precinct	This overlay will implement the design guidelines prepared as part of this project and will be structured to only trigger permits where development is proposed which does not meet established parameters.
Land proposed for zoning to Commercial 1 Zone	DDO8 – Dunkeld 'main street' precinct	This overlay will implement the design guidelines prepared as part of this project and will be structured to only trigger permits where development is proposed which does not meet established parameters.
Land proposed for zoning to Industrial 3 Zone	DDO9 – Dunkeld south-east industrial employment precinct	This overlay will implement design guidelines which will be required to ensure that any 'industrial' type development within the township occurs in a way which is compatible with the overall vision for the township.
Land along the Salt Creek and Wannon River corridors	ESO2	This overlay is recommended to protect the riverine environments of both the Wannon River and Salt Creek corridors. It reflects the CMAs preferences for managing river health and catchments.
Land along the escarpment and Salt Creek corridor to the west of the town	ESO3	This overlay is recommended to protect the riverine environments of both the Wannon River and the Salt Creek corridors through management of this steeply sloping land adjacent to a major floodplain. It reflects the CMAs preferences for managing river health and catchments.
Land along the Salt Creek within the township (unknown extent)	FO or LSIO	Following a flood study it will be important to identify land within the township which may be affected by differing degrees of flooding to ensure appropriate parameters for development are in place.
Land to the south of Recreation Road between Bellicourt Road and the alignment of the Fairburn road reserve	DPO13	This land is likely to accommodate the longer terms growth of Dunkeld. In addition, development of these parcels will need to be coordinated to ensure appropriate access is provided and that current drainage deficiencies are managed as the area develops. Given the presence of a number of different landowners within this precinct a DPO is recommended.

VPO – Vegetation Protection Overlay
DDO – Design and Development Overlay
ESO – Environmental Significance Overlay
FO – Floodway Overlay
LSIO – Land Subject to Inundation
DPO – Development Plan Overlay



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dunkeld structure plan

rezoning map

legend

- TZ - township zone
- LDRZ - low density residential zone
- RLZ - rural living zone
- FZ - farming zone
- RAZ - rural activity zone
- RCZ - rural conservation zone
- C1Z - commercial 1 zone
- PUZ - public use zone
- PPRZ - public park and recreation zone
- PCRZ - public conservation and resource zone
- IN3Z - industrial 3 zone

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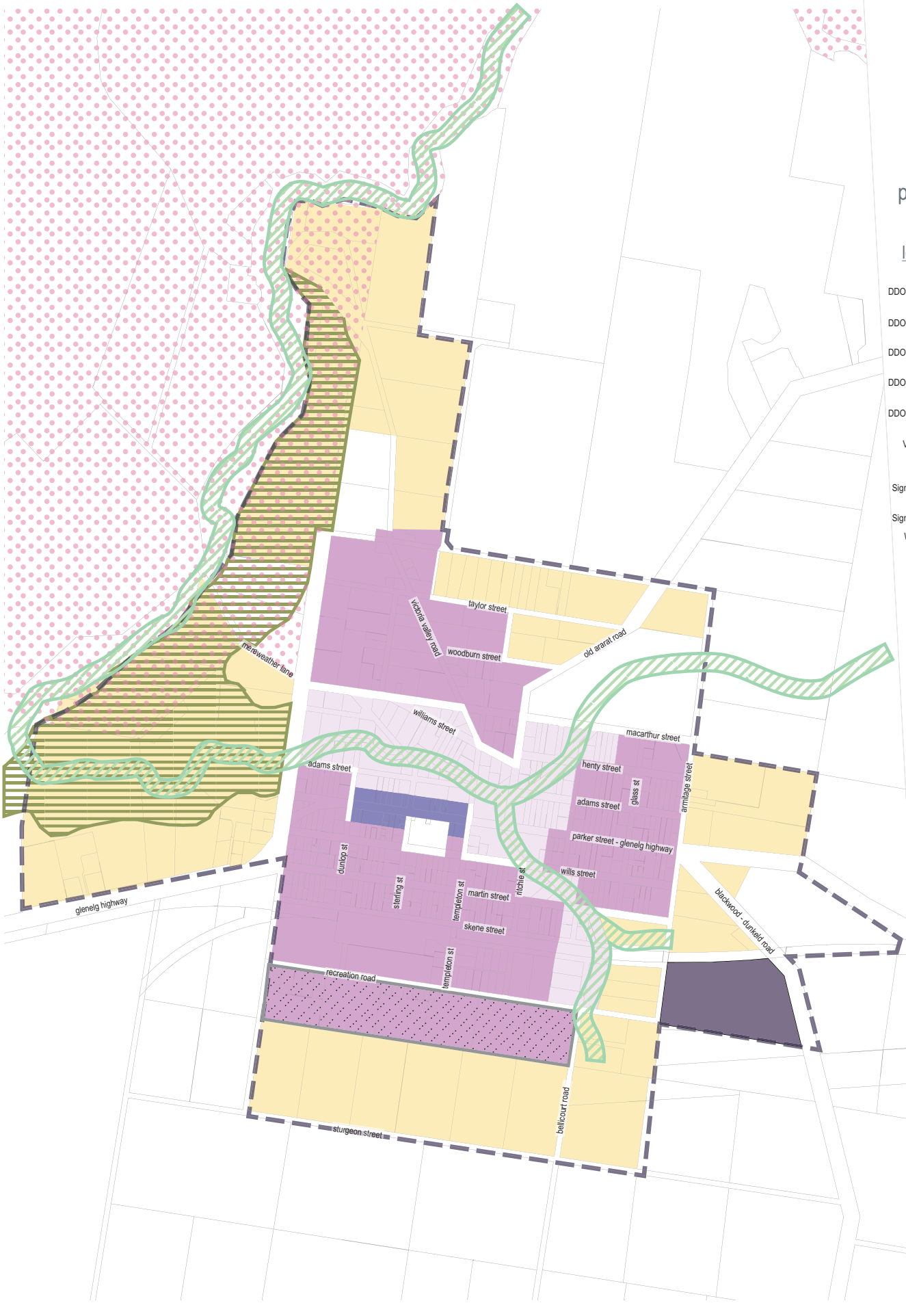
hansen partnership pty ltd
melbourne | vietnam
level 4 136 exhibition st
melbourne vic 3000
t 61 3 9654 8844 **f** 61 3 9654 8088
e info@hansen-online.com.au
w hansen-online.com.au



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dunkeld structure plan

proposed overlays

legend

- DDO5 - Design and Development Overlay Schedule 5
- DDO6 - Design and Development Overlay Schedule 6
- DDO7 - Design and Development Overlay Schedule 7
- DDO8 - Design and Development Overlay Schedule 8
- DDO9 - Design and Development Overlay Schedule 9
- VPO1 - Vegetation Protection Overlay Schedule 1
- ESO2 - Environmental Significance Overlay Schedule 2
- ESO3 - Environmental Significance Overlay Schedule 3
- WMO - Wildfire Management Overlay
- DPO13 - Development Plan Overlay Schedule 13

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hansen partnership pty ltd
melbourne | vietnam
level 4 136 exhibition st
melbourne vic 3000
t 61 3 9654 8844 **f** 61 3 9654 8088
e info@hansen-online.com.au
w hansen-online.com.au

5.2 planning policy

In conjunction with the proposed zoning and overlay changes detailed above the primary way in which the Structure Plan will be implemented will be through the creation of local policy. Within the Southern Grampian Planning Scheme, the Municipal Strategic Statement (MSS) at Clause 21 sets the strategic directions for planning across a range of issues. This project will seek to amend the existing MSS as required to reflect the most important of the strategies outlined above, including through a revision of Clause 21.10-3 which relates to the specific 'local area' of Dunkeld. The inclusion of this document and the associated design guidelines as reference documents will allow them to be used where additional guidance is required to support the strategic directions identified within the planning scheme itself.

It is also considered that an additional Local Policy at Clause 22 should be considered to provide additional guidance on the exercise of discretion within the Township Zone to allow management of potential use conflicts to be avoided. In the case of Dunkeld, this may involve direction that, given industrial land is to be provided, any new industrial type uses seeking to establish within the township should locate in those areas, as opposed to proximate to residential development. However, it is highlighted there is merit in this issue of a Township Zone Uses policy may be better considered Shire wide rather than on a township by township basis.

5.3 development staging

One of the key considerations for this project was the ability of Dunkeld to absorb additional township growth in a manner which does not compromise the elements which draw not only new residents to the town but also supports many of the tourism and other commercial opportunities which underpin the economic sustainability and growth of the township.

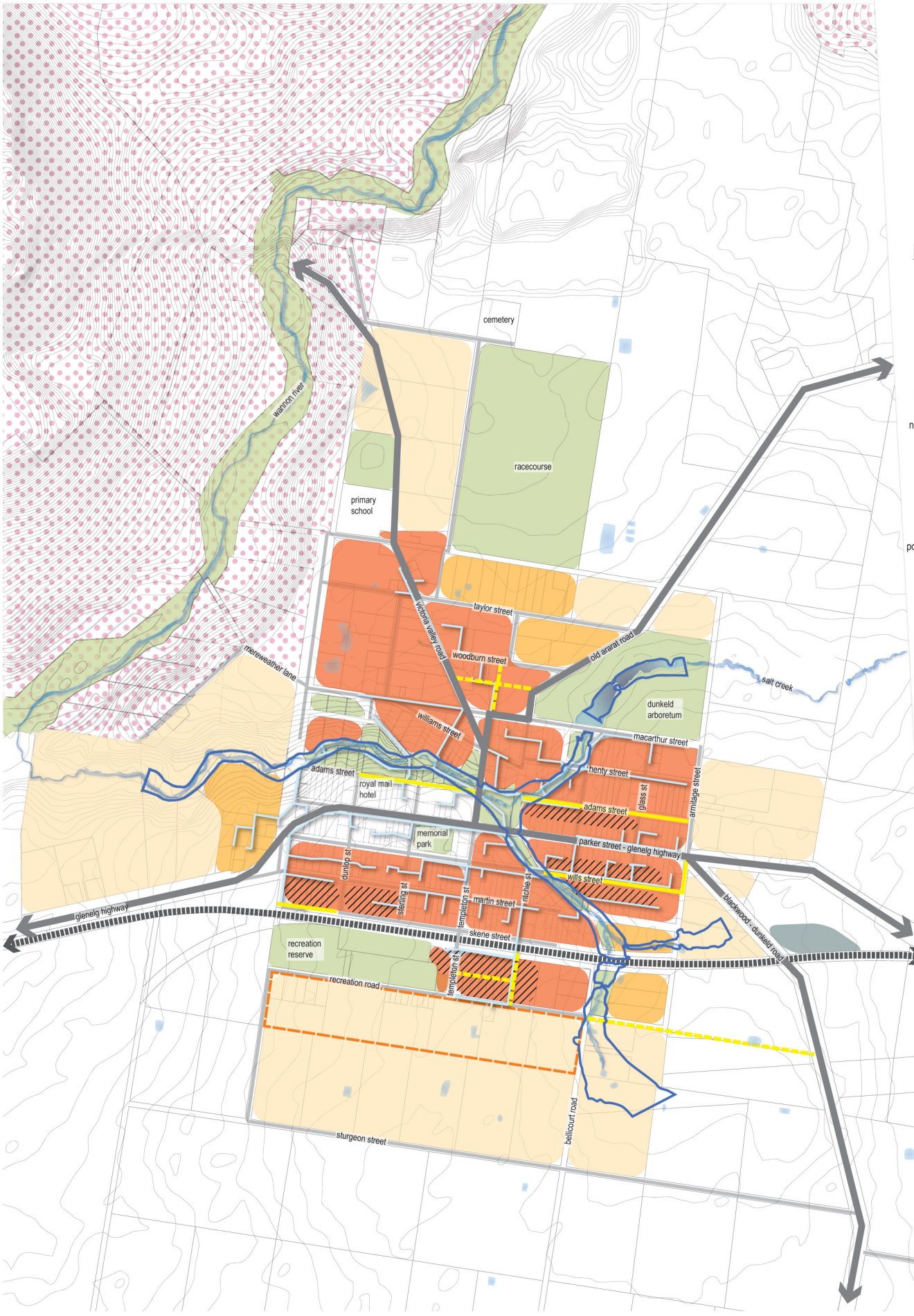
This plan has adopted a two pronged approach to this matter. Firstly, growth is encouraged primarily as infill development within the Township Zone. As identified in the supporting *Land Supply and Demand Assessment (November 2011),* many of the existing lots within the town have the potential for easy re-subdivision. This is primarily as a result of the large original lot sizes and the 'through block' configurations, whereby many lots have two street frontages. This means the rear of the lots can be subdivide off to provide an additional dwelling with little impact on the overall 'feel' of the town, provided the development reflects the character of the area.

The second 'prong' seeks to protect the existing character reflects this through the provision of 'design guidelines' which will ensure that the parameters of design which responds to the character of different types of development in the town are applied. These are implemented through a series of Design and Development Overlays.

In addition to this 'infill' development, two areas have been identified which are capable of accommodating 'greenfield' type development through the subdivision of existing larger lots within the boundaries of the town. Areas are to the north (in the 'northern residential precinct') and the south (around the Templeton Street / Recreation Road intersection) have been provided. To ensure the longer term residential development in the Township Zone to the south of Recreation Road develops in a coordinated manner a Development Plan Overlay will be required to ensure, in particular, that access and drainage matters are considered across the whole area.

It is considered that these opportunities provide generous supply for the development of additional residential lots to support the annual development rate of 5-6 houses per year identified in the *Land Supply and Demand Assessment* in the medium to long term.

The plan also seeks to provide opportunities for other types of residential growth in the adjoining areas through the introduction of the Rural Living Zone. On the basis of a 6ha minimum subdivision size for these areas, this rezoning offers the opportunity for the development of a modest amount of additional dwellings.



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dunkeld structure plan

development

legend

- residential
- low density residential
- rural living
- development area to be controled by development plan overlay
- new industrial development
- upgraded roads
- new roads
- sewer
- potential focal areas for infill
- bushfire risk area
- potential flood risk area (tbc through flood study)

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hansen partnership pty ltd
melbourne | vietnam
level 4 136 exhibition st
melbourne vic 3000
t 61 3 9654 8844 f 61 3 9654 8088
e info@hansen-online.com.au
w hansen-online.com.au

5.4 other actions

In addition to implementing the Structure Plan through the Southern Grampians Planning Scheme, there are a number of other actions both the Council, other authorities and local stakeholders can pursued which will play a role in achieving the 'vision' of this plan. Furthermore, there is additional work which this plan has identified which will need to be undertaken before particular strategies can be further pursued. These are also outlined below.

action	timing	responsibility
Identify a suitable location for future light industrial uses close to Dunkeld, in conjunction with relevant landowners.	Short term	SGSC
Develop a 'discretionary uses' policy for the Township Zone.	Short term	SGSC
Establish, in three stages, a formal boardwalk along the Salt Creek.	Short term	SGSC, Tourism Victoria, PLA, DPC
Amend the Public Infrastructure Manual for Dunkeld to require appropriate treatments, materials, tree species etc to implement the outcomes sought by this plan. This could also be used to guide materials for private landowners and should include guidance on water sensitive urban design techniques.	Short term	SGSC
Develop a new shared path link along the Fairburn road reserve.	Short term	SGSC
Proactively seek the establishment of the Grampians Peak Trail and establish the initial loop walk identified in the plan. Work with landscape architects to confirm the trail alignments and required infrastructure and link this trail back into town through an unsealed shared path along Victoria Valley Road to the Primary School.	Short term	ParksVic, DSE, SGSC, Barwon South West Regional group
Support the development of the Dunkeld Community Hub as identified in the recent feasibility study.	Short term	SGSC, DPCD, Dunkeld Progress Association and the broader Dunkeld community
Undertake a business case analysis for the development of an industrial precinct as identified in this plan. Begin discussions with relevant landowners and business operators, including the Council works department and others.	Short term	SGSC, RDV, DPCD, Dunkeld Progress Association
Implement the Tourism and Economic Development Strategies recently adopted by the SGSC	Short term	SGSC
Develop a car parking area adjacent to the Dunkeld Caravan Park off Parker Street.	Short term	SGSC, PLA
Develop an Integrated Signage Strategy for Dunkeld to 'brand' the town and ensure that signage is complimentary to the character of the town. This strategy may also include guidelines on advertising signage within the town.	Short term	SGSC, Tourism Victoria
Prepare a Tourism Infrastructure Plan to identify and prepare detailed plans for picnic sites, lookouts etc around the township.	Short - Medium term	SGSC, Tourism Victoria

action	timing	responsibility
Form a new working group including DSE, the PLA, DPC and other community volunteers (including potential for the primary school to be involved) to undertake further revegetation works in identified areas of Salt Creek.	Short – Medium term	SGSC, PLA, DSE, DPC, community members and stakeholders, including school children
Roll out on road cycle track as part of wider trail from Hamilton through Dunkeld to the Grampians.	Short - Medium term	SGSC, VicRoads, Tourism Victoria
Engage with Tourism Victoria, VicTrack, the PLA and private operators to seek the expansion and redevelopment of the Dunkeld Caravan Park through a long term Management Plan and investigate the establishment of a second park to the south to accommodate longer term users and overflow.	Short - Medium term	SGSC, Tourism Victoria, PLA, VicTrack, other stakeholders
Upgrade the Dunkeld netball courts, moving from soggy ground and development for shared use including basketball and potential overflow tennis courts.	Short - Medium term	SGSC
Underground powerlines.	Short – Long term	SGSC, DPCD, service authorities
Upgrade drainage swales within the township as required.	Short – Long term	SGSC, Wannon Water
Develop a wider loop of shared paths around the town, including to the Griffins Hill area.	Medium term	SGSC
Develop a public art program, possibly as part of a Shire wide initiative.	Medium term	SGSC, Mosaic Committee, PPLA, 'Off the Rails', the broader Dunkeld community
Develop a 'bike hub' and associated trails around Dunkeld.	Medium term	SGSC, Tourism Victoria
Increase bus services to Dunkeld, with particular emphasis on Hamilton – Ballarat stops and links to Halls Gap.	Medium term	SGSC, service providers, V/Line
Apply alternate surface treatments to the Parker Street corridor between the intersection with Martin Street to the west and Templeton Street, including colour and texture treatments of car parking area and rumble strips at 'entries' to the 'main street' section.	Medium term	SGSC, VicRoads
Upgrade or replace the Templeton Street bridge to reduce flood risk, and widen carriage way to include pedestrian and cycle paths.	Medium – Long term	SGSC, VicRoads, Wannon Water
Develop additional info guides on the areas flora, fauna, and indigenous history to support tourist activities.	Medium – Long term	SGSC, Tourism Victoria, Dunkeld History Society, DAC

SGSC – Southern Grampians Shire Council

DCPD – Department of Planning and Community Development

PLA – Public Lands Association

DAC – Dunkeld Arboretum Committee

DPC – Dunkeld Pastoral Company

DSE – Department of Sustainability and Environment

5.5 funding strategies

The Structure Plan requires a funding strategy to outline the means by which concepts may be implemented over time. Councils will need to carefully consider how this will occur as part of the broader funding strategies. The role of a funding strategy will be to identify sources from which funds will be derived for this particular project. A funding strategy will need to look at all income sources and the potential of different sources to contribute to the total cost of implementing the plan. Importantly in the Dunkeld context the ongoing partnership and collaboration between Council and the many active community association and management committees will be crucial and identifying and accessing a broad range of funding opportunities to achieve the aims of this plan. This is particularly the case where partnership can be achieved between government agencies with a stake in the on-going management of many of the parcels of Crown land within the town and Council and local groups. Other elements of the funding equation are likely to include the following:

- *Shire Funding from General Rates* - The ability of the Shire to fund public works from general rates is limited by budgetary constraints and a general lack of funds for major capital works projects. However, in order to demonstrate its commitment to civic improvements in the precinct, the Shire will need to provide some funds from general revenue. This could be either for specific projects, or on a dollar for dollar basis (or some other proportion) to match funds derived from other sources.
- *State Government Funds* - The State Government makes funds available to local government for public works and urban improvements. This document will provide the Shire with strong strategic justification to support applications to the State Government for project funds as they become available. Given the wider role that Dunkeld plays in tourism within Victoria it may be that there is money available for the development of some of the tourist related infrastructure.
- *Special Charges* - The levying of a special charge is appropriate to generate funds where a benefit will be derived by existing property owners and businesses. A special charge to cover the cost of enhancement works within the study area would be an option for generating funds for works, in situation where existing property owners and businesses benefit (such as the provision of road upgrades or consolidated car parking opportunities for example). A special charge could also be levied to cover the administrative and operational costs of any implementation body established to implement the plan. Political and equity considerations need to be taken into account in deciding to introduce a special charge
- *Development Contributions* - Development contributions are appropriate to be sought from new development where that development will generate a need for the upgrading of infrastructure or public facilities. A development contributions plan would need to be prepared and a Development Contributions Overlay would need to be applied to the study area to enable contributions to be sought. For this to occur:
  - a fully costed plan for upgrading works would be required;
  - the portion of the cost allocated to new development would need to be clearly identified and justified;
  - the source of all other funds would need to be identified; and
  - a commitment would be required from the Shire that the funds collected will be used to implement the upgrading works planned.

  In the Dunkeld context, given the slow rate of development, this mechanism may be problematic in providing infrastructure in a timely manner.

- *Other Sources* - A series of new and innovative approaches to development funding are also available, including the opportunities for 'partnership projects' that demonstrate collaboration and joint venturing between the private and public sector. In addition, funding is available through agencies such as Sustainability Victoria and other organisations that focus specific areas.