

DUNKELD

URBAN DESIGN FRAMEWORK



Prepared for

Southern Grampians Shire Council.

by

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1. Introduction.

Dunkeld is a small township in western Victoria with a population of approximately 450 people. It is located approximately 260 kilometres west of Melbourne via the Glenelg Highway. It is located at the foot of the southern extreme of the Grampians National Park, which was declared as a National Park in 1984. The landscape is dominated by Mount Sturgeon and Mount Abrupt, which rise sharply up out of the landscape creating an inspiring landscape that provides an unforgettable backdrop to the township. It is a unique and attractive Township with good urban infrastructure. The recent commencement of construction works for a reticulated sewerage system offers opportunities for improvements to the environment and the intensification of use and development within the town. This, combined with the landscape qualities of the surrounds, offer significant potential to promote and develop Dunkeld as a consolidated and competitive local centre and regional tourism destination.

Dunkeld is located approximately 25 kilometres east of Hamilton. Hamilton has a population of approximately 10,000 people and is the major urban centre in the Shire. It performs an extensive regional service role with a range of business and retail services, medical facilities, secondary schooling and cultural and entertainment facilities. Dunkeld's proximity to Hamilton and its services has proved to be a challenge for Dunkeld, which does not offer many of the basic Township retail services such as a supermarket, bank, butcher, grocer, baker or necessary public recreation, leisure, health or civic facilities.



Dunkeld's Unique Landscape Panorama

Dunkeld's continued prosperity will largely depend on its ability to protect its very special Townscape qualities and capitalise on its strong tourism potential, while attracting both permanent residents and temporary visitors through improved local and tourism services. To date, the Town's attraction has been established through its reputation and image as a unique local rural town with a distinctly 'local' sense of place as reflected in its main street, civic facilities and surrounding residential areas. Its 'localness' and prevalence of low scale development are attributes that are highly valued by the community and visitors alike and a quality to be protected and celebrated through the Urban Design Framework.

1.1 Study Objectives

The Dunkeld Urban Design Framework has been prepared by **Hansen Partnership/Context Conybeare Morrison** in response to Southern Grampians Shire Council's Dunkeld Urban Design Framework Stage One brief 512/01. The project brief highlighted the need for a coordinated planning and design direction for the Township that built upon the existing character of the township and its surrounds. The brief described the overall aim of the project as follows:

"...to guide and direct the future design and development of the township and to identify specific elements that can be implemented in the short term as well as the longer term reflecting the character and essence of the township and the desires of its community. Council wishes to use this project to generate enthusiasm of the local community, raising their awareness of the issues facing the town and illustrating the benefits of urban design as a tool to assist the community and the Council to achieve their objectives."

The project seeks to fulfil the above aim by establishing a range of achievable strategies and actions that have the support of the broad community, government agencies and the Southern Grampians Shire. In keeping with the project brief, the Framework also aims to:

- Enhance the image of the Dunkeld Township, both within the local community and to visitors and potential investors;
- Enhance the vitality of the Dunkeld Town Centre and the marketability of Dunkeld as an alternative designation within the Grampians Region;
- Maintain the low-scale character of the township and protect and enhance the town's visual connection with the Grampians;
- Achieve greater utilisation and public benefit for existing public facilities, infrastructure and recreational resources.
- Increase confidence in both public and private investment, to support the viability of additional tourist accommodation and the consolidation of the core commercial area.
- Promote a coherent link between the Dunkeld main street, Salt Creek area, the Grampians and the social, recreational and civic facilities in the central township area, and
- Identify appropriate precinct roles, development opportunities and design guidelines consistent with the aims of this project, and which will facilitate coordinated public and private investment.

1.2 Study Approach / Methodology

The Dunkeld Urban Design Framework has been prepared in keeping with the stated project objectives and supported through liaison with a project Steering Committee and consultation with communities and key stakeholders. The project was prepared over four (4) stages. These were:

Stage 1 – Review Existing Conditions & Strategic/ Local Analysis.

- Data collection and review of existing adopted strategies,
- Analysis of local and contextual Town Centre conditions, and
- Preparation of constraints and opportunity assessment.

Stage 2 – Issues Exploration/ Planning & Design Ideas.

- Generation of sound planning and design ideas,
- Assessment of ideas and options against existing needs and values, and
- Identification of preferred design direction and priorities.

Stage 3 - Urban Design Framework.

- Assessment of stakeholder feedback on strategic and local ideas,
- Preparation of draft Urban Design Framework direction, and
- Refinement of agreed Urban Design Framework and Actions.

Stage 4 – Implementation & Management Strategy.

- Assessment of project costs and priorities,
- Identification of project implementation issues, and
- Recommendation of management opportunities.

Throughout the process, the team reported to a Steering Committee, whose role was to:

- review and comment on Study process and the proposed consultation program,
- review the research and findings of the project team,
- conduct open discussion and review of research, options and framework format, and
- provide definitive direction on outcomes at key junctures.

The Steering Committee comprised:

- | | |
|-------------------------|----------------------------------|
| ▪ Cnr. Marcus Rensch | Southern Grampians Shire Council |
| ▪ Cnr. Don Robertson | Southern Grampians Shire Council |
| ▪ Mr Geoff Kearns | Southern Grampians Shire Council |
| ▪ Ms Julie Brown | Southern Grampians Shire Council |
| ▪ Mr. Keith Warne, | Dunkeld Community Representative |
| ▪ Mr. Gary Van Driel | Southern Grampians Shire Council |
| ▪ Ms Kirsty Miller | Department of Infrastructure |
| ▪ Ms Allison MacFarlane | Department of Infrastructure |
| ▪ Mr. Robert Harris | Dunkeld Pastoral Company |

1.3 The Study Area

The Study area included the whole of the Dunkeld Township and its interface with its rural surrounds. The study area broadly focussed on the area bound by the existing Township Zone boundary and the rural areas immediately outside the Township Zone boundary. While the emphasis of the study has been on the Township precinct (Figure 1), it has closely considered the visual threshold of the Township, including the critical landscape backdrop of Mount Sturgeon to the north. The study 'focussed' in some detail on the Town's Main Street (Parker Street), between Dunlop Street and Templeton Street as a basis for immediate action, this area includes:

- Memorial Park;
- The Visitor's Information centre;
- The Royal Mail Hotel; and
- Commercial and residential uses on either side of Parker Street.



Aerial View of Dunkeld and its pastoral edge

1.4 Previous Studies/ Concurrent Projects

The Dunkeld Urban Design Framework sought to consider any previous studies undertaken by the Southern Grampians Shire. Given the relative size of Dunkeld, it is not surprising that there are only a few previous studies of relevance to this project. They include:

- Dunkeld Townscape Strategy, 1995;
- Business Activity and Marketing Strategy, 2001
- Grampians Product Region Tourism Development Plan 1997

This Urban Design Framework represents a significant strategic study for the Dunkeld Township. It builds upon some of the objectives and recommendations of previous studies.

1.5 Report Outline

This document outlines the process and findings of the 'Dunkeld Urban Design Framework'. The report includes an introductory Chapter 2, detailing the strategic background to Dunkeld and recent / current planning and design projects that may influence the study.

Chapter 3 of the report contains a description and analysis of the existing condition of the

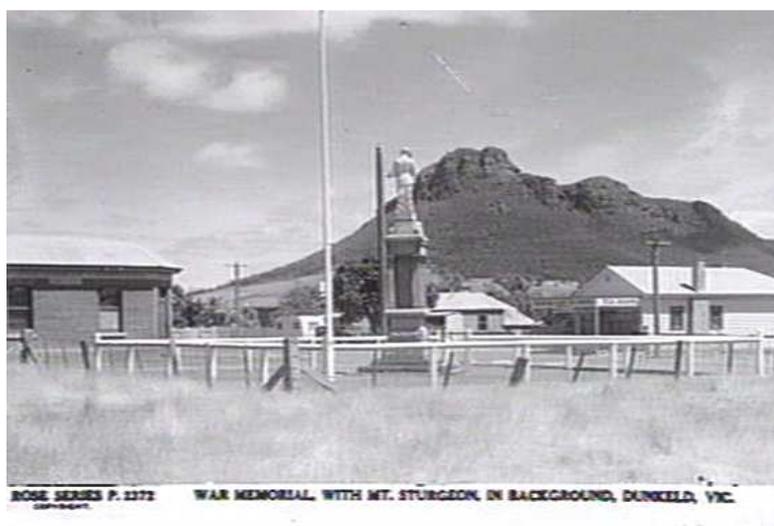
study area and its context. This chapter explores patterns of recent development within the Township and its related civic, recreation and environmental attributes. **Chapter 4** briefly defines the approach and process of consultation undertaken as part of the Study, outlining initial findings of community liaison and discussion.

The Urban Design Framework ‘ideas generation’ process is addressed in **Chapter 5**. This section details the spectrum of ideas evolving from the process and their refinement towards a series of definitive strategic and local options for critique and assessment.

The agreed ‘Dunkeld Urban Design Framework’ is described in **Chapter 6**, with an outline of the projects key objectives, framework principles and format. Confirmed recommendations for urban and landscape design actions, uses and activities, access and movement networks and public domain treatments are contained within this section.

Chapter 7 of the report introduces Urban Design Framework implementation and project delivery, defining the key projects for immediate action. This outlines clear costs and priorities for key initiatives and identifies funding and management techniques for Township invigoration.

Chapter 8 contains a summary of the “Dunkeld Urban Design Framework” recommendations.



Historic Photographs of the War Memorial and Royal Mail Hotel

2. Strategic Background.

Like many Rural townships, the recent development of Dunkeld has been relatively 'unplanned'. Development has generally progressed in an 'ad hoc' manner, relatively unconstrained by planning controls. Strategic guidance for the township is limited to the Municipal Strategic Statement (MSS) in the Southern Grampians Planning Scheme. Development has occurred mainly around Parker Street where the activity levels and access to through traffic is greatest.

Recent tourist developments, such as the Royal Mail Hotel, have increased the focus on the town as a tourist destination and a reception/ conference location. Major infrastructure projects, such as the connection of the township to a reticulated sewerage, will offer the opportunity for the intensification of use and development in the town.

Strategic policies contained within the MSS actively encourage an increased emphasis on tourism and the provision of additional accommodation. The Dunkeld Urban Design Framework is designed to anticipate this increased pressure and provide a framework that allows this development to occur in a coordinated and sensitive way.

2.1 Dunkeld: Urban Evolution.

Major Mitchell was the first European to explore the area in the mid-1830s. He discovered fertile land that was considered a possible answer to Britain's need for additional pastoral land. Major Mitchell was impressed with the land in the Southern Grampians Region and word soon spread.

Squatters and their sheep followed and they moved into the area with great speed between 1836 and 1842. The need for food, shelter and blacksmith services along the tracks of Western Victoria was the impetus behind the development of the Dunkeld Township (then known as Mount Sturgeon) which was in a good location on the roads from Portland to Geelong and Cavendish and Victoria Valley to Port Fairy. The next two decades saw an influx of settlers who displaced many of the original squatters.

Hotels including Robertson's Woolpack Inn (1845), the Royal Mail Hotel (1855), Family Inn (1863) and Shamrock and Western Hotels were built in and around the township. The Royal Mail Hotel contained a reception room for concerts and meetings as well as accommodation and stabling. A post office was opened in an existing house in 1852 and the 1850s saw the opening of the Dunkeld National School. The school was moved to its current site on Valley road in the 1950s.

A steam powered flour mill and saw mill were opened in the 1860s on land west of Fairburn Street on the north side of Salt Creek. The freestone quarry near Mount Abrupt provided stone for buildings in Dunkeld and nearby areas. Local Stone was also used in the construction of public buildings in Melbourne after 1877. The Ararat and Dunkeld Railway line was opened on 25 April 1877 and the connection to Hamilton was made in October 1877. The first Church was built in Dunkeld in 1865 and it still stands today as the



Former Dunkeld Railway Station

home of the Dunkeld and District Historical Museum.

Fires have been a significant factor in the history and development of Dunkeld with major fires sweeping through the area in 1908, 1934, 1939, 1944 and 1977. The 1944 fire saw the destruction of one third of Dunkeld's houses.

Subdivisions of large holdings took place in the early 1900s and after the First World War. Further settlement was fuelled by the Solider Settlement Scheme after the Second World War. The Dunkeld & District A Short History provides the following description of settlers of the mid 1900s:

Life was tough at first when the settlers had to live in garages or temporary shacks until their houses were built. The roads were quagmires in the winter and there were great celebrations when such benefits as power, telephones and septic tanks and good water supplies finally became available. Most moved in from 1950 onwards and the wool boom of the Korean War period gave them a boost.The settlers came from a wide variety of backgrounds and most joined in with local activities, helping with the building of the golf course, the bowling club, the swimming pool and the Park. The school had a rapid expansion and the drama club, churches and shops all gained from the growth in population.
(Page 19 Dunkeld and District: A Short History)

The Dunkeld township's history is rich and based primarily on the agricultural surrounds that lead to its first settlement. It is significant that the documented history of Dunkeld acknowledges the importance of 'growth in population' and the positive benefits this had for the township. Continued recognition of the pastoral role in the development of the township is important, but this must be reconciled with issues associated with increased mobility, changed farming practices and a loss of younger population to larger cities and regional centres and the need to adapt Dunkeld's economy to these changing circumstances. The recent works involving the installation of a sewerage system will allow for more intense development and provide the opportunity for increased accommodation opportunities for both transient and permanent population. Dunkeld's future is largely dependent on its ability to evolve into a tourist destination and to encourage population growth.



Traditional Dunkeld Housing Forms

The emerging importance of Tourism to the Dunkeld economy is emphasised by the increase in Tourists who visit the Dunkeld Information Centre.

Year	No of Visitors
1994	6,780
1995	9,807
1996	10,591
1997	11,753
1998	14,911
1999	16,231
2000	19,094
2001	20,756



Figures provided by the Tourist Information Centre in Dunkeld reveal a 300% increased in

the number of visitors to the Centre in the last 8 years. The challenge for Dunkeld is to encourage these visitors to stay more often and for longer periods.

2.2 Planning Context – Southern Grampians Shire

The Southern Grampians Planning Scheme provides strategic planning direction and policy in the State Planning Policy Framework (SPPF) and the Local Planning Policy Framework (LPPF). The LPPF is specific to the Southern Grampians Shire and it provides the land use planning and development framework in the short to medium term. The following section discusses relevant sections of the SPPF and the LPPF, including the Municipal Strategic Statement (MSS) and local policies. Relevant planning controls and overlays that apply within the study area are also discussed.

State Planning Policy Framework

The statewide context for local planning policies, strategies and controls are found in the State Planning Policy Framework (SPPF). The SPPF comprises a statement of a number of general principles for land use and development planning and specific policies addressed particular land use and development issues. The general principles fall into the following categories:

- Settlement,
- Environment,
- Management of Resources,
- Infrastructure,
- Economic Well-Being,
- Social Needs, and
- Regional Co-operation.

The SPPF seeks to ensure the objectives for Planning in Victoria are met, providing for the incorporation of relevant environmental, social and economic factors in development planning policy and decision making.

Municipal Strategic Statement

Vision Statement (Clause 21.05)

The MSS sets out the Councils strategies to address land use planning and development issues. The Vision Statement for the Southern Grampians Shire is found at Clause 21.05. The Vision is to:

- *Encourage and support uses and development which more efficiently use and manage land, water and other finite resources;*
- *Diversify the economic base of Hamilton, the smaller townships and the rural areas by attracting further investment, generating new employment opportunities and strengthening the role and identity of Hamilton as a regional service centre;*
- *Protect and promote the cultural and environmental heritage of the Shire; and*
- *Manage the natural resources in a sustainable way to; secure the Shire's environmental assets, improve water quality and supply, and the condition of the catchments and environmental flows of the Shire's rivers and streams.*

Natural Environment (Clause 21.04-5)

The MSS recognises the importance of the Natural Environment. The Grampians is recognised in the planning scheme for its significant contribution to the landscape qualities of the Shire and as part of a major geological feature of western Victoria. The MSS

emphasises the importance of protecting the Grampians for scientific, cultural, community, tourist and recreational purposes.

Clause 21.04-7 of the Southern Grampians Planning Scheme states:

- *The southern end of this feature is located in the north east of the Shire. Dunkeld has recognised the tourism potential provided by being at the southern entrance to the Grampians and is marketing itself based on this opportunity.*
- *The environmental importance of the Grampians is demonstrated by the existence of one third of all Victorian species of plants. Of these, 18 are found only in the Grampians and five are rare or endangered. There are 60 Aboriginal rock art sites and 26 historic sites related to European settlement. The most dominating visual aspect of the Grampians is the topography with sheer cliffs rising sharply from the relatively flat surrounding land. The Grampians pose opportunities to the Shire as a tourist attraction, as well as contributing to the outstanding landscape and environmental values of the Shire.*

Clause 21.04 –5 refers to the depletion of native vegetation. It states:

- *Largely as a result of settlement and agriculture, native vegetation communities in the region have largely been replaced by introduced pasture plants managed for sheep and cattle production. The Glenelg catchment has approximately 28% of its original native vegetation cover and the Hopkins catchment has only 3%. One of the most significant areas of flora and fauna is the Grampians National Park...Many native stands of native vegetation exist on roadsides. The dramatic loss of vegetation cover in the area is reflected in the significant number of very rare or threatened species. Among these are the only mainland communities of the Eastern Barred Bandicoot, restricted to isolated populations around Hamilton.*

Tourism (Clause 21.04)

Clause 21.04 – 8 recognises the significant tourism potential of the Shire particularly demand generated by the natural, built and cultural heritage of the Shire. In relation to Dunkeld, the MSS states:

- *Dunkeld has the capacity to support high quality tourist related development to capitalise on its location as the southeast gateway to the Grampians National Park.*

The diagram associated with Clause 21.07 identifies 'Strategic Issues and Directions' for Dunkeld and recommends the:

- Expansion of the tourist accommodation and other activities associated with the Grampians,
- The continuation of streetscape works,
- The completion of the sewerage connection, and
- The protection of red gum landscapes on the approach routes to town.

Local Policies

Townships Policy (Clause 22.01-2)

Clause 22.01-2 outlines Council's 'Townships' policy. The objectives of the Townships Policy include:

- *To ensure that use and development has regard to design, siting and landscaping issues so as to present an attractive residential and tourist environment.*

- *To ensure that development assists in the presentation of main road entrances into townships and enhances the immediate environment.*
- *To ensure residential areas have access to a range of infrastructure and services.*
- *To ensure development is not detrimental to the environmental values of the area.*

In implementing this policy the Council will encourage, amongst other things:

- The protection of local heritage values, building and places;
- The enhancement of the streetscape through improved design and presentation of buildings;
- The integration of landscaping with built form and development;
- Enhancement of the appearance, presentation and utilisation of the main street as the commercial and community centre of the town and as tourists' introduction to the town.

Specifically in relation to Dunkeld it is policy that:

- *New development in Dunkeld is accommodated in a manner which does not compromise the rural landscape and the dramatic setting provided by Mount Sturgeon and Mount Abrupt.*
- *The quality of the rural environment surrounding Dunkeld, particularly the red gum stands on the western and southern approaches to the township, is maintained.*

Land and Environment Protection (Clause 22.01-3)

Clause 22.01-3 seeks, amongst other things, to acknowledge the importance of landscape elements as major attributes of lifestyle, tourism and amenity and to ensure that use and development is sensitive to the surrounding landscape and does not lessen the existing appearance and visual amenity of the area.

Heritage (Clause 22.01-4)

Clause 22.01-4 emphasises the importance of the preservation and enhancement of all aspects of the Shire's heritage. Amongst other things, the objectives of this policy are to ensure the preservation of heritage places and that new use and development is complementary to heritage features and places. The clause lists 'Sites of Potential Significance' in each of the townships. The following places are listed for Dunkeld:



Historic Bluestone Gaol Building

- Grocery Store (cnr Dunlop and Wills Street)
- Railway Station Buildings
- Former Presbyterian Church (cnr Wills and Templeton Street)
- Bluestone closet & cobblestone pavement (Sterling Street)
- Former Colonial Bank (cnr Sterling & Parker Streets)
- Post Office and Quarters (Wills Street)

The existing Police complex, with the remnant Gaol building is also considered contributory to the heritage of the Township.

2.3 Planning Context - Previous Studies.

Given Dunkeld's size, it is not surprising that there are only a few strategic studies that are relevant to the township. The increasing focus of the tourism industry on the township, coupled with the recent development of the Royal Mail Hotel and the pending completion of

the reticulated sewerage system means that there is likely to be increased pressure to change the physical appearance of Dunkeld as new buildings are constructed. It is timely therefore, that the Dunkeld Urban Design Framework is introduced to co-ordinate and control such developments.

Previous studies of relevance include:

- Business Activity and Marketing Strategy 2001;
- Grampians Product Region Tourism Development Plan 1997; and
- Dunkeld Townscape Strategy, 1995.

Business Activity and Marketing Strategy 2001

The Business Activity and Marketing Strategy (BAMS) was produced by SED Consulting under the guidance of a Steering Committee formed by the Southern Grampians Shire Council (SGSC) and the Dunkeld Business Association (DBA). The primary objective of BAMS is *'the establishment of investment opportunities for the township which will assist in enhancing the tourism potential of the township.'*

BAMS aims to encourage visitors who are currently travelling through the region to stop in the township for an extended period and to heighten awareness of Dunkeld as a visitor destination. The report recommends a series of short, medium and long-term strategies including:

Short Term

- Improvements to town streetscape, through utilisation of Pride of Place funding;
- Develop facility plans for indigenous and local Art Gallery and Adventure Playground;
- Commence negotiations to purchase sites for Gallery and Adventure Playground;
- Develop "My Dunkeld" web site;
- Develop walking and cycling tour maps for Dunkeld; and
- Set up "hire business" in conjunction with existing business

Medium Term Strategies

- Sourcing of funding for Art and Craft Gallery;
- Open Art and Craft Gallery
- Development plans for family style accommodation; and
- Seek additional funding for town development and community projects

Long Term Projects

- Construction and opening of Adventure Playground; and
- Construction and opening of accommodation facility.

Grampians Product Region Tourism Development Plan 1997

The Grampians Product Region Tourism Development Plan 1997 established a 5 year plan with a vision to reinforce the Grampians region as the premier destination in Victoria for nature-based experiences, Aboriginal cultural heritage, and special-interest products. This will be supported by an expanded range of quality accommodation for both high-yield and budget markets. The objectives of the study are:

1. *To increase domestic and international visitation,*
2. *To increase length of stay (yield),*
3. *To determine infrastructure and product upgrading requirements ,*
4. *To identify opportunities for development of new product, and*
5. *To improve visitor information services.*

Suggested actions specific to Dunkeld and its surrounds include:

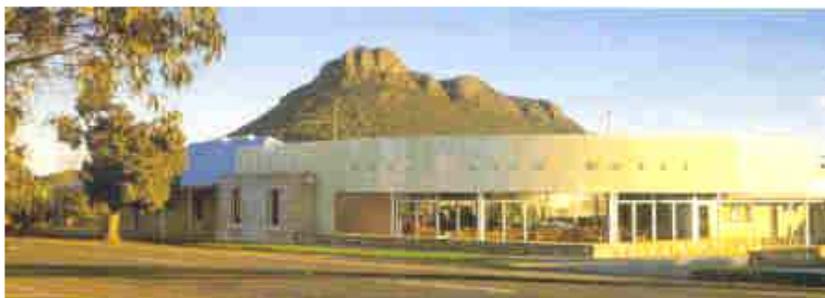
- Increase the regional marketing emphasis on Dunkeld as an alternative base for visiting the Grampians National Park.
- Establish more picnicking facilities and camping areas on private land in the southern area of the Grampians National Park

Dunkeld Townscape Strategy 1995

The Dunkeld Townscape Strategy was prepared in October 1995 and established broad objectives for the improvement of Dunkeld and the main street. Its overall objectives include:

1. *Enhance the quality of life in the town for residents.*
2. *Improve tourism opportunities and encourage travellers to stop in the town.*
3. *Capitalise on the views of the Grampians.*

The Strategy suggested a 5-year action plan to 'energise' Dunkeld. These actions include the development of distinctive gateways to Dunkeld, improvement of the Parker / Sterling Streets to form a central square and build on existing open space links to attract tourists 'off the beaten track'.



The Royal Mail Hotel Development: Energising Dunkeld

3. Existing Conditions.

The following chapter provides a descriptive overview of the existing condition of the Dunkeld Township and its context within the Grampians Region as a basis for generation of a responsive Urban Design Framework.

This overview provides an analysis of the Township's primary attributes and highlights the key issues (and implications) that may have a bearing on planning and design direction. Key themes for investigations are outlined below and illustrated in Figures 2 and 3, including a review of the Town's:

- Planning Scenario,
- Land Use and Activity,
- Built Environment and Visual Setting,
- Landscape and Environment, and
- Access and Movement.

3.1. Dunkeld Local Place / Regional Significance

Dunkeld Township is a small rural township with a population of approximately 450 people. It is approximately 20 minutes drive east of Hamilton. Hamilton is the key civic, retail and industry hub within the Southern Grampians Shire and provides a wide variety of specialty shops and services.

Dunkeld is likely to remain a small township for years to come, but it has considerable potential for improvement and a unique opportunity to build on its presence as a key local and regional recreation and leisure destination. The ability of the Dunkeld Township to realise a true 'local and regional' role will be determined by its ability to:

- Draw upon its existing strengths and confront its weaknesses,
- Capitalise upon the existing regional recreation and leisure projects and,
- Adopt an 'alternative location' philosophy that includes:
 - Responsive and supportable mixed land uses that create active and diverse places,
 - Additional number and range of tourist accommodation,
 - Innovative building design and public domain treatments that entice interest, and
 - Activity management practices that promote the Township and its activities.

The contextual significance of Dunkeld is defined by the following attributes, including its:

- Accessible location on the Glenelg Highway between Adelaide and Melbourne,
- Focus as an alternative hub for the southern section of the Grampians National Park,
- Recognisable gateway role to tourism/recreation destinations within the Grampians Region,
- Proximity to the outstanding environmental, scientific and scenic qualities of the Grampians,
- Proximity to the Great Ocean Road and the Victorian Tourist Route,
- Traditional qualities as a low rise, low scale township dominated by the scenic backdrop of Mount Sturgeon and Mount Abrupt, and
- Support of a strong local community of volunteers for the Tourist Information Centre, the Historical Society and the like, and residents and business people who have the township's interests as a primary concern.

Dunkeld potentially offers a unique Township experience to the large numbers of tourists who visit the Grampians Region. The Town's scale, uses, resident population and scenic setting define the feel of the town. There is considerable opportunity to capitalise on the inherent attributes of the landscape and improve the connection between the Dunkeld and the rest of the Grampians Region.

These characteristics of the township indicate the following key opportunities for the Urban Design Framework, including;

- Further promote the township as the southern gateway to the Grampians,
- Strengthen the link between the townships main street and Salt Creek,
- Promote the unique character of Mount Sturgeon and Abrupt from within the Township,
- Promote retention/regeneration of native vegetation in the township and surrounding area,
- Consolidate a strong main street presence along the Parker Street (Glenelg Hwy),
- Reinforce the low scale of the township and support the continued variety of built form; and
- Reinforce the Town's form having regard to the orientation to Mount Sturgeon and Creek.

3.2 Attributes of the Study Area

Existing Planning Scenario.

Dunkeld's potential is supported by a relatively flexible strategic and statutory structure that actively encourages a mix of land uses and activities in the Township. The township is included in the Township Zone (TZ) which allows a wide variety uses to exist side by side in the Township area. The Township Zones applies to land bound by Dickie Road to the north, Armitage Road to the east, Fairburn Road to the west and land extending 250 metres south of and parallel to Recreation Street to the south.

The Public Park and Recreation Zone (PPRZ) applies to recreational land including the Arboretum, Salt Creek, the DNRE Caravan Park, Memorial Park, the Football Ground. The Low Density Residential Zone (LDRZ) applies to land to the north-west of the boundary of the Township Zone. The Rural Zone (RUZ) applies to land to the south, east and north-east of the township zone boundaries. Figure 4 provides a zoning plan of the township and its surrounds.

The only overlay that applies within the township is Heritage related and includes:

- HO78 – “Lock up” (corner of Parker Streets and Templeton Streets), and
- HO77 – Former Dunkeld Railway Station.

The above summary indicates a potential need for the Urban Design Framework to:

- Consider a Design and Development Overlay (DDO) for the core area of the township and for the area to the north of the township which leads to the Grampians,
- Consider a Significant Landscape Overlays (SLOs) to protect the interface of the township in the north with the Grampians National Park,
- Consider more stringent design and development overlays and/or development guidance managing height, visual impacts and built form along Parker Street and Salt Creek,
- Contain development of the township and potentially review the Township boundary to

ensure a consolidated urban form and to protect the rural environment to the north of the Township.

Land Use and Activities.

The existing land use patterns within Dunkeld reflect a typical rural township with a mix of residential, retail, civic, leisure and recreation and small office uses. Parker Street provides an east-west spine through the town. Templeton Street provides the north-south route through the town and provides connection to the Grampians Road to the north. The majority of activity in the town centres on Parker Street.

Two levels of land use have been identified in this study. They include the Core Area – centred on Parker Street and the Non-Core Area – encompassing the remainder of the township and environs

Land Uses within the **Core Area** include:

- Traditional mix of retail, small office, civic and recreational uses that are located along Parker Street, generally between Dunlop street and Templeton Street,
- The Royal Mail Hotel incorporating accommodation, restaurant, bar/ conference centre,
- Tourist Information office and amenities on the north-east corner of Sterling and Parker Streets,
- Recreational uses including the swimming pool, bowling green and courts within the Memorial Park on the southeast corner of Parker Street and Sterling Street,
- Police complex on the corner of Parker and Templeton Street,
- DNRE Caravan Park site extending down to Salt Creek,
- Post Office and RSL/ Town Halls to Sterling Street south of the Memorial Park, and
- Salt Creek immediately north of the Parker Street block.

Land Uses within the **Non Core Area** include:

- Residential uses scattered throughout the remainder of the study area,
- Green Spine Links, including the riparian corridor associated with Salt Creek, the Arboretum to the north of Macarthur Street and the DNRE caravan park immediately east of Templeton Street,
- Semi- rural Precinct, including rural residential properties to the north of Macarthur Road and extending north along the Grampians Road,
- The Dunkeld School, north of Dickie Street and the Dunkeld Cemetery and Racecourse, and
- Properties to the south of the railway line including the Dunkeld Football Ground.



Core Area Streetscapes

This analysis (as detailed in Figures 2 and 3) indicates a need for the Urban Design Framework to:

- Promote a consolidated and active main street, with an appropriate mix of uses that attract local and regional clientele,
- Encourage the continued mix of business and residential land-uses in the main street,
- Provide opportunities for tourist accommodation in and around the core area of the township ie around Parker Street and Salt Creek,
- Evaluate the possible role for greater mixed entertainment / recreation uses to cater

for the needs of the community, in particular for young adults and children,

- Consolidate Town Centre uses including cultural and civic facilities and public 'green' spaces, and establish a link between the Parker Street, the Arboretum and Salt Creek, and
- Protect the semi-rural environment of the areas to the north of the township to maintain the rural character and its association with the Grampians.



The Grampians Ranges Panorama

Built Environment and Visual Setting

The form and fabric of Dunkeld has been shaped primarily by the presence of the Glenelg Highway and the natural features that surround the town. Travelling into the town from the east the magnificent backdrop is seen from a distance. Mount Sturgeon is visible as one of a number of mountains in the Grampians Range. Closer to the township, Mount Sturgeon dominates and the town really does have a feeling of a township at the foot of a mountain.

The town is characterised by a distinct lack of uniformity in terms of building styles, setbacks and building materials. Perhaps the only real consistency in the built form is the predominance of single storey dwellings. The predominance of single storey dwellings is an important part of the built environment, which without significant built form controls, has managed to protect the vista to Mount Sturgeon from most public places in the township. The streetscape consists of a few historic buildings juxtaposed with more modern built form, in particular of the high quality architectural landmark (in image and not scale) of the Royal Mail Hotel. This is largely due to the loss of many of the town's heritage buildings in a number of fires that have swept through this part of Victoria. The 1944 fire that swept through the township destroyed a large number of buildings in the town and including an estimated one third of all the houses in the township. The most recent fire swept through the town in 1977.



Parker Street's mix of building forms

Key built attributes of the study area's are:

- The Royal Mail Hotel Complex on the western gateway of the township,
- Single storey shopfronts, generally built to the street frontage,
- Single storey houses generally setback from the street frontage,
- Single storey civic facilities including the pool building, tourist information centres and amenities block,
- Single storey amenities block and shelters associated with the Caravan Park to Parker Street,
- Detached single storey brick and weatherboard residential buildings on large blocks on the periphery of the core study area,
- Large property to the north of the core area which is surrounded by a large sandstone wall, known as the Myers Wall,
- Bluestone "Lock up" buildings on the corner of Parker Streets and Templeton Streets and the Former Dunkeld Railway Station at the southern extreme of the township,
- Ageing Public hall facilities on Sterling Street south,

- Intact Post Office/ Residence to corner of Wills and Sterling Street,
- The Robco service station on the corner of Parker Street and Templeton Streets, and
- The historic Railway Station building (disused) to the south of the core grid.

These findings (as detailed in Figures 2 and 3) indicate a need for the Design Framework to:

- Encourage a lively mix of building forms and configurations that reiterate a strong sense of built diversity along Parker Street and avoid the perception of a typical retail strip centre,
- Protect the single storey scale of the township in recognition of its consistency of scale and the potential negative effects of higher development on the views to Mount Sturgeon,
- Review possible higher building forms close to Salt Creek where there is a natural depression in the landscape.
- Consider consolidation of land in the civic precinct to represent a recognised built 'hub',
- Acknowledge 'historic' attributes of the township, including the few valued remnant built elements, civic spaces and the prevailing street/ subdivision pattern, and
- Establish another key landmark building on the eastern approach to the township.
- Ensure building design excellence and innovation in all projects.

Landscape and Environment.

The landscape and environmental attributes of Dunkeld are unique and the primary attractions for permanent residents and visitors alike. The visual and environmental experience of Dunkeld is defined by the combined effect of its landscape, landform, built form, streetscapes and parkland. The most striking feature of Dunkeld, without doubt, is the magnificent backdrop of Mount Sturgeon and Mount Abrupt, which rises 'abruptly' from the flat plains that surround the Grampians geological feature. The movement of the earth pushing sand deposited by seas over 400 million years ago, resulted in thick layers being uplifted. Erosion of the layered sandstone by wind and rain over millions of years has resulted in the sheer rising cliff faces that contribute to the fascinating features we see today.

The landscape is the key to the continued vibrancy and economic development of the Township. The mountains themselves are protected by their inclusion in a National Park area. Views to the mountains however and the township's relationship with the mountain is not protected by any specific controls. The improved protection of the town's relationship with the scenic backdrop is probably the most critical aspect of this Urban Design Framework.

Much of the native vegetation in the areas has been cleared in the pursuit of settlement and agricultural practices. Estimates suggest that approximately 30% of the original native vegetation cover remain in the Glenelg catchment, while only 3% remains in the Hopkins catchment. Most of this lies within designated National Parks and State Forests. Some stands of native vegetation also exist along roadsides, as well as some remnant vegetation such as scattered River Redgums and Stringybarks on agricultural lands. The approach to Dunkeld for example, in particular from the west is well vegetated and regenerating at a considerable rate. Within the Township there are limited remnants of indigenous vegetation, other than broad canopies forming in the rear yards of private residences. This existing vegetation, while in private ownership is considered important in its contribution to the rural feel of the Township and should be retained wherever possible.

Salt Creek runs north of Parker Street and is a major environmental feature that has been largely forgotten until recent times. The re-introduction of native species to its riverbanks is the start of a regeneration process that can bring the creek back to the township and link with other water features in the area.



The Dunkeld Reservoir and Salt Creek System

Within Parker Street, *Eucalyptus ficifolia* (Red Flowering Gum) occupy the parts of the car-parking corridor and when flowing form a spectacular visual effect and bird attraction. These historic trees should be retained and reinforced as a key strength of the Parker Street experience.



Parker Street's Red Flowering Gum

These findings indicate a need for the Framework to:

- Protect the intimate scale of the township and relationships with Mount Sturgeon and Abrupt,
- Encourage the retention of all existing stands of native vegetation on public and private land,
- Encourage planting of native species along the entries to the township and Parker Street, and
- Encourage the continued upgrade of Salt Creek with additional native plantings.

Access and Movement.

Dunkeld is based primarily around the Glenelg Highway, which is the major highway linking Melbourne and Adelaide and runs east west through the township. Glenelg Highway provides access to Hamilton and its associated goods and services. Templeton Street is the main north- south route through the town and this connects with the Grampians Road to the north of the township. Grampians Road winds through the Grampians Ranges to Halls Gap.

Public Transport has not been available since the closure of the Dunkeld Railway Station and therefore the motor vehicle is the primary means of transport over longer distances. The reliance on the car, often for small trips within the township, creates problems at certain times with parking in Parker Street. This problem is usually at its worst on Friday nights and weekends when local accommodation is full.



Parker Street/ Glenelg Highway

Pedestrian networks throughout the township are poor in some places. Footpaths are not available in all parts of the township and are often not well lit or clearly defined. The Glenelg Highway carries large volumes of traffic and large articulated vehicles race through the town at regular intervals. Crossing the Glenelg Highway is not easy and is particularly difficult for the elderly or persons with prams or children. Limited pedestrian pathways connect between real township destinations such as the Post office, Shops and Memorial Park, rather pathways tend to be random with little consistency of materials or finish.

Access to Salt Creek is informal and the pedestrian is not encouraged to venture to the banks of Salt Creek as Fairburn Road, Dunlop Street and Sterling Street do not continue north to Salt Creek. Adams Street, which is indicated on historical subdivision plans, current zoning plans and cadastral map bases is not properly formed. This essentially prevents easy vehicle access or pedestrian access to the immediate area.

These findings indicate a need for the Urban Design Framework to:

- Improve pedestrian links in the township by ensuring continuous, clearly defined footpaths.
- Investigate the re-opening of Adams Street to create a connected loop between Parker Street, Adams Street and Templeton Street.
- Investigate the introduction of paths 'off the beaten track'.

- Investigate the demarcation of more car parking spaces along Parker Street to allow for more efficient angled parking.

4. Consultation.

In preparing an Urban Design Framework for Dunkeld, the Consultant Team has embarked upon a consultation process to define the inherent values of the Study Area to stakeholders and issues which would impact the design process and feedback to the draft Urban Design Framework itself.

Essential to the Urban Design Framework project, is its capability to positively contribute to the creation of a safe, accessible and participatory environment, which heightens the recreational and cultural experience of the area, while maintaining and enhancing the town's unique character and intimacy. Accordingly, it was considered important to include not only local permanent residents who use the Town, but also other key stakeholders who may reflect an 'external' view of the Township opportunities.

The objectives of the consultation process were:

- To raise the local community's awareness of the Project and encourage their participation;
- To involve community and stakeholder participation in the development of the Urban Design Framework;
- To identify and understand community stakeholder needs and key issues from the community and stakeholder's perspective; and
- To obtain feedback from the community and stakeholder throughout the Project.

4.1 Consultation Process

The Dunkeld Urban Design Framework has embarked upon a detailed consultation program as part of the analysis and planning and design process. For the purposes of this project, a two-fold consultation program was undertaken, including;

- Introduction and publicity at Project Inception,
- Review of Issues and Opportunities, and
- Review of Draft Framework Concepts.

These consultations have been undertaken through a series of media, including the issue of local newsletters, public notices, public radio interview and announcements, public displays, questionnaires and public meetings. In addition to this public process, the progress of the Study was also reported to the Steering Committee at four Steering Committee Meetings throughout the course of the study. Minutes of meetings 1 to 3 are included in Appendix 1.

Feedback on the progressing Urban Design Framework has been received and considered from the following consultation meetings and events.

Service Authorities

Service Authorities and Government Departments consulted as part of this Urban Design Framework include:

- Department of Natural Resources and Environment,
- VicRoads,
- Powercor,
- Catchment Management Authority, and
- Glenelg Water Authority.

The outcomes of the discussions held with these authorities included:

- Acknowledgment that undergrounding of powerlines was possible subject to funding,
- Expression of difficulties of reducing speed limits through towns on main highways ie cannot be reduced below 60 kilometres, but support for urban design measures to encourage speed reduction including the planting of trees along Parker Street,
- Recognition of the benefits of improving the link between the main township and Salt Creek,
- Recognition of the upgrade of Salt Creek and encouragement of the re-establishment of a broad range of native vegetation and inclusion of a reference to pest control,
- Encouragement of the careful selection of road alignments and walking paths to ensure minimum impact on the environment, and
- Improved integration of the management of natural resources.

The DNRE provided a detailed written response to the analysis material and draft Urban Design Framework. This response is included in Appendix 2.

Information Day

Formal community consultation commenced with an information day held on Sunday 28th October 2001. The event was held at Memorial Park on Parker Street. Approximately 100 people attended the event, which was combined with a sausage sizzle generously provided by the local Lions Club. Feedback about the displayed material was sought formally through a questionnaire and informally through discussions with those who attended over the four-hour display period.



Information Display in Memorial Park

Residents and visitors to the area were encouraged to critique the team's preliminary analysis, and provide their own comment on study area values, key issues and/or aspirations for the project. The feedback arising from this initial consultation in association with the consultant team's physical analysis of Dunkeld provided a basis to focus on meaningful design responses to relevant local stakeholder and community representative issues.

Generally, the existing condition as described in chapter 3 of this report were confirmed and reiterated in discussions with stakeholders and community representatives:

Questionnaire

Approximately 30 people completed the questionnaire circulated at the information day (Appendix 3). The questionnaire sought to provide the consultant team with a basis appreciation of:

- The age group of respondent and basis of interest in the area(permanent resident or tourist);
- The respondent's insights about changes to the main Street and township generally over the last five years; and
- The respondent's insights on the more and less attractive parts of the study area and the areas of the study area where improvements could take place and the type of improvements which may be warranted.

Generally, the existing condition as described in chapter 3 of this report were confirmed and

reiterated in questionnaire responses:

Public Exhibition and Presentation of the Draft UDF

The final phase of the consultation process involved the public exhibition of the Draft Dunkeld Urban Design Framework for one week during March 2002. The Draft Urban Design Framework was placed on exhibition at the Dunkeld Post Office, the Parker Street Take Away Store, the Dunkeld Tourist Information Centre, the Royal Mail Hotel and at the Southern Grampians Shire Council in Hamilton.

A presentation of the draft Urban Design Framework was held at the local RSL Hall in Sterling Street at 6pm-8.30 pm on 21 March 2002. Approximately 70 people attended the meeting. Draft Strategic Directions and draft local actions were presented to those in attendance. An 'articulation' diagram of those local actions was also presented to give an idea of one way in which the town might develop over the short to medium term if the Urban Design Framework is embraced and implemented. Project profiles, priorities and responsibilities were also presented.

4.2 Summary.

The nature of the responses received in the various stages of the consultation process is expressed in the following Chapter of this report.

The review of the findings from the consultation process for the Urban Design Framework has generally confirmed the physical analysis of the core and non-core areas as defined by the consultant team. It has revealed a high level of consistency in the matters and issues raised, which has provided a strong impetus for the design responses as reflected in the draft Framework. As such, the outcomes of the consultation process included:

- Confirmation of the existing conditions described in Chapter 3 of this report;
- The reinforcement of strong stakeholder and community support for the maintenance of the existing low scale township feel and the protection of the town's visual association with Mount Sturgeon and Mount Abrupt and the Grampians Region;
- Strong discouragement for significant structural change to the form, shape and size of Parker Street;
- Strong support for improving the safety of Parker Street by reducing pedestrian / traffic conflict;
- Support for additional businesses and services in Parker Street and the continuation of the mix of residential uses and business uses;
- Strong interest in the future retail, service and civic mix of Parker Street, concerns over the loss of convenience shopping, and mixed reaction to increase tourism opportunities, cafés and accommodation;
- Strong support for improvements to Salt Creek and the opening up of the township to it.
- Support for improvements to Parker Street, town entrances and the residential areas with the provision of landscaping and tree planting provided it does not block views of Mount Sturgeon and Mount Abrupt; and
- Strong support for infrastructure and amenity improvements, particularly the undergrounding of existing overhead powerlines and improvements to the condition and treatment of the footpath and toilet amenities.

5. Issues & Opportunities

Stage 2 of the Dunkeld Urban Design Framework process involved the identification of the key physical, social, commercial and environmental 'issues' identified through analysis and consultation and the exploration of prospective opportunities. The aim of this phase of work was to develop a spectrum of Framework 'ideas' for discussion and assessment with the community, stakeholders and the Steering Committee. Response to particular 'opportunities' would then be utilised as a basis for the evolution of the Urban Design Framework.

5.1 Issues Identification.

Urban Design Framework issues were identified through an intensive working sessions involving key planning and design team members with an aim to define the 'spectrum' of structural and/or cosmetic enhancements that may occur in the Dunkeld Township in response to the stated needs of communities and stakeholders. The 'ideas' sessions focussed on generating urban design options for the township examining the interfaces with the Grampians region.

Key issue themes identified are listed below in the categories of Strategic Issues, Built Form/Image, Land Use/ Activity, Access/Transport and Environment and illustrated in Figures 5 to 9.

Strategic Issues

- Consolidate Recreation Facilities,
- Manage Growth Corridors,
- Sensitively Service Tourism,
- Extend the Green Web of Creeks,
- Achieve a 'Main Street' Feel,
- Define a Sustainable Regional Role,

Land Use & Activity

- Maintain Local/ Regional Services,
- Opportunity for Housing in the Main Street,
- Form Clear Meeting / People Spaces,
- Improve Park Amenities,
- Encourage 'multi-purpose' premises,
- Manage Growth and Define Core Area boundaries,

Built Form & Image

- Form Better Public Places,
- Acknowledge Key Viewlines,
- Maintain Open Street 'feel',
- Green the East-West Corridors,
- Existing Buildings High Quality Frontages,
- Reveal Local Stories / History,
- Upgrade intersection of Templeton/ Parker Streets,

Access & Transport

- Safer Pedestrian Crossings,

- Traffic Calming/ Road Narrowing,
- Convenient Parking Spaces,
- Remove 'all' Barriers,
- Manage Visitor Movements,
- Improve links to Hidden Destinations,

Landscape & Environment

- Protect All Existing Vegetation,
- Provide Shelter,
- Highlight the Pastoral Attraction,
- Pollution Pressure - Manage Run-off,
- Refine Memorial Park,
- Restore Salt Creek,

5.2 Community Feedback.

The contextual analysis and a subsequent issues and opportunities package were presented to the community at the information day on 28 October 2001. Feedback was obtained through a questionnaire and verbal discussions. In summary, the feedback received is outlined below:

Parker Street

- The Royal Mail Hotel is generally considered to be an attractive entry to the township,
- Need slow the traffic down in Parker Street because of dangers to young and elderly,
- Need to introduce pedestrian crossings and limit speed of trucks and cars,
- Need to improve footpaths and create a more 'walkable' town,
- Mixed reaction about the re-location of the swimming pool which is potentially being re-located to near the existing school,
- Township needs a better entrance to the east,
- More trees are needed and more gardens,
- Underground powerlines for the remainder of Parker Street,
- More angled car parking spaces,
- Improved Street lighting,
- Subdued heritage colours used in main street,
- Improved signage for streets and heritage buildings,
- More shopfronts and new uses like butcher, baker and banks, and
- Removal of buss parking on Parker Street.

Other Township Areas

- Additional opportunities for tourist accommodation,
- Promotion of Dunkeld as a great place to retire,
- Upgrade of Salt Creek with additional water plantings,
- Generally agreed that the township's location was its major asset and that this must be protected at all costs,
- Protection of the township's heritage,
- Sewage underground and connection of reticulated system,
- Cleaning of the gutters,
- Use of local native plants in landscaping,
- Flashing Lights at Templeton Railway Crossing,
- Develop walking and cycling tracks, including a historical walk,
- Development of the sporting complex,
- More trees on streets,

- Increased attractiveness of township entrances,
- More shops for seniors, and
- Improvement of the DNRE caravan park.

Surrounding Rural Areas

- Prevention of small subdivisions.
- Upgrade of the Victoria Valley Road from Victoria Valley to Mirrantawa Gap,
- Keep highway either side of the township tidier,
- Upgrade the rural road network,
- More places to sit, recreate and picnic, and
- Improvement of walking tracks around township and more camping spots in the Southern Grampians Region.

5.3 Preferred Design Directions.

Following Steering Committee review of issues and opportunities feedback, a range of key strategic and local design and policy actions were agreed as a basis for the establishment of the Dunkeld Urban Design Framework. These directions are discussed in detail in the following chapter.



Public Display and Sausage Sizzle: 28th October, 2001

6. Dunkeld: Urban Design Framework

The outcome of Stage 3 of the Dunkeld Urban Design Framework is an agreed vision for the study area that meets the expectations of stakeholders and the stated needs of the local community.

The following chapter describes such an agreed concept for the Dunkeld Township, addressing the spectrum of issues that have emerged during the analysis and options processes: from broadscale Township structure and land use to detailed spatial design and public domain treatments. These are illustrated in Figures 10 to 12.



Traditional Housing to Parker Street

It should be stressed that the Vision as described is a 'concept' and a guide for more detailed design, comment and review. The plan should not be viewed as a restrictive blueprint, but a flexible strategy whose emphasis may be adapted to meet the changing demands of the local or visitor community.

6.1 Urban Design Objectives.

In keeping with the expressed requirements of the brief, the following objectives of the Urban Design Framework have been defined:

Strategic Objectives

- To protect and enhance the existing quality of place in Dunkeld while accommodating for increased demand for recreation and tourism activities,
- To retain and consolidate the highly valued informal feel of Dunkeld's public domain while providing for the necessary degree of amenity, safety and function in the Township's streets and parks,

Planning & Design Objectives

- To consolidate residential and tourism uses within the established Township area south and east of Salt Creek and carefully manage division of land to the creek so as to protect the Town's green threshold,
- To define parameters to guide and control the scale, and form of building within the Town, to ensure that the intimate single storey feel of the place is maintained,
- To contain the extent of the Township's services within the core Parker Street block between Sterling and Dunlop, minimising 'creep' into adjoining residential areas,
- To encourage a diverse and active shopping area that includes ground level 'vibrancy' including outdoor dining, shopfront display and inviting building entry,
- To determine a suitable location and form for a central meeting place within the Township to fulfil an important civic and community role,
- To incorporate subtle treatments to the public domain and encourage design articulation of private buildings that responds to the rural character of place,
- To establish streetscape and parkland design formats that protect and enhance views through and to Township and from the Township to the Grampians,
- To create stronger linkages between Dunkeld's Township strip and the adjoining Salt Creek and reservoir reserves through improved visual and physical connections,
- To reinstate the informal 'rural' feel of Parker Street, through the building setbacks and sensitive management of verge planting and car parking,
- To minimise the amount of visual clutter in the Parker Street streetscape including signage, services and under-utilised street furnishings,

- To establish discrete 'marking' of Township along the Glenelg Highway from entries to the east and west, and
- To encourage principles of environmentally sustainable design in the planning of both private property, public domain and creek corridors, including the use of appropriate materials, drainage management, erosion control and resource management.

Transport & Infrastructure Objectives:

- To focus active recreation and leisure facilities, including Aquatic, sports and education services for the local community to the north of the core Township,
- To establish equitable, efficient and safe patterns of movement for cars and pedestrians within the Parker Street corridor with minimal capacity for conflict,
- To redistribute car parking within the Township so as to provide convenient access to both the core and peripheral blocks for local and visitor vehicles (including buses),
- To improve access to and through the Parker/ Templeton Street junction to enable efficient movement of local and tourist vehicles to Mount Sturgeon and the Grampians,
- To provide suitable convenient amenities and accommodation to service local tourism including improved regional 'showcase' facility and information,
- To reinforce a role for the Memorial Park following relocation of Aquatic facilities through the insertion of a civic facility that can service the local community,
- To define a sustainable role/ activity for Caravan Park site and the Highway Crossing of Salt Creek that 'fits' with the site's sensitive environmental and cultural heritage,
- Introduce traffic management measures that will reduce the speed of local and heavy truck traffic along the Glenelg Highway (Parker Street),
- To achieve both frontage and access to the important Salt Creek corridor as a means of raising awareness of the environmental attributes/ sensitivity of the Township,
- Undertake infrastructure modifications that will reduce the visual and amenity impacts of existing above ground services,
- To establish improved links between existing pedestrian networks along Salt Creek that are sensitively designed so as not to impede the environmental capacity of the corridor, and
- To form clear new pedestrian access between the Tourist Information Centre the Memorial Park, and Salt Creek.



Anzac Memorial, Parker Street

6.2 Proposed Urban Design Framework Elements

In keeping with the above objectives and the key design directions as defined in the options phase, the proposed physical framework for the Dunkeld Township is encapsulated within key recommendations. These are illustrated in Figures 10 and 11 and are:

Strategic Directions**W. Salt Creek Upgrade**

Realise the importance of the Salt Creek corridor as an excellent environmental resource with potential as an easily accessible recreation, tourism and natural attraction.

C. Protect Core Township

Devise guidelines controlling the height, scale and form of any new development on Parker Street to ensure that the intimate scale of the core township block is protected.

T. New Accommodation

Focus new accommodation for permanent or itinerant residents to the east of Sterling Street, ensuring a residential address to both Parker Street and Salt Creek.

P. Parkland/ Civic Upgrade

Recognise the strategic importance of the Parkland block, ensuring the relocation of any recreation facilities (ie pool) permits the extension and enhancement of 'civic' uses.

I. Infill Residential

Limit the expansion of the Township beyond its recognised boundaries and encourage new infill residential development on vacant blocks within the core Township precinct.

M. Managed Subdivision

Limit the extent and density of subdivision to the north of MacArthur Street to ensure that development does not impede on significant views to the Grampians to the north.

N. Recreation/ Training

Recognise the formation of a new recreation and leisure 'hub' to be located to the north of Dunkeld as a major focus of activity in a rural residential setting.

*Local Actions***1. Native Corridor Entries**

Form a strong band of native Eucalypt Tree planting on both sides of the Highway, marking the entry to Dunkeld from the east or west.

2. Contain Development

Ensure that the Township does not expand considerably to the west or the south, encouraging consolidation of the Dunkeld's core Town blocks.

3. Eucalypt Avenue Effect

Create an attractive avenue of Red Flowering Gums (*Eucalyptus ficifolia*) protected within timber tree guards along Parker Street from Templeton to Dunlop Streets

4. Highway Streetscape

Upgrade the quality and presentation of buildings fronting Parker Street, and protect the mix of traditional shopfronts, and setback houses with attractive front gardens.

5. Continuous Footpaths

Establish a consistent and continuous network of hard paved concrete pedestrian footpaths with defined points for pedestrian crossing of main roads.

6. Town Junction

Consider the Parker and Sterling Street junction as the physical 'heart' of Dunkeld where access to parkland, retail and tourism services and the creek are attainable.

7. Art Craft Corridor

Define an area on Sterling Street, south of Parker Street where special art/ craft goods may be displayed and sold, ensuring continuous active uses around the park.

8. Bus Parking Zones

Specify two discreet areas for coach parking on Sterling Street, north and south of Parker Street, allowing for easy access to the Park, Creek or Retail services.

9. Park Upgrade

Restore the Parkland with improved pathways, lighting, play equipment and boundary fencing.

10. New Meeting Place

Consider opportunities to form a new public 'meeting place' such as a hall or shelter over the existing swimming pool as a new and meaningful Town focus.

11. Reveal Bowling Green

Remove barrier plantings and screens that conceal the Bowling Green from the Street to reveal the attractive image and activity of the Bowling Club grounds.

12. Refined Highway Corridor

Reduce the 'perceived' width of the Highway through Dunkeld by colouring corridors of angle parking to either side of Parker Street and inserting street trees.

13. Motel Trade Area

Review the potential of the Templeton and Parker Street junction as a western gateway to Dunkeld with prospect for commercial and accommodation uses.

14. Turn Lanes to North

Form dedicated turn lanes from the Highway into Templeton Street north allowing for minimal conflict with local or tourism traffic heading north to the Grampians.

15. Entry Markers

Install distinctive and legible signs constructed of stone and steel that mark the entry into Dunkeld along the Highway at the east and western entries to Town.

16. Outdoor Play

Focus on the provision of sensitively designed outdoor or adventure playground on DNRE land along Salt Creek as suggested in the Dunkeld Marketing Strategy.

17. Landmark Opportunity

Encourage development of 'proud' buildings to the Templeton/ Parker Street junction that mark the town's eastern entry with recognisable presence.

18. Tourism Accommodation

Extend the band of tourism focused accommodation abutting Salt Creek further to the east so as to form a continuous town frontage to the Salt creek corridor.

19. Showcase Facility

Extend the services offered at Tourist Information to allow for a display of local produce (such as foods or merchandise) within a dedicated 'showcase' building.

20. Open Views to Creek

Control landscape plantings and building height to ensure that short views towards Salt Creek and long views to the Mountains are available from Parker Street.

21. Town Links to Creek

Extend existing and proposed footpaths towards a regenerated Creek corridor as one of the key 'native' public open space resources from the Dunkeld community.

22. Salt Creek Upgrade

Embrace Salt Creek as a native environmental corridor through the planting of new shade trees and water edge/ native grasses to restore the integrity of the waterway.

23. Environmental Art Trail

Improve the pedestrian/cycle trail along Salt Creek and generate a series of historical or educational markers that invite and inform and tell a story about Creek life.

24. Green Gateway

Improve the image and function of the Templeton St crossing of Salt Creek through landscape treatments, bridge balustrades and lighting that mark this Town entry.

25. Powerline Relocation

Locate power lines underground or bundled behind shopfronts so as to limit the amount of visual clutter in Parker Street and allow for full growth of street tree planting.

Summary.

Collectively, and to some extent individually, these key strategic and local initiatives are special projects that form the basis of an articulate Urban Design Framework for the Township. They are the key proposals that will facilitate sensitive change in Dunkeld and protect its role and image as a key local hub in a particularly special rural landscape

The total impact of these important initiatives are articulated in the following 'vision statement' and in more detail in section 6.4

6.3 A Vision for Dunkeld

The vision for Dunkeld does not seek to promote significant 'change' of any type, rather it aims to protect and enhance the very unique spatial and environmental qualities of place that are experienced within and around this intimate informal Township.

The vision for Dunkeld seeks to contain the sense of the 'Township' within the core blocks facing Parker Street, between Sterling and Dunlop Streets, forming a clear and distinguishable 'Township' strip reflecting a mix of retail residential and tourism oriented uses. The height of buildings along Parker Street is limited to 1 storey (4m), with the prospects of 2 storey buildings (to maximum 7.5m) on lower ground adjoining Salt Creek. Height limits reinforce the 'open' feel of the Parker Street streetscape and ensure the continued presence of Mount Sturgeon and the Grampians Range to the north. The mix of building types, garden setbacks, façade treatments and colours along the length of the streetscape reflects the diverse character of the Township's built form and its evolution, with remnant forms from many eras of the Township's growth and transition. New contemporary design is reflected in the extended tourism and community facilities located to the east of the Parker and Sterling Street junction, with the upgraded Memorial Park, Regional Showcase and Civic Hall forming an important anchor aside to the Traditional strip. A new corner gateway building is located on the corner of Parker and Templeton Streets, balancing the role of the Royal Mail Hotel to the west. Continuous footpaths and a bold avenue of Red Flowering Gums have been established on either side of Parker Street, allowing residents or visitors alike to enjoy a walk along the street and experience the diverse retail, tourism or residential activities of Dunkeld. Open views and pathway links down to the Salt Creek environment corridor and further on to Mount Sturgeon are available from the heart of the Township. No building or suite of buildings stands out along the Street, rather the streetscape is experienced as a low scale open corridor with 'framed' views outward towards the Township's unique natural surroundings. Collectively, the mix of feature corner buildings, freestanding garden residences and traditional attached shopfronts, in association with the set pieces of Mount Sturgeon, Salt Creek and the broad informal north south streets creates a very special 'feel' that is characteristic of Dunkeld.



Environmental Enhancements to the Creek corridor

The vision for Dunkeld reinforces the delicate mix of local and tourism services ensuring that the 'real' destination quality of the Town, namely its 'local sense of place', is not eroded. The coexistence of the Royal Mail Hotel, Township stores, generous garden Residences, milk bar and gift stores, with tourist information and expanding art/craft uses complements the considerable recreation/ environmental features within the Town. The Memorial Park has been upgraded with new civic facilities and better links to the adjoining tennis, bowls and picnicking areas. The Memorial Park, new adventure playground and Salt Creek environmental trail form a memorable chain of recreation/ environmental 'events' that encourage sustained activity throughout the year. New bungalow style residential accommodation (for permanent or tourism use) has nestled sensitively towards the edge of

the Salt Creek, bringing greater activity and surveillance to this once forgotten edge. More formal tourism accommodation, including an integrated motel and commercial hub has established at the eastern gateway to the Township. A new public hall has been integrated over the top of the former swimming pool, establishing a contemporary structure in a parkland setting. The space is used for formal gathering of the community, the screening of movies and civic celebration, sharing a role with the RSL, tennis and bowling club. The Memorial Park itself is graced with a new children's playground and comfortable park seating and picnicking points from which to enjoy the memorable view. More than just retail activity occurs along Parker Street, where widened footpaths have created ample space for outdoor dining and a generous 'meeting place'. The street is the place to meet and experience the friendly atmosphere of Dunkeld.

The vision for Dunkeld aims to create a safer, more accessible and convenient Township environment that is not necessarily dominated by the motor vehicle (or buses or trucks). Walking to and through Parker Street and the Salt Creek corridor is a primary Township activity which is supported by a new regime of pedestrian footpaths, trails and crossing points that are 'barrier free' for all abilities and ages. New pedestrian viewing platforms are formed at the end of Sterling Street to allow for viewing of the panoramic creek and mountain setting. Cars, buses and trucks drive carefully through the Township at reduced speeds as a result of the narrowed carriageway width, the well sign posted pedestrian crossing points and the likelihood of vehicles reversing from angle parking to either side of Parker Street. Refined turning lanes have been formed at the junction with the Victoria Valley Highway to enable safe turning for the many tourist cars and coaches passing through and stopping at the Town. Buses are encouraged to stop and park off Parker Street in dedicated lanes on the east side of Sterling Street, enabling tourist access to the Park, information centre and shops. Car parking along Parker Street has been 'formalised' through clear colour/ line markings (and extended to the east) to both sides of the street in between groupings of established Eucalypt street trees. Residential or service vehicles accessing the Township are contained in discreet and well-concealed car parking courts off the main street. As with the Township image, Dunkeld is a predominantly pedestrian scale and has excellent and safe pedestrian services.

The vision for Dunkeld seeks to reinstate the culture and image of the place as an intimate rural town with the best to offer in terms of local goods, leisure and entertainment. The vision aims to recognise and celebrate Dunkeld as an inherently 'local place' (with a local community), with a regional presence as a tourism destination of state significance. The Township has maintained its intimate scale and 'casual' rural atmosphere through a series of enhancements that have reinforced a local sense of place and communicated a contemporary design quality. Most improvements are barely noticeable and have simply enhanced the function (as opposed to the look) of the place. The removal of the remaining power poles on Parker Street and the restoration of Town's historic stone/ brick drainage channels are largely unnoticeable, but have substantially improved the traditional experience of the Town. The upgrading of poor quality facades along Parker Street and the protection and extension of canopy vegetation in streetscape and private gardens across the Township has progressively restored the integrity of the rural Township. Importantly, the occasional infilling of inactive/ non-contributory sites with responsive contemporary architecture containing ground level retail activity has generated new interest in the Township as (it was historically) a place to live, work and visit. The Township now portrays a special mix of old and new, which combined with the dominant and ever-changing character of the rural landscape and the Grampians backdrop reflects a very special quality of place.

6.4 Key Framework Strategic Directions

The following seven (7) strategic directions are proposed as part of the Dunkeld Urban Design Framework:

W. Salt Creek Upgrade

Realise the importance of the Salt Creek corridor as an excellent environmental resource with potential as an easily accessible recreation, tourism and natural attraction.

Salt Creek has long been ignored as an 'asset' in Dunkeld, in the main considered as the drain behind Parker Street uses. While the creek environment has progressively deteriorated over generations, its alignment and role as a key strategic landscape corridor passing through the Dunkeld township grid provides excellent opportunity to both restore and reveal the creek as a Township feature that adds to the existing suite of attractions in Dunkeld.

Salt Creek forms part of a network of drainage gullies extending across the town grid to the west and south and strongly connected to the historic reservoir precinct to the north. The manner in which this vital 'web' of gullies and waterways crosses the township highlights the capacity for water and environmental attractions to be accessible (both visually and physically) from almost all streets within the core Township. Potential exists to 'mark' the many points where the town grid intersects with creek and establishing some respect in the form of 'residential frontage' to the creek environment. The extensive availability of water edge land suggests that prospective new development, for which there is considerable tourism demand, should 'front' or address the creek and enjoy northerly views across the corridor to the Mountain range.

The undeveloped nature of the corridor and its proximity to Parker Street and the core town grid provide unique conditions whereby residents and visitors alike can conveniently access the corridor and contribute to its sustainable development. Restoration of the Creek corridor in landscape and environmental terms should be a key strategic emphasis, while also carefully managing 'human' intervention in the form of a chain of activities and recreation events along the length of the creek. These may extend from well outside the Township, linked with the base of Mount Sturgeon or beyond and be more concentrated at the Town's core around Parker Street and the junction with the Victoria Valley Highway.

C. Protect Core Township

Devise guidelines controlling the height, scale and form of any new development on Parker Street to ensure that the intimate scale of the core township block is protected.

One of the most significant outcomes of increased tourism interest in Dunkeld will be the progressive erosion of the Township's older buildings stock and its replacement with new and often contemporary building forms. In some cases, the design of new buildings within the Township have gone a long way in their response to the local conditions in terms of the form of the architecture, the use of material and finishes and the proportion of solid and transparent elements (ie Royal Mail Hotel). There are however, the prospects of standard 'suburban' or 'urban' built form outcomes that have minimal respect for the existing quality of place.



Original Town Subdivision Format

The traditional and prevailing character of the Township's building stock is low in scale (1

storey) and 'mixed', comprising a combination of flush or setback homes, retail shopfronts, residences and service station buildings. While it is not the intention to 'restore' such a mix of forms, proposed development guidelines aims to 'build in' a mixture of low building forms that are each responsive to the sensitive image of Dunkeld, whilst being 'distinctive' in their own right. There are very few ways that public policy or statutory frameworks can 'control' the final image and form of proposed buildings, other than through guidelines to manage clearly definable parameters such as height, setbacks, colours and the like. It is recommended that these parameters be closely controlled (in particular height to one storey) and that diversity of 'finish' be encouraged within the overall envelope. Subtle rural/ earthy colours and the contemporary use of traditional rural timber and steel should be established within the structure and proportion of traditional 'Township' shopfront buildings. New retail/ commercial development along Parker Street should incorporate generous glazed opening with broad cantilevered or post supported verandahs, discreet entries with low key signage, and solid parapets. Car parking and service access should be concealed behind the continuous active frontage at all times.

T. New Accommodation

Focus new accommodation for permanent or itinerant residents to the east of Sterling Street, ensuring a residential address to both Parker Street and Salt Creek.

The township block bound by Parker, Sterling, Templeton and Adams Streets should be strategically identified as a prospective precinct for new residential accommodation for tourism purposes. This land, largely undeveloped and with an open aspect to Salt Creek and the Grampians and closely linked to the main street commercial and civic activities provides the best possible position for new integrated tourism lodgings. The model established within the existing Royal Mail Hotel complex, with attached bungalows or freestanding units overlooking the Salt Creek provides an excellent benchmark from which to initiate accommodation in this precinct.

Development of residential units (for medium to short stay) along the new Adams Street/ Salt Creek frontage should be carefully integrated into the native landscape cover. In this instance, proposed development may be best managed as detached units set within the sloping woodland, with less of a formal 'urban' arrangement. Development on the lower reaches of the land, close to Salt Creek may achieve a 2 storey profile (to a defined height) assuming that buildings roofscapes are not visible from any part of the Parker Street streetscape. Consolidation and redevelopment of this land should be subject to the preparation of an Overlay Development Plan, which address the vital issue of building height, frontage to all sides, concealment of car parking and protection of existing vegetative cover. A diversity of building forms should be encouraged so as to reflect the mixed/ evolving character of the Township's architecture.

P. Parkland/ Civic Upgrade

Recognise the strategic importance of the Parkland block, ensuring that the relocation of any recreation facilities (ie pool) permits the extension and enhancement of 'civic' uses.

The existing Township block bound by Parker, Sterling, Templeton and Wills Streets is relatively undeveloped and devoted largely to civic or recreation uses in the Memorial Park, Pool, Bowl and Tennis Courts. While it may be expected that private development will occur along Templeton Street, the strategic definition and consolidation of the remaining sector of the block for parkland, recreation and civic purposes is a prime opportunity. This critical Town block is intimately linked to visual spaciousness of the Parker Street streetscape and the 'experience' of passing through Dunkeld must be strongly reinforced as a relatively 'manicured' green hub in contrast to the open natural rural qualities of the Town's threshold.

Rather than dividing this core green block into distinguishable parts and diminishing its presence as an intact place, the strategic emphasis should seek to unify the place establishing complementary relationships between meaningful civic and passive or active recreation uses. While it is likely that the existing pool complex will be relocated, strategic opportunities exist to reuse the pool site to form some type of civic meeting place, be it hall, shelter or meeting rooms. Such a facility can be the connecting element, centrally located and servicing the historical Memorial Park, the Bowling Club, an upgraded Court precinct and the Anzac Memorial. Prospective linkages between this Parkland block and the Tourist Information Centre and adjoining Salt Creek corridor are also worthy of consideration.



Create a 'People' Meeting Place

I. Infill Residential

Limit the expansion of the Township beyond its recognised boundaries and encourage new infill residential development on vacant blocks within the core Township precinct.

The increased importance of tourism accommodations within Dunkeld and the limited supply of short or medium term housing has already placed considerable pressure on the Township to provide for new forms of accommodation. Within the existing core town grid, the capacity for a range of housing forms is considerable, with a large number of vacant or under-utilised parcels providing opportunity for denser development that maintains the visual aspect towards the Grampians and proximity to the Parker Street spine. The provision of alternative forms of housing in 'infill' format within the existing core grid will generally be smaller in size (two or three bedroom bungalows) which contrast with the typical Dunkeld home (on a large lot) and contribute to a healthy mix of housing types within the Township.

Increased densities within the core grid (within the single storey scale) will also increase the sense of surveillance and security along all streets at all hours and throughout the year, and generate a consistent market or secure catchment to the benefit of local traders. In most instances denser housing forms should be carefully 'nestled' in behind the traditional dwellings or shopfronts so as to limit the visual impact of density from the streetscape. Realisation of increased densities or infilling within the core township grid may be achieved through Shire planning incentives including relaxation on car parking provisions and/or minimal infrastructure demands.

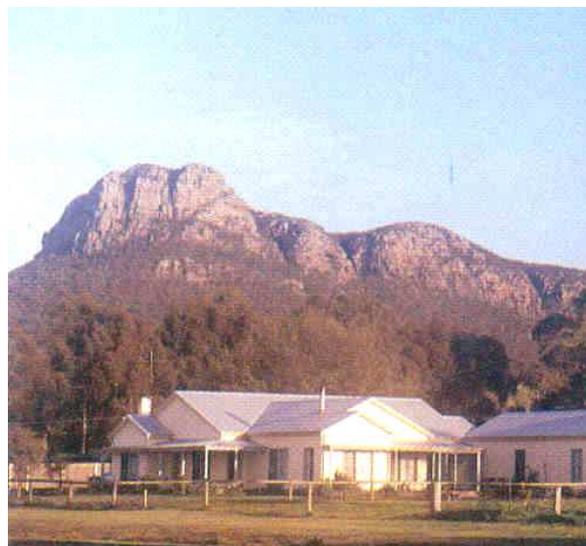
M. Managed Subdivision

Limit the extent and density of subdivision to the north of MacArthur Street to ensure that development does not impede on significant views to the Grampians to the north.

The strategically important 'wedge' of land positioned to the north of Dunkeld between Grampians Road (Victoria Valley Highway) and Old Ararat Road should be carefully managed to ensure that the vital rural threshold between the Township and Mount Sturgeon is protected. This important open landscape is presently subdivided in large lots to a rural residential format (1 to 2 acres) allowing for key views from the core Dunkeld Township and the northern approach to the Victoria Valley Highway towards the Mountain landscape. It is probable that further subdivision and development of this land, to quarter acre lots with detached dwellings for example, will significantly limit the capacity to experience the

excellent aspect to scenery at this point and as such constraints on further subdivision and development density should be applied.

The demand for subdivision and development of this land is limited in the first case, and it is envisaged that a satisfactory quantity/ supply of standard lots are available as infill within the core township or to the land east of the Salt Creek. Limitations to subdivision of this land also support consolidation of the Township areas and limit the capacity to achieve any manner of 'suburban sprawl in Dunkeld. It should also be noted that the wedge land in question is also positioned alongside the important Dunkeld reservoir site (now the evolving Arboretum) and the Victoria Valley Highway gateway which will also in due course establish as a strong native ribbon. The visual sensitivity of these adjacencies again suggests that strategic emphasis should be placed on preservation of the generous proportions of lots within this quarter.



Protect Views and Maintain the Town's Green Threshold

R. Recreation/ Training

Recognise the formation of a new recreation and leisure 'hub' to be located to the north of Dunkeld as a major focus of activity in a rural residential setting.

Proposed active recreation and sporting complex development to the north of Dunkeld's core grid in association with the existing School land is fully supported from the strategic perspective. These services are closely linked to the educational hub growing to the northern extent of the Township, and while these may be seen as drawing activity away from the core area, their purpose as a primary 'local' facility providing active recreation and entertainment is to be encouraged. The proposed definition of a strategic sport and recreation precinct within this area (incorporating the racetrack) may assist in the realisation of the proposal complex, however, its focus should rely on local active recreation, leisure and entertainment, with key civic and community facilities retained within the core town blocks. Some satellite recreational facilities (such as 2 multi-purpose outdoor courts) should also be retained in the Township.



Recognise Recreation Needs

The challenges to be realised in the development of such a facility on the Town's periphery relate to the visual and landscape integration of buildings in the rural landscape. Sensitive planning and design that reflects the ESD and has minimal impacts on existing rural or rural residential land should be of the highest priority. As such proposed buildings should be no higher than 1 storey (acknowledging that an indoor court may be up to 6m in height) and care should be taken in the configuration and orientation of car parking, lighting and interface design.

6.5 Key Framework Local Actions.

The following twenty-five (25) local actions are proposed as part of the Dunkeld Urban Design Framework and reflected in the Township Plan in Figure 12 and associated image cues on Figures 13 and 14:

1. **Native Corridor Entries**

Form a strong band of native Eucalypt Tree planting on both sides of the Highway, marking the entry to Dunkeld from the east or west.

The existing belt of native Eucalypt vegetation marking the entry to Dunkeld from the west provides an excellent and imageable approach to the Township without hindering short and long views to the Grampian Ranges to the north. Remnant Eucalypt stands also occur within the Highway Road reserve to the east of the Township, providing a unique opportunity to consolidate canopy cover and form an equally bold native corridor that defines the arrival into Dunkeld.

While it is expected that Dunkeld's core Township blocks are defined by a urban and landscape design treatment that are particular to the main street image, enhancements to the Township 'approaches' require a sensitivity to the prevailing 'rural residential' or township fringe character. This is particularly the case to the east of the core Township, where a lower density of subdivision and development has occurred. In very simple terms, the urban design framework proposes strengthening and extending a corridor of native canopy vegetation to either side of the Highway carriageway (within the Road Reserve) as an informal avenue marking the approach to Town while also minimising the negative impacts of some less presentable residential frontages. Views through the tall canopy trees to the Salt Creek and Mount Sturgeon and Abrupt to the north will not be altered, rather framed by the tall stemmed indigenous species. Native understorey grasses established within the canopy spread of the corridor will also reinforce the sense of a native 'avenue of honour' and enhance the environmental capacity of the land in terms of flora, fauna (particularly bird life) and soil stability.



Reinforce the Native Town Entry

2. **Contain Development**

Ensure that the Township does not expand considerably to the west or the south, encouraging consolidation of the Dunkeld's core Town blocks.

Consistent with key strategic directions identified earlier, the Township 'containment' initiative will reinforce the role of the Town's four (4) core block as the community's key living, working and playing environment. One of the strongest characteristics of Dunkeld and Parker Street (as the Town's primary spine) is the sense of open pastoral landscape and greenery surrounding the Town's grid. The sense of this green threshold is vital to the image and character of Dunkeld and could be significantly eroded through further residential subdivision and development. This is particularly the case to the south beyond Skene Street and the Railway Line and beyond Fairburn Street. The case is different to the north where subdivision has already occurred, but where 'managed' change may be accommodated.

The implication of constraining or containing the existing extent of the Township will be the concentration of various uses within the core Township blocks. This will require careful land use planning and built form design in keeping with the Strategic Actions considered above. Preparations should be made however, for greater density of development, including increased subdivision, site coverage and densities within the four key blocks bound by Dunlop, Templeton, Wills and Adams Streets (with Parker Street being the primary spine). Under current circumstances, there is a healthy supply of under utilised land within these core blocks to accommodate for new residential, commercial or tourism demand. Incentives, including special rate concessions or relaxed planning provisions should be considered as means of enticing redevelopment or 'regeneration' of residential activities within the core area.

3. *Eucalypt Avenue Effect*

*Create an attractive avenue of Red Flowering Gums (*Eucalyptus ficifolia*) protected within timber tree guards along Parker Street from Templeton to Dunlop Streets*

Historically, Parker Street was the secondary access road through the Township, with Martin Street to the south (near the Station) acting as the key Highway thoroughfare. During the 20th Century, Parker Street became the primary corridor in Dunkeld with a series of established Hotels and Guest houses located along its length. Early images of the Township, show a broad open main street with established native vegetation (*Eucalyptus ficifolia*: Red Flowering Gum) set in timber guards to either side of the Street. Fire and incremental development over time has seen the removal of much of this vegetation, however some remnant (and prolific) Eucalypts remain in Parker Street and in other east-west streetscapes today.



Create a True Avenue Effect

Whilst the urban design framework respects the perceptual and real value placed on the panoramic views by residents and visitors alike, opportunities do exist for the reintroduction of the Eucalypt avenue effect within the Parker Street between Templeton and Dunlop Streets. This important initiative provides a strong historical association with the Township, defines the core Township blocks, helps to frame views to and through the streetscape, and provides essential shelter and shade for pedestrian and/or cars. The prolific Red Flowering Gum (*Eucalyptus ficifolia*) of Parker Street are synonymous with the character of Dunkeld, and as such are considered entirely appropriate for selected reintroduction into the streetscape. These trees will be planted in a double avenue effect and protected within a contemporary design interpretation of original white painted timber tree guards. Trees should be contained within a simple flush kerb edged 'cut out' in the pavement with suitable drainage and understorey native grass plantings. Wherever possible, existing established specimens will be utilised as part of the avenue effect. Trees will be planted at approximately 30 to 36m centres between banks of clearly delineated angle car parking.

4. *Highway Streetscape*

Upgrade the quality and presentation of buildings fronting Parker Street, and protect the mix of traditional shopfronts, and setback houses with attractive front gardens.

The presentation of Parker Street as the primary Township spine is central to the image and impact of Dunkeld as a place to be and visit. The existing condition of private frontages along Parker Street is mixed, varying from the high quality finish and presentation of the Royal Mail Hotel and associated complex to the utilitarian frontage to the car repair / garage. While all use located along the street (including residential activity) are of value and interest reflecting the diversity of the Township, some initiatives can be immediately enacted in order to

enhance the image and finish of existing premises. This may include repainting of retail facades, upgrading of signage, extension of cantilevered or post supported verandahs to retail establishments or the erection of traditional timber picket or cast iron front fencing and the upgrading of frontage garden to residential properties. In each instance, a relatively minimal cost output realises a considerable benefit to the Township's public domain.

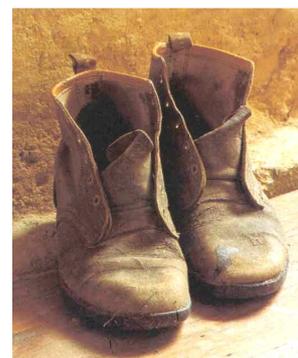
Furthermore, new development along Parker Street to be considered by the Shire should be carefully managed according to development/ streetscape guidelines outlining the principles of good design on Parker Street as identified earlier in initiative C. While the emphasis of the township protection guidelines are on building height and form (preserving views across the Township), more local emphases may be placed on presentation of continuous active frontages, concealment of car parking behind primary façades and definition of traditional street subdivision patterns (where consolidation has occurred). In all cases, new development fronting Parker Street must provide a suitable sense of 'address' to Parker Street, therefore contributing positively to the interest and diversity of the streetscape.

5. Continuous Footpaths

Establish a consistent and continuous network of hard paved concrete pedestrian footpaths with defined points for pedestrian crossing of main roads.

The mixed condition of pedestrian pavements across the Township and in Parker Street does not invite pedestrian activity or entice visitors to explore the Township. The existing conditions of footpaths, comprising gravel, concrete or grassed surfaces require unification so as to form a clear, safe and appealing pedestrian network that connect key destinations such as the Parker Street shops, the Hotel, Salt Creek, Memorial Park, Tourist Information, Post Office, Police and Adventure/ Adult Playground. This will facilitate clear pedestrian access between defined points and minimise potential conflicts with vehicles. Treatments should not be dedicated to footpaths alone, with restoration of the town's traditional open verge, drainage swale and crossovers forming part of a broader network of roadside enhancements.

The upgrading of the total roadside (non carriageway) condition to the core blocks may be undertaken in three parallel parts. The first corridor reflecting pedestrian need, includes the formation of 1.2m wide exposed aggregate concrete hardstand footpaths, in association with traditional grassed nature strip. No nature strip is necessary on Parker Street, where the footpath should extend from the property boundary to the kerb/ channel edge. The second linear strip, comprises the restoration of the traditional deep red brick channel to capture and direct surface drainage towards the creek lines. The extensive network of channels, restored in brick or reinterpreted in a subtle red gravel spoon drain should be bordered by water edge or macrophytic plant species that assist in cleaning and aerating surface drainage water in the passage towards Salt Creek. Vehicular access across the drains to private property may be achieved through a formal metal/ gal plate crossover or other bridging element. Finally, the restoration of the informal grassed verge, sloping evenly from the carriageway to the drain will allow for sustainable growth of street trees and the informal parking of private vehicles. On Parker Street, this corridor is to be defined in painted asphalt (ochre/.yellow) or gravel surface to clearly delineate car parking from the adjoining pedestrian or vehicular precincts.



Create Pedestrian Friendly Places

6. Town Junction

Consider the Parker and Sterling Street junction as the physical 'heart' of Dunkeld where access to parkland, retail and tourism services and the creek are attainable.

The existing footpath around the Tourist Information Centre and Memorial Park already acts as informal community 'meeting place' within the Dunkeld Township, however in each case the available space is heavily restricted due to carriageway widths. Within the context of the Township, opportunities exist to define a central Town hub or Square where civic and community events may be held and where visitors may be attracted. The existing junction of Parker Street with Sterling Street is considered to be the most appropriate location to concentrate such functions.

The proposed Township meeting place is centrally located within the core of the Township Town in a location already characterised by setback buildings, civic/ memorial functions, excellent views and public open space. The 'meeting place', which comprises four distinct areas where footpaths have been extended to the edge of the Parker Street carriageway, each have good solar access and maintain excellent vistas to Salt Creek and Mount Sturgeon. Pavements within the meeting place will be of the same material as the new footpaths – such as exposed aggregate concrete – with opportunities for elaboration through decorative pavement inserts, and the erection of artworks, flagpoles and feature lighting.

The Town Junction also provides a convenient location for pedestrian movement across Parker Street. Whilst a formal pedestrian crossing is not considered necessary at this location, footpath extensions will result in a narrowed vehicular carriageway and provide cues for pedestrians that this is the place to cross. Pavement banding and timber bollards may be utilised as indicators of pedestrian priority in this location.

7. Art Craft Corridor

Define an area on Sterling Street, south of Parker Street where special art/ craft goods may be displayed and sold, ensuring continuous active uses around the park.

Building on the existing gallery/ gift uses to Parker and Sterling Streets and the opportunities afforded by the proposed tourism showcase, a new corridor of art/ craft uses is proposed on the western side of Sterling Street south of Parker Street opposite the Memorial Park. This presently undeveloped precinct is located in close proximity to parking buses, the Tourist Information Centre and is highly visible for vehicles travelling west along Parker Street.

The redevelopment of land on the west side of Sterling Street for permanent art/ craft workshops, training, display and sales brings an important activity base to the Township that is well used by the local community, in particular elderly residents and students. The facility brings an active edge to Memorial Park that allows for linkages to be formed between Parker Street and the important civic role of Wills and Sterling (ie Post Office). The art/ craft corridor consists of special training and educational services and is seen as an artistic and crafts resource serving the whole region. It displays many of the regions finest creative talents and showcases photography, printmaking, painting, wood and other sculptural works, stonemasonry, glassblowing, ceramics and a broad range of other local crafts. Opportunities also exist to further activate this precinct through the relocation of the Dunkeld Museum, whose excellent exhibit and historical resources are presently peripheral to the core Township beyond the intersection of Wills and Templeton Streets.

8. Bus Parking Zones

Specify two discreet areas for coach parking on Sterling Street, north and south of Parker Street, allowing for easy access to the Park, Creek or Retail services.

One of the most significant issues raised during community and stakeholder consultation in Dunkeld has related to the role and impact of the considerable quantity of tourist buses/coaches that enter the town and park informally along Parker Street. Discussions with bus/tourism operators have also highlighted that the lack of 'declared' coach stop locations is of concern. The definition of between 3 and 6 official bus/coach stops in close proximity to the primary tourism magnets of the Tourist Information Centre, the existing Toilet block and Memorial Park is a high priority. Stops should be designed a 'flexible' spaces as they will not be in service throughout the day. In considering a suitable location and alignment for bus/coach parking there must be careful review of impacts in terms of vehicular movement, destination values and prospective amenity impacts.

The urban design framework recommends the location of 6 flexible bus stop locations on Sterling Street to either side of Parker Street. Three (3) parking locations to the south of Parker Street are aligned to the east side of the Street abutting Memorial Park, and allowing visitors to rest/ visit the services at the key Parker/ Sterling junction. To exit this location, buses may circle south down Sterling, east along Wills and north along Templeton to reach the Highway once again. Three (3) parking locations to the north of Parker Street are aligned to the west side of the Street, allowing for prompt access to the Milk Bar, Salt Creek or amenities. For those buses heading north to the Grampians, exit access may be achieved along the newly formed Adams street onto the Victoria Valley Highway.

Buses (and possible trucks) will not be permitted to formally stop in any other locations within the Township and improved pedestrian pathways/ footpaths from the stops to the Parker Street retail and tourist information precinct will also be established.

9. Park Upgrade

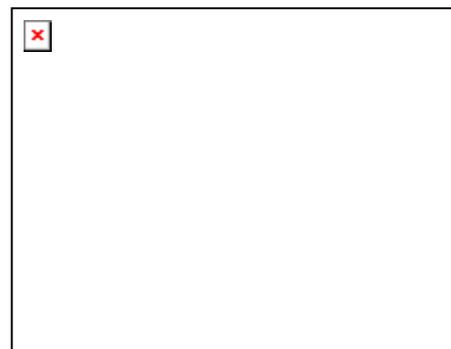
Restore the Memorial Parkland landscape with improved pathways, park lighting, children's play equipment and traditional boundary fencing.

The Memorial Park has a relatively poor network of pathways, inappropriate boundary barriers and is furnished with a variety of seats, picnic tables and shelters in various states of disrepair. With the exception of the restored and upgraded Anzac Memorial, many of the installations have been in place for a long-time and as such are in poor condition. There is also a lack of uniformity in form, material and colour of these elements, leading to an impression that the reserve is a cluttered. The existing children's play facilities are similarly in need of replacement, as their age and condition pose some risk to the safety of children.

The installation of a refined pathway system, linking key destinations across the park (such as the Tourist Information Centre and Post Office) is a first important action to be considered in association with reinstatement of more traditional boundary fencing. The replacement of existing park furniture with a coordinated suite of tables and bench seats in carefully planned locations will provide substantial benefits to the amenity, safety and functionality of the reserve, with distribution of such features designed to maximise viewing opportunities and proximity to features. Furniture materials will be selected for their suitability in exposed environments to ensure that they remain in good condition over extended timeframes. Suitable materials may include powdercoated steel, anodized aluminium and selected hardwood species. Colours and finishes should be coordinated with other external features within the Township to ensure that the park furniture is visually appropriate and does not

detract from the visual quality of the Park, the Township and its setting.

A new playground is proposed to the northern edge of the park, close to the new civic hall alignment and adjoining established vegetation. Intended to replace the existing playground, this new facility should be custom-designed to ensure its appropriateness within the setting of the Township. In this regard, an 'off-the-shelf' brightly coloured play structure is visually inappropriate and should be discouraged. Recommended materials for the play structure in its rural setting are hardwood with galvanized metal fixings where required. Opportunities exist for community involvement in both the design and construction of the new playground, with inherent benefits with regard to cost, time and social interaction between members of the local community.

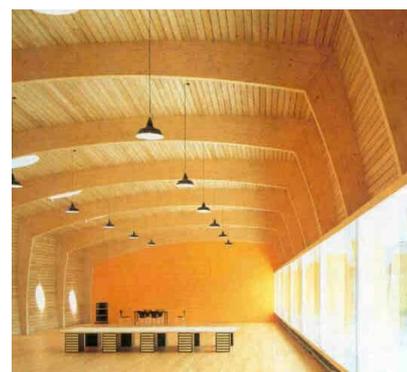


Encourage an Integrated Play Facility

10. New Meeting Place

Consider opportunities to form a new public 'meeting place' such as a hall or shelter over the existing swimming pool as a new and meaningful Town focus.

The deterioration of the existing Swimming Pool in Parker Street to the east of Memorial Park and its likely replacement with a new Aquatic Centre to the north of Dunkeld within the proposed recreation and educational precinct will leave a gap in the Township's civic role and result in a 'missing tooth' effect along Parker Street's southern edge. The declining state of the old Dunkeld Hall on Sterling Street south of Will Street, suggest that there are considerable opportunities to develop a new multi-use 'meeting place' structure over the shell of the Pool and continue the role of this land as a community/ civic oriented use.



Open Flexible Meeting Spaces

The recycling of the existing swimming pool entry building/ change rooms and the insertion of a new Dunkeld civic hall or meeting place oriented to establish an address to Parker will assist in enlivening this very important community precinct and forming another destination new the key town junction. The proposed facility, which is to be available for use for any prospective market, performance, meeting or event is strategically positioned so that it may be utilised by the Bowling Club, Tennis Club, Churches, Tourist Information and Art/ Craft Workshops. It is envisaged as a simple (affordable) single storey open hall building with transparent sides and a broad spanning roof form that distinguishes it from other buildings along Parker Street. It is intimately intertwined with the adjoining Memorial Park and includes shared courtyards with the Bowls and Tennis club. The building is yet another opportunity to showcase innovative and exciting contemporary design in Dunkeld, and subtly speaks to the other landmarks in the Royal Mail Hotel and the new Templeton/ Parker corner.

11. **Reveal Bowling Green**

Remove barrier plantings and screens that conceal the Bowling Green from the Street to reveal the attractive image and activity of the Bowling Club grounds.

Fulfilling an important municipal role, the existing Bowling Club provides an excellent opportunity to extend the feel of the open Memorial Park further to the east, revealing an inviting green gateway to the Township. Currently, the Bowling Club is isolated from the Memorial Park by the existing (and deteriorating) swimming pool and severed from Parker Street through high buffer shrub plantings. Visual access in or out of the Bowling Club site is not presently available. Under the proposed relocation of the Pool and the likely redevelopment of the pool site for a civic or hall purpose, there are considerable opportunities to re-establish linkages between a range of recreation/ community uses with a proud and 'outward' sense of address to the Parker Street streetscape.

As a very affordable and effective initiative, the urban design framework recommends removal of the tall shrub planting buffer and fencing to the northern edge of the Bowling Club land and a 'revealing' of the club's green to the outside world for all to enjoy. Should the basis of the screen be for environmental purposes (ie. protection from prevailing winds), then alternative or more transparent barriers may be considered. Improved car parking and access to the club is to be established at this northern edge on Parker Street, and prospective sharing/ co-tenanting with the new civic hall is also likely. Collectively, these actions allow the club to contribute positively to the image of the Township.



Reveal the Bowling Lawn

12. **Refined Highway Corridor**

Reduce the 'perceived' width of the Highway through Dunkeld by colouring corridors of angle parking to either side of Parker Street and inserting street trees.

The speed of traffic along Parker Street and the prospective conflict with pedestrians (including children and elderly) crossing the street is an issue of importance in the Township. Such conflict occurs within the Town as a result of the very broad paved carriageway of the highway, the mix of car parking on either side of the street, and the lack of any definable pedestrian crossing point. As a matter of priority, a series of initiatives have been recommended to address these concerns and in turn reduce traffic speed and increase pedestrian safety within the Township.

The reorganisation of car parking within the Township to 'angle' format to each side of the street set between groupings of Red Flowering Gum street tree planting allows for a reduction in the width of the carriageway. The delineation of narrowed lanes (to 3.5m) in association with the colour marking/ surface distinction of a 1m wide central median (planted, painted or gravel) and car parking areas also calls for more 'cautious' driving through the Township. Car parking will also be extended to the west up to Templeton Street to ensure that the narrowed highway 'effect' is experienced well before arrival in the core 'people' part of the Township.

An informal, but clearly delineated pedestrian crossing point is proposed in the middle of the Township adjoining the primary destinations on either side of Parker Street (Tourist Information to Memorial Park). Vehicles will be encouraged to give way to pedestrians at this crossing, further limiting the ability of cars to reach excessive speeds.

13. Motel Trade Areas

Review the potential of the Parker Street junctions at the eastern and western gateways to Dunkeld with prospect for commercial and accommodation uses.

The Royal Mail Hotel is the primary Township landmark upon approach to Dunkeld from the west and a key venue for Tourist entertainment, leisure and accommodation. The consolidation of this service to extend across Parker Street to other commercial, retail and residential activities on the Parker/ Dunlop corner will further strengthen the Townships capacity to attract tourism. This is also the case to the eastern entry to the Township, where existing service station uses are likely to redevelop in due course for commercial and/or accommodation uses and interconnect with the evolving Playground facility. In each case, there are opportunities to strengthen east and west 'destinations' while ensuring a rich chain of township events that extend between these key gateway junctions.



Continue the Pattern of Quality Corner Buildings

While both east and west gateways serve different roles, considerable opportunities exist to mark the entries into Town from both the east and west with equally concentrated commercial, trade, accommodation and image elements. As the Royal Mail is a well-established facility, responsibility is therefore placed in developing an appropriate gateway to the eastern edge that invites visitors into the Township and directs tourists along the important Victoria Valley Highway route to the north. These corresponding anchors, with the civic and tourism focus of Parker and Sterling located centrally between define a fitting use and image structure for the Township that will allow it to build on its increasing success as a tourist destination in the Western Districts and Grampians region.

14. Turn Lanes to North

Form dedicated turn lanes from the Highway into Templeton Street north allowing for minimal conflict with local or tourism traffic heading north to the Grampians.

Vehicular passage through Dunkeld along Parker Street is often exacerbated by the prevailing turn movement north along the Victoria Valley Highway. The current configuration of the road allows for relatively hazardous outside overtaking of north turning vehicles. In order to break the cycle of repeated dangerous movements within the Township a formal turning lane is proposed at the junction.

The turning device may be articulated through the formation of a new lane in the middle of the carriageway for vehicles travelling in a westerly direction and a widening of the carriageway to the verge on both sides of the intersection to enable overtaking. A junction device ensuring that vehicles do not 'cut' the corner such as a 'sleeping policeman' or centrally located metallic cap may also assist in managing movement at this junction. The proposed turning device may be achieved through a simple line marking and surface colour/ texture treatment to the existing asphalt surface. Standard concrete kerb and channel solutions should not be considered for this important junction, as these may tend to detract from the informal quality of the streetscape.

15. Entry Markers

Install distinctive and legible signs constructed of stone and steel that marks the entry into Dunkeld along the Highway at the east and western entries to Town.

While the native evergreen Township entries effectively mark the arrival in Dunkeld, there are significant benefits in formalising constructed entry elements at the Town's definitive gateways on Parker Street at the crossing of Salt Creek to the east and at Fairburn Street to the west. The proposed gateway elements define arrival into the core township corridor, marking the start of proposed Parker Street streetscape works and signposting a 'resident' zone to passing motorists. Importantly the markers invite visitors into Dunkeld prior to the convenient turn off to the Victoria Valley Highway (north), limiting the extent of tourism 'leakage'.

The siting, design and image of the proposed marker elements is subject to a detailed design exercise or design competition. Marker design should be significant in scale to be recognised as a distinctive Township element, incorporate key elements of township character (such as the contrasting basalt/ sandstone geological mix and steel) and is to be integrated into a native landscape setting. The use of the traditional design program of solid stone base, projecting steel sheet/ backboard and proud illuminated lettering should be considered and used as the basis for public domain treatments throughout Dunkeld. The design emphasis of the markers should be on 'quality' and sophisticated use of relevant materials and finished, rather than any themed concept.

16. Outdoor Play

Focus on the provision of sensitively designed outdoor or adventure playground on DNRE land along Salt Creek as suggested in the Dunkeld Marketing Strategy.

Consistent with the findings of the Dunkeld Marketing Strategy, the creation of an adult or adventure playground sensitively designed within the existing DNRE Caravan Park is supported as another key attraction in the 'chain of events' that is Parker Street. The proposed facility consists of an adventure slide, flying fox, climbing wall and training areas, extending to both sides of Salt Creek. The core facility however is best located to the key corner of Parker Street and Victoria Valley Highway, where a landmark tower element or raised platform may be established.

The establishment of this facility will require the removal of all existing Caravan Park and picnicking elements within the DNRE Park. The design of any structural elements will also be required to acknowledge and respect the remnant indigenous sites and artefacts that may be present on the site. It is proposed that the facility itself be intertwined with the proposed upgrading of Salt Creek. The combination of adventure play, environmental enhancement and environmental/ health education can work to support and reinforce/ protect and sensitive cultural dimensions of the land. All existing native vegetation should be retained on site. Strong pedestrian/activity linkages will be formed with the Salt Creek and the Reservoir to the north of the Park.

17. Landmark Opportunity

Encourage development of 'proud' buildings to the Templeton/ Parker Street junction that mark the town's eastern entry with recognisable presence.

As one of the most important underdeveloped sites in Dunkeld, the land on the south-west corner of Templeton and Parker Streets should be carefully planned and designed to ensure a suitable Township gateway and a sense address equal in quality to the Royal Mail Hotel at

Dunkeld's western entry. The land, currently utilised for service station purposes has the potential to establish as a low scale landmark that greets visitor on approach from the east or north. It should not seek to 'compete' with the established Royal Mail complex, rather establish consolidated uses that can draw some advantage from its proximity so close to the Town's excellent recreation facilities and tourism junction.

A single storey robust structure may occupy the corner forming a visual feature upon entry to Dunkeld. While the core element is one level, a projecting corner element may accommodate for signage or marking of the site. To the rear of the land abutting Wills Street, the complex should fragment into a series of individual buildings reflective of the traditional subdivision and freestanding dwelling that one stood on the land. Car parking and all services should be well concealed internally within the site and a strong landscape buffer formed to the Bowls club and courts to the west.

An overlay development plan should be prepared for this site that will ensure that any future development is in keeping with principles of good urban design and local architecture.

18. Tourism Accommodation

Extend the band of tourism focused accommodation abutting Salt Creek further to the east so as to form a continuous town frontage to the Salt creek corridor.

The provision of new 'formats' of tourist accommodation should be encouraged in Dunkeld so as to establish a range of facilities to suit the spectrum of visitors. Under current conditions, there appears to be broad gaps in the quality and diversity of temporary accommodation and considerable opportunities exist to consolidate land along Salt Creek to meet these needs. The precinct's relatively undeveloped condition, its proximity to the Township commercial strip and highly valued views identify it as a key location for new accommodation use.

With established apartment style accommodation provided within the Royal Mail Hotel complex, opportunities exist to form slightly more generous formats of detached housing (or bungalows) tailored to an environmentally sensitive setting. Defining affordable forms of accommodation that are enticing to both local and international visitors will be a primary challenge, however the new cues of enhanced Salt Creek and the outdoor play facility will distinguish this setting from the fringe B&B offer.

19. Showcase Facility

Extend the services offered at Tourist Information to allow for a display of local produce (such as foods or merchandise) within a dedicated 'showcase' building.

Further strengthening of Dunkeld's exceptional Tourist Information Centre with a 'regional' showcase provides an opportunity for commercialisation of a series of key regional industries. Given the significant quantity of tourists passing through and stopping in Dunkeld, and the range of information available through the existing voluntary service, there are considerable benefits in engaging formally with 'industry' in displaying/ reflecting the best in local produce, goods, food, artworks, craft and the like. Seen solely as a complement to the existing commercial and tourism services within Dunkeld, the proposed showcase is a centre point from which visitors could explore some of the less obvious regional industries and purchase goods or samples for further exploration.



Promote Local Produce

In regional tourism terms, the opportunities to be gained from 'gourmet tourism' and/or adventure tourism combined with fine food, wine and produce in Dunkeld are considerable. These are already well established in Dunkeld with the advent of the Royal Mail Hotel and its associated functions, and may be further evolved through such a showcase facility. Importantly, the showcase is not a Dunkeld focused centre, rather it highlights Dunkeld's role as an ideal 'hub' for the enjoyment and exploration of a prolific region. Given the facilities emphasis on local goods, the venture will employ local personnel and reflect the 'spectrum' of world class produce generated in the Dunkeld and 'its' region.

20. Open Views to Creek

Control landscape plantings and building height to ensure that short views towards Salt Creek and long views to the Mountains are available from Parker Street.

As a key community resource close to the heart of the Township, 'revealing' Salt Creek and the Mountain backdrop is a key opportunity to be explored. Under current conditions, open views and physical linkages from Parker Street to these key landscape attributes are relatively poor, with existing buildings and garden landscapes often-blocking views to key features.

The urban design framework proposes the clearing of selected vegetation to the Parker/ Sterling intersection and the formation of key viewing locations for the Salt Creek and Mount Sturgeon panorama from key locations within the Creek corridor. A new viewing structure is proposed at the terminus of Sterling Street, within close proximity of Tourist Information. This will provide locals and visitors alike to visit an environmental education 'hub', learn about the ecological importance of the Creek and the geological attributes of Mounts Sturgeon and Abrupt and 'witness' these features from the best possible location.

In addition to such capital works projects, planning and design instruments should be considered that ensure that any prospective development of land to either side of the Creek corridor/ or on Parker Street does not obscure or affect the critical view lines towards the Ranges. As the key attraction 'outside' the Township, the Peak should be revealed from wherever possible from the Parker Street streetscape.

21. Town Links to Creek

Extend existing and proposed footpaths towards a regenerated Creek corridor as one of the key 'native' public open space resources from the Dunkeld community.

The existing Salt Creek walkway provides unbroken pedestrian access along the Creek bed, however very few intact linkages exist between the Creek and Parker Street. The extension of pedestrian walkways from Parker Street towards the Creek corridor, in particular along Sterling Street (north of Parker) provides an excellent opportunity to highlight the tourism and educational attributes of the waterway to visitors.

Awareness of the Creek may be strengthened through the establishment of a formal carriageway along the existing Adams Street road reserve between Sterling and Victoria Valley Highway (which is currently a reserve track only) to allow for suitable (low key) vehicular access to the creek corridor and emerging residential frontages. Convenient car parking will also be provided within the Adams Street reserve.

22. Salt Creek Upgrade

Embrace Salt Creek as a native environmental corridor through the planting of new shade trees and water edge/ native grasses to restore the integrity of the waterway.

The comprehensive environmental and parkland upgrade of Salt Creek is a key initiative that will bring benefits to both local residents and regional visitors. As a primary resource to which the Township has generally turned it back, the Salt Creek environmental restoration will provide the cue for new or existing residential activity to front the Creek, which will in due course be a passive recreation corridor with considerable landscape and fauna attractions.

The corridor will be restored in three parallel levels along the length of the creek. First and foremost, restoration of the water edge condition and water quality through manipulation of the water courses, formation of water ripple ponds (for aquatic aeration) and the planting of macrophytic plants and appropriate canopy species (*Allocasuarina*) in the immediate vicinity of the creek. Secondly, formation of a broad band of 'manicured' landscape against the Adams Street/ Township subdivision line, reserved for public access, more formal Eucalypt planting and viewing decks/ seating. Finally, a transition zone of some 15 to 20m in width located between the two 'activity' corridors as a buffer between core natural and human functions. This area should be treated as a native grassland embankment with scattered gully plantings enabling the co-existence of creek and Town life side by side.

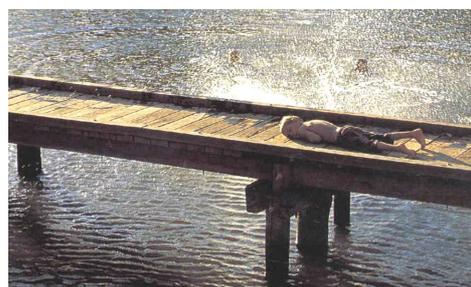
This simple but meaningful concept may be initiated as part of the current sewage works, or achieved in stages in association with the local Catchment Management Authority or Landcare Group.

23. Environmental Art Trail

Improve the pedestrian/cycle trail along Salt Creek and generate a series of historical or educational markers that invite and inform and tell a story about Creek life.

The environmental restoration of Salt Creek and the improved Tourism facilities within the core Township provide the basis for a comprehensive environmental art trail that extends from the Tourism Information hub to the Salt Creek and to the east and west.

Building on the significant system of decks and walkways along the Creek, and linked up Sterling Street, this initiative seeks to locate a 'family' of artwork, sculpture or information boards along the trail to inform and educate visitors or local school children as to the environmental elements/ processes and culture. Many artworks may be generated from within the community, and others are added following interest and commitment by local schoolchildren.



Invite Activity through Extensive Deck System

Theming of the trail to particular environmental themes, such as flora, fauna, water processes, sustainable energy opportunities or human intervention will be subject to further investigation, however the elements located along the trail should be accessible and informative to all ages.

24. Green Gateways

Improve the image and function of the Templeton and Sterling Streets through landscape and streetscape treatments, bridge balustrades and lighting that mark this Town entry.

One of the most significant impacts of the 'urbanisation' in Dunkeld has been the deterioration of the precinct's very special streetscape image, whose informal grassed verges, brick open channels and diverse street tree plantings define the Town's rural sense of place. As a matter of priority, the reinstatement of 'informal' roadside conditions, in particular to Dunkeld's three key north south streets will reinforce the traditional feel of the Town.

As a primary gateway into/ out of the Town, the Victoria Valley Highway corridor (which crosses Salt Creek) should be the focus of attention, through the establishment of significant Eucalypt street tree massing and articulations to the Salt Creek Bridge crossing. These may include the installation of lighting and balustrading to the bridge structure that 'signposts' the crossing from some distance to the north or south. The native landscape treatments to Templeton Street and the DNRE parkland should extend beyond the creek, marking the approach to the Township from the north.

As a simple and achievable initiative, the restoration of these traditional streetscapes has real tangible environmental and amenity benefits, while also assisting in clearly delineating/ marking the gateways to the Township.

25. Powerline Relocation

Locate power lines underground or bundled behind shopfronts so as to limit the amount of visual clutter in Parker Street and allow for full growth of street tree planting.

The existing above ground electrical services along Parker Street present a substantial visual intrusion into an otherwise exceptional visual panorama. The visual clutter created by this infrastructure is distracting and unappealing to the visual character of this important corridor through the Township.

The urban design framework proposes the relocation of these services underground, to remove the visual intrusion and enhance the arrival experience to the Township, as well as providing general improvements to the prominent corridor vistas for both visitors and residents.

7. Strategic Action & Implementation

The facilitation of the Dunkeld Urban Design Framework requires the coordinated and committed involvement of both the private and public sector in managing the physical form and destination qualities of Dunkeld. In addition to a rigorous program of staged projects and capital works initiatives, there are a series of important strategic planning, management and funding considerations that may assist in more efficient realisation of the Urban Design Framework. These processes should be further supported with an improved capability to manage and implement projects and 'manage' the change process with existing and future communities.

7.1 Strategic Action and Implementation

The Dunkeld Urban Design Framework details a number of achievable and realisable local projects that may be initiated by the Southern Grampians Shire or by Private sector project partners. The Framework also recommends key strategic initiatives that may be strongly supported by policy and statutory mechanisms as evidence of Shire's commitment to meaningful evolution of Dunkeld as a key regional Township.

The implementation program for the Dunkeld Urban Design Framework should therefore begin with the considered integration of the project's key directions into the strategic and statutory structure of State and Local government planning. This should include:

- Endorsement of the Framework Direction by the Shire's Steering Committee, Southern Grampians Shire and the Department of Infrastructure,
- Inclusion of the Framework findings as a reference document and policy in the Planning Scheme Local Planning Policy (refer Planning scheme below),
- Shire planning officers, the community and local developers should acknowledge and utilise the Framework when considering proposals in the Study Areas, and
- Use of the Framework to initiate applications to State and Federal government for capital works funding (such as Pride of Place) in addition to approaches to other funding bodies.

The Southern Grampians Shire Planning Scheme

Overlay Controls

Design and Development Overlays and associated Schedules may interpret the proposed guidelines that aim to protect the scale and image of Parker Street as the Town's primary thoroughfare. The proposed guidelines, as indicated in Part 6.4.D of this report will providing guidance for the height, setbacks, landscaping, building silhouette and street frontages for new development in Parker Street. The Guidelines may be implemented into the existing Planning Scheme by establishing Design and Development Overlays for Parker Street:

As an alternative to the Design and Development Overlay, the application of a Development Plan Overlay across key land or a streetscape within Dunkeld may be considered. As a statutory instrument, the DPO is used:

- To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land
- To exempt an application from notice and review if it is generally in accordance with a development plan.

It is considered that the existing level of policy and land use zonings which affect the Study area, with minor modification, provide an appropriate level of statutory planning control for the implementation of the Framework. The implementation of the Urban Design Framework into a DPO is not directly relevant to the purpose of the DPO, nor warranted in the context of plethora of existing policies and controls.

SLO's (Significant Landscape Overlays) and VPO (Vegetation Protection Overlays) may also be considered as viable means of protecting the scale and image of the Township and its critical relationship with Salt Creek and Mount Sturgeon.

Municipal Strategic Statement

Clause 21.05 of the MSS sets out the strategic objectives sought for the Shire, the strategies to achieve them and the implementation of the strategies.

The objectives and outcomes of the Dunkeld Urban Design Framework support many of the objectives and strategies sought for various issues and land uses in Clause 21.04, particular Clause 21.04-3 Other Townships, Clause 21.04-4 Heritage, Clause 21.04-5 Natural Environment, Clause 21.04-7 Grampians, Clause 21.04-8 Tourism. There is scope to amend these clauses in particular, to make reference to the Urban Design Framework and its applicability to the achievement of various strategic objectives already in the Planning Scheme.

Local Planning Policy Framework

One of the key underlying objectives of the Urban Design Framework is to ensure the protection of Dunkeld's form and image, the very essence of its attraction. Consideration should be given to giving statutory effect to the Urban Design Framework through an amendment of the existing Township Policy found in Clause 22.01-2 of the Planning Scheme. There are a number of propositions to consider, for example:

- relevant modifications to the Township policy to make reference to Dunkeld environs; and/ or
- a new sub-policy (CI 22.01-5) relating to Urban Character for the Dunkeld.

Alternatively, it may be possible to explore the proposition of introducing a new, separate local planning policy into the Planning Scheme specifically for the Dunkeld Township as a place for Tourism focus and consolidation.

Immediate/ Staging Implementation.

As a key basis for implementation and programming of projects within Dunkeld, it is considered vital for a series of key affordable improvements to occur immediately as tangible evidence of the momentum behind the Towns tourism, civic and recreational regeneration. The following actions may occur independently of (or concurrently with) key partnership projects (some works may be sacrificial), but as a minimum these should include:

- Tree planting in Parker Street to reinforce the existing established Red Flowering Gums.
- Upgrade of pavements/ street furniture in Parker Street to establish a continuous path.
- Removal of the low timber and rail fence around Memorial Park.

Given the breadth and scope of the Urban Design Framework strategic and local recommendations, it is also important to generate a sound implementation program with the inbuilt flexibility to address complex land consolidation issues, state government referrals/ approvals and funding.

The following Strategic and Local Action and Implementation list outlines the priority Projects as illustrated in Figure 15. This is an indicative list of priorities and is subject to funding availability.

PROPOSED STAGING GUIDE		
Priority A		Short 1-3 years
A1	Street Tree Planting.	Yr1
A2	Continuous Footpaths	Yr1
A3	Formalise Town Junction	Yr1
A4	Create Bus Parking Areas.	Yr1
A5	Refine Highway Carriageway	Yr1
A6	Install Northerly Turn lanes	Yr1
A7	Salt Creek Upgrade	Yr2-3
A8	Environmental Art Trail	Yr2-3
A9	Under grounding of power lines.	Yr2-3
Priority B		Medium 3-5 years
B1	Highway Streetscape	Yr3
B2	Art/ Craft corridor.	Yr3
B3	Memorial Park Upgrade	Yr3
B4	New Civic Hall	Yr3
B5	Remove Bowling Club Screen	Yr3-4
B6	Entry Markers	Yr3-4
B7	Outdoor Play/ Adventure Plan	Yr3-4
B8	Clear Vegetation to View Salt Creek	Yr4-5
B9	Path Link to Creek	Yr4-5
Priority C		Long 5+ years
C1	Native Corridor Entries	ongoing
C2	Contain Development	ongoing
C3	Motel/ Trade Area.	ongoing
C4	Landmark Opportunity	ongoing
C5	Tourism Accommodation	ongoing
C6	Showcase Facility	ongoing
C7	Sturgeon Gateway	ongoing

An Indicative Cost assessment of the proposed Priority A works are as follow:

▪ A1	Street Tree Planting.	\$49,000.00
▪ A2	Continuous Footpaths	\$110,000.00
▪ A3	Formalise Town Junction	\$11,000.00
▪ A4	Create Bus Parking Areas.	\$15,000.00
▪ A5	Refine Highway Carriageway	\$37,000.00
▪ A6	Install Northerly Turn Lanes	\$10,000.00
▪ A7	Salt Creek Upgrade	\$90,000.00
▪ A8	Environmental Art Trail	\$60,000.00
▪ Total		\$382,000.00

These do not include professional fees, escalation or contingencies

A9: Under Grounding of Power Lines has not been assessed; however a rate of approximately \$500 per linear metre has been noted.

An outline of prospective responsibilities and more detailed cost assessments are included in Appendix 4 and 5 of this report.

7.2 Funding Mechanisms for Projects

A number of funding mechanisms have been identified to assist the Shire in the implementation of the Urban Design Framework. Funding mechanisms such as developer contribution, special rates scheme and various state and federal grants programs are described below.

Development Contributions

Development contributions are a requirement imposed on developers of land that they pay a contribution towards the cost of providing new or upgraded infrastructure their development generates a need for. Pursuant to Section 62(2)(h) of the Planning and Environment Act 1997, a Development Contributions Plan (DCP) must be prepared to provide an explanation and full justification about the development contribution sought. A DCP is generally imposed by way of a condition on a planning permit granted for a development. It must be prepared in accordance with the provisions of the Act and must be included into the planning scheme by way of an amendment.

The use of developer contributions is only limited by the application of principles that have been formulated to guide their application. These principles are:

Need – the need created by the development and the measures to satisfy the need must be adequately identified;

Nexus – there must be a reasonable nexus between the development and the need satisfaction measures;

Accountability – the responsible authority should implement procedures to ensure that the money collected cannot be used for any other purpose other than that for which it was levied and which clearly show when and where the money collected is spent; and

Equity – the payment or contribution must be fair and reasonable apportionment of the cost of implementing the need satisfaction measures.

In light of the above they are appropriate to be used:

- Where there is a real need for new infrastructure and it is not just desirable.
- Where the need for infrastructure is wholly/ partially generated by new development.
- For off-site infrastructure required as a result of development in the area;
- Where there is a need to coordinate contributions from a number of different property owners over a period of time.
- Where there is a high level of expectation that the infrastructure for which the contributions are collected will actually be provided, and that any additional funds required from other sources will be available to allow this to happen.

Developer Contributions are not appropriate or necessary to use:

- Where the need for the new or upgraded infrastructure is due to existing development or the inadequate provision of that infrastructure in the first place.
- For on-site infrastructure required to be provided within a specific development as a consequence of that development alone – this does not include infrastructure needed as a result of development in the wider area (such on-site infrastructure is provided by the developer during construction and controlled by way of planning permit conditions).
- When the infrastructure is only required as a result of one or a small number of developments (it is simpler to negotiate contributions with individual parties and impose them via planning permit conditions and agreements).
- For small scale and one-off development which are essentially self contained and where there is no sharing of the costs of infrastructure with other developments.
- Where there is little likelihood that the infrastructure for which the contributions will be

collected will be provided, due to factors such as the slow rate or unpredictability of development, or the uncertainty about other sources of funds need to allow construction to proceed.

- For infrastructure which has already been paid for or is planned to be paid for from other sources (ie. sewerage, electricity, water etc).

The Shire needs to investigate whether actions of the Dunkeld Urban Design Framework can be linked with new infrastructure requirements of new tourism accommodation, drainage or equivalent development in Dunkeld. If there is a link between the two, the contribution is based on the four principles outlined above. Developers could share the costs of infrastructure through a devised schedule of works.

Special Rate Schemes

An option to obtaining funds from development where most of the new works will be equally of benefit to existing properties and not necessarily demanded by new development is a special rate scheme under the Local Government Act. Such a scheme recoups funds from existing beneficiary landowners, as well as from new development. This is clearly seen as applicable to any core works proposed in Parker Street.

State and Federal Grant Programmes

The Victorian State Government offers a number of grants and funding programs that could apply to the implementation of the Dunkeld Urban Design Framework. Discussions with stakeholders have identified the following departments as possible funding sources:

- The Department of Infrastructure, Pride of Place Program – offers grants and assistance for public realm capital works initiatives that result in the upgrade of the public realm and Urban Design outcomes. Further information and application guidelines may be found at www.doi.vic.gov.au.
- The Department of Natural Resources and Environment and/or Local Catchment Management Authorities have a series of funds or grants schemes available for native bushland regeneration and revegetation associated with drainage corridors,
- The Department of Infrastructure, Regional Infrastructure Fund or Living Regions Grants,
- Tourism Victoria, through the Southern Grampians Tourism Office,
- VicHealth's Active for Life, Arts for Health and Sports Safety Equipment Programs encourage partnerships for health promotion through changing environments and supporting participation in creative activity as a means to promote health. Further information and application guidelines may be found at www.vichealth.vic.gov.au,
- Also, the Australia Council through its Community, Environment, Art and Design (CEAD) Program supports one-off projects, which involve communities, artists and designers in the planning, and design of public environments. The fund aims to encourage greater recognition and appreciation of the link between the cultural life of communities and the quality of their physical environments. Projects may be initiated by communities or by individuals working with communities and the category is open to both individual and organisations. Program guidelines may be found at www.ozco.net.au.

7.2 Managing the Change Process.

Throughout the Dunkeld Urban Design Framework planning and design process, liaison with the Shire, stakeholders and the community has been central to achieving a shared and achievable vision for Dunkeld that meets local need. The process has also worked to introduce the notion of urban evolution and the 'change' through discreet projects.

Within the scope of the Urban Design Framework, and as an ongoing initiative, it is

considered important to continue to invigorate and involve stakeholders in the progression of key Dunkeld local projects. In particular the community and stakeholder representation on projects A1- A8 will help to nurture a stronger sense of community ownership in Parker Street projects.

To achieve an increased sense of ownership, the Framework recommends a number of strategies aimed at increasing stakeholder involvement in the further planning, improvement and management of the Parker Street and Dunkeld in general. Possible change management measures that involve these players include:

- Establish a strengthened 'Dunkeld' development/ project review panel (or collective Partners group) that will have representation and work to achieve the strategic and local goals as defined in the Framework,
- Establish clear terms of reference for new Township management group (akin to a chamber of commerce), with sound lines of communication and direct access the key local and state government departments,
- Provide mechanisms for a representative 'local' body to periodically review Framework achievements, directions and priority initiatives.

Within this form or structure, it is considered vital for such new 'Dunkeld' focused management groups to take a role (and partial responsibility) for the implementation of improvements and activation of the Township. Such a group may also have the capacity to work with the Shire in securing improved administrative, control and maintenance services for the Township. This system also allows for a prospective local 'caretaker' that may be established with the consent and approval of Shire, whose established presence in Dunkeld will assist in the interface between the administrations and local traders, service users and providers. Such a management body may also have a contributory role in:

- **Security and Surveillance:**
Ensuring better security and establishing a presence within the Township.
- **Maintenance and Upkeep:**
Providing immediate and appropriate repair and maintenance as required.
- **Cleaning and Garbage Removal:**
Removing litter and refuse regularly and in an environmentally responsible manner.
- **Promotion and Publicity:**
Marketing the Township to locals and visitors through special events and promotions.
- **Liaison with Building Owners and Traders:**
Developing greater neighbourliness between the Shire, traders and tourism operators.
- **Implementation of the Dunkeld Urban Design Framework:**
Ongoing appraisal of the Plan and its proposed priorities.

Integrated management groups of this type have successfully assumed such responsibilities and initiated regeneration in a number of regional towns and villages in New South Wales. The sharing of these responsibilities between the Shire and local stakeholders will help to empower local communities with a sense of ownership and ensure a continuous and focused approach to the protection of key values, the achievement of contributory development and public domain improvements as required.

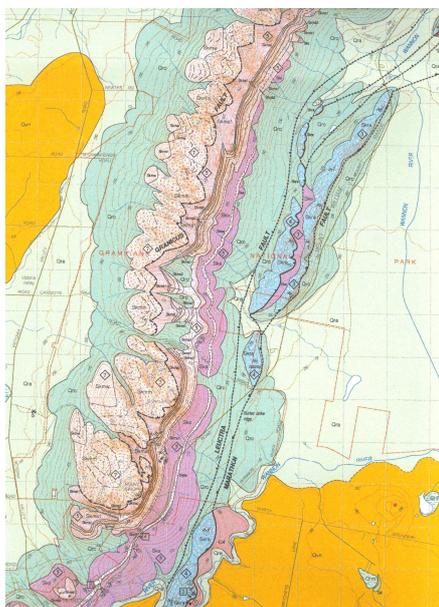
8. Recommendations.

Dunkeld provides a unique example of an intimate rural Township that is experiencing considerable regional tourism pressure. The Township must focus on preserving its very sensitive 'informal' character, while at the same time accommodate for the increasing contemporary demands placed on its building stock, streets and public spaces. Dunkeld has capacity to absorb a considerable concentration of tourism development, varying from accommodation to recreational places and spin off retail and dining services. Each of these new facilities however must be integrated within a framework and in a manner that does not erode the very attraction of the place, namely its broad informal, low scale Main Street, with open views to the Salt Creek and the memorable Southern Grampians range. Dunkeld's ability to fulfil a significant tourism role without harming its crucial local 'sense of place' will determine its sustained success as a viable regional hub.

The Dunkeld Urban Design Framework subsequently recommends a package of 'local' and 'strategic' initiatives that collectively contribute to a sensitive and achievable Plan that engages the core Township with its exceptional setting. The plan seeks above all to respect the existing qualities of the Township and incorporate change that will only strengthen the valued 'local' sense of place of Dunkeld.

The Dunkeld Urban Design Framework recommends that:

- The Framework be adopted as a long-term plan for change in Dunkeld.
- The Framework be considered in prompt delivery by State/ Local Government of regional support to reinforce the local role and regional potential of the Township.
- Negotiations commence between all levels of government and private sector interests in Dunkeld in order to initiate and implement 'projects' to assist in the staged realisation of the vision.
- Further detailed design in conjunction with individual stakeholder consultation be carried out for resolution of the finer details of practicable projects, and
- Immediate works to the Dunkeld Priority A1-9 projects be initiated as the first and important signal of change within Dunkeld.



Dunkeld's Primary Attraction: Its Township Scale & Environment

Appendix 1: Steering Committee Minutes 1-3

Appendix 2: DNRE Correspondence

Appendix 3: Questionnaire Format/ Results

Appendix 4: Project Priorities/ Responsibility

Appendix 5: Cost Assessments

Appendix 6: Final Consultation Comment.

During the Public Exhibition of the Draft Dunkeld Urban Design Framework the following comments have been received by Council relating to the document recommendations and emphases. Generally, comments tabled at a public discussion held on July 19th, 2002 are outlined below. The one written submission received during the Public Exhibition period is contained herein.

- Concern expressed in relation to the species of street trees recommended for the Parker Street Avenue effect (Red Flowering Gum as existing). Some comments suggested that there should be more emphasis on bio-diversity and the use of local, indigenous' species.
- Street tree selection should also consider the potential impacts on the Parker Street carriageway, with particular concern expressed in relation to disturbance to pavement surfaces, and limitation to access along the Highway.
- Truck parking along the Highway adjacent to the Memorial Park should be limited/controlled as it deters tourists from stopping and enjoying the Township.
- Footpaths and pedestrian linkages throughout the Township should be upgraded as a high priority. Conflict between pedestrians and passing Trucks, Buses and private vehicles should be minimized.
- There was inconsistent feedback in relation to the future of the existing swimming pool, tennis courts and bowling club. Some respondents called for these activities to be removed from the Memorial Park 'block', while others called for them to be retained on site and enhanced.