



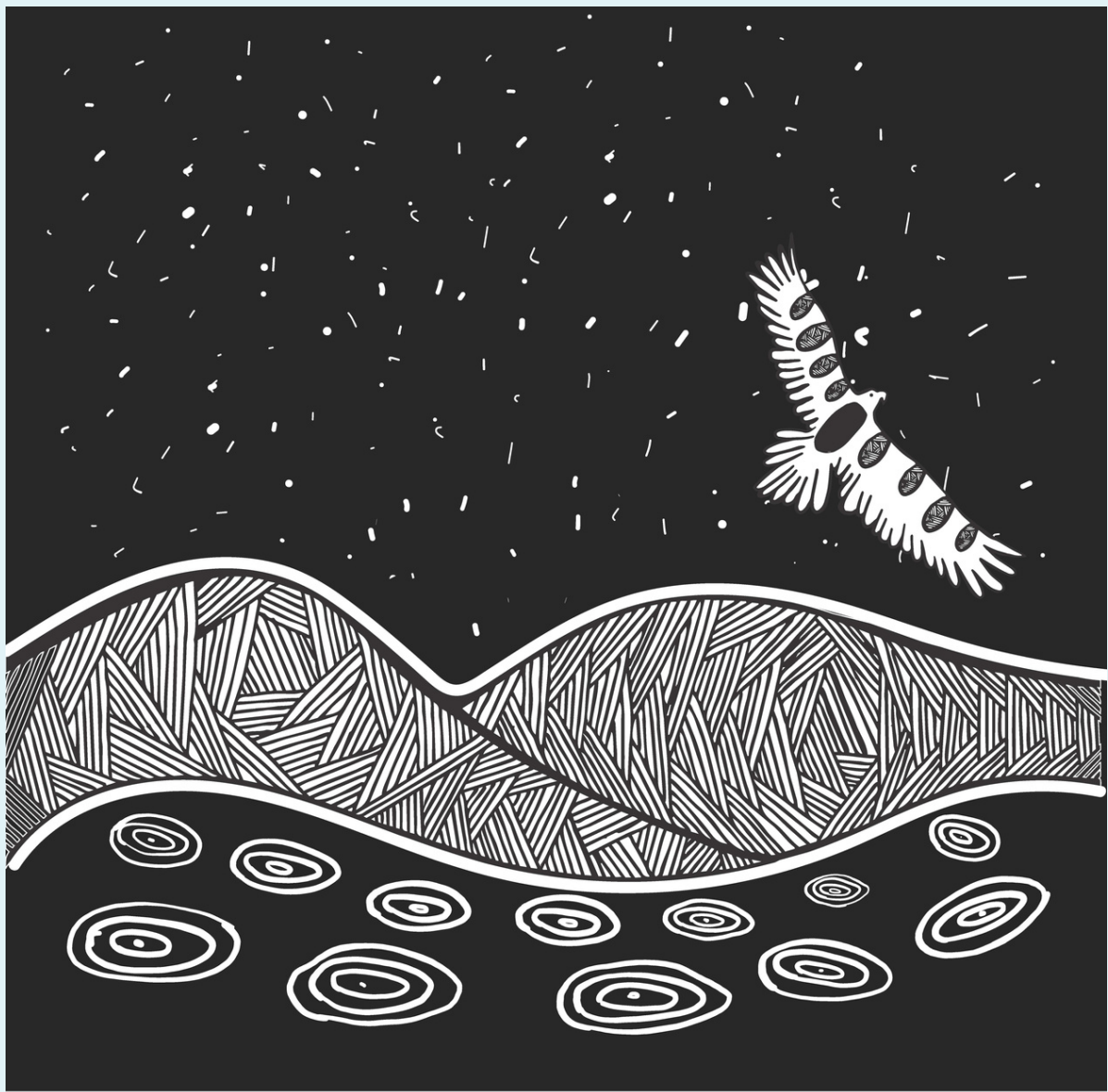
Daylesford Hepburn Springs Structure Plan

Daylesford Hepburn Springs
Community Panel

October -November 2023



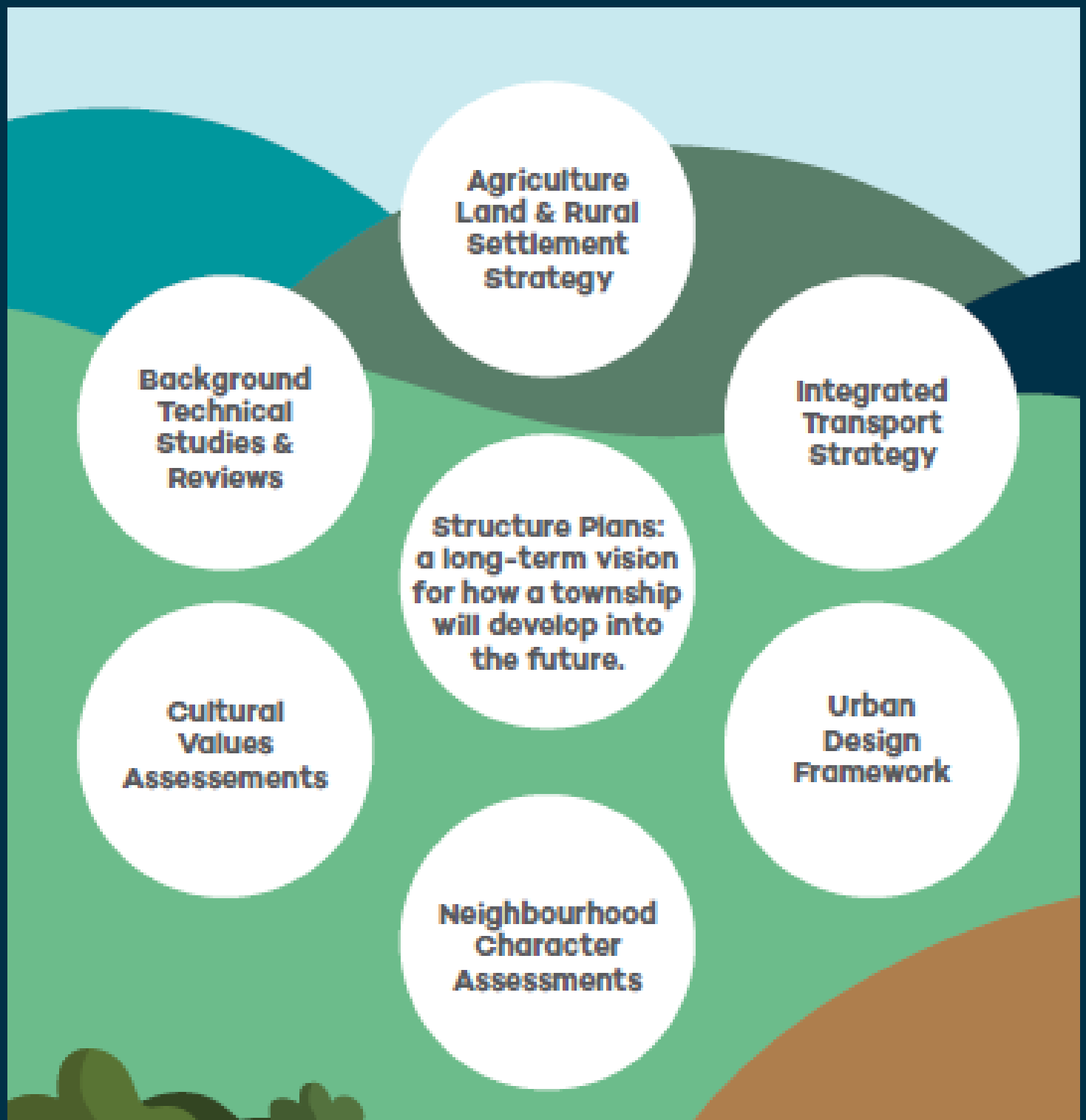
Hepburn
SHIRE COUNCIL



Acknowledgement of Country

Hepburn Shire Council acknowledges the Dja Dja Wurrung as the Traditional Owners of the lands and waters on which we live and work. On these lands and waters on which we live and work. On these lands, Djaara have performed age-old ceremonies of celebration, initiation and renewal. We recognise their resilience through dispossession, and it is a testament to the continuing culture and tradition, which is strong and thriving.

We also acknowledge the neighbouring Traditional owners, the Wurundjeri to our South East and the Wadawurrung to our South West and pay our respect to all Aboriginal peoples, their culture, and lore. We acknowledge their living culture and the unique role they play in the life of this region.



The Future Hepburn project

A once-in-a-generation project, the Future Hepburn project aims to protect and enhance the existing character of our towns and rural settlements. We know that our community loves and wishes to protect their rural lifestyle, the look and feel of their townships, our biodiversity, environment and rural land.

Future Hepburn is made up of three key projects; the township structure plans and supporting technical studies, and the two shire-wide strategies including Rural Hepburn: Agricultural Land and Rural Settlement Strategy and the Integrated Transport Strategy.

Purpose of a Structure Plan

The Daylesford Hepburn Springs Structure Plan is being developed to manage growth and development of the town to 2050. It is part of Council's Future Hepburn project which aims to protect and enhance the existing character of our towns and rural settlements.

The purpose of the Daylesford Hepburn Springs Structure Plan is to plan for the future of Daylesford and Hepburn Springs by protecting the distinctive positive elements of the township and build upon its opportunities. This will guide the physical and natural environment, liveability and activities of the township. Broadly speaking there are four elements to a Structure Plan: the vision, objectives, strategies and actions.

Vision



A shared long-term vision (30 year horizon) for the future will guide appropriate development, protect what we value, improve liveability and empower the Daylesford and Hepburn Springs community to thrive.

Objectives



The Structure Plan's objectives outline how we can realise the Vision. The Daylesford and Hepburn Springs Structure Plan will contain six objectives relating to the key themes. Objectives are generally 'To' statements e.g. To provide housing choices that...

Strategies



Generally reviewed every ten to fifteen years strategies break down the Objectives into a plan. The Strategies describe how the Objectives will be achieved.

Actions



These are actions or tasks that need to be completed to accomplish the strategies. Reviewed every five to ten years actions may include planning responses, but also may include things like masterplans or advocacy activities.

The Role of the Community Panel

DAYLESFORD HEPBURN SPRINGS STRUCTURE PLAN

Six Key Themes

- Housing
- Environment and heritage
- Business and economy
- Urban design
- Movement and access
- Community and social assets



Daylesford & Hepburn Springs

PROBLEM

What makes developing the Structure Plan difficult is balancing competing community values and determining appropriate growth.

OUR CHALLENGE

What is our shared vision for our town?



What does 'appropriate' mean?

CONSIDERATION

Consider all options for working through our community's competing values in order to realise our shared vision.



Daylesford Hepburn Springs

Community Panel Recommendations

Shared vision and a key objective for each of the six identified key themes. The recommendations will be shared with Councillors, consultants and the broader community.

The Role of the Council

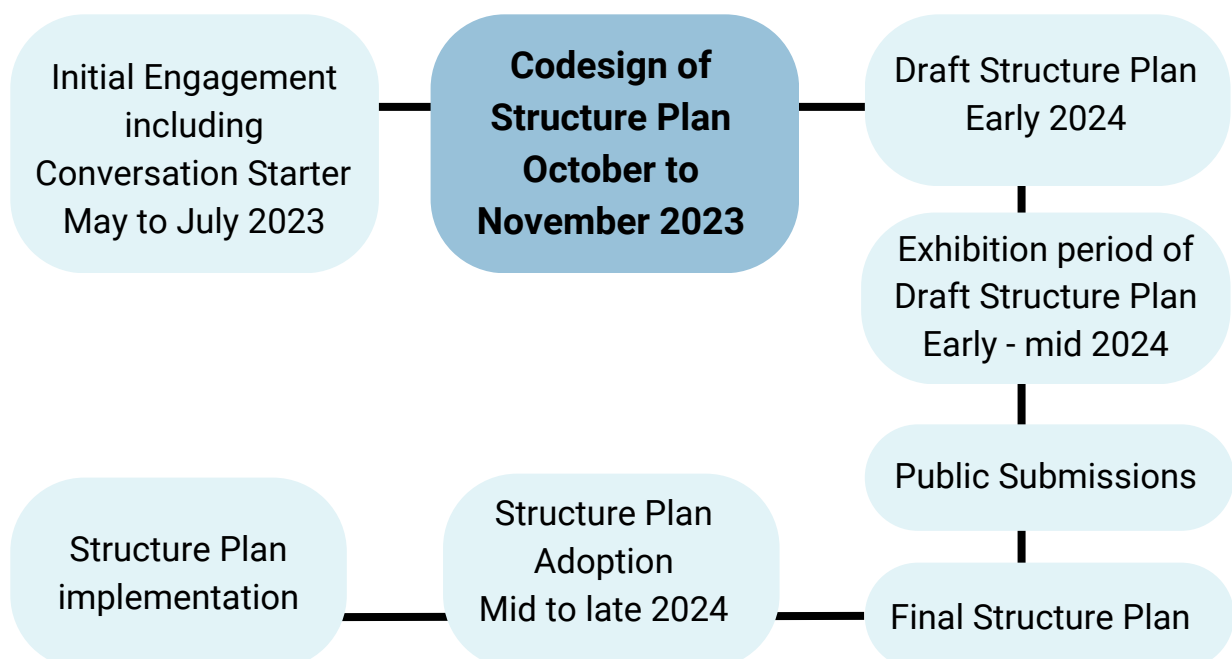
Structure Planning is complex. There are challenging discussions and tradeoffs that will need to be worked through to ensure that our township is socially, economically and environmentally sustainable into the future. Examples of these tradeoffs include housing diversity and town character or planning for biodiversity and climate change.

Council commits to partnering with the Community Panel to develop a shared vision and objective for each of the key structure plan themes. We will look to you for advice and innovation in formulating solutions to the identified tradeoffs and incorporate your advice and recommendations to the maximum extent possible.

To support our community as it works through these issues Council will:

- Prepare and provide information in a timely manner to support the Daylesford-Hepburn Springs Community Panel's deliberations.
- Listen, hear and consider the community's input with an open mind.
- Publish the Community Panel's recommendations on Council's engagement platform, Participate Hepburn.
- Report back on what we have heard from the Community Panel.
- Identify where the Panel's recommendations have influenced Council's thinking and provide an explanation for any recommendations that are not incorporated into the final draft Structure Plan for Daylesford-Hepburn Springs.

Project timeline



Session information

The primary responsibility of the Daylesford Hepburn Springs Community Panel will be to work together to create a shared vision and objectives based on six key themes identified within the Daylesford Hepburn Springs Conversation Starter for the township Structure Plan.

Community Panel members working together over three sessions during October and November to gain a deeper understanding of complex issues and finding a common ground on what you wish to recommend to Council. Panel members will be given time between sessions to access to information, talk with Council staff, hear from and ask questions of planning experts, to explore each of the Structure Plan's key themes.

Session 1

Working together with the Daylesford and Hepburn Springs Community Panel, this session will lay the foundation for our work over the coming weeks. Coming away from this session each Panel member should have a clear understanding of the purpose and scope of the task they have been given. We will begin work on pulling together a shared vision for your township's Structure Plan.

When: Saturday 7 October, 9.30am to 12.30pm

Venue: Victoria Park, 3021 Ballan-Daylesford Road, Daylesford.

Catering: Morning tea and light refreshments provided.

Session 2

Community Panel members will spend this session getting to know a lot more about each of the key structure plan themes. A number of technical studies have been completed or are underway, and participants will have the opportunity to deepen their understanding of each of these. Any questions that can't be answered during this session will be answered before the final session.

When: Saturday 14 October, 9.30am to 11.30am

Venue: Daylesford Town Hall, 76 Vincent Street, Daylesford.

Catering: Morning tea and light refreshments provided.

Session 3

During this final session our consultants, Plan2Place who are drafting the township structure plans, will be present to work with participants to finalise the shared vision and an objective for each of the key themes. Any work developed during any of the sessions by the Community Panel that can inform the strategies and actions will be shared with Councillors, Council staff and all consultants working on the Future Hepburn projects. Councillors will also attend the final session to hear from participants, in their own words, about the vision and objectives they have developed for the Daylesford Hepburn Springs Structure Plan.

When: Sunday 12 November, 2:30pm – 5:30pm.

Venue: Victoria Park, 3021 Ballan-Daylesford Road, Daylesford.

Catering: Afternoon tea and light refreshments provided.

Venues



**Vic Park, Daylesford
Sessions 1 & 3**



**Daylesford Town Hall
Session 2**

Who will you be working with?



These sessions will be conducted by an external facilitator, Helen Jennings from Wayfarer Consulting. Helen's role is to support you in your discussions. Helen is a social planner who works with communities across Victoria specialising in all forms of community engagement, facilitation and strategic planning. She enjoys harnessing community knowledge to develop real and achievable local solutions to a range of issues and challenges. Prior to consulting Helen worked in a range of roles in local government, as a university tutor, a park ranger and a gardener. She lives in rural Victoria.

Your contact points within Council for any information or issues relating to your experience as a Community Panel Member are:



Michelle Whyte
Engagement Specialist
Mobile: 0438 184 248



Andrew Littlejohn
Administration Officer
Strategic Planning

Contact email address:
strategicplanning@hepburn.vic.gov.au

Your recommendations

As a group, you are responsible for developing the vision and six key objectives for the Daylesford Hepburn Springs Structure Plan. You will be expected to work collaboratively with the other participants within three workshops to ensure that the desired outcomes are achieved.

During the process, you and the other Community Panel members will consider the six key themes, the community engagement undertaken, and other technical reports carried out as part of the structure planning process.

Recommendations will be adopted by the Panel where there is over 75 percent agreement of the panel. After the three sessions are complete, Wayfarer Consulting will provide a report that will be presented to Councillors.

The report will provide a de-identified overview of the Daylesford Hepburn Springs Community Panel composition, an overview of the activities undertaken and the findings from each activity, along with the agreed upon vision and key objectives.

Your recommendations will then be published by Council on the Future Hepburn project page on the Participate Hepburn community engagement platform. This is reflective of Council's promise to continue to communicate with the community and report back on what we have heard.

Council will consider the recommendations and provide feedback to the Panel about what recommendations will be included in the Structure Plan, and which ones will not. If the recommendations are not adopted, Council will provide feedback on why they have not been adopted and explain the reasons for their decision.

All input and ideas of the Daylesford and Hepburn Springs Community Panel, even that outside of the Vision and Objectives work, will be shared with Councillors, Council staff and external consultants to inform all elements of the Future Hepburn project. They will be used to inform project directions, content and other activities.



Structure Plan Themes

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

The engagement process for the Daylesford Hepburn Springs Structure Plan has been designed to give community members a range of opportunities to comment throughout the development of the Plan. During the initial phase, the Daylesford and Hepburn Springs Conversation Starter was created to share information about each key theme that was unique to Daylesford and Hepburn Springs.

In this section we will share some of the differing views shared by your community. You can find the Conversation Starter and the full engagement report on the Future Hepburn project page on Council's community engagement platform Participate Hepburn.

Follow the QR code or click on the project link:

<https://participate.hepburn.vic.gov.au/future-hepburn>



Housing

"I'm not against construction of new property, just the type of property. Avoiding a suburban feel in new developments and buildings that don't have a Daylesford feel would be good. Keeping a mix of land use is important. There is no point living in the country if it feels like a suburb of Melbourne."

"Rezone some rural land (along roads and where existing power lines are) to residential. This will increase housing options."

"Severe lack of housing which in turn is leading to unaffordable housing. This is for both new residents and housing to support workers of local businesses. I am concerned that the price of housing will jeopardise the character and community of the town as locals will be driven out to other regional areas."

"The Shire should encourage investment in ecovillage developments of very small self-built cottages or tiny houses on small, leased plots for owners to live in, or for small investors to buy to rent, thus creating an urgently needed supply of affordable accommodation."



Environment and heritage

"There should be much stricter rules around cutting down old trees on properties and generous support for land holders to improve biodiversity with planting of indigenous trees and plants."

"All biodiversity should be considered and protected when development is being considered. It is possible to develop in harmony with nature."

"(Keep) all the heritage buildings in Vincent and Howe Streets. Daylesford Lake precinct and mineral springs precinct in Daylesford and Hepburn. It's not just about one building or place, it's the whole cultural landscape that matters."

"(I value) the treescape; the public green space; local forests and tracks; and the "feel" of the streetscape of the townships (lots of trees and shade); the quality and usage of the mineral springs and the groundwater - especially to be protected from new Gold mining exploration and actual mining."



Business and economy

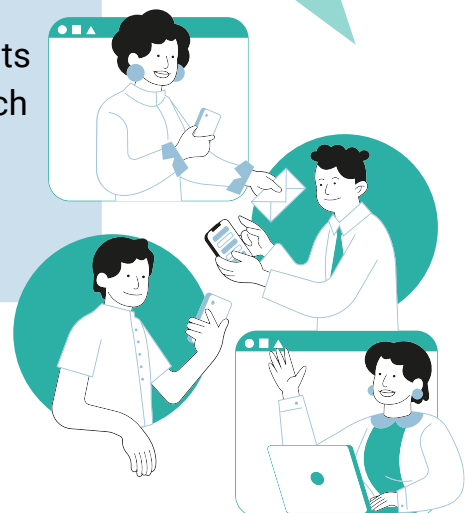
"Less focus on tourism this industry is not in need of assistance."

"Daylesford is well primed to uniquely own "wellness" as a tourism drawcard and local business opportunity."

"A better balance between business and local interests. Daylesford is becoming a place where some do no longer want to live. We live out of town, and avoid going into town during busy tourist times. These times are becoming more frequent. Local residents do not feel that there is place for them anymore. There should be less focus on trying to develop further tourist business, as the town is already saturated."

"Whilst tourism is critical for the economy there needs to be a balance so the local community has basic needs met like affordable housing. "

"Restriction on large commercial developments that would spoil the character of the town such as fast-food chains etc."

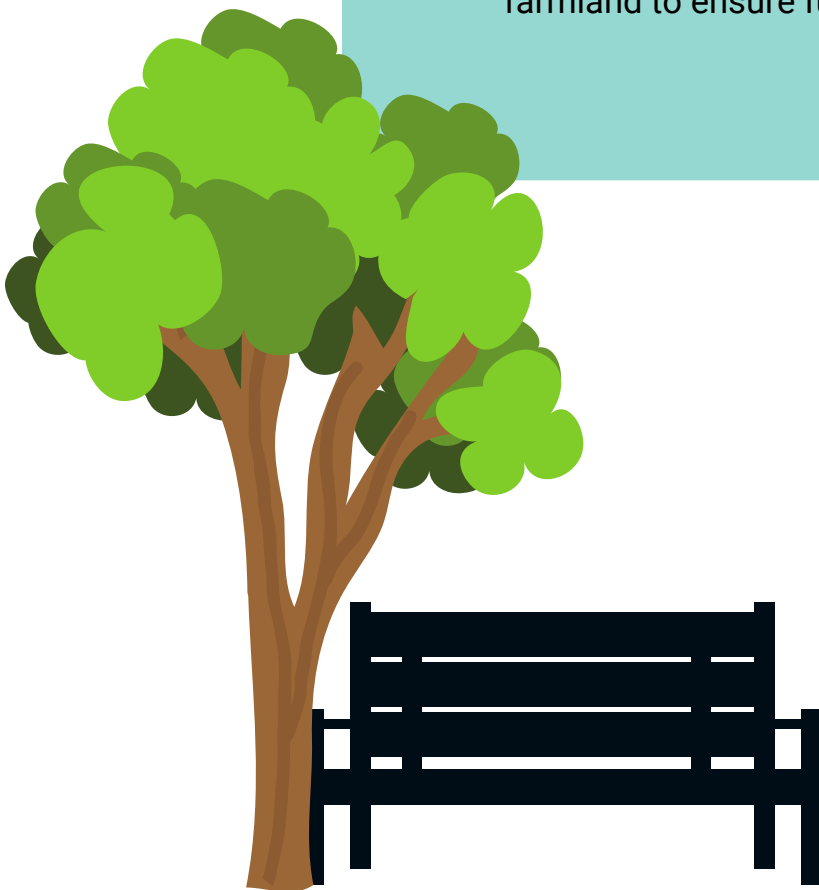


Urban design

“Maintain the heritage feel of the town in the town centre, but feel free to be modern in your outlook beyond this area.”

“The streetscape of the main streets. The boutique small businesses should be preserved and supported against large commercial corporation dominance. Daylesford Lake shoreline. Wombat Hill gardens.”

“The historical character of the towns. Keeping appropriately designed housing developments within the existing town boundaries to prevent an urban sprawl that surrounds many towns. The historical and cultural uniqueness of the towns should be maintained. They are what makes the area popular with residents and visitors. Protect farmland to ensure future food security.”



Movement and access

Cycling

"There is no bike path, as I am riding with kids, I find it too dangerous to let them ride on the road."

"Please no (cycle paths) - the last time that happened main road became dangerously narrow for a bike path that doesn't meet standards and no-one uses."

Walking

"Daylesford is very walkable :)"

"Walking does not require 'improved facilities'. There are a number of wonderful walking tracks in the shire. Unpaved walking is suitable to the local culture."

Public Transport

"Public transport is a real issue i.e. the limited Vline buses that connect to the Vline train stations. I feel a shuttle bus that can operate on a more regular basis would be a great thing for the town."

Faster connection to Melbourne needs fast trains from either Woodend or Ballan with connecting bus services especially around commuter times.



Community and social assets

"Arts is vital to the character of the town. Toilets is obvious, we only have one near the info centre. It was terrible when my kids were little and is now difficult that my parents are getting older. Have had some embarrassing moments because of the lack of toilets!"

"The facilities at Vic Park are somewhat dated. Vic park is a tremendous space close to town. A review of facilities and upgrade is required including a survey regarding the need for a large public events space. The swimming pool could be relocated there."

"I would like to see increased support for the arts - visual arts, music, theatre, arts events (although recognising it already exists in the Shire)."



Inputs into the Structure Plan

The Daylesford Hepburn Springs Structure Plan has the following key inputs that are either completed or underway:

- Population and other key demographics
- Land use demand and supply
- Biodiversity Assessment
- Bushfire Assessment
- Shared Heritage Gap Analysis
- Neighbourhood Character and Urban Design Framework
- Urban Design Framework
- Cultural Values Assessment

The Daylesford Hepburn Springs Structure Plan will be informed by the following engagements undertaken by Council:

- Daylesford Hepburn Springs Structure Plan Engagement Report – June 2023
- Hepburn Together: Community Vision and Council Plan
- ACE Youth Strategy 2022-2030
- Affordable Housing: A Home in Hepburn Shire
- Sustainable Hepburn 2022-2026
- Rural Hepburn: Agricultural Land and Rural Settlement Strategy
- Integrated Transport Strategy.