

'Our Bellbridge' → Project Report

# Bellbridge Masterplan and Strategy

Prepared by



On behalf of



## Project Summary

As part of the Bellbridge Masterplan and Strategy, Towong Shire Council has appointed ClarkeHopkinsClarke, One Collective and Outlines to work with the local community with the intention of developing a strategy, to be known as 'Our Bellbridge' to see Bellbridge continue to grow and thrive as a town.

The project is intended to see the town grow, be sustainable and bring together the needs of the visitors and the community with the outcome being to set goals and initiatives that can be developed over the next 5-15 years with some projects to be identified as priorities for the shorter term.

All projects are intended to make sure that Bellbridge is a prosperous town:

- where people of all ages want to live
- that offers attractive residential options able to new residents
- which supports the community with a range of community services
- that celebrates its unique lakeside location
- where people can be part of a vibrant community
- that can continue to grow and attract tourism and investment

This report represents the first part of this project where the consultant team has:

- Considered the methodology for engaging with the community, council and other stakeholders
- Visited the town to gain understanding of the local conditions, land use etc
- Completed site analysis into the town including building typologies, zoning of the town and environmental analysis.
- Investigated other towns who have faced similar challenges as part of a benchmarking exercise.

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# Phase 01 -

## Project Identification and Strategy

1.1 PROCESS  
**Consultation matrix**

| Our Bellbridge' : Project Stage - Phase 1 'Ask' |  |   |                    |                       |                                |  |   |               |                            |                 |               |                           |
|---|--|---|--------------------|-----------------------|--------------------------------|--|---|---------------|----------------------------|-----------------|---------------|---------------------------|
|   |  |   |                    |                       |                                |  |   |               |                            |                 |               |                           |
|   |  | Primary / Targeted Consultation Method        |                    |                       |                                |  |   |               |                            |                 |               |                           |
|   |  | Secondary / Supplementary Consultation Method |                    |                       |                                |  |   |               |                            |                 |               |                           |
| STAKEHOLDERS                                    | CONSULTATION METHOD                    |   |                    |                       |                                |  |   |               |                            |                 |               |                           |
|   | Meeting                                |   |                    |                       | Information Display            |  |   | Printed Media |                            |                 | Digital Media |                           |
|   | Key community workshop / info sessions | Focus groups                                  | One on One meeting | Street / Spot Surveys | Events Space / Shop (Workshop) | Info stand / suggestions box(unmanned). Informative poster (At Boat Shed and Shop) | Info pack / Written Survey / BBQ Invite | Signage       | Postcards / Feedback Forms | Local Newspaper | Web Page      | Local Radio / other media |
| <b>Town Residents</b>                           |  |   |                    |                       |                                |  |   |               |                            |                 |               |                           |
| Youth   |  |   |                    |                       |                                |  |   |               |                            |                 |               |                           |
| Families  |  |   |                    |                       |                                |  |   |               |                            |                 |               |                           |
| Aged  |  |   |                    |                       |                                |  |   |               |                            |                 |               |                           |
| Permanent                                       |  |   |                    |                       |                                |  |   |               |                            |                 |               |                           |
| Seasonal  |  |   |                    |                       |                                |  |   |               |                            |                 |               |                           |
| <b>Council</b>                                  |  |   |                    |                       |                                |  |   |               |                            |                 |               |                           |
| Councillors                                     |  |   |                    |                       |                                |  |   |               |                            |                 |               |                           |
| Management Group                                |  |   |                    |                       |                                |  |   |               |                            |                 |               |                           |
| Staff   |  |   |                    |                       |                                |  |   |               |                            |                 |               |                           |
| <b>Community groups/facilities</b>              |  |   |                    |                       |                                |  |   |               |                            |                 |               |                           |
| Rotary / Service Clubs                          |  |   |                    |                       |                                |  |   |               |                            |                 |               |                           |
| Sporting Clubs (Boating / Yacht)                |  |   |                    |                       |                                |  |   |               |                            |                 |               |                           |
| Environmental                                   |  |   |                    |                       |                                |  |   |               |                            |                 |               |                           |
| Community shop                                  |  |   |                    |                       |                                |  |   |               |                            |                 |               |                           |
| Child Care Centre/Kindergarten                  |  |   |                    |                       |                                |  |   |               |                            |                 |               |                           |
| <b>Government Bodies/ Services</b>              |  |   |                    |                       |                                |  |   |               |                            |                 |               |                           |
| Goldburn Murray Water                           |  |   |                    |                       |                                |  |   |               |                            |                 |               |                           |
| Sustainability Victoria                         |  |   |                    |                       |                                |  |   |               |                            |                 |               |                           |
| <b>Business owners/Tenants</b>                  |  |   |                    |                       |                                |  |   |               |                            |                 |               |                           |
| Retail businesses                               |  |   |                    |                       |                                |  |   |               |                            |                 |               |                           |
| Tourism   |  |   |                    |                       |                                |  |   |               |                            |                 |               |                           |
| <b>Existing visitors</b>                        |  |   |                    |                       |                                |  |   |               |                            |                 |               |                           |
| Day Trippers                                    |  |   |                    |                       |                                |  |   |               |                            |                 |               |                           |
| Fishing/Boating                                 |  |   |                    |                       |                                |  |   |               |                            |                 |               |                           |

# 1.1 PROCESS Community Consultation

## THE PROJECT

As part of the Bellbridge Masterplan and Strategy, Towong Shire Council has appointed ClarkeHopkinsClarke, One Collective to work with the local community with the intention of developing a strategy, to be known as 'our bellbridge' to see Bellbridge continue to grow and thrive as a town.

The project is intended to see the town be sustainable and bring together the needs of the visitors and the community with the outcome being to set goals and initiatives that can be developed over the next 5-15 years with some projects to be identified as priorities for the shorter term.

All projects are intended to make sure that Bellbridge is a prosperous town:

- where people of all ages want to live
- that offers attractive residential options able to attract new residents
- which supports the community with a range of community services
- that celebrates its unique lakeside location
- where people can be part of a vibrant community
- that can continue to attract tourism and investment

The process for 'our bellbridge' is set out below.

## THE PROCESS

### 3 KEY PHASES - ASK – SHAPE – MAKE

#### PHASE 1 - ASK

- Asking 'what is the vision for your town - who are we and what do we want it be?
- Background / understanding / context phase – provides the backbone to the vision . This will include site investigation and documentation.
- Key tasks / outcomes:
  - Project commencement and community awareness
  - Community Forum
  - Reporting of findings / outcomes and key community priorities

#### PHASE 2 - SHAPE

- Shaping the vision – here's an idea, what's the big idea
- Interpreting the findings / outcomes of the Phase 1 and coming-up with ideas / plans in response
- Vision phase – establishing the vision for the overall town / community.
- Key tasks / outcomes:
  - Establishment of Vision (including overall Community / Master Plan)

- Community Presentation / Review / Input of Vision
- Reporting of findings / outcomes and refinement of the vision

#### PHASE 3 – MAKE

- Making the vision happen
- Implementation phase – breaking the overall vision into key projects and refining / developing the detail
- Key tasks / outcomes:
  - Identification of key projects
  - Development of detail and implementation strategies for key projects
  - Community Presentation / Review / Input of key projects
  - Refinement of outcomes in response to community input

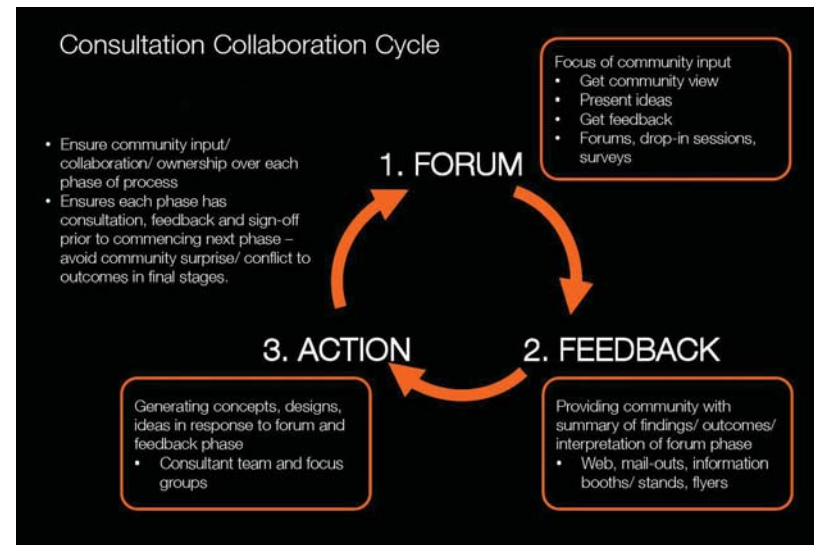
#### THE NAME

We suggest a different name for the project to help with identity / branding?

- 'OUR BELLBRIDGE'

## CONSULTATION / COLLABORATION – THE CYCLE

### 3 KEY STAGES - FORUM – FEEDBACK – ACTION



## SUGGESTED CONSULTATION METHODS / PROJECT TIMELINE AND DELIVERABLES

### TYPE 1 - MEET + SHARE

Meeting face to face, sharing ideas, and giving the community a voice, sense of involvement and empowerment

#### Information Booth / Stand – Ongoing

- Community can 'drop-in', get information / update, and provide comments
- More informal / personal than forum
- Updated at each stage.
- Suggest to be located in the shop, with secondary location in the Community Centre
- Include comment box / postcards for feedback

#### Community Consultation Day – 11<sup>th</sup> December 2011

- To be held on the lawn in front of the Yacht Club. Potential to use the Yacht Club internal if weather permits
- Attendance from consultant team, council representatives and community
- Important way to get initial contact details of attendees (to facilitate information updates) and to facilitate / gather surveys
- The key community information and feedback events
- Suggest a BBQ with food and drink to be provided by Council as well as potential children's activities such as a jumping castle.

#### Surveys Returned – 18<sup>th</sup> December 2011

- Surveys to be returned by residents at either the opening day, drop box in the shop (or Community Centre is shop not available) or potentially Council offices also.

### TYPE 2 - SEND + RECEIVE

#### Preliminary Marketing and Advertising – 21<sup>st</sup> November 2011

- Issue Information pack to Council for review. Pack will include, newsletter, survey and invite to community consultation forum
- Setup [www.ourbellbridge.com.au](http://www.ourbellbridge.com.au) website. Council to assist

#### Council Response – 24<sup>th</sup> November 2011

- Council to provide feedback to CHC on marketing material in preparation for printing.

#### Marketing and Advertising – 28<sup>th</sup> November 2011

- Print and distribute information pack to town residents.
- Mail out preferred format as opposed to door knock as less evasive
- Information pack to be provided to residents of town to contain, newsletter, survey and invite to community consultation forum

#### Community Consultation – October 2013

### TYPE 3 - ACTION

#### Community Consultation Report – November 2013

- Final report formally submitted to Council to include outcomes of Community consultation, survey results and photos etc.

#### Preliminary Designs / Final Masterplan Report – November 2013

- Preliminary masterplan report formally submitted to Council. Format to be advised.
- Council to provide feedback on masterplan report.

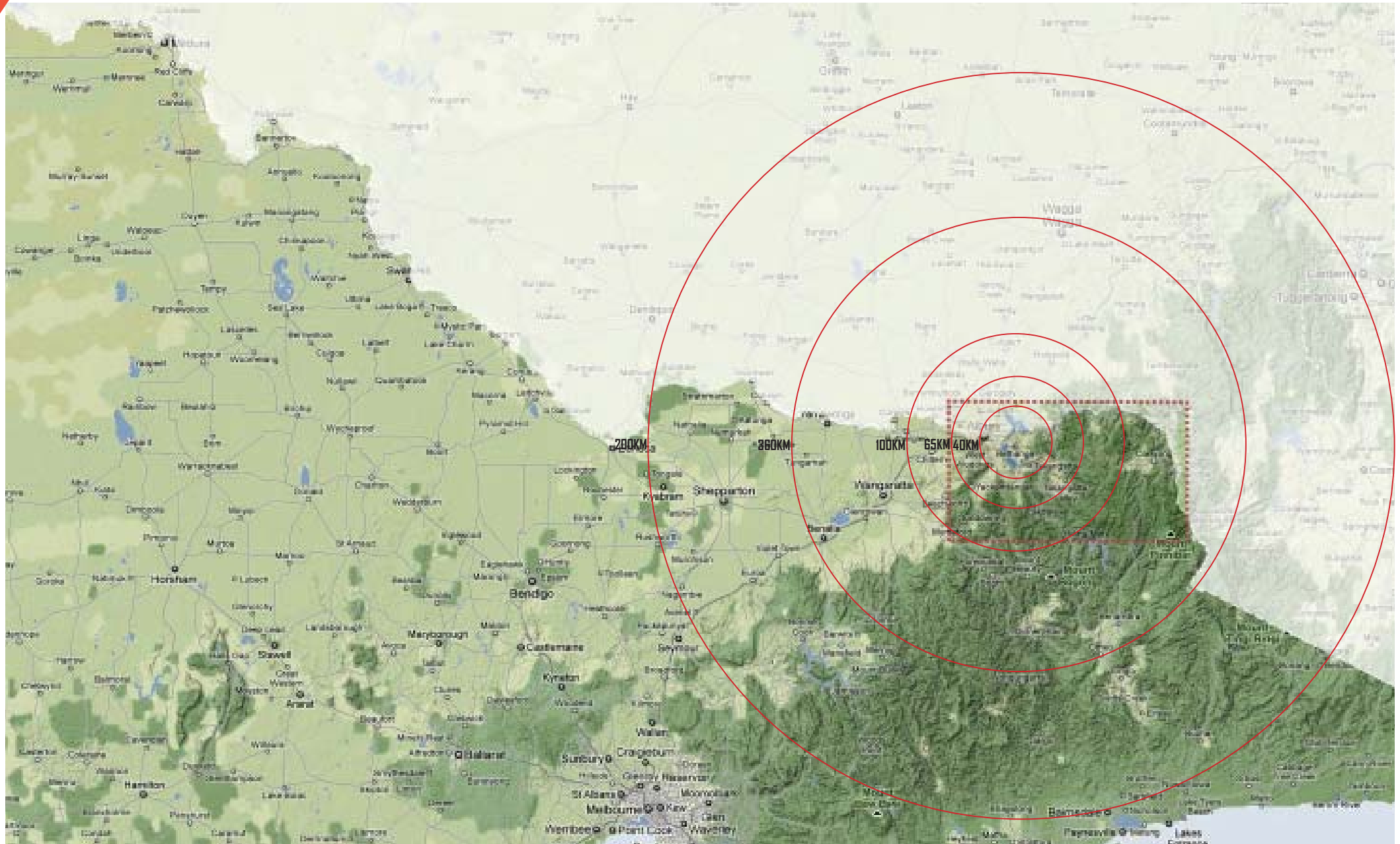
#### Preliminary Concept Report – December - January 2014

- Preliminary concept designs formally submitted to Council. Format to be advised.
- Council to provide feedback.

#### Final Concept / Master plans Reports Submitted – February 2014

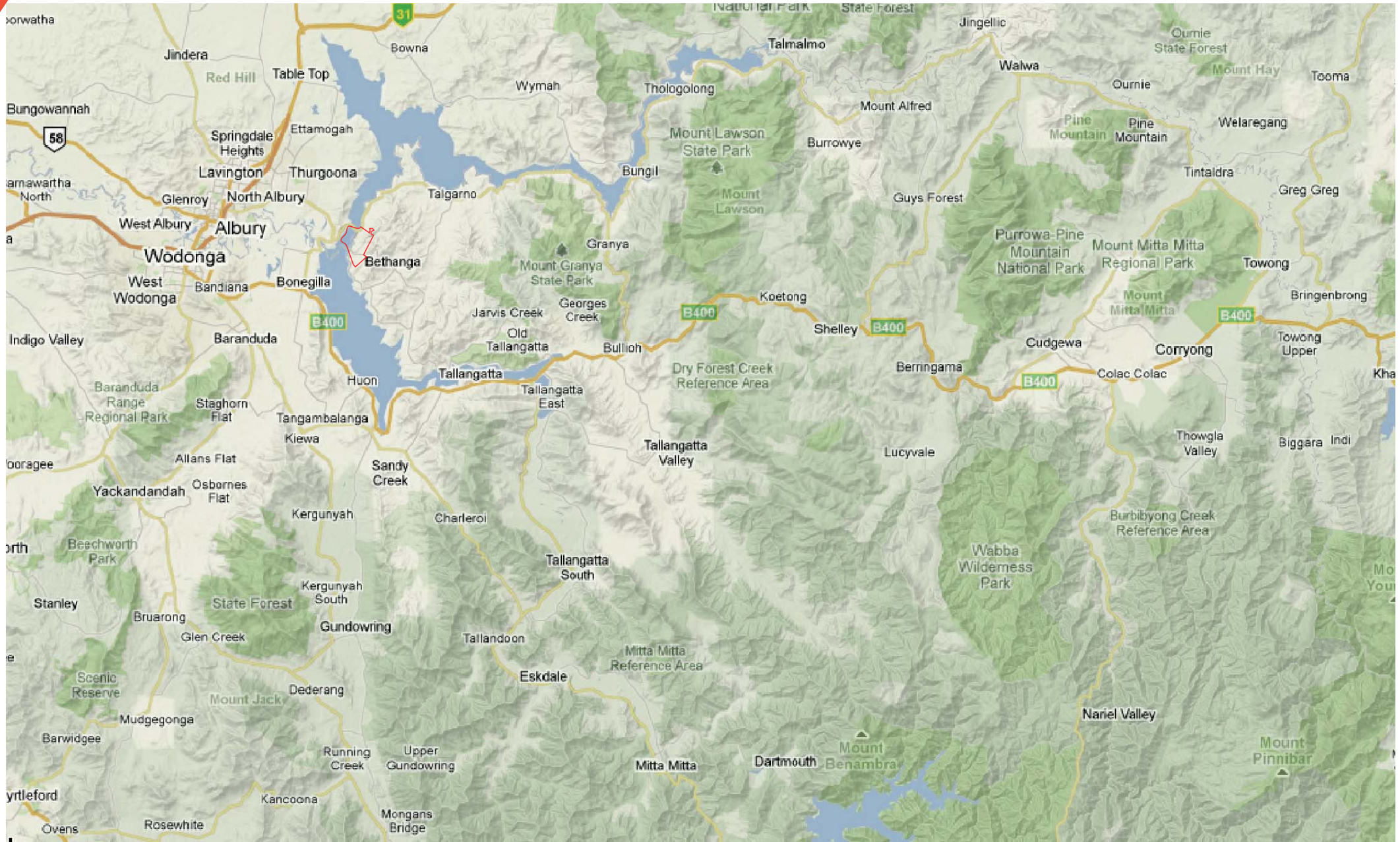
- Final report formally submitted to Council. Format to be advised.

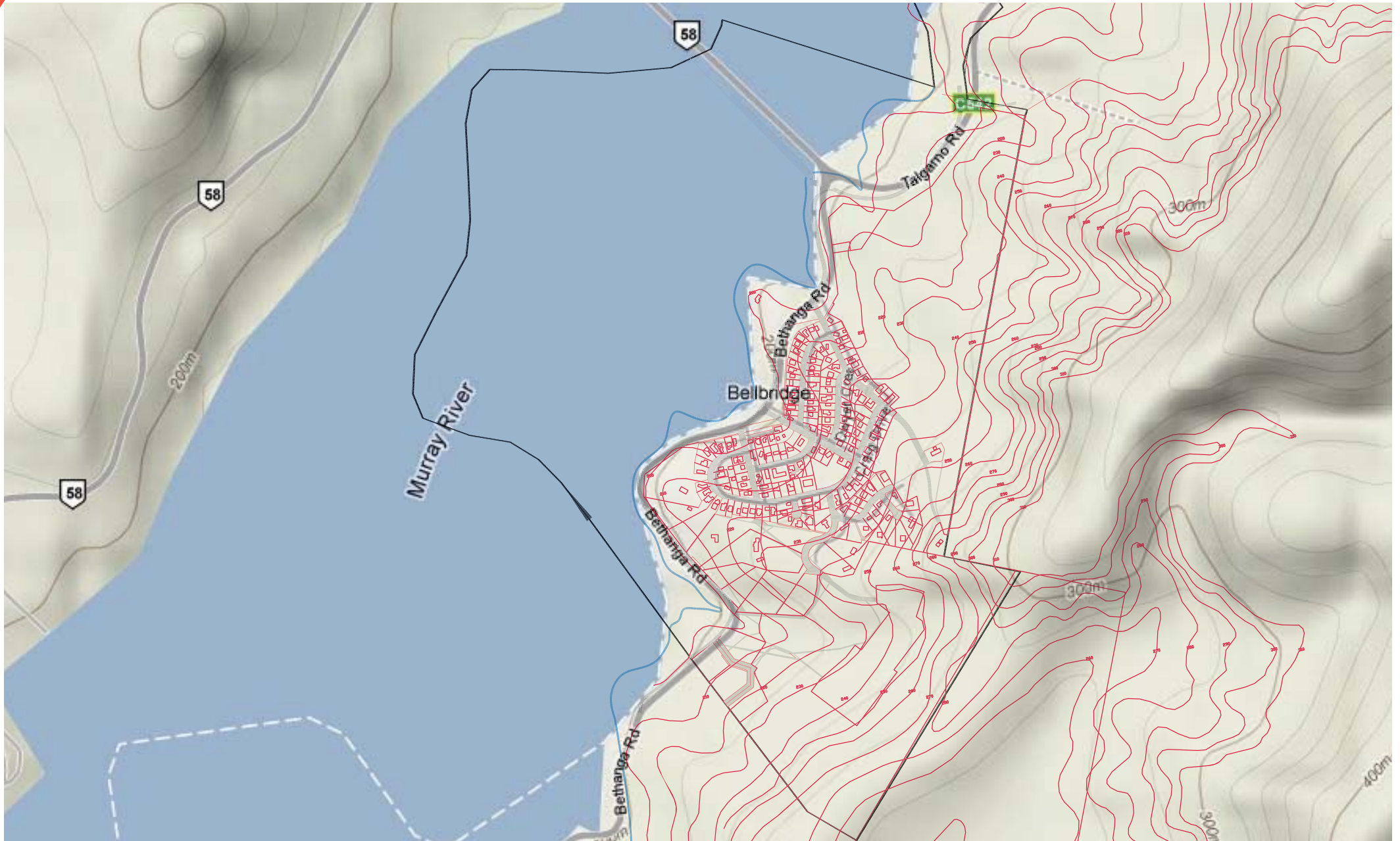
1.2 SITE ANALYSIS  
State Locality Map





## 1.2 SITE ANALYSIS Regional Map







Bellbridge Town and Surrounding Areas



Bellbridge Town



Boat Club and Surrounds



Shop, Park and Community Building



Foreshore



Boat Club



Boat Club and Foreshore Reserve



Roy Williams Memorial Park play equipment



Sewerage Treatment Works



View of Town from Proposed Development Site



Proposed Development Site in Background



View from Proposed Development Site



View of Town from Boat Club Carpark



Boat Club



Privately Subdivided Land to South of Town



Local Shop



Tennis Court



Bethanga Bridge



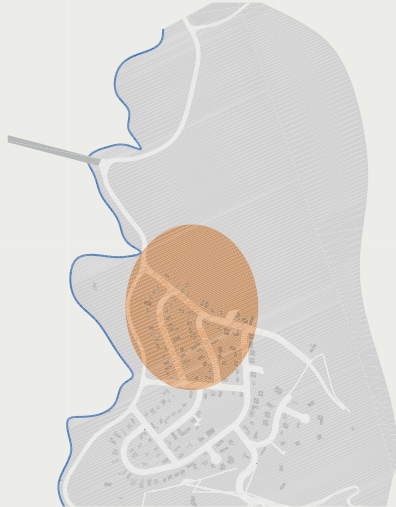
View from Town Towards Lake Hume



# Housing Typologies

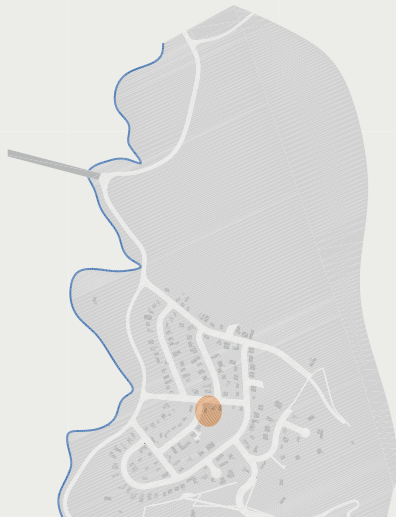
## European Style Houses

Predominately located north west from the centre town with some scattered throughout.



## Newer High Density Housing

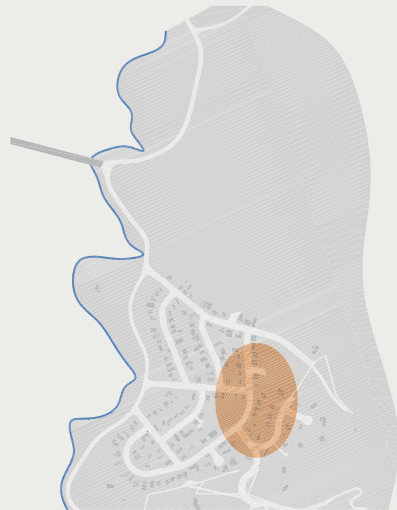
Located south from the centre of town.



# Housing Typologies

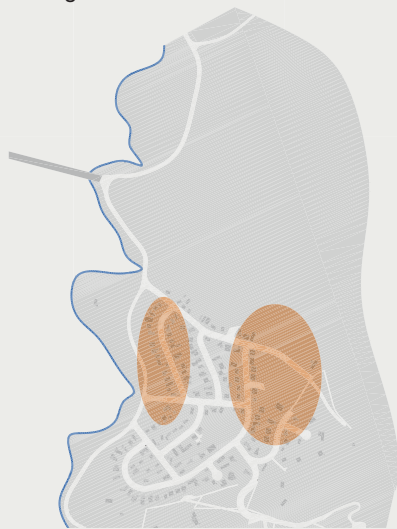
## Country Homestead Style

Predominately located in the Eastern end of town with some scattered throughout the Bellbridge.



## Modern Houses

Scattered throughout the town.

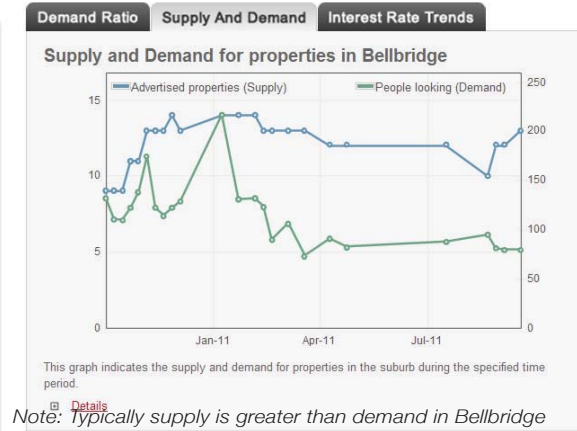
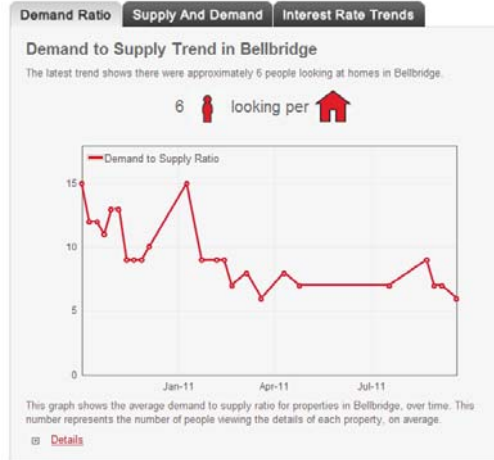
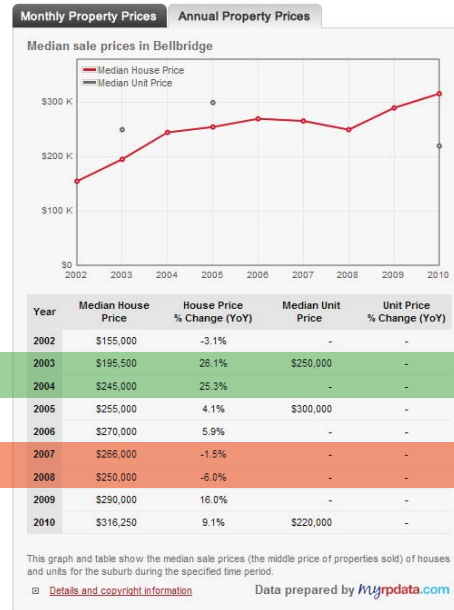


# 1.2 SITE ANALYSIS Real Estate Trends

## Bellbridge

Growth Period

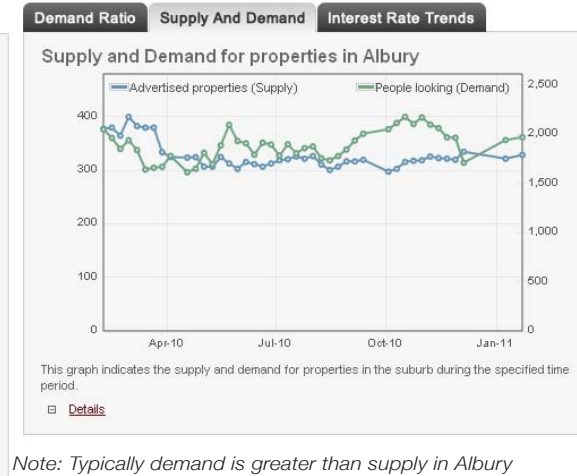
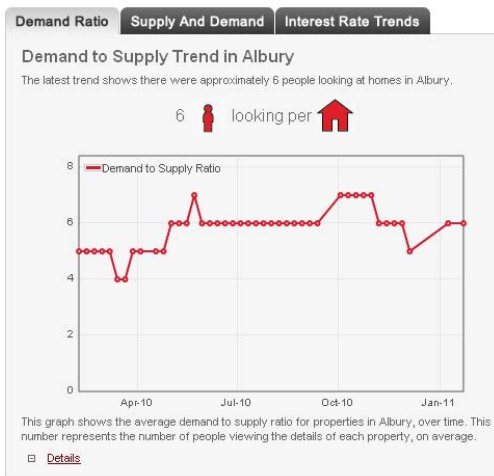
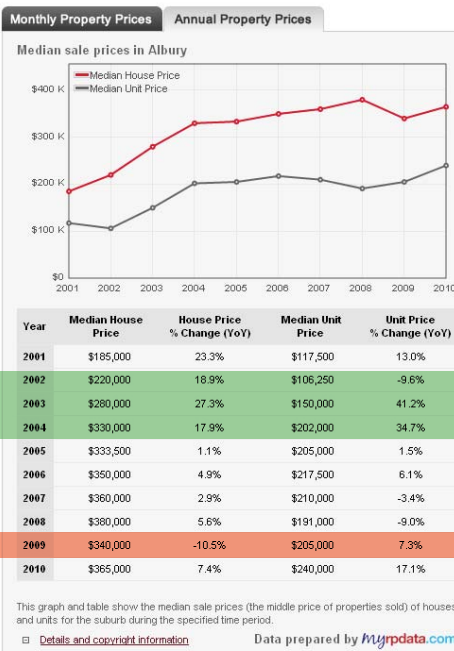
Decline Period



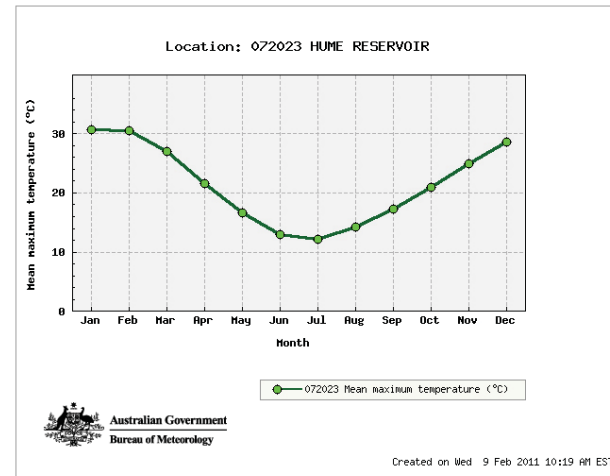
## Albury

Growth Period

Steady Period

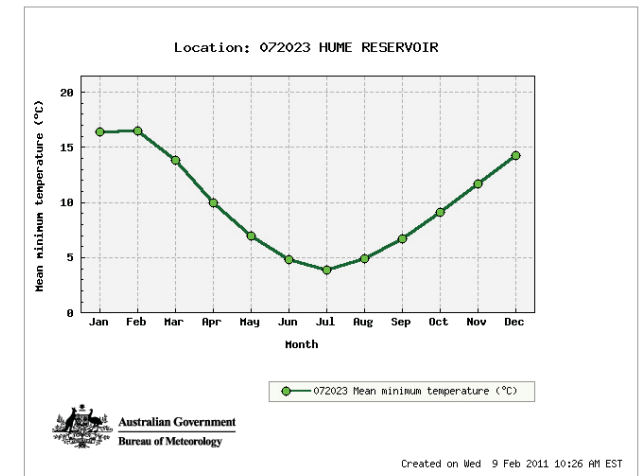


# 1.2 SITE ANALYSIS Environmental Analysis

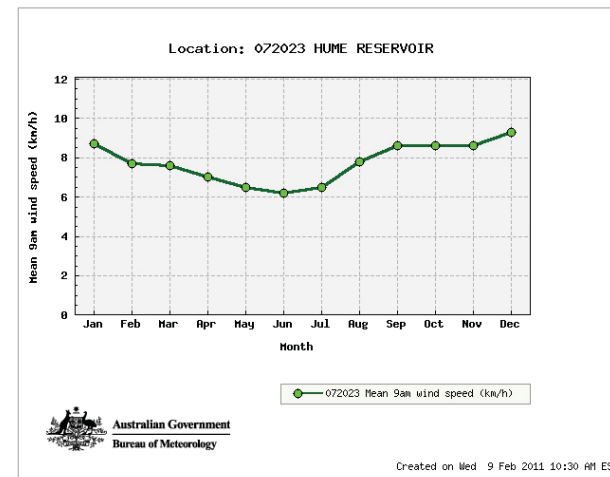


| Statistics   | Jan  | Feb  | Mar  | Apr  | May  | Jun  | Jul  | Aug  | Sep  | Oct  | Nov  | Dec  | Annual | Years |
|--|------|------|------|------|------|------|------|------|------|------|------|------|--------|-------|
| Mean maximum temperature (°C) for years 1922 to 2010 | 30.7 | 30.5 | 27.0 | 21.6 | 16.7 | 13.0 | 12.2 | 14.2 | 17.3 | 20.9 | 25.0 | 28.6 | 21.5   | 79    |

Note: The average temperate is approx. 16 degrees Celsius

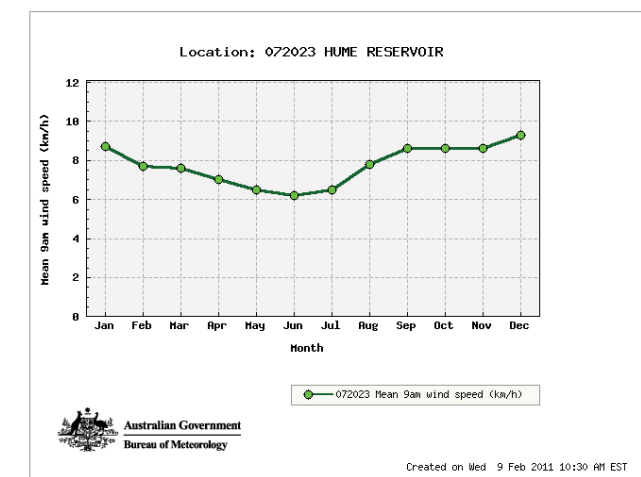


| Statistics   | Jan  | Feb  | Mar  | Apr  | May | Jun | Jul | Aug | Sep | Oct | Nov  | Dec  | Annual | Years |
|--|------|------|------|------|-----|-----|-----|-----|-----|-----|------|------|--------|-------|
| Mean minimum temperature (°C) for years 1922 to 2010 | 16.4 | 16.5 | 13.8 | 10.0 | 7.0 | 4.8 | 3.9 | 4.9 | 6.7 | 9.1 | 11.7 | 14.3 | 9.9    | 79    |



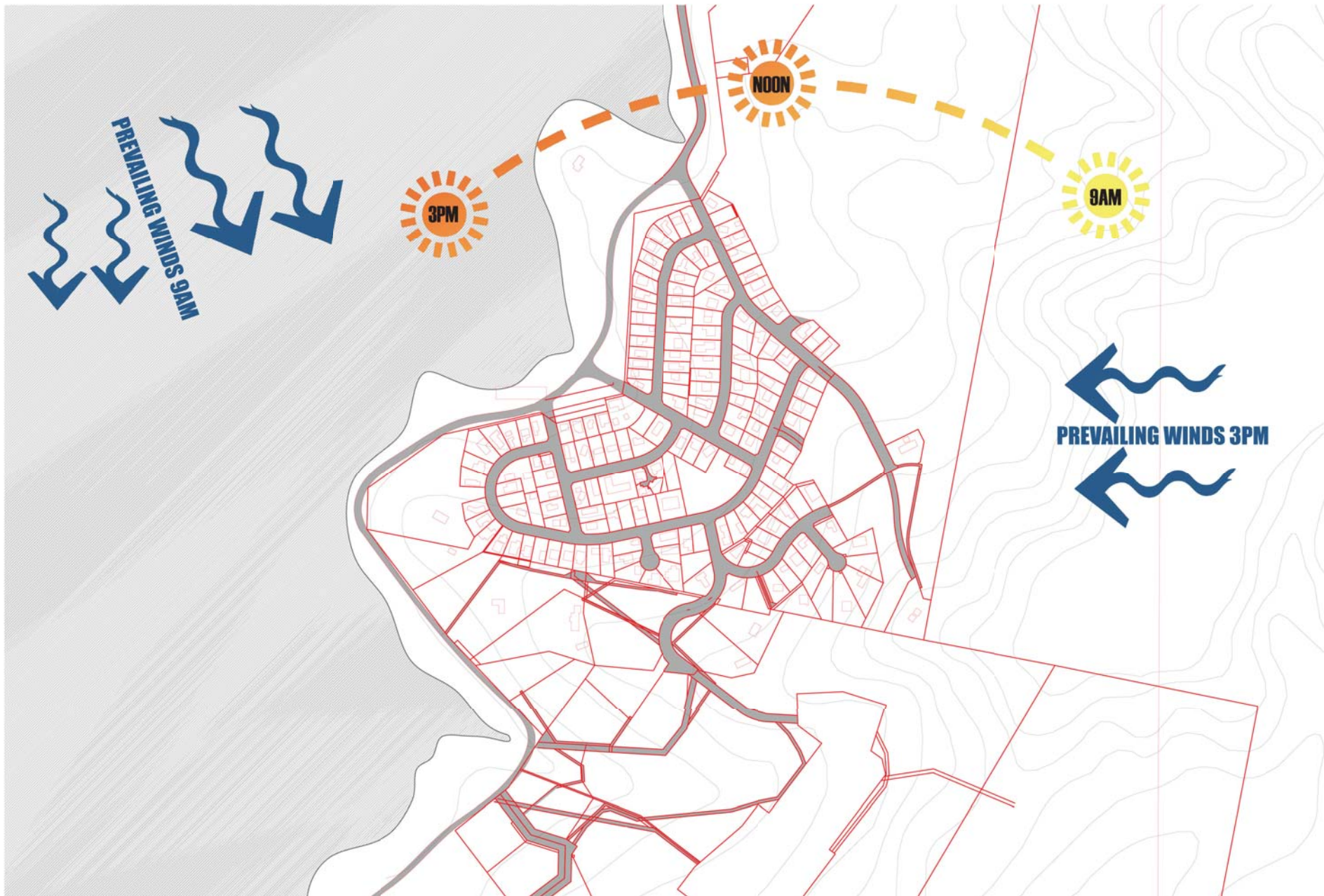
| Statistics  | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Annual | Years |
|---|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|--------|-------|
| Mean 9am wind speed (km/h) for years 1965 to 2010 | 8.7 | 7.7 | 7.6 | 7.0 | 6.5 | 6.2 | 6.5 | 7.8 | 8.6 | 8.6 | 8.6 | 9.3 | 7.8    | 44    |

Note: The mean wind speed at 9am is approx. 8.5 km/h



| Statistics  | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Annual | Years |
|---|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|--------|-------|
| Mean 9am wind speed (km/h) for years 1965 to 2010 | 8.7 | 7.7 | 7.6 | 7.0 | 6.5 | 6.2 | 6.5 | 7.8 | 8.6 | 8.6 | 8.6 | 9.3 | 7.8    | 44    |

1.2 SITE ANALYSIS  
Weather Patterns



**Vacant Land**

Large block of lake front land in single ownership. Potential for Residential subdivision.

**Lakefront**

There are gravel tracks that run around the length of the lakefront with large canopy trees in sections and panoramic views of Lake Hume and the valley.

**Road Reserve Zone**

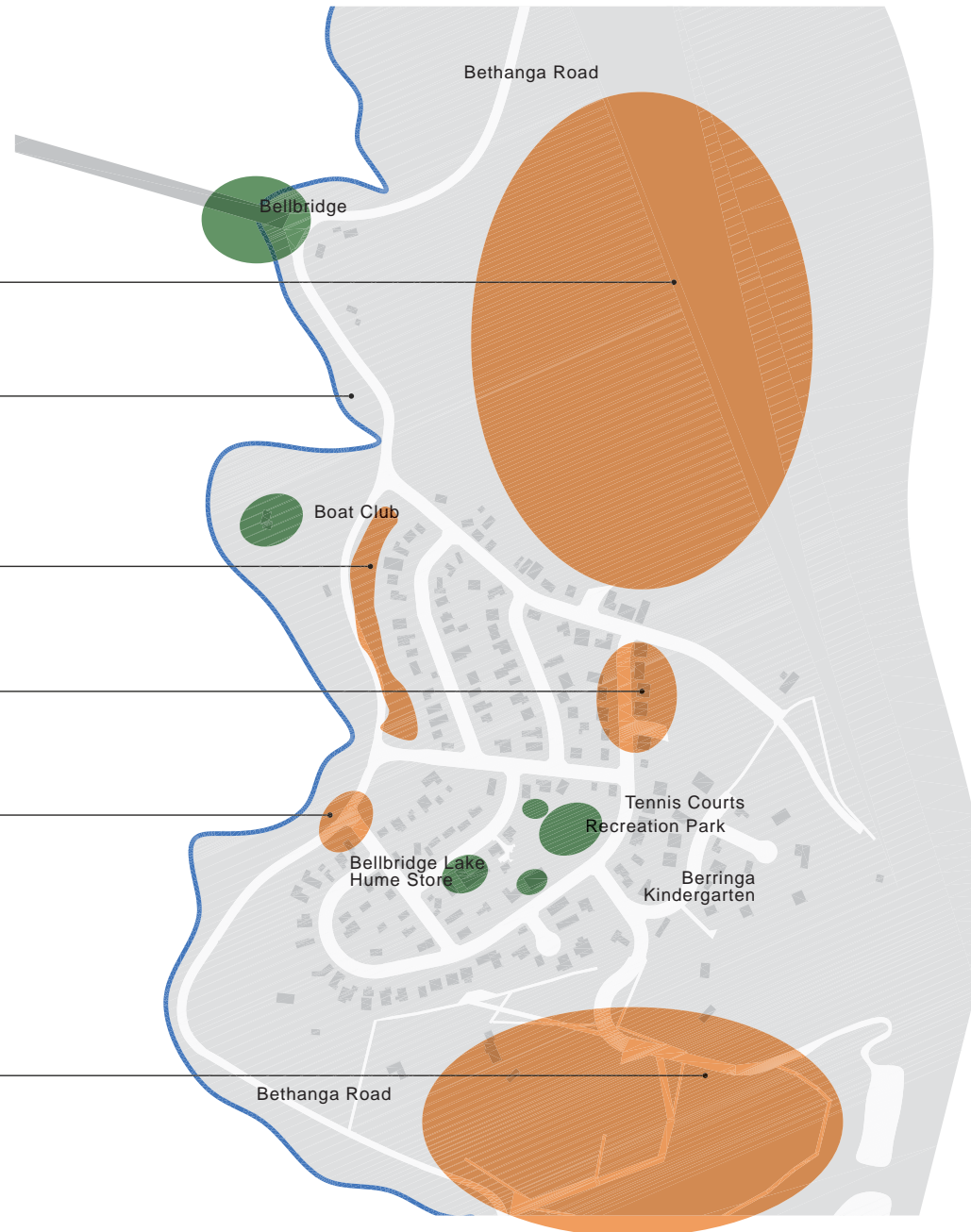
**New Residential**

Newer Residential subdivisions to the East of town.

**Gateway**

Lack of signage and a poor interface to main shop.

**New Residential Development Area**



1.2 SITE ANALYSIS  
Contour Map



## Existing Conditions

### Residential

- A variety of predominantly single and double storey dwellings on sloping blocks. Newer housing stock to Eastern areas up the hill.

### Community

- Single storey kindergarten situated next to parkland.



Berringa Kindergarten



## Existing Conditions

### Commercial

- Single storey brick store situated south west from centre of town.
- Shop situated next to new housing development and double storey residence.

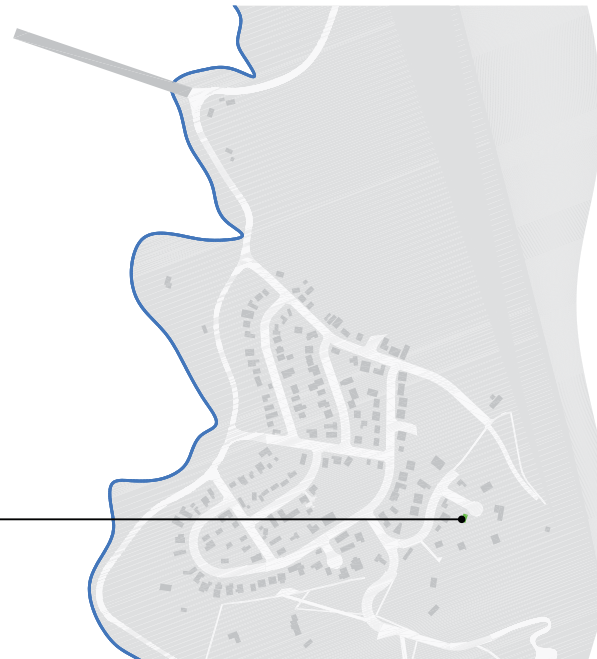
Bellbridge Lake Hume Store



### Accommodation / Tourism

- Single storey fully furnished country cottage sleeps 4 overlooking Lake Hume. Resort quality, home-like accommodation only short 20 minute drive from Albury

Albury Wodonga Cottages



1.2 SITE ANALYSIS  
Existing Conditions

Sporting Facilities

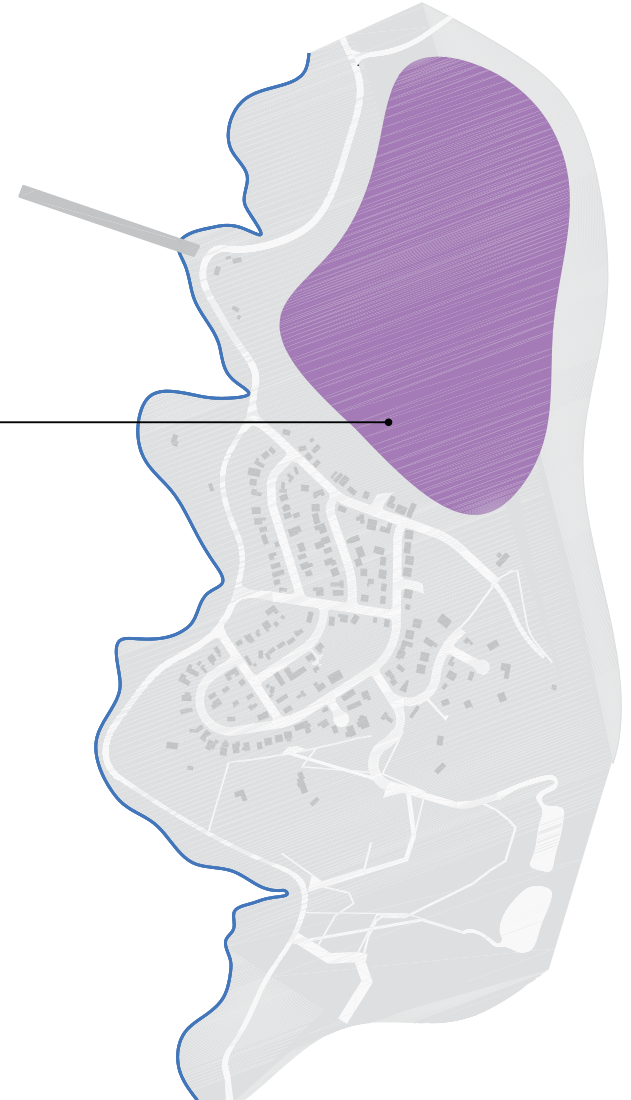
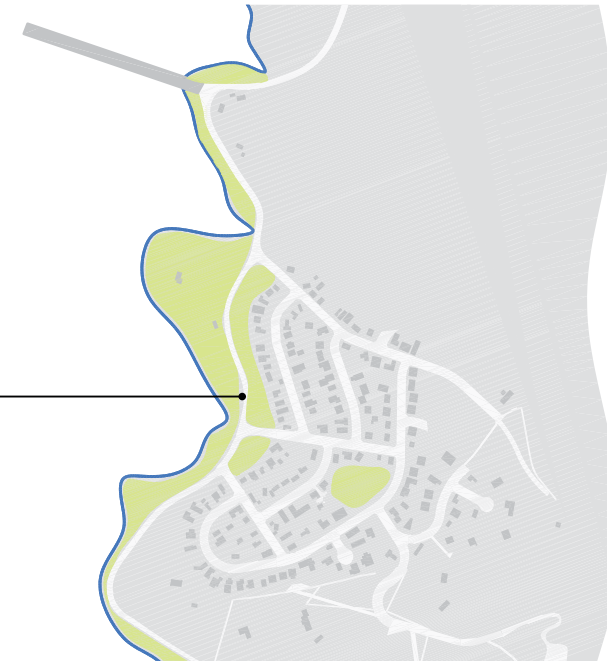
Boat Club

Tennis Courts

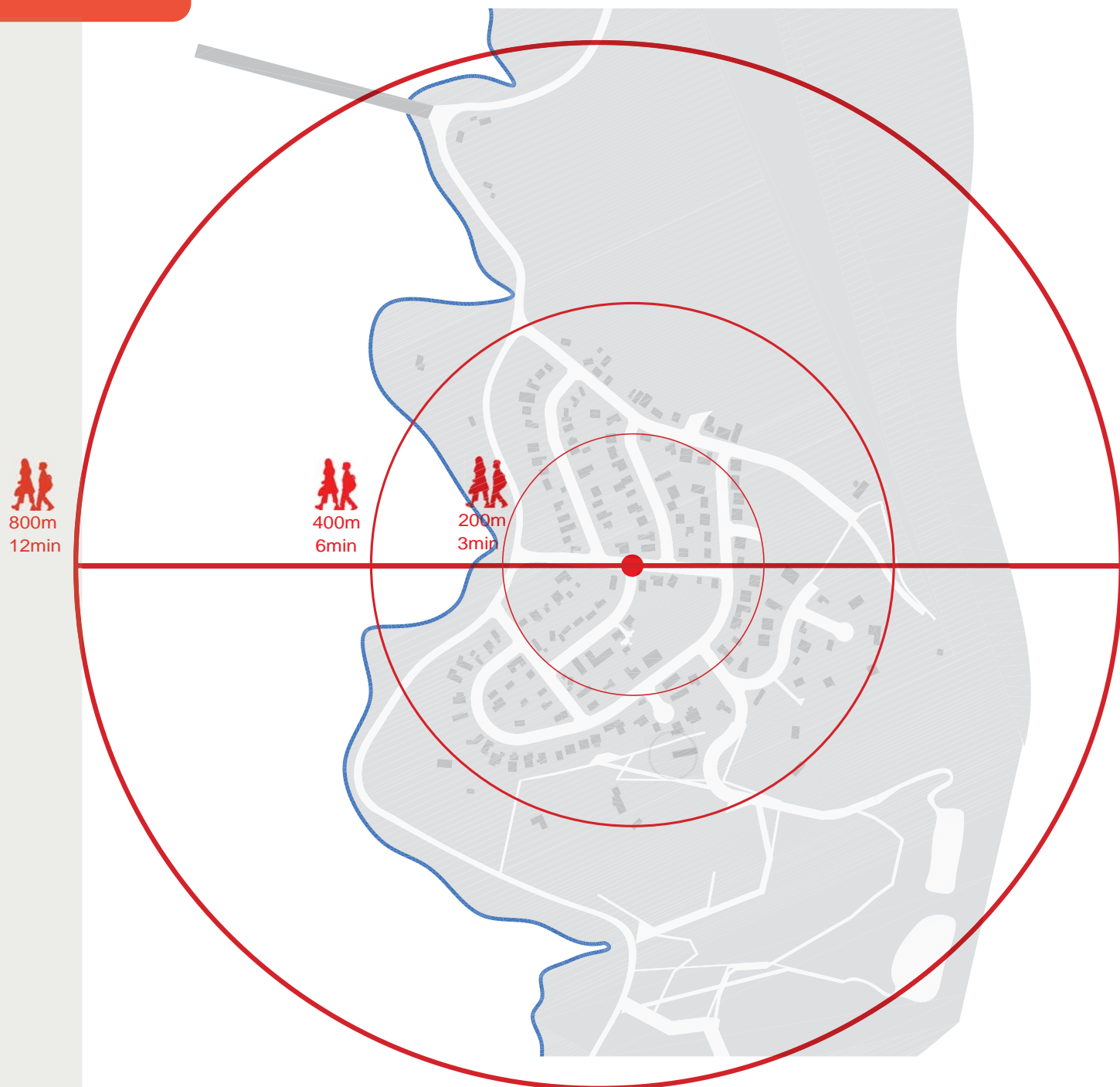
Potential Development Areas

Public Space / Communal Zones

Foreshore Reserve



1.2 SITE ANALYSIS  
Walking Distances

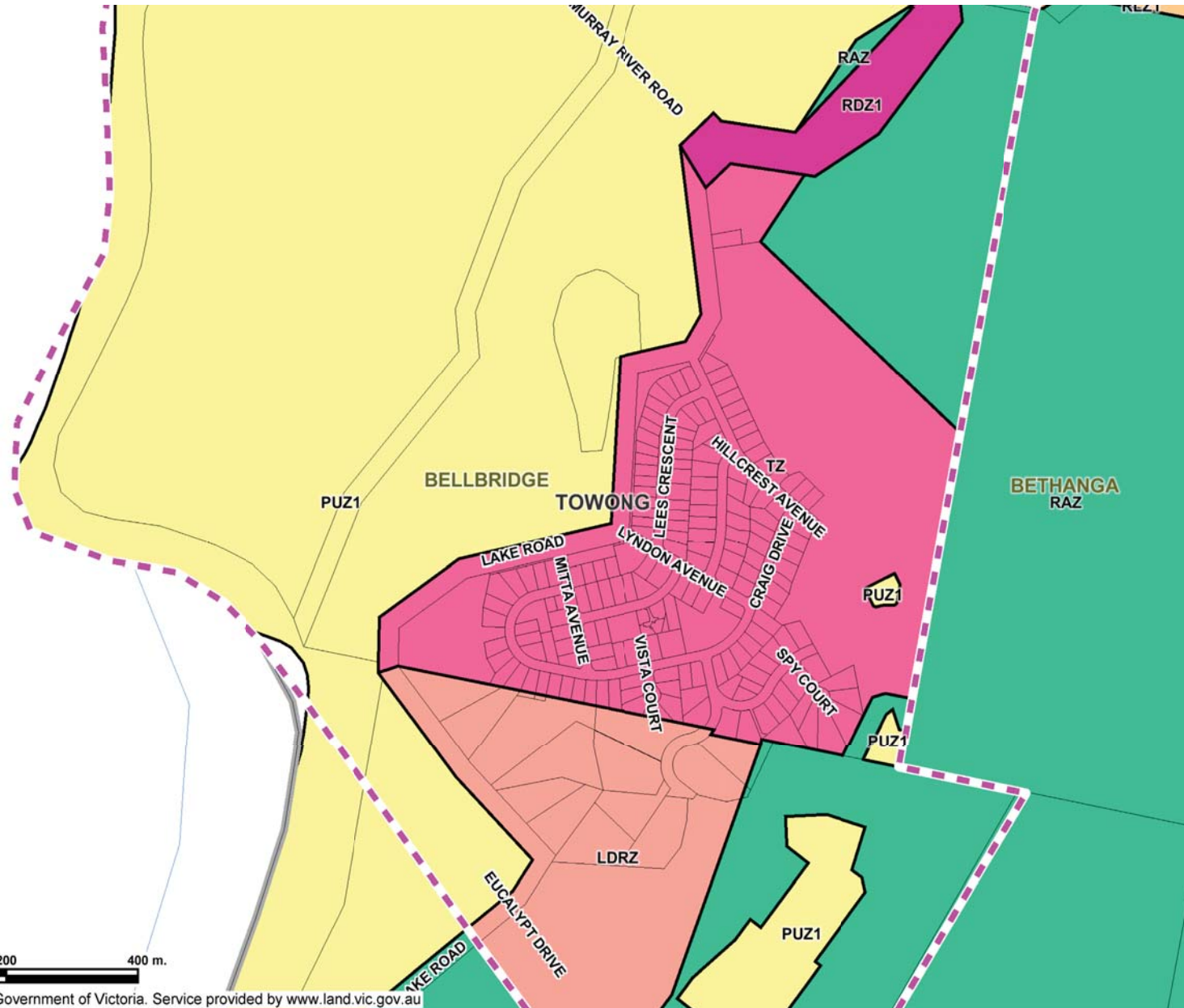


800m  
12min

400m  
6min

200m  
3min

# 1.2 SITE ANALYSIS Zoning Map



### Legend

**WARRNAMBOOL**  
Major Town

**BOURKE STREET**  
Major Road, Road

Road name

.....  
Railway, Tramway

.....  
Property/Parcel, Selected

25 2 1C  
Address, Lot, Crown allotment

.....  
River, Stream, Coastline

.....  
Waterbody

.....  
Locality

.....  
Locality Name

.....  
Local Government Area

**BRIMBANK**  
Local Government Name

.....  
Urban Growth Boundary (UGB)

.....  
Area outside the UGB

.....  
Investigation Area

.....  
Land added to UGB since 2005

.....  
Boundary of Searched Suburb

### ZONES

- ACZ - Activity Centre
- B1Z - Business 1
- B2Z - Business 2
- B3Z - Business 3
- B4Z - Business 4
- B5Z - Business 5
- CA - Commonwealth Land (not in scheme)
- CCZ - Capital City
- CDZ - Comprehensive Development
- DZ - Dockland
- ERZ - Environmental Rural
- FZ - Farming
- GWAZ - Green Wedge A
- GWZ - Green Wedge
- IW1Z - Industrial 1
- IW2Z - Industrial 2
- IW3Z - Industrial 3
- LDRZ - Low Density Residential
- MUZ - Mixed Use
- PCRZ - Public Conservation & Resource
- PDZ - Priority Development
- PPRZ - Public Park & Recreation
- PUZ1 - Public Use - Service & Utility
- PUZ2 - Public Use - Education
- PUZ3 - Public Use - Health Community
- PUZ4 - Public Use - Transport
- PUZ5 - Public Use - Cemetery/Crematorium
- PUZ6 - Public Use - Local Government
- PUZ7 - Public Use - Other Public Use
- R1Z - Residential 1
- R2Z - Residential 2
- R3Z - Residential 3
- RAZ - Rural Activity
- RCZ - Rural Conservation
- RDZ1 - Road - Category 1
- RDZ2 - Road - Category 2
- RLZ - Rural Living
- RUZ - Rural
- SUZ - Special Use
- TZ - Township
- UFZ - Urban Floodway
- UGZ - Urban Growth

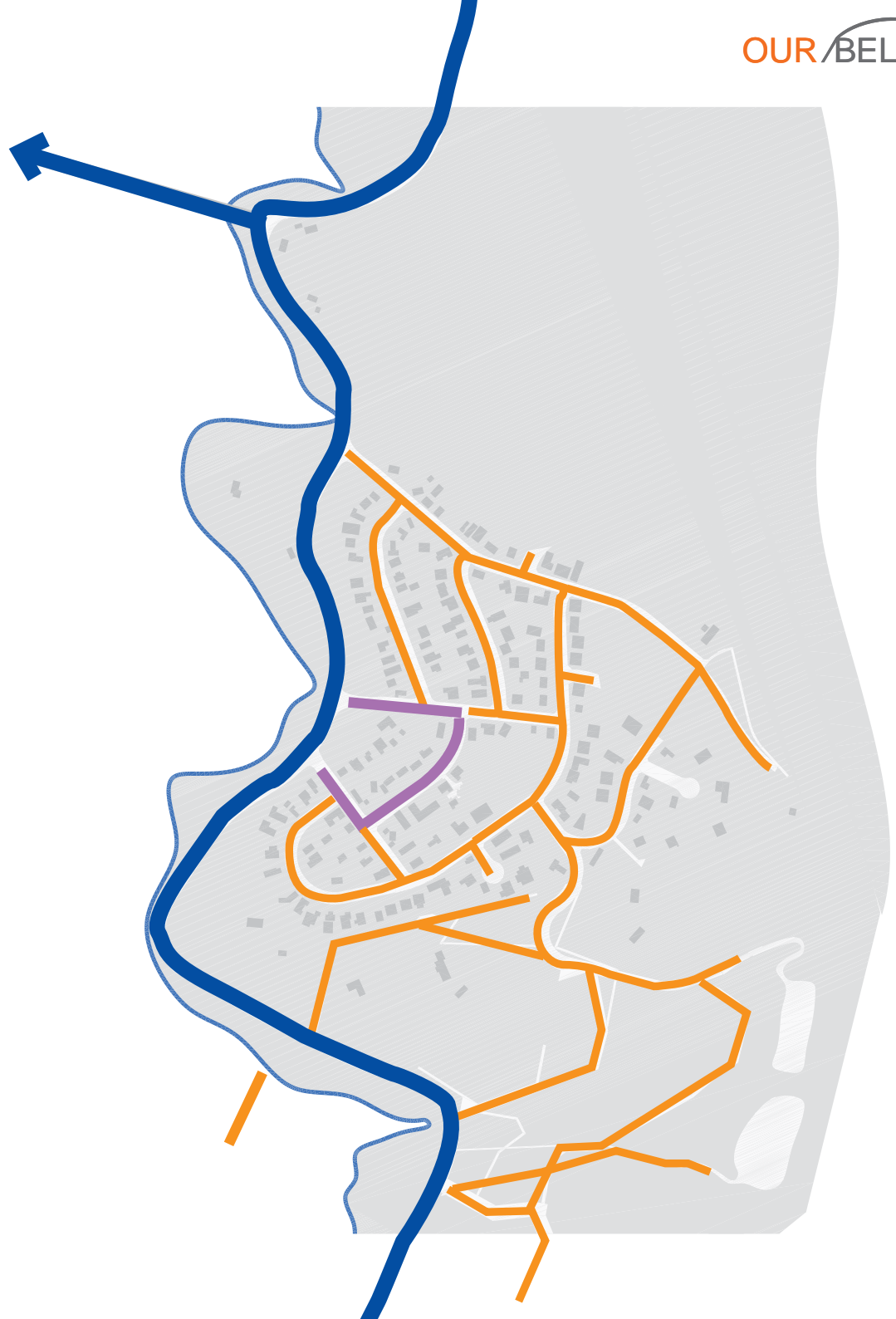
### OVERLAYS

- Airport Environs
- City Link Project
- Development Contributions Plan
- Design & Development
- Design & Development Part
- Development Plan
- Environmental Audit
- Erosion Management
- Environmental Significance
- Floodway
- Heritage
- Incorporated Plan
- Land Subject to Inundation
- Melbourne Airport Environs 1
- Melbourne Airport Environs 2
- Neighbourhood Character
- Public Acquisition
- Restructure
- Road Closure
- Special Building
- Significant Landscape
- Salinity Management
- State Resource
- Vegetation Protection
- Wildfire Management



1.2 SITE ANALYSIS  
Transport Networks

- Main Arterial Road
- Main Town Road
- General Street Network



1:2500 @ A3

One of the best places to start when creating a masterplan for a town is to study surrounding towns or towns with similar characteristics to gain an understanding of what works and what doesn't.

For Bellbridge we have analysed surrounding towns with similar sizes to gain an understanding of such things as how many shops a town with around 350 residents can sustain and what sort of tourist niches are available.

We have also studied towns which have lakeside locations and how they work to attract tourists.

### Tallangatta

Population Size: 900 residents

No. of Trading Shops: 40 approximately in or around the main street (Towong Street). This equates to one shop per 22.5 residents.

Distance to Albury : 40 km  
Distance to Melbourne: 338 km  
Distance to Sydney: 628 km

### Moama

Population Size: 3300 residents

No. of Trading Shops: 40 approximately in or around the main street (Meninya Street). This equates to one shop per 82.5 residents.

Distance to Albury : 248 km  
Distance to Melbourne: 208 km  
Distance to Sydney: 825 km

### Bethanga

Population Size: 300 residents

No. of Trading Shops: 2 approximately in or around the main street (Bridge Street). This equates to one shop per 150 residents.

Distance to Albury : 26 km  
Distance to Melbourne: 390 km  
Distance to Sydney: 599 km

*From our benchmark town analysis we have determined that there should be one shop per 85 residents for Bellbridge. Based on this Bellbridge could sustain 3 shops.*



Tallangatta



Moama



Bethanga

*Kenyon, P & Black, A (2001)  
Small Town Renewal, Overview and Case Studies.  
Rural Industries Research &  
Development Corporation.*

## Summary

This is a review paper on the declining state of many rural Australian towns. The paper investigates why some towns are experiencing a large scale of economic and demographic decline, while other small communities are showing economic persistence and population stability and even growth.

The common theme throughout each successful town is Communities taking ownership of their positive futures. These Communities are often led by a few innovative people looking at varying ways to change their town.

Some of the case study towns include:

### - Deloraine, Tasmania - Population of 2,100

- Introduced an annual Tasmanian Craft Fair as a response to the divisions within the community. It now involves over 200 craftspeople at 15 venues and the attendance of over 30,000 patrons.
- Formed the Meander Valley Enterprise Centre as a vehicle for the provision of a variety of supports for local business.
- Instigation of a variety of community beautification and park projects e.g. Rotary Park,
- Created the Yarns 'Artwork in Silk' project, a magnificent portrayal of the Meander Valley on a 57 square metre artwork.

### - Donald, Victoria - Population of 1,800

- Formed a housing estate to attract new home buyers to the town - \$2,000 prize was given to the first person to build a house using local contractors.
- Created an industrial estate – in 10 years, 20 business sites have been occupied.
- Combined to establish local development committees and generate the local entrepreneurial support necessary for development projects.
- Utilised public appeals resulting in a sealed airstrip, lights at the aerodrome, ambulance centre and sporting stadium.
- Holds regular fund raising events for Donald 2000 projects.

### - Tumby Bay, South Australia - Population 1,100

- Created an Information Technology Centre (Telecentre) as a telecommunication focal point for the community, boosting educational, business and social opportunities.
- Developed a marina - the Tumby Bay Marina is a marina development involving 63 housing blocks and two commercial sites.
- Focused on retiree attractions - building on the community's natural beauty, fishing and boating advantages and enhanced housing and business infrastructure.
- Instigated beautification projects and streetscaping, e.g. shops and private residences were repainted and new wooden staircases constructed to connect with the beaches.
- Due to success with streetscaping, locals began to see positive change, and began to 'talk up the community'.

### - Mitchell, Queensland - Population 1,200

- Constructed the Mitchell RSL and Combined Sports Club as a premier sporting facility.
- Redeveloped the Kenniff Courthouse as a tourism centre.
- Invested in their main street, providing new public amenities and landscaping.
- Developed the Spa into a resort concept and a major youth employment program with council financial support.
- Launched another youth enterprise project - a river boat cruise.
- Formed the Booringa Action Group (BAG) as a vehicle for local development.

# Phase 02 -

## Community Consultation



## COMMUNITY CONSULTATION Our Bellbridge - Website

The 'Our Bellbridge' website was set up as a way to connect with a diverse range of the Bellbridge Community and to keep them up to date with what's happening with the project.

The website provides all contact details as well as email addresses that allows the Community to contact the 'Our Bellbridge' team directly.

To date there are nearly 2000 hits on the website which is a fantastic result for a town with a population of around 350 people.



### Home



Welcome to the Our Bellbridge website. On this site you will be able to share and discuss your ideas, keep up to date with what's happening and find out how you can get involved in the masterplan for your town. You will also be able to contact the team directly via the email addresses provided in the 'Contacts' tab.

The most important part of the process is you. You will shape your towns future so get involved and lets get the conversation started.

#### Community Open Day:

The Community Open Day was a great success with Close to 100 people (20% of the Bellbridge population) attended. people braved the wet conditions to come along to the Berringa Kindergarten to meet the project team, find out about the project and help to shape the Bellbridge masterplan.

Overall the local Community has a very positive view of bellbridge, with some passionate discussions about what is good about the town and what could be done to improve it. It was clear to see that many surrounding towns are passionate about Bellbridge with some local residents from towns such as Bethanga also coming along and wanting to get involved to make sure that Bellbridge has a bright future.

To see the day in pictures please view the slide show at the [photo gallery](#) page of this website.

Some of the big ideas mentioned on the day are...



**OUR BELLBRIDGE– COMMUNITY SURVEY**

As part of the *Bellbridge Revitalisation Strategy*, Towong Shire Council has appointed ClarkeHopkinsClarke Architects to work with the local Community in developing a strategy, to be known as ‘Our Bellbridge’, to help Bellbridge become a thriving town.

As a first step we’re undertaking a community wide study, and want to get an understanding of how you view Bellbridge – whether you’re a new resident, a life time resident, someone who works in the town, or a visitor, we’d like to know what you think.

Your input and involvement, including your responses to this survey, will be critical to the success of this project as it will help us to understand how you currently see your town, what needs to be done in the future to see Bellbridge prosper, and to ensure that we can all work together to develop a community based strategy.

To be successful, this project needs to have the full involvement, support and ownership by the Bellbridge Community, because *this is your town and your opportunity to shape its future.*

Once all of the surveys are complete there will be a public exhibition of the findings along with an opportunity for you to contribute to the next stage of the process at the ‘Our Bellbridge’ Community Notice Board located at the shop and Community Centre..

Once this survey is complete please return it to the Bellbridge shop drop box or alternatively to the Towong Shire Council Offices.

All responses to this survey are anonymous and will only be used for the *Our Bellbridge* project.

Thank you for your involvement and we look forward to working closely with you on this project.

**ClarkeHopkinsClarke**

**1. Everyone has a different view of Bellbridge. How do you perceive the town at the moment?**

Please tick the most applicable response.

|   | STRONGLY AGREE           | SOMEWHAT AGREE           | NEITHER AGREE NOR DISAGREE | SOMEWHAT DISAGREE        | STRONGLY DISAGREE        | DON'T KNOW               |
|---|--------------------------|--------------------------|----------------------------|--------------------------|--------------------------|--------------------------|
| Desirable place to live                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Desirable place to visit                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Tired / Declining                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Friendly / Strong Community Spirit        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Scenic/ Picturesque                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Affordable place to live                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Environmentally Sustainable / Awareness   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Changing                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Has an interesting history / character    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Good Shopping Services                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Relaxing / Peaceful                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Creative / Artistic Culture               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Diverse Business/Employment Opportunities | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Good Sporting / Community Facilities      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Tourist Destination                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Please provide any further comments: .....

.....

.....

2. Which of the following things do you think would make Bellbridge a better place to live?

Please tick the FIVE most applicable responses.

**Housing:**

- More residential development
- Greater diversity in housing types (e.g. Townhouses, villas etc.)
- Attracting new residents / growing the population

**Business:**

- More business opportunities

**Services:**

- More shops/cafes etc.
- Creation of Health Services

**Environmental:**

- Becoming a leader in sustainability (waste minimisation, waterwise, carbon neutral)
- A town reliant on 'green' renewable energies as the main source of electricity
- More water reuse / recycling programs

**Transportation:**

- More public transport
- Better bicycle facilities and walking paths

**Community:**

- More youth recreation facilities
- More parks and recreation facilities
- Improvement of the Lake front with walks gardens etc.
- More community facilities (library, community centre)
- Creation of sporting facilities

**Tourism:**

- Marketing Bellbridge as a place for tourists to visit
- Increased cafés, restaurants, holiday accommodation
- A landmark/tourist attractor to bring visitors throughout the year
- A destination for food, wine and craft
- Having more festivals / events

**Other:**

- .....

3. In the future, when people think of Bellbridge, what would you like the town to be known as?

Please tick the THREE most applicable responses.

- A leader in sustainability...to be known as a 'Green town'
- An active town on the water
- A strong arts community (eg galleries, artists, sculpture park, craft markets)
- A tourist destination on Lake Hume
- A destination for relaxation and rejuvenation

- A town with an interesting calendar of cultural and community events
- A great place to raise a family
- A supportive community for people of all ages
- A beautiful town with parks, gardens and lake front
- A destination for food, wine and craft
- A destination for outdoor recreation (cycling, walking, water sports, competitive sport)

Your ideas and thoughts:

.....  
.....

4. A little bit about you....

|  |                                  |                                 |                                      |                                |                                      |                                |                              |
|--|----------------------------------|---------------------------------|--------------------------------------|--------------------------------|--------------------------------------|--------------------------------|------------------------------|
| Gender:  | <input type="checkbox"/> Male    | <input type="checkbox"/> Female |                                      |                                |                                      |                                |                              |
| Age:   | <input type="checkbox"/> 0-10    | <input type="checkbox"/> 11-20  | <input type="checkbox"/> 21-30       | <input type="checkbox"/> 31-40 | <input type="checkbox"/> 41-50       | <input type="checkbox"/> 51-60 | <input type="checkbox"/> 60+ |
| Currently Living:  | <input type="checkbox"/> In town |                                 | <input type="checkbox"/> Out of town |                                |                                      |                                |                              |
| How long have you lived in your current area:  | .....                            |                                 | Years                                | .....                          |                                      | Months                         |                              |
| Where do you work?   | <input type="checkbox"/> Albury  |                                 | <input type="checkbox"/> Wodonga     |                                | <input type="checkbox"/> Other:..... |                                |                              |
| Where do you do your shopping?   | .....                            |                                 |                                      |                                |                                      |                                |                              |
| Why do you shop there?   | .....                            |                                 |                                      |                                |                                      |                                |                              |
| Are you part of a community group or Sporting Club in Bellbridge, if so which one/s? | .....                            |                                 |                                      |                                |                                      |                                |                              |
| Which festivals/events have you been to in the last 12 months?                       | .....                            |                                 |                                      |                                |                                      |                                |                              |

# COMMUNITY CONSULTATION Community Newsletter

The 'Our Bellbridge' newsletter was distributed to all Bellbridge households as part of the initial Community consultation process.

The newsletter introduced residents to the team, described the masterplan and concept design process and also invited them to the Community open day.

## what's the big idea?

The Bellbridge Masterplan Project is underway so share your ideas and help shape the future of Bellbridge. What makes the town great and what would make it better? What is important to you now, and what do you think Bellbridge should be in 20 years from now?

Share your ideas and get involved!

Our Bellbridge starts 12pm Sunday 26th February at the Hume Boat Club, with a complimentary BBQ, refreshments and a bouncy jumping castle for the kids so come find out more and meet the project team.

You can keep in touch with what is happening on the project by visiting the project display space at the local Bellbridge Lake Hume Shop located at 3 Murray Place, Bellbridge, or alternatively by visiting the website at [www.ourbellbridge.com.au](http://www.ourbellbridge.com.au)

[www.OURBELLBRIDGE.com.au](http://www.OURBELLBRIDGE.com.au)

**Project Display Space**  
Bellbridge Lake Hume Shop  
3 Murray Place,  
Bellbridge, Victoria, 3691

**Website**  
[www.ourbellbridge.com.au](http://www.ourbellbridge.com.au)

**Shire Council Offices**  
32 Towong Street,  
(PO Box 55)  
Tallangatta, Victoria, 3700



## what's the big idea?

The Bellbridge Masterplan Project is underway so share your ideas and help shape the future of Bellbridge. What makes the town great and what would make it better? What is important to you now, and what do you think Bellbridge should be in 20 years from now?

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[www.OURBELLBRIDGE.com.au](http://www.OURBELLBRIDGE.com.au)

[www.OURBELLBRIDGE.com.au](http://www.OURBELLBRIDGE.com.au)

## Coming soon the 'our Bellbridge' display space

Where: Bellbridge Lake Hume Shop,  
3, Murray Place, Bellbridge.

Over the next few days the 'our Bellbridge' display space will be up and running. The Display Space is the place where you can see what has and is happening during the 'our Bellbridge' masterplan project. The display will document a little about Bellbridge's past, present and future, and will show survey results and what the community thinks about Bellbridge and what it could become. It's a place where you can provide comments/feedback and stay informed as the project progresses.



### What is 'Our Bellbridge'?

#### About -

As part of the Bellbridge Masterplan and Strategy, Towong Shire Council has appointed ClarkeHopkinsClarke and One Collective to work with the local community with the intention of developing a strategy, to be known as 'Our Bellbridge' to see Bellbridge continue to grow and thrive as a town.

The goal is to make sure that Bellbridge is a place:

- where people of all ages want to live
- that offers a variety of residential options to existing and future residents
- which supports the community with a range of community services
- that celebrates its unique lakeside location
- where people can be part of a vibrant community
- that can continue to grow and attract tourism and investment

These things don't just happen...there needs to be a plan that's developed for and with the help of the community. The consultant team is here to facilitate and help develop the strategy but we can't do it without your help.

**Your input during the project will be critical to it's success.**

#### The Survey -

During February 2012, every household in Bellbridge will get a copy of the 'Our Bellbridge' Survey which, when completed, will help the team to get an understanding of you and what you think about Bellbridge today and what could make it a better place.

...to visit  
...to live in  
...for the future

Please take the time to fill it out.

All surveys are anonymous and the information gathered will only be used for the purposes of the 'Our Bellbridge' project. The results will be reported back to the community in the Display Space and via the website.

Completed surveys can be returned to the collection boxes found in the local Bellbridge Lake Hume Shop or it can be returned at the 'Our Bellbridge' Community Open Day at the Hume Boat Club on the 26th of February 2012. Alternatively you can drop your survey into the Council Offices. Please see the survey form for more information. If you need extra copies please log onto the website or drop into Council. Please return by the 2nd of March 2012.

Are there enough housing choices and opportunities in Bellbridge?



Would you like to see more shopping choices in Bellbridge?

**'Our Bellbridge' -  
Community Open Day -**  
Where: Hume Boat Club,  
Bathonga Road, Bellbridge  
When: Sun 26th February 2012  
Who: Our Bellbridge Team

Come along to the official opening of the 'Our Bellbridge' Masterplan Project.

You will be able to give your ideas and thoughts on the masterplan for **your town**, find out more about the project and enjoy a complimentary BBQ, refreshments and bouncy jumping castle for the kids. So come along and lets get the conversation started!

### How and Why You Should Get Involved?

A comprehensive consultation process will be critical to the success of this project which is why the 'Our Bellbridge' team is going to be out and about at the Community Open Day. We want to learn as much as possible about Bellbridge, so come and visit us at the Hume Boat Club on the 26th of February to talk to the team.

**Why not start with the survey? Visit the Display Space in the Bellbridge Lake Hume Shop? Come along to the Community Open Day? Log on to the website?**

#### What is a masterplan?

A masterplan is a plan for the future of a town. It is created by analyzing the current situation of the town, identifying what are the current issues and what are the potentials for the future.

The masterplan is a plan identifying short term goals such as over the next 1 - 5 years, and longer term goals to be implemented within the next 10 - 15 years.

The plan is a guide for the future growth of the town and is designed to be re-assessed in the future when the needs of the town change.

Do you think the population of Bellbridge should grow?

#### The Consultant Team

ClarkeHopkinsClarke Architects and OneCollective Urban Design Studio have been appointed by Towong Shire Council to work with the Community on the 'Our Bellbridge' project.

They are a multi-discipline team that has experience in planning, design, consultation and thinking about what makes places and spaces inviting, engaging and lively. Each has experience working on the planning of new places and developing strategies for existing places. More importantly they're looking forward to working with the Bellbridge Community on the project.

To find out more about the team visit [www.chc.com.au](http://www.chc.com.au) or [www.onecollective.com.au](http://www.onecollective.com.au)

**Website is Launched -**  
[www.ourbellbridge.com.au](http://www.ourbellbridge.com.au) is up and running.

The site will be both a record of what's happened so far and what's happening next as the project progresses. You will be able to download documents on the project such as concept ideas for the town and additional surveys.

Would you be happy to have more tourists / visitors in Bellbridge?

Are housing options and affordability important to you?

### Project Display Space Open -

Where: Bellbridge Lake Hume Shop,  
3, Murray Place, Bellbridge.

The Display Space is the place where you can see what has and is happening during the project. The display will document a little about Bellbridge's past, present and future, and will show survey results and what the community thinks about Bellbridge and what it could become. It's a place where you can provide comments/feedback and stay informed as the project progresses. The shop has kindly offered a space for the display so come along, support your local shop and the project.



NEWSLETTER

# COMMUNITY CONSULTATION Community Noticeboard

The 'Our Bellbridge' Community noticeboard has been set up at the Bellbridge Lake Hume Store.

The noticeboard will provide information on the project and its progression, whilst there is also a 'what's your big idea' board for Community members to write down their ideas for the town's masterplan.

ABOUT

## THE OUR BELLBRIDGE MASTERPLAN

### WHAT'S IT ABOUT?

Currently there are many positives to the town of Bellbridge, with its great:

- waterfront location,
- picturesque scenery,
- solar aspect,
- close proximity to a large commercial hub in Albury,

however every town has issues and we want to find out what you think Bellbridge's are?

> Is it an issue that it is a commuter town?

> Is it an issue that there are a high percentage of holiday homes in Bellbridge?

> Is it an issue that there is no public transport?

These are just some of the questions that we will be asking over the next few months.

As part of the Bellbridge Masterplan and Strategy, Towong Shire Council has appointed Clarke Hopkins Clark, Outlines and One Collective to work with the local community with the intention of developing a strategy, to be known as 'Our Bellbridge' to see Bellbridge continue to grow and thrive as a town.

The goal is to make sure that Bellbridge is a place:

- where people of all ages want to live
- that offers a variety of residential options to existing and future residents
- which supports the community with a range of community services
- that celebrates its unique lakeside location
- where people can be part of a vibrant community
- that can continue to grow and attract tourism and investment

These things don't just happen...there needs to be a plan that's developed for and with the help of the community. The consultant team is here to facilitate and help develop the strategy but we can't do it without your help.

Your input during the project will be critical to it's success, so fill out a survey, visit the website or keep up to date with what's happening on the Community Notice Board at the Bellbridge Lake Hume Store.

CASE STUDY TOWNS

How does the water level of Lake Hume effect Bellbridge?




GET INVOLVED

### HOW AND WHY YOU SHOULD GET INVOLVED:

A comprehensive consultation process will be critical to the success of this project which is why the 'Our Bellbridge' team is going to be out and about at the Community Open Day. We want to learn as much as possible about Bellbridge, so come and visit us at the Hume Boat Club on the 26th of February to talk to the team.

Why not start with the survey? Visit the Display Space in the Bellbridge Lake Hume Shop? Come along to the Community Open Day? Log on to the website at [www.ourbellbridge.com.au](http://www.ourbellbridge.com.au)?

### WHAT IS A MASTERPLAN:

A masterplan is a plan for the future of a town. It is created by analyzing the current situation of the town, identifying what are the current issues and what are the potentials for the future.

The masterplan is a plan identifying short term goals such as over the next 1 - 5 years, and longer term goals to be implemented within the next 10 - 15 years. The plan is a guide for the future growth of the town and is designed to be re - assessed in the future when the needs of the town change.

### WHO'S INVOLVED:













Case Study #1

## cafe town?

### FACT SHEET -

**LOCATION:** 190km's South of Sydney and 200km's East of Canberra

**POPULATION:** 778 people.

**INDUSTRIES:** Tourism

**COMMUNITY FACILITIES:**

- bowls club
- rsl club
- showgrounds (horse riding etc.)
- public pool

**AVERAGE HOUSE PRICE:**  
approx. \$435,000



### CASE STUDY DESCRIPTION:

Huskisson is a small coastal town located on Jervis Bay around 2 hours South of Sydney.

It has traditionally been a cheaper style camping holiday area visited by regulars who frequented Huskisson yearly.

Within the last few years however Huskisson has transformed itself into a premium cafe / restaurant destination offering a variety of high quality eating locations using local produce. The restaurants include cafes, vegetarian, asian, indian, mexican and also steak houses.

Huskisson is now more popular than ever as a destination to live and for tourists and is also a holiday destination for a variety of tastes and budgets. The flow on effect has been the creation of a large local job market with tourist operators also opening up with the influx of visitors.

Traditionally residents would commute to the Commercial hub of Nowra for work, now however there are a variety of jobs located within the small town.

Bellbridge has the possibility to capitalise on its lakeside position and holiday market by potentially using some of the ideas that Huskisson have used such as the utilisation of fresh local produce to create jobs and a vibrant town to attract tourist and permanent residents.

Case Study #2

## shop town?

### CASE STUDY DESCRIPTION:

Is there a need for additional shops / restaurants / cafes in Bellbridge? Do the Bellbridge Community want additional services in town?

These are questions that we will be asking ourselves during the 'Our Bellbridge' masterplan project.

To begin we have analysed some surrounding towns to get an idea of their population sizes and how many shops are located within them. This will give us an idea of whether Bellbridge is in need of some additional shops / cafes / services etc. Some of the towns we have analysed are shown below.



### Tallangatta

Population Size: 900 residents

No. of Trading Shops: 40 approximately in or around the main street (Towong Street).

Distance to Albury : 40 km  
Distance to Melbourne: 338 km  
Distance to Sydney: 628 km





### Moama

Population Size: 3300 residents

No. of Trading Shops: 40 approximately in or around the main street (Meninya Street).

Distance to Albury : 248 km  
Distance to Melbourne: 208 km  
Distance to Sydney: 825 km





### Bethanga

Population Size: 300 residents

No. of Trading Shops: 4 approximately in or around the main street (Bridge Street).

Distance to Albury : 26 km  
Distance to Melbourne: 390 km  
Distance to Sydney: 599 km



COMMUNITY CONSULTATION  
Community Noticeboard



YOUR FUTURE BELLBRIDGE?

www.OUR/BELLBRIDGE.com.au

### HOUSING

01

02

03

what sort of houses would you like to see in Bellbridge?

04

05

Maybe you don't want to see any new houses?

### LANDSCAPING

01

02

03

what sort of landscaping would you like to see in Bellbridge?

04

05

06

### TOURISM

01

02

would you like to see more tourism within Bellbridge?

03

04

### SUSTAINABILITY

01

02

is environmental sustainability important to you?

03

04



### Community Workshop Description

This was the Community Consultation Workshop for the 'Our Bellbridge' project at the Community Centre. These were conducted on the 26th February 2012 with the 'Our Bellbridge' masterplan project officially opened by Mayor (Cr) Debbie Gadd.

The purpose of these meetings was to meet with the Bellbridge Community and key stakeholders to get their ideas and views for the Bellbridge Masterplan project. It was also important for the Consultation team to gain a presence and trust within the Community.

The Community Open Day was a great success with close to 100 people (20% of the Bellbridge population) attending. People braved the wet conditions to come along to the Berringa Kindergarten to meet the project team, find out about the project and help to shape the Bellbridge masterplan.

Overall the local Community has a very positive view of Bellbridge, with some passionate discussions about what is good about the town and what could be done to improve it. It was clear to see that many surrounding towns are passionate about Bellbridge with some local residents from towns such as Bethanga also coming along and wanting to get involved to make sure that Bellbridge has a bright future.



# COMMUNITY CONSULTATION

## Community Open Day - Consultation Notes

- Small percentage of holiday houses
- Berringa newspaper
- Like that big city is accessible not in town
- Town is supportive of green energy
- Tranquillity of town
- Good mix of youth and elderly
- 6 busses leave every morning
- Street lights not turned on
- No pubs - quiet
- No red paths , quiet
- Rural character
- Good child services
- Want a green town
- Boat races, fishing events annually

### Issues with Town

- Not many activities to bring the community together
- No central community place
- People don't feel as though they are part of Towong Shire
- Social activities out of Albury
- Seasonal social community is strong in summer
- No pub or licensed facilities – social impacts undesirable
- No restaurants/retail
- Road +Patching on streets in town, poor surface
- Gravel on roads, no sealing
- Vehicle access to house on hill
- Road on Bellbridge side on bridge, black spot -Riverina/Pines road
- Issues with boundary of two councils
- Lack of bus services, boarder issue with kids school in NSW
- Surfacing to tennis court & new play equipment
- Improved walking tracks
- More maintenance on foreshore
- More picnic tracks/seating/Amenities on foreshore
- No toilet facilities outside town
- Zoning issues
- Nicholson's gap to old Tallangatta road sealing
- No fuel outlet
- No youth recreation facilities
- No progress is positive
- No fire station
- Sewerage treatment plant location & capacity

### Issues with Town

- Mitta road traffic
- Cars accessing foreshore , parking zones
- North side of bridge not developed
- No pedestrian access from resort
- No stopping for lookout area for bridge
- No information on Bethanga bridge, info booth
- A lot of opportunity to develop boat area
- Issue with people camping illegally on foreshore
- Water filtration
- Signage, way finding to boat ramp
- Cars on walking track need marked surface
- No jetties, no spots to tie up boats
- Poor visual entry into town, council farm gate
- No green waste collection
- Formalise boat ramp
- Miss out on services funding
- No progress for many years
- Lack of land available. Affordable prices
- No big shopping plaza, small scale
- No bus service ( once a week)
- No fuel access
- Poor mobile service, Telstra poor
- Additional children's/ doctor service
- No commercial kitchen
- Only get 2 bin ticket per year
- Need upgrade of sewage/ waste/ maintenance
- General town maintenance
- Boat club repairs required
- Poor foreshore, hard surface path
- No natural gas NBN to town
- No fuel/supermarket
- No commercial accommodation
- Community open to develop idea of boatshed
- Existing subdivision plan 1960's
- Staging res estate

### Ideas

- Community Oven
- Farmers Market

### **Community Open Day Success -**

The Community Open Day was a great success with around a quarter of the town braving the wet conditions to come along to the Berringa Kindergarten to meet the project team, find out about the project and help to shape the Bellbridge masterplan. Overall the local Community has a very positive view of bellbridge, with some passionate discussions about what is good about the town and what could be done to improve it. It was clear to see that many surrounding towns are passionate about Bellbridge also with some local residents from towns such as Bethanga also coming along and wanting to get involved to make sure that Bellbridge has a bright future.

### **Whats next –**

The 'Our Bellbridge' team will now take all the Community feedback, Big Ideas and Information from the surveys and use this to help to start to shape the Masterplan for Bellbridge. They will be working behind the scenes with Community Groups to get the best outcome for the future of Bellbridge.

We will present a preliminary masterplan for comment at the Project Display Space at the Bellbridge Lake Hume Shop over the coming weeks. You will get a chance to comment on the masterplan and have your say on what you like, what you think the masterplan is missing and provide any additional 'Big Ideas' that you think would help to make Bellbridge a great place for the future.

Bellbridge Workshop Session #1 – 26<sup>th</sup> February 2012

### What do you like??

- Consistent water
- Accessibility in macro scale
- Strong community spirit
- Family orientated
- Peace and Quiet
- Not a thorough fare town
- Walking tracks
- Good extracurricular facilities
- The Bridge
- Good fishing + boat access
- Relaxed outdoors atmosphere
- Scenic location
- Safe community
- Good lifestyle
- Good distance from Albury
- Enjoy boat club
- No public housing
- Social functions at boat club
- Smaller communities – positive
- Community centre, Berringa community centre
- Good location to Bethanga facilities
- Rotary club is very attractive
- Out of the way



The results of the Community Survey have helped to give the project team an understanding of the Community and let them express their thoughts on the town and their desires for the future.

The majority of respondents wanted to see:

- More shops / cafes within town
- Sustainable population growth within the town
- Beautification of the lakefront and foreshore
- More business opportunities
- Environmental sustainability promoted within the town.
- The active and friendly character of the town retained.

**1. Everyone has a different view of Bellbridge. How do you perceive the town at the moment?**

Please tick the most applicable response.

|   | STRONGLY AGREE                      | SOMEWHAT AGREE                      | NEITHER AGREE NOR DISAGREE          | SOMEWHAT DISAGREE                   | STRONGLY DISAGREE        | DON'T KNOW               |
|---|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| Desirable place to live                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| Desirable place to visit                  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| Tired / Declining                         | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| Friendly / Strong Community Spirit        | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| Scenic/ Picturesque                       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| Affordable place to live                  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| Environmentally Sustainable / Awareness   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| Changing                                  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| Has an interesting history / character    | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| Good Shopping Services                    | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Relaxing / Peaceful                       | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| Creative / Artistic Culture               | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Diverse Business/Employment Opportunities | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Good Sporting / Community Facilities      | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Tourist Destination                       | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |

**2. Which of the following things do you think would make Bellbridge a better place to live?**

Please tick the **FIVE** most applicable responses.

**Housing:**

- More residential development
- Greater diversity in housing types (e.g. Townhouses, villas etc.)
- Attracting new residents / growing the population

**Business:**

- More business opportunities

**Services:**

- More shops/cafes etc.
- Creation of Health Services

**Environmental:**

- Becoming a leader in sustainability (waste minimisation, waterwise, carbon neutral)
- A town reliant on 'green' renewable energies as the main source of electricity
- More water reuse / recycling programs

**Transportation:**

- More public transport
- Better bicycle facilities and walking paths

**Community:**

- More youth recreation facilities
- More parks and recreation facilities
- Improvement of the Lake front with walks gardens etc.
- More community facilities (library, community centre)
- Creation of sporting facilities

**Tourism:**

- Marketing Bellbridge as a place for tourists to visit
- Increased cafés, restaurants, holiday accommodation
- A landmark/tourist attractor to bring visitors throughout the year
- A destination for food, wine and craft
- Having more festivals / events

**Other:**

- .....

**3. In the future, when people think of Bellbridge, what would you like the town to be known as?**

Please tick the **THREE** most applicable responses.

- A leader in sustainability...to be known as a 'Green town'
- An active town on the water
- A strong arts community (eg galleries, artists, sculpture park, craft markets)
- A tourist destination on Lake Hume
- A destination for relaxation and rejuvenation
- A town with an interesting calendar of cultural and community events
  
- A great place to raise a family
- A supportive community for people of all ages
- A beautiful town with parks, gardens and lake front
- A destination for food, wine and craft
- A destination for outdoor recreation (cycling, walking, water sports, competitive sport)

**Your ideas and thoughts:**

- 'We need a retail precinct' - 'We need a focal point on our waterfront' - Less cars on nature strip'
- 'Walking track needs to be improved' - 'Cafe town on the waterfront' - Child's playground'
- 'Encourage a stronger Community' - 'Access to all parts of the foreshore'

**4. A little bit about you....**

|  |   |  |                                     |  |                                    |                                    |                                  |
|--|---|--|-------------------------------------|--|------------------------------------|------------------------------------|----------------------------------|
| Gender:  | <input type="checkbox"/> Male 42%   | <input checked="" type="checkbox"/> Female 58% |                                     |  |                                    |                                    |                                  |
| Age:   | <input type="checkbox"/> 0-10 0%  | <input type="checkbox"/> 11-20 4%              | <input type="checkbox"/> 21-30 8%   | <input checked="" type="checkbox"/> 31-40 8% | <input type="checkbox"/> 41-50 30% | <input type="checkbox"/> 51-60 27% | <input type="checkbox"/> 60+ 23% |
| Currently Living:  | <input checked="" type="checkbox"/> In town 70%   | <input type="checkbox"/> Out of town 30%       |                                     |  |                                    |                                    |                                  |
| How long have you lived in your current area:  | average of 9.....   | Years .....                                    | 2.....                              | Months .....                                 |                                    |                                    |                                  |
| Where do you work?   | <input checked="" type="checkbox"/> Albury 35%  | <input type="checkbox"/> Wodonga 15%           | <input type="checkbox"/> Other: 50% | Lavington - 3%                               | Tallangatta - 3%                   |                                    |                                  |
| Where do you do your shopping?   | Albury / Wodonga - 80%  |  |                                     | Retired - 44%                                |                                    |                                    |                                  |
| Why do you shop there?   | Convenience and Variety   |  |                                     |  |                                    |                                    |                                  |
| Are you part of a community group or Sporting Club in Bellbridge, if so which one/s? | No - 56% Hume Boat Club - 18% Neighbourhood Watch - 10%   |  |                                     |  |                                    |                                    |                                  |
|  | Landcare - 8% Horse - 2% Yoga - 2% CFA - 2% Playgroup - 2%  |  |                                     |  |                                    |                                    |                                  |
| Which festivals/events have you been to in the last 12 months?                       | Australia Day, Albury Show, Carols by Candlelight, Tallangatta Rodeo, Bethanga Carnival, Boat Club Events |  |                                     |  |                                    |                                    |                                  |

# Phase 03 -

## Masterplanning

The results of the Community survey, site analysis and Community consultation have helped to shape the proposed Bellbridge masterplan. During these processes the team has considered how the strategy can make the best contribution to the quality of life in Bellbridge as well as making it an attractive place for people to visit.

One of the biggest issues with the town is that there are little to no services (retail, public transport, sporting etc.) due to the towns size and as such for the town to obtain these services the Community accepts that the town will have to grow in population.

The Community consultation has helped the 'Our Bellbridge' team break down the masterplan into distinct parts being:

- 3.1 - Foreshore and Landscaping
- 3.2 - Bellbridge Village
- 3.3 - Children's Services
- 3.4 - Waste Water
- 3.5 - Residential Growth

MASTERPLANNING  
Proposed Masterplan



1. Upgraded walking trail
2. Covered picnic area
3. Seating
4. Future development of early childhood services - including provision for future expansion of preschool playground area
5. Existing vehicle access retained
6. Formalised car park, including long vehicle car parking
7. Upgrade to landscaping on Roy Williams Park
8. **OPTION ONE** - Upgrade existing playground on Roy Williams Park
9. **OPTION ONE** - Retain and upgrade tennis courts on Roy Williams Park
10. **OPTION ONE** - New skatepark / BMX / informal half court on Roy Williams Park
11. **OPTION TWO** - New playground on foreshore (maintain existing playground at Roy Williams Park)
12. **OPTION TWO** - New tennis / netball / basketball court on foreshore
13. **OPTION TWO** - New skatepark / BMX / informal half court on foreshore
14. Viewing platform
15. Village Green
16. Boat club development
17. New Bellbridge entry sign
18. Traffic calming measure
19. Public art
20. Future decommissioning and removal of toilet block, toilets to be integrated into boat club development
21. Erosion control measure
22. Increased waste water capacity
23. Future residential development. Proposed staged subdivision. Provisional design only.
24. Long term retail growth (10 years plus)

LEGEND:

- 3.1 - FORESHORE + LANDSCAPING
- 3.2 - BELLBRIDGE VILLAGE
- 3.3 - EARLY CHILDHOOD SERVICES
- 3.4 - WASTE WATER
- 3.5 - RESIDENTIAL GROWTH



### 3.1 - FORESHORE + LANDSCAPING

The lake and foreshore is the real heart of Bellbridge and is in desperate need of an upgrade. Once again the overwhelming majority of the Community has expressed a desire for improved walking tracks and recreation areas on the foreshore.

There is also a real need to formalise the current car parking arrangements as there is a dangerous mix of pedestrians and cars using the foreshore.



*“Our unique identity comes from the water.”*

*“We need recreational facilities for our kids and to make the most of our natural surroundings.”*

*“We are an active town and need better sporting facilities.”*



← NORTH



Revegetation zone: Due to the mix of vehicles and trailers using the foreshore over the years the vegetation has become very sparse. The planting of native plants and trees around prominent points along the foreshore will help to beautify the area whilst attracting more people to use and enjoy the area. Landscaping and fence posts will help to deter vehicles.



Upgrade of the existing foreshore trail with seating areas, new trail topping and landscaping will promote an active lifestyle within the town.



New Bellbridge Entry Signage.



New erosion control measures at existing stormwater outlet points will help filter water entering the lake, provide erosion control to the foreshore, improve the appearance of the area and reduce runoff smells.



Covered picnic areas.



Trailer parking and boat dropoff point.



Preliminary Strategy

LANDSCAPE STRATEGIC OVERVIEW

1 PARK / OPEN SPACE

- foreshore park enhanced and upgrade
- a linear park → green spine connecting residential to foreshore hub and linking existing township with proposed residential.

2 PATH NETWORK.

- continuous upgraded foreshore trail
- a network of connecting pathways including an 'inner' and 'outer' loop.

3 ACTIVITY NODES.

- a series of community focused activity nodes located along path network.

4 STORMWATER MANAGEMENT.

- treatment & conveyance of overland stormwater via a network of bioretention.
- integrated with park network and open spaces.

5 STREETScape.

- upgrade & enhancement of streetscape including:
  - distinct avenue tree planting along foreshore/buthanga road
  - hierarchy tree planting within residential areas.



LANDSCAPE STRATEGIC OVERVIEW

- PARK/OPEN SPACE**
- foreshore park enhancement and upgrade
  - linear park forming a green spine connecting residential area to foreshore hub and linking existing township with proposed residential.

- PATH NETWORK**
- continuous upgraded foreshore trail
  - network of connecting pathways including inner and outer loop

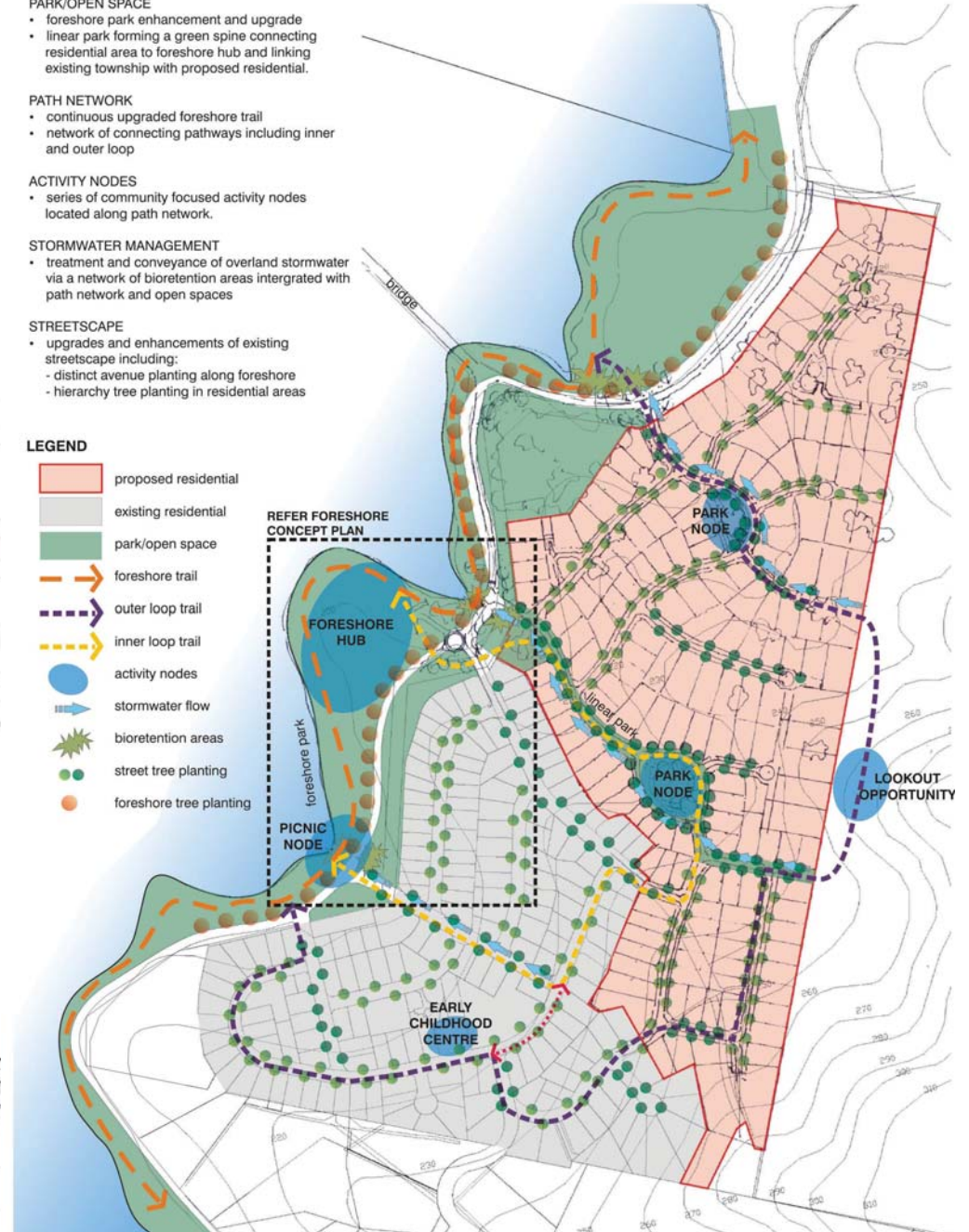
- ACTIVITY NODES**
- series of community focused activity nodes located along path network.

- STORMWATER MANAGEMENT**
- treatment and conveyance of overland stormwater via a network of bioretention areas integrated with path network and open spaces

- STREETScape**
- upgrades and enhancements of existing streetscape including:
    - distinct avenue planting along foreshore
    - hierarchy tree planting in residential areas

LEGEND

- proposed residential
- existing residential
- park/open space
- foreshore trail
- outer loop trail
- inner loop trail
- activity nodes
- stormwater flow
- bioretention areas
- street tree planting
- foreshore tree planting



Concept Plan

Preliminary Concept Plan



- LEGEND**
- 1 relocated tennis court
  - 2 bmx/skate bowl & informal halfcourt
  - 3 car park (formalised)
  - 4 long vehicle parking
  - 5 bioretention swales
  - 6 picnic/BBQ area
  - 7 boardwalk
  - 8 viewing platform
  - 9 seating area
  - 10 existing boat ramp
  - 11 boat house & relocated public toilets
  - 12 long term retail growth option
  - 13 village green & bocce court
  - 14 water themed playground
  - 15 wetland
  - 16 new signage & formalised entry
  - 17 decommission & removal of toilet block
  - 18 greenspine park



Our Bellbridge Foreshore Concept Plan  
SCALE 1:500@A1/1:1000@A3

**OUT  
LINES**

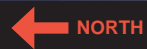




### 3.2 - BELLBRIDGE VILLAGE

The overwhelming majority of the Community expressed a desire for more retail facilities within the town.






The majority of the money spent on retail items is done outside of the town and as such there is an opportunity with the proposed increased population to create a small retail Village and town centre for Bellbridge. This would provide jobs for residents, whilst helping to keep money within Bellbridge.










*“We need a place where the community can get together.”*



← NORTH

-  New vehicle access points.
-  New active street frontage/built form to create gateway entry to town.
-  New recreation zone.
-  Possibility to capture views.
-  Retain existing native trees.

-  1 New Bellbridge Village
-  2 Refurbished/New Boat Club
-  3 Potential new skatepark/BMX/informal half court on foreshore
-  4 Formalised car park including long vehicle parking

-  5 Remove and relocate toilet block
-  6 Retention of existing Boat Club vehicle access
-  7 Potential new tennis / netball / basketball court on foreshore



BMX Park & Half Court Precedence  
Eastern Beach, Geelong



Village Concept

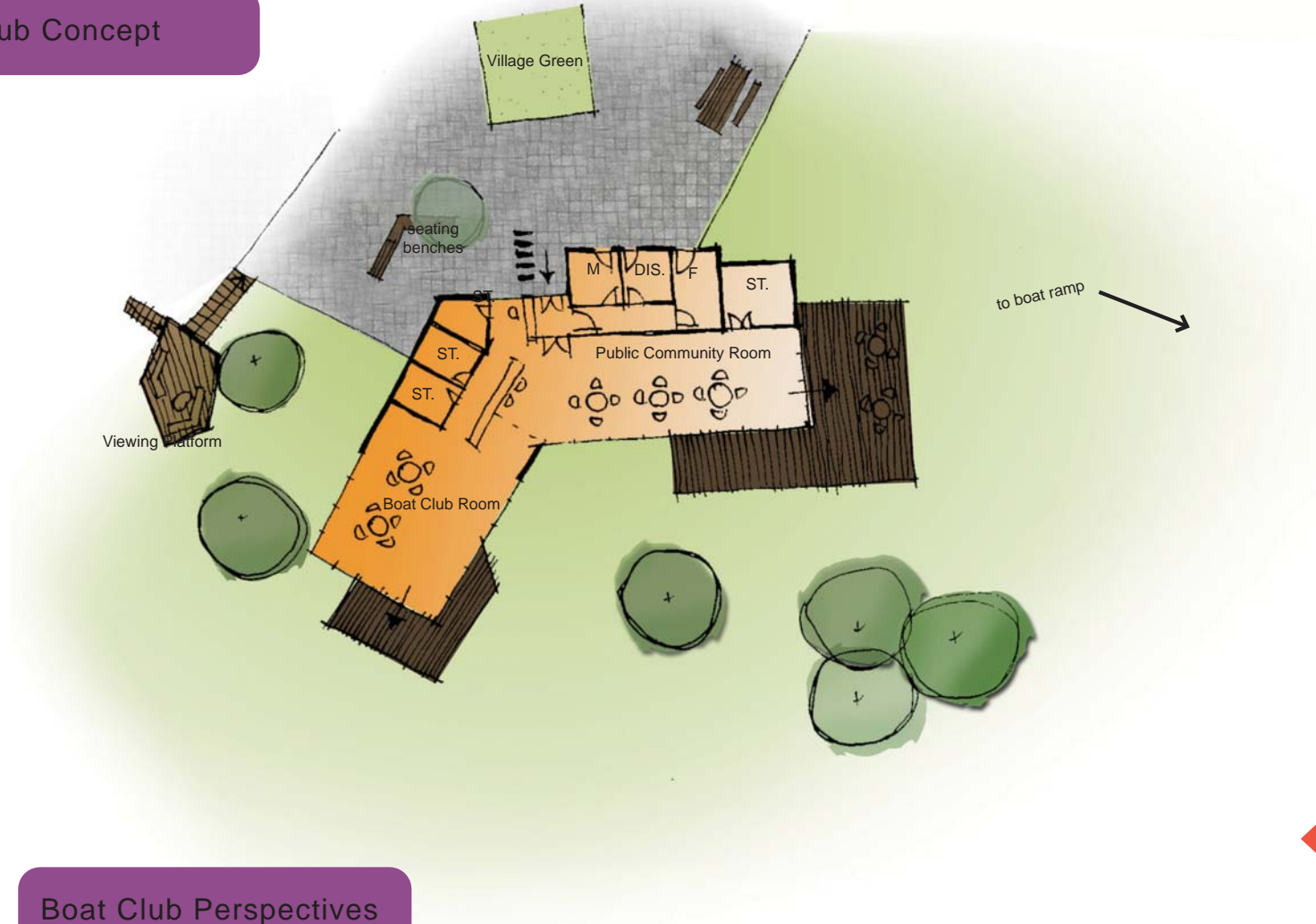
LEGEND

- 1 Upgraded Walking Trail
- 2 Covered Picnic Area
- 3 Seating
- 4 Existing Vehicle Access Retained
- 5 Formalised Car Park, including Long Vehicle Parking
- 6 **OPTION TWO** - New playground on foreshore (maintain existing playground on Roy Williams Park)
- 7 **OPTION TWO** - New tennis / netball / informal half court on foreshore
- 8 **OPTION TWO** - New skatepark / BMX / informal half court on foreshore
- 9 Secure access point to boat ramp
- 10 Existing Boat ramp
- 11 Viewing Platform
- 12 Village Green
- 13 Boat Club development
- 14 New Bellbridge entry signage
- 15 Traffic calming measure
- 16 Future decommissioning and removal of toilet block, toilets to be integrated into boat club development
- 17 Erosion control measure
- 18 Long term retail growth (10 years plus)



BOATHOUSE PRECEDENCE

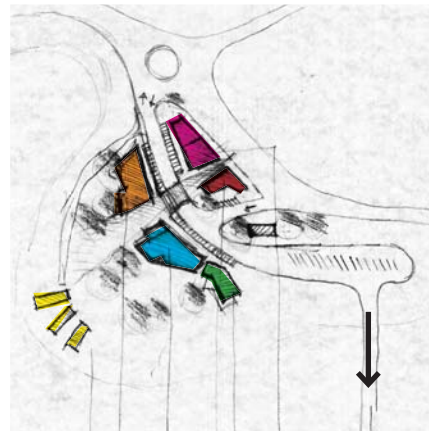
Boat Club Concept



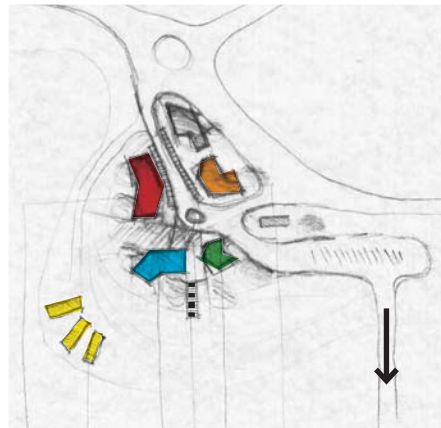
Boat Club Perspectives



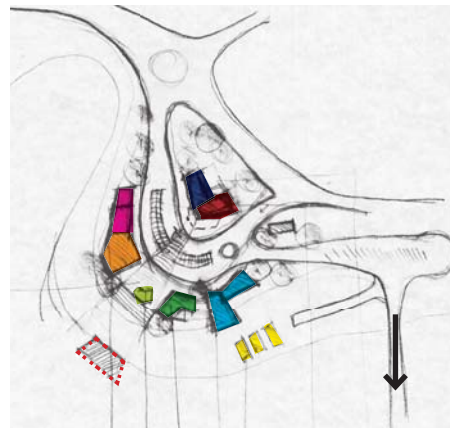
Design Iterations



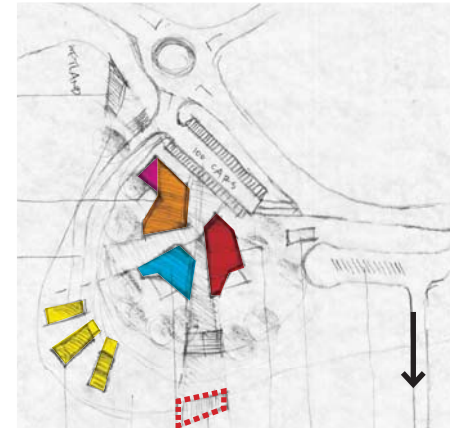
High Street Concept



High Street Concept Foreshore Park Aspect



Hidden Roadway Concept



Commercial Frontage Concept

Design Iterations:

These design iteration concept images show the various proposals that were used to create the final masterplan for the Village.

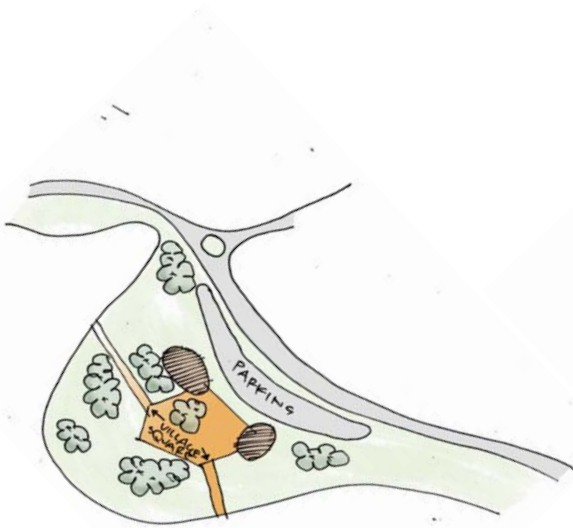
Various ideas were explored including the creation of a central communal square with Northerly aspect, and providing view vistas to preferable aspects throughout the site.

LEGEND:

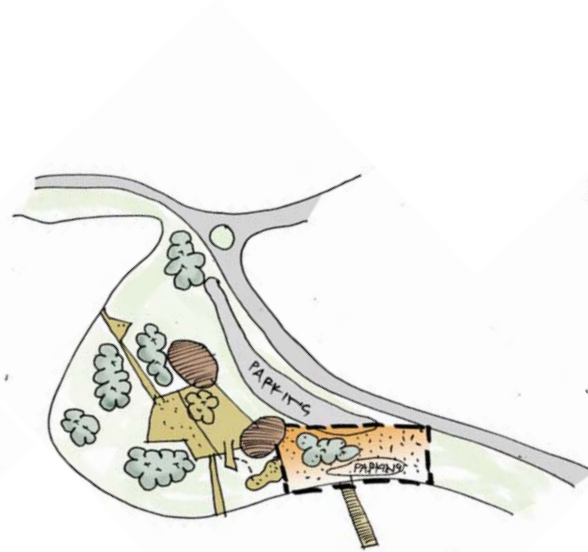
- Information Centre
- Childcare
- Boat Club
- Boat Club Zone
- Community Centre
- Supermarket
- Restaurant
- Specialty Shops
- Boat Ramp
- Viewing Platform
- Pontoon



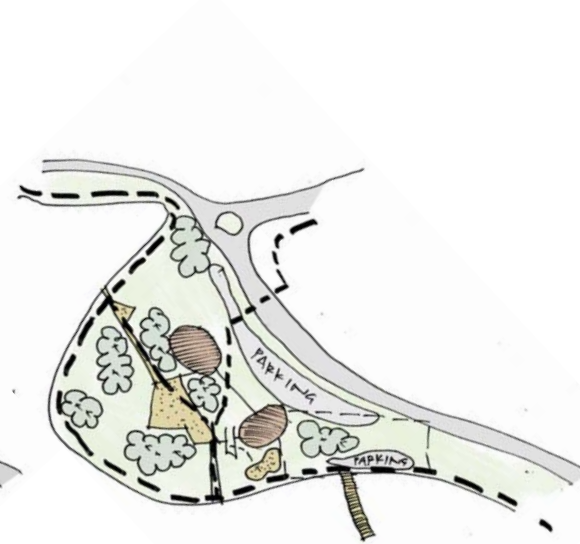




creation of a village square



creation of secure community managed zones



integration of recreation paths

### Design Evolution:

These design evolution images show how the final masterplan for the Village was developed. An emphasis on view lines to Lake Hume determined the articulation of built form, whilst the desire to maintain existing trees led to the development of a central communal space around an existing mature gum tree. The space will provide panoramic views across the foreshore parkland.

### 3.3 - CHILDREN'S SERVICES

The lack of children's services - especially early childhood and daycare facilities - was a major issue for residents within the town. The lack of adequate facilities has meant that existing families have had to move away and new families are deterred from moving to Bellbridge.



*"We are losing new residents as we don't have adequate childcare facilities."*





Playgrounds:



Option 1: Upgrade existing playground on Roy Williams Park.



Option 2: New children's playground on foreshore (maintain existing playground on Roy Williams Park).



Dedicated early childhood centre delivering a range of children's services including pre-school and daycare.



### 3.4 - WASTE WATER

From the community consultation it was clear to see there are currently issues with the existing water treatment plant. The proximity of the plant to town creates odours at certain wind conditions whilst its capacity potentially restricts growth within the town.

At present, wastewater is collected in a gravity system and pumped to the lagoon based treatment facility located above the township. Reclaimed water (treated effluent) is temporarily retained in the winter storage before being pumped in an easterly direction over the ridge to the reclaimed water irrigation site, where it is used for agricultural production.

The wastewater management infrastructure would need to be augmented to accommodate significant growth in Bellbridge. The four main options to be considered as part of the master planning process include:

1. *Increase capacity of wastewater treatment plant (WWTP) and reuse infrastructure*
2. *Pipe raw wastewater to Lake Hume Village WWTP*
3. *Relocate WWTP and reuse infrastructure*
4. *Augment WWTP to produce reclaimed water fit for urban reuse.*

#### 1. Increase capacity of WWTP and reuse infrastructure

This would be the business as usual approach. The existing WWTP would be upgraded on the existing site to manage increased wastewater volume and loads, as required. The capacity of the reclaimed water infrastructure would also need to be increased to manage increased reclaimed water volumes. This would involve extending the reclaimed water rising main to additional irrigation areas and construction of another winter storage near the new irrigation areas.

#### 2. Pipe raw wastewater to Lake Hume Village WWTP

This would involve decommissioning the existing WWTP and reclaimed water infrastructure and transferring raw wastewater to the Lake Hume Village WWTP. Under this arrangement Albury City Council would manage the treatment and use of reclaimed water on behalf of North East Water. The sewer rising main that transfers the wastewater would either be attached to Bethanga Bridge or bored under Lake Hume.

#### 3. Relocate WWTP and reuse infrastructure

This would involve constructing a new WWTP and decommissioning the existing WWTP. At this stage, it is envisaged that a new WWTP could potentially be located south east of Bellbridge, on the other side of the ridge. The capacity of the reclaimed water infrastructure would also need to be increased to manage increased reclaimed water volumes. This would involve using the existing irrigation area and extending the reclaimed water rising main to additional irrigation areas. Another winter storage would also need to be constructed near the new irrigation areas.

#### 4. Augment WWTP to produce reclaimed water fit for urban reuse

This would involve augmenting the existing lagoon-based WWTP to a mechanical WWTP to produce premium-reclaimed water that is fit for urban and agricultural use. Premium reclaimed water would be supplied to the lots in the new development via a third pipe, available for indoor (laundry and toilet) and outdoor use (residential outdoor and public open space). Premium reclaimed water could also be available to the existing lots if a third pipe was retrofitted in the existing development. The existing winter storage and agricultural irrigation area would continue to be used; however the need for additional reclaimed water infrastructure would be deferred. This approach would also result in potable substitution, which would defer an upgrade to the water treatment plant and treated water storage to meet increased demand.






← NORTH



← NORTH

POSSIBLE OPTIONS TO ADDRESS INCLUDE:

-  Pumping waste to Lake Hume Village WWTP for treatment.
-  Relocation of plant to more remote part of Bellbridge.
-  Upgrade the current plant to reduce smells and allow for future growth.

Water supply

At present, water is extracted from Lake Hume, via an offtake on the Bethanga Bridge, and pumped to a water treatment plant located above the township. Treated water is pumped to treated water storages, where it is gravity fed to existing lots via a reticulated pipe-network. The water supply infrastructure would need to be augmented to meet increased demand from significant growth in Bellbridge. The capacity of the water treatment plant would need to be increased and additional treated water storage would also be required. It is anticipated that any augmentations would take place near the existing location of the infrastructure.

### 3.5 - BELLBRIDGE RESIDENTIAL GROWTH



The original masterplan for Bellbridge proposed growth area to the North of the town (shown in red). This land is still vacant with a portion already zoned as TZ (Township Zone) allowing for residential development with the second portion zoned as RAZ (Rural Activity Zone) allowing itself to potential rezoning to allow for future residential development.

The proposed masterplan has been designed to provide optimised Northerly aspect to many of the blocks, whilst a mix of traditional lot sizes (approx. 800sq/m) and larger lot sizes (1500sq/m) has been proposed to create a mix of residencies within the town and attract a variety of residents.

The proposal is for an additional 206 lots potentially doubling the population of the town.

*"We need to manage future growth within our town."*



**1 FUTURE RESIDENTIAL SUBDIVISION**  
15 year staged new residential subdivision.

**2 EXISTING PARK TO HAVE LANDSCAPING UPGRADE**  
Existing park to be upgraded with additional playground facilities and landscaping.

**2 EXISTING TENNIS COURTS**  
Possible relocation or reuse of site.



Blocks are designed to take advantage of surrounding views + optimum solar aspect.

Landscape node points to create Bellbridge community private zones.

New gateway with signage and landscaping for Bellbridge.



Delivery of a traffic calming measure

Stitch into existing street form.

New entry points designed to allow for future growth

Utilisation of landscaping to create better street presence.

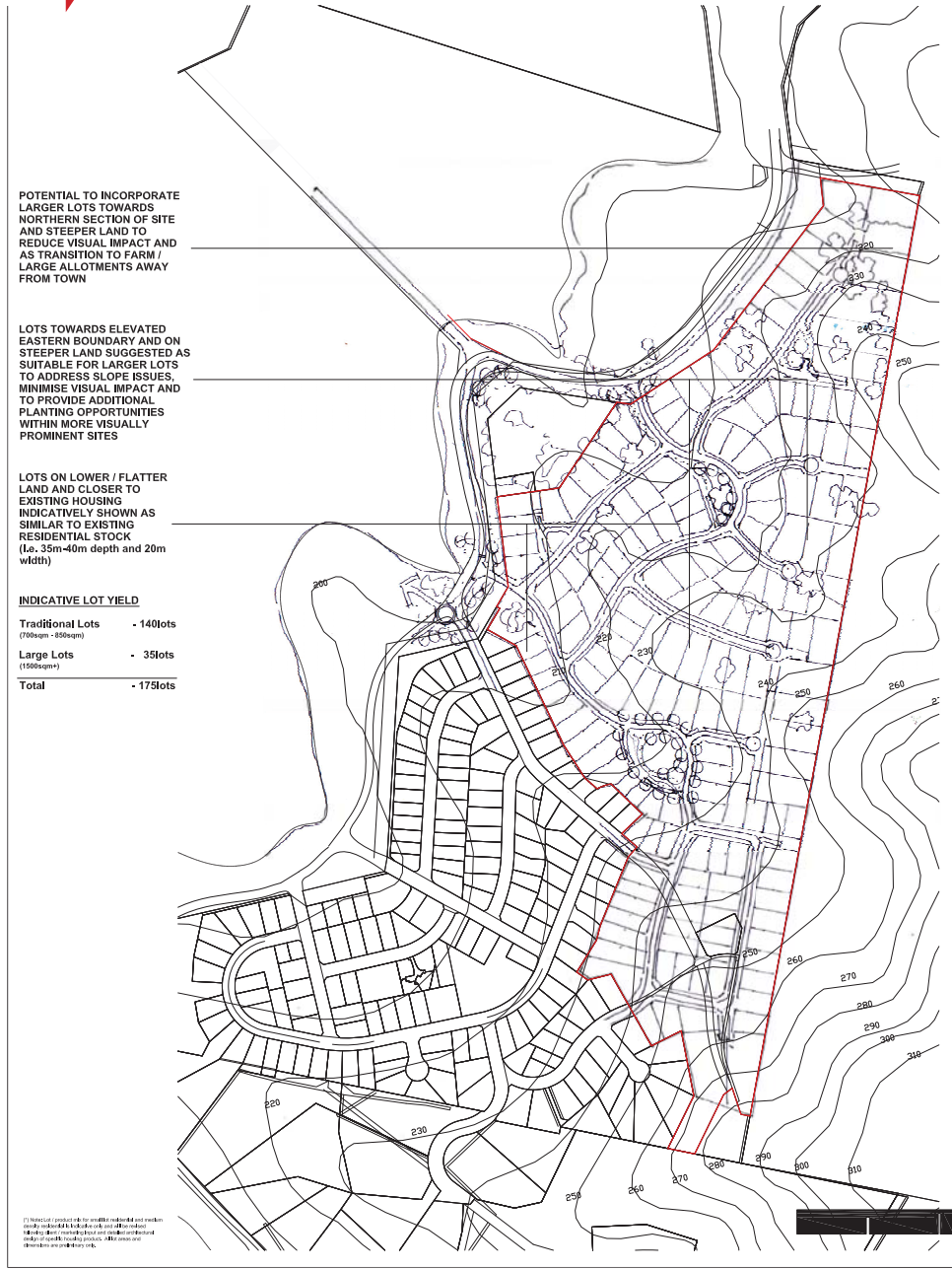


Site Analysis

Lot Layout

- Site Analysis:

The site is on steep terrain with a fall of around 25 - 30m from East to West. This creates many challenges during construction, however it allows for water and panoramic views from almost every property.



Legend:

- Gully / Key Overland Flow Path
- Key Ridgelines
- Slope < 1 in 6
- Slope > 1 in 6
- Existing Dam
- Site Boundary



Concept Design



Green Spine



- Green Spine:

The green spine is a central landscape feature of the proposed residential estate and follows an existing natural swale with native grasses and shrubs whilst also creating a central connection between the residents. Within the green spine are some smaller communal parkland areas.







# MESSAGE

The 'Our Valley, Our Future' project is all about creating a strong, sustainable and vibrant community for everyone who lives, works and plays in the Mitta Valley.

The project builds on the fact that small communities which are great places to live, work and visit are essential to the sustainability of rural Victoria.

'Our Valley, Our Future' is a collaboration between the Mitta Valley Advancement Forum, Gardiner Foundation's Strengthening Small Dairy Communities Program, Alpine Valleys Dairy Pathways Project and Towong Shire Council.

The project is managed by a committee of project partners and community members, and will run for the next three years with a project manager. After that, it is up to us as a community to work with our partners to achieve our goals.

The committee has worked with the greater community over the past twelve months to better understand the needs and desires of the people who live, work and play in the Valley.

The community insights gathered through the consultation period have been critically assessed and compiled into the development of the Mitta Valley Community Plan.

Over the next three years, the 'Our Valley, Our Future' project will focus on supporting the local economy, building local opportunities, increasing capacity and skills and creating sustainable partnerships. The project will bring many opportunities to the Valley – the opportunity to plan together, to achieve projects, to access funding and to build our community's capacity.

We are very excited to launch the Mitta Valley Community Plan and look forward to working together with the community to implement it.

To get involved, you can contact the project team at [mail@ourvalley.com.au](mailto:mail@ourvalley.com.au) or the Project Manager, Jaime Carroll on 0448 013 395.

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# OVERVIEW

The 'Our Valley, Our Future' project is all about creating a strong sustainable and vibrant community for everyone. It is about us understanding what our needs are and what we want our future to look like. Importantly, it is also about recognising what we need to do to achieve this future.



# OUR FOCUS

We understand that our community is interconnected, and that our capacity to achieve a strong and vibrant future will be based on our ability to focus on and address a range of different priorities and needs.



# OUR INSIGHTS

To better understand the issues, needs, and priorities of the community, the steering committee and project manager has undertaken community consultation in the form of visitor surveys, community surveys and a community planning day.

## Consultation activity

| Date                             | Activity                                     | Who participated   |
|----------------------------------|--|--|
| 29 March 2013 –<br>12 April 2013 | Our Valley Our Future Visitor Survey         | 41 people completed and submitted surveys: <ul style="list-style-type: none"> <li>• 44% of visitors are couples, and 34% visit on their own, 19% are families and 5% come in groups.</li> <li>• 76% of visitors are aged over 50 years, and 22% are aged in their thirties.</li> <li>• 40.4% came to visit family or friends, 24.5% were after a short getaway and 19.3% came for outdoor activities.</li> <li>• 41.4% stayed with family or friends, and 17.2% camped.</li> <li>• People stayed for an average of 3 nights. Visitor nights ranged from 0-14 days.</li> <li>• 90.2% had visited the area before.</li> <li>• 97.6% said that they would return.</li> <li>• 47.7% heard of the Mitta Valley through friends, 22.7% through family and 11.4% through the internet.</li> <li>• 22% were from Albury/ Wodonga, 2.4% from Tallangatta, 16.8% from regional Victoria and 12.1% from Melbourne. 4.8% travelled from regional NSW with 9.7% travelling from Sydney. 19.4% travelled from Canberra and 2.4% from Rockhampton in far north Queensland. The biggest distance travelled by tourists was from Karratha 2.4% and Perth 4.9%.</li> </ul> |
| 20 May 2013 –<br>3 June 2013     | Our Valley Our Future Community Survey       | 97 people completed and submitted surveys: <ul style="list-style-type: none"> <li>• Gender – 42.7% male and 57.3% female.</li> <li>• Age – 2.1% are under 20 years, 45.7% are aged 21-50 years, and 52.1% are aged 51 years of over.</li> <li>• Currently living – Mitta Mitta 22.2%, Rural/farm 26.3%, Dartmouth 18.2%, Eskdale 15.2%, and Tallandoon 6.1%.</li> <li>• 12.1% of respondents were non-residents.</li> <li>• Respondents have lived in Mitta Valley for an average of 23.3 years.</li> </ul>  |
| 23 June 2013                     | Our Valley Our Future Community Planning Day | Over 100 people participated in the planning day. For the 50 people who completed personal information: <ul style="list-style-type: none"> <li>• Gender – 46.8% male and 53.2% female.</li> <li>• Currently living – Mitta Mitta 40.0%, Dartmouth 10.0%, Eskdale 27.5%, and Tallandoon 5.0%.</li> <li>• 12.1% of respondents were non-residents.</li> </ul>  |

In addition to the consultation activity listed above, the Our Valley, Our Future project also had access to two summary reports prepared by University of Melbourne PhD student Michael Santhanam-Martin. His research is looking at how agriculture contributes to the sustainability of rural communities, and he's looking at the dairy industry in the Mitta Valley as his case study. Between August 2012 & May 2013 Michael carried out 25 interviews on dairy farms and 18 interviews across the wider community. 64 people in total participated in these interviews.

# OUR PRIORITIES AND CHALLENGES

The nine biggest challenges and priorities facing the Mitta Valley were identified through community research. The challenges identified were:

1. Business and employment
2. Farming
3. Tourism
4. Community infrastructure
5. Communication
6. Housing
7. Our young people
8. Our ageing population
9. Social cohesion

## Business and employment

Respondents have obvious concern about the need to support current businesses in the Valley to ensure that they are sustainable and operate effectively into the future.

Additionally, lack of diversity within the business offering is seen as an issue. Respondents would like to attract locals and new residents to develop new business opportunities that provide great diversity to the residents of the valley.

Employment was the key issue that was identified through the surveys with over half of respondents listing it as an issue that affects the community. Furthermore, many respondents identified the need to develop diverse, local employment opportunities as a significant priority for the future of the valley – especially employment opportunities for young people.



Agriculture is a significant industry within the valley. The nature of employment in the agricultural industry has changed and there are ongoing challenges such as milk prices and outside farm investment and management.

For those seeking well paying, non-agriculture professional employment some people felt that the main option is to commute to outside

employment centres. The proximity of the Mitta Valley to such areas can be a disincentive. Many people also felt that there are limited employment options for young people who require jobs to build their skills.

## Farming

Agriculture is a key industry in the Mitta Valley and has been throughout the Valleys history. Increasingly, the industry has faced challenges that have resulted in some areas of farming becoming less profitable.



Some farmers reported that milk prices have impacted on the viability of small dairy farms and that many farms now struggle to support more than one family. This is seen to have resulted in a lack of incentive for interested young people to stay on farms and within the community.

Some people were concerned that some farmers are moving off the land, subsequently selling to outside investors, or looking at subdividing their land as smaller allotments.

Many community members highlighted the potential to grow and develop more diverse farming industries that built on existing strengths – such as beef farming, selling of local produce, food/farming tourism and environmental management practices.

## Tourism

Many people felt that tourism was an area of potential for the Valley. There is a current lack of attractions and accommodation for visitors and this was identified as a real barrier for local tourism.

Many people were focused on achieving a vibrant ecotourism product that would see the development of a sustainable aspect of the local community and economy.



## Community infrastructure

Feedback from the surveys indicated that while sport and recreation are well supported in the valley, there is a need for greater facilities, programs and services that support early childhood and health service delivery.

There is a lack of childcare, before and after school care, and kindergarten opportunities in Mitta Valley. Additionally, some people felt that there was a need for more programs for young children and families such as playgroups in the area.

Access to health and medical services are limited. Particularly health services for both families and aged persons.

The programs, services and facilities that are most important to people in the Valley are new netball courts, community based emergency services, childcare, tennis, gym and exercise classes, pool and playgrounds, more walking/ cycling tracks, playgroup/mothers group, yoga and wellbeing.

## Communication

Poor connectivity of communication channels is a key issue in the Mitta Valley.

There is poor mobile phone coverage at Tallandoon, Noorongong and Dartmouth. Broadband internet access is limited throughout the Mitta Valley. ADSL is only available at Dartmouth and Eskdale, otherwise access is via NextG, satellite or dial-up. Additionally, reception of AM/FM radio and terrestrial television is poor. Television reception is principally via satellite from northern Australia that lacks local news and advertising content.

## Housing

There is a shortage of residential land and housing to accommodate families in the valley. Land shortages limit the opportunity for new houses to be built. Additionally, houses are being bought as weekenders and can be poorly maintained, lowering the appearance of residential properties.

Many people are concerned that there is very little rental stock in the valley making it hard to attract new residents.

## Our young people

Many young people are not staying in Mitta Valley and some people are concerned that those that are staying are increasingly disengaged with their community.

There is a lack of jobs for school leavers and young people need to travel outside the area to access tertiary education providers.

This is shifting the population to an ageing population with a comparably higher median age than the rest of the state.

There will always be difficulty in keeping young people in rural areas. There is also great benefit for young people to leave, gain a further education and some worldly skills and experience. However, effort needs to focus into activities that ensure that the Valley is attractive and easy for people to move back to, especially when they have their own families.



## Our ageing population

The population of Mitta Valley is ageing. The median age of residents in Mitta Valley is 49 years old, according to 2011 Census data. This is considerably older than the median age of Victorians which is 37 years.

This puts more pressure on the provision of aged services and primary health.

| Location     | Median Age |
|--------------|------------|
| Dartmouth    | 51 years   |
| Eskdale      | 47 years   |
| Tallandoon   | 47 years   |
| Mitta Mitta  | 51 years   |
| Mitta Valley | 49 years   |
| Towong Shire | 47 years   |
| Victoria     | 37 years   |



The services, programs, facilities and support provided by local service providers needs to be concentrated on meeting the need of the population, which in this case is proportionately older than other areas. Consideration should also be given to strategies that lower the overall age of the population.



## Social cohesion

Consultation shows that people within the Mitta Valley feel that there are two main issues relating to social cohesion. The first is the perception that many have that there is a current unwillingness of residents from different towns to unite to work together for the overall benefit of the valley.

Secondly, there appears to be a growing divide between permanent and non-permanent residents. Some permanent residents feel that the 'weekenders' don't embrace the local culture - 'Weekenders' are left isolated in the community and don't feel connected to groups and activities.



# OUR BIG IDEAS

Throughout the consultation, community members had the opportunity to identify 'big ideas' that they would like to see happen in the Valley. These ideas represent the opportunities that we have, and the excitement that we hold for the potential of the Valley:

- Build a retirement home.
- Develop a themed adventure playground.
- Encourage a new business to employ 20-30 people.
- The provision of professional financial administration of Magorra Public Park.
- A pedestrian bridge from Magorra Park to the DSE land bordering Snowy Creek.
- Sewerage for Mitta and Eskdale.
- Employment businesses.
- Community, co-operation on a major project.
- Onsite camping and 4WD expo.
- Combined mountain bike and horse riding track complex in Mitta.
- Sewerage to all townships.
- Permanent water at Tallangatta.
- Mobile coverage between Tallangatta and Murray Valley Highway.
- A network of cycle/ walking tracks.
- Employment opportunities.
- Attract a business that employs people.
- A brewery on the corner of Mitta North Road and Dartmouth Road.
- Exploit the completion of the Omeo Highway to promote new businesses.
- Re-zone townships and farms to allow development.
- Good quality motel accommodation.
- Co-operation between communities.
- Aged care services to accommodate ageing population.
- Town water for Mitta and sewage for both towns.
- Omeo Highway finished and better promoted.
- A cottage industry to be successful.
- A farmers' market.
- A triathlon or someone start a rafting business on the river.
- Community groups that support a modern and professional community identity.
- Focus on sustainable and profitable farming practices.
- Improve tourism opportunities.
- Improve the drinking culture attached to the football scene.
- Water bottling plant and beef farming co-operative.
- Maybe an animal and bird park.
- A motel or retirement home built.
- The sealing of the highway through to the coast and Alpine regions.
- Develop a business incubator to create a diverse range of new businesses and attractions in the Mitta Valley.
- Reticulated sewerage to the towns.
- Walking tracks in and around the Eskdale township, especially down to the sports complex.
- Build a kindergarten.
- Omeo Hwy updated.
- Development of a 'Mitta Valley', milk and beef brand.



# OUR ECONOMY

## Our goal

To raise the profile of the Mitta Valley, as a key competitive force in the agricultural market, and to become a front-of-mind location for quality, sustainable, and effective economic development.

## Our priorities

1. Grow the local dairying industry.
2. Support established businesses to be more productive and profitable.
3. Create growth in local tourism.
4. Grow existing businesses.
5. Increase new businesses.
6. Effectively market the Valley.

## Our challenges

- Out distance from other towns.
- Isolated approach of individual producers.
- Competing and immediate commercial priorities.
- Challenges in agricultural profitability.

## Things we need to consider

- Availability of skills and expertise to drive new initiatives.
- Access to financial support.
- What is the actual demand for new businesses?
- Growth in our economy relies on growth of other aspects of our community such as housing and telecommunication.

## Our actions

**Objective 1.1: We will expand the economic opportunities within the Valley to support a growth in business, industry and employment.**

- Undertake a needs analysis with existing businesses to better understand the areas where they require support and develop short term actions accordingly.
- Develop an innovative project that links existing businesses owners with new business operators within the Valley to encourage opportunities for knowledge sharing and professional growth.
- In partnership with land owners, local and state government and other relevant stakeholders, develop opportunities to more support more effective and efficient land use within the Mitta Valley to support economic growth and prosperity.

**Objective 1.2: We will have a strong and resilient dairying industry within the Valley.**

- Support existing programs, networks and initiatives that focus on strengthening the local dairy industry and advocate for their ongoing focus on supporting Mitta Valley farmers.
- Expose the potential productivity and profitability of dairying in the Valley.
- Explore and showcase alternative models of farming that address identified challenges and support sustainable and profitable options for dairying.
- Develop and implement a mentoring and support program for young dairy farmers in the Valley.

**Objective 1.3: We will utilise our natural assets to foster a growth in our tourism sector.**

- Establish a tourism task force aimed at growing tourism in the Mitta Valley.
- Research possible tourism business opportunities for development within the Valley and promote the range of opportunities available.
- Explore and support innovative models of developing tourism initiatives within the Valley.

**Objective 1.4: We will improve the perception of Mitta Valley in the broad tourism, residential and commercial market.**

- Develop a clear brand and marketing platform to more effectively position the Mitta Valley in a range of markets – including tourism, dairying, production and residential growth.

# OUR COMMUNITY

## Our goal

To be a happy, healthy, well and connected community where people know and trust their neighbours and embrace the spirit of the Valley.

## Our priorities

1. Empower efficient and effective community groups.
2. Develop training, education and mentoring programs.
3. Increase community access to music and arts.
4. Support and strengthen our volunteer services.
5. Build community relationships.

## Our challenges

- There is an existing division between residents of different villages.
- There are often poor connections between permanent and non-permanent residents.
- There will be an increasing need for comprehensive service provision especially for the ageing population.

## Things we need to consider

- The happiness of our community is often linked to our ability to earn an income, access services and see opportunities within our community.
- Our community groups offer an important social and governance role within our community and both contributions are valuable.

## Our actions

### **Objective 2.1: We will attract young people and families to live in the Valley.**

- Communicate directly with young families who currently live within the Valley to better understand their needs and priorities.
- Create a working party that addresses and promotes the attractiveness of the area to young families.

### **Objective 2.2: We will have community groups that are effective, enjoyable and sustainable.**

- Review the current community groups within the Valley and determine their needs, objectives, strengths and weaknesses.
- Review innovative models of community groups, and implement opportunities that support the long term viability and strength of community groups within the Valley.
- Assess and respond to the training and skill development needs of the community to ensure community groups are knowledgeable and efficient.

### **Objective 2.3: We will continue to ensure that the Valley is a positive, vibrant and connected community.**

- Explore opportunities to record and recognise our history and story to ensure it is preserved for future generations.
- Deliver a series of events throughout the Valley that focus on bringing people together in celebration.
- Facilitate the increased role and prominence of local artists, performers and musicians within the community.

### **Objective 2.4: We will ensure that the Valley is a great place to grow older.**

- Work with relevant organisations and service providers to ensure the Valley is considered in the implementation of services, programs and resources aimed at supporting older people.

# OUR PLACE

## Our goal

To maintain a modern lifestyle within the valley, without impacting on the beauty, health and peace of the environment.

## Our priorities

1. Implement reticulated water in Mitta.
2. Effectively manage state land.
3. Increase and improve tracks and pathways throughout the Valley.
4. Increase housing stock within the Valley.
5. Improved access to communication and telecommunications.

## Our challenges

- Consistency of delivery of communication technology throughout the Valley.
- Wild animal management.
- Maintaining housing integrity and presentation.

## Things we need to consider

- Developing greater telecommunications capacity is an area that requires advocacy.
- Our lack of housing impacts on our ability to grow our economy and attract new residents.
- It is vital our community takes responsibility for community assets.

## Our actions

### **Objective 3.1: We will have improved access to telecommunication services within the Valley.**

- Advocate for the telecommunication needs of the Valley in partnership with Council, businesses and other relevant stakeholders.

### **Objective 3.2: We will have community and recreation facilities that meet the needs of our community now and in to the future.**

- Advocate for an integrated approach to service delivery and community access, and strong community governance at the new Magoora Park Multi-Purpose Community Hub.
- Work with the State Government to ensure effective management and utilisation of State owned land –including management from weeds and feral animals.

### **Objective 3.3: We will develop infrastructure that supports the growth and prosperity of our community.**

- Advocate for the delivery of reticulated water in Mitta.
- Facilitate the implementation of increased walking tracks throughout the Valley.

### **Objective 3.4: We will have diverse and high quality housing options available for residents and visitors to the Valley.**

- In partnership with Council, undertake research to identify the need for additional housing within the Valley.



# NEXT STEPS

The Our Valley, Our Future Plan will be used to guide the next stages of the project and will support the implementation of projects and actions as well as further research and planning.

It is from here that the community of the Mitta Valley will begin to advance the priorities identified within the plan. Through the establishment of Community Action Groups, each of the major priorities will be further progressed, and a range of specific actions will be identified.

The Our Valley, Our Future committee will support the establishment and planning of the following community action groups:

- Tourism
- Business
- Farming
- Families
- Community groups
- Events
- Community infrastructure

The groups will be established to help identify the best way to progress action within the community. For some priority areas, this may mean that more research needs to happen, for other areas the need to attract funding or financial support may be a precursor to action. For some priority areas, working groups will be able to determine a range of projects or activities that can be commenced straight away.

The Community Action Groups will be supported by the Our Valley, Our Future committee to implement actions and achieve long lasting results for the community.

This is an exciting time for the project as we move from planning to action. It is important that we continue to remain focused on the needs and priorities of our community whilst achieving meaningful, sustainable and long lasting outcomes. It is now that the whole community can come together to achieving exciting and beneficial change for the future of the Valley.



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'Tallangatta Tomorrow' → Tallangatta Planning For Growth

# Tallangatta Revitalisation Strategy



Prepared by



On behalf of





'Tallangatta Tomorrow' Masterplan Report

# 1. Executive Summary

## 1.1 Introduction

As part of the Tallangatta Revitalisation Strategy, Towong Shire Council has appointed ClarkeHopkinsClarke Architects to work with the local community with the intention of developing a strategy, to be known as 'Tallangatta Tomorrow' to help Tallangatta become a thriving town. The project is intended to set goals and initiatives that can be developed over the next 5-15 years with some projects to be identified as priorities for the shorter term. All projects are intended to make sure that Tallangatta is a prosperous town:

- where people of all ages want to live
- that has employment opportunities
- which supports the community with a range of community services
- that people are proud to call home
- where people can be part of a vibrant community
- which has a proud history and a bright future

## 1.2 Masterplan Report

The masterplan report brings together all of the work undertaken to date as part of the Tallangatta Tomorrow project. During the development of the masterplan there has been continual review and refinement of the key proposal and concepts developed during the earlier phases. In particular the feedback and discussions with the key stakeholders including residents and community members has helped to focus the strategy on 6 key areas:

- 1 - Housing
- 2- Tourism
- 3 - Streets, Triangles and Public Open Space
- 4 - Lake Hume and the Foreshore Reserve
- 5 - Community Facilities and Services
- 6 - Town Identity

These areas of focus are the result of combining and reshaping the 8 concepts discussed and explored during the earlier phases of the project so as to provide a clear masterplan and strategy for Tallangatta including 'shovel ready projects' that can be implemented by the Council and community as funding and support becomes available.

## 'Tallangatta Tomorrow' Masterplan Report

# 2. Process

### 2.1 Consultation Process:

Extensive Community Consultation has taken place during the first half of 2011 with the aim of engaging the community and surrounding population to obtain a broad understanding of the varying views of the proposed revitalisation of Tallangatta. The process includes 3 stages. Large boards around the town are used to identify the stage underway:

- 01 - 'what's the big idea' - Consultation phase
- 02 - 'here's a plan' - Masterplan phase
- 03 - 'Let's make it happen' - Actualization phase

As part of the consultation process the Tallangatta Tomorrow team has used various platforms to engage the Community, including:

- A Community workshop, set up in one of the vacant buildings within the town. This has been used as a base for the project for information displays and focus group meetings. This space will be continually updated over the life of the Tallangatta Tomorrow project.
- The Tallangatta Tomorrow website has been setup. This includes a blog for residents to discuss their ideas, provides information about the project, keeps residents up to date with current events and provides a direct link between the community and the project team.
- Community surveys have been distributed to each house within the town and the surrounding district as well as to the various Schools, with respondents asked how they see their town now, what would make it a better place to live and what their town should be like in the future.
- A \$5 voucher for use in one of a number of Tallangatta shops, was attached to the surveys. Respondents could use this voucher when they handed in a completed survey staff. The idea for this was to encourage a larger number of people to complete the surveys.
- Newsletters have been distributed throughout the town and to the schools informing residents of the latest news on the project as well as key dates and focus group seminars.
- Engagement signs with the Tallangatta Tomorrow logo and website details as well as the slogan 'what's the big idea' have been displayed throughout the town. These are used as a means of getting residents and also tourists to the town thinking about the project and asking 'what is the big idea' for Tallangatta.

## 'Tallangatta Tomorrow' Masterplan Report

# 2. Process

### 2.2 Consultation Numbers:

- over **450** big ideas received from the key stakeholders and the community.
- over **400** survey's received. This was a great response considering there are around 950 residents in town.
- over **300** people who attended either the Tallangatta Tomorrow workshop sessions or specific Focus Groups
- over **2000** hits on the Tallangatta Tomorrow website to date.

### 2.3 Synthesis and Masterplanning:

The consultation process identified a large number of ideas, concerns and hopes for the future of Tallangatta. These have been reviewed, evaluated and analyzed as part of the masterplan process to help develop a strategy for the revitalisation. The masterplan proposes works and projects across 6 key areas that look to address issues raised during the consultation in a meaningful and effective way.

It may not be possible to undertake all works in the short to medium term but the masterplan aims to provide direction and clarity for future works.

### 2.4 Reference Documents:

- Towong Shire Settlement Strategy 2010;
- Towong Shire Urban Design Framework;
- Towong Shire Heritage Study 2010;
- Tourism Strategy 2009 - 2013
- Tallangatta Community Hub Feasibility;
- ZERO Energy Estate Feasibility;
- Sandy Creek Inlet Bridge Urban Design Review

'Tallangatta Tomorrow' Masterplan Report

# Phase 01 – Project Identification and strategy / Preliminary benchmarking

## Introduction

This report represents the first part of this project where the consultant team has:

- Developed a methodology for engaging with the community, council and other stakeholders
- Visited Tallangatta to gain understanding of the local conditions, land use etc
- Meet with key stakeholder including from the Council, Goulburn Murray Water, Tallangatta High School, Rowen Reserve
- Surveyed the Councillors and Staff from Towong Shire
- Investigated other towns who have faced similar challenges as part of a benchmarking exercise

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- 01. Overview**
  - Consultation Matrix
  - Project Timeline
  - Community Consultation Process
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  - Council Survey Summary
- 02. Site Analysis**
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  - Zone Map
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  - Housing Typologies
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- 04. Appendices**
  - Tallangatta Tomorrow Webpage

## Site Photos

Tallangatta Tomorrow



Towong Street - Shopping Precinct, Tallangatta



Lake Hume - Tallangatta



Sandy Creek Rail Bridge

# Site Photos

Tallangatta Tomorrow



Towong Street - Main Shops



Butter Factory - Wagara Road



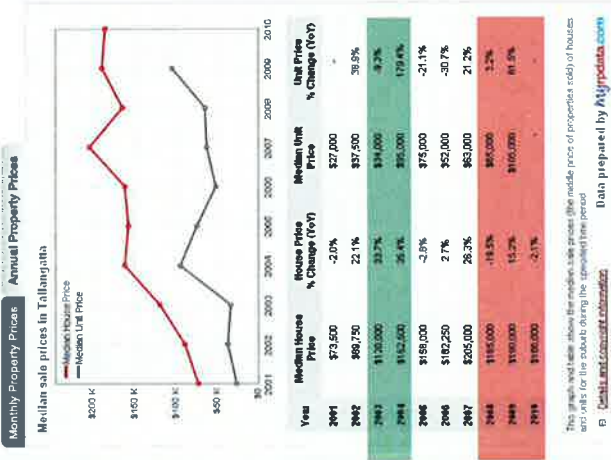
Akuna Avenue - Bowls Club and Post Office



Rail Trail and Train Station - Looking towards the Highway

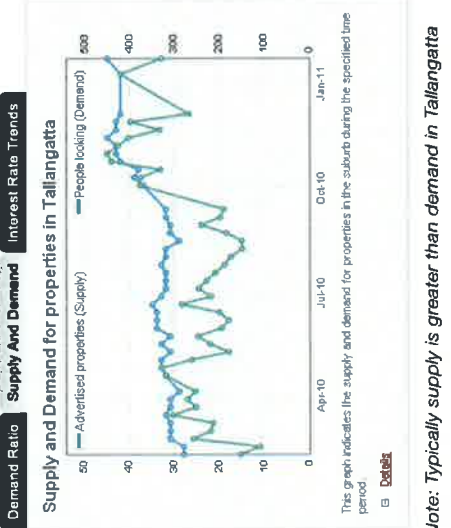
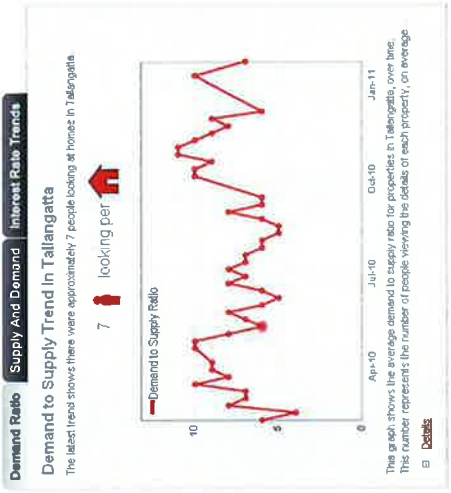
# Real Estate Trends Tallangatta

Tallangatta Tomorrow

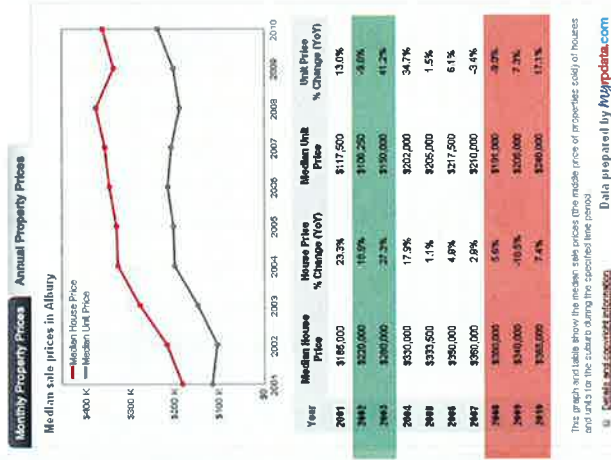


Growth Period

Decline Period

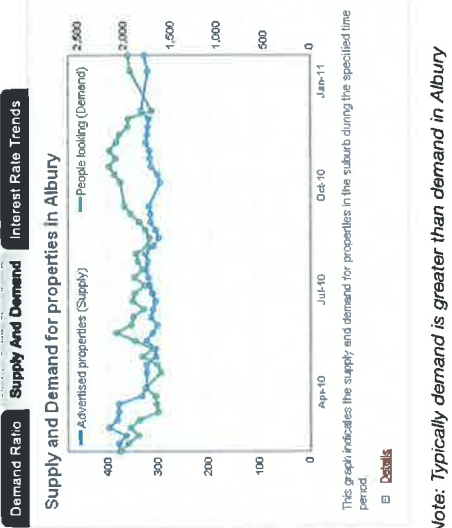
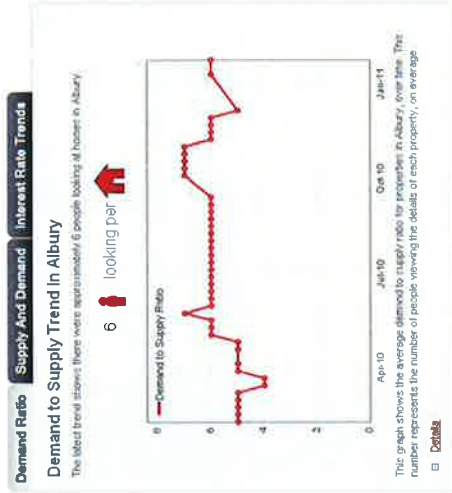


# Albury

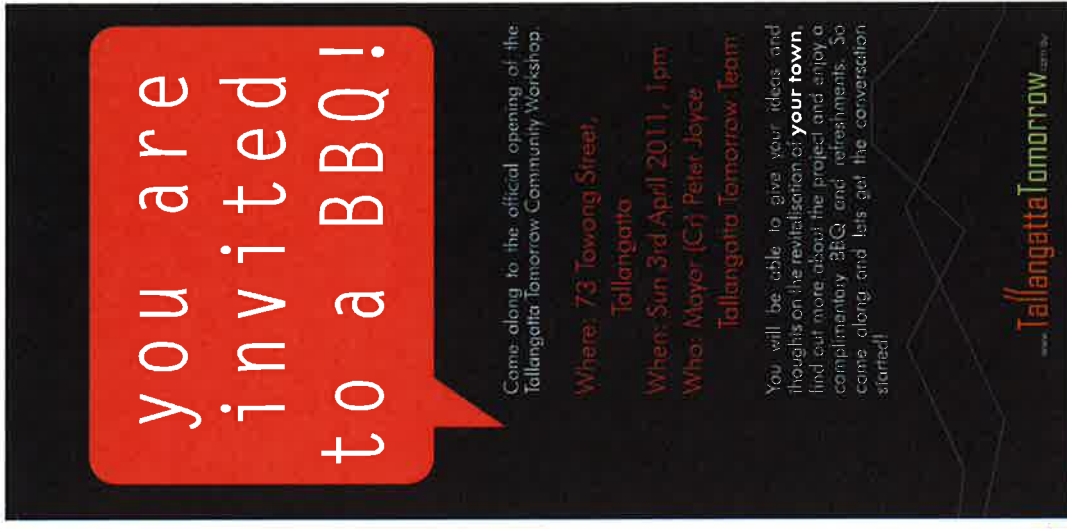


Growth Period

Steady Period



Marketing Material



Workshop opening invite



\$5 voucher cards - Voucher redeemable at any main street shop with return of the Community Survey



'Tallangatta Tomorrow' Masterplan Report

## **Phase 03 – community workshops & focus groups**

### **Introduction**

The survey responses have been considered, evaluated and collated and provide an interesting snapshot of the views within the community as the issues facing Tallangatta.

This stage of the project has also involved the project team with key groups from the Tallangatta community including:

- Healthcare providers
- Education providers
- Business groups
- Emergency groups
- Community groups

to discuss initial responses from the surveys and the team's research to develop a deeper understanding of the issues facing the town.

During the consultation readings the discussions centred around developing an understanding within each group as to the issues they face in meeting the needs of their individual organisations, the community and how they think things could be improved.

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#### **01. Executive Summary**

#### **02. Community**

##### **Consultation**

##### **Workshop Summary**

- Invitees
- Focus group meetings
  - Health care Groups
  - Education Groups
  - Business Groups
  - Emergency Service
  - Community Groups
  - Business Groups

#### **03. Community**

##### **Workshop**

- Consultation findings
- Official Opening
- Focus Groups

#### **04. Survey Results**

#### **05. Ideas Summary**

## Healthcare Groups:

Penny Sell - Manager of Community Services Towong Shire

Maxine Brookfield -

- Wants a more collaborative "Towong Alliance"
- New initiative is the Walwa Bush Nursing Centre
- Department of Health

Leonard Peady -

- Main focus is Alcohol and Mental Health related problems

Nora Ley -

- Have a higher number of low care beds free.
- Re - Introduce sustainable service
- Want to take all people
- High care - 15 beds
- Low care - 50 beds
- 16 additional high care beds
- Want to attract doctors
- Have a doctor from overseas
- More focus on older people

Loretta Caunt -

- Focuses on rural access and accessibility issues
- Mental health and disability
- Communities to be better developed for people with disabilities
- Access and inclusion plan

Penny Sell -

- 140 members in bowls club, is quite popular. Currently upgrading club.
- Support rail trail.
- Focus on maternal child health
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- Was a community function
- Can only keep people with a low level of dementia
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- It's located a hill so it's hard for people to get around
- Hospital only has one house for the doctor, needs to be two.
- The CEO of the shire not involved
- Want leaders to be a part of the community
- A major focus is the financial sustainability of services.
- There is no public transport so elderly people can't get around town.
- The health services do not operate on weekends.
- Independent living needed.
- Land is too high to be viably built on.
- A lot of the older houses are not safe to live in.
- Needs to be cheap sustainable housing on flat land.

General

- Want a building that they can share services in. Services such as a doctors / dentist office, youth hub, youth services, performance space, library etc.

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- Water not the focus point, start thinking outside the water
- Childcare into central hub.
- Has a new multipurpose building and is happy to share facilities
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## CSE Community Centre

- Needs more space. Has outgrown existing premises
- Runs courses for adults in the Community Hub
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- Has previously been a home ed club
- Youth space

## Tallangatta Valley

- Generally work with smaller schools
- Generally country children, farming based. Deals closely with other smaller regional schools
- located 20 mins away – 18 Students

## St Michaels

- 33 Students
- 70% out of town
- 98% go to secondary college
- Work with a lot of Catholic Schools in Albury Wodonga

## Tallangatta Secondary College

- 450 Kids
- Wants to support other schools
- Need to formalise partnerships
- Has had some involvement in Rowen Park Regeneration Group
- Wants to support all services
- Does a Tallangatta newspaper fortnightly

## Department of Planning and Community Development

- Work with schools
- Mediator between the school groups.
- What are safety procedures

## Ormidale Community Recreation Centre

- Used to have a facility manager so it was a community facility.

## Natural Amphitheatre

- Community garden at the back of the Anglican Church

## Tallangatta Tomorrow School Project:

- Principals want a list of things we think we should do?
- What is the end outcome?
- Time frame
- What do you want to do?
- Council has a youth officer
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## General

- Increase Tourism
- Caravan Park is in a bad condition
- Accommodation options in town
- Need a 4 star caravan park
- Need BBQ facilities
- Move river closer to town
- Colac Colac Victoria - has a good Caravan park 'Clack Clack'
- Businesses have to make money in 4 – 5 months of the year, over summer
- Events Calendar to draw people in during the winter
- Tallangatta Hotel is a lease hold so owners reluctant to spend money on it
- Need to support during seasons
- Music studio would look into incorporating a café.
- Want the population to grow
- Promote it as a commuter town
- People want to live here as a place for their kids to grow up.
- High demand for housing
- Sell Tallangatta as a tree change area, where you get the country lifestyle while still close to a major town
- Camping opportunities
- Look at the foreshore
- Want to clean up the street scape of the town
- People to come and commit to the town and then open up a shop/business
- Fishing club starting up.

## Events – Council to organise events committee

- 50's Festival
- Water Festival
- Rodeo
- Setup an events website / committee
- There are currently no specific Music/Arts Festivals

## Tourist Attractions:

- Music battle of the bands
- Looking at doing a battle of the school bands
- Unique playground equipment
- Tallangatta Cheese
- Giant flying fox
- Water Slide
- Car clubs
- Ballarat swap meet
- 1 Major event a month

## Resident Ideas:

- Mural town for Tallangatta
- Shops have been revitalised in other towns that have gotten murals done
- ANZ has a picture of old town, could get them to start a mural on their wall?
- Bank that could be used as a mural
- Around \$12,000 for a mural by Artist Andrew Rowe
- \$700 to look at town for a quote
- Flowering gums would add colour to the main street and town entries





## 'Tallangatta Tomorrow' Masterplan Report

# Phase 03 - Community workshops & focus groups

### Introduction

The survey responses have been considered, evaluated and collated and provide an interesting snapshot of the views within the community as the issues facing Tallangatta.

This stage of the project has also involved the project team with key groups from the Tallangatta community including:

- Healthcare providers
- Education providers
- Business groups
- Emergency groups
- Community groups

to discuss initial responses from the surveys and the team's research to develop a deeper understanding of the issues facing the town.

During the consultation readings the discussions centred around developing an understanding within each group as to the issues they face in meeting the needs of their individual organisations, the community and how they think things could be improved.

### Contents

#### 01. Executive Summary

#### 02. Community

##### Consultation

##### Workshop Summary

- Invitees
- Focus group meetings
  - Health care Groups
  - Education Groups
  - Business Groups
  - Emergency Service
  - Community Groups
  - Business Groups

#### 03. Community

##### Workshop

- Consultation findings
- Official Opening
- Focus Groups

#### 04. Survey Results

#### 05. Ideas Summary



# Community Consultation Workshop Summary

Workshop Conducted: 2nd - 4th April 2011

Venue: Tallangatta Tomorrow Workshop, 73 Towong Street, Tallangatta

## Invitees: Council

Cr. Peter Joyce  
Cr. Mary Fraser  
Aaron Van Egmond  
Keith Biglin

## Consultants

### ClarkeHopkinsClarke Architects

Dean Landy  
Jordan Curran  
Tim Hargreaves  
Eilizabeth Kuiper

### OneCollective - Urban Designer

Ben Shoo

### ffa - Landscape Architect

Mark Frisby

## Focus Group Meetings:

### Healthcare Groups:

Maxine Brockfield - CEO Upper Murray Health  
John Dean - Director of Corporate Services  
Nora Ley - CEO Tallangatta Health Services  
Leonard Peady - Gateway Community Health -  
Loretta Caunt - Community Development Role  
Penny Sell - Manager of Community Services

### Education:

Julia Butcher - Tallangatta Valley Primary school.  
Ashley Marsh - St Michaels Primary School  
Sieglinde Melton - Community Centre CSE  
Ably Freijah - Tallangatta Secondary College  
Kate Wilson - Tallangatta Primary School  
Lauren Fern - Department of Planning and Community Development

### Business Groups:

Debra Burt - Nursery  
Linda Butler - WAW credit union  
Adam Heather - Just Us Computers  
Marlene - Op Shop  
Joanne Herth - Tallangatta Hotel  
Vince Ciccone - IGA, Hardware and BP  
Drew Styles - Internet Café  
Ester Styles - Music Teacher, Music/Arts/Dance school.  
Emily Cook - Hairdresser  
Susan Hanrahan - Real Estate

2 x General Community group meetings of around 20 each at the workshop opening on the 3rd April.



## Healthcare Groups:

Penny Sell - Manager of Community Services Towong Shire

Maxine Brookfield –

- Wants a more collaborative “Towong Alliance”
- New initiative is the Walwa Bush Nursing Centre
- Department of Health

Leonard Peady –

- Main focus is Alcohol and Mental Health related problems

Nora Ley -

- Have a higher number of low care beds free.
- Re – Introduce sustainable service
- Want to take all people
- High care - 15 beds
- Low care – 50 beds
- 16 additional high care beds
- Want to attract doctors
- Have a doctor from overseas
- More focus on older people

Loretta Caunt –

- Focuses on rural access and accessibility issues
- Mental health and disability
- Communities to be better developed for people with disabilities
- Access and inclusion plan

Penny Sell –

- 140 members in bowls club, is quite popular. Currently upgrading club.
- Support rail trail.
- Focus on maternal child health
- Currently developing an arts and cultural plan.
- Youth portfolio
- Have run some self-esteem workshops for girls at local high school.
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## Emergency Services

- SES has no funding for buildings
- CFA has lease on land next to the Butter Factory in town. Has been working for 18 months on acquiring land in town. Has leased land from DSE
- CFA needs 2000sq/m block
- Building will have a divisional commend point. 3 Bay station
- SES requires a 1500sq/m block. Relies on local government for funding
- Current CFA building has a heritage overlay
- Both CFA and SES have required access times to achieve so need to be in town
- SES has reached capacity for growth and are turning away new numbers
- 19 – 20m turning circle for new fire trucks
- Street names are very similar throughout the town
- Low crime rate in town and very good schools
- Very few 17 – 18 year olds in town
- Potential for 18 hole golf course. Current course only gets 6 groups per weekend
- Have ran golf clinics on course but people not interested as it only has sand greens.

## Focus group meeting 01 – Community (25 people)

### Future Town:

- 'green town'
- 'modern village'
- Retain character
  - Agriculture
  - Community
  - Healthy / Green
  - Out of the rat race
- Water sports and recreation
- Arts / Culture
- Build on central location

### Better place to visit:

- More food / dining options
- Modern café
- Something that doesn't come in a paper bag
- Build on what we have (picnic / foreshore)
- More accommodation / places to stay
- Who do we want to attract? What is our point of difference?
- Motorhome / grey nomads
- 'the town that moved'
- History trail – info maps based around move
- Water
- Proposer museum
- The bike town
- Build on safe / healthy town
- Mural walls – add one each year
- Build an arts culture (bring into public – we have a strong arts culture bit it is hidden)
- Adventure playground (put an attraction on the foreshore)

### Better place to live:

- Upgrade footpaths
- Crossing
- Ramps
- Linkages
- Access
- Recycle / reuse water (stormwater)
- We are environmentally friendly!
- Permanent water in lake
- Divert water – river closer to town
- Water quality
- Build on healthy / environmentally friendly image
- Build access to rail trail / promote
- More toilets on rail trail
- Public transport – more regular services
- Sports precinct
- Improve club facilities
- Parking / Streetscape
- Backstreets – Improve / tidy up
- New / Improved housing stock
- Different types of housing (retirees)
- Strengthen community building groups
- Get people together
- Community meets place / building
- Carry projects through / making them happen and keep Community involved
- Town has great infrastructure but not enough people to maintain
- Current facilities tired
- Water (narrows)
- Things for youth to do
- Better footpaths / pedestrian network

- New land / housing opportunities
- No natural gas – expensive living costs
- Water – improve waterfront (what we have)
- More housing / rental
- Upgrade presentation of main street
- Improve caravan park
- Childcare needs to be opened
- How do we get people to live here?
- How do we support local business and tourism?

## Focus group meeting 02 – Community (15 people)

### Future Town:

- Green town
- Healthy active
- Weekend escapes with lots to do
- Art / writers festival

### A better place to Visit:

- History trail
- Houses that moved
- Themed playground
- Audio tour / interpretative trail
- St Leonards homestead
- Rail trail
  - Plant fruit trees along trail
  - Carriages each 10 – 15 km's rest stops
  - Wayfinding notices on trail
  - Poor link between rail trail and centre of town
  - Create an entry to town here off the rail trail
  - Visitor information point
- Themed adventure playground
- Restaurant with point of using local produce
- Upgrade caravan park to better cater for motor homes, need dumpstation
- Consider secondary use for showgrounds
- Build on health / activity theme
- Barefoot bowls
- Accommodation with boats
- Sustainable village – stay and learn about sustainability
- Revamp events calendar so it doesn't clash with other events
- Issues with town:
  - Retain character of town – revitalise does not mean modern look
  - Town is tired and lost direction
    - Main street and 'triangle' tired not an attraction
- Cant retain youth / young families
  - No jobs
  - Nothing to do
- No infrastructure for families / residents
  - Health
  - Childcare
- Limited dining
- Better facilities in 'triangle' and waterfront
  - Need new furniture
  - Need new play equipment
- Not a pretty town
- Even when the water is up there aren't many visitors
- People don't know Tallangatta is there
- Lack of housing stock
- No reasons to visit Tallangatta

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- No natural gas – expensive living costs
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- Need a café – place to meet and eat
- Keeping business open when visitors are there
- Residents use rail trail, want it upgraded
- Narrows
  - Water makes it a better place to live
  - Improves quality of water
- Playground that builds on history of town
- Fix footpaths
- Improve public transport
- More housing choices
- Improve green waste
  - Recycling bins in town
  - Swimming pool, need hours to suit residents

## **Themes that keep coming out –**

- Upgrade rail trail
- History trail
- Upgrade footpaths
- Improve caravan park
- Divert water closer to town
- More restaurants / cafes
- Upgrade main street
- Childcare
- Upgrade sporting precinct
- Healthy / Active community
- Adventure playground

## **Towns image is:**

- Healthy
- Tourism
- History
- Sustainability
- Active



# Community Consultation Summary

## Consultation + findings

Community Consultation was conducted from the 2nd to the 4th of May within the workshop, at the Tallangatta S.C 50th anniversary and during various focus groups.

Overall the Community was very positive and supportive to the process

### A better place to Live:

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# Official Opening



Official Opening





Business Focus Groups



HealthCare Focus Groups



Education Focus Groups



Community Focus Groups

Focus Groups

General Focus Groups



Emergency Services Focus Groups



# Survey Results

There have been over 350 respondents to the Community Surveys so far and Tallangatta Tomorrow Team has been busy compiling and recording all this information and soon we will be ready to present it back to the Community. Some of the general 'Big Ideas' that have come out of the Consultation process so far are:

- Improve the waterfront
- Make Tallangatta a 'model' town
- Upgrade the main street and the 'triangle'
- Consolidate and upgrade the community facilities
- Make Tallangatta a destination for tourists
- Create a more walkable and bike friendly town
- Strengthen the town identity / history
- Provide and upgrade services within the town
- Increased housing choice

The team will be presenting all the ideas to the Community in the workshop on the 25th and 26th of May. Here people will be able to comment on and choose their favourite idea for the revitalisation of their town.

# Survey Results

## Quantitative analysis

| 1 Everyone has a different view of Tallangatta. How do you perceive the town at the moment? |  | Strongly agree | Somewhat agree | Neither | Somewhat disagree | Strongly disagree | Don't know |     |
|---|--|----------------|----------------|---------|-------------------|-------------------|------------|-----|
| a   | Desirable place to live                    | 102            | 127            | 44      | 27                | 17                | 7          | 324 |
| b   | Desirable place to visit                   | 80             | 115            | 61      | 40                | 18                | 3          | 317 |
| c   | Tired/ Declining                           | 64             | 70             | 74      | 54                | 34                | 17         | 313 |
| d   | Friendly/ strong community spirit          | 92             | 137            | 59      | 25                | 10                | 4          | 327 |
| e   | Scenic/ Picturesque                        | 131            | 105            | 70      | 12                | 5                 | 9          | 332 |
| f   | Just another town                          | 48             | 60             | 86      | 74                | 48                | 4          | 320 |
| g   | Affordable place to live                   | 78             | 117            | 63      | 25                | 11                | 29         | 323 |
| h   | Environmentally sustainable/ Awareness     | 43             | 99             | 108     | 28                | 10                | 28         | 316 |
| i   | Good schools                               | 173            | 106            | 32      | 8                 | 7                 | 5          | 331 |
| j   | Changing                                   | 43             | 90             | 93      | 40                | 31                | 12         | 309 |
| k   | Has an interest in history/ character      | 125            | 114            | 48      | 15                | 14                | 9          | 325 |
| l   | Good Shopping Services                     | 34             | 102            | 73      | 78                | 32                | 4          | 323 |
| m   | Sufficient health services                 | 63             | 105            | 52      | 54                | 39                | 14         | 327 |
| n   | Relaxing/ peaceful                         | 144            | 108            | 37      | 17                | 12                | 3          | 321 |
| o   | Creative/ artistic culture                 | 27             | 92             | 108     | 51                | 30                | 14         | 322 |
| p   | Diverse business/ employment opportunities | 12             | 62             | 68      | 82                | 69                | 29         | 322 |
| q   | Good sporting/ community facilities        | 92             | 124            | 54      | 28                | 17                | 6          | 321 |
| r   | Tourist destination                        | 63             | 104            | 73      | 45                | 23                | 14         | 322 |

|                  |     |
|------------------|-----|
| No. of responses | 325 |
|------------------|-----|

| 2 What do you think would make tallangatta a better place to visit? |  |     |
|---|--|-----|
| a   | Marketing Tallangatta as a place for tourists to visit                 | 103 |
| b   | Increased cafés, restaurants, holiday accommodation                    | 198 |
| c   | A landmark tourist attraction bringing in visitors throughout the year | 143 |
| d   | A destination for food wine and crafts                                 | 62  |
| e   | Having more festivals and events                                       | 112 |

| 3 Which of the following things do you think would make Tallangatta a better place to live? |   |     |
|---|---|-----|
| <b>Housing:</b>   |   |     |
| a   | More residential development  | 81  |
| b   | Greater diversity in housing types (e.g. Townhouses, villas etc.)                   | 70  |
| c   | Attracting new residents / growing the population                                   | 112 |
| <b>Business</b>   |   |     |
| a   | Increased employment opportunities for residents (existing and new)                 | 145 |
| b   | Program(s) to attract business and investment                                       | 101 |
| c   | Greater support for small business  | 98  |
| <b>Services</b>   |   |     |
| a   | More education, support and employment opportunities for youth                      | 103 |
| b   | Better health and support services  | 128 |
| <b>Environmental</b>  |   |     |
| a   | Becoming a leader in sustainability (waste minimisation, waterwise, carbon neutral) | 73  |
| b   | A town reliant on 'green' renewable energies as the main source of electricity      | 88  |
| c   | More water reuse / recycling programs   | 57  |
| <b>Transportation</b>   |   |     |
| a   | Improved roads  | 82  |
| b   | More public transport   | 117 |
| c   | Better bicycle facilities and walking paths   | 80  |
| <b>Community</b>  |   |     |
| a   | More youth recreation facilities  | 74  |
| b   | More parks and recreation facilities  | 69  |
| c   | Improvement/beautification of the town  | 85  |
| a   | Improvement of the Lake front with walks, gardens etc.                              | 144 |
| b   | More community facilities (library, community centre)                               | 64  |
| c   | Redeveloping the main street so it's more vibrant, welcoming, engaging              | 112 |
| <b>Tourism</b>  |   |     |
| a   | Marketing Tallangatta as a place for tourists to visit                              |     |
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| c   | A landmark/tourist attractor to bring visitors throughout the year                  |     |
| d   | A destination for food, wine and craft  |     |
| e   | Having more festivals / events  |     |

| 4 In the future, when people think of Tallangatta, what would you like the town to be known as? |  |    |
|---|--|----|
| a   | A leader in sustainability...to be known as a 'Green town' | 30 |

|   |  |     |
|---|--|-----|
| b | A benchmark for community revitalisation   | 24  |
| c | A strong arts community (eg galleries, artists, sculpture park, craft markets)           | 33  |
| d | A tourist destination on Lake Hume   | 131 |
| e | A destination for relaxation and rejuvenation  | 53  |
| f | A town with an interesting calendar of cultural and community events                     | 37  |
| g | A great place to raise a family  | 102 |
| h | A supportive community for people of all ages  | 73  |
| i | A hub of business and employment opportunities   | 28  |
| j | A beautiful town with parks, gardens and lake front                                      | 105 |
| k | A destination for food, wine and craft   | 47  |
| l | A destination for outdoor recreation (cycling, walking, water sports, competitive sport) | 74  |

| 5 A little bit about you....                 |  |     |
|--|--|-----|
| Male   |  | 118 |
| Female                                       |  | 157 |
| Age:   |  | 275 |
| 0 to 10                                      |  |     |
| 11 to 20                                     |  | 145 |
| 21 to 30                                     |  | 7   |
| 31 to 40                                     |  | 18  |
| 41 to 50                                     |  | 23  |
| 51 to 60                                     |  | 29  |
| 60+  |  | 78  |
| Currently living:                            |  | 300 |
| In town                                      |  | 114 |
| Out-of-town                                  |  | 122 |
| How long have you lived in the current area? |  |     |
| <5 years                                     |  | 44  |
| 5 to 10 years                                |  | 38  |
| 10 to 15 years                               |  | 25  |
| >15 years                                    |  | 90  |
| Where do you work/ attend school?            |  |     |
| Tallangatta                                  |  | 137 |
| Albury                                       |  | 10  |
| Wodonga                                      |  | 13  |
| Other  |  | 24  |

# Ideas Summary

| 1 Everyone has a different view of Tallangatta. How do you perceive the town at the moment? (other comments)     |   |
|--|---|
| Should always have water here - weir   | 6 |
| Shops require paint job - revitalisation   | 2 |
| Footpaths and kerbs require attention  | 1 |
| New Restaurant / Cafes   | 2 |
| New housing developments   | 2 |
| BMX track  | 1 |
| Scenic and attractive  | 1 |
| Need more doctors  | 5 |
| Promote outdoor activities   | 1 |
| More jobs for teenagers  | 2 |
| Hospital accomodation for more than nursing home patients  | 1 |
| Pave path around lake  | 3 |
| Low care health care needed  | 1 |
| Giant Clock  | 1 |
| Football and netball services are poor   | 1 |
| Walking tracks around the lakes  | 1 |
| Reinstate existing railway line with train   | 1 |
| Need more Restaurant, Sports shop and clothes shop   | 3 |
| Improve Rowen Park and pool  | 4 |
| Accomodation needs to be provided, presently neglected, improve caravan park                                     | 3 |
| 2 What do you think would make tallangatta a better place to visit? (other comments)                             |   |
| Clean caravan park, more accom required  | 4 |
| Permanent lake, dam weir walls, water activated  | 3 |
| A kiosk down at the boat ramp to promote people to use it  | 1 |
| More food places, dining out options presently limited   | 4 |
| Clean up shopfronts and More shops   | 5 |
| Improve what we have   | 2 |
| Horse Races  | 1 |
| Adventure Playground   | 2 |
| history  | 2 |
| New skate park   | 1 |
| More residential development   | 3 |
| New trees / grapevine in main street   | 1 |
| Transform the unused hockey field into a BMX track   | 1 |
| 3 Which of the following things do you think would make Tallangatta a better place to live? (other comments)     |   |
| Main street shop fronts appalling - revitalisation required / streetscape - footpaths etc                        | 3 |
| Improve lakefront  | 2 |
| Attract new business   | 1 |
| Have a full scale scale model of a house on a truck that moved - celebrate history                               | 1 |
| More public housing  | 1 |
| Encourage home owners to have 50's style gardens   | 1 |
| Free up community facilities for events  | 1 |
| Re surface rail trail  | 1 |
| Develop garden at top of hill  | 1 |
| Improved road - passing lane between Tallangatta and Wadonga   | 1 |
| Road into centre of town   | 1 |
| Rebuild sporting club room   | 1 |
| Better tourist centre telling the history of the town  | 1 |
| Mobile home facilities for 'Grey Nomads'   | 1 |
| Allow smaller acreages on towns outer area   | 2 |
| Attract young famalies / keep teens here   | 2 |
| New homes  | 1 |
| Improve caravan park   | 7 |
| 4 In the future, when people think of Tallangatta, what would you like the town to be known as? (other comments) |   |
| Water  | 7 |
| improve what we have   | 2 |
| Decrease size of minimum land area for subdivision   | 1 |
| New main entry into town   | 1 |
| Make it a place where senior executives want to live in  | 1 |
| More hospital beds   | 1 |
| Tourism  | 1 |
| Have "doggie" bins in the town   | 1 |
| Change Tallangatta Show dates  | 1 |
| Upgrade existing sewerage treatment and storage facility   | 1 |
| Safe Living  | 1 |
| Friendly Community   | 1 |

| About you...  |   |
|---|---|
| Have we missed anything?  |   |
| New ideas, new people, young involved in the community                  | 1 |
| No fluffly feel good ideas, need solid projects                         | 1 |
| More public transport   | 1 |
| More residential blocks for development                                 | 1 |
| New sewerage system   | 1 |
| Promote the history of the new and old towns                            | 1 |
| More shopfronts to open business  | 1 |
| Shop front revamp   | 2 |
| Water recycling to clean footpaths etc.                                 | 1 |
| Maintain and upgrade present facilities, eg footpaths, streetlights etc | 1 |
| Upgrade shopfronts  | 3 |
| More houses for rent  | 1 |
| Weir wall, damn lake etc, water sport, etc                              | 1 |

if you were working on a project to make your town better, name three people who would have to be on your team (this may include yourself):

|  |                               |   |
|--|-------------------------------|---|
|  | Graeme Hicks                  | 1 |
|  | Debra Maddock                 | 1 |
|  | Stuart Maddock                | 1 |
|  | Mike Ludbrook                 | 1 |
|  | Simon Hollis                  | 1 |
|  | Arthur Trenchard              | 1 |
|  | Gordon Henshaw                | 1 |
|  | Debrah Burt                   | 2 |
|  | Vince Ciccone                 | 1 |
|  | M Cittessari                  | 1 |
|  | C. Trenchard                  | 1 |
|  | Doc Grant                     | 1 |
|  | Ruth Jensen                   | 1 |
|  | Russell Jensen                | 1 |
|  | Gabriel Jeffs                 | 1 |
|  | Marlo McKenna                 | 1 |
|  | Michelle Ross                 | 1 |
|  | Jo Stratton                   | 1 |
|  | Ray Crispln                   | 2 |
|  | Charlie Trenchard             | 1 |
|  | Graeme Alarich                | 1 |
|  | Jacinta Bussau                | 1 |
|  | Andrew Bussau                 | 1 |
|  | Rob Cadell                    | 1 |
|  | Lucy - Anne Colby             | 1 |
|  | Luke Gordon                   | 1 |
|  | Bj Maddie                     | 1 |
|  | Norm Crisp                    | 1 |
|  | Julian Crisp                  | 1 |
|  | Lucy White                    | 1 |
|  | Kalte O'Brien                 | 1 |
|  | Lauren Fearnle                | 1 |
|  | Jonathan Douglas - 0431716999 | 1 |
|  | Natalie Butler                | 1 |
|  | Nicole Thomas                 | 1 |
|  | Olivia McMaster               | 2 |
|  | Courtney Paton                | 1 |
|  | Jaimi Dove                    | 1 |
|  | Chloe Breewel                 | 1 |
|  | Nick Wood                     | 5 |
|  | Victoria Green                | 3 |
|  | Faye Stevenson                | 1 |
|  | Rae Paton                     | 1 |
|  | Peter Merkel                  | 1 |
|  | Richard Fraser                | 1 |
|  | Bellinda Hindle               | 2 |
|  | Emanuel Chessari              | 1 |
|  | Scott Thomson                 | 1 |
|  | Debra Burt                    | 1 |
|  | Cath Cavanagh                 | 1 |
|  | Mary Fraser                   | 1 |



# Ideas Summary

|                |   |
|----------------|---|
| Christine Dunn | 1 |
| Frank Seal     | 1 |

| Where do you go shopping?           | Why do you shop there? |
|-------------------------------------|------------------------|
| Tallangatta                         | 41                     |
| Wodonga                             | 47                     |
| Albury                              | 35                     |
| Don't drive (T & W)                 |                        |
| Price - cheaper A & W               | 23                     |
| Variety - A & W                     | 24                     |
| Convenience                         | 11                     |
| Availability                        |                        |
| Friendly                            | 1                      |
| Places to eat                       |                        |
| Local produce expensive and rotting |                        |
| fresh produce - Wodonga             | 1                      |
| Change of scene                     | 3                      |
| Support local, keep it alive - T    | 7                      |

| Are you part of a community group or Sporting Club in Tallangatta, if so which one/s? |    |
|---|----|
| Bowls   | 1  |
| GOLF  | 1  |
| Tallangatta Hospital Lunch and Laughter   |    |
| CFA   | 3  |
| Seniors Club  |    |
| Football Club   | 20 |
| Historical Society  | 2  |
| Rail Trail  |    |
| 50s Festival  | 1  |
| Church Group  | 5  |
| Basketball  | 2  |
| Netball   | 8  |
| Cricket   | 7  |
| Secondary or primary school assoc   | 3  |
| SES   |    |
| Tallangatta Show society tall for future  | 1  |
| rotary  |    |
| Tennis  | 2  |
| Bolga Court   | 1  |
| St Vincent de Paul Society  | 1  |
| Tallangatta Health Service Board of Mgmt  | 1  |
| Scouts  | 1  |
| Tallangatta Hoppers   | 1  |
| music group - ie choir, band  |    |
| Jehova's Witness  | 1  |
| Red Cross   | 1  |
| Squash  | 3  |
| Horticulture  | 1  |
| Bowls Club  | 1  |
| Rowen Park Revitalisation Group   | 2  |
| RSL   |    |

| Which festivals/events have you been to in the last 12 months? |    |
|--|----|
| 50s Festival   | 46 |
| Tallangatta show   | 39 |
| Rodeo  | 22 |
| Expo   | 12 |
| Civic ceremonies   |    |
| Carols by Candlelight  | 2  |
| Rail Trail   | 4  |
| Tallangatta stampede / upper Murray horse events               | 2  |
| Bright and Beechworth Festival                                 |    |
| Community Garage sale  |    |
| Old engines and cars festival                                  |    |
| Football   | 2  |
| Australia Day celebrations                                     | 3  |
| Folk festival, National, Mount Beauty Music                    |    |
| all  |    |
| Health and fitness group (hospital)                            |    |
| Front row at billboards  |    |
| School reunions  |    |

|                               |    |
|-------------------------------|----|
| Art show                      |    |
| None                          | 14 |
| Wodonga Show                  | 1  |
| Man from Snowy River Festival | 2  |
| Bikies Festival               |    |
| Rock and roll festival        |    |

## 'Tallangatta Tomorrow' Masterplan Report

# Phase 04 - Masterplan

### Introduction

The 'Tallangatta Tomorrow' project has placed a lot of importance on ensuring that the community can see the way the project is evolving and the work that is being done.

During Phase 04 the workshop has been used to display the work done to date including the identification of the key ideas and areas where it is felt the most can be gained by undertaking possible projects.

The community have had the opportunity through the workshop displays to see the possibilities and to comment on them to help the team to further refine the strategy ahead of the development of the masterplan.

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# about

## WHAT

These are your 'big ideas'. We've compiled all the information gathered by the team over the last few months including from the surveys, the workshop and our meetings and identified common themes that have come through.

In the workshop we're presenting your ideas for the revitalisation of your town and also the big ideas or main themes that have kept coming up throughout the process. We want to know what you think of the big ideas, whether you think we've missed something or you've had a new thought after seeing the results of the work to date. The main themes will inform the next stage which is the development of a masterplan for Tallangatta.

The consultation process is outlined below:

Who was consulted



from consultation with these groups we received over

**450 'Big Ideas'**

Key Themes to come out of the big ideas were

Key themes



Your feedback is now invited as we refine the ideas as part of the masterplan

Next Phase 'here's a plan'

**Masterplan**

**Detail Design of individual projects**

## WHO

We have engaged with many people during the consultation process, some of the numbers are below.

- over **450** big ideas received
- over **400** survey's received, This was a great response considering there are around 950 residents within the town.
- over **250** people who attended either the Tallangatta Tomorrow workshop sessions or specific Focus Groups.
- over **2000** hits on the Tallangatta Tomorrow website to date.



## WHAT'S NEXT?

The next stage is 'here's a plan'. We don't have it yet but we're working on it. We're starting to consider the main themes in more detail and look at how we can develop a masterplan that addresses the key issues and will support the development of initiatives that can make a real difference to Tallangatta.

As with previous stages your thoughts and comments are a valuable part of this process so please get in touch with us using the feedback wall, come and see us, contact us via the website or have you say at the seminar sessions on the 25th of May. Your big ideas and comments will help us to begin to form the framework for the masterplan for the revitalisation of Tallangatta.



# Big Idea 01 - Improve our waterfront

## the idea

**About:** The lake is a key feature and attraction for Tallangatta - but it has many problems. When the water levels are down the lake 'disappears', visitors to town often don't see the lake or know it is there, and the waterfront park has poor pathways and seating and lacks any key attractions for visitors. This big idea is about investigating ways to improve the town's waterfront by:

- Looking at ways to make the waterfront a permanent feature
- Improving facilities and attractions within the waterfront park
- Creating better linkages between the town heart and the front both physically and visually.

## opportunities and issues



### IMPROVE ACCESS TO FORESHORE PARK

**Opportunities:**

- 1. Upgrade main foreshore park entrance to include signage, seating, and other basic amenities to make the site accessible / enjoyable park for more people.
- 2. Accessing the park via the river / waterway will also be an option for visitors looking for a scenic view of the town.
- 3. Create a 'water' entrance to the park that is accessible to all.

**Issues:**

- 1. Poor signage / wayfinding to the park.
- 2. Poor seating / amenities.

### REALIGN THE RIVER

**Opportunities:**

- 1. Engage and realign the river to bring it to the town's waterfront edge.
- 2. Even when the lake is dry, the river may have some water flowing which is suitable for water sports as well as swimming. This is key.

**Issues:**

- 1. Poor financial cost.
- 2. Poor signage / wayfinding to the park.

### NEW WATER FEATURES

**Opportunities:**

- 1. Create new water features / amenities based on principles of Urban Landscape Design.
- 2. Create a 'water' entrance to the park that is accessible to all.
- 3. Create a 'water' entrance to the park that is accessible to all.

**Issues:**

- 1. Poor financial cost.
- 2. Poor signage / wayfinding to the park.

### FIX THE NARROWS

**Opportunities:**

- 1. Create a 'water' entrance to the park that is accessible to all.
- 2. Create a 'water' entrance to the park that is accessible to all.

**Issues:**

- 1. Poor financial cost.
- 2. Poor signage / wayfinding to the park.

### PRIORITY FORESHORE PARK

**Opportunities:**

- 1. Upgrade main foreshore park entrance to include signage, seating, and other basic amenities to make the site accessible / enjoyable park for more people.
- 2. Accessing the park via the river / waterway will also be an option for visitors looking for a scenic view of the town.
- 3. Create a 'water' entrance to the park that is accessible to all.

**Issues:**

- 1. Poor signage / wayfinding to the park.
- 2. Poor seating / amenities.

### IMPROVE THE CARAVAN PARK

**Opportunities:**

- 1. Upgrade main foreshore park entrance to include signage, seating, and other basic amenities to make the site accessible / enjoyable park for more people.
- 2. Accessing the park via the river / waterway will also be an option for visitors looking for a scenic view of the town.
- 3. Create a 'water' entrance to the park that is accessible to all.

**Issues:**

- 1. Poor signage / wayfinding to the park.
- 2. Poor seating / amenities.

### LINK TOWN TO LAKE

**Opportunities:**

- 1. Upgrade main foreshore park entrance to include signage, seating, and other basic amenities to make the site accessible / enjoyable park for more people.
- 2. Accessing the park via the river / waterway will also be an option for visitors looking for a scenic view of the town.
- 3. Create a 'water' entrance to the park that is accessible to all.

**Issues:**

- 1. Poor signage / wayfinding to the park.
- 2. Poor seating / amenities.

## inspiration



Establish a sculpture trail as an attraction for the lake park and link to the town. *Dwell Sculpture Festival, Gold Coast, QLD*



New boardwalk and landscaped areas along the lake. *1770 Forensic Park, Gladstone, QLD*



Provide pedestrian and cyclist links from the town down to the lake. *Altona Park, Warrington, VIC*



Create a more attractive and family friendly caravan park to attract tourists. *Big H Caravan Park, Merimbula, NSW*



Sculpture to designate public recreation spaces along foreshore. *Shorncliffe, QLD*

## inspiration



"...MORE ACTIVITIES ON THE LAKE..." ANONYMOUS SURVEY RESPONDENT



# Big Idea 02 - Increase Housing Choice

## the idea

The aging nature of the existing housing stock, a lack of new housing and choice, and limited land available for development have been identified as key problems facing the future of Tallangatta. In response to changing housing demands, and in order to attract new residents, the big idea is about investigating ways to provide new residential opportunities and improve housing choice by:

- Identifying vacant farm parcels, potentially suitable for accommodating future residential uses
- Identifying existing farm uses that have the potential to be converted to accommodate future residential uses
- Identifying key areas suitable for redevelopment / hill top
- Identifying potential new housing types and residential yield options to accommodate future demand

## opportunities and issues



## Inspiration



How Many Residents would make Tallangatta a more sustainable and self-sufficient town?

- No new residents.
- 100 new residents.
- 500 new residents.
- 1000 new residents or more...??

# Big Idea 03 - A Walkable and Bike Friendly Town

## the idea

**ABOUT** As part of the consultation process, many residents identified a desire for Tallangatta to continue to offer an active and healthy lifestyle into the future. One of the key issues received in the community feedback was the poor state and need for upgrade of pathways, pedestrian and bicycle facilities around town. Building on the opportunities presented by the Rail Trail, this big idea is about investigating ways to make Tallangatta a more walkable and bike friendly town to encourage a more healthy and sustainable lifestyle whilst also providing new tourism opportunities.

## opportunities and issues

### RAIL TRAIL

- Upgrade and extend by constructing footpaths to maximize safety, usability and attraction for walking and cycling.
- Potential to extend to grade from the proposed Valley Creek bridge through to End of Line.
- Maximize Link along 2 streets, incorporate signage.
- Potential:
  - Upgrade to high standard, not subject to season of works.

### TOWN TRAIL

- Develop walkable multi-use paths to meet recreational and pedestrian / cyclist movement to various locations, old trail and main street.
- Trail should be multi-use (walking, jogging, cycling) and provide space for both residents and visitors.
- Potential:
  - Walkways:
    - Upgrade to high standard.
    - Maintenance costs occasional.

### FORESTHIRE TRAIL

- Provide pedestrian / cyclist pathways to link open existing land parcels.
- Paths to include multi-use paths and may incorporate existing of Eley's Creek.
- Provide walkways to link to open forests.
- Provide direct and a/c along paths to create low level.
- Potential:
  - Moderate standard, low cost.
  - Maintenance costs occasional.

### LINKY BOULEVARD

- Upgrade existing pathways and provide high quality cycle / pedestrian movement.
- Upgrade to high standard, not subject to season of works.
- Potential:
  - Upgrade to high standard, not subject to season of works.

### SAGEY CREEK BRIDGE

- Upgrade connection to Albury.
- Provide a/c to Albury to Albury / Woodang.
- Provide signage.
- Provide active furniture.
- Create a landmark for the region to attract tourists.
- Potential:
  - Upgrade to high standard, not subject to season of works.

### FEATURE CROSSINGS

- Create a fine-grained, interconnected network of paths to increase connectivity and safety.
- Create a network of paths to increase connectivity and safety.
- Create a network of paths to increase connectivity and safety.

### PEDESTRIAN NODES

- Potential to include key activity nodes / spaces and include features include artwork, signage, landscaping, and features to enhance safety to increase pedestrian / cyclist experience.
- Potential:
  - Upgrade to high standard, not subject to season of works.

### A BIKE TOWN

- Develop the town's footprint along the Rail Trail and promote the town as a 'bike friendly' town.
- Incorporate a range of features and infrastructure including:
  - Bicycle rental.
  - Cycle 'swap meet'.
  - Bike repair / maintenance services.
  - Bicycle repair shops / hire.
- Potential:
  - Upgrade to high standard, not subject to season of works.

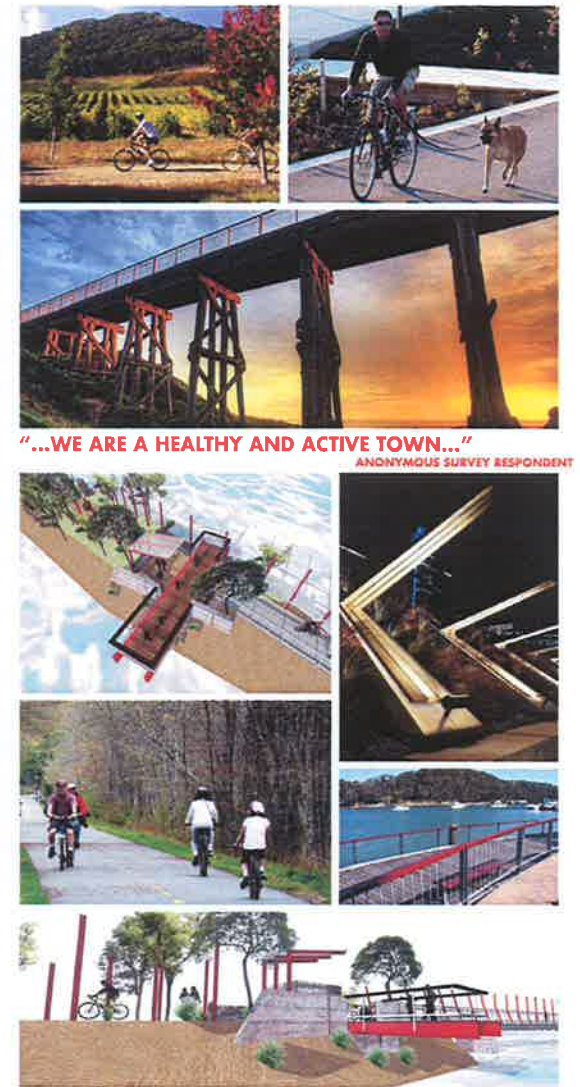
### KEY LINKS

- Identify and upgrade pedestrian pathways within key regional centers and between other major centers in the region.
- Works may include upgrading existing, new pathways and upgrading signage / markings.
- Potential:
  - Upgrade to high standard, not subject to season of works.

## inspiration



## inspiration



# Big Idea 04 - Strengthen the Town's Sense of Identity and Community.

## the idea

Tallangatta has a unique and interesting history as it is the only town in Australia that moved in its entirety. Many residents led that the small, friendly community also gives the town a special village character and point of difference. As part of the consultation process, the history and village character of the town were identified as highly valued features that the residents wanted to retain and we should continue to strengthen as part of the town's revitalisation. This big idea is about identifying ways to celebrate the town's history, help to retain the friendly, village character and to strengthen the town's sense of identity and community into the future.

## opportunities and issues

**STRENGTHEN AND PROMOTE OUR VILLAGE SPIRIT**

- Get a mix of uses (e.g. retail, residential, community, office) in the town centre to create a vibrant, lively street scene.
- Improve the quality of public spaces and streetscapes to encourage people to walk and cycle.
- Support local businesses and create a sense of pride in the town.

**RECOVER TOWN'S VILLAGE CHARACTER**

- Work with the community to identify and protect the town's unique character and point of difference.
- Encourage the use of local materials and traditional building styles.
- Support the restoration and maintenance of historic buildings.

**TOWN TRAIL**

- Develop a town trail that highlights the town's history and village character.
- Use the trail to promote local businesses and services.
- Encourage the use of the trail for walking and cycling.

**TOURISM AND VISITORS**

- Develop a tourism strategy that promotes the town's history and village character.
- Support the development of tourism infrastructure.
- Encourage the use of local businesses and services.

**TOWN GARDENS**

- Develop a town garden that celebrates the town's history and village character.
- Support the development of town gardens.
- Encourage the use of local businesses and services.

**GREAT COMMUNITY PLACES**

- Develop a strategy to create great community places that encourage people to walk and cycle.
- Support the development of community places.
- Encourage the use of local businesses and services.

**A DISTINCTION TOWN**

- Develop a strategy to create a town that is distinct from other towns.
- Support the development of a town that is distinct from other towns.
- Encourage the use of local businesses and services.

**OTHER COMMUNITY INITIATIVES**

- Develop a strategy to support other community initiatives.
- Support the development of other community initiatives.
- Encourage the use of local businesses and services.

## inspiration



'we have a unique history it's time to celebrate it!'

anonymous survey respondent





# Big Idea 06 - Update Main St and Triangles

## the idea

The main street of any town should be an enticing, inviting and engaging. It should provide a window to the town's character and community. One of the problems for Tallangatta is that Towong Street lacks the liveliness and interest to become a cultural backdrop. This big idea is about developing ways to improve Towong Street and the 'Triangle's' parklands by:

- Looking at ways to increase the shop occupancy.
- Cleaning up and improving the condition of Towong Street
- Bringing new life to the 'Triangle's' park
- Developing an identity for the streets and open space within Tallangatta

## opportunities and issues

**MAKE PEDESTRIAN FRIENDLY**

- Upgrade footpaths to include tactile paving
- Upgrade street lighting to include pedestrian crossing
- Upgrade street lighting to include pedestrian crossing
- Upgrade street lighting to include pedestrian crossing

**STREETSCAPE IMPROVEMENTS**

- Upgrade street lighting to include pedestrian crossing
- Upgrade street lighting to include pedestrian crossing
- Upgrade street lighting to include pedestrian crossing

**ROAD NARROWING AT GATEWAYS/CROSSINGS**

- Upgrade street lighting to include pedestrian crossing
- Upgrade street lighting to include pedestrian crossing

**MAIN ST/TRIANGLE INTEGRATION**

- Upgrade street lighting to include pedestrian crossing
- Upgrade street lighting to include pedestrian crossing

**UP TO MEMORIAL PARK**

**DESIGNATED CARAVAN PARK AREAS**

**STAGE**

**ZEBRA CROSSINGS**

**ZEBRA CROSSINGS**

**NEW PLAY EQUIPMENT TO TRIANGLE**

- Upgrade street lighting to include pedestrian crossing
- Upgrade street lighting to include pedestrian crossing

**EVENT SPACE & BBQ AREA**

- Upgrade street lighting to include pedestrian crossing
- Upgrade street lighting to include pedestrian crossing

**MORE WAR MEMORIAL TO MEMORIAL PARK**

- Upgrade street lighting to include pedestrian crossing
- Upgrade street lighting to include pedestrian crossing

**INCREASE SHOP FRONTS**

- Upgrade street lighting to include pedestrian crossing
- Upgrade street lighting to include pedestrian crossing

**LINK MAIN STREET TO KAIL TRAIL**

- Upgrade street lighting to include pedestrian crossing
- Upgrade street lighting to include pedestrian crossing

## inspiration



**"...MAKE THE CENTRE OF TOWN MORE ACTIVE AND INVITING..."**  
ANONYMOUS SURVEY RESPONDENT



## inspiration



Raised pedestrian crossings for broader streetscape (Ferntree Gully, VIC)



We have the opportunity to transform Memorial Park into a place of historical importance, pride and leisure (Veterans Memorial Park Rocklin, CA)



The Triangle has the potential to become a fantastic event centre, housing such things as weddings, outdoor produce markets and festivals (Bell City Event Centre, Melbourne)



Upgrade streetscape with integrated benches and landscaping (Rising Gloria (Azevedo), São Miguel, Portugal)



New central town entrance to clearly define town's street (Ottobius, Eastern Namibia, South Africa)

# Big Idea 07 - Consolidate and Update Community Facilities

## the idea

The community facilities in Tallangatta have been developed over the years by separate groups and organisations to meet specific needs and with limited budgets. Facilities are dispersed through the town, many are not able to support the current and future community needs. In some instances facilities and services that would typically found in a town of equivalent size aren't provided at all. This Big Idea is about looking at how Tallangatta can develop

better community facilities and services and whether getting groups to work together can improve things for everyone by:

- Upgrading and improving existing facilities
- Developing shared facilities that are used more often
- Increasing the services to better meet community needs
- Making community precincts more active, safer and enjoyable

## opportunities and issues

**GOALS SWIMMING POOL**

- Provide off-peak multi-use
- Provide outdoor swimming pool and provide variety of water sports
- Provide an outdoor pool for the town
- Should ideally be located off-peak hours
- Provide a covered area for the pool for the winter with the need for ongoing funding to maintain the facility

**NEW RECREATION BUILDING**

- Provide a space for community organisations to be utilised including through multi-use facility
- Could be used for community events and other functions
- Providing the funding to develop, manage and maintain the facility
- Utilising a Management Trust

**UPGRADE CRAMDALE**

- Upgrade the area to allow for a variety of uses for the area
- Provide a space for community organisations to be utilised including through multi-use facility
- Provide a covered area for the pool for the winter with the need for ongoing funding to maintain the facility

**PERFORMANCE STAGE**

- Provide a space for community organisations to be utilised including through multi-use facility
- Provide a covered area for the pool for the winter with the need for ongoing funding to maintain the facility

**GOLF CLUB/SHOWGROUND FACILITIES**

- Provide a space for community organisations to be utilised including through multi-use facility
- Provide a covered area for the pool for the winter with the need for ongoing funding to maintain the facility

**HOCKEY & TENNIS FACILITIES**

- Provide a space for community organisations to be utilised including through multi-use facility
- Provide a covered area for the pool for the winter with the need for ongoing funding to maintain the facility

**ADVENTURE KIDS PLAYGROUND**

- Provide a space for community organisations to be utilised including through multi-use facility
- Provide a covered area for the pool for the winter with the need for ongoing funding to maintain the facility

**NEW METBALL & FOOTBALL PITCH**

- Provide a space for community organisations to be utilised including through multi-use facility
- Provide a covered area for the pool for the winter with the need for ongoing funding to maintain the facility

**DEVELOP KINDERGARTEN**

- Provide a space for community organisations to be utilised including through multi-use facility
- Provide a covered area for the pool for the winter with the need for ongoing funding to maintain the facility

**REDUCE CARS AT NOWEN PARK**

- Provide a space for community organisations to be utilised including through multi-use facility
- Provide a covered area for the pool for the winter with the need for ongoing funding to maintain the facility

**NEW COMMUNITY HUB**

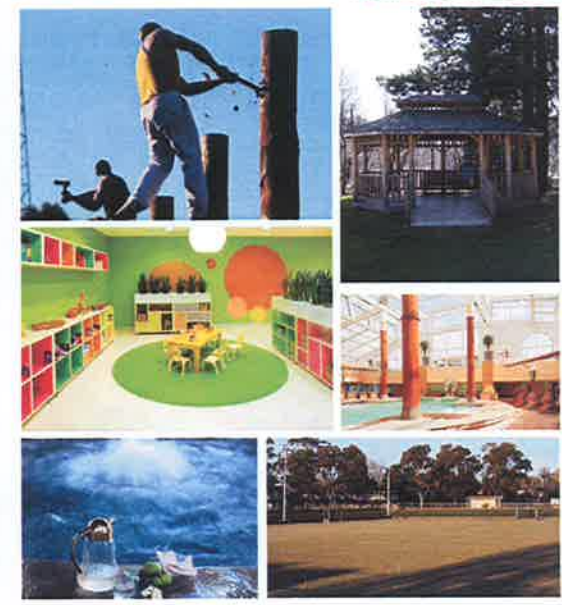
- Provide a space for community organisations to be utilised including through multi-use facility
- Provide a covered area for the pool for the winter with the need for ongoing funding to maintain the facility

## inspiration



“..MAKE TALLANGATTA A RECREATION DESTINATION...”

ANONYMOUS SURVEY RESPONDENT



## inspiration



New Recreation center including games hall for indoor sports (Mackinnon, VIC)

Sustainable community hub building, incorporating sporting and civic facilities, sport fields and park into a single community facility (Community Centre, Church Hill, VIC)

Community hubs to facilitate produce, art and craft markets, providing community interaction and tourist attraction (Olethe Markets, Sydney)

Upgraded sporting facilities would allow the Town to host sporting events including weekend tournaments (Mackinnon)

An outdoor performance space is perfect for outdoor concerts over the Summer months (The East River Park Amphitheatre, New York)

'the triangle  
is the heart  
of our town.  
We want to be  
proud of it!'

anonymous survey respondent

Tallangatta Tomorrow

'promote  
the towns  
active  
lifestyle'

anonymous survey respondent

Tallangatta Tomorrow

# Big Idea 08 - Better Services for the Community and Business

## the idea

**About:** To thrive a town needs to be able to provide it's residents with services and support for their day to day lives. Tallangatta's schools currently attract students from out of town but residents often have to go elsewhere for key services which reduces the likelihood of new residents being attracted to the town. This big idea is about looking at ways to better support the residents of Tallangatta and surrounding areas by:

- Improving opportunities for engagement through community education programs.
- Providing support to families with services like childcare.
- Supporting the provision of medical and healthcare within the town.

## opportunities and issues

### NEW YOUTH FACILITIES LIBRARY PERFORMANCE SPACE

**Opportunities:**

- Promote a sense of education within the town
- Local school, library, dance and community education facilities for young people
- Provide residents to get involved in the community
- Education and art space
- For women to take for family theatre groups on
- Facilities can be incorporated into the hub

**Challenges:**

- Cost involved
- Accessible building design

### NEW CHILD CARE FACILITY

**Opportunities:**

- For families in general
- Encourage young families to stay in Tallangatta
- Provide childcare for young families knowing there are other services available
- Home based facilities
- Would like to attract families to the town & have a service that encourages

**Challenges:**

- Requires financial planning
- Costs involved
- Insurance

### IMPROVE PUBLIC TRANSPORT AND A BUS SHELTER

**Opportunities:**

- Provide a better connection to Albury/Wodonga
- Provide public transport and green bus
- Make bus shelter
- Where public could provide (easier opportunities) for local jobs

**Challenges:**

- Funds more at hand than resources
- Staff support of working people to be utilized
- Needs more resources, increased bus routes

### LOW CARE FACILITY FOR HOSPITAL

**Opportunities:**

- Provide better facilities to all ages
- Provide more employment opportunities within the town
- Residents would prefer to be based in Albury/Wodonga
- Could reduce hospital health costs

**Challenges:**

- Funding needs to be provided
- Need to attract hospital staff

### INITIATIVES TO ATTRACT BUSINESS & INVESTMENT

**Opportunities:**

- Employment growth scheme
- Provide a Job Council to provide initiatives to attract employment opportunities into the area
- Youth employment scheme

**Challenges:**

- Need more people to attract more business
- Need Government funding

### IMPROVED PASSING LANE BETWEEN ALBURY WODONGA AND TOWN

**Opportunities:**

- Better connection between Tallangatta and the towns
- Better roads
- Would like to see a road that is paved and has a better connection to Albury/Wodonga
- Better connection to Albury/Wodonga
- Better roads
- Would like to see a road that is paved and has a better connection to Albury/Wodonga

**Challenges:**

- Cost involved
- Need more resources

### COMMUNITY FACILITY WITH SHARED DENTIST/DOCTOR

**Opportunities:**

- Could be integrated into the Hub
- Could also be for low health care facility
- Provide the need to travel to Albury/Wodonga
- Provide services within the town

**Challenges:**

- Need to attract doctors into the area
- Need to attract doctors through financial incentives to come to the town

### PROVIDE NATURAL GAS TO TOWN

**Opportunities:**

- Better heating and heating facilities
- Improve the quality of homes for residents
- Better home environment
- Better homes
- Larger lot sizes, houses
- KVA heat heating upgrade to all houses
- Need pipeline to a city through

**Challenges:**

- Cost involved
- Need more resources

## inspiration



New Bus Shelter incorporated into the streetscape designed by local artists (Crescenta, Phoenix, US)

New library facilities for education and learning utilised with the community hub (Narullin Library, Narullin, NSW)

Support the various arts by providing Performance and Dance spaces (Crescenta, Moira dance studio, Melbourne)

Upgrading the towns apartment lands opportunity to inspire and attract business (Capital City Trail, Melbourne, VIC)

Gas will allow for ease of cooking and heating

## inspiration



"..IMPROVED QUALITY OF LIFE FOR RESIDENTS OF ALL AGES..."

ANONYMOUS SURVEY RESPONDENT



# what were your big ideas?

*'Tallangatta used to be an exciting, vibrant town, I hope we can make it one again'*

anonymous, Tallangatta Tomorrow survey respondent

## Community support

The reaction from the Community to the Tallangatta Tomorrow Project has been great and it is fantastic that so many of you have had a say on **what you want for your town**.

We have engaged with many people during the consultation process, some of the numbers are below.

- over 450 big ideas received
- over 400 survey's received.
- over 250 people who attended either the Tallangatta Tomorrow workshop sessions or specific Focus Groups.
- over 2000 hits on the Tallangatta Tomorrow website to date.



Mayor (C) Peter Joyce Opening the Workshop - April 3rd 2011

## Survey's

Over 400 survey's have been received. This is a fantastic response for a Community with a population of around 950. The survey gives an insight into what people think of Tallangatta...what it's like to live in now, what would make it a better place to live, what would make it a better place to visit and what would make it a better place in the future.

The general response to the town was very positive. **You are proud of your town but believe that Tallangatta needs to change to become a better place in the future.** People of all ages responded to the survey with the overwhelming majority of respondents being from the 11 - 20 and 60+ age brackets. The following are the averages from the survey results.

## Big Ideas so far

In the workshop we're presenting all your ideas for the revitalisation of your town and also the big ideas or main themes that have kept coming up throughout the process.

We want to know what you think of the big ideas, whether you think we've missed something or if you've had a new thought after seeing the results of the work to date, let us know.

The main themes will inform the next stage which is the development of a masterplan for Tallangatta. Some of the general 'Main Themes' that have come out of the Consultation process so far are:

- Improve our waterfront
- Increased housing choices
- A walkable and bike friendly town
- Strengthen the town's sense of community and identity
- A destination for tourists
- Update main street and the Triangle
- Consolidate and update community facilities
- Better services for community and business

## The Process

We've compiled all the information gathered by the team over the last few months including from the surveys, the workshop, the online blog and our meetings and identified common themes that have come through. Within each of these themes are a selection of related big ideas that will be used to inform the masterplan, for example under the **'consolidate and update community facilities'** main theme ideas such as 'a new recreation building, new Community Hub and the creation of an Adventure Kids Playground' have been included.

A large cross section of the Community and Key Stakeholder groups have been consulted and the process is outlined below.

### Who was consulted



from consultation with these groups we received over

**450 'Big Ideas'**

Key Themes to come out of the big ideas were

### Main themes



Your feedback is now invited as we refine the ideas as part of the masterplan

### Next Phase

'here's a plan'

**Masterplan**

### Final Phase

'let's make it happen'

**Detail Design of individual projects**

## What's Next - 'Here's a plan'

The next stage is 'here's a plan'. We don't have it yet but we're working on it. We're starting to consider the main themes in more detail and look at how we can develop a masterplan that addresses the key issues and will support the development of initiatives that can make a real difference to Tallangatta.

As with previous stages, your thoughts and comments are a valuable part of this process so please get in touch with us using the feedback wall in the workshop, come and see us or contact us via the website blog.

Your big ideas and comments will help us to begin to form the framework for the masterplan for the revitalisation of Tallangatta.

## Key Dates:

**25th May - 17th June** - Your chance to view all the 'big ideas' in the workshop and provide your feedback.

**27th June (here's a plan)** - The Tallangatta Tomorrow masterplan with the preferred (most feasible, viable, popular) 'big ideas' options will be presented.

**21st August ('let's make it happen')** - Detailed design of individual masterplan projects will be presented.



Tallangatta Tomorrow - Community Workshop



Community Workshop  
73 Towong Street, Tallangatta, Victoria, 3700

www.TallangattaTomorrow.com.au

# come along!

The 'Tallangatta Tomorrow' Project is underway and we want you to share your ideas and help shape the future of your town. What makes the town great and what would make it better? So **come along** meet the team and join one of our Community Focus Groups in the 'Tallangatta Tomorrow' workshop

Where: 73 Towong Street, Tallangatta

When: Tuesday 10th May from 5 - 6pm

Contact: Rom Reilly on 0412 542 028 to RSVP

## 'Tallangatta Tomorrow' Masterplan Report

# Phase 05 - Detailed Design

### Phase Overview

The detailed design proposal has been developed to address many of the issues identified / raised during the consultation and investigation phases. During this phase the team has considered how the strategy can make the best contribution to the quality of resident life in Tallangatta, make it an attractive and appealing place for people to visit.

The focus has been on injecting life and opportunity into the town to secure it's future as a vibrant regional town now and in the years to come.

### Contents

#### 01. Executive Summary

#### 02. Masterplan Item

##### Location Diagram

#### 03. Masterplan Items -

- 1.0 Residential Land Development
- 2.0 Lake Hume Foreshore Development
- 3.0 Central Business District Redevelopment
- Streetscape Redevelopment
- Community Hub Development

#### 04. Masterplan

##### Visualisation



## TALLANGATTA TOMORROW - DETAILED DESIGN REPORT

30th June 2011

### Detailed Design

During the masterplanning stage of the Tallangatta Tomorrow project there has continued to be review and refinement of the key concepts and proposals developed during the earlier stages of the project. In particular the feedback and discussions had with key stakeholders including residents and community members has helped to focus the strategy on the following 6 key areas:

- 1 Residential Land Development
- 2 Lake Hume Foreshore Development
- 3 Central business district redevelopment
- 4 Streetscape redevelopment
- 5 Community Hub Building

These areas of focus are the result of combining and re-shaping the 8 concepts discussed and explored during the earlier phases of the Tallangatta Tomorrow project so to provide a clear masterplan and strategy for Tallangatta including 'shovel ready projects' that can be implemented by Council and the Community as funding and support becomes available.

Each proposal is based on and assessed against detailed public and stakeholder consultation groups and the current key strategic documents already prepared for the shire including the Towong Shire Settlement Strategy, Towong Shire Zero Energy Estate, Towong Shire Tourism Strategy 2010-2013 and the Towong Shire Heritage Study.

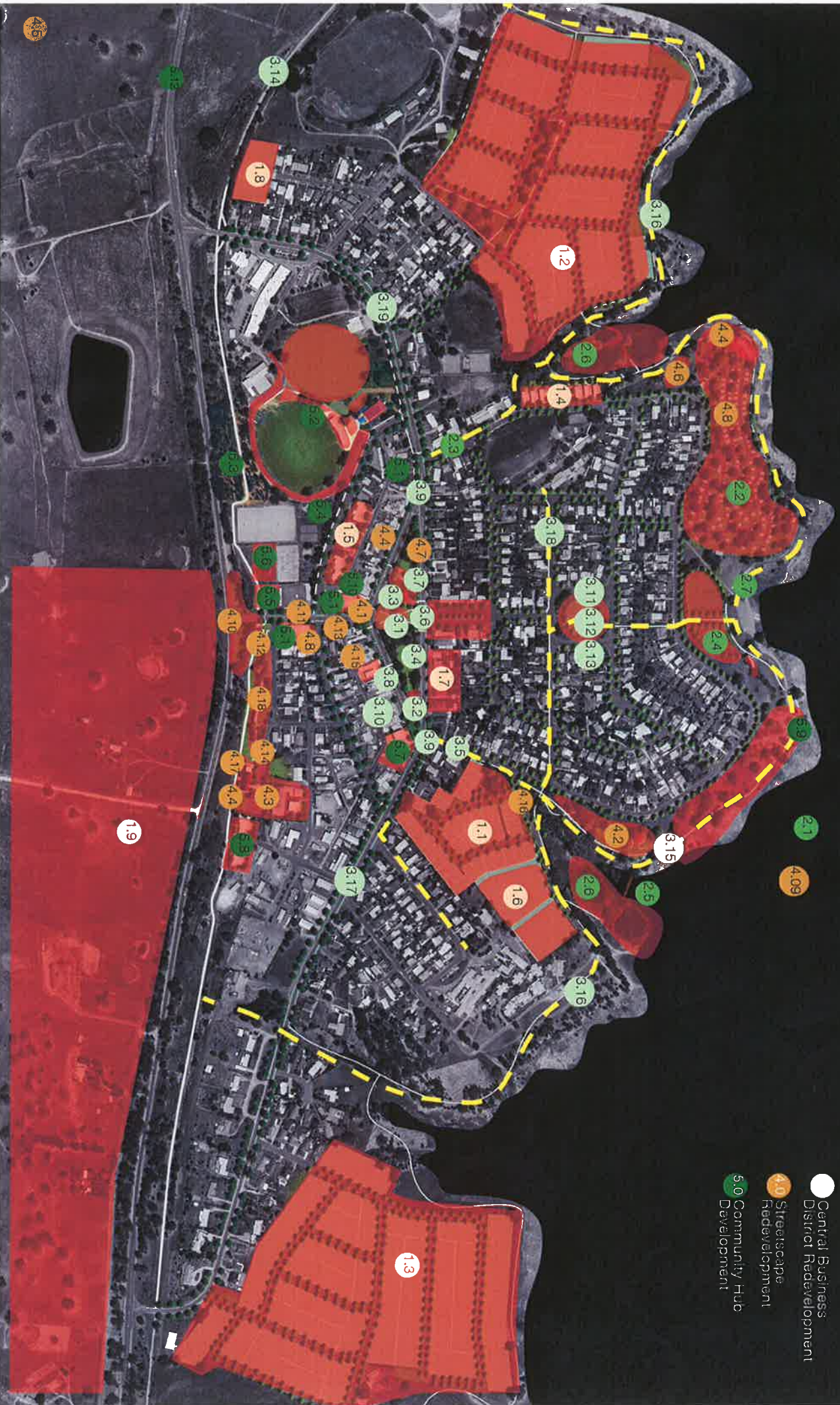
### ASSESSMENT CRITERIA

|                              |  |
|------------------------------|--|
| <b>Impact</b>                | <p>The impact of a proposal is based on the effectiveness to increase key strategic areas such as housing/population density, and increase to the business/tourism industry. Each proposal has been ranked high, medium or low impact as described below:</p> <ul style="list-style-type: none"><li>&gt; High impact proposals will have the biggest impact on ensuring the Tallangatta Revitalisation vision is accomplished. Eg new housing subdivision</li><li>&gt; Moderate impact are not key strategic proposals but if implemented will serve to provide an additional benefit to the residents and visitors alike. Eg. upgrade new street and landscaping</li><li>&gt; Low impact projects, while they will be important to the overall amenity and aesthetic upgrade to Tallangatta, they may now bring a major cost benefit. Eg. Road narrowing points</li></ul>   |
| <b>Delivery</b>              | <p>In order for the Revitalisation of the entire town to be successful, a staged delivery/implementation strategy will need to be adopted by council and the community to ensure a long term vision is set that everyone can work towards. This will not only ensure a continual roll out of projects that will sustain and improve the liveability and desirability of Tallangatta in the long term, it will provide confidence to potential new residents and business operators to invest in Tallangatta in the short term.</p> <p>Each proposal has been ranked under short, medium or long term delivery as described below:</p> <ul style="list-style-type: none"><li>&gt; Short term, <b>1 to 5 years:</b> These are generally initiatives that aim to stimulate key areas of the revitalisation strategy as soon as possible. Eg new adventure playground, new housing. There are also several short term proposals that may be ranked as low impact but will serve to upgrade the amenity and aesthetic appearance of Tallangatta for a relatively low cost.</li><li>&gt; Medium term, <b>5 to 10 years:</b> These are generally proposals that continue to build on the short term projects to ensure on going growth and to capitalise on the success of the short term proposals, eg additional housing subdivision. They are also proposals that are difficult to justify in the short term as the number of residents or tourists aren't currently sufficient to sustain it, eg seal the rail trail.</li><li>&gt; Long term, <b>10 to 15 years:</b> These are either large projects that would be cost prohibitive in the short term, eg. Second cricket pitch, or are allowing for long term provision for future growth and ongoing success of Tallangatta, eg. New hotel.</li></ul> |
| <b>Project Costings</b>      | <p>The approximate cost indication is provided purely as a ball park estimate for discussion purposes. They have not been accurately costed by an independent quantity surveyor at this point, but are provided to assist in overall assessment at a high level in conjunction with the impact and delivery criteria. The figures provided are based on various forms of estimation where relevant including approximate square meter rates (new hub building), average development costs per housing lot (housing subdivisions), provision sums for undefined proposals (eg installations along foreshore trail) etc. It is the recommendation of this report that if/when the key projects are selected based on the criteria as outlined above, a more detailed cost plan is prepared by a quantity surveyor.</p>   |
| <b>Action/Responsibility</b> | <p>As part of the Tallangatta Tomorrow process many different ideas/proposals have been raised. While many of these will be within councils control to implement, eg. community hub building, several are beyond councils control and will be market driven or provided by third party investment, eg. new cafe and restaurants.</p> <p>The action/responsibility criteria simply aims to outline who responsibility lies with for the proposal and highlights, in some cases, where it is open to the community to lead any initiatives on any particular area, eg. Music festival.</p>   |

### Key recommendations by consultant team

The proposals highlighted in blue are the key proposals recommended by the consultant team in the short term based on all of the above mentioned criteria.

# Ta1 angatta Tomorrow - Detailed Design



## Key

- Residential Land Development
- Lake Hume Foreshore Development
- Central Business District Redevelopment
- Streetscape Redevelopment
- Community Hub Development

# 1.0 Residential Land Development



## Key

- 1.1 Horse Paddocks site
- 1.2 Golf Course site
- 1.3 Fisher site
- 1.4 Western Inlet site
- 1.5 Akuna Ave (west end) townhouse sites
- 1.6 Residential Aged Care Accommodation
- 1.7 Create new mixed use zoning areas
- 1.8 Yamba Street site
- 1.9 Rural Living Options

# 1.0 Residential Land Development

## 1.2 GOLF COURSE - 138 New Homes

- The opportunity*
- Current golf course for membership, 9 hole sand, requires additional funding therefore option to redevelop
  - Requires removal/relocation of golf course & purchase from GMW
  - Discussed from PPR2 to R17

## 1.1 HORSE PADDOCKS - 40 New

- The opportunity*
- Utilise existing Goulburn Murray site for new sub-division
  - Approximately 40 new houses
  - Requires rezoning from PPR2 to R17
  - Potential integration with hospital for lionisation for residential aged care
  - Requires purchasing from GMW



## 1.4 WESTERN INLET - 19 New

- The opportunity*
- Presently open area of land under control of GMW
  - Provides opportunity of in-fill development
  - May have view of wetlands if policy adopted
  - Alternative dwellings could provide for farmhouse style dwellings



## 1.5 AKINA AVE - 15 New

- The opportunity*
- Currently B21, requires rezone to M1Z
  - The site present a unique in-fill development opportunity of approx. 15 townhouses providing north facing rear yards with laneway access and views to the south across the sports precinct
  - If the Akina Ave streetcape masterplan recommendations are adopted then the street will be more desirable than the current internal road provides



## 1.3 FISHER SITE - 140 New

- The opportunity*
- Already zoned R21 and located within the growth boundaries of the town as outlined in the Settlement Strategy, largest of developable land on north side of Murray Valley highway
  - Location location provides high quality setting with potential for high residential appeal / demand
  - Early development work on site providing access roads
  - Limited constraints (i.e. well draining and limited vegetation)
  - Provides opportunity for larger residential lots



## Inspiration



Opportunity for varying housing options such as townhouses  
Jean Mahren, Melbourne, VIC



Opportunity for new home construction  
(Bundoo, Melbourne)



Encourage renovation or regeneration of 1950's housing stock  
[A & B, Bedford Inn, Bedford, New York]



An eco-village is a viable source of accommodation and a touring attraction  
(Carrumbulla Eco Village, Carrumbulla, QLD)

## 2.0 Lake Hume Foreshore Redevelopment



### Key

- 2.1 Realign the river
- 2.2 Redevelop and upgrade the existing caravan park
- 2.3 Create strong pedestrian links to the town centre
- 2.4 Upgrade the foreshore park
- 2.5 Encourage water sport activity
- 2.6 Water retention wetlands
- 2.7 Upgrade and extend the 'Foreshire Trail'

## 2.0 Lake Hume Foreshore Redevelopment



### 2.1 REALIGN THE RIVER

#### The opportunity

- Provide Tallangatta with year round waterfront amenity even in dry conditions commencing from southern most bend in the river just north of hospital past new wetlands and caravan park and reconnect with current past showground.
- Once accessed and diverted, and while water levels are low in the lake, the river would be accessible for limited water based activities.

## inspiration



New boardwalk and landscaped areas along the foreshore



Sculpture to designate public recreation spaces during foreshore



Establish a sculpture trail as an attraction for the lake park and link to the town



Create a more attractive and family friendly caravan park to attract tourists.  
(Big + Caravan Park, Murrumbidgee, NSW)

# 2.0 Lake Hume Foreshore Redevelopment



## 2.7 UPGRADE & EXTEND THE FORESHORE TRAIL

**The opportunity:**  
 -New areas of the foreshore trail to the front of the golf course and also along the foreshore to the east of the town in front of Fisher Road.  
 -Encourage stations and sculpture trails.

## 2.2 REDEVELOP & UPGRADE EXISTING CARAVAN PARK

**The opportunity:**  
 -Established strong demand for caravan park, this is relative to water levels of Lake Hume.  
 -Secondary attractions required to redvelop site possibly including swimming pool, tennis courts, new cabins, new common facilities, service points for touring caravans, better access roads and longer modern caravans.

## 2.4 UPGRADE FORSHORE PARK

**The opportunity:**  
 -Including but not limited to new landscaping, furniture, upgrade toilet facilities, new play equipment, new food facilities and hired seating to create a natural amphitheatre.

## 2.5 ENCOURAGE WATER SPORT ACTIVITY

**The opportunity:**  
 -Through redefining the river and other possible options such as -  
 1. Flooding position / path for launching canoes / kayaks.  
 2. Formalise a landing / launching point for local power craft businesses.

## 2.6 WATER RETENTION WETLANDS

**The opportunity:**  
 -Create 2 number pond wetlands providing constant water adjacent to foreshore and provide natural attraction with new housing developments.  
 1. Eastern wetland - Corner Queen Elizabeth Drive and Horse paddocks site.  
 2. Western wetland - Between Queen Elizabeth Drive and Golf Course site.

## inspiration



New boardwalk and landscaped areas along the foreshore  
 1770 Forshore Park, Gladstone, QLD



Sculpture to designate public recreation spaces along foreshore  
 Sheridale, QLD



Establish a sculpture trail as an attraction for the lake park and link to the town  
 Jewell Sculpture Festival, Gold Coast, QLD



Create a more attractive and family friendly caravan park to attract tourists  
 Big 4 Caravan Park, Manildra, NSW



Provide pedestrian and cycle links from the town down to the lake  
 Warburton trail, Warburton, VIC

# 3.0 Central Business District Redevelopment



## Key TRIANGLES

- 3.1 Refurbish existing toilets in centre of the triangles
- 3.2 Create new stage and outdoor performance area
- 3.3 Provide additional bbq facilities
- 3.4 Provide additional seating facilities
- 3.5 Create a better path network
- 3.6 Create a new bus stop
- 3.7 Upgrade play equipment.

## TOWONG ST SOUTH SIDE

- 3.8 Landscaping, street furniture and paving modifications
- 3.9 Road narrowing points and new pedestrians crossings along shop fronts

## MEMORIAL PARK

- 3.11 - 3.13 Relocate war memorial and up grade hilltop park
- 3.14 Improve the 'Rail trail' walking / cycling path network
- 3.15 Create the 'Town Trail'
- 3.16 Upgrade and extend the 'Foreshore Trail'
- 3.17 Designate cycle path through town
- 3.18 Footpaths and pavements through town
- 3.19 Landscaping to residential streets

✱ Key art / history nodes



# 3.0 Central Business District Redevelopment

**3.3 - 3.4 PROVIDE ADDITIONAL BBQ & SEATING FACILITIES**  
*The opportunity*  
 - Integrate BBQ facilities and new park benches around the park within the triangles to help to promote use from residents and tourists.

**3.9 TOWONG STREET ROAD NARROWING POINTS AND NEW PEDESTRIAN CROSSINGS ALONG SHOPFRONTS**  
*The opportunity*  
 - Create pedestrian crossings at midpoints to improve pedestrian linkages from the shops to the park, narrowing of points to create a better scale within the streetscape.

**3.1 REFURBISH EXISTING TOILETS IN THE CENTRE OF THE TRIANGLES**  
*The opportunity*  
 - Upgrade the facade of the existing toilet/shed facilities to make a central architectural element - Relocate existing visitors centre and domish existing

**3.2 CREATE NEW STAGE & OUTDOOR PERFORMANCE AREA IN THE TRIANGLES**  
*The opportunity*  
 - Locate in east end of triangle utilizing natural fall to create amphitheatre  
 - The permanent facility would reduce operating costs of annual events such as the 50's festival  
 - Used as a facility to promote youth activities such as a bank of the bands etc

**3.8-3.10 TOWONG ST SOUTH SIDE**  
*The opportunity*  
 - Landscaping, street furniture and paving modification  
 - Narrowing points and pedestrian crossings creating better scale and link  
 - Upgrade of existing shopfronts



**3.11 - 3.13 RELOCATE WAR MEMORIAL & UPGRADE HILLTOP PARK**  
*The opportunity*  
 - Relocate war memorial in eastern sector to open space for public events  
 - Upgrade landscaping, seating and signage  
 - Formulation of sight lines, noting significance for commemorative services

## inspiration



New central town entrance to clearly define tourist arrival  
 (Gobabis, Eastern Namibia, South Africa)



Upgrade street/corner with integrated benches and landscaping  
 (Elturo Grande (Acores), Sao Miguel, Portugal)



Upgrade play equipment



The triangle has the potential to become a fantastic events centre, housing such things as weddings, cut-door produce markets and festivals. (Ball City, East)



Road pedestrian crossings for friendlier streetscape.  
 (Ferntree Gully, VIC)

# 4.0 Streetscape Redevelopment



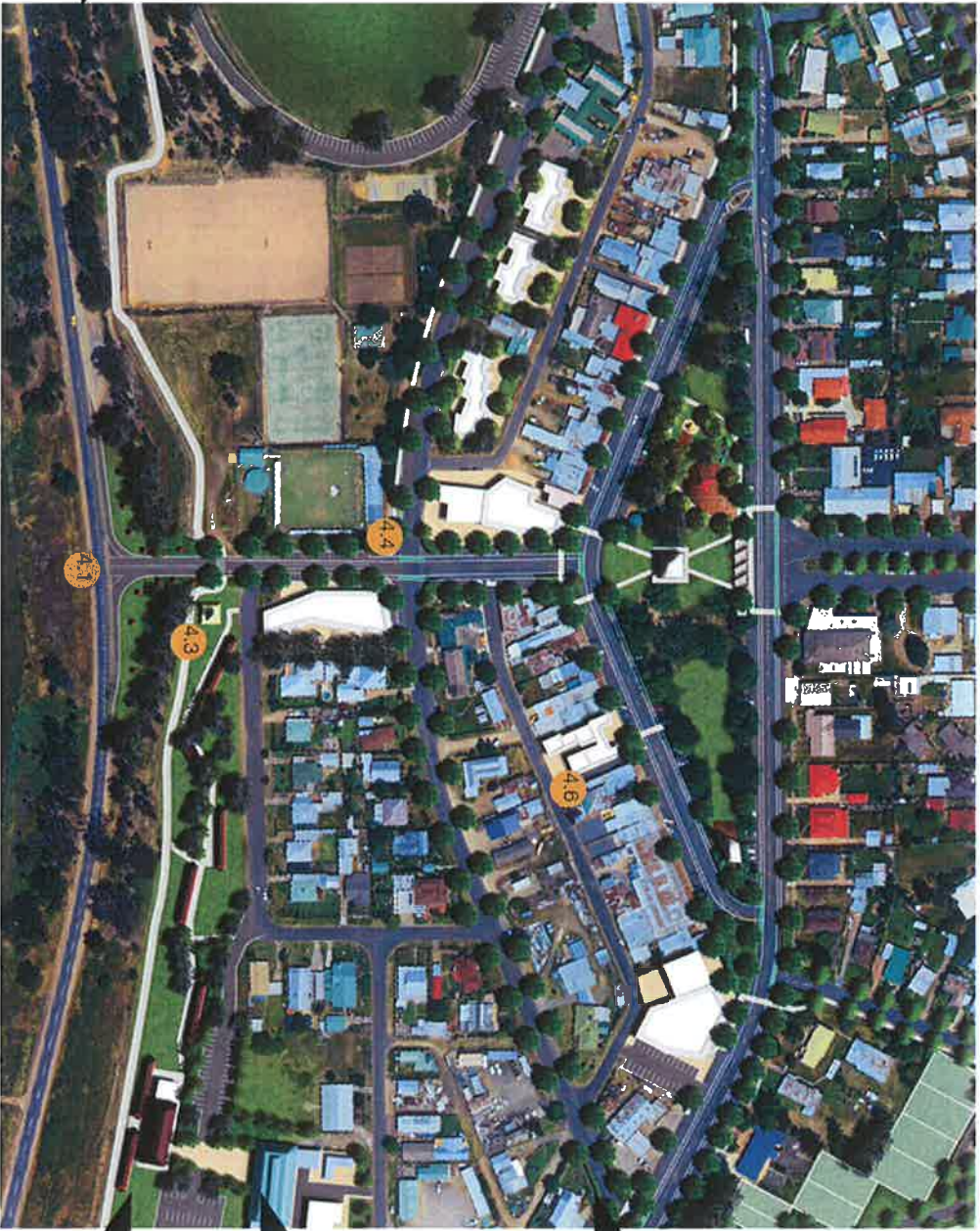
- Key**
- 4.1 Create new 'gateway' entry into the town centre entering along St Banool/Womatalong St
  - 4.2 Rename Womatalong Street to Banool Road
  - 4.3 New sculpture at proposed main entry
  - 4.4 Upgrade Banool Road landscaping, pavements, street furniture
  - 4.5 Interpretive / wayfinding program
  - 4.6 Mural walls depicting town history
  - 4.7 Promote sustainability throughout the town
  - 4.8 Local produce restaurant
  - 4.9 Sculpture / history park
- Key**
- 4.10 New visitors centre in 'The Hub' building
  - 4.11 Regional adventure playground
  - 4.12 Create cultural / tourism precinct around the butter factory and Rail Trail
  - 4.13 Create more food choices
  - 4.14 Upgrade Tallangatta Lookout
  - 4.15 Targeting specific tourism groups
  - 4.16 Increase events calendar
  - 4.17 Increase / upgrade accommodation options
  - 4.18 Facilitate Water based activities

# 4.0 Streetscape Redevelopment

**4.3 NEW SCULPTURE AT PROPOSED MAIN ENTRY**  
*The opportunity*  
 - New town hall moved, themed sculpture at the new town entry, will provide a tourist attractor and reinforce the towns unique history

**4.4 UPGRADE BANNOOL RD LANDSCAPING PAVEMENTS AND STREET FURNITURE**  
*The opportunity*  
 - create a new inviting streetscape and tie key elements into Towong Street

**4.1 CREATE NEW 'GATEWAY' ENTRY INTO THE TOWN CENTRE ENTERING ALONG BANNOOL / WOMMATONG ST**  
*The opportunity*  
 - Provide new central entrance from Murray Valley highway, increasing traffic into town, activating shops and creating more attractive entry into town and reinforcing axis  
 - Direct access to historical and sporting precinct and main street.  
 - Less number of vehicles using western entrance.



**4.6 MURAL WALLS DEPICTING TOWN'S HISTORY**  
*The opportunity*  
 - Murals on vacant walls throughout the town to be completed by professional artists or community groups

**4.8 LOCAL PRODUCE RESTAURANT**  
*The opportunity*  
 - Located within either the Butler factory, main street area. Uses and promotes produce from within the Towong Shire

**4.3 NEW SCULPTURE AT PROPOSED MAIN ENTRY**  
*The opportunity*  
 - New 'town hall moved' themed sculpture at the new town entry, will provide a tourist attractor and reinforce the towns unique history.

## inspiration



Local history precinct at rivers markets (Paris Creek Dairy, South Australia)



Museum celebrating the history of the town (Capetown District & Museum, Capetown, South Africa)



Mixed-use area to promote food culture and local tourist trade. (Mitschewitz, Beechworth)



Potential to adopt a wide variety of sustainable 'Green' concepts into the town (Environmental Park, C.E.R.E.S., Brunswick East, VIC)



Community hubs to facilitate produce, art and craft markets, providing community interaction and tourist attraction. (Globe Markets, Sydney)

# 4.0 Streetscape Redevelopment



**4.17 INCREASE / UPGRADE ACCOMMODATION OPTIONS**

- Established still strong demand for caravan park, this is relative to visitor levels of Lake Hume
- Secondary attractions required to redevelop site possibly including swimming pool, tennis courts, new cabins, new common facilities, service points for boating, caravan, better access roads and larger modern caravans.



**4.12 CREATE CULTURAL TOURISM PRECINCT AROUND THE BUTTER FACTORY & RAIL TRAIL**

- Create new precinct utilising existing butter factory, goods shed, old train platform & rail trail including:
  - Food/produce/wine outlets - butter factory
  - Arts/culture destination integrated around precinct
  - Historical institutions integrated around precinct
  - Old train on platform
  - Allocate lands for new landscaped precinct
  - Existing goods shed on bike hire
  - Strong pedestrian link to Gowing St



**4.10 NEW VISITORS CENTRE IN THE HUB BUILDING**

- Named through sharing of staff within locally combined into an open plan reception/cafe/visitor info centre
- More personalised approach to new visitors than current brochure stands in Hangeys visitor centre
- Better marketing and cross promotion of businesses

**4.11 REGIONAL ADVENTURE PLAYGROUND**

*The opportunity*

- Create a new regional sized adventure playground as a major tourist attraction, locate at foreshore for scenic position and activate the precinct
- Capitalise on the 'day trip' market from Albury/Wodonga as an alternative destination
- The location of the playground is to be strategically positioned to activate the foreshore and still maintain a strong pedestrian link to the main street to stimulate the business



## inspiration



Transform the old butter factory into a tourist attraction including museum, cafe, theatre or craft centre - (Hangeys Butter Factory, Hangeys Shoalhaven Studios)



Old train Engine and Carriage to be placed on to be positioned on old train platform and utilised as function space

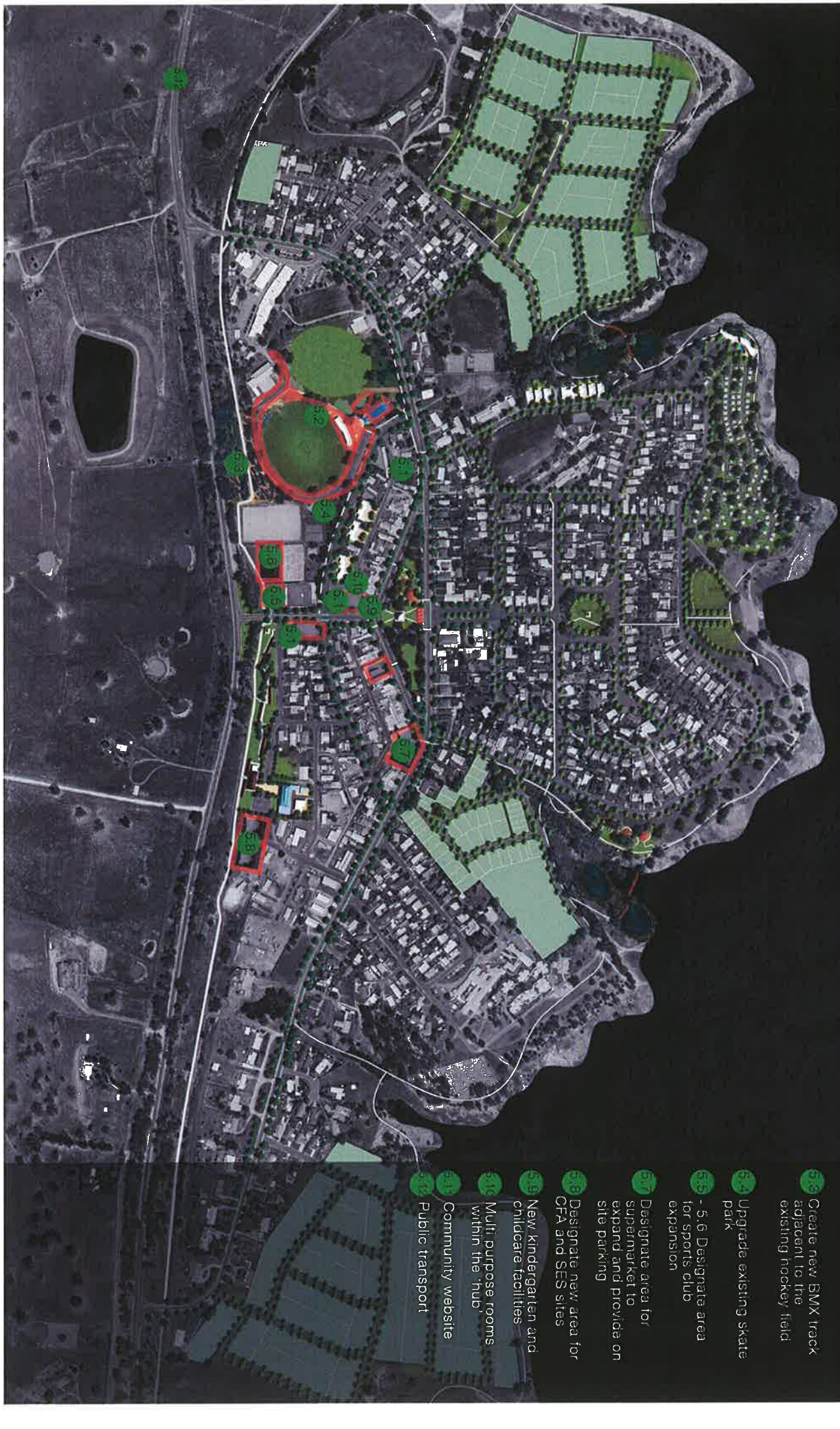


Architecture destination integrated around entire precinct, possibility of creating an artist in residence and workshop spaces



Food/produce and wine outlets showcasing regional produce

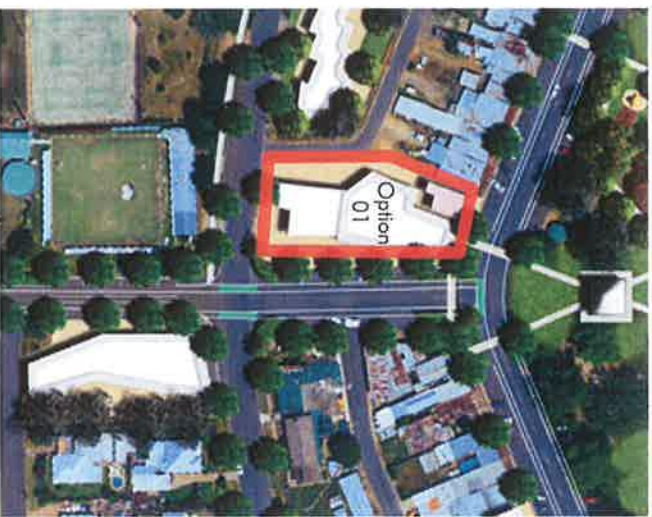
# 5.0 Community Hub Development



## Key

- 512 Create new community hub building
- 513 Upgrade Rowen Park sporting precinct
- 514 Create new BMX track adjacent to the existing hockey field
- 515 Upgrade existing skate park
- 516 - 5.6 Designate area for sports club expansion
- 517 Designate area for supermarket to expand and provide on site parking
- 518 Designate new area for OFA and SES sites
- 519 New kindergarten and childcare facilities
- 520 Multi purpose rooms within the 'hub'
- 521 Community website
- 522 Public transport

# 5.0 Community Hub Development



**5.1 CREATE NEW COMMUNITY HUB BUILDING**  
*The opportunity*  
 - 4 potential locations have been identified along Towong Street, with the preferred location being on the western corner of Bonnal Street and Towong Street. This has been selected due to its central location within the town which will allow for - this corner to be activated, integration and re-use of existing heritage significant building (post office), provide an anchor to and activate the least populated, Western side of the street), provide a prominent location for the visitor centre and community facilities in the centre of town, and provide a key new building within the streetscape.

**5.1 CREATE NEW COMMUNITY HUB BUILDING**  
*The opportunity*  
 - Preferred location to house such facilities as:  
 > Library  
 > Performance Space  
 > Visitors Centre  
 > Commercial zone on ground floor/cafe  
 > Childcare Centre  
 > Training rooms and studios  
 > Multi - purpose rooms  
 > Music room

## inspiration



New Blue Shelter incorporated into the streetscape designed by local artists (Sustainable, Phoenix, US)



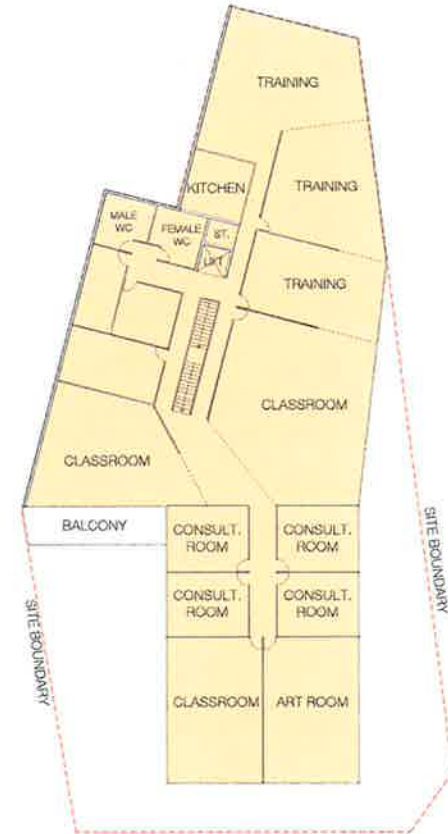
New library facilities for education and learning affiliated with the community hub (Knoxville Library, Hordley, NSW)



Support the various arts by providing Performance and Dance spaces (Chinney Movus dance studio, Melbourne)



Upgrading the towns shopfront lends opportunity to improve and attract business (Capital City Trail, Melbourne, VIC)



# 5.0 Community Hub Development



**5.2 UPGRADE ROWWEN PARK SPORTING PRECINCT**  
*The opportunity*

- Most widely used within area and current facilities are inadequate. Upgrades may include:
  - New rec. building shared by football, netball, cricket and possible swimming pool
  - New gateway entry, vehicle entry to park, designated car park zones
  - Relubs, existing court & construct new netball court
  - Second junior football pitch
  - Cover outdoor pool for year round use
- Ornitude refurbishment works

**5.5 - 5.6 DESIGNATE AREA FOR POSSIBLE SPORTS CLUB EXPANSION**  
*The opportunity*

- Area behind both tennis and bowls designated for expansion of sporting facilities due to proposed population increase from additional housing



**5.8 DESIGNATE NEW AREA FOR CFA & SES SITES**  
*The opportunity*

- Located in land behind the council storage yards, maintaining good access to town and allows both services to utilise possible upgrade of Voglia St

## inspiration



Upgraded sporting facilities would allow the town to host sporting events including weekend tournaments (Maldenburne)



New recreation centre including games hall for indoor sports (Deerburn, VIC)



Sustainable community hub building, incorporating sporting and civic facilities, sport fields and park into a great community facility (Community Centre, Churchill, VIC)



Create a more attractive and family friendly caravan Park to attract tourists (Big 4 Caravan Park, Murrumbidgee, NSW)



Provide pedestrian and cyclist links from the town down to the lake (Wamburton trail, Wamburton, VIC)



**1.0 Residential Land Development** There is a real need to provide additional housing and development opportunities in Tallangatta in order to ensure its long term economic sustainability. The town population is currently capped at approximately 950 residents and 450 dwellings. This is consistent with the development at the time of relocation approximately 50 years ago. There are limited options for new families wishing to move to the town unless they choose to purchase one of the older properties for sale. To enable growth, several parcels of land should be developed and rezoned. The areas noted in the Master Plan will allow for long term growth and effectively increase the population by approx. 800-900 new residents.

The proposed masterplan recommendations are in response to, and in accordance with the key issues and recommendations raised in the **Towong Shire Settlement Strategy 2010** as outlined here:

- Lack of vacant residential allotments within the town and the urgent need to identify additional development opportunities
- The concentration of ownership of vacant residential land and the lack of residential opportunities because of this ownership concentration
- The need to protect the integrity of the urban growth boundaries for the town
- Ensuring undeveloped residentially zoned land is able to be developed in a logical and coordinated manner
- Need to provide residential diversity to cater for the changing demographics of the town
- The need for rural living type development on rural land in proximity to the town

The extensive consultation undertaken for the Tallangatta Tomorrow project has also highlighted that the existing community is aware of the limited opportunities for developing new and or different housing stock, and sees this as a potential limitation for the town.

Beyond just providing additional housing lots, there is also a need to provide a variety of housing options. Current housing stock is fairly limited and primarily consists of larger residential blocks on sloping sites. With an aging population, and the possibility of surrounding farmers looking to 'downsize', the opportunity exists to create smaller lots and 'townhouse' sites on level areas. This creates opportunities for lower maintenance dwellings that can support people as they age through increased accessibility.

An additional opportunity exists to provide a point of difference for new housing by creating an 'eco-village' in accordance with the **Towong Shire Zero Energy Estate** that is based on sustainable development initiatives and would appeal to a market that is environmentally conscious. It could become a best practice development to showcase the next generation of country living.

| Item | Project            | Description  | Item   | Unit | Rate   | Amount  | Approximate Cost indication | Impact | Delivery    | Action/Responsibility   |
|------|--------------------|--|--|------|--|---|-----------------------------|--------|-------------|---|
| 1.1  | Horse Paddock site | <ul style="list-style-type: none"> <li>- Utilise the existing Gowlburn-Murray site to develop a new housing subdivision. This would contain approx. 40 new housing lots and could be incorporated into the design principles as outlined in the 'Zero Energy Estate' document.</li> <li>- The site would need to be rezoned from PPH2 to R12 and services provided from the surrounding street network.</li> <li>- It could also be integrated with the hospital site to the north to create a transition between a residential aged care and a street art subdivision</li> <li>- Would require purchase of the site from GMW.</li> </ul>  | <ul style="list-style-type: none"> <li>Services, roads, drainage, etc.</li> <li>rezoning</li> <li>land purchase</li> <li>street tree planting (1.5m tree)</li> <li>park</li> </ul> |      | <ul style="list-style-type: none"> <li>40 \$ 15,000.00</li> <li>1 \$ 10,000.00</li> <li>1 \$ 500,000 approx.</li> <li>100 \$ 150.00</li> <li>1 \$ 50,000.00</li> </ul> | <ul style="list-style-type: none"> <li>\$ 3,000,000.00</li> <li>\$ 30,000.00</li> <li>\$ 250,000.00</li> <li>\$ 15,000.00</li> <li>\$ 50,000.00</li> </ul>  | \$1.7m (development costs)  | High   | Short term  | Towong Shire Council to negotiate purchase of the site from GMW               |
| 1.2  | Golf Course site   | <ul style="list-style-type: none"> <li>- Based on the fact that the golf course has very limited membership, is only a 9 hole sand scrapes course and is in need of additional funding to upgrade all facilities, an option is to redevelop it for a housing subdivision</li> <li>- Would require removal or relocation of the current golf course and purchase of the site from GMW</li> <li>- This key site provides outstanding aspect for approx. 130 new housing lots and can stitch into the existing street network. It will also allow for the extension of the foreshore trail and parkland. It is allows new housing within close proximity of the commercial and education precincts.</li> <li>- The subdivision plan is to be designed to retain large areas of the existing vegetation in public open space</li> <li>- The site would need to be rezoned from PPR2 to R12 and services provided from the surrounding street network.</li> </ul> | <ul style="list-style-type: none"> <li>Services, roads, drainage, etc.</li> <li>land purchase</li> <li>street tree planting (1.5m tree)</li> <li>park</li> <li>rezoning</li> </ul> |      | <ul style="list-style-type: none"> <li>130 \$ 25,000.00</li> <li>1 \$ 500,000.00</li> <li>325 \$ 150.00</li> <li>1 \$ 100,000.00</li> <li>1 \$ 10,000.00</li> </ul>    | <ul style="list-style-type: none"> <li>\$ 3,250,000.00</li> <li>\$ 500,000.00</li> <li>\$ 48,750.00</li> <li>\$ 100,000.00</li> <li>\$ 10,000.00</li> </ul> | \$3.9m (development costs)  | High   | Medium term | Towong Shire Council to negotiate purchase of the site from GMW               |
| 1.3  | Fisher site        | <ul style="list-style-type: none"> <li>- Site is already zoned R21 which would allow development to proceed, however it remains in private ownership</li> <li>- This is the largest of the developable land on the north side of the Murray Valley Highway and is within the growth boundaries of the town as outlined in the Settlement Strategy.</li> <li>- Early development work on the site has already provided access roads to service the site</li> <li>- Good north facing aspect towards Lake Hume makes it another desirable location for approx 140 new housing lots</li> <li>- Provides the opportunity for larger residential lots of approx. 1000m2</li> </ul>  |  |      |  |   | \$4.2m (development costs)  | High   | Long term   | Relies on the current owner to initiate any development proposals on the site |

|     |                                      |   |  |  |  |  |  |          |            |   |
|-----|--------------------------------------|---|--|--|--|--|--|----------|------------|---|
| 1.4 | Western inlet site                   | <ul style="list-style-type: none"> <li>- Located on the between St Michaels Primary School and the caravan park on the open area of land under the control of GMW with an west facing aspect towards an inlet of Lake Hume</li> <li>- Provides the opportunity for infill development of approx. 10 dwellings utilising the existing road network to reduce development costs, and provides a unique development opportunity for lake side living</li> <li>- If the wetlands recommendation of the masterplan report is adopted, the lots would have a water outlook unrelated to Lake Hume water levels</li> <li>- If the recommendation for the golf course redevelopment is adopted, the lots would be able to look across the wetlands and public walking tracks to housing beyond</li> <li>- Narrower allotments would accommodate townhouse style dwellings thus providing an increase of housing choices</li> </ul>  |  |  |  |  | \$200,000 (development costs)  | Medium   | Short term | Towong Shire Council to negotiate purchase of the site from GMW   |
| 1.5 | Akuna Ave (west end) Townhouse sites | <ul style="list-style-type: none"> <li>- The area is currently zoned B21. In accordance with the recommendations of the Towong Shire Settlement Strategy 2010, the area would best be rezoned to mixed use (MUZ) to encourage alternate uses for the underutilised commercial area</li> <li>- The sites present a unique infill development opportunity of approx. 25 townhouses providing north facing rear yards with laneway access, and views to the south across the sports precinct</li> <li>- If the Akuna Ave streetscape masterplan recommendations are adopted then the street will be more desirable than the current informal road provides</li> <li>- A range of different owners currently occupy the area, therefore each individual owner would have to choose to either sell their site or to develop in order for this transition from light industrial to medium density residential to occur</li> </ul> |  |  |  |  | Individual development costs by owner  | High     | Short term | Relies on current individual owners to redevelop or sell the site   |
| 1.6 | Residential Aged Care accommodation  | <ul style="list-style-type: none"> <li>- As part of the Tallangatta Hospital, the currently vacant area to the west of the hospital could be utilised to develop residential aged care accommodation. The facility would address the specific care needs as identified by the health care services to accommodate an aging population</li> <li>- Proximity to the horse paddock development site (if masterplan recommendation is adopted) would allow for medium density housing options in between the 'residential aged care' area and the standard residential subdivisions. This creates low maintenance 'retirement village' type housing options as part of the Zero Energy Housing development on the horse paddock but also drawing on the benefits and services of the health care facilities.</li> </ul>   |  |  |  |  | Costs as identified by Towong Health Services (depending on the number of dwellings) | High     | Short term | Towong Health Services to choose to proceed with any such development   |
| 1.7 | Create new mixed use zoning areas    | <ul style="list-style-type: none"> <li>- As recommended in the Towong Shire Settlement Strategy 2010 the area bounded by Tunving Street to the north and Akuna Avenue to the south would benefit from being rezoned from Business 1 Zone (B1Z) to Mixed Use Zone (MUZ). This will allow and encourage mixed use infill development in the precinct and facilitate its regeneration in a key strategic position between the commercial and recreation centres. It would also encourage the relocation of the light industrial uses currently located along the western end of Akuna Avenue.</li> </ul>   |  |  |  |  | Nil  | Moderate | Short term | Towong Shire Council to negotiate purchase of the site from GMW   |
| 1.8 | Yamba Street site                    | <ul style="list-style-type: none"> <li>- A development site currently exists in the western residential area located at the end of Yamba Street in the existing R1Z area</li> <li>- The site could accommodate up to 7 lots in a traditional subdivision format</li> <li>- Services would need to be provided to the individual sites</li> </ul>  |  |  |  |  |  | Low      | Short term | Third party developer required in order to purchase site currently for sale   |
| 1.9 | Rural Living Options                 | <ul style="list-style-type: none"> <li>- As identified in the Towong Shire Settlement Strategy 2010 the to the south of Murray Valley Highway provides the opportunity to accommodate rural living options with a minimum of 5 acre allotments</li> <li>- This provides further housing choices and also serves to increase the population base within close proximity to Tallangatta town centre</li> <li>- The buffer zone to the existing treatment plan is to be maintained</li> </ul>  |  |  |  |  |  | Moderate | Long term  | Towong Shire Council to rezone land from RAZ to RLZ individual property owners to either sell their site to a third |

**2.0 Lake Hume Foreshore Development**

At present Tallangatta has few attractions to encourage people to visit the town outside of a couple of recognised events (e.g. 50's festival) and the Hume Weir when the water is at sufficient levels to enable water sports and other water based recreational activities. There is a need to provide incentives for people to visit Tallangatta either as day visitors or for longer stays throughout the year. It would be beneficial if these reasons existed all year round rather than only facilitating annual events and if they were not dependent on climatic conditions (namely rainfall to fill the weir). Increased visitor and tourist numbers has the potential to increase the income of existing businesses and operations within Tallangatta, encourage investment/new business development and provide opportunities for employment.

The proposed masterplan recommendations are in response to and in accordance with the key issues and recommendations raised in the **Towong Shire Tourism Strategy 2010-2013** as outlined here:

- Invest in infrastructure that attracts the primary target markets to bring additional value to the Shire
- Leverage off the current events and encourage new events to develop that will support viable new tourism businesses
- Take every opportunity to encourage visitors to explore more of the region
- Develop high quality touring experiences that capitalise on the natural assets and community activities that support a sustainable and liveable community.

The development of tourist 'attractors' needs to be targeted at a variety of demographics and they should also appeal to existing and future residents, this is particularly important to ensure that residents get the full benefit in terms of employment and investment opportunities as well as lifestyle (and don't feel that they need to leave town as is the case with some larger festivals in regional areas).

There are a number of opportunities for the development of new facilities and infrastructure and for better utilisation of existing assets such as the rail trail through, improving lookouts around the town etc. Those items proposed as part of the masterplan have been identified and confirmed as part of the extensive consultation undertaken as part of this project.

| Item | Project   | Description   | Item  | Unit                                  | Rate | Amount   | Approximate Cost indication   | Impact       | Delivery    | Action/Responsibility |                   |
|------|---|---|---|---------------------------------------|------|--|---|--------------|-------------|-----------------------|-------------------|
| 2.1  | Realign the river                                 | Provide Tallangatta with year round waterfront amenity even in dry conditions by realigning the river. Commencing from the southern most bend in the river just north of the hospital (which is only visible when the water levels in the lake recede), create an excavated trench along the Tallangatta foreshore, past the new wetland areas and caravan park and reconnect back into the current natural alignment down stream past the showgrounds. Once excavated and diverted, and while water levels are low in the lake, the river would be accessible for limited water based activities. Extensive surveying and Environmental studies will be required |   |                                       |      |  | Further investigation required  | Moderate     | Short term  | GMW                   |                   |
| 2.2  | Redevelop and upgrade the existing Caravan Park   | Refer to Item no. 2.8 Upgrade existing Caravan Park for details   |   |                                       |      |  |   | High         | Short term  |                       |                   |
| 2.3  | Create strong pedestrian links to the town centre | - Provide missing pathway links along Queen Elizabeth Drive to connect the foreshore directly into the main street of town. This will provide the main street with a direct link to the foreshore and promote an active / pedestrian culture within the town. Approx. 1.5km of new path. See Item 3.15  | concrete paths (1m per 2.5m wide)   | 1100                                  | \$   | 175.00   | \$ 192,500.00   | \$500,000.00 | High        | Short term            | Towong Shire      |
| 2.4  | Upgrade the foreshore park                        | - Including but not limited to new landscaping, furniture, upgrade toilet facilities, new play equipment, new bike facilities and tiered seating to create a natural amphitheatre.  | Play equipment<br>safety rail, edging, drainage<br>bbq<br>seats<br>shelter<br>tree planting (2.5m trees)<br>planting in mulched beds<br>concrete paths (1m per m) | 1<br>1<br>5<br>2<br>100<br>500<br>200 | \$   | 30,000.00<br>5,000.00<br>7,000.00<br>20,000.00<br>750.00<br>40.00<br>70.00 | \$ 30,000.00<br>5,000.00<br>10,000.00<br>40,000.00<br>25,000.00<br>20,000.00<br>14,000.00 | \$144,000.00 | High        | Short term            | Towong Shire/ GMW |
| 2.5  | Encourage Water Sport Activity                    | - See Items 2.9 and item 4.1 for methods of encouraging fishing, kayaking and other water sport activities  |   |                                       |      |  |   | Low          | Medium term | GMW and Towong Shire  |                   |
| 2.6  | Water retention wetlands                          | - Create 2 no. new wetland/pond areas at the outlets of the existing town stormwater discharge points to Lake Hume. The construction of these will provide a constant water element to the foreshore and provide a natural attraction when associated with new housing developments (Item 1.1, 1.2 & 1.4) and the new adventure playground/recreation area (Item 2.2) It will also create a better environmental outcome with the filtration of the storm water through the wetlands as part of a Water Sensitive Urban Design (WSUD) strategy.   |   |                                       |      |  |   |              |             |                       |                   |
|      |   | > Wetland area 01 - Eastern Wetland (On Queen Elizabeth Drive and Horse paddocks site). New wetland with water retention area/pond and boardwalk  | Wetland (approx 7000m2)<br>boardwalk or viewing area  | 1<br>1                                | \$   | 1,000,000.00<br>100,000.00   | \$ 1,000,000.00<br>100,000.00   | \$1,100,000  | High        | Short term            | Towong Shire/ GMW |
|      |   | > Wetland area 02 - Western wetland (Between Queen Elizabeth Drive and Golf Course site). New wetland with water retention area/pond and boardwalk. There will also be significant site remediation works and weed removal  | Wetland (approx 7000m2)<br>boardwalk or viewing area  | 1<br>1                                | \$   | 1,000,000.00<br>100,000.00   | \$ 1,000,000.00<br>100,000.00   | \$1,100,000  | High        | Medium term           | Towong Shire/ GMW |
| 2.7  | Upgrade and extend the Foreshore Trail            | - New areas of the foreshore trail to the front of the golf course and also along the foreshore to the East of the town in front of the Fisher land. Exercise stations and sculpture trails to be included. Approx. 2000sq/m of new path area. See item 3.16  | concrete paths (1m per m)   | 2000                                  | \$   | 70.00  | \$ 140,000.00   | \$140,000    | Low         | Long term             | Towong Shire/ GMW |

**3.0 Central business district redevelopment**

The original planning of Tallangatta included a generous amount of public open space, in particular the Triangles at the centre of the town and the 'hilltop park' which is located at the highest point in town and connected to the Triangles by a clear, axial roadway. These parks and the main street of Tallangatta have the potential to be lively, engaging public spaces, but at present they are under utilised and under developed. This view of the open spaces was a common comment throughout the extensive community consultation undertaken for this project.

The underdevelopment and under utilisation of the main street and the Triangles has led to heart of the town being perceived as lifeless and unengaging by both residents and visitors. The masterplan proposes that a number of interventions in the centre of the town with a view to breathing new life into the centre of the town to encourage residents to use the parklands and main street as a gathering place and recreation precinct. Improving the public open space will also improve the amenity of the centre of town which supports some of the objectives of the *Towong Shire Settlement Strategy 2030*. Some of these steps will also improve the impression's and experiences of visitors to the town and have the potential to encourage people to visit which will tie in with the objectives of the *Towong Shire Tourism Strategy 2010-2033* as noted in section 2.

Improving how residents and visitors can move through and around Tallangatta has the potential to improve the quality of the experience for all concerned. The consultation process highlighted an interest in improving and building on the existing assets such as the rail trail so that it can become more of a draw for visitors to the region, such works also have the potential to increase the potential use by residents. If the trail is improved it is important that the streets and paths within the town are improved as well to provide for a better quality town environment that is attractive to residents, future residents and visitors alike. Improving the quality of the streets will require the support of appropriate traffic speeds and flows as well as improving the amenity through the planting of street trees and other landscape interventions to make the town more attractive. Such action will also support the recommended development of a 'town trail' to encourage cyclists to ride into and around town rather than past it - this will help with the achievement of the objectives of the *Towong Shire Tourism Strategy 2010-2033*.

| Item No. | Location                      | Project   | Description  | Item   | Unit  | Rate   | Amount  | Approximate Cost Indication     | Impact              | Delivery                       | Action/Responsibility   |
|----------|-------------------------------|---|--|--|---|--|---|---------------------------------|---------------------|--------------------------------|---|
| 3.1      | Triangles                     | Refurbish existing toilets in the centre of the triangles                         | - Upgrade the façade of the existing visitor / toilet facilities to make it a central architectural element and to provide a better vista if item 6.1 of the master plan report is adopted. Refurbish toilets and amenities. Visitor centre to be relocated to the 'hub' once complete and that element of the existing building is to be demolished         |  |   |  |   | \$30,000                        | Low                 | Short term                     | Towong Shire  |
| 3.2      |                               | Create new stage and outdoor performance area in the Triangles                    | - Located at the eastern end of the Triangles utilising the natural fall of the park to create an amphitheatre, provide an outdoor performance space suitable for the increased calendar of events outlined in item 2.7. The permanent facility would reduce operating costs of annual events such as the 50's festival.                                     |  |   |  |   | \$50,000-\$80,000               | Low                 | Medium term                    | Towong Shire  |
| 3.3      |                               | Provide additional BBQ facilities   | - Integrate BBQ facilities around the park within the Triangles.   | bbq  | 1   | \$ 5,000.00  | \$ 5,000.00   | \$20,000                        | High                | Short term                     | Towong Shire  |
| 3.4      |                               | Provide additional seating facilities   | - Provide new benches around the Triangles park  | seats  | 10  | \$ 2,000.00  | \$ 20,000.00  | \$5,000                         | Low                 | Short term                     | Towong Shire  |
| 3.5      |                               | Create better path network  | - Create better path network through the Triangles Park connecting both sides of Towong Street   | concrete paths (lm per m)  | 200   | \$ 70.00   | \$ 14,000.00  |                                 | Low                 | Short term                     | Towong Shire  |
| 3.6      |                               | Create a new bus stop   | - Provide a new centrally located bus stop and shelter within the Triangles. Public transport to be increased in accordance with item 5.12 as part of the upgrade to these facilities.   | shelter  | 2   | \$ 20,000.00   | \$ 40,000.00  | \$15,000 - \$20,000             | Moderate            | Short term                     | Towong Shire  |
| 3.7      |                               | Upgrade play equipment  | - Continue to upgrade existing playground equipment in addition to, and complementary to the adventure playground in item 2.2  | Play equipment, safety, edging, drainage   | 1   | \$ 200,000.00  | \$ 200,000.00   | \$15,000 - \$20,000             | Low                 | Medium term                    | Towong Shire  |
| 3.8      | Towong Street - South Side    | Towong Street landscaping, street furniture and paving modifications              | Create new street furniture strategy through the main streets including seats, bins, bike loops, signage   | seats<br>bins<br>bike rack<br>street trees<br>flow concrete<br>pavement (per m2)<br>planting in mulched bed (per m2)<br>linemarking bike lanes<br>interp signage | 10<br>6<br>10<br>30<br>200<br>500<br>1<br>1 | \$ 2,000.00<br>\$ 2,000.00<br>\$ 1,000.00<br>\$ 250.00<br>\$ 70.00<br>\$ 40.00<br>\$ 10,000.00<br>\$ 10,000.00 | \$ 20,000.00<br>\$ 12,000.00<br>\$ 10,000.00<br>\$ 7,500.00<br>\$ 14,000.00<br>\$ 20,000.00<br>\$ 10,000.00<br>\$ 10,000.00 | \$100,000                       | Moderate            | Short term                     | Towong Shire  |
| 3.9      |                               | Towong Street Road narrowing Points and New pedestrian Crossings along Shopfronts | Create pedestrian crossings at mid points to improve pedestrian linkages from the shops to the park. Narrowing at points designed to create a better scale within the streetscape  | Drainage modifications<br>New concrete pavement (per m2)<br>Linemarking  | 2<br>200<br>2                               | \$ 5,000.00<br>\$ 70.00<br>\$ 1,000.00   | \$ 10,000.00<br>\$ 14,000.00<br>\$ 2,000.00   | \$20000 - \$30,000              | Low                 | Short term                     | Towong Shire  |
| 3.10     |                               | Upgrade shop fronts   | Encourage the upgrade of the existing shopfronts. Possibly develop guideline on paint colours, signage, preferred building envelopes for any new infill developments   |  |   |  |   | Variable                        | High                | Short term                     | Individual business operators   |
| 3.11     | Memorial Park                 | Relocate the War memorial and upgrade the hilltop Memorial park                   | - Relocate the existing War memorial in the eastern sector of the triangles to the hilltop Memorial Park to allow open passive space in the Triangles for large public events, and to also group the War Memorials in a central park.  | relocate memorial  | 1   | \$ 15,000.00   | \$ 15,000.00  | \$15,000                        | Low                 | Medium term                    | Towong Shire in discussion with the RSL   |
| 3.12     |                               |   | - Upgrade landscaping, seating and signage within the existing Memorial Park   | concrete paths (lm per m)<br>tree planting (2.5m trees)  | 200<br>20                                   | \$ 70.00<br>\$ 250.00  | \$ 14,000.00<br>\$ 5,000.00   | \$20,000                        | Low                 | Medium term                    | Towong Shire in discussion with the RSL   |
| 3.13     |                               |   | - If item 6.1 is adopted, the central axis of the new town entry formalises the sight line through to the Memorial Park and raises its significance as a Civic space for commemorative services etc.   | tree planting (2.5m trees)<br>seats<br>signage   | 20<br>4<br>1                                | \$ 250.00<br>\$ 2,000.00<br>\$ 10,000.00   | \$ 5,000.00<br>\$ 8,000.00<br>\$ 10,000.00  |                                 |                     | Note                           |   |
| 3.14     | Walking/ Cycling Path network | Improve the 'Rail Trail'  | - Seal the trail from the Sandy Creek Bridge to old Tallangatta to provide a more consistent surface for users and allow road bicycles to utilise the path. Would create a stronger link to the Sandy Creek Bridge<br><br>- Provide/Upgrade amenities stop along the rail trail from Sandy Creek Bridge to Old Tallangatta at the Goods Sheds in Tallangatta |  |   |  |   | \$300,000.00<br><br>\$20,000.00 | Moderate<br><br>Low | Medium term<br><br>Medium term | Towong Shire in association with the Rail Trail Committee and Land Management Organisations<br><br>Towong Shire in association with the Rail Trail Committee and Land Management Organisations and Scouts |

|      |   |  |   |                            |                                     |                                     |             |  |        |             |                      |
|------|---|--|---|----------------------------|-------------------------------------|-------------------------------------|-------------|--|--------|-------------|----------------------|
| 1.16 | Upgrade and extend the Townline Trail             | - Promote a stronger pedestrian link from Townline Street through to the heritage walking circuit with appropriate upgrades (path) and seating areas.<br>- Provide maintenance along the trail including mowing, tree work, waterpumps, water stations, etc. (cost of these services not covered by the grant) and to the front of the golf course and also along the footpaths to the east of the town in front of the golf course.<br>- Upgrade Townline Street to promote cycling and visually present Talinga as an active and sustainable town. |   |                            |                                     |                                     |             | See item 1.3   | Medium | Short term  | Township Strategy/WW |
| 1.17 | Upgrade and extend the Townline Trail             | - Promote a stronger pedestrian link from Townline Street through to the heritage walking circuit with appropriate upgrades (path) and seating areas.<br>- Provide maintenance along the trail including mowing, tree work, waterpumps, water stations, etc. (cost of these services not covered by the grant) and to the front of the golf course and also along the footpaths to the east of the town in front of the golf course.<br>- Upgrade Townline Street to promote cycling and visually present Talinga as an active and sustainable town. |   |                            |                                     |                                     |             | Medium depending on budgetary support<br>Refer to previous | Medium | Short term  | Township Strategy/WW |
| 1.18 | Install and maintain lighting throughout the town | - Improve areas of lighting to meet street lighting standards in town and the heritage.<br>- Allowance for extra path (Avenue Ave)<br>- Allowance for extra path (Townline Street and Franklin Street)<br>- Allowance for extra path (Central Reserve and Middle Rd)   | concrete path (1m per 1.5m wide path)<br>concrete path (1m per 1.5m wide path)<br>concrete path (1m per 1.5m wide path) | 800 \$<br>600 \$<br>800 \$ | 100.00 \$<br>105.50 \$<br>105.00 \$ | 84,000.00<br>63,000.00<br>99,750.00 |             | Medium depending on budgetary support<br>Refer to previous | High   | Short term  | Township Strategy/WW |
| 1.19 | Landscaping to (repopulate trees)                 | - Allowance for 500 street trees to be located throughout the residential streets of town  | tree planting (1.5m trees)  | 500 \$                     | 150.00 \$                           | 75,000.00                           | 5750,000.00 |  | Medium | Medium term | Township Strategy/WW |

**4.0 Streetscape redevelopment**

The Lake Hume foreshore was once one of Tallangatta's biggest assets in terms of lifestyle for residents and as an attractor for visitors. The number of consecutive dry years, which meant that Lake Hume did not fill, led to a decreased level of interest in the foreshore area and a reduced level of infrastructure spending including new infrastructure and maintenance of the existing. At present the Lake is near 100% capacity which changes the character of the area dramatically from the time when it is dry, however consideration of the area is to be based on the assumption that the water will consistently fluctuate.

During the consultation phases of the project it was very clear that the residents place a strong emphasis on the importance of having water in the Lake and there were a number of suggestions as to how this could be achieved. The masterplan has considered options for proving water along the lake's edge and also maximising the potential of the precinct whether there is water in the lake or not. There is a clear need for the provision of improved visitor amenities and the development of stronger connections to the town centre so as to make the precinct a more desirable destination for visitors which ties in with the objectives of the **Towong Shore Tourism Strategy 2010-2013**. Improving the amenity will also contribute to the achievement of objectives identified in the **Towong Shire Settlement Strategy 2010** through the better utilisation of natural assets which may attract potential residents to the area and support future residential developments as proposed in section 1.

An item that was repeatedly raised during the public consultation process was the 'damming of the narrows'. This item is the subject of a feasibility study currently being undertaken independent of the Tallangatta Tomorrow process and any further consideration would be based on its recommendations. However, as part of the Tallangatta Tomorrow process we have considered the proposal and while there are immediate benefits to Tallangatta in establishing a consistent water level in terms of tourism, recreation and local business, we have identified the following key issues:

- > Extreme capital costs to establish the approx. 500m dam wide wall required
- > If established the wall would cut Tallangatta off from the larger body of water in Lake Hume, limiting the possibility of water sports during the periods when the water level is consistently high
- > Significant impacts to down stream water users and the Murray Baring system generally if water reserves are withheld within the new dam for scenic and recreation purposes around Tallangatta

Based on the issues noted above, the masterplan endeavours to identify alternative ways to address the water level around the foreshore, and to look at ways the town in general can still be revitalised without dependence on water based activities and outlook alone.

| Item | Location | Project  | Description   | Item   | Unit | Rate | Amount     | Approximate Cost Indication  | Impact     | Delivery  | Action/Responsibility   |            |   |
|------|----------|--|---|--|------|------|------------|--|------------|---|---|------------|---|
| 4.1  |          | Create new 'gateway' entry into the town centre entering along Banool/Womaatong Street   | - Provide a new central entrance into the town from Murray Valley Highway into Banool/Womaatong Street. This will increase traffic into the town as the majority of vehicles will be transported directly into the main street, activating shops. This will also provide a more attractive entry into the town and reinforce the axis (connection between Banool Street, Triangles and the Memorial Park) that the town was built on. The entry will allow for direct access to the 'historical precinct' with the butter factory and rail platforms, 'sporting precinct' including Rowen Park and the tennis / bowls clubs, and the main street of town. This will also reduce the number of vehicles using the Western entry to town which has poor visual access. There will be a need to widen Murray Valley Highway to allow for safe turning lanes. |  |      |      |            | Further investigation required with VicRoads                             | High       | Short term  | Towong Shire / VicRoads   |            |   |
| 4.2  |          | Renome Womaatong street to Banool Road   | - If item 4.1 was adopted it is recommended that the north/south section of Womaatong St. be renamed to Banool Road as it is the more logical extension. There are no dwellings that will be affected by this change.   |  |      |      |            | Nil  | High       | Short term  | Towong Shire / VicRoads   |            |   |
| 4.3  |          | New sculpture at proposed main entry   | - New 'town that moved' themed sculpture at the new town entry, will provide a tourist attractor and reinforce the towns unique history.  |  |      |      |            | \$20,000   | High       | Short term  | Towong Shire / Local Artists                                      |            |   |
| 4.4  |          | Upgrade Banool and Akuna Road landscaping, pavements, street furniture   | - In addition to the street upgrades recommended in item 3.8, upgrade Akuna and Banool Road (north and south sections) to create a new inviting streetscape and tie key elements into Towong Street including landscaping and street furniture.   |  |      |      |            |  | High       | Short term  | Towong Shire  |            |   |
| 4.5  |          | Interactive / wayfinding program   | - Develop an information based signage / trail network that guides people around town, tells the history of the town and provides an experience that is unique tourist attraction.  |  |      |      |            | \$10,000   | Moderate   | Medium term   | Towong Shire  |            |   |
| 4.6  |          | Mural walls depicting towns history  | - Murals on vacant walls throughout the town to be completed by professional artists or community groups.   |  |      |      |            | \$10,000   | Moderate   | Medium term   | Towong Shire / Community Groups / Individual Businesses           |            |   |
| 4.7  |          | Promote sustainability throughout the town   | - Create sustainable forms of energy such as solar / wind farms and / or biomass fuels and water recycling programs, such as reusing recycled water for gardening, Council maintenance and cleaning etc.  |  |      |      |            | \$50,000 for water recycling to \$1,000,000 for sustainable energy farms | High       | Medium term   | Towong Shire / Third party industry                               |            |   |
| 4.8  |          | Local produce restaurant   | - Located within either the Butter factory, main street area. Lives and promotes produce from within the Towong Shire. See item 2.4.  |  |      |      |            | \$20,000 - \$100,000   | Moderate   | Medium term   | Private enterprise / Towong Shire / Tallangatta Secondary College |            |   |
| 4.9  |          | Sculpture / History Park   | - New sculpture / history park to be located to the vacant land East of the new entry off Murray Valley Highway. This would include new seating areas, shade structures and landscaping and showcase historical items within the town such as Lord's Hut, Historical machinery and steam engines etc. See item 3.3.   |  |      |      |            | 60000 to \$100,000   | High       | Short term  | Towong Shire / Community Groups                                   |            |   |
| 4.9a |          | Better promote the town to future residents and visitors in terms of its current assets and current/future tourism initiatives | - New residents info packs that provide contacts and details communicate and/or get involved in the wide range of current sports/recreation/volunteer organisations etc.<br><br>- See item 5.11 for details of a community based website.   |  |      |      |            |  | Moderate   | Short term  | Towong Shire / Community Groups                                   |            |   |
| 4.10 |          | New Visitors Centre in 'The Hub' building  | - Provide a new integrated visitors centre within the centrally located 'hub' building (if item 5.1 is adopted) that would enable it to be 'manned' through sharing of staff within the facility if combined into an open plan reception/cal/visitor info centre.<br><br>- Provide a more personalised approach to new visitors than the current brochure stands in the triangles visitors centre. This would provide better marketing of Tallangatta events and more cross promotion of existing business and services.  |  |      |      |            | Nil staff costs if combined into 'hub' building                          | High       | Short term  | Towong Shire  |            |   |
| 4.11 |          | Regional adventure playground  | - Create a new regional state adventure playground as a major tourist attractor. Located along the foreshore to provide a scenic position, and to also activate the precinct.<br><br>- Capitalise on the 'day trip' market from Albury/Wodonga as an alternative destination<br><br>- Capitalise on the key target markets as identified in the Towong Tourism Strategy of Traditional family life, and Active and Outdoors<br><br>- If integrated with the wetlands/bonds as outlined in the masterplan recommendations (item 4.6), the playground area would have a permanent water outlook independent from Lake Hume water levels.<br><br>- The location of the playground is to be strategically position to activate the foreshore and still maintain a strong pedestrian link to the main street to stimulate the business                         | Play equipment, waterfall, edging, drainage tree planting (2.5m trees) | 1    | \$   | 200,000.00 | \$   | 200,000.00 | \$300,000 to \$1,000,000<br>Can be staged to suit growth and demand | High  | Short term | Towong Shire to negotiate location with GMW   |
|      |          |  |   | Concrete paths (2m per m)  | 200  | \$   | 70.00      | \$   | 14,000.00  |   |   |            |   |
|      |          |  |   | seats  | 10   | \$   | 2,000.00   | \$   | 20,000.00  |   |   |            |   |
|      |          |  |   | shelter  | 2    | \$   | 20,000.00  | \$   | 40,000.00  |   |   |            |   |
|      |          |  |   | bbq planting in mulched beds   | 1    | \$   | 5,000.00   | \$   | 5,000.00   |   |   |            |   |
|      |          |  |   | Concrete paths (4m per m)  | 500  | \$   | 40.00      | \$   | 20,000.00  |   |   |            |   |
| 4.12 |          | Create Cultural/tourism precinct around the Butter Factory and Rail Trail  | - Create new precinct utilising the existing butter factory, goods shed, old train platform and Rail Trail area. A facility/destination that combines a mix of uses to broaden the target market including such uses as:<br><br>- Food/produce/wine outlets showcasing regional produce housed within the restored butter factory, Targeting the 'Yodde' market.  | Concrete paths (4m per m)  | 200  | \$   | 70.00      | \$   | 14,000.00  | \$170,000 approx. Variable based on extent of precinct              | High/Moderate   | Short term | Towong Shire to discuss usage of the precinct with the butter factory owner and establish relevant authority for the area |

|      |  |  |  |  |  |  |  |   |  |   |
|------|--|--|--|--|--|--|--|---|--|---|
|      |  | <ul style="list-style-type: none"> <li>Art/sculpture destination integrated within and around the entire precinct. Possibility of creating an artist in residence and workshop spaces.</li> <li>Historical installations to be integrated around the precinct celebrating the town's history and displaying historical artefacts, memorabilia and anecdotal material.</li> <li>Old Train Engine and Carriage to be positioned along the old train platform and rail trail to celebrate railway heritage and be utilised as a functioned space. E.g. cafe, restaurant, gallery.</li> <li>Relocate Lark Hut into the landscaped precinct as part of an historical installation adjacent to the old train and carriage.</li> <li>Utilise the existing Goods Shed as a bike hire facility and rest point for the Rail Trail.</li> <li>Create strong pedestrian link from the precinct back to Towong Street.</li> </ul>  | <ul style="list-style-type: none"> <li>Art.</li> <li>Signage.</li> <li>Relocate old machinery and engine.</li> <li>Relocate hut.</li> <li>Bike racks.</li> </ul> | <ul style="list-style-type: none"> <li>1 \$ 100,000.00</li> <li>1 \$ 10,000.00</li> <li>1 \$ 20,000.00</li> <li>1 \$ 20,000.00</li> <li>1 \$ 2,000.00</li> </ul> | <ul style="list-style-type: none"> <li>\$ 100,000.00</li> <li>\$ 10,000.00</li> <li>\$ 20,000.00</li> <li>\$ 20,000.00</li> <li>\$ 2,000.00</li> </ul> |  |  |   |  | <ul style="list-style-type: none"> <li>Community centre as Rural Activity Zone along the rail trail.</li> </ul> |
| 4.13 | Create more food choices               | <p>Need to encourage and support new food destinations around Tallangatta to provide more choice and stimulate the existing outlets. These could include, but not limited to:</p> <ul style="list-style-type: none"> <li><b>The foreshore.</b> Located on the western point of the existing caravan park with an outlook along the lake/valley. The two part facility could be utilised as the new admin/reception/cafe for the upgraded caravan park (item 2.4) The second part could be utilised as the trade training facility as noted below.</li> <li><b>Hospitality Training Centre.</b> Create a hospitality training centre that can be utilised by the Tallangatta Secondary College and expand to potentially become a regional Trade Training Centre in conjunction with a Post Compulsory Education provider. This facility doubles as an education/ training facility and creates a landmark restaurant. It could be co-located with the proposed Caravan Park redevelopment as noted above.</li> <li><b>Towong Street.</b> Possibly located within the new hub building it could provide a central cafe space at the main street intersections. It will also double as the visitors centre which will enable efficient staffing. (see item 2.1)</li> <li><b>Cultural Precinct.</b> Create a food outlet (cafe or restaurant) within the art/food/historical precinct that creates a unique integration. E.g. within the train carriage (see item 2.3)</li> </ul>   |  |  | Variable based on extent of precinct adopted   | <ul style="list-style-type: none"> <li>High</li> <li>Low</li> <li>Low</li> <li>High</li> <li>Moderate</li> </ul> | <ul style="list-style-type: none"> <li>Short Term</li> <li>Medium term</li> <li>Medium term</li> <li>Short term</li> <li>Short term</li> </ul> | <ul style="list-style-type: none"> <li>Foreshore requires discussions with Towong, Caravan Park operators, Tallangatta Secondary College &amp; GWW</li> <li>Towong Shire to discuss with potential cafe operator if Hub building proceeds.</li> <li>Towong Shire.</li> </ul>  |  |   |
| 4.14 | Upgrade Tallangatta Lookout            | <ul style="list-style-type: none"> <li>Upgrade lookout and surrounds. Items may include, formalising carparking and access roads, new seating, shade structure, landscaping and wayfinding signage.</li> </ul>   |  |  | \$55,000   | Moderate   | Short term   | Towong Shire  |  |   |
| 4.15 | Targeting specific tourism groups      | <p>Actively target specific tourism groups in order to attract and address the needs of growing tourism sectors. This could include, but not limited to:</p> <ul style="list-style-type: none"> <li><b>Caravan service points.</b> Provide sewerage, water and electricity points within the Caravan Park redevelopment. Provide designated car/caravan parking spaces around the Triangles. Better promote Tallangatta in caravaning based publications.</li> <li><b>Motorcycle service points.</b> Provide roadside shelter around the Triangles including a helmet cleaning station. Better promote Tallangatta in bike touring publications.</li> </ul>  |  |  | To be integrated with Caravan Park redevelopment costs \$10,000  | Moderate   | Short term   | <ul style="list-style-type: none"> <li>Caravan Park operator in discussion with Towong Shire</li> <li>Towong Shire</li> </ul>   |  |   |
| 4.16 | Increase events calendar               | <p>Aim to provide an events calendar throughout the year to provide consistent tourism trade and maintain demand for additional accommodation, retail and food outlets. The events may be initiated by the shire and/or initiated by separate organisations. These may include but not be limited to the following:</p> <ul style="list-style-type: none"> <li><b>50's Festival</b> - Update/refresh the format</li> <li><b>Kids Festival</b> - Centred around the triangles and adventure playground. Could include events such as billy cart races etc.</li> <li><b>Music Festival</b> - Based on other successful folk/jazz music festivals. May incorporate a battle of the bands type format to include local schools.</li> <li><b>Swap meet</b> - Utilise triangles and/or showgrounds for a general swap meet</li> <li><b>Farmers Market</b> - Utilise triangles and/or showgrounds bi-monthly farmers market showcasing local produce</li> <li><b>Art / writers festival</b> - Establish an annual event showcasing/attracting local artists, sculptors, writers. Focus the events around the proposed cultural precinct (see item 2.3). Have an annual arts competition (town that moved theme) with the winning project being installed throughout the town.</li> <li><b>Hovercraft rally event / Formula 1</b> - Attracting interstate racing enthusiasts and making the best opportunity for the varying water levels along the foreshore.</li> <li><b>Food/Wine Weekend</b> - Create an annual food and wine event focused around the cultural precinct. It may be integrated with an arts/writes festival.</li> <li><b>Wangaratta to Tallangatta Running/Cycling event</b> - Utilising the new Sandy Creek Rail Trail bridge, create an annual fun run or cycling event using Tallangatta as the final destination.</li> <li><b>Moonlight Cinema</b> - Utilise the proposed stage/amphitheatre area (see item 3.2) to provide a 'Moonlight' cinema during peak summer months.</li> <li><b>Rodeo/Horse based events</b> - Located in the showgrounds, provided by the Upper Murray Horseman's Association.</li> </ul> |  |  | Variable based on events adopted   | High   | Short term   | <ul style="list-style-type: none"> <li>Towong Shire</li> <li>Towong Shire / Local community groups</li> <li>Towong Shire / Local community groups/schools</li> <li>Local community groups</li> <li>Local community groups</li> <li>Towong Shire / Local community groups</li> <li>Local business operators</li> <li>Local business operators / local community groups</li> <li>Towong Shire / Rail Trail committee</li> <li>Towong Shire / Local business operators</li> <li>Upper Murray Horseman's Association</li> </ul> |  |   |
| 4.17 | Increase/upgrade accommodation options | <p>Provide new accommodation options within the town to better address current demand, and to accommodate future growth when the masterplan recommendations are adopted. These may include but not limited to:</p> <ul style="list-style-type: none"> <li><b>Upgrade existing Caravan Park</b> - It has been established that there is still a strong demand for caravan/cabin type accommodation in Tallangatta. It is acknowledged that the success of the current park is linked to the relative water levels of Lake Hume and therefore secondary attractions are required as part of a proposed redevelopment of the site possibly including swimming pool, tennis courts, new cabins, new common facilities, service points for touring caravans, better access roads for larger modern caravans.</li> <li><b>Upgrade of existing hotels</b> - Although the Tallangatta Motel Inn, Tallangatta Hotel and the Victoria Hotel all provide accommodation and are all in private ownership, it has been noted that they all service the same market/demographic with basic/budget accommodation. The Masterplan would recommend that when financially viable, these facilities be upgraded by the owners to better respond to the current tourism market demands in terms of accommodation options, decor, heating, in room facilities etc.</li> <li><b>New hotel/serviced apartments</b> - Designate key sites for the future development of a new hotel and/or service apartment type facility to provide alternative accommodation options than currently provided. It should be noted that many of the tourism proposals in the masterplan report would need to be established in order to stimulate the additional demand for any additional accommodation in order to be economically viable.</li> </ul>   |  |  | <ul style="list-style-type: none"> <li>\$1,000,000 +</li> <li>Relative to the extent of works carried out</li> <li>\$1,000,000 +</li> </ul>            | <ul style="list-style-type: none"> <li>High</li> <li>High</li> <li>High</li> </ul>                               | <ul style="list-style-type: none"> <li>Short term</li> <li>Short term</li> <li>Short term</li> </ul>   | <ul style="list-style-type: none"> <li>Towong Shire and GWW</li> <li>Individual business operators</li> <li>Third Party developer</li> </ul>  |  |   |
| 4.18 | Facilitate Water based activities      | <p>Although the water level fluctuates based on the Dam levels, provide opportunities for water based activities that could be integrated with the adventure playground area (see item 2.2). This could include but not limited to:</p> <ul style="list-style-type: none"> <li>Floating pontoon/jetty for launching canoes, kayaks etc.</li> <li>Formulate a landing/launching point for local hover craft business.</li> </ul>  |  |  | Integrate into foreshore redevelopment costs. See 4.0 below  | Low  | Short term   | Towong Shire/GWw  |  |   |

**5.0 Community Hub Building** Towong Shire has long recognised the need for improved community facilities within Tallangatta. Prior to the initiation of the Tallangatta Tomorrow project there was an intention to develop a new community centre that would support a variety of community activities and groups. The consultation process for this project confirmed that there is a clear need for such a facility within the town from the perspective of residents.

The consultation process highlighted a need to improve existing facilities within the town with a particular emphasis on the improvement of sporting facilities and community services. There is a need for and increase in the provision of some services such as childcare and medical care which would not only be able to serve an existing need within the town but also assist in attracting new families to the town. Without such essential services it is more difficult to attract new residents to the town when other surrounding towns are better able to meet these needs. Providing such services will support the objectives of the Towong Shire Settlement Strategy 2010.

During the masterplanning and consultation phase there was some concern about how the potential growth of the town could be supported with the current retail/commercial zoning and limitations. This applied most particularly to the potential limitations currently placed on the supermarket which is viewed as one of the most important traders in the town by the local residents.

The consultation process and masterplanning has also highlighted the need to look at the provision of facilities for key community organisations within the town which was highlighted in the brief provided by Council. Of key concern is the need to provide opportunities for the improvement of and/or the potential to develop new facilities for essential services including the SES and CFA.

As part of the community consultation process an item that was raised was the provision of Natural Gas to Tallangatta. This has been considered as part of the Tallangatta Tomorrow masterplan process and the following key issues have been identified:

> The nearest natural gas line currently terminates at Tangambalanga approximately 17km away. The costs associated with extending the line to Tallangatta would be in the order of \$17m

> There are currently no major commercial/industrial businesses in Tallangatta requiring natural gas, and there is a minimal likelihood of any major industry being established in Tallangatta to justify/compensate the capital required to proceed with the Natural Gas line extension

| Item | Project                              | Description  | Item | Unit | Rate | Amount  | Approximate Cost Indication  | Impact  | Delivery   | Action/Responsibility |
|------|--------------------------------------|--|------|------|------|---|--|---|--|-----------------------|
| 5.1  | Create new Community Hub building    | <p>&gt; 4 potential locations have been identified along Towong Street, with the preferred location being on the western corner of Bannal Street and Towong Street. This has been selected due to its central location within the town which will allow for this corner to be activated, integration and re-use of existing heritage significant building (post office), provide an anchor to and activate the least populated Western side of the street, provide a prominent location for the visitor centre and community facilities in the centre of town, and provide a key new building within the streetscape especially if Item 6.1 is adopted. The new building could comprise the following requirements:</p> <ul style="list-style-type: none"> <li>&gt; Library</li> <li>&gt; Performance Space</li> <li>&gt; Visitors Centre</li> <li>&gt; Commercial zone on ground floor/café</li> <li>&gt; Childcare Centre</li> <li>&gt; Training rooms and studios</li> <li>&gt; Multi - purpose rooms</li> <li>&gt; Multi room</li> </ul> |      |      |      |   | \$2,500,000 +<br>Cost indication based on approx. \$1800 per sq/m construction cost. | High  | Short term   | Towong Shire          |
| 5.2  | Upgrade Bowen Park Sporting Precinct | <p>&gt; The precinct is one of the most widely used areas within the town and the current facilities are not adequate. There are issues with the shared facilities relating to the varied user groups, change room accessibility, disabled access, service of alcohol and pedestrian/vehicle access traffic issues throughout the site. The upgrade may include, but not limited to:</p> <ul style="list-style-type: none"> <li>&gt; New recreation building to be shared with football, netball, cricket and possibly swimming pool.</li> <li>&gt; New gateway entry and vehicular accessway to Bowen Park and designated carpark zones.</li> <li>&gt; Pedestrian zone throughout the precinct.</li> <li>&gt; Refurbishment of existing netball court</li> <li>&gt; Construct second netball court.</li> <li>&gt; Second junior football pitch</li> <li>&gt; On-midvale refurbishment works.</li> </ul>   |      |      |      | \$500,000<br>Cost indication based on approx. \$1400 per sq/m construction cost<br>\$80,000<br>\$50,000<br>\$10,000<br>\$60,000<br>\$500,000<br>\$100,000 | High<br>High<br>High<br>Moderate<br>Low<br>Low<br>Moderate                           | Short term<br>Short term<br>Short term<br>Short term<br>Medium term<br>Long term<br>Medium term | Towong Shire / Bowen Park Committee<br>Towong Shire / Bowen Park Committee<br>Towong Shire / Bowen Park Committee<br>Towong Shire / Bowen Park Committee<br>Towong Shire / Bowen Park Committee<br>Towong Shire / Bowen Park Committee<br>Towong Shire / Tallangatta Secondary College |                       |



|      |   |  |  |  |  |  |   |          |             |   |
|------|---|--|--|--|--|--|---|----------|-------------|---|
| 5.3  | Create new BMX track adjacent to the existing hockey field              | Bike jump and track through the bushes   |  |  |  |  | \$5,000   | Low      | Medium term | Towong Shire / Local Community            |
| 5.4  | Upgrade existing skate park   | New seating and shade area for users   |  |  |  |  | \$5,000   | Low      | Medium term | Towong Shire                              |
| 5.5  | Designate area for possible sports club expansion                       | An area behind the existing has been designated to allow for the future possible expansion and growth of the bowls club.   |  |  |  |  | Nil   | Low      | Long term   | Towong Shire                              |
| 5.6  |   | An area behind the existing has been designated to allow for the future possible expansion and growth of the Tennis court.   |  |  |  |  | Nil   | Low      | Long term   | Towong Shire                              |
| 5.7  | Designate area for Supermarket to expand and provide on site carparking | With the potential increase in population the supermarket will need expansion. The long term vision includes designating an area next to the existing supermarket to allow for expansion.  |  |  |  |  | Nil   | Low      | Long term   | Individual Business operator              |
| 5.8  | Designate new area for CFA and SES sites                                | SES and the CFA to be located in land behind the Council storage yards. This maintains good access to town and allows both services to utilise possible upgrade of Wagra Street. This will not be a co-located building but a collocated area.                           |  |  |  |  | Possible land swap for Council. Potential to sell off existing SES and CFA sites. | Moderate | Short term  | Towong Shire, CFA and SES in conjunction  |
| 5.9  | New Kindergarten/Childcare Facility                                     | Address current lack of pre-school facilities in Tallangatta and would be critical to attracting new young families to move/stay in Tallangatta.<br>Would provide new employment opportunities.<br>Could be incorporated into the proposed 'hub' building. See item 5.10 |  |  |  |  | Refer to item 5.1   | High     | Short term  | Towong Shire / Local Community            |
| 5.10 | Multi-purpose rooms within the 'hub'                                    | Provide a selection of multi-purpose rooms within the 'hub' to allow for professional services such as doctors, dentists etc. to use on rotation.<br>Provide multi-purpose rooms for general community use. Eg function rooms for use by local groups, organisations.    |  |  |  |  | Refer to item 5.1   | Moderate | Short term  | Towong Shire                              |
| 5.11 | Community Website   | Tallangatta Tomorrow website to be revised as a community forum website, run by the community at the completion of the revitalisation project. Details such as local community groups, local shows/events etc.   |  |  |  |  | Nil   | Moderate | Short term  | Towong Shire / Local Community            |
| 5.12 | Public Transport  | More frequent bus services between Tallangatta and Albury / Wodonga.   |  |  |  |  |   | High     | Short term  | Local Transport Operator and Towong Shire |

