

# Clunes Structure Plan Engagement Report

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# Executive summary

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## Future Hepburn

Future Hepburn is a large strategic planning project. It will develop structure plans for the townships of Creswick, Clunes, Daylesford and Hepburn Springs, Glenlyon and Trentham. These plans will describe the desired outlook for the future of each township. They will outline how to protect the character of the townships and ensure appropriate growth into the future.

## Purpose of the engagement

The voices of the community are integral to the planning process. Communities have lived experience, understand the changing environment and have opinions on the future of their townships. Community engagement provides local knowledge that is key to the planning process.

## The engagement approach

The engagement process for the Clunes Structure Plan provides two opportunities for community members to have their say. Specifically:

- Phase One – Initial community engagement (this phase)
- Phase Two – Deeper community engagement.

This report provides an overview of the engagement process and the results of phase one of this process.

## Participation

A total of 113 responses were analysed for this report including:

- 8 people who attended a Community Conversation engagement session
- 105 responses to the Clunes Structure Plan online survey.

## Results

Across the engagement activities there were key elements of strong agreement principally that community members:

- Value the rural character, heritage, community and lifestyle.
- Would like to see better transport connections, improved community facilities, protection of heritage buildings and sites, more housing diversity and better health services.
- Would like Clunes to be a well-known heritage town and have greater protection for wildlife and bushland areas.
- Have a range of views about development. If development is to occur it needs to be managed to ensure it does not change the fabric of the town or put too much pressure on existing services and infrastructure

# Engagement process

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## Purpose of the engagement

The Clunes Structure Plan is a significant project. It will guide how Clunes looks and feels over the coming decades. The direction the plan takes will have an impact on the current and future Clunes community. The lived experience and views of community members provide a critical knowledge base for the development of the plan. In addition, it provides an opportunity for planners to meet community members and discuss how a structure plan is developed. This helps to improve community understanding of the planning process and might lead to deeper engagement in the future.

The 2020 Local Government Act (The Act) outlines how communities must be engaged in decisions that affect them. The purpose of this engagement is not only to meet the requirements of The Act but move beyond that, to engage in dialogue with local communities to make informed decisions about the future of Clunes.

## The engagement approach

The engagement process for the Clunes Structure Plan has been designed to give community members a range of opportunities to comment throughout the development of the plan. The initial stages of the engagement focused on broad ideas. A series of 'Conversation Starters' were developed on a range of subjects. Community members could then talk to planners at a 'Community Conversation'. In addition, an online survey led respondents through a series of questions related to planning and their experience of living in and around Clunes. The information collected during this process will be used in developing the Draft Clunes Structure Plan.

Phase two of the engagement will involve a deeper deliberative process where community members will meet and discuss the outcomes of phase one of the community engagement process.

The results of both phases will be used in the development of the Draft Clunes Structure Plan. Once the structure plan is developed there will be further opportunities for community members to make comment.

This report provides an overview of the engagement process and the results of phase one of this process.

## This report

This report provides a detailed account of the results of phase one of the engagement process. A summary report, outlining the themes of the engagement outcomes is also available.

# Results in detail

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## Online Survey

### Background

A specific Clunes Structure Plan online survey was live between 17 May 2023 and 2 July 2023. The questions asked related to key elements of a structure plan. This provided detailed community sentiment on a range of issues that will be addressed by the structure plan.

### Participation

The survey received 105 responses which represents 5.6% of the population of Clunes. Most respondents (72%) live in Clunes. Most responses came from people aged 20 – 79 years with the largest percentage of responses coming from people aged between 40 – 59 years (49%). A total of 66 women and 32 men, and 3 ‘prefer not to say’ completed the survey. Full demographic details of survey respondents can be found in appendix one.

### Results – survey

The results of the survey are presented below. Questions relating to individual places are not included in this summary report but can be found in the addendum of results.

Quantitative results have been broadly themed. Where a response mentions multiple themes, it is included with the first theme mentioned. Questions with limited answers have not been themed.

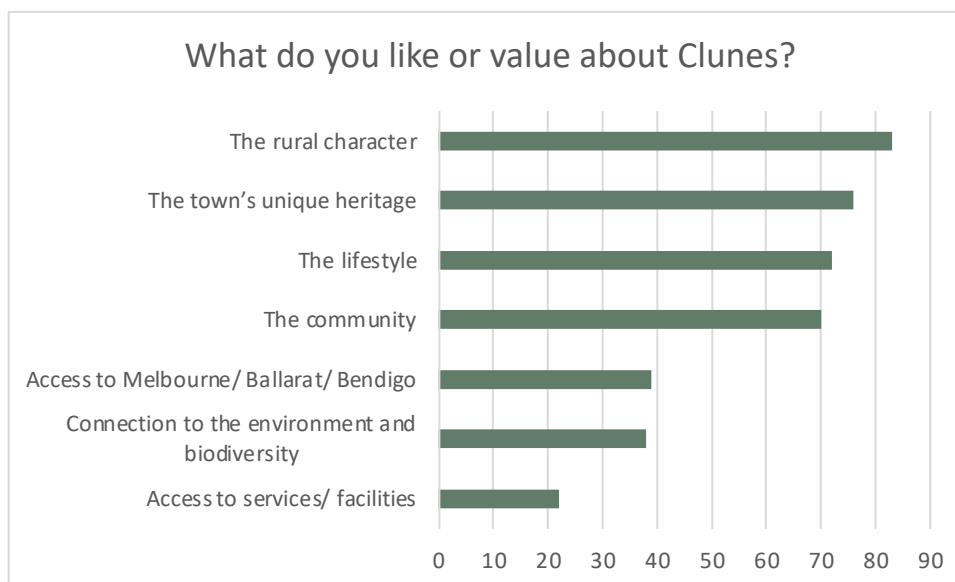
### Full survey results

A full transcript of all survey responses is available as appendix one. Answers to questions that are specific in nature are provided in this appendix.

## General results

### 1. What do you like or value about Clunes?

Respondents could choose as many statements as they liked and provide comments if they wished. The most cited comment was 'The rural character' which was cited by 83 respondents.

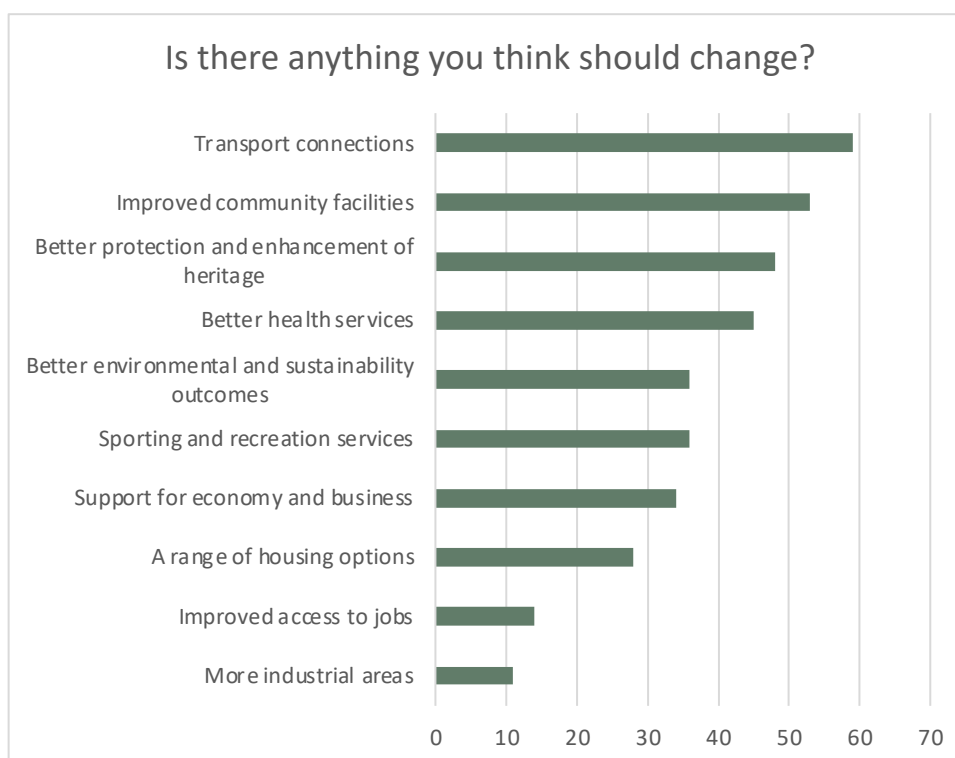


### Other comments

Other comments reiterated the value placed on the small, quiet town, the access to space and sporting clubs.

## 2. Is there anything you think should change?

Respondents could choose as many statements as they liked and provide comments if they wished. The most cited element that should change was 'transport connections' by 59 people



### Other comments

Other comments related the need for better maintenance of infrastructure, better range of shops, a desire to get rid of trucks and a need for shade and trees.

## 3. Is there anything that should not change?

Respondents were invited to answer this question in their own words. Their answers have been themed.

### Fraser Street (18 mentions)

The most cited responses referred to Fraser Street or the main street. Fraser Street with the historic buildings and streetscape is highly regarded and should be maintained or enhanced.

### Heritage (15 mentions)

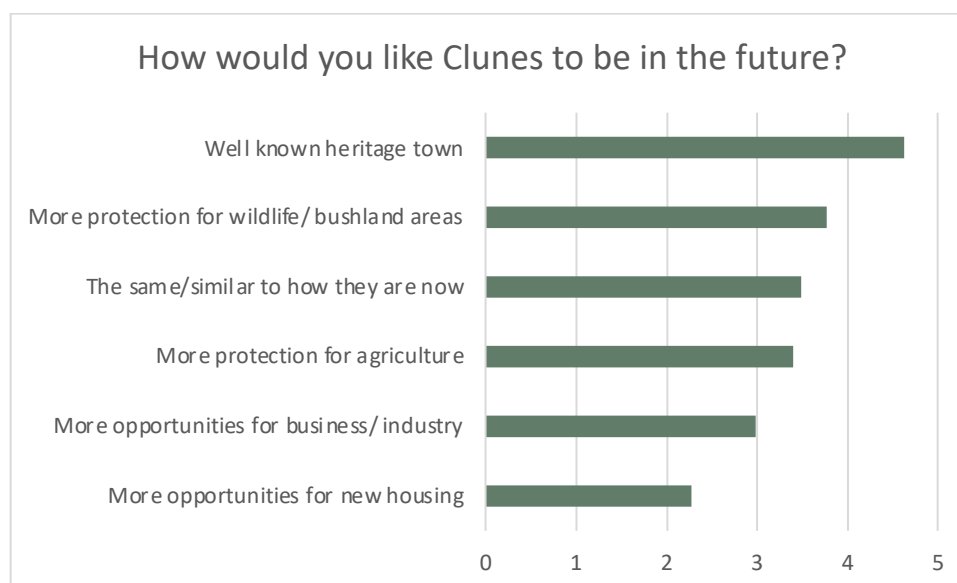
The heritage of Clunes was highly regarded particularly the heritage buildings and the town in general.

### Development (14 mentions)

There was concern about the potential for too much or inappropriate development in the town particularly smaller housing blocks or higher density development.

#### 4. How would you like Clunes to be in the future?

Respondents were asked to rate the importance of six statements. The statement that received the highest score was 'well known heritage town'.



#### 5. Do you have any concerns about the future of Clunes?

Respondents were invited to answer this question in their own words. Their answers have been themed.

##### **Development (26 responses)**

Most comments related to growth and development and the potential impact that might have on the small town feel of Clunes. Some respondents were worried about growth in general while others worried that the growth would not be in keeping with the town. There were comments relating to the need to ensure infrastructure was sufficient to support a larger community.

##### **Infrastructure (17 responses)**

The quality and maintenance of a range of infrastructure was a concern as was an overall lack of infrastructure. Infrastructure mentioned included footpaths, roads drainage, community facilities, sporting facilities, NBN, and playgrounds.

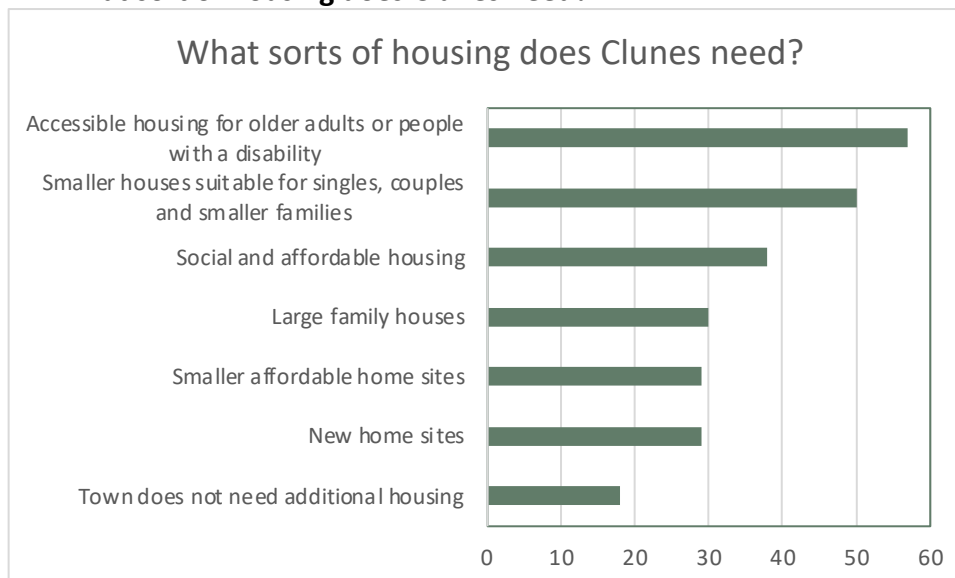
#### 6. Other comments or suggestions

Respondents were invited provide any additional comments about Clunes and the Clunes Structure Plan. 51 comments were received. The most common theme was the need for additional infrastructure and better maintenance of existing infrastructure.



## Housing

### 7. What sort of housing does Clunes need?



### 8. Reflecting on your last response, how could this be improved?

#### Housing diversity (22 responses)

The most cited response related to housing diversity. Comments included the need for a more housing options such as affordable houses, houses suitable for older people, public housing, a planned approach to housing need and a more creative approach to housing.

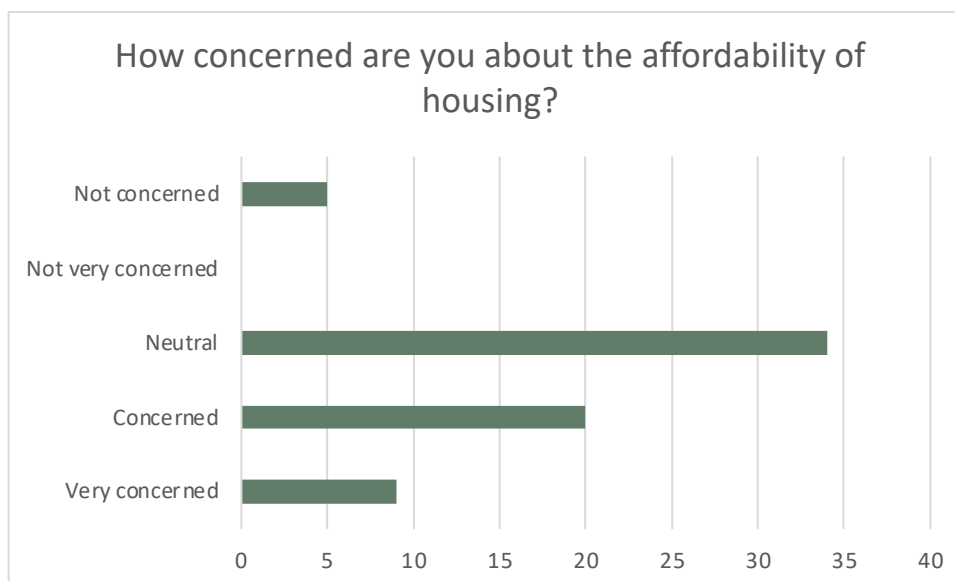
#### Development (12 responses)

Development was a concern for some respondents particularly subdivision and the building of housing that is out of character with the towns heritage and rural feel.

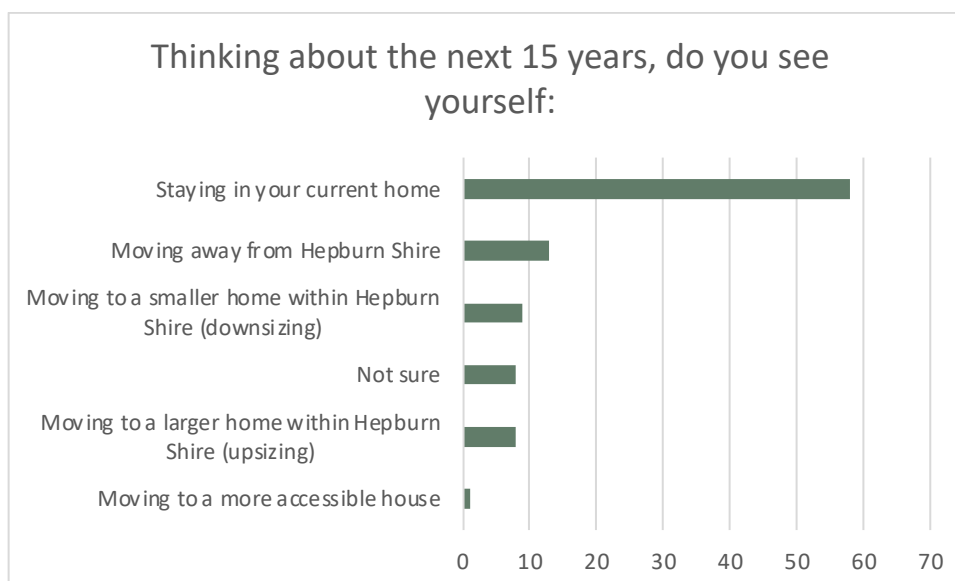
#### Balance (7 responses)

The need to find the balance between over development and stagnation was appreciated by some respondents. Comments related to understanding that the town must change but this should be done in a sympathetic way.

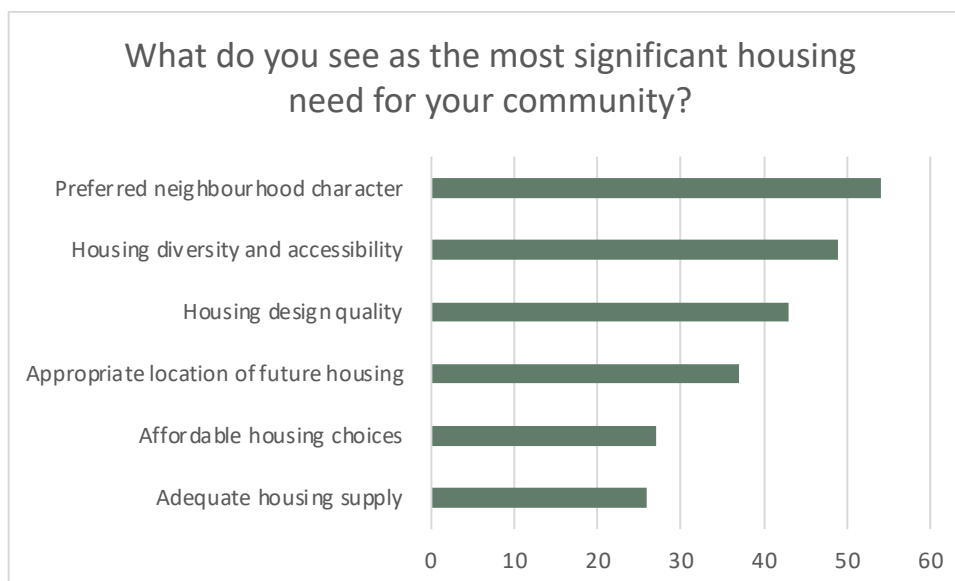
## 9. How concerned are you about the affordability of housing in Clunes



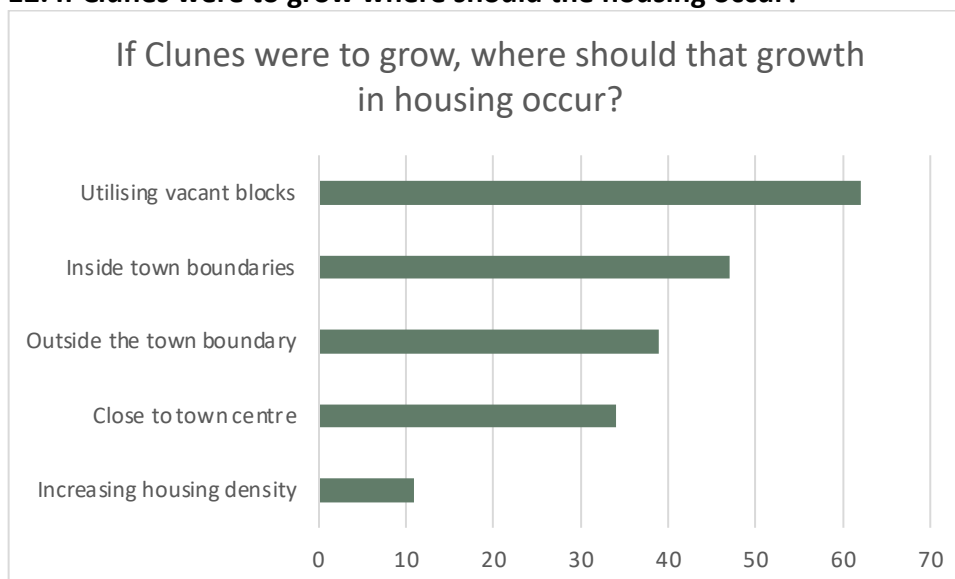
## 10. Thinking about the next 15 years do you see yourself



### 11. What do you see as the most significant housing needs for your community?



### 12. If Clunes were to grow where should the housing occur?

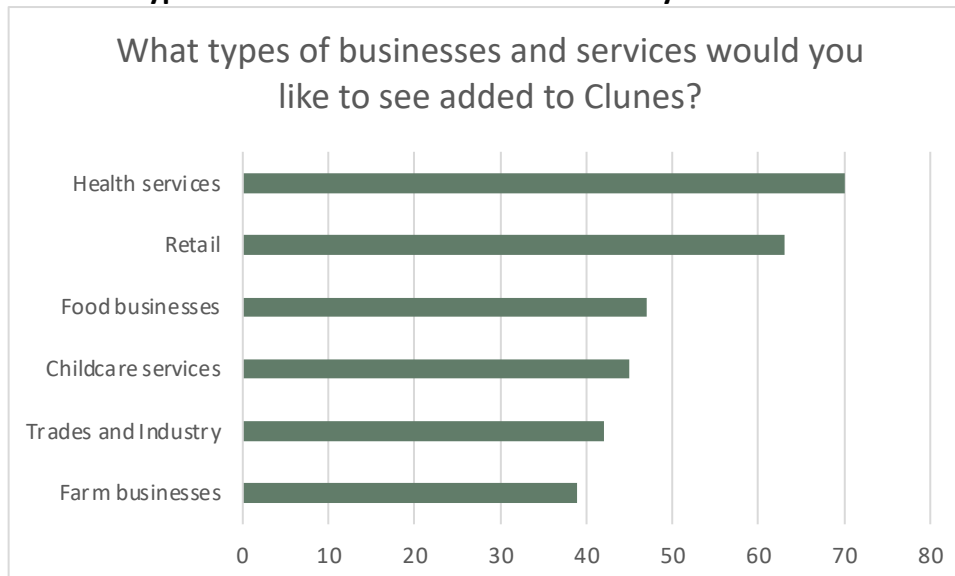


### 13. Other comments about housing

Additional comments reiterated comments relating to the need for a range of housing, concerns about growth and the impact it might have on the town.

## Business

### 14. What types of businesses and services would you like to see added to Clunes

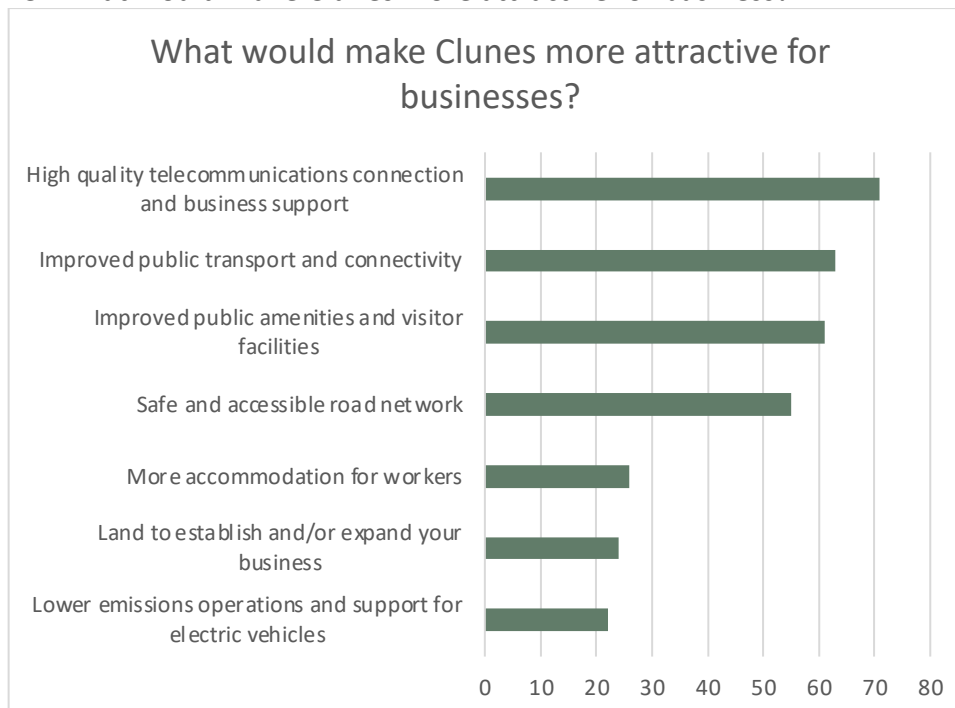


### Other

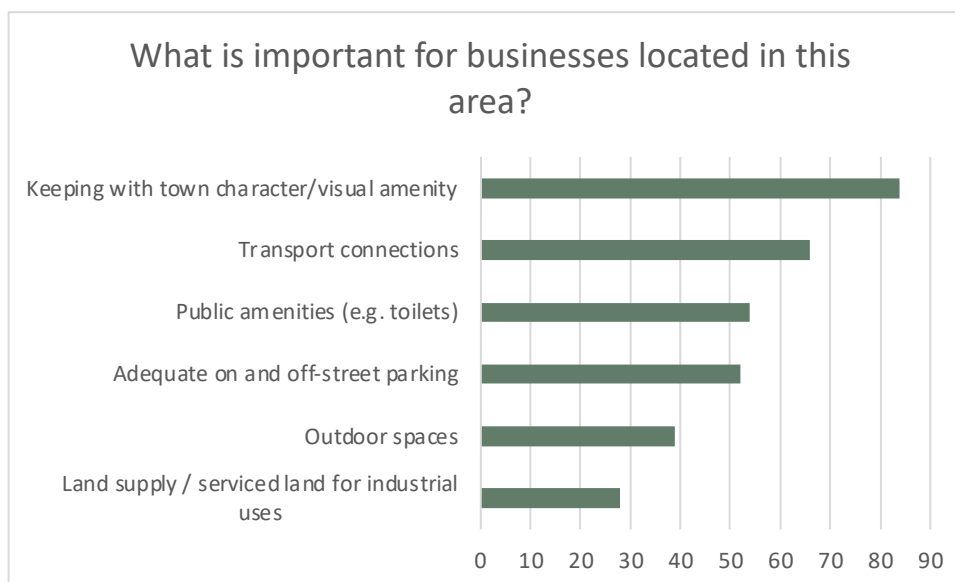
Other business and services that were mentioned included:

- Creative business
- Laundrette
- Hardware
- Professional services
- Gym
- Tourist business.

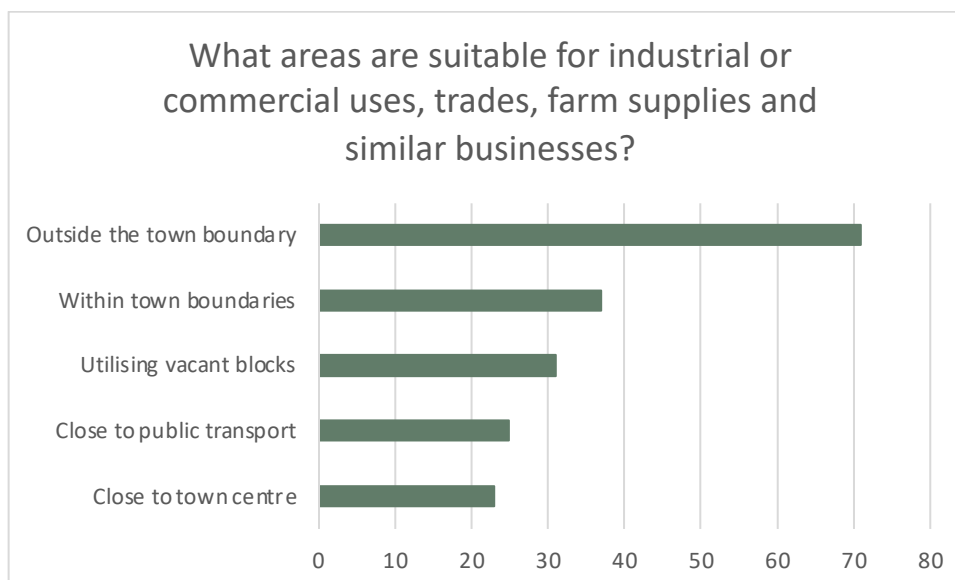
### 15. What would make Clunes more attractive for business?



### 16. What is important for businesses located in Clunes?

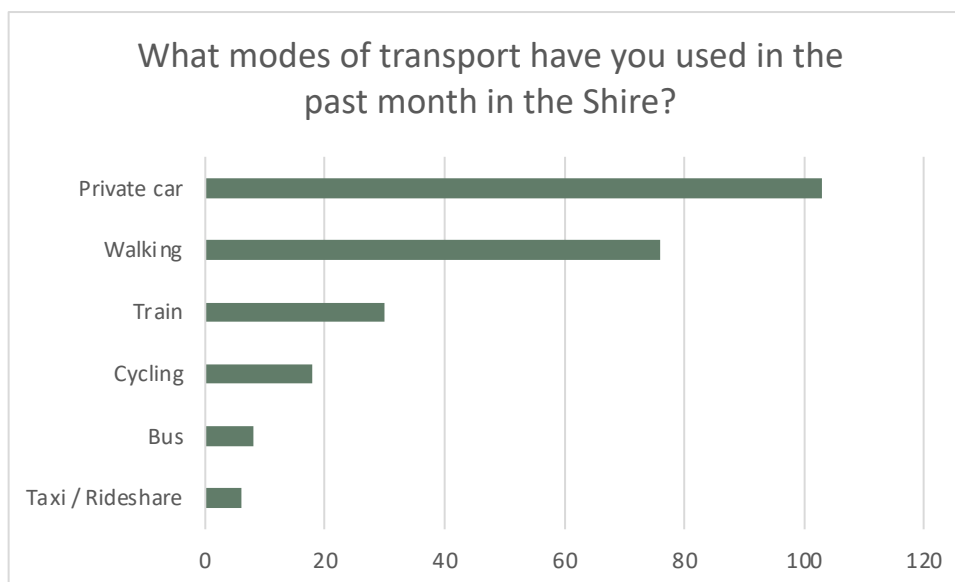


**17. What areas are suitable for industrial or commercial uses, trades, farm supplies and similar businesses?**



## Transport

### 18. What modes of transport have you used in the past month in the shire?



### 19. Tell us where or how walking facilities could be improved

Issues relating to walking facilities included:

- Completing paths and trails
- Better surfaces, accessibility and maintenance for existing paths
- The creek walk.

### 20. Tell us where or how cycling facilities could be improved

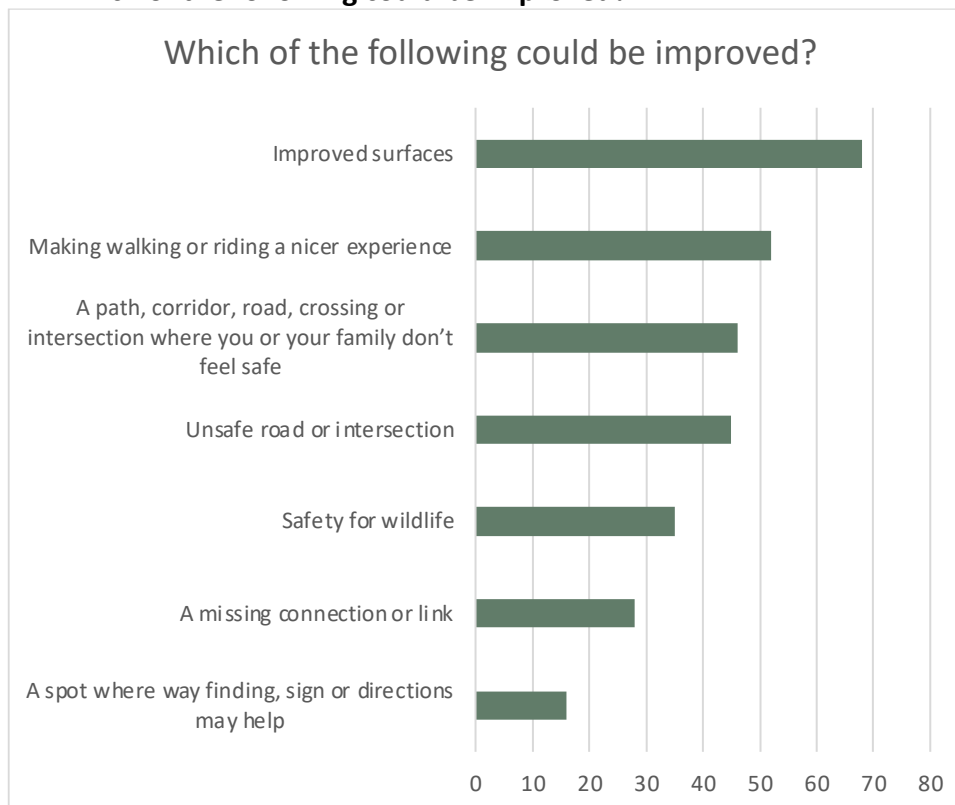
Issues relating to cycling facilities include:

- A general lack of facilities for cycling
- The need for separation from cars

### 21. Tell us where or how public transport facilities could be improved

The key concern in relation to public transport was the lack of services or the infrequency of public transport services.

## 22. Which of the following could be improved?



## 23. Reflecting on the answer to your last question, tell us where the location is

The most common answer was that all or most locations need to be improved.



## Environmental issues

### **24. Are there areas in your town that you think should not be improved due to biodiversity, flooding or other environmental constraint?**

Respondents were invited to answer this question in their own words and the responses have been themed.

#### **Creeks (14 responses)**

The need to preserve the creeks and areas around the creeks was the most cited response.

#### **Other**

Other comments related to the importance of avoiding development on areas prone to flooding, mullock heaps, Fairview Estate, bushland and swamp.

### **25. Are there particular biodiversity elements that you think should be protected?**

Respondents were invited to answer this question in their own words. One clear theme emerged.

**Creek (19 responses)** The creek was again the most cited comment with particular concern about its role as a wildlife corridor and as habitat for the platypus.

## History and heritage

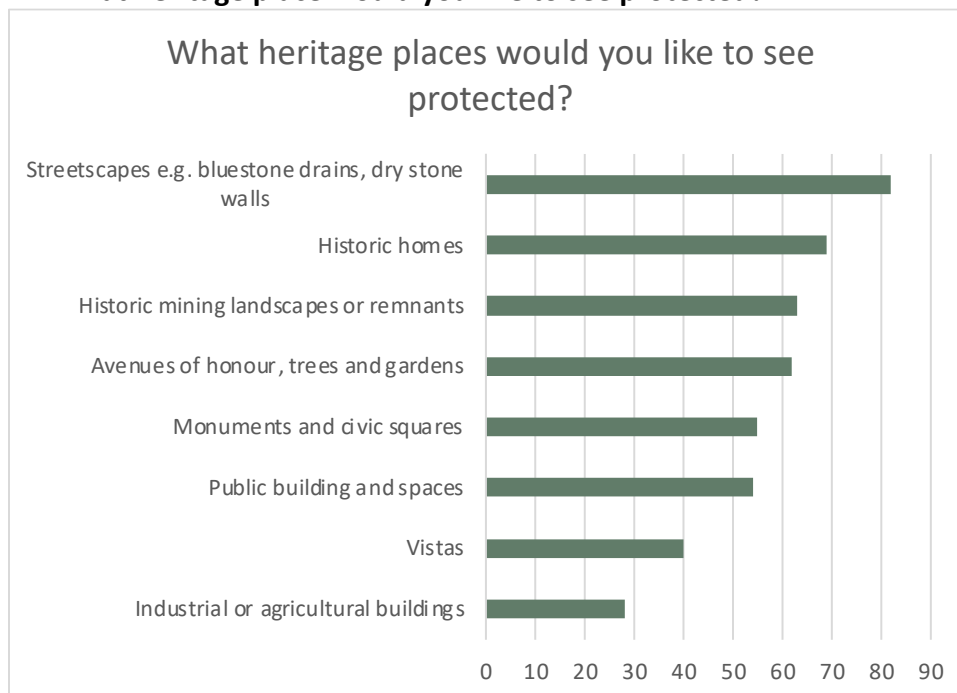
### **26. What is the most important heritage place or building in Clunes**

Respondents were invited to answer this question in their own words and the results have been themed.

**Fraser Street, the main street, the town centre (29 responses)** Fraser Street with its Heritage streetscape, range of old buildings and trees was highly valued.

**The old buildings particularly the Town Hall, old Post Office, Courthouse (10 responses)** were highly regarded both individually and as part of the broader historic appeal of the town.

## 27. What heritage place would you like to see protected?

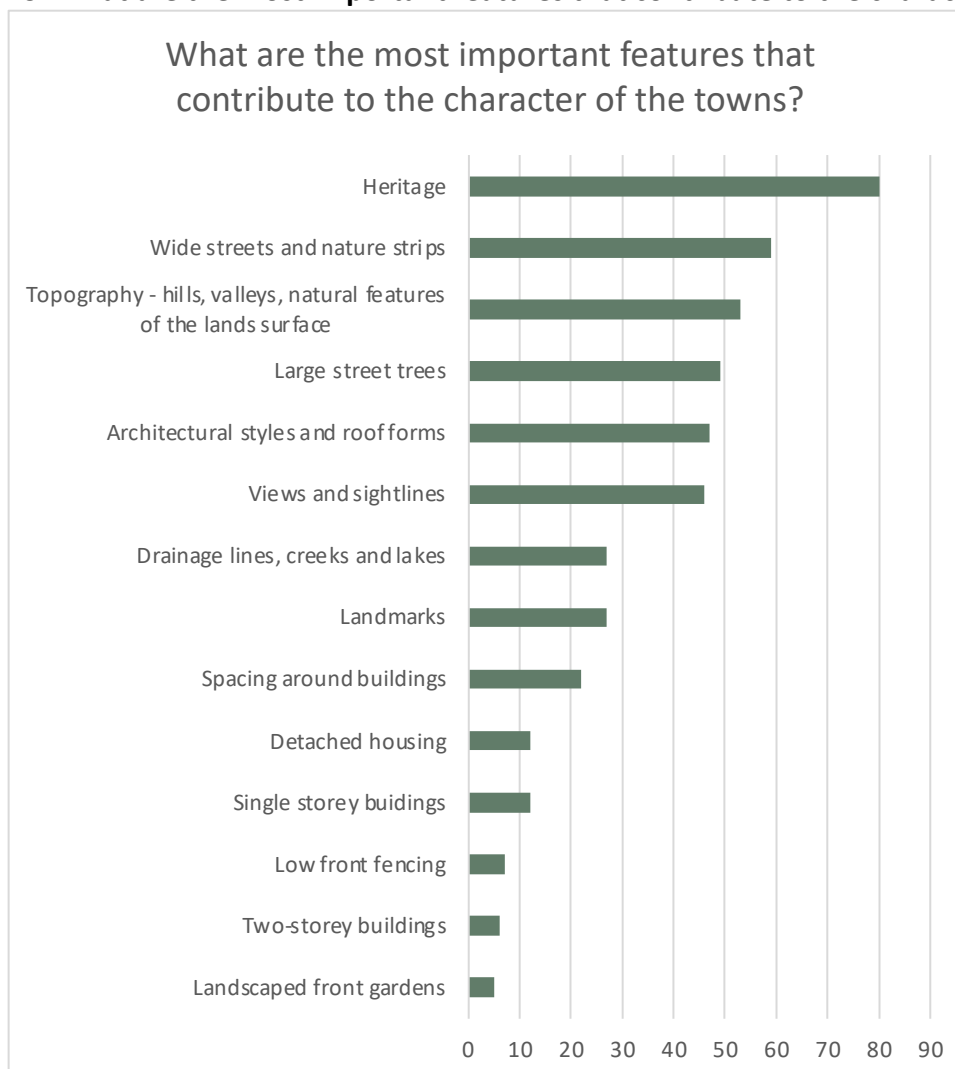


## 28. Do you have any stories about Clunes and what makes it special?

Stories have been provided in full in appendix one.

## Neighbourhood Character

### 29. What are the most important features that contribute to the character of Clunes



### 30. What features of Clunes character would you like protected?

Respondents were invited to answer this question in their own words and the results have been themed.

**Heritage** (26 responses) – the heritage features of the town such as the buildings, and character, wide streets and trees

**Streetscape** (14 responses) – the streetscape particularly of the main street, the space, the trees and the feel of the street.

**Rural town** (6 responses) the general look and feel of the town, the small country town the space and the style of housing.

### 31. What features of Clunes character would you like to see extended in the new developments?

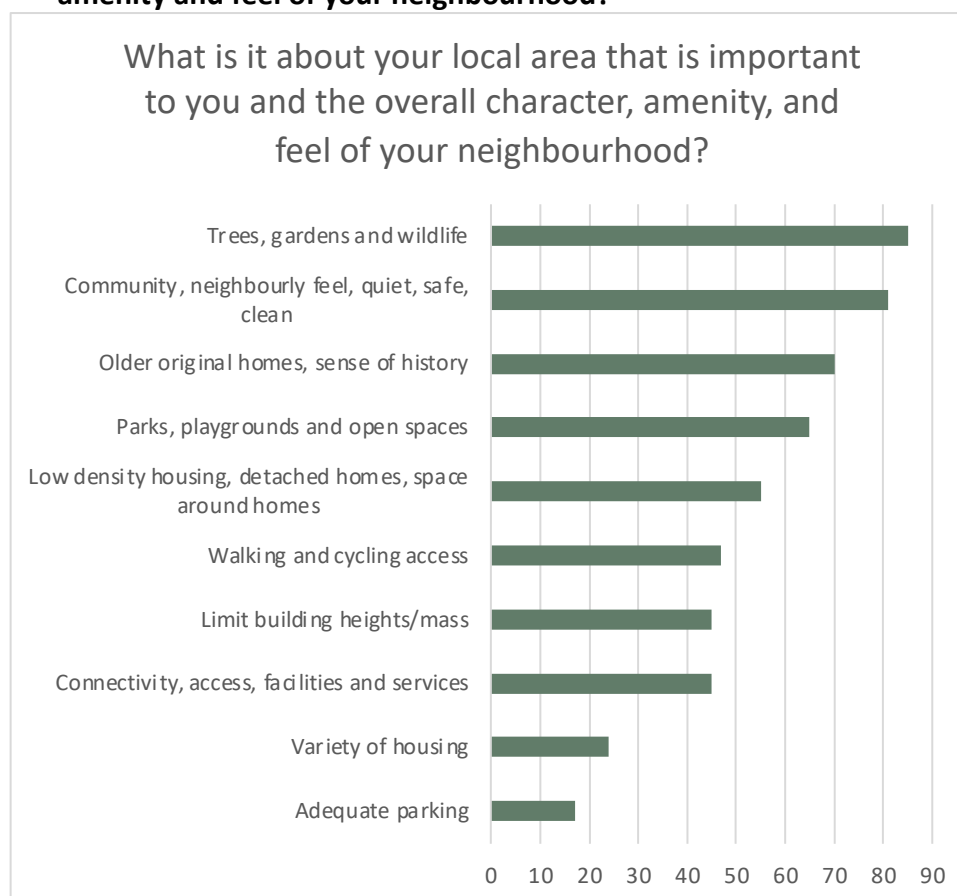
Respondents were invited to answer this question in their own words and the results have been themed.

**History and heritage** (9 responses) – including streetscapes with a heritage look and feel and heritage style of housing.

**Large blocks and low density** (9 responses) – with room for trees and nature

**Other** - the need for footpaths and accessibility, shade, street trees and the possibility of utilising historic buildings more.

### 32. What is it about your local area that is important to you and the overall character, amenity and feel of your neighbourhood?

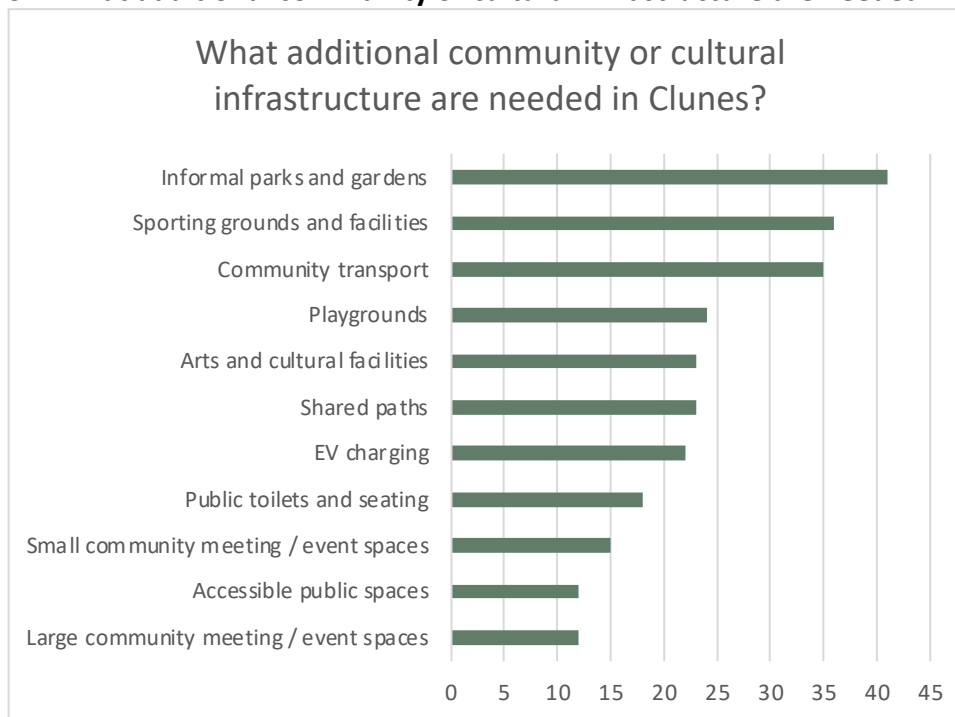


### 33. What are the most important features that contribute to your experience in your town centre?



## Social Infrastructure

### 34. What additional community or cultural infrastructure are needed in Clunes?



### 35. Reflecting on the last question why is this infrastructure required?

Comments related to the current lack of infrastructure, the need for better/more infrastructure to serve tourists, visitors and residents and to future proof the town.

### 36. Are there any other community facilities and services that are lacking?

There were no clear themes but respondents suggested some infrastructure was lacking or in poor repair namely:

- Infrastructure is dated and needs improving
- Footpaths/ walking tracks
- Emergency meeting space
- Childcare
- Meeting spaces
- Public toilets
- Transport services
- Sporting facilities and a swimming pool
- Internet.

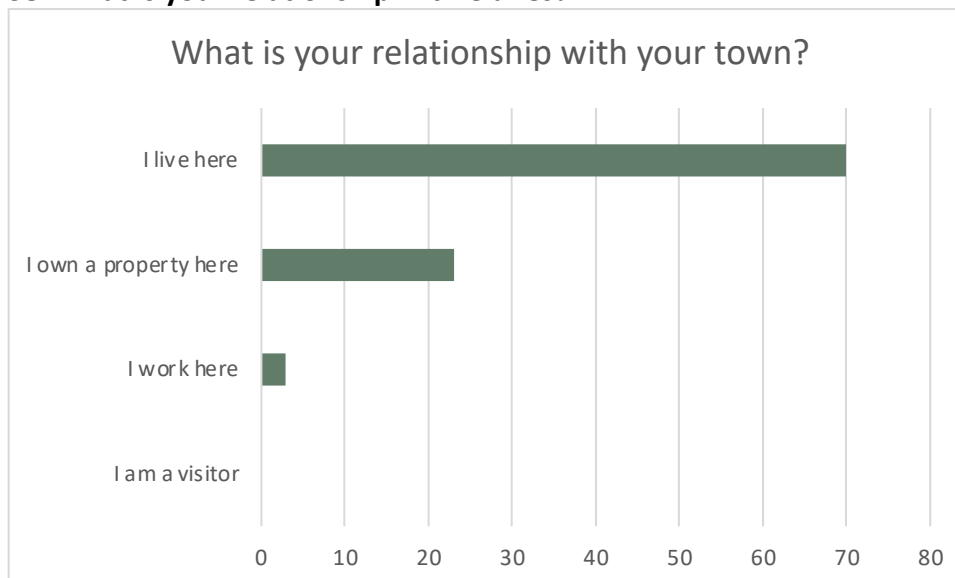
**37. What are your top three priorities for community and cultural infrastructure?**

There were no clear themes but a number of respondents indicated a need to improve existing infrastructure. Infrastructure that was lacking or in need of maintenance included:

- Sporting facilities
- Transport services such as a community bus or access to taxi's
- Community meeting spaces
- Playgrounds and play spaces
- Ev charging
- Arts spaces
- Parks and shade.

## Demographics

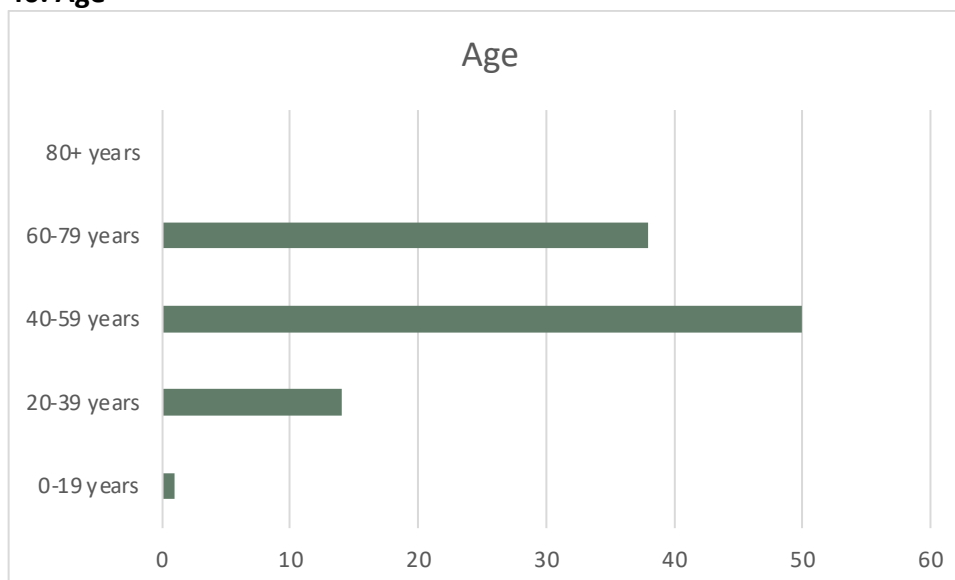
### 38. What is your relationship with Clunes?



### 39. If you reside in or own a property in the Shire in which ward is that located?

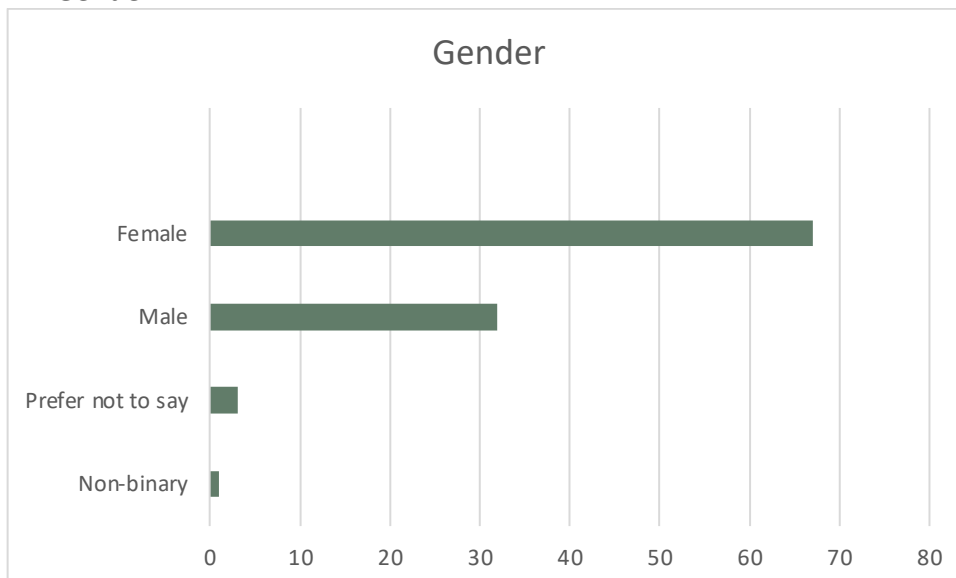
All respondents reside or own a property in Cameron Ward.

### 40. Age

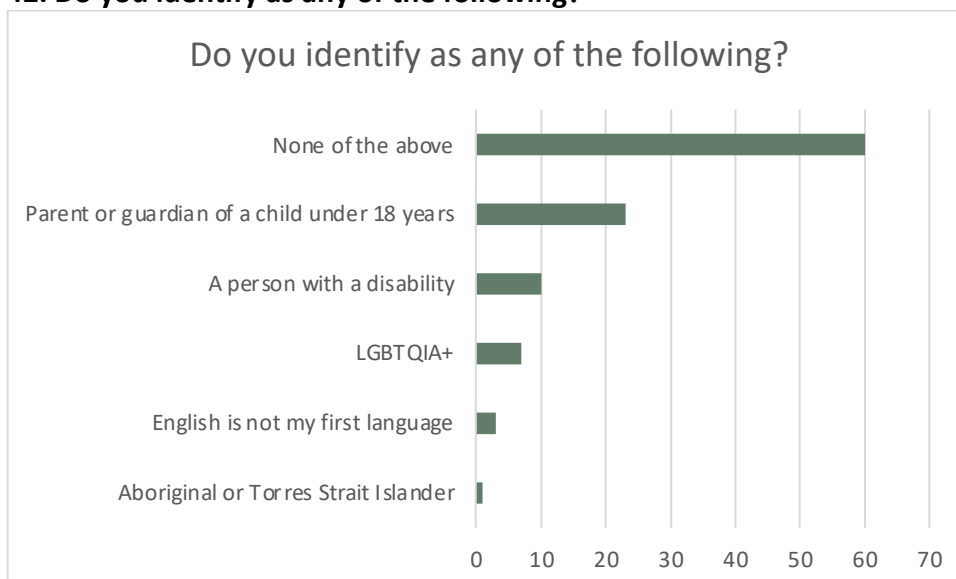




#### 41. Gender



#### 42. Do you identify as any of the following?



## Pop-up engagements

### Background

A 'Community Conversation' was held on 1<sup>st</sup> June 2023. The purpose of this was to provide community members the opportunity to both have their say and ask questions about the structure planning process.

### Participation

A total of 8 people participated in the Community Conversation. The pop-ups were attended by people aged between 40 and 79 years with the largest percentage of responses coming from people aged 60 – 79 years. A total of 5 women and 3 men completed the activity.

### Results

The comments gathered have been reviewed and themed. Note the question 'what is the one thing you love about Clunes' was not answered.

#### **What is the one thing you would change, remove or improve in Clunes?**

There were a range of comments with no clear consensus on how Clunes should change. The most cited comments related to:

- Improving infrastructure such as water, footpaths and streetlighting.

#### **What type of businesses and services would you like added in Clunes?**

The business that were mentioned were:

- Health services
- Retail
- Farm businesses
- Childcare services.

#### **What sort of housing does the town need?**

Only one person answered this question. They felt it needed:

- Accessible housing for older adults or people with a disability.

# Appendix one – online engagement results

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The results in this appendix are provided exactly as they appear in the survey. They have not been edited and may contain typos, inaccuracies and strong opinions.

Where a large number of comments have been made, they have been broadly themed for ease of reading. Note that the theme will refer to the main point made, and the comment may include additional themes.

Not all questions allowed free text comments, these have not been included in the question numbers. The question numbers refer to the survey question number.

## General questions

### 1. What do you like or value about Clunes

#### Other comments

There is no high density building as in the cities. A country feel should remain.

Small size

The huge range of sporting groups

Close to other goldfields towns so that I can partake of their cultural offerings as well as those in Clunes

The wide open spaces

Open spaces. Big house blocks. Not being closed in by neighbours.

The community is welcoming and friendly, and it feels safe as someone that identifies as LGBTIQ

### 2. Is there anything you think should change?

#### Other comments

Improved tree canopy coverage within the township

opening hours of shops to promote tourism (shut most often now), more trades in the area, have all buildings on main street functional, more opportunities to meet people, indoor sporting activities i.e gym,

Dirt roads being sealed, allowing people living on higher ground a base to stop their concrete driveways to collapse down and contact costs associated with forever fixing water gully's through poor planning

Clunes' beautiful Queen's Park Historic Fountain is crumbling to bits and in urgent need of restoration works; There is a real need for a small community gym with treadmill and weights equipment. The town's beautiful established deciduous (autumn colour) trees need to be properly celebrated and appreciated for the value they bring to the town, particularly along the creek walk in autumn, and protected, and more such plantings need to be implemented to

further enhance the town's unique appeal - and maintained properly, especially including adequate watering during their establishment phase.

Update the playground in town

Sporting services and facilities are very male dominated, cover the pool and have it operate all year. Most businesses in the town are operated as lifestyle choices and are an impediment to encouraging tourism as they are often closed when tourists come to town. Upgrade the the Council owned venues with better lighting, sound and AV equipment. Upgrade the Attitude Building so that it is more welcoming, adaptable and has better lighting and AV equipment. The residential streets should be paved as they are dangerously pot holed and an impediment to walking, and bike riding. There needs to be a limit on Airbnb's as they remain empty for most of the year and there are people desperately looking for long term rental accommodation.

Bicycle and foot traffic facilities

More consideration to retention of space and character in urban design

Greater support from Tourism organisations, Please reference the Clunes CTDA website

Encourage more commercially orientated traders

Improved maintenance of roads and creek area.

Why does there need to be 5 coffee shops and no industrial land for growth and employment

Support for local community based groups such as Mens Shed, Attitude, Clunes Market, Clunes Agricultural Show, Clunes Historic Vehicle Show

Lack of street trees along Fraser and Service streets, particularly where they intersect

Get rid of the trucks.

We need footpaths, better roads, make it safer for all of us who are disabled and unable to walk on our own roads without risk of death for us or our children

### **3. Is there anything that should NOT change?**

#### **Bushland**

"1. The surrounding natural remnant native forest and bushland needs to be protected and recognised for its vital innate values. It is absolutely essential for the wellbeing of future generations and to help offset carbon emissions and help prevent the alarming loss of species that is so widespread.

2. The beautiful established deciduous trees along the creek and elsewhere in the town (poplars and elms etc) are a superb source of aesthetic value and need to be celebrated and recognised as such. Yes, it's excellent to plant more natives as well, but please value and protect this established and really valuable source of aesthetic heritage. They are such a valuable source of summer cooling and shade, great for locals' health outcomes (think skin cancer prevention, incentive to take walks etc), a significant visitor drawcard and, like those to be found in the best botanical gardens, look tremendous in autumn. Clunes as a garden town! Yes please.

3. While it's important to retain their heritage facades, the currently disused buildings that already exist in the streetscape could usefully be converted for new affordable housing to suit smaller contemporary households, affording enhanced community connectivity opportunities -

ie: rather than cutting continually into valuable natural environmental heritage and/or productive agricultural land and degrading these extremely important values.

4. The built heritage facades and buildings are among Clunes' greatest assets. While this built heritage is also ""introduced heritage"" it too is part of Clunes' history and, like the town's beautiful established exotic trees, represent a really important part of what makes the town attractive to live in and to visit."

The patches of bushland on the western/north west edge of town. There is incremental pressure to subdivide and develop these properties which further fragments biodiversity connectivity. The low, rural scale of housing- we are getting more and more bland brick housing stock that ruins the country town character. The small town feel- balancing economic development to also suit locals' needs, not just cafe tourists. We have to drive to get practical services.

### **Balance**

Detached housing - diversity of smaller houses needed but should be detached.

There should be careful development of housing and planning requirements and an avoidance of developments which silo them away from the town itself. Any further subdivision should maintain and add to green spaces so that they are accessible for all. A greater emphasis on sustainable aspects such as solar energy and water capture should be included so that renters and home owners are protected from price increases of utilities.

### **Development**

Sub divisions in area's where there is no sewage. Especially in flooding zone area's.

Smaller building blocks should not be allowed. This is a country town not a city and that is why people are here.

The existing character of the area is strong, special, and what makes Clunes what it is. This is threatened by subdivisions and housing which tends to be ad hoc rather than planned, and threatens and encroaches on rural lifestyle properties and farms.

"More smaller section lot's.

There should be thought out behind the purposed section's up an coming as to drainage safe access.

There's a lot of section's up for development on the truck bypass route an this could end up being very dangerous for entering an exiting these section's"

Over development of residential areas.

Definitely no new housing estate

"Keep the low density and not have new large housing estates to retain the character of the town.

The heritage character of the Main Street.

Keep all the green spaces."

"We do not want cookie cutter housing estates or large development in Clunes. If homes are to be built the need to be unique, different to others and given space to thrive.

We do not want Lucas type estates or what is happening in Castlemaine."

Big housing development

Sub division from semi rural properties. There can be only so much septic in a certain area.

No high density housing developments

The fabric of the town and community including limiting development of residential estates. Overpopulation will completely change the town and the community engagement.

The size of the town in terms of physical area. The small size of the town creates a strong sense of community, and encourages alternate modes of transportation to cars, such as walking or cycling.

## Heritage

The essential heritage and character of the town should be preserved and any future development should be in keeping with this.

Heritage protections

The heritage facades /buildings in the Main Street and surrounds should be always be preserved.

The heritage shopfronts should be stringently protected and should continue to allow commercial/residential zoning for the Fraser Street shops. The residential feel of Clunes township should be protected which would require severe limits on Airbnb so that it does not further push up house purchase and rental prices, and to prevent the empty neighbourhood syndrome from taking over the town.

Keep heritage look of main streets

The historic feel of the buildings on Fraser street and the town hall, as well as the low noise from minimal traffic in suburban streets.

DO NOT CHANGE Fraser Street and its unique heritage. Housing block sizes should not be less than a quarter of an acre.

The heritage and history of the town

"The heritage aspect of Fraser Street - no pedestrian crossings, parking meters, etc

The connection of Clunes with Gold and its contribution to the development of Victoria

New Sub-Divisions within a 2km radius of the town should not be less than 2000m2 per block"

Heritage buildings

I think a lot should change in the town however the heritage shop fronts should remain

The style of housing, no brick veneers, keep the rural look and feel.

I think the heritage overlays are of significance. And encourage industries like film. However, the new developments seem to lack any continuity or planning especially the facades and are of

cheap construction and devalue the heritage significance. Some of the architectural designed new buildings are great.

### **Rural lifestyle**

Rural character, new developments need to ensure design, landscaping, gardens, etc. are complementary to rural and heritage character of the town.

The village feel. No major shopping or industrial developments

Small size

Generous house allotments, wide roads in main shopping area,

No housing estates. Would not like to see Clunes go the way of Ballarat.

The rural lifestyle, peace, quiet, connection with nature, passion for history, culture, heritage and connection to country. The low-density rural housing, by maintaining strict limits on subdivision especially beyond the township boundaries, so that the low density residential zone areas of Clunes are NOT consumed and destroyed by the uncontrolled development sprawl that we see in Melbourne and even now in Ballarat!

### **Small town**

Small township aspect.

The country town feeling all higgardly Piggly without the boring grid of suburban brick veneer sprawl.

Don't lose any of its character

The character & community

### **Streetscape**

The main street character

"The main street is a draw card for many. It should be kept intact

The Clunes swimming pool is a vital part of our summer for all ages and should be maintained."

Streetscape

I think that Fraser st should be kept as close to possible as it is. People like the wide street and enjoy the relatively unchanged old buildings.

Fraser Street

No new building in main street

Streetscape

FRASER STREET, the wide scapes and old look.

### **Other**

The life stile

Mining

The below 'ranking' exercise doesn't work..

No.

No

Access to The Warehouse - Clunes (opening hours)

Most of it, you can't fix what isn't broken leave well enough alone already.

No.

no, clunes needs change, my street alone has so many disabled and we cant even walk down our street safely yet anytime we talk to the council we get the same blaaa blaa ableist response about no money yet all these other random things being done like maybe moving the football oval there suddenly loads of money for.....apparently football is more important than the residents of clunes.

Fraser Street should remain as is. It is unique and brings in tourism.

The main street shops needs to be kept in good condition for the future.

The sky line, (ausnet powerlines)

#### **4. Do you have any concerns about the future of Clunes?**

##### **Other comments**

##### **Development**

Very concerned that new developments will not address sustainability and that designs and materials will not be in keeping with the heritage aspects of the town.

We do not like housing estates eg Ballarat, Melbourne etc. New development fine but on larger land sizes where is sewage and proper infra structure and not in flooding zones as this is and was a big problem for years now. There are still problems all over town and it is talking to a wall as nothing ever happens to solve the problem.

I worry about high density living being encouraged and our country lifestyle being lost. We have a wonderful community here and while some more housing could be welcome it should be at least a quarter acre living. I feel that we In Australia are being forced into high density living and i have the right to say that is not what I want for future generations.

Housing needs to be planned where facilities and amenities are available to cater for the growth, and where the natural bushland and environment is protected along with the waterways. There is a risk of individual financial gain dictating where subdivisions and growth takes place, without consideration of available amenities, nor protection for existing neighbourhood character and heritage.

We do not want large developments. We need to support or shop keepers and small businesses. More homes will inevitably be needed but we do not want estates. We want quirky individual



homes befitting what we currently have on single plots where current ownership cannot be diminished in quality or value.

With new development all over town a lot of people think they can do what they like. Hate it when they do not respect the rural living and think they are on Philip Island racetrack.

Yes the ongoing development of residential areas. The large increase in traffic including trucks that travel through the town. The lack of focus on the environment and sustainability. The focus on Tourism instead of focusing on community needs. The constant turnover of businesses in town

A concern about the future of Clunes is property developers coming in, buying big swaths of farmland, and converting it into "cookiecutter" suburbs. Housing developments seen in areas such as miners rest and Ballarat lack character and feel very "samey".

clunes becoming a suburb of Ballarat. It will become over commercialised.

Over population new people demanding it change to resemble a inner city suburb. Leave it be. It's a small country town. keep it small keep it country. Simple.

That it will get too big and be just a Ballarat suburb

Should not be subdividing surrounding area. Should not subdivide the township without increasing all services. Reliable internet, reliable power supply, reliable water supply. All currently on ageing and regularly failing systems. Better public transport. Health services not adequate for current population. Very concerned with the amount of subdividing occurring, losing our small town to investors and pricing our younger generation out.

Would prefer no housing estates but opportunity for new housing and small businesses would be great.

Developers buying land and sub-dividing, turning Clunes into a something like an outer-suburb of Melbourne or Ballarat! The reason the community appreciates Clunes, is because people can get away from the chaos of urban development that does not take into consideration people's mental health and well-being. The existing pattern of land title and ownership has successfully met the evolving community needs over a very long period of time.

There is scuttlebut about 90 houses going on land behind the school. Hope that's just rumour as that would look like Miners Rest, there probably is plans for some housing there but please keep the blocks at the same size as the rest of the town. We don't need intensive housing estates, it would destroy the feel of this unique town.

That inappropriate development will destroy the small town character. That inappropriate development will cause our town to become just another ugly soul-less suburb crowded with tiny house blocks holding houses with no character.

Developers moving in and ruining the small heritage town atmosphere

I fear the introduction of more city like housing. Clunes is a quiet relaxing town while still being vibrant. Housing should not replicate so many of the built up housing estates. The beauty comes from the open spaces.

"I am concerned about the size of new house lots. Clunes is a quiet pleasant place to live. I fear over crowding of dwellings in new housing areas distracts from the quiet rural setting. There is an alarming trend to put new houses very close together.

I feel Clunes lacks the infrastructure to handle an over loading of houses. There are very few working gutters in the township besides the ones in Fraser and Service St.

With extra housing many newer housing areas will be prone to flooding."

Too many small house blocks being approved. Being last as priority for the shire. Losing medical services.

Some of the larger blocks of land being made into tiny house block under 2000sq

Becoming too over grown and losing that small rural atmosphere

Housing development of small blocks bringing in a large number of people when we don't have enough services ie medical for the number of residence now. The historical nature of the town is quite unique and housing developments like those at Miners Rest would ruin the historical nature and rural feel of Clunes

I'm concerned about the number of new housing developments that seem to be proposed/ popping up and the modern, similar style houses being built. They detract from the town's heritage character. The fences being put in around new sites are impacting wildlife corridors e.g. kangaroos can't easily get through, panic, and bounce back and forth accross main roads.

I am concerned with all the subdivision of land that is occurring we will lose the country appeal. I don't want to see small blocks of land with modern brick homes encroaching on our landscape. New homes need to be built with the same style that is common in Clunes. Federation, colonial, miners cottages.

Subdivision of land into small housing blocks without the supporting infrastructure such as better roads, drainage, sewerage, health services.

## **Economy**

The lack of direction and protection for business where several of the same operators open eg cafe's and then compete for the same market share. Lack of industrial space. I have had to relocate my business to melbourne.

Concerned about the viability of the businesses in Clunes. Given the population, we seem to struggle to keep quality businesses and I believe this has to do with the transient nature of some residents. This includes both the higher income households who may own holiday/seasonal properties, and the low income households looking for cheap rentals.

An economy which relies on buy local isn't going to survive long term as it's a limited resource.

Clunes has so much going for it - fascinating history, beautiful architecture, natural beauty, biodiversity, and proximity to beautiful bushland and Mt Beckworth. And yet, nothing ever changes. Pick any long weekend and while you'll see crowds in Daylesford or Creswick, the tumbleweed still blows down the middle of Fraser St and local businesses struggle to meet costs. My concern is that Clunes will continue to stagnate without adequate investment in infrastructure and economic development.

Clunes is a beautiful town that we found by chance, with the empty shops it gives the illusion of a ghost town, I have concerns for local business - the town is probably best suited to businesses who own the freehold and leasehold in one.

## Environment

That environmental values aren't supported; that 'business/economic improvements' model places like Daylesford. Poorly planned businesses. How many high tea shops does a town need?? Greater inequity for local people to afford to live here. Need cleverly designed housing built for a hotter climate. We get big, poor quality new subdivisions, ugly brick "venereals" & colourbond fences. Lack of medical care available & poor public transport.

Lack of creek management and flood control. Infrastructure for an increasing population. Compatibility of new buildings with existing town heritage.

The biggest concern in Clunes is total neglect by Council of the creek, Banks deteriorating, no levy, fallen trees, elm suckers overtaking all the bank, but mainly no concern for flood protection for the town as all the drains leading to the creek also are overgrown and uncared for

## Infrastructure

Lack of recreation, team sports and individual such as bike paths, skate scooter park pump track

"My concern is that the current infrastructure is not adequate for the number of people living here now,

eg: poor water quality (bore water), poor water pressure, unreliable and poor NBN, unreliable electricity (power outages) If the plan is for future housing then the infrastructure needs to be upgraded for the current residents and then upgraded again before further development."

"Drainage infrastructure for businesses and residents is very poor, witnessed during periods of heavy rain and creek flooding. Many streets in Clunes have no paving or gutters and this causes massive property flooding during periods of heavy rain, putting the onus on local residents to spend a massive amount trying to rectify it.

Poor tourist facilities, particularly the lack of casual tourist accommodation choices and the inconsistent hospitality offerings of local hospitality businesses."

Residents are gradually abandoning the town's amenities for better facilities in Maryborough, Creswick and Ballarat. This shift has been caused by "lifestyle" operators of town's restaurants, cafes and bakery together with more shopping choice for grocery, beverage and general merchandise offered elsewhere. The town centre will die unless enterprising, commercially focussed hospitality and retail traders are not encouraged to establish businesses such as a unique setting.

I have concerns over the lack of facilities and things to do in the town for kids growing up in Clunes. The skate park requires a massive upgrade it sits unused due to its poor & outdated design. There also needs to be a bmx or mountain bike track. More facilities are needed to entertain the kids of the town and also to give them a meeting point to spend time with their friends. At the moment there's nothing for them they all just walk around the town bored.

The building of housing estates without major improvement to infrastructure, water, electricity, roads and NBN.

Footpaths, Roads, water drainage, sewer systems to be upgraded to be able to handle the growth in population of Clunes, a full time shire office

"yes, I have real concerns. Although we pay rates to the Hepburn shire the infrastructure support in Clunes is severely lacking.

I live in George St, there is no gutters, no drainage , no footpaths, dirt road and please look at the intersection of Bland, Angus and Ligar st - its incredibly dangerous and has no signage. Also the exit of George st onto Smeaton Road

Please consider the local member and the representation of the shire , for example on the Clunes Facebook page"

Just the lack of infrastructure

yes i believe the reputation of the council is having an impact, the fact that a disabled person must be locked to their home and cant go for a walk if you live on a street like us...we cant even have a safe track or path to be able to even get into the center of town, how disgusting...

The drainage, road condition and nbn

"Money being spent on infrastructure is too low. No footpaths leading to the township on north and west sides. dangerous crossing roads for access. No facilities available in Queens park. If a single parent had a BBQ going and a child ir they needed to go to the toilet, the parent would have to pack everything up to walk to the facilities at the footy grounds.

Help for sporting clubs to relocate out of flood zone."

I feel our sporting and play areas for children are no longer up to the standards of other towns

"No community functions/ events centre, outdated and small recreational and sporting facilities resulting in kids wanting to play sport in other towns. No safe evacuation centre.

No childcare resulting in lower school numbers and again kids and families looking at other towns for education and sport opportunities- no sustainability for our younger generation."

If we don't improve our facilities we will be left behind even further

"Sporting facilities need improvement.

Need to keep people active and sporting / recreation facilities need to be improved.

Need to create facilities to retain events / activities in township - currently no real facility for a decent sized function, for major events facilities / amenities."

With the growing population the heath services have not caught up

## **Other**

Yes very wealthy people own a lot of the buildings and are charging people on or below the poverty line way to much rent to live in squalors

Please allow opportunities for new houses

Lack of housing and transport means people leave rather than join town

"Ageing population and lack of job and educational facilities in town.

Lack of funding for maintenance and repair of heritage buildings."

"The aging population not enough young people and families.

Environmental degradation from over farming."

We need to grow its population to keep it viable into the future. But I think a focus on heritage looking homes to keep in with the towns heritage

Yes. People just objecting to change for the sake of it. The town is growing and services need to keep up. I would like to see a bigger supermarket and shopping precinct

We must not lose the personal community interaction.

"House prices make living and working in Clunes almost impossible. Most people will commute to Ballarat to work and so will use Ballarat for schooling and shopping. Clunes will become a dormitory town.

As houses prices go up, more people want to subdivide. Need to limit further subdivision of blocks outside the township zone such as along Roses Lane. Having a supply of larger lots is important as it protects wildlife corridors and allows for ""hobby farms"" providing the diversity of land uses."

Cost of housing and lack of jobs

"Socioeconomic stratification is major.

The cost of commercial real estate makes it hard for people to establish new businesses.

A lot of our shopfronts are run as weekend hobbies for semi-retired people. The major economic focus is on tourism, but there's very little accommodation outside of holiday rental homes, which decimate the rental housing market. In recent years 16 rooms have been taken off the tourist accommodation as B&Bs like Duke's and Keebles have become private residences."

Too many houses being used as weekenders, sitting empty, meaning the town is in danger of lacking a genuine "community" into the future. The answer is NOT to encroach further on our already pressured natural environment, exacerbating the drivers of climate change and species loss, but rather in wider reforms around multiple property ownership, and at a local level in the reinvention of disused older buildings as affordable energy-efficient housing tailored to suit today's smaller households.

Outsourcing of works often leads to expensive, poor quality outcomes with no follow up for inadequacies or resultant issues.

I am worried that without a solid, measurable and practical plan it will regress back to it's shabbier existence with vacant businesses on the main street and little reason to visit.

Yes

It's ran by [REDACTED] now and going down hill, I have lived here for 22yrs, no industrial land, no repair/ welding shops

Clunes is very dead during the week. It needs some sort of main feature to attract more people to the area. Potentially a feature playground or some sort of tourist attraction. The book festival and farmer markets are great for weekends, however shop owners don't get any business during the week and often don't open during the week, which results in a lack of Tourists during the week and also affects residents

More safety in town at night

"I moved to Clunes for the country vibe not the bussle of a busy town.

This town has so much heritage and it fits the size it has of people just right"

Concerns about the fundamental change in ownership of the main street businesses. There are only two bookshops left, one pub, one deli & one general store. two of the main street shops are now "air b&b" and a significant number of businesses are closed / empty. The night / weekend amenities are fewer by the week & the general malaise of the locals is perturbing.

Too many holiday homes where people don't contribute to the community or economy

There is a ridiculous number of unused holiday homes and just deserted homes.

"I would be particularly concerned if Clunes was to experience the kind of influx of people and gentrification of areas such as Daylesford. I particularly dislike what Airbnb has done to Australian communities and would like Hepburn to actually take a stand against short term accommodation in resident zoned areas.

People need a place to live!"

Clunes is being ruined by truck traffic. There's virtually 24 hrs a day trucks through the town. They are noisy smelly and dangerous.

"The movement of big trucks through Clunes is a concern in terms of health, safety and amenity. They need to be encouraged detour around our smaller towns.

The lack of public transport options is a real limitation. It should be much easier to move between towns without resorting to using cars."

When a new house goes up on a spare block I think - great more trees! I would like to see more street trees, some developer coming in and putting up housing that is about profit not sustainability worries me

## **5. Other comments**

### **Growth**

Any development must include adequate infrastructure such as schools, healthcare and transport.

I have my doubts how Clunes will look as more people want to put tiny houses on they're properties. Where is the effluent going to when there is no sewer? This means more septic in an area what already have a majority of out of date waste management system. With regularly flooding in some area no a good thing for people and the environment. Moreover, please do not make Clunes a big camping ground and attract them who do not respect living in a small town.

Please protect our country towns and do not allow them to become little overcrowded cities.

Please take into consideration the wellbeing and welfare of the existing locals who have chosen to live here due to the peaceful rural lifestyle, away from housing estates and noisy hustle and bustle of cities, and please take care to retain the treasured heritage of the place, which is it's history and natural environment.

Clunes is a small heritage town, it has great community spirit, I feel that if it gets to big that will die.

Clunes has many unique sports, arts and community groups. These should be supported. We have unique attractions which the community have worked hard through volunteering etc to make Clunes an awesome place to live. Overcrowding of housing can easily ruin this.

"The new subdivision proposal for Nicholson St is totally out of character in this area. All other houses in this vicinity are on well over an acre each. This particular St could not possibly handle 5 new houses.

This would be dangerous on many levels. Traffic flow, totally inadequate storm water/run-off, shattering a peaceful existence of residents and wild life.

Other residents have created a haven for birds in this area. The potential for 10 extra cars in 5 dwellings is ludicrous."

I'm 100% for a bigger Clunes so long as it means a) more housing diversity for people on a wide range of incomes b) better protection for natural heritage, biodiversity and 'right to roam' - it's a crime that we are denied access to one side of the creek because of private landholder incursions c) vastly improved PT infrastructure and d) a thriving, liveable town which embraces diversity including honouring traditional owners. Surely Mt Beckworth has an Indigenous name? It's time we knew it.

"Clunes is a special town like alot of other small town's.

This town has special quality's an that is for the passers by the stay in a B&B for a quiet get away or just the general vibe of the town with alot of historic bit's and pieces.

It would be a shame to see it grow too big."

## **Infrastructure**

"Would love to see more trail walks in Clunes. So much bushland around but no proper trails to explore it.

Would also love to see the dog park expanded and improved."

Better access to communication grid and solar power buyback would be good and preserving the elms that give character shade and fire protection to the town is needed

Clunes could use a new playground in the current location beside the creek

There is very little here for young families, including pram/bike suitable paths, safe road crossings, decent playground that inspires and challenges children (including options for disabled children) and the skate park is so sad. There is little incidental contact between families due to this lack of family friendly infrastructure.

We need a new recreation facility. Exisiting one is flooded regularly old outdated compared to rest of shire. Too small and does meet accessible needs.

"Creswick/Daylesford/Maryborough all have fantastic facilities for kids to use. Skateparks/water parks,lake with a tower for kids to jump

Into the water from.

Where's the investment into clunes ?

There's nothing"

Nbn needs to be installed in some parts of clunes.

Slip road from Angus Street into Bland Street has no give-way sign and should be closed off from Angus Street end as it is also dangerous for school children using Cameron Street to walk to school.

No consideration for the recreational spaces and sporting facilities in our town

"Need to manage sporting / recreation facilities outside of flood prone areas.

Need to link with Wesley as well as possible on strategic initiatives / planning."

Better facilities at Collins Place to support larger events/festivals, like3 phase power at switchboard

Sporting facilities need a major upgrade.

Lots more footpaths and cycling tracks

We need a decent bowling green. Every other club has there councils putting money into there local bowls clubs. How about Hepburn spend money on our bowling club?

## Services

We need a small retirement village as a lot of people getting older, living in a big house but do not want to leave Clunes. The pool need to be upgraded as it is to small for the amount of people

Clunes needs an aged care facility where elderly community members can move to. At present there is no suitable option and people who may need care are forced to move elsewhere. We are ageing community without any adequate facilities.

I'd like to see services outside of hours like exercise classes etc painting classes etc as if we are working in Ballarat we don't get home till after 5pm and a lot of great offerings are all during the day.

I would be very excited to see elements of good urban-ism turn up to Clunes, things like not needing to drive to access any part of the town, regular public transport options to connect to Ballarat and Maryborough, mixed use developments to allow higher density living adjacent to shops and services. I think it would be awesome if the only time i need a car is to travel outside the town.

"Having a playgroup in town

Having a childcare/ family day care in town

Updating the playground by adding some new equipment suited for all ages as the playground doesn't suit ginger ages currently."

## Other

Clunes is a town in transition. In recent years there have been a large number of new residents from Melbourne and other areas bringing more economic energy and more demand for better quality and choice of services. There is still push back from older residents resisting change and



service providers who put lifestyle before commerce. This tension will continue until the demographic changes.

inconsistent direction, lack of opportunities for training for youth and up to Retirement age, most of the activities seem to be aimed at retirement age or young children.

Its a great community

Clunes attracts people/business that think there is a large potential for tourism based on publicity and marketing around one annual event. Often these businesses don't stay as it becomes obvious that the type of Tourism businesses coming into town are not sustainable.

"I was speaking with a client recently and during that conversation I mentioned where I live - his response was that he and his contemporaries have spoken about investing in Clunes and reference Bromley and Wesley campus. In short the feedback is that Clunes is always will be the forgotten of the four villages

No economic benefit investing in Clunes, the rate of volunteers and neighborhood house projects holds no future.

I made a mistake living here , the Hepburn Shire doesn't consider Clunes"

"Great potential for outsiders to come and spend time in the clunes township with the heritage a great feature.

Support community projects and housing."

More funding to help Landcare care for the Creek- it's a huge job. How do we blend ag and tourism/small town business values here? They seem a bit disparate. Maybe that's normal in country towns (I'm from a rural farm). Improving the rail freight will help get trucks off the road. I'd like to see us exploring sustainable energy production to support our community.

Needs to be mangement of Creswick Creek

Protect the soil and climate and stop farmers from burning off stubble.

"There are not enough street trees within the township to mitigate climate change / heat wave events.

There are not enough protections of wildlife around the township including protection of large trees."

"Tourists come to Clunes to visit a heritage town, so any future housing development should fit the heritage feel...

no brick veneers, no townhouses, no ""little boxes"" side by side !!"

Oppotunities for building on smaller, serviced blocks to allow older residents downsize & remain in Clunes.

"Please read above regarding environment and housing.

And, on a more readily addressed basic issue, please note my earlier observation that the beautiful Queens Park Fountain is falling to bits and urgently needs restoring before it completely crumbles away."

Our tiny little park with the fountain could use some more shrubs.

Recent main streetscape upgrade was a disgrace. More greenery was lost than supplied with small numbers of ugly trees not even the ones originally promised. Dead leaves hang off these trees all winter. There are too few to have an effect -one planted too near a drain was later removed and inadequate watering saw a tree or two die. The redone road saw an ugly expanse of tarmac- not even a uniform colour and with ridges and pockets that pooled water. Shoddy! Ugly! See above comments!!!

See above don't any one disagree with me ever im always correct. If you think I'm wrong ,reread from the start.

There are discussions about environmental sustainability and how urban areas are trying to be "green". However, there is also a closely related and equally fundamental aspect that is oft ignored, and that is "Social Sustainability". Subdivisions lead to increased numbers of people in smaller areas which negatively affects and lead to a fragmented social envelope. This has the result of affecting the physical and mental wellbeing of the residents.

Keep it the way it is

"Airbnb in the area impacts on increasing house prices and rental prices, severely limiting the availability of rental properties and allowing the empty suburb syndrome.

Improve assistance to farmers during periods of extreme emergencies. A large part of the attraction of the area is that small towns are surrounded by farming communities.

Clunes is developing a reputation for its online bullying practices and its become an impediment to new business development and new residents."

Connecting the main exits (roadways) from town with pathways/footpaths to the existing footpaths to allow walking tourists and residents to walk more. Link up creek road to medical centre to allow loop walking trail.

we need change now.relaying our road every few months is ridiculous and a waste of money, we need a sealed road, we need some damn footpaths...considering how much we pay in rates asking for some cement for us to walk on shouldnt be a big deal..asking for a safe walking track to be able to get to the shop shouldnt need to be begged for....but i wonder if there was a council member who was disabled and unable to drive and had to live here i wonder if suddenly there would be interest in helping us

Get rid of the trucks going through the town either bypass roads or curfews.

## Housing

### **7. What sort of housing does Clunes need?**

#### **Other comments**

Life style retirement villages all along Hepburn Shire so seniors can choose where to live.

Three bedroom houses on approx. a quarter block of land. Children should be able to play in their own backyards and not have to be taken to parks.

the township itself, in the centre could accommodate compact housing for those needing to be close to the centre and facilities. Outside the centre, the area should be kept rural and spacious, allowing for hobby farms, fully functioning farms and rural lifestyle.

probably all of them, however some guidance and planning is needed not ad hock developments that devalue the surrounding buildings

There are lots of empty blocks scattered around town that could be used for suitable housing

Conversion of existing wasting and disused buildings for affordable, energy efficient housing rather than continuing to eat into, and degrade the natural environment and productive farmland.

The housing needs are a complex matter and these options over simplify things. There needs to be a transparent discussion about the pros and cons of each of these. A blanket solution is NOT the answer

retirement village and 1 acre blocks for a small price

A mix without estates.

Lifestyle blocks to retain rural feel.

housing consistent with existing town character

Larger new home sites we don't need small ones going up.

## **8. Reflecting on your last response, how could this be improved?**

### **Balance**

Don't want over development but appreciate the need for town to grow, just don't squish house lots into unrealistic areas on fort roads or behind existing houses

The housing needs are a complex matter and these options over simplify things. There needs to be a transparent discussion about the pros and cons of each of the above options. A blanket solution is NOT the answer. Merely building "Smaller affordable home sites" does not take into account what are the repercussions for the areas where these smaller homes are being built. How will the neighbours be affected? To what extent will it increase light pollution thereby affecting the biodiversity of the area? What does Social and Affordable housing even mean? New home sites? The above options listed in Questions 7 are very vague, and shows a lack of focussed research.

"While land releases should be encouraged, there needs to be sympathetic and well controlled approvals for these releases so as not to impact on the surrounding residential area and on traffic noise and congestion.

Rental accommodation is hard to find for the people working in the area that cannot afford to buy a home. This would be improved by an increase in the range of housing options. Airbnb approvals need to be controlled by putting a minimum limit on Airbnb accommodation rental terms, see Canadian Airbnb short term rental regulations."

Opening more sites but not too small, as it detracts from rural feel.

Any increased housing must be accompanied by the appropriate infrastructure.

Some new housing is inevitable but keep the blocks of a similar size as the existing township and the house plans complementing the style of the existing homes. No macmansions.

Obviously the town needs to expand but in a smaller controlled way.

### **Development**

Space used well in the centre for both housing and public space. Retaining the rural lifestyle outside the centre.

Stop allowing subdividing of block's into multiple lot's this is a small town suited for the numbers that are here now

Not opening up areas to developers

Not to allow developers the ability to carve up land and develop housing on small blocks. Future residential projects should focus on affordability and needs of those that would like to stay in the community.

No large single estate development.

Stop subdividing, which will stop investors buying, which will bring pricing back, enabling younger people to purchase

Retain/protect zoning without giving in to developers who have no care for lifestyle or rural living.

This is a rural setting. People come to the country to have room around the property to have stock, horses etc. Large blocks are needed for this type of living. Blocks 10 - 20 acres.

Housing that keeps the rural feel and takes into consideration the heritage nature of the town.

Not dividing land no flats not units

Having housing blocks 2 acres and above keeping it rural.

Not approving 100's of small lot developments we still want to be a country town. The roads and drainage can't cope with what we have now let alone more

### **Housing diversity**

Developments which allow shared outdoor spaces to encourage community engagement and reduce isolation, especially for single parents, older people and the disabled.

better access to the homes that are on the outskirts of the town.

"The important thing IMO is to provide a diversity of housing types. Not everyone wants a ramshackle, freezing weatherboard on a quarter-acre block or an acreage property in the bush.

We also have many people who live in caravans or other types of temporary accommodation and yet Clunes is freezing cold for 9 months of the year. I'd like to see greater investment in social and affordable housing. There is ample land, just no political will."

Council need to be quicker in processing house applications.

Planned solutions to housing affordability.

Smaller houses close to amenities

Incentives for more building and people to move to Clunes from Ballarat or Crewick. Great advantage as a country lifestyle only 20min from Ballarat CBD.

Improve flats for older residents. Vet ugly brick homes...sounds critical, but they don't add any character to the town

Need much more diversity of housing stock close to the centre of town - 1 and 2 bedrooms.

The creative conversion of existing languishing and disused buildings in the town's streetscape for affordable housing, retaining external heritage values, to suit today's smaller households and enhance opportunities for social connectivity, rather than continuing to eat into productive farmland and degrade the natural environment thereby exacerbating species loss and the drivers of climate change through continual land clearing.

The town needs a mix of high density housing in the centre and lower density detached housing around the periphery. The low density detached house are sorted, the need is for higher density closer in.

Clunes should have lots of different types of housing, so people at any part of their life could potentially purchase a home here.

Smaller purpose built units

Clunes is a quiet town with older residents, more housing to suit the elderly and then incorporate social activities

Build affordable housing over the flats that are empty

By give the apportunities for new houses first, allow and start with those lands left for ages titled as farming zones

Require more houses to bring more people to the area

More affordable housing.

Rezone farm land so owners can sell blocks outside of the town for houses

I think we need to look at density in areas such as Leslie street and seek to replicate it in other areas across the town. I'm not particularly keen on housing estates but I acknowledge they're importance in our increasing populations.

The variety of housing available is limited. There is not much beyond the average family home - not many apartments, townhouses or smaller houses for single people. This sort of housing is required for when families break up, for older people who are solo and for people with a disability anting to be independent.

Provision of subsidised public housing

## Planning

Build homes on the ample crown land that surrounds clunes

"better planning, around location of these constructions and ability for the aged or people with disabilities to get safely to the town services, as access by paths ect is not available, or safe.

Emergency housing for people homeless or at risk"

Council provide more efficient processes to encourage people to build. Provide services to land before it is put up for sale. Restrict large developments to prevent too many houses in one area before health services & school and facilities have been increased.

Better planning control.

re zoning of some land more access to sewerage instead of septic

Rezoning land

## Other

ignore what the oldies say about keeping clunes private and tiny, we need the people, we need them to support the local stores, need them for the school and kinder, without fresh newbies there will be no students, no regular shoppers...

Address the AirBnB issue in some way

Somehow we need to put a check on the amount of bnb's and weekenders and limit these so that people can live here.

Levee on vacant houses / encourage ratepayers who have a second home or investment property in the Shire / Clunes to offer long term rentals instead of holiday rentals.

"Control how many air b and b's their are in a small town like Clunes

Last count over 50"

You cant build houses without infrastructure to support newcomers

All housing suppose to be on proper sized land eg halve to a quarter of an acre. We are a small rural town and it must be this way. Moreover, do not let people get ripped of which over the top prices as land especially farmland what is used in most cases for development. During my last research farmland is sold for \$ 6,000.00 per acre. So how is approx. \$ 350,000.00 per approx. 400 square meters justified.

The town is more for retired people as there is not much here.

Current socio economic structure of the Town drives demand for RENTAL property not owner occupied. Given current Victorian Government changes to the Residential Tenancies Act, Land Tax and 2023 State Budget imposes increasing the supply of rental property. Better town amenities may encourage more owner occupiers to drive growth

I'm not clear that this is the responsibility of local government.

In consultation with the entire community

Listen to your residents

In order to open up more housing to people with biopsychsocial needs we need to consider what we offer on business or trade. We haven't got the services here to be able to expand quickly.

Rezoning land with consultation with landholders

"There are many older residents that move to Ballarat to be closer to services. It would be great if they could stay in Clunes. We don't even have a taxi service.

Clunes does not need cramped housing with rows of houses packed in tight."

By having laws that prevent apartment type housing in our town or even a controlled small number for single people.

## **10. Thinking about the next 15 years do you see yourself**

### **Other comments**

If the town continues to be developed into a suburban type environment we will sell up and move. Our move to this region and town was for health and safety reasons

I'd like to stay in my home as I have invested so much into living here. But if the land around me continues to be subdivided I lose the environment I gave my all to purchase and retain.

Like to move a rural 3-5 acres for our animals size of home 3 bedroom

Moving to a more accessible home within Hepburn Shire ( Creswick area) on a proper sized (acre) block of land.

## **11. What do you see as the most significant housing needs for your community?**

### **Other comments**

Appropriate location for future housing is perhaps paramount! Short-term solutions which is the motto of urban developers needs to be avoided

No more building towns big enough

Dont see the need to focus on more housing rather support the community that is here and implement more community strategies for environment, safety and support services t

Retention of space around houses

Affordable housing suited to much smaller households that is energy efficient, enhances social connectivity and public transport access opportunities and that DOES NOT continue to constantly eat into the natural environment and degrade it, create further barriers for wildlife, fragment bushland, clear land, exacerbate carbon emissions , species loss, natural heritage degradation and loss etc.

Making it onerous for people to leave houses empty.

Country towns are not appropriate for high density living. That is for cities. We will ruin the charm and character if we do not have laws to protect them.

None of the above

## **12. If Clunes were to grow where should the housing occur?**

### **Other comments**

NOT splitting up blocks to make smaller ones

I think maintaining patchy housing/open space is important for the character. Infill will remove that feel. Lots of larger acreage doesn't support practical land use by many owners or renters. Fix up existing stock or use space for more energy efficient houses

Affordable housing suited to much smaller households that is energy efficient, enhances social connectivity and public transport access opportunities and that DOES NOT continue to constantly eat into the natural environment and degrade it, create further barriers for wildlife, fragment bushland, clear land, exacerbate carbon emissions, species loss, natural heritage degradation and loss etc.

any of the above

### **13. Do you have any further comments about housing in your town?**

Keep in character with existing streetscapes don't jam too many houses into small areas.

There needs to be transparent and reasoned discussions about this issue. Currently, the questions asked in this survey and the ideas highlighted in the "Clunes Conversation Starter" allude to increased unnecessary sub-division and a downhill journey to uncontrolled urban sprawl! Housing and the planning need to take a long-term perspective and not a short-term perspective of build, build, build. People move to regional areas to escape the urban sprawl; however, this is quickly destroyed when councils give developers "carte blanche". So far Clunes has managed to escape this, and that is a precious asset. If the ultimate goal is the wellbeing of the residents of Clunes, then housing in Clunes needs a more nuanced approach.

Sympathetic development that maintains the existing rural look and feel of the Clunes residential areas.

Keeping houses spaced out so doesn't look like modern suburbs

Again, no brick veneers, keep housing to fit the town look and feel.

Don't see the need to focus on growing the town. When there is residents built they should align with the character of the town and not just build quick cookie cutter houses.

If development is needed, use existing blocks then move out of town. It must stay the same.

I believe it should be kept to a minimum or we lose the small town that most of us chose to live in.

"CARE is Required.

DONT RUIN THE CHARACTER for profit."

"Leave as it is

Found ways to found a job no housing commission"

Development of housing within town boundaries with accessible walking paths to town centre and community bus services during peak times.

Housing been built are great looking and more are becoming energy efficient homes.

"Hepburn SC needs to apply a consistent approach to subdivision of larger lots outside the township boundary (consistent with the agreed & consulted housing strategy / township plan).



Chipping away at larger lots pushes those looking for ""hobby farms"" into the farm zone which then affects the viability of some of the best agricultural land in Victoria.

What is happening along Ballarat-Maryborough Road at 2-Mile Hill?!?"

"Continually cutting up more land for housing is degrading and destroying our natural heritage, exacerbating the drivers of climate change, fragmenting remnant natural habitat, driving species loss.

The answer does partly lie in wider reforms around housing and property ownership at a federal level, but at a local level there is much that can be done around the creative and innovative repurposing of existing buildings within current town boundaries to help tackle both environmental and social challenges into the future. There is a great opportunity here to set a really smart example!"

New housing should be as near to the town center as possible. Creating housing far from the town center leads to lower "walkability" and encourages use of cars which we need to pivot away from to do our part to solve the climate crisis.

There needs to be more for young people. They move to the city just for housing and then they are living where they have to, not where they want

More attractive subsidies on solar / battery power. Research into locally installed power supply generation (via wind / sun) and associated battery storage?

There are many houses with wood stoves/heaters. The smoke in winter settles in the valley, and makes air quality very poor. There should be encouragement for households/new housing to opt for different heating methods.

Not any rentals left for long term locals due to housing been being turned into BnB's

As I said before no over the top prices for land. I know that most of the money from sold property, taxes etc goes into state government bottomless bucket and towns like Clunes do not profit from it as much as they like.

Need infrastructure looked at before looking at more houses and population.

No

Dont want high density housing

There needs to be a full and honest assessment of drainage issues not just in low lying areas. So many of the drains and gutters in Clunes have nowhere to go.

Currently there are no options for older residents wishing to downsize or reasonably priced houses for people wishing to move to the town. Difficulties for those wanting to build ie unserviced blocks, slow building process discourages people wanting to build.

Increased housing within town boundaries will increase storm water run-off into creek and raise the risk of major flooding of the township.

No

Clunes should not have dense housing areas. We are not living in a city. The rural feel of space is very important.

Keep block sizes to 2000sq min

Due to the heritage nature of Clunes any future housing should be strictly controlled. Hepburn Shire Council could collaborate with architects regarding sustainable, energy efficient housing in styles that would fit in with the heritage feel of the town.

Low density. Oh by the way, councils job is roads rates and rubbish only.

No

It would be great to see more affordable housing

It needs to happen but services also need to grow

## Business

### **14. What types of businesses and services would you like to see added to Clunes** **Other comments**

Tourist actions in keeping with the town's heritage and artists

Clunes could really use a basic gym, properly equipped with treadmills, weights and group fitness space. This would be so valuable for residents' health outcomes.

Laundrette, hardware, professional services, accountant, lawyer, etc

Creative businesses, skills sharing / training

fitness

Hardware store

None

### **15. What would make Clunes more attractive for business?** **Other comments**

There's everything you need if you want to live in a country town

Need to re-educate locals to shop here- it may be too expensive so people go to bigger centres- that's a big challenge.

Less planned power cuts. Smaller "mixed-use" areas - workshops, studios or small warehouses (makers, doers, creatives) not heavy industry.

New playgrounds, some sort of tourist attraction

Windfarm and batteries so we have always power when needed as we have regularly outages.

More coherent marketing

Properties to rent for business,

sporting and recreational facilities

None

Car spaces off Fraser st

**16. What is important for businesses located in Clunes?**

**Other comments**

customers

Access to staff

Privacy, speedy approval permissions removable buildings on private property,

## Transport

**18. What modes of transport have you used in the past month in the shire?**

**Other comments**

Attitude/community bus

Motorcycle, tractor

**19. Tell us where and how walking facilities could be improved**

Within town boundaries is fine, maybe more connected pathways not necessarily concrete on the edges of town.

No major improvements needed

Apart from specific walking trails to aid tourism, there should be a major upgrade to all township roads as many are unpaved, massively potholed and dangerous to pedestrians, bike riders and cars. They need to have gutter drainage installed as well.

Connecting the existing pathways, eg from Ligar St up Creswick road to town border, Ligar st up Smeaton road tk town border, creek road across creek up to medical centre (near creswick road), pathway down Scenic drive for walking. Pathway connecting new footbridge to town via Fraser St.

More walking tracks that connect and are maintained.

Connection of the pathways so residents and visitors could walk a circuit which at the moment the pathways do not join up and stop making it necessary to either walk back on the roadways or return the same way. The football and netball groups could then use the circuit for training purposes as well.

More pathways.

Light coloured gravel in boggy places. Better maintenance.

Better visual cues in the town due to needing to use walkovers because of deep guttering. The town plan has in the past advised that rails on the cement crossings would be put in place. Nothing has been done years later.

More walking tracks, bush walks, history walks, eating/ meal spaces.

The Creek walk that continues between the town and the Fairview estate is enough.

I don't walk much. More Walking tracks around town showing the nice areas and sights

More footpaths and more recreational walking paths

More footpaths to access the school safely

Need to have a bike/wheelchair/ pram/ pedestrian-safe path on one side of road within town boundaries.

More footpaths to the outskirts of the town.

Walking facilities are pretty good... it's just that most people don't use them. Not sure how you solve that one!

Footpaths on East (Creswick) side and Smeaton road. On the Creswick side you can only walk on the south side of the road. Traversing a narrow area, as the nature strip falls away. When cars come you have to stop in areas to face the road to be safe. When you get near the bridge you need to cross the road at an intersection to cross the narrow path over 1 side (only) then onto a slippery mud path to finally get to a path on the opposite side of the road in Fraser street.

linked to major usage areas with good safe tracks.

More train services, EV charging

Walking paths and tracks

More trains/buses. Better cycling- I hate the busy roads so never ride my bike out of town.

Hepburn SC previous footpath connections project worked really well. Look at the footpath network - working out from Fraser Street - and fill in the missing links. Then add additional footpaths.

Walking facilities are adequate.

More footpaths, for example along the entirety of the truck bypass, connecting all the way from the train station to the main street, along Creswick road to connect the streets East of the creek, and Templeton street to connect the mains street to Bailey street. Creswick seems to be currently receiving a footpath upgrade and something similar in Clunes would be fantastic.

Increased and upgraded footpath network. Areas in need footpaths include: footpath to the Clunes dog park, walking track alongside dangerous truck route (Victoria street)(would also link new housing development on west street to train station and rest of footpath network), extending the Fairview road footpath to the cemetery, and a footpath leading to the clunes pool and foody club (as children often walk on road to access these facilities)

Footpaths should be connecting to every house within town and to every business

More walking tracks

Maintenance of current walks. More public amenities, more utilisation of walkways around the river & old gold mines.

General upkeep

I think the town lacks decent footpaths which is fine when it's dry, but an absolute slopfest when it's wet. Even gravel would be superior to turf and pooling water.

There is a lack of footpaths and well maintained footpaths that makes walking difficult.

"Walking bridge and area around creek that was damaged in floods could be maintained better

Would be good to have some more facilities near the wetlands for safe parking and access"

if we had more trains and busses would be great but theres barely any

Existing walking paths need to be linked so that more circuits/scenic walks can be done without traversing roads.

Please have barriers either side of crossovers from footpath to road to stop people parking there.

I walk the same circuit every day. It gets tired but not sure where else to go. Development of Open space like Esmond Reserve with walking & cycling tracks would help.

N/A

Footpaths, lighting, crossovers

When it is not in town it suppose not to be important. Foot/cycle paths out of town are overgrown, on-even, slippery, full of stuff that punctures your tyres, flooded when it rains and when weather is better and not scooped by the owner horse poo. The last bit very annoying when footpath is over your drive way/ path to your property.

Need footpaths in lots of the streets in clunes as there is allot of disability people with mobility scooters and currently have to take risk of getting run over.

Foot paths, not necessarily concreted, within the whole town boundary.

More walkways along the Clunes Creek that are disabled friendly

go around and look for yourself. newly erected foot path in some areas are overgrown with weeds and various holes.

Footpaths don't extend through the whole town, blocked drains under driveways increase slippery areas, really hard to get information about locating bush walking tracks, some roads treacherous with traffic visibility

Walking tracks out along McDonalds Road & Fairview drive

"Properly constructed Footpaths are needed in most areas.

Pedestrian management at the foot of the school hill.

Some form of crossing from Butchers to IGA."

More walking tracks eg. along the south side of the creek on either side of the creek with a bridge to cross.

More footpaths around town

safe pedestrian access on creswick road inside town boundary, is dangerous

Walking-footpaths need to be continuous. Eg not half way & then stop such as Templeton Street near Free Lending Library

More footpaths and better maintenance of existing tracks (eg along the creek).

Creek walks, walking tracks along McDonalds Road

Footpaths within the township should be available to all residents. A school or pedestrian crossing at the foot of the school Hill and a crossing from the IGA to the Fraser st shopping precinct.

Would love to see more walking trails in the surrounding bushland areas.

More walking tracks and also upgraded footpaths

Better footpaths and more walking tracks

More footpaths, Canterbury street, scenic lookout, flood street, station flat road. Many people use these roads for running and walking and have to share it with cars.

The creek walk which is our feature of town, is never maintained constantly overtaken by elm suckers, terrible state walking track full of mud or overgrown

Footpaths on Angus street

Many streets surrounding and leading into the township have no footpaths, even a path on one side of the road would make it easier and safer for people walking into town

More proper footpaths

They are fine, I'm mobility impaired so if I can get by anyone can.

More walking paths along the Creswick Creek.

Better walking tracks suited for prams

More foot paths and walking trails.

Better street lighting

Links from West of town would be great

Path developed on Clunes Creswick Rd towards Creswick - perhaps a connected trail?

Better maintained road verges to enable walking off the road where no paths are provided. Paths very uneven for those in mobility scooters.

Cutting grass and improving walking tracks across the shire including in smaller insignificant drive through towns

Better footpaths

Make the speed lower over government bridge. Very dangerous now more and more people come into town, some parts of it has no path at all to keep you safe

Need properly paved walking tracks on road side

Ensure footpaths are expanded

Along talbot rd there isn't enough concrete for walking.

School crossing at top of brick hill/scenic drive. Too close to edge of hill, needs to be moved further up towards Albert st. Vehicles traveling up hill have no/little visibility of crossing until they're right at it.

I think they're lovely as are.

## **20. Tell us where and how cycling facilities could be improved**

Unsure just need a better skate scooter pump track areas for youth, the space is obvious just need to do it. Beside existing.

A dedicated bike lane on the major roads and streets

Roads need to be paved and gutters installed to move the massive amounts of water that hit, and pour down, these dirt roads. During rain, no one should ride a bike on these unpaved roads. Further remove trucks from residential streets as they make bike riding (and walking) so much more difficult and dangerous as they can not stop suddenly. Take the Bailey Street\Talbot Road truck bypass out to the edge of town in both directions, avoiding town altogether. Put a 40k limit on all Clunes streets.

Pathway from Fairview on Blackmores Rd to Fraser so cycling isn't on road.

"Cyclists are not welcome in the country. Cycling on roads is dangerous and on narrow roads cyclists are forced off road onto uneven, potholed surfaces.

The only safe option is to have dedicated cycling/walking tracks."

It the pathways as above were maintained regularly, they could be used as cycle paths as well.

License bike riders.

More walking paths off the road to the centre from outer suburbs

Na

We need more walking/ recreational tracks.

Not appropriate on the narrow roads around Clunes

Don't know I live out of town.

Taking trucks away from the town centre

There are no facilities. Look after walking paths first.

More separation between cars and bikes, for safety

Need some routes promoted where it's safe to use cycles- main roads have no verge (Regional Roads issue).

"Lots of rural roads are great for cycling - so nothing in particular.

Cycle ""hoops"" along Fraser Street."

More dedicated cycling lanes throughout the town and shire would be excellent.

Narrow the streets to slow down cars, especially the roads approaching the town. There is no visual information to slow drivers down other than the speed signs, every approach feels like it should be 80kmph except for the bridge on the Creswick road. It's narrow and windy so cars slow down, that should be true for every approach to the town. If cars aren't a danger, cyclists will make use of the roads. Also bike racks to park near the warehouse and IGA would be good.

Cycling tracks leading to

More nature tracks along the river

I don't currently ride a push-bike but as a motorcyclist, I am often scared when riding at night time due to the disgraceful state of the local roads. They are often dangerous.

General upkeep

It would be GREAT to have somewhere to cycle. At the moment it looks like I'm going to have to get a roof rack so I can take the bike somewhere I will feel safer cycling, like Skipton.

n/a

"Roads coming in and out of town are treacherous by bike with little shoulder areas. Difficult to navigate with high speed traffic close to town

Would be great to safely ride to Smeaton, Talbot and Creswick"

first put in footpaths then focus on cycling..

I rail trail to Creswick would be great! Also, bike tyre air stations in town would be helpful.

N/A

Are there any?

N/A

All outside of town. See question 19. Also along the Clunes / Maryborough road as walking there is playing with your life. There need to be a proper foot bridge over the creek. Children coming from the schoolbus are walking there to get home.

Mobility scooters need more footpaths and some footpaths need repairing. Limited to areas to travel on mobility scooters.

N/A

Better bike tracks for riders of all levels

don't ride the bike anymore because of roaming dogs and put holes.

There are no cycling facilities in Clunes. Anything would be better than nothing.

Cycling paths away from busy main roads.

Not sure as I don't ride.

I don't cycle.

Mountain bike area

As above

fix the creek walk so as you can ride along safely

Bike tracks and lanes for cyclists

Bike parking provision

Don't need any cyclists can use roads same as horses.

More designated safe bike lanes linking towns eg Smeaton Talbot Maryborough Ballarat

Bike tracks

A safe link from Maryborough side of town for people to access town would be great

There are no formal bike paths. One alongside the rail line would be good.

Please don't waste council funds on these



Slower speeds for vehicles would make me feel much safer, I would like to use a bike more often, and could do this if the speed was reduced

Expand safe cycling paths

A safe walking area along Ballarat-Maryborough rd from cemetery Rd to town centre

Sides of roads be made safer.

## **21. Tell us how public transport facilities could be improved**

Great train service

More regular trains

"Train timetables should be adjusted to enable passengers to connect with the Ballarat express trains to Melbourne, and from Melbourne to Ballarat. Additional train services should be considered to enable people to get a late train service from Melbourne to Clunes.

There should be a limited regular bus service to and from Clunes."

Designated highschool drop off area with no parking. Local bus from main street to railway scheduled to meet train times.

More train services and bus services to Ballarat.

Buses into Ballarat around 8am returning around 12pm and again in to Ballarat around 1pm and back around 5pm. This would enable people with medical appointments who do not drive access to appointments and workers a way into Ballarat each day.

Again, cycle paths near roads to get to town without having to go on the road

Another train leaving Melbourne at 6 pm

I don't know what public transport is available as we live out of town and have to drive to any destination

Just make sure visitors and workers can get in and out reliably and safely.

Not sure

Regular rail shuttle to/from Ballarat to meet up with existing services.

There seems to be enough available. Living in a rural zone you really need a car to get around.

More trains to Ballarat

Train timetable to accommodate workers in the week who work in Ballarat and beyond and Maryborough 2 services in morning instead of one and 2 in evening return trip instead of one or alternative buses we have very limited buses to Clunes from miners rest and Creswick during the day.

A local bus service to Ballarat to facilitate the older generation who cannot drive any more.

Double the number of daily VLine services to / from Melbourne. This would get me using the train again. We need a service that arrives in Melbourne before 9am and one that leaves Melbourne after 6pm. That would be enough IMO.

The bus and train times are close together and suit workers only. More bus services during the day, to and from Ballarat. Maybe a loop both ways around Miners rest, Clunes and Creswick.

More train services. E scooters to connect from station to town

More trains- I would travel more often but it's infrequent and hard to get a return trip from Melbourne later than 4pm.

More train services.

Additional return services (train or bus) to Creswick and Ballarat would be very welcome.

More trains more often. I recognise that there's only so much council can do here, but that would help. Additionally having a footpath connecting the station to the main street, as well as a bike locker at the station would improve the public transport in town.

"MORE REGULAR TRAIN CONNECTIONS!

The main issue with the train in Clunes is that it only passes through twice a day, meaning it is not a reliable method of commuting into Ballarat or Melbourne."

Consistency and 7 days a week twice to three times a day, morning and night but an afternoon service would be good

I think public transport is ok as sometimes too much accessibility can bring the wrong type of crowd in

Increase the number of trains / busses that connect Clunes to its regional towns. make the times of the trains suit the commuter population of the town.

More arrival and departure times

Two services a day for trains is pretty dismal. Even an additional bus service or two to Ballarat and back would improve connectivity.

There needs to be more options and more frequent bus trips. We need decrease the need for car use.

For the current demand I think it works ok

more busses and trains

Bus through town that goes to the train station

Reliable bus/train services

The facilities are fine. But the Vline timetable seems geared towards inward visitors, rather than supporting the outward mobility of residents. Outward mobility is super important for equity around access to education, employment, healthcare etc, not to mention social connections.

Need better public transport

there is so little, anything would be an improvement

Do not use public transport. But a small hop on hop off bus throughout the shire would be something to think about. We had this a long time ago and for seniors who do not have a car and need to walk into town to get a bus this would be a very good thing.

More train pickup and drop off times. Limited currently so it cannot be relied on.

N/A

More trains and

hop on hop off bus would be nice

Increased frequency, buses to outlying areas to connect with trains

There is a huge need for a local taxi service. There is no service of any kind to transport people to and from the Clunes Station or to the Health service.

We need a bus service that runs to Ballarat not only daily but throughout the day.

More buses and trains

commutable to Melbourne options

A more regular bus service to Ballarat. A local taxi. Community bus, car for older residents who no longer drive at a reasonable cost.

More trains and buses.

More often

There is no taxi service in Clunes. No service from the rail station to the town centre. Or from the main St to the health service or the school.

I don't use public transport.

"Myki at the train station

More train services"

More trains, more often. Myki at the station. It's ridiculous that you have to get a paper ticket. If you have to take the train before IGA is open, you need to make sure that you have cash to buy a ticket on the train.

more Trains earlier and later so you can work in city if needed

More train services. Bus from Main Street to train station.

More trains and buses linking Clunes to other towns

More services. Better connectivity between towns

They are sufficient. Though a bus between clunes and Daylesford regularly would be a handy service. everything else is managed by vline not council. must I repeat.

More frequent trains.

More trains at reasonable times e.g. arriving from Melbourne late afternoon rather than evening on a Saturday and Sunday.

Trains more frequent

More train services, and services that actually coincide with work times during the week, eg, I would utilize the train if there was a train service Clunes to Maryborough at the start & end of the work day

N/a

Encouraging state government to increase train services

Extra train services

Train service more times

Regularly running Public transport buses would be helpful

More trains

More buses to Ballarat to connect with more trains.

## **22. Which of the following could be improved?**

### **Other comments**

Slower traffic speeds where people live eg Beckworth Court road. 100km should be 60 - 80

Lower speed limits on Smeaton Road leading into the town centre and Angus Street, Maryborough Road and other main entryways into the township would be extremely valuable to help protect wildlife.

Filling up pot holes. Putting up street light eg Clunes/Maryborough road Fairview estate intersection and also other street corners. Take away all the unnecessary road signs as this is cluttering and are very distracting. Why not a proper speed sign 50 km when coming into town and only the 40 ones at school sites and CBD.

I think a 40 speed leading into and throughout the town would promote safer roads for everyone

## **23. Reflection on the answer in your last question, tell us where the location is?**

Victorian Street Suburban street intersection and all of truck route

The roads leading into and out of Clunes

"Unsafe road: mac donald street (frequently bad corrugations), crossroad with Coundon Street bad potholes

Unsafe pedestrians: Creswick road. No footpath/pathway, close to trucks. Unable to use bicycles or mobility scooters.

Unsafe pedestrians: travelling along Smeaton Road. No pathway, Unsafe for people and bicycles."

Crossroad at Fraser St and Service St Clunes. The current stop lines need to be moved forward as you cannot view oncoming traffic in the current location. Possibly a roundabout that accommodate trucks.

A connection from the pathway past the bowling club to Creswick Road.

Creek walk

Cement walkovers in town giving access to cross over deep gutter are usually blocked by vehicles. They are hard to see when intending to park as there is nothing visual at eye height to show they are there. Anywhere on the Ballarat Maryborough road is a nightmare these days.

Any intersection north of town is hard to enter the road on as there is a massive increase in traffic and trucks. There are many wildlife killed on the road as the speed limit is 100 going through the bush areas. It is a very unsafe road North of the town. Trucks going through town travelling on narrow roads and where pedestrians cross. Speed limits on side roads are 100 when it is far too fast for the state of the roads

We need more bush walks which are safe during snake season. Around the golf course and cemetery is nice.

Cnr Mt Cameron Rd and Glengower Rd. Surface of Mt Cameron Rd

"Service St/Fraser St intersection ; both cars & trucks race through at dangerous speeds

Potholes are a continuing problem"

Beckworth court road. This is a single lane road and the speed limit is 100kms. Large trucks come down the road at high speed making it dangerous having to move over to the side of the road. The turn of into Golfcourse road should be made longer so you can pull over sooner to turn left.

Walking to kindergarten cars travel very fast down Bath street and there are no footpaths and blind corner where Bath & Fraser streets meet

Clunes Creswick road between the two towns the pot holes can be quite dangerous if you are not familiar with the roads especially at night

Creswick Road into town

As answered in previous answers

Between station and town needs to be easier, better lit and paved and more accessible to make PT work well for the town

"The truck routes through town make walking and cycling unpleasant/unsafe. Get rid of the trucks!

Corner of West St and Talbot road."

"Footpath connection in front of the Free Lending Library.

More trees for shade over footpaths for shade in summer."

Reduced speed limits on Smeaton Road leading into the town centre and Angus Street, Maryborough Road and other main entryways into the township would be extremely valuable to help protect wildlife, and improve safety for pedestrians.

The truck bypass as it corners between West st and Victoria street feels especially unsafe. There's no footpath, nothing to slow traffic and a blind corner with high fences.

"Missing connection or link:

100m stretch along suburban St, between Victoria St and Alice St. The footpath is constructed for half the block then stops.

Connection to the dog park, as many people going to the dog park are walking their dogs, it is not ideal to have to walk on the road along scenic drive.

A path, corridor, road, crossing or intersection where you or your family don't feel safe:

Victoria street. This street needs a footpath or dirt walking track, as walking on the road along a high-speed truck route is not safe."

Around George Street for Footpaths, zebra crossing at the bottom of school hill (Cameron Street) and Angus and signs warning of children crossing there

Most roads have serious holes / damaged surfaces. Recent road repairs are not quality re-surfacing, but more a temporary "fix". Specifically, the disastrous "streetscape" work done on Fraser Street, between Service Street & Bailey Street is totally inappropriate. We have lost the green boundaries and now have unused loose stoned tarmac covering on the road kerb-side - which isn't even strong enough to cater for the weight of the refuge truck. It has broken the surface on the road outside our house seven times now. All repair work is sub-standard & doesn't even maintain the colour of the tarmac. The trees that were planted were totally inappropriate (pencil pines) and they are not maintained by the council (not watered). 40% of them have since died (or been removed due to apparently being a safety hazard)

Zebra crossing in front of town hall to Collins Place. High walking traffic area due to Wesley College staff and students

Clunes roads are acceptable, but I do think there has to be better planning about flooding as our climate is changing. Having a heap of roads wash out during a flood event doesn't instill a great deal of confidence in local councils preparedness for climate change.

While it is expensive to have exclusive walking/cycling tracks Clunes would be a far more attractive destination if these were available to explore its surrounds

#### MACDONALD STREET

"1. The Bailey Street / Ballarat-Maryborough Rd intersection is unsafe. Many cars do not stop as directed, and I have witnessed multiple 'near miss' incidents.

2. Angus Street, near the School Rd and Scenic Drive intersection, requires a pedestrian crossing."

A lot of places at the moment. I am aware these are being fixed.

Crossing the intersection in any direction between Service Street and Fraser Street is scary. The roads are really wide at this point and cars tend to cut corners. Pedestrian outspends would be helpful.

"The truck bypass where they turn right over the bridge to get to Clunes-creswick Rd

Going towards Bowles club

No painted lines on intersection trucks cut corner and I know of someone has had there car destroyed

By this only a couple months back

And not the only one"

"Intersection at Ligar, Angus and Bland st

Exit George to Smeaton Road"

All over town drive around and see for yourself how ugly it is in some places especially when coming into town from Ballarat/Miners Rest. It is not safe at all as more road signs taking away the visibility of the road.

West street and Victoria Street road needs attention as this is the truck route. The surface is poor and dangerous.

"Walking across Creswick Road Bridge.

Footpath or walking surface on Smeaton Road and Blackmores Road

Policing of speed limits on Seaton Road and Blackmores Road"

"Missing link From station to Fraser st.

School bus stop Corner of Victoria St, West St and Nicholson St. This is also extremely dangerous when turning from West St into Nicholson st. No vision of Victoria St. This is also the truck by pass so very busy.

Lack of walking paths in this vicinity (Truck route)

No pedestrian crossing at foot of school Hill. All children walking to and from primary school have to cross this road."

We need a walking bridge at the South end of the creek and walking tracks formed either side of the creek. This would enable a longer creek walk than we now have.

Most of our streets are rough

"transport from Daylesford to Clunes.

safe pedestrain access on Creswick road'

the bridge on Creswick road pedestrain access is dangerous

most footpaths not paved are unstable"

Angus Street speed limit needs to be reduced to slow trucks, particularly b doubles. Corner of Ligar & Angus is dangerous. Intersection Baily/ Service Street scene of accidents & near misses. Speed of trucks travelling down Service Street & past Fraser Street intersection is also dangerous.

Crossing service st to supermarket. Purcell st and West st road surfaces.

Township

"Link/connection from the station and Health Service to Fraser st.

Un safe Suburban st/Victoria St intersection.

West st/Victoria St bend.

Primary school bus stops no shelters or safe stops"

The main intersection in Clunes that has a 4 way stop really needs a roundabout.

Lots of potholes in the roads

The school bus picks up student on the corner of Angus and Albert streets, the kids have to stand on the road as there is no footpaths or bus shelter and the bus stops across the intersection

Common theme lack of signage to even get to Clunes - Only creswick and daylesford have decent signage

Heading into town from Creswick on Clunes Creswick Road, on the bridge crossing Creswick Creek, there have been a number crashes and near misses as cars race around at 60 km and large trucks have been stuck as it's not suitable for very large vehicles. Suggest signage for trucks regarding permitted truck size on bridge and lowering the speed to 40 km.

Road surfaces need to be maintained obviously. Take a drive you will find the problem spots.

In Clunes trucks speed up and down Service Street and Ligar Street. We need trucks to be removed.

"The main street intersection outside IGA can be tricky for pedestrians and cars, especially with tourists looking around rather than focusing on driving.

Cars turning at Service and Bailey Streets can create problems if oncoming traffic are both turning."

"Corner of Bailey Street and service Street.

Corner of Fraser and service streets"

Main roads to Creswick and Maryborough

Parts of outskirts of town not just near the main street

Most roads

Government bridge, creek pde, has wallabies

The truck bypass could be relocated

## Environment/ biodiversity

### **24. Are there areas in your town that you think should not be improved due to biodiversity, flooding or other environmental constraint?**

#### **Creeks**

Along the Creswick Creek

Anywhere along the creek should not be developed, and I have concerns about the area of vacant land on School Rd being developed as it is home to a mob of approx. 15 kangaroos, wallabies and other species.

Near the creek.

Creek road near creswick road. Wallabies, snakes and kangaroos all through there.

Creek walk,

Beside Creswick Creek should not be developed due to flooding and biodiversity

Along the creek

Along the creek

"Land in proximity to the Creswick Creek should not be further developed due to flooding risks.



Remnant bushland surrounding the town and beyond should not be destroyed or ""developed"" due to biodiversity and environmental values."

Clunes Creek area

Property abutting Creswick Creek and the Clunes Common

Areas around the creek

## Other

If any development in town it should align with the heritage culture. Outside of the main part town there should not be any small block development. There are areas of natural bush and animals, any residential development would impact. There have been many bushfires near Clunes in recent times.

"Yes. #1 - move the caravan park. Better still, build social and affordable housing close to centre of town so that caravan park residents can relocate. This is a win-win-win. Residents get better quality housing while still centrally located and it moves them out of a flood zone. Townspeople get access to walk along the creek, currently closed off. And wildlife gets a dedicated biodiversity corridor.

Also - protect all remnant bushland."

Clunes Bushland Reserve and surrounding forest should not be developed due to biodiversity, and due to it being a popular bush walk and dog walking spot.

Do not build along the creek!!

Nowhere close to the town.

The clunes commons

Esmond park and the old tip. Anywhere there has been mining activities

"No further subdividing of Fairview Estate. Reasons:

Fire risk

Water logging

Wildlife"

FAIRVIEW ESTATE and it is getting worse every year as nobody ever is listening to the people who live there. With more developments in the area there is more effluent. Where soil is can be water to. Soil that is dug out and filled out on a new property can cause problems for the whole area as the effluent what did fill the holes on the property is going somewhere else now and never in they're own direction. Wrong installed culvert under footpath as water coming into our property.

big parts of fairview estate is a flooding zone and a lot of new people don't know as they left in the dark by the person who is responsible for selling a property

For gods sake, nowhere within the flood zone. I'd like to see the creek area preserved, and housing to be higher up or well back from the flood zone and Fraser St.

that would be up to the flood folks and where there is the most flooding throughout the year.

Flood prone areas within township and areas that will increase storm water run-off into creek.

Would not be flooding if you were proactive and built up creek banks and cleared it from elem suckers

State forests

Fraser Street, leave well alone.

The town centre.

Main street shops area floods, it needs attention.

The old mine areas along Station Flat Road and along the creek

"I'm worried the area behind the school may have had asbestos dumped in it

I don't want to lose the mullock heaps or mine sites"

Mulloch heaps should be kept in tact as they are part of our history.

Areas beyond the town centre and specifically areas where the land sizes are 7 acres or more SHOULD NOT BE DEVELOPED.

The town as it is needs to stay as it is. We cannot be like Ballarat and loose it's heritage and character. It's as ll we have.

No

None that come to mind outside of what surveyors and engineers recommend. The creek will flood, the town will be attacked by fire at some point, as long as these risks are appropriately managed i'm good with sustainable development.

Shouldn't be developed too much around existing heritage buildings

Don't have knowledge about this.

Yes

No

Oddly enough... they're with developed or being developed.

I'm sure there are but not my area.

Down by the river walking track just off Fraser st just as you walk out of town on the right hand side where the river runs through after a heavy rainfall or constant rain it roads the road quit sufficiently you can't cross

The river

Existing forested / treed areas. Houses get built - vegetation gets removed (due to bushfire regulations).

Western and north western areas of town perimeter with good patches of native veg. There's great roadside remnants that get mucked up and properties being developed for housing... damages environment and puts homes in high fire risk blocks. Makes no sense. Flood prone areas shouldn't be further developed.

Wetlands region

**25. Are there particular biodiversity elements that you think should be protected?**  
**Bushland**

"Remnant bushland surrounding the town and beyond should not be destroyed or  
""developed"" due to considerable biodiversity and environmental values.

Natural remnant heritage in the riparian zone in and around the Creswick Creek should similarly be protected."

The bush areas around town are home to many native fauna and flora. Development will impact the area. Parts of the area have been identified as biodiversity important. Having done a course it was pointed out how important the landscape was for biodiversity and the connection between Mount Beckworth and Dunach Nature Conservation Reserve.

Strangling of native plants by branches and roots of elm trees along the creek (eg West St).

Any pockets of native bush and flora should be protected and rejuvenated.

See above- the western edge of town with private properties containing significant native vegetation and habitat for many birds and arboreal marsupials. Grassland remnants- not much left. Work on the Common to enhance grasslands- terrible briar weed problems could be addressed

**Creek**

Sections of the Creswick Creek, Merin Merin and Middle Swamp

Wallabies by the creek. More signage too.

Creswick Creek, native forests, native habitats

The creek

All creek areas but especially under main bridge/ road as it's a platypus habitat

"Along the creek.

Remnant bushland."

The creek and the parks and wildlife habitats

Creswick Creek and the surrounding areas should be preserved.

The health of the creek and associated wetlands is important. Anything that encourages and sustains native birdlife i would be in favour of.

Definitely along the creek

I think the creek needs to be cleaned out to ensure the flow goes where it is supposed to when there is heavy rain.

The creek should be cleaned up like Hepburn did in creswick 🤔

The creek walk and Victoria Park.

## Other

The native flora and fauna biodiversity is important and should be protected and expanded

Green corridor going from station flat road, old tip through Albert street for the wallabies

Ecological and species

The level of light pollution. Currently, Clunes has one of the darkest night skies which is become a rarity, and it is vital this aspect of Clunes is protected as it plays a vital role in biodiversity. Research has shown the devastating effects of light pollution both nationally and internationally. The effects of light pollution on biodiversity also has implications for the indigenous cultures and connection to country.

Don't know

Done that are not already being protected

Don't know

No

Along The river

Roses Lane- this has strong heritage and a current strong neighbourhood character and a combination of rural lifestyle and farms. This has received regular threats of development, subdivisions etc. which is a risk to the existing residents, the nature areas along Kilkenny Creek and surrounds.

The continuing destruction of historic Elm street trees by Powercorp

The Swamp behind the railway station.

Merin Merin Swamp. The area around the golf course.

merrin merrin swamp

The town center.

I think Hepburn needs to really assess street trees and a diversification away from Elms and oak. The elms in Clunes are decimated by elm beetle and have reached close to the end of their life. A contingency should be made for these species to account for greater diversity and for man made climate change.

Elm trees and poplars, local swamps

Trees & grasslands.

Wetlands

The platypus in the creek

Platypus in Clunes creek

The platypus and general critters/ wildlife.

The platypus in the creek

## Heritage

### **26. What is the most important heritage place or building in Clunes Fraser Street/ The main street/ Town Centre**

Fraser St shopping precinct.

Fraser Street

The whole of Fraser Street

Fraser Street

Fraser street and Town Hall, all heritage buildings

Fraser Street and the surrounding areas should be preserved including all of the heritage buildings.

Fraser st and then the Town Hall

Fraser Street

Historic Buildings in Fraser St, The old post office building & Town Hall

Fraser street precinct.

All of Fraser Street.

The buildings in Fraser st. Clunes Town Hall

Fraser Street

The main stret & all buildings on it.

the main street

Elm trees and buildings on main street

All the old buildings are an invaluable asset

The buildings in the main street

All the buildings

Main Street.

The Main Street and town hall and old post office

The town and its history and its film/movie roles

The town center is wide, unique and historic. It's the towns selling point. It must remain the same but accessable to walking and family area's

### **Town Hall**

The town hall or the old post office.

The town hall and court house

Town hall

Town Hall

The town hall

Town Hall

My house. Then the town hall and court house. I think the owner of the post office should be ashamed of the lack of care that they put into the building and garden.

Town Hall, old Post Office, Bottle Museum, Fraser street buildings except for museum attachment.

The old town hall. She's beautiful.

Town Hall and old Free Library

Town hall and churches.

The town hall building.

Town Hall

The town hall and court house

Town Hall

Town Hall & Courthouse

Town hall & Main Street

The town hall

Town Hall

Town hall

### **Other**

All the historic buildings in town as well as the heritage houses throughout the district church

The old courthouse

The Port Phillip Company Gold Mine Site

the iga

Kilkenny Creek area, which is both full of biodiversity and also a flood zone.

Museum

Museum

Any building built before 1910

Boom

Not sure

The new lid post office

Old post office

The old Post Office - [REDACTED]

Post office, old free library, fraser st.

The RSL

This is impossible to answer as I value so many of the heritage buildings, and structures (including the Queens Park Fountain that needs urgent restoration).

Street scapes. Love the curbing in the main town.

The connection to country and the night sky

## **27. What heritage place would you like to see protected?**

### **Other comments**

The Service street electricity wires should be driven underground and the poor trees along the eastern side of the street should be allowed to regrow. A beautiful streetscape has been degraded by excessive destruction of trees out of fear of their branches causing electrical fires.

Fraser Street

Queens Park and the Creek Walk including the historic conifer plantings in the vicinity of the bowling club. The town's beautiful established exotic trees.

The night sky, nature and country they are part of our heritage and deeply connected to indigenous heritage!

## Neighbourhood character

## **28. Do you have any stories about Clunes and what makes it special?**

The stories of the Goldrush and the Booktown Festival make the town stand out among the many beautiful small towns dotted around the Victorian goldfields. There are also the stories of the successful businesses and land owners that started here and the myriad of successful artists that made this town their home (eg Sir John Longstaff winner of no less than 5 Archibald prizes - some say more famous than Norman Lindsay!).

Booktown is fantastic. Mining history is also important to preserve and promote.

The community spirit in Clunes

Clunes gold heritage should be celebrated

Community spirit and the people.

"Far too many to list

Clunes is special because of the people who make up the town. The community looks after each other. Clunes has a culture of looking out for each other and giving a hand when it's needed.

Clunes is a friendly, independent, proud and positive town."

It is special as it is still a small town.

The people make it special, especially the older generation.

No

the good people make it special not the town itself, signs are worn out, roads are cracked, what makes it special are the people and it sucks when a group of people are ignored.

We have a very friendly community. Free food and community garden.

Amazing network of volunteers

When we first moved here in 2010 I spotted a platypus in the Creswick Creek. I would love to see the wider natural environment valued and protected to similarly delight future generations.

We get to live in a town people come to holiday in, take photos of because of its beauty. We need to preserve that.

The limit of this section is 500 characters, my stories would easily exceed this :)

My only story is that I moved here for its heritage and small town atmosphere. I also loved the natural bush around it and Mount Beckworth. I drove here for many years before we were able to move here a long time ago. My only needs were a Chemist, a Supermarket, a Post Office and a Newsagent all of which Clunes has. The Health centre was a bonus. I was not interested in the Tourism side or the potential growth. We bought our property with the intention of revegetating and revitalising the land.

No

Feeling pretty out-of-love with Clunes at the moment. Any cultural capital feels like it sits with the retired population and it feels hard to find spaces to connect with other people spontaneously or through programs / activities.

It's country charm, the sense of community, no overcrowding of space are all things that make it a special place to live.

First visit to Clunes in 2003 on our way home to Warrnambool. We looked into town and saw horses and sand in the main street and said to each other this is a bit too historical to live in. Later we discovered that they were filming Ned Kelly and now we're here for almost 17 years.

The main streetscape brings friends & family to enjoy the ambience & atmosphere especially at Booktown & market days.

I love it it's why I live there. I'm not telling you stories what are you infants?

## **29. What are the most important features that contribute to the character of Clunes**

### **Other comments**

#### **Heritage**

"preserve heritage buildings and streetscapes (although personally I'd be very happy with some street trees along Fraser St!)



Preserve mining heritage and make it more accessible to visitors"

The town's heritage and goldmining history, the relaxed feel of Clunes

The history, the heritage buildings, the mining landscape, the Creswick Creek.

All the historical features and space

Gold heritage and streetscape

Heritage

heritage & character

Wide streets, low roof lines, access to light. Materials used

Elm trees, main street buildings and character. All historical buildings and landscape features

The heritage bridge and the heritage buildings in Main Street (shops etc ) old post office town hall

Older style buildings

Heritage buildings, streetscape and housing style

Wide street shop facades

Diversity of house styles that represent Clune's heritage - cottages, victorian, federation.

All historical buildings and beautiful trees.

Heritage colonial features, particularly in Main Street

All the old buildings, the creek.

The heritage architecture, small town atmosphere, the Natural Landscape and small population

Heritage look and feel, including of housing and streetscape. Open spaces.

Protection of our historic buildings, our trees, our creek and bluestone gutters.

All old and heritage buildings and natural features like swamp areas, park and mining sites

heritage

Fraser Street and Bailey Street. The Little Free Library. The old mining sites.

Street fontages & house styles. Collins Place & Queens Park & the creek & its banks & surrounds. Particularly the creek walk.

Historic heritage

Fraser st

## **Rural town**

"Character

Space

Nuance"

Trees, heritage, housing style.

Big trees and slow traffic.

The size of the population

The small country town feel and heritage buildings.

The original character of large blocks for family enjoyment

### **Streetscape**

The whole of Fraser Street

Fraser Street

The main street and buildings.

"The buildings in Fraser St.

The amount of space in house yards. Plenty of room to play and garden. The quiet easy going nature of the town.

The areas along the creek."

Main Street

Main Street and creek walk and scenic parade areas

the road in the main street is lovely.

The main street

Fraser St. Guttering in town. Creek landscape.

Heritage streetscape

The Main Street

Streetscapes

The historic main St and the beautiful bluestone buildings

The main street

### **Other**

Creek, trees, historic building facades,

Creswick creek , could have a lovely walking and cycling track just like all the other towns but we are the last town hepburn shire council thinks of with funding the big 2 first Daylesford and creswick get it all, nothing left of the funding when it comes to us i am sure Trentham feels the same

Diversity

"Surrounding natural remnant native bushland

Established exotic street trees

Established exotic deciduous trees along the creek as it runs through the township zone - as well as the native vegetation

Heritage architecture and building facades in the central streetscape

Easy-going country ambience"

The low-levels of light pollution, the connection to nature and heritage.

Keeping the land growing trees and housing wallabies untouched. Creek

All of it

All of it

I don't think Clunes is ready for apartment style living.

No ausnet

The vistas are lovely and worth protecting.

VIEWS across the trees, spires and old buildings, views to Mt Beckworth. Creek valley vistas and patchiness of housing density

Landscape and heritage buildings

### **30. What features of Clunes character would you like protected?**

Street fontages & house styles. Collins Place & Queens Park & the creek & its banks & surrounds. Particularly the creek walk.

Heritage colonial features, particularly in Main Street

All the old buildings, the creek.

"The buildings in Fraser St.

The amount of space in house yards. Plenty of room to play and garden. The quiet easy going nature of the town.

The areas along the creek."

The history, the heritage buildings, the mining landscape, the Creswick Creek.

Keeping the land growing trees and housing wallabies untouched. Creek

the road in the main street is lovely.

The main street

Wide streets, low roof lines, access to light. Materials used

The town's heritage and goldmining history, the relaxed feel of Clunes

The heritage bridge and the heritage buildings in Main Street (shops etc ) old post office town hall

Heritage

heritage & character

Heritage buildings, streetscape and housing style

The heritage architecture, small town atmosphere, the Natural Landscape and small population

Heritage look and feel, including of housing and streetscape. Open spaces.

The size of the population

The historic main St and the beautiful bluestone buildings

Trees, heritage buildings, the rural feel of the residential areas, large blocks, Fraser Street with limited truck transport allowed, the surrounding rural vistas and views, the lack of industrial wastelands, native forests

Diversity of house styles that represent Clune's heritage - cottages, victorian, federation.

Protection of our historic buildings, our trees, our creek and bluestone gutters.

I don't think Clunes is ready for apartment style living.

The original character of large blocks for family enjoyment

Fraser St. Gutting in town. Creek landscape.

Wide street shop facades

Fraser Street and Bailey Street. The Little Free Library. The old mining sites.

Fraser st

Historic heritage

Gold heritage and streetscape

Older style buildings

All old and heritage buildings and natural features like swamp areas, park and mining sites  
heritage

Creek, trees, historic building facades,

All of it

Creswick creek , could have a lovely walking and cycling track just like all the other towns but we are the last town hepburn shire council thinks of with funding the big 2 first Daylesford and creswick get it all, nothing left of the funding when it comes to us i am sure Trentham feels the same

Diversity

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Easy-going country ambience"

No ausnet

The vistas are lovely and worth protecting.

All of it

Landscape and heritage buildings

"Character

Space

Nuance"

Trees, heritage, housing style.

The main street and buildings.

Main Street

Main Street and creek walk and scenic parade areas

The whole of Fraser Street

The Main Street

The main street

All the historical features and space

The low-levels of light pollution, the connection to nature and heritage.

All historical buildings and beautiful trees.

Views across the trees, spires and old buildings, views to Mt Beckworth. Creek valley vistas and patchiness of housing density

Fraser Street

"preserve heritage buildings and streetscapes (although personally I'd be very happy with some street trees along Fraser St!)

Preserve mining heritage and make it more accessible to visitors"

Big trees and slow traffic.

Heritage streetscape

Elm trees, main street buildings and character. All historical buildings and landscape features

Streetscapes

Items marked above

The small country town feel and heritage buildings.

### **31. What features of Clunes character would you like to see extended in the new developments?**

Wherever possible, improve disability access to buildings. Shape the avenue of trees, especially on Service Street. The trees are so lopsided it is sad to see them so misshapen especially in Autumn when they are an asset to the town.

Space for new galleries for local artists, potters & sculptures to display their pieces

Creek walk further extended towards the east and west,

"The creek area is under utilised as a walking area. You cannot easily walk up and down each side of the creek.

The Club Hotel is such a large under utilised building in the main St."

Footpaths.

i want pathways extended

Footpaths

Heritage style of housing.

Any historical buildings should be saved by restoration and repurposing

Heritage - large allotments

heritage & character

Housing style, public spaces.

Any new resident built should align with the character of Clunes. NO modern small block estates

Heritage look and feel of houses and streetscape. Open spaces.

Promoting the History an Heritage of the town

Double story Buildings similar to that found in the main street

We need to encourage industry to come and build, for both employment and town security.

No small block developments and no housing developments that are cheap and unsympathetic to those buildings around them, with community facilities that are built into the approvals for housing developments (eg child care, aged care, cultural facilities).

Large allotments, wide streets and hopefully properties with styles sympathetic to Clunes heritage

Decent land sizes for houses as per a country town as opposed to the small ones of cities.

I think detached building is great, and that some of Clunes historic buildings deserve greater protection.

Large blocks

Larger blocks. Trees and nature.

Low density housing

The low heights of buildings

Low rise buildings

1st gold discovery

Keeping modern building on the outskirts of town

The area between Slaughterhouse and Creswick Road would be a great place above flood level for new development and sport and recreation facilities.

The sport and recreation centre

Recycled materials, renovation rather than pulling down the old, large land blocks, no high density living areas and no subdivision

Somewhere for Toursits to walk and cycle

None. I don't want new developments

"More exotic street trees planted to further enhance the town's rustic appeal and liveability throughout the entire town.

More native vegetation restored and protected, along the creek, but without damaging or degrading the beautiful established exotic tree species that currently co-exist there.

Disused buildings in the township creatively repurposed for affordable energy efficient housing to cater for today's smaller households

The town's recreation reserve could accommodate a small properly equipped community gym"

None of it

None or limited.

Skate park upgrades and more things built for the youth of the town

none

Close to town and near the river

Unsure.

None

None

Nil

Shading over the playground

Open spaces around buildings and some thought to the design and quality of new housing

The space and nature. Caution about NEW developments, once again there needs to be a nuanced and transparent approach.

Trees and proper drainage and lighting in streets.

Street trees, sympathetic building materials and references to ag / mining history. Swale drains.

Street trees

street trees - thanks Council for your recent plantings. I'd like to see this extended to the whole town

High quality constructions that can handle the extremes of weather.

Old unused buildings in disrepair need funds injections to be viable

More functionality in the old buildings make them public not private

Views and sightlines, spacing around buildings, architectural styles

**32. What is it about your local area that is important to you and the overall character, amenity and feel of your neighbourhood?**

**Other comments**

Low levels of light pollution

Sports facilities

**33. What are the most important features that contribute to your experience in your town centre?**

**Other comments**

THE PEOPLE THE COMMUNITY

Farming land

Sport and recreation centre

The quiet, relaxed feel of the town.

## Culture and community facilities

**35. Referring to your response in the last question, why is this infrastructure required?**

The Clunes playground lacks shade & cannot be used safely on hot days. Young families are moving here & more facilities for children are needed. Visitors are attracted to the town by its outdoor areas & more areas are needed for seating. Parks improve mental wellbeing & provide places to gather.

Ev charging will be needed in the near future

The Clunes Football Netball Club directly involve over 200 people every week plus their families and friends. They are the biggest employer in the town. The facilities are no longer providing for the needs of so many.

We don't need to expand the existing business area we just need to make the area more interesting for locals and visitors such as walking places and parks and gardens.

Because families can not ride their bikes with young children safely not push prams around crappy or grass tracks. There are no toilets near the playground

to look after your residents

There is no EV charging currently for visitors

To improve community and tourist amenity.

"Transport-To allow access to services available elsewhere,

Shared paths- to enable people to exercise and be independent

Event spaces- to encourage gatherings which are held in spaces which are well ventilated and to provide emergency accomodation in the event of natural disasters."

Difficult for older residents who no longer drive to get into town

to promote community spirit and get people out of their houses

To cater for residents & attract tourists



We need more outdoor activity spaces that are safe during summer for walking dogs ect.

Clunes has limited playgrounds and I think there could be more situated around the town. Parks and gardens can be a respite for anyone using them. Public toilets and seating in Clunes are limited i think there could be more situated around town.

There are limited spaces with good lighting and temperature control that are accessible for arts and cultural events and are controlled by a few people who are selective, should be more inclusive and accessible for all

More and more families are moving to the area we need more facilities for the kids and young adults to keep them busy outside

Transport is still limited to one train to and from Melbourne. Playgrounds need upgrading, shade and toilets.

For the use of the local people and visitors

Sport facilities in bad shape now and critical to future of town.

There are limited small to medium meeting and event spaces that can be readily used by events. The Town Hall is very large and the Courthouse is so protected by heritage constraints that it is useful for very few activities. They both need major upgrades in their lighting, sound and AV equipment and need to have landscaped front areas rather than paved parking surrounding the front of the building to make them more welcoming and approachable. Both have fairly sparse use. The Attitude Building is heavily used by an incredible range of community activities but needs to be upgraded to be a welcoming, attractive (its downright ugly and really brings the Templeton end of the street down) adaptable, and well lit (no fluros!) building, and to have fully functioning AV, sound and lighting equipment. It needs outdoor designed and landscaped outdoor spaces.

"Its not a pretty place and informal parks and gardens may help to brighten it up.

There are a lot of older residents who may benefit from community transport

I only know of one playground in Queens Park"

Bus access needs to be more frequent and varied.

"I think Clunes has had great success with booktown, and should be emphasising itself as a haven for artists.

I also think Clunes need recreational cycling, walking and informal space that flows smoothly. At the moment Fraser Streets contribution seems kind of disjointed, particularly when many of the municipal buildings are closed or no longer used as heritage signage says."

The local football ground and facilities are no longer adequate or up to a standard

To allow all residents to enjoy clunes.

To encourage people to visit Clunes to enjoy the artistic community and maybe participate in it.

Invites more visitors

Clunes is known for its arts and culture. The infrastructure to support and nurture this creativity is important and needed.

The sporting/community centred is dated & needs improving.

## Accessibility

There is none currently

Need to be better

As it is not enough with more people living in Clunes you need to upgrade infrastructure, amenities etc before we have the same problem as there are in big cities.

The sporting and recreation centre is outdated, non-functional and will see future generations playing sport in other towns resulting in no local sporting teams. It will also mean no adequate centre for the community to engage in activities to improve their physical health.

There's no business spaces in town which offer privacy, no indoor physical activity options,

To small and repeated flooding

Clunes has the biggest amount of community groups would be nice to have a shared space for their meetings

Keeping things clean and green

"Clunes currently lacks EV charging facilities, while the need to transition to cleaner transportation options with lower carbon footprint is urgent

Clunes lacks a properly equipped community gym and opportunities for group fitness for all age groups including younger adults after work hours"

The playground beside the creek is a joke needs an upgrade badly

To ensure that people who live here, and those visiting, have a great experience

Limited trains and buses

To attract more families

"Public toilets are too few, and require protection from vandalism.

Community transport is needed for elderly and those without private vehicle"

If the town expands and it will infrastructure needs to as well.

Playgrounds need to be updated, currently the mostly sit empty due to poor funding and outdated design

No comment needed

The current sporting facilities are outdated, unkept, failing behind others in the municipality. There is no large inside meeting space for functions and events.

People can go and have a bbq or picnic in a nice setting

Natural beauty

Ability to run bigger events and festivals - Booktown

It needs to be upgraded

Playgrounds but with shade. With the cost of living going through the roof these provide an affordable option for people to connect. Shade is essential. A shade cloth over the current playground would be amazing

A new football and netball facility is urgently needed and is so important to the social structure of the town

They capture aspects that would add to ensuring Clunes is sustainable for many generations to come.

We have lack of transport, footpaths are needed on one side at least for all streets in clunes, drainage fixed and kept working especially when have heavy rain. Nbn needed in some areas.

EV Charging - tourism and locals can use it. COmmunity transport for all ages- improves connectivity. Nicer places to enjoy being outside and maintain connections to outdoors/open feel of the town.

To mitigate the future effects of climate change including continual flooding of the oval, indoor recreation stadium and pool.

To be honest, our parks are not great... Queens Park? Meh... thanks Landcare for the plantings but it's a long way from its heyday in the 1880s. Collins Place? What a missed opportunity, enough said. We just need somewhere where people can go to feel the restorative benefits of nature, surrounded by natural beauty but is accessible. The creek walk does this to a degree but for much of the year it's muddy and hardly a place to linger.

As there are more families in the area it's important to maintain the playground and update the facilities

Community transport is likely the most significant as the main demographic in Clunes has a high need for mobility support (the towns full of old people). Additional cultural and interactive spaces would also give more people more reason to visit, and those spaces need to be highly accessible to people who don't use a car.

"EV charging is a future investment and will be a necessity.

There are few available spaces for community groups for meetings and a large space would not be appropriate."

Culturally diverse and active community

To prevent ongoing repair when flooded

attract visitors and investment. sporting facilities to be on a par with other communities.

"There is no soccer field except for at the school.

There are large tracts of crown land such as Edmond Reserve, that could benefit from minor development / planting of trees and installing pathways to make accessible for informal recreational use."

The local bowling greens have become expensive to maintain and as a club they are struggling to generate enough money to survive. The club has been around for over a hundred years and it would be a shame to see it perish

The Clunes Football Netball Club has been living under hardship since the first major flooding event. They have out grown the facilities. It is time for new bigger better facilities.

The sporting grounds are inadequate to cover the large amounts of patrons who enter and exit the facilities the parking is beyond ridiculous, and the facilities are in need of major repair.

More parks and gardens is always wonderful to enjoy. More walking paths to explore the area on foot in a safe way.

Not enough

I'm done.

### **36. Are there any other community facilities and services that are lacking?**

Facilities for playgroup/ family groups. Upgraded skatepark & playground at Bailey Street ( near Bottle Museum)

There is no taxi service for the elderly to access the Health Service, transport or shops.

Toilets at the park

footpaths and safe access points for disabled.

EV charging

Maintenance of open spaces, roads and creek surrounds.

Sub standard Football / netball facilities

health, transport, annual social events - and maintenance of their location

Safe summer walking tracks and spaces.

Because the town has become so busy there is limited parking space. There could be other options for large community organisations to hold their events out of the main street buildings as this takes a lot of the street parking

access to time in the swimming pool

Child care, evacuation centre both lacking / unavailable,

With the increase in young families coming in to town a review of children's services should be done.

Keep the Information Office open all weekend and on long weekends

Bike trails, high speed internet

Skate Park area should have a kids playground aswell with BBQ area so families can utilise the area

Community gardens, nursery

Smaller meeting spaces for performances

Everything is dated.

To maintain and supportive the community events, feel, and culture of the place

Drainage curb side along Talbot Rd

Swimming pool to small and not enough sun coverings. A new footy/netbal oval with a proper gym that everybody in town can use.

Gym

No

Just maintenance of the drainage in town and Creswick Creek/ Remove the ridiculous looking half chopped trees that the electricity company hacks at / biggest eyesore of Clunes

Community bus for elderly

Clunes lacks a properly equipped community gym and opportunities for group fitness for all age groups including younger adults after work hours

Public toilets need cleaning more

Larger cheaper supermarket that is open earlier and closes later

Full time police presence

Good internet

Skate park

a local bus service to Ballarat

Good takeaway shops

Medical

NBN FTTP to all areas within Clunes.

Need more shops opened as allot of shops are empty.

None that come to mind

Yes - services and facilities for teenagers

Playgroup

Better health facilities

Hell yes

The football field floods, the netball practice court usually has water sitting on it all winter.

There is no emergency meeting area or a place for emergency temporary housing. Eg after flooding or fire etc

No.

### **37. What are your top three priorities for community and cultural infrastructure?**

Transport & better communication. Not everyone is online. Warehouse opening hours, especially at weekends, needs to be extended for residents & visitors & cannot be expected to be staffed by volunteers all the time.

More spaces down on the creek that is accessible,

"New sporting complex/facilities.

Access to publicTransport.

Clunes does not have a safe emergency meeting place."

Some of the old buildings currently under utilised could be opened up more and used for a variety of activities.

"Sealed roads around the township.

Problematic trees being removed and treated not just chopped low.

An indigenous space."

more houses, more footpaths and seal the roads

"More public transport especially trains

EV charging

Wholefoods store"

Answered in above questions.

"Improved pathway through Queens Park

Toilets in Queens Park"

Relocation of the Football Netball club and Bowling Club

health, transport, annual social events - and maintenance of their location

Keep and developments in keeping with the current character, private housing only and safe summer exercise spaces away from housing.

Heritage, The Natural Environment, Limit overpopulation

"meeting/ training spaces

Art

Music"

"Shade and toilets near playgrounds.

Better use of space e.g back area of Collins Place opposite town hall."

"New buildings in the town center upkeeping the historic style

improved footpath and walking infrastructure"

"Affordable housing

Access to medical services

Keeping the historical aspect of Clunes"

New sporting / recreation / gathering location.

Small to medium well equipped, atmospheric and fully functioning art and event spaces that dont have stringent heritage controls which limit their adaptability of use.

see above

"Community meeting space

More walking tracks.

Medical facilities"

Bike trails, a more cohesive footprint for/from council and service providers

Sports, family play areas , and the local water way

Pathway access, streetscapes kept similar,

"Develop the artistic potential in Clunes.

Space for artistic workspace

Develop a community nursery for indigenous plants"

New updated facilities.

N/A

Upgrade and re-locate and available for all Clunes citizens for a reasonable fee.

"Sport and recreational facilities

Community function and events centre (can tie in with above)

Childcare (can also tie in with above)"

"Keep developers out

Keep the character of the town

Help the elderly get around the town

Encourage tourism and the film industry"

"Affordable housing created by repurposing disused and wasting existing buildings within the township

EV charging

Community Gym"

"New playground!!!

Walking paths that join together."

Heritage, controlled housing, welfare of towns people.

"1: completely upgrade and refusing the skatepark

2:completely update and replaced old out dated playgrounds

3: build a bmx or mount bike area"

"Bus service.

Housing blocks no less than 1000 metres square.

Hepburn shire to not leave Clunes as the last place to spend money on."

New community sporting facility to house multiple youth and adult sports and recreation.

More rural living land available so families can have land to do activities or have animals.

Small town feel

Ability to run bigger events and festivals - Booktown

"Upgraded playground

Additional public toilets"

"Football/Netball

Art & cultural facilities

Child minding facilities"

"Maintaining the deep connection to country

Nuanced and transparent approaches to developments.

Maintaining the social envelope by avoiding uncontrolled developments and subdivisions beyond the immediate town centre"

"Good drainage

Footpaths

Better roads"

"A new location for sports facilities.

EV charging in Fraser Street for the future.

Shade."

"1. services and facilities for teenagers

2. better parks

3. a community arts space"

"Accessibility

Interconnection (all community and cultural infrastructure needs to feel linked and part of a whole)

Relevance (the Clunes museum feels old fashioned and parochial, just stuff in a room)"

"Secure, appropriate storage area for the Museum.

Relocation of football ground, bowling club, netball courts and tennis courts.

Community bus."

Better main streetscape. Redo the tree planting as entrance to Clunes from Creswick is unattractive.

"Clunes Football Netball Club facilities.

Swimming pool refurbishment.

Transport from station and health service to Fraser st."

Leave it be.



## Appendix two – Community Conversations transcription

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What is the one thing you love about Clunes and would like to keep, protect or enhance?

Clunes FNC needs to be kept, protected and enhanced

Clunes Football Netball Club Future facilities secured

What is the one thing you change, remove or improve in Clunes?

Improve Clunes recreation reserve - make new

Extension to footpath system e.g. Meaton Road to Town centre

Poor Drinking water quality

Infrastructure power/water not meeting growing housing demand and growth

Consultation of Clunes people

██████████ small mullock heap on private land, needs a heritage overlay maybe link to heaps adjoining

Recreational facilities need massive improvements

40km/h zone around shopping area precinct

Victoria St has disability accommodation and needs footpaths

High grass on vacant lots - fire warden should be checking

Improve drainage

better sewage pipes

Street lighting needed on West Street

Roads and footpaths need to be made for disabilities including mobility scooters

Trucks on West Str are becoming a problem, especially on the bend and then corner

West Street should have a footpath

## Business and housing

What type of business and services would you like to see added in Clunes?	Dots
Retail	1
Trades and industry	nil
Food businesses	nil
Farm businesses	1
Health services	1
Childcare services	1
Other thoughts?	

What sorts of housing does your town need?	Dots	Comments
Smaller houses suitable for singles, couples and smaller families.	nil	
Accessible housing for older adults or people with a disability.	1	
Large family houses.	nil	
New home sites.	nil	
Smaller affordable home sites.	nil	
Social and affordable housing.	nil	
Town does not need additional housing	nil	
Other thoughts?		Housing in keeping with character of the town

## Demographics

### Age

20-39 years	0
40-59 years	1
60-79 years	6
80+ years	0

### Gender

Female	5
Male	3

### Ward

Cameron