



Glenlyon Structure Plan

Glenlyon Community Panel

October -November 2023



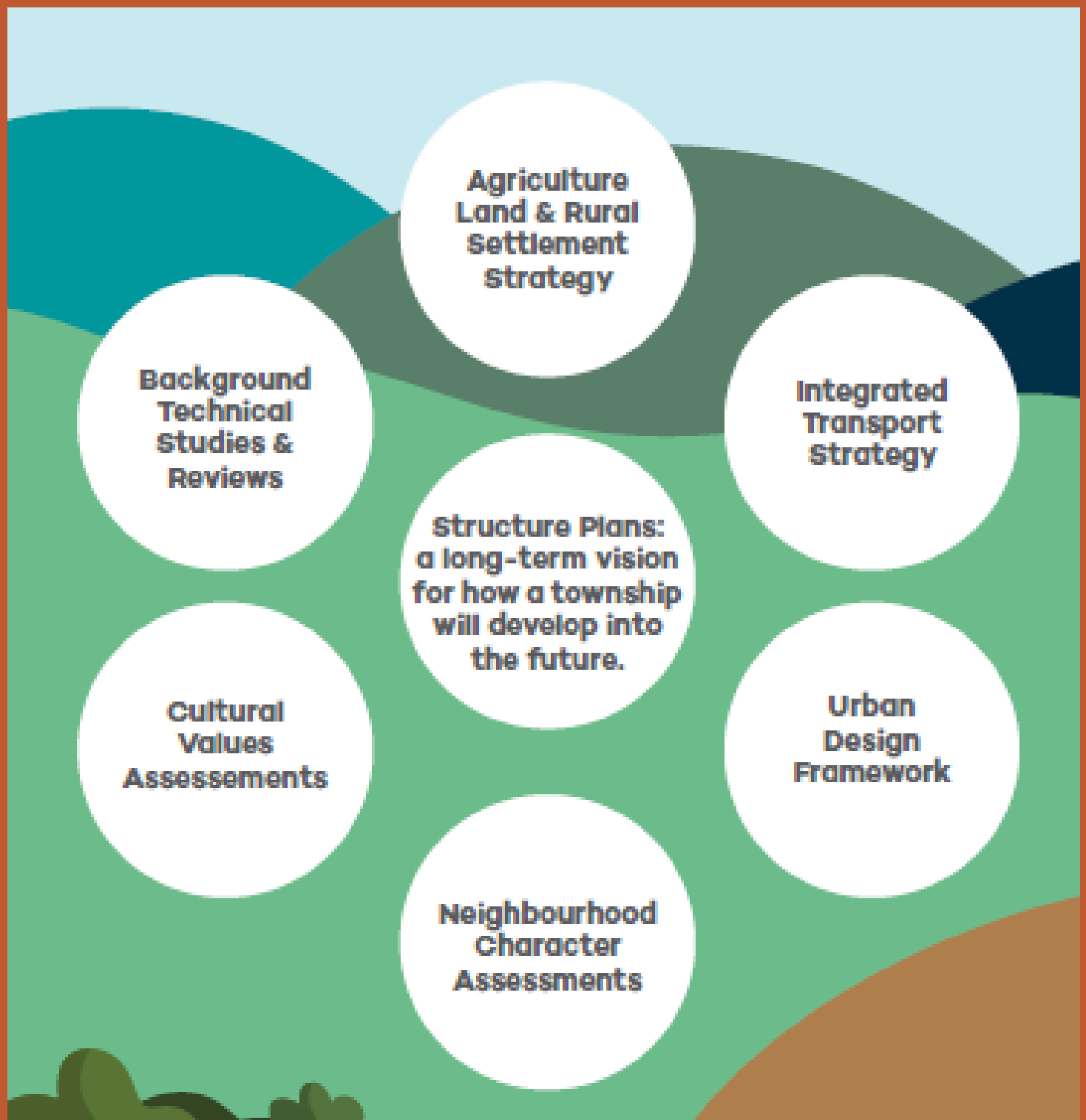
Hepburn
SHIRE COUNCIL



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.

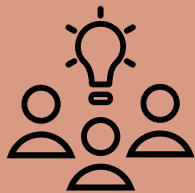
Future Hepburn is made up of three key projects; the township structure plans and supporting technical studies, and the two shire-wide strategies including Rural Hepburn: Agricultural Land and Rural Settlement Strategy and the Integrated Transport Strategy.

Purpose of a Structure Plan

The Glenlyon 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 Glenlyon Structure Plan is to plan for the future of Glenlyon 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 Glenlyon community to thrive.

Objectives



The Structure Plan's objectives outline how we can realise the Vision. The Glenlyon 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

GLENLYON STRUCTURE PLAN

Six Key Themes

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



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 Glenlyon?



What does 'appropriate' mean?

CONSIDERATION

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



Glenlyon 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 Glenlyon community.

The Role of the Council

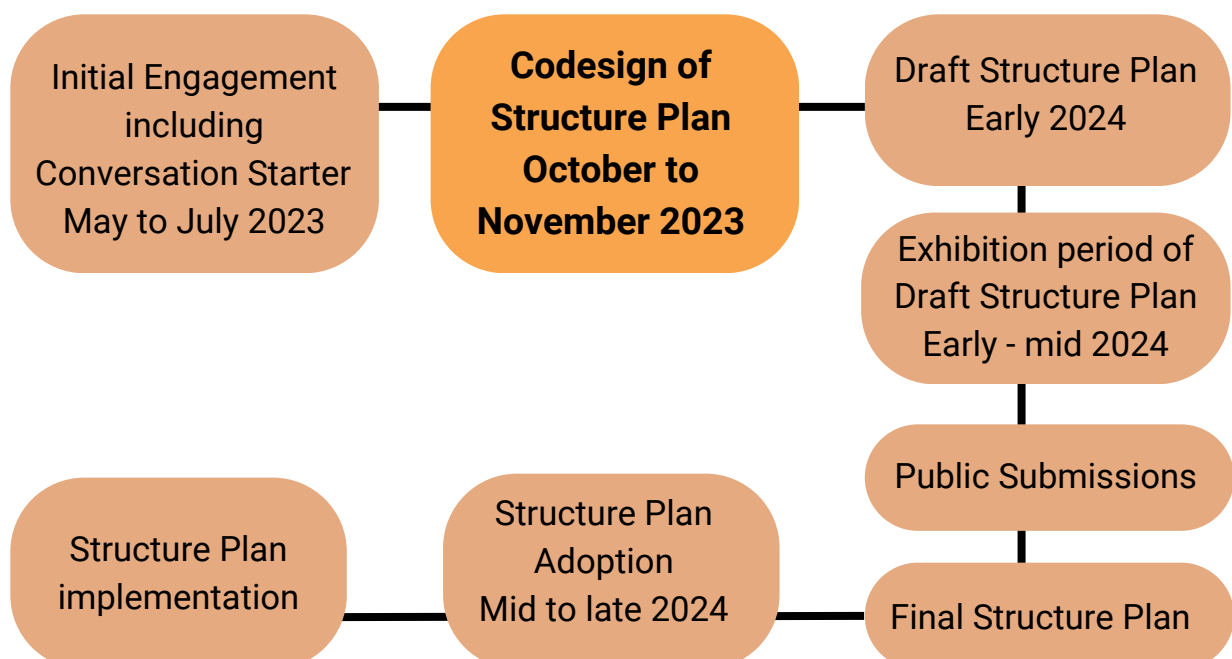
Structure Planning is complex. There are challenging discussions and tradeoffs that will need to be worked through to ensure that our township is socially, economically and environmentally sustainable into the future. Examples of these tradeoffs include housing diversity and town character or planning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

Project timeline



Session information

The primary responsibility of the Glenlyon Community Panel will be to work together to create a shared vision and objectives based on six key themes identified within the Glenlyon 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 Glenlyon 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: Sunday 15 October, 9.30am to 11.30am

Venue: CFA, 25 Barkly Street, Glenlyon.

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 Glenlyon Structure Plan.

When: Monday 13 November, 5:30pm – 8:30pm.

Venue: Glenlyon Hall, 32 Barkly Street, Glenlyon.

Catering: Supper and light refreshments provided.

Venues



**Vic Park, Daylesford
Session 1**



**Glenyon CFA
Session 2**



**Glenlyon Shire Hall
Session 3**

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 Glenlyon 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 Glenlyon 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 Glenlyon 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 Glenlyon 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 Glenlyon 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 Glenlyon Conversation Starter was created to share information about each key theme that was unique to Glenlyon.

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

"No more subdivisions. The character of the hamlet has already been compromised."

"Glenlyon must be open to change, growth and progress in a sustainable and forward-thinking manner."

"Small communities require small scale development to maintain their character and keep faith with the community that live there."

"Allow second homes on larger blocks."

"Traditionally, Glenlyon has more affordable housing compared to other townships that have better access to services, facilities and employment - this is no longer true."

"As stated before. No more houses due to no services and heritage."

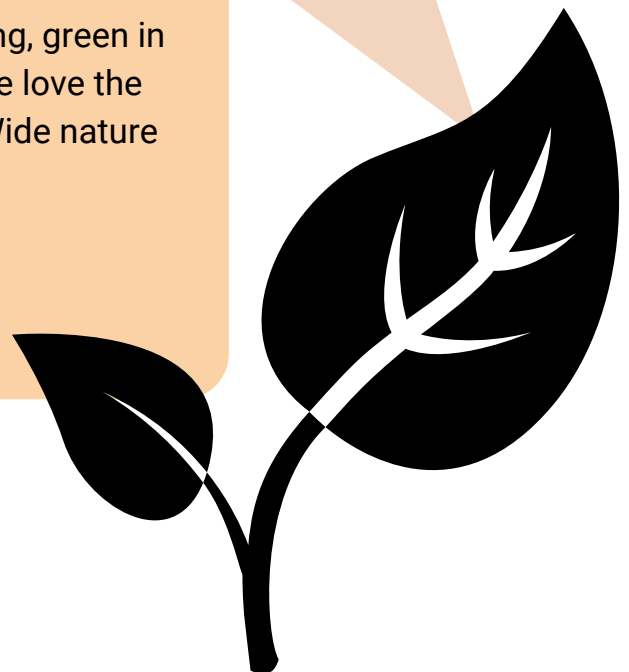


Environment and heritage

"Protection of the existing natural environment.
- The risk of spoiling key local sites by misuse and over-use by visitors is growing rapidly ie; Loddon Falls via Holcombe Rd, from property trespass, driving vehicles beyond the gate along the walking path right to the falls, leaving soiled nappies and other plastic rubbish."

"The small, rural settlement character and lack of street lights / light pollution. The ancient Eucalyptus trees currently being decimated for sub development sprawl."

"Oak and elm street trees (provide several benefits as outlined elsewhere including cooling, green in summer, hardy, fire resistant, bird life love the cooling green leaves). Wide drains. Wide nature strips. Low level housing."



Business and economy

"I would personally love to see Glenlyon grow into a thriving town with multiple businesses. As good as the general store is, it would be great to have some competition that is useable for the locals and not just aimed towards the tourists. A shop that is open during the week would be a game changer."

"I work among communities that recognize value of place as a draw card for tourism and breakaway from high impact living, keep high impact air touring and infrastructure away, be known for specialized produce and character, becoming ever rarer and more significant a requirement and advantage as growth affects places and experiences, sustain farm produce linkages with the ring of like towns, of which Trentham, and Harcourt, as examples of a representative rural town mind map."

"Yes. It needs to provide more than a general store. There needs to be retail and other business services for locals. Otherwise we're 100% dependent on cars to shop and transact in bigger towns."

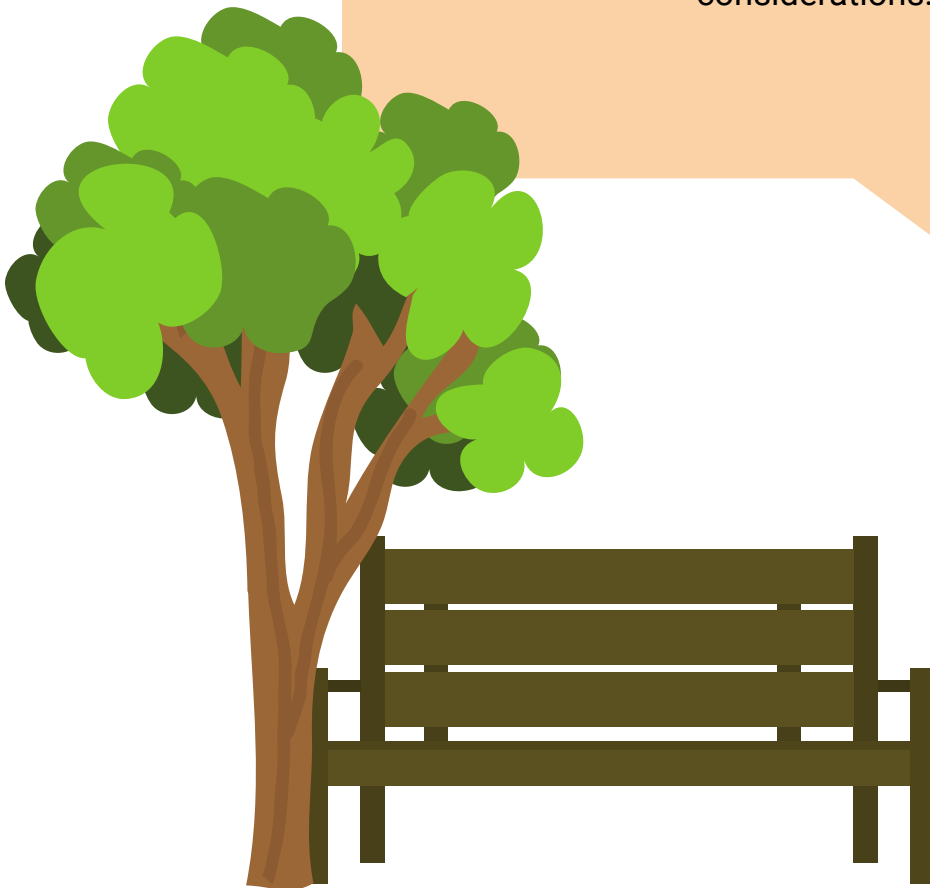


Urban design

"Yes. I don't want Glenlyon to start looking like the new development around Gisborne for example, all brick veneer and grey roofs and housing blocks that are too small."

"Low density housing - single storey, farmland and bushland. No street lights. Rural character."

"As urban design, the topographic, wide-nature strips and streets and current forms of architecture, particularly heritage buildings and some of the contemporary designs with good materials and forms are important. Landmarks drainage lines and lakes, and heritage all fall under this as important considerations."



Movement and access

"Better walk/cycle infrastructure incl state of the art loop to Coomoora, Daylesford, Musk & back to Glenlyon."

"Safe passage alongside the Daylesford-Malmsbury road that avoids all the speeding vehicles."

"With the Shire largely devoid of public transport the provision of access to public transport across the Shire would assist in employment opportunities and tourist access."

"Shire-wide bus connection to train services enabling commuter access to Melbourne, Ballarat and Bendigo."

"Walking paths are excellent as they are. Nothing needed."

"In Glenlyon footpaths so feet don't get so wet and less tripping chances, walking to the store, the hall or CFA station."



Community and social assets

"If you're going to allow so many houses to be built we need a decent play park for kids."

"It's good as is. Nothing more needed. The town hall caters for everything well. And the Glenlyon Store."

"EV is unavoidably necessary for future travellers."

"There is very poor infrastructure in and around Glenlyon."



Inputs into the Structure Plan

The Glenlyon 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 Glenlyon Structure Plan will be informed by the following engagements undertaken by Council:

- Glenlyon 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.