



# Creswick Structure Plan Engagement Report

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Prepared by:  
**Wayfarer Consulting**

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

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# Executive summary

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## Purpose of the engagement

The Creswick Structure Plan is a significant project for Creswick. It will guide how Creswick looks and feels over the coming decades. The voices of the community are an integral part of the plan the results of the engagements will provide part of the evidence base for the plan.

## The engagement approach

The engagement process for the Creswick Structure Plan provides opportunities for community members to have their say at various stages of the plan development. Specifically:

- Phase One – Creating the Vision
- Phase Two – Draft Structure Plan
- Phase Three – Draft Final Structure Plan.

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

## Participation

A total of 378 responses were analysed for this report including:

- 91 Creswick resident responses to the Hepburn Together project
- 245 individual pieces of information from younger residents aged 5 to 12 years of age
- 37 responses to the Creswick Structure plan online survey
- 5 responses to the Creswick Structure Plan social mapping survey.

## Results

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

- Value the ‘small town’ rural, quiet feel of Creswick, the heritage, the community, the services and particularly the natural environment.
- Would like to see a greater access to services and facilities including sporting facilities, facilities and activities for children and older people.
- Believe Creswick can make better use of its natural environment and the trails around the town.
- Feel that the development of the town needs to be managed carefully to protect the quiet, rural appeal of the town.

Some community members raised concerns about traffic management, the availability of land for business activities and the need for a range of housing options.

# Engagement process

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## Purpose of the engagement

The Creswick Structure Plan is a significant project for Creswick. It will guide how Creswick looks and feels over the coming decades. The direction the plan takes will have an impact on the current and future Creswick community. As a result, it is essential that community members are consulted on how they would like their town, and the community, to live into the future. An analysis of the results of the engagement provides an essential part of the evidence base that will inform the development of the structure plan.

The engagement process 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 Creswick.

## The engagement approach

The engagement process for the Creswick 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 focus on understanding what people in the community value about their town and what they think could or should change. This will be used to inform the develop the Draft Creswick Structure plan. Once the draft plan has been developed additional engagement will occur focusing on what the plan says. At that stage community members and interested people will have the opportunity to review how the planners have interpreted community expectations and developed them into a workable structure plan.

Specifically, the engagement process consists of three phases:

- Phase One – Creating the Vision. This phase asks community members broad questions about what they value about Creswick and their visions for the future. This is achieved through the following:
  - a review of the results of the past community engagement relating to Creswick conducted within the past 12 months including the Hepburn Together project and the Youth Development Strategy.
  - engagement with the Creswick community through an online survey and five pop-up engagements in Creswick.
- Phase Two – Draft Structure Plan. In this phase the vision created in phase one of the plan is synthesised into a draft structure plan. This plan is provided to the community to

review and discussion specifically, around how it responds to community ideas and expectations.

- Phase Three – Draft Final Structure Plan. This is the formal stage of the process where Council can decide whether to adopt the plan in whole or part.

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

# Results in detail

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## REVIEW OF PREVIOUS ENGAGEMENTS

### Digital Ideas Bank (Past engagements)

The Digital Ideas Bank is a Council resource that contains the outcomes of previous engagement activities. It ensures that the results of past community engagement sessions can be reviewed and used for a number of projects. This provides an excellent way to understand broad community sentiment because it:

- allows planners to get a strong understanding of community sentiments
- honours the time and effort that community members have put into providing their views
- may engage a broader cross section of the community that would not generally engage on planning issues
- avoids asking community members the same questions repeatedly which can lead to engagement fatigue
- is an efficient and cost-effective way to understand community sentiment.

### Background

A desktop review of relevant engagements that occurred within the past 12 months was conducted. These included the engagement activities undertaken during the Hepburn Together project (including survey, children's visioning exercise, and pop-up data), and the Youth Development ACE Strategy (Big Project data, Youth Census data, and Love, Hate & Want engagement activities). This review considered input from 91 Creswick residents as part of the Hepburn Together project and 245 individual pieces of information from younger residents aged 5 to 12 years of age.

### Community engagement activities

The results in this section come from a review of the results of the following engagement activities conducted in 2021.

- Community member and community group pop-ups for the development of the Community Vision and Council Plan.
- Big ideas engagement with young people on what would make Creswick a great place to live for the Youth Development ACE Strategy.
- Love, Hate & Want engagement with young people on their experience of living in Creswick and their hopes for the future for the Youth Development ACE Strategy.

- Creswick North Primary School engagements with 5-12 years old's, of their vision of what would make their community (Creswick) a great place to live, work & play for the Hepburn Together Strategy.

## Results

The results have been divided into broad themes of identity, vision, strengths and challenges. The results were similar across all engagements.

### Identity

Community members indicated that the identity of Creswick was related to being:

- Historic with strong heritage
- Friendly with a sense of community
- Green with access to the natural environment and outdoor activities
- Rural and quiet
- A place with access to shops and services.

### Vision

The vision for Creswick was very similar to the current identity and often included ideas to make the most of Creswick's current strengths. This included:

- A historical/heritage town
- A town with a rural feel, including additional trees and enhanced streetscapes
- Vibrant businesses offering a range of services including café's, restaurants, local shops, services and employment opportunities
- A town with a strong and friendly community
- A place that makes use of the recreation opportunities of the trails and surrounding natural environment
- A town with services and housing for all including affordable housing and community support services.

### Strengths

The strengths of Creswick were described as being in its location, its heritage and its community. These included:

- The natural environment including the lakes, views and access to nature, parks and gardens
- The village like feel and quiet, rural atmosphere
- The activities that are available for visitors including the weekend markets and trails
- The services and shops that are available for locals and visitors

- Facilities such as the oval and the trails
- Opportunities for recreation and sport
- The strong community including many creative people.

### **Challenges**

Many of the challenges identified related to the need for services and infrastructure locally. These included:

- Access to community infrastructure such as a secondary school and a swimming pool
- Access to a range of shops and services, children strongly indicated a desire for more shops and fast food restaurants
- Improving the streetscapes and increasing shade
- Managing the waterways and flood mitigation
- Providing reliable access to shops and cafes for visitors (longer opening hours and greater choice)
- Access to commercial and industrial land for business
- Traffic management including removing heavy vehicles from the township and safe crossings for pedestrians
- The aging population and providing for their needs
- Managing development to maintain the strengths of the town
- Completing and maintaining the trails network.

### **Other comments**

Many children indicated a desire for a playground to include a climbing wall and other equipment. Children also indicated a desired for after school activities.

Many comments related to the need to make the best use of the strengths of the area including the trail network, the lake, the creative people and industries and the shops and services.

### **Further details**

More details of the engagement approach and the detailed results from this engagement can be found in the [Hepburn Together Consolidated Engagement Report](#).



## ONLINE SURVEY

### Background

A specific Creswick Structure Plan online survey and social mapping tool were live between 22 April and 20 May 2022. The questions asked followed a similar theme to those asked during the Hepburn Together engagements. This provided an opportunity to confirm the results of earlier engagement and to gain a deeper understanding of community expectations and ideas.

### Participation

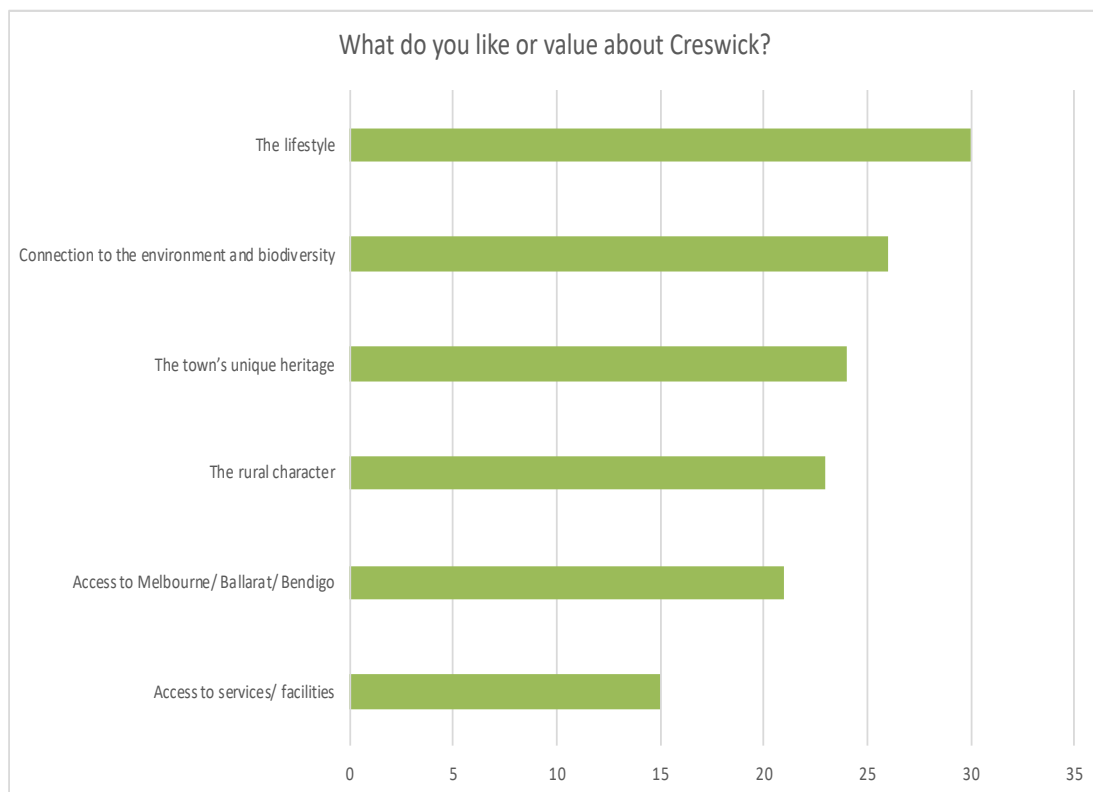
The survey received 37 responses and the social mapping an additional five. The majority of respondents (84%) live in Creswick. The survey was completed by people aged between 20 and 79 years with the largest percentage of responses coming from people aged 60-79 years (51%) and 40-59 years (46%). A total of 22 women and 15 men 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. All quantitative data is presented in graphs along with a snapshot of comments when available. They provide an illustration of the types of comments received. A full transcript of all verbatim survey results is provided as appendix one.

### What do you like or value about Creswick?

Respondents could choose as many statements as they liked and provide comments if they wished. The most commonly cited comment was 'the lifestyle' which was cited by 30 respondents.

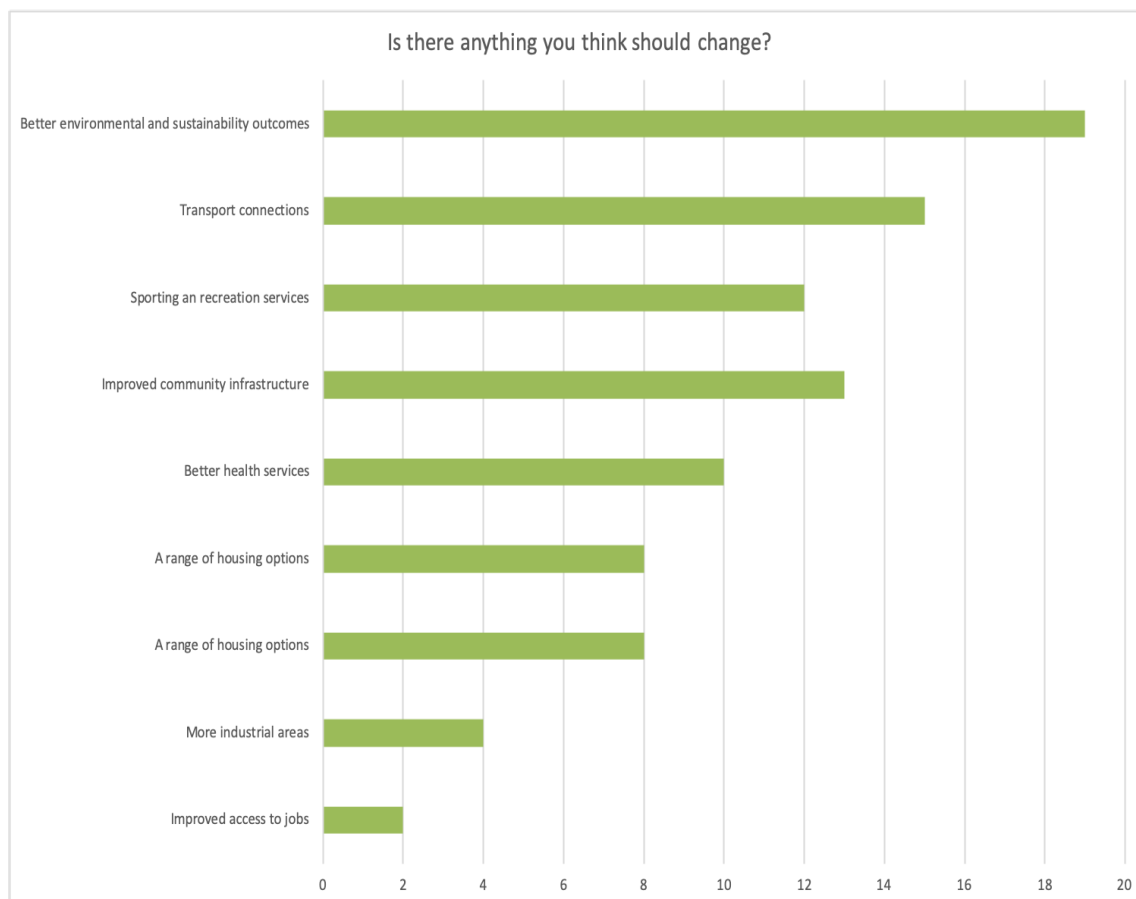


### Other comments

*'I appreciate that Creswick is a rural town that services the local and a wider rural community. It has retained a rural character and so far, has not been taken over by visitor impact, tourism and associated services. It is a town'*  
Female Creswick resident, 60's.

### Is there anything you think should change?

Respondents could choose as many statements as they liked and provide comments if they wished. The most commonly cited comment was ‘better environmental and sustainability outcomes’ which was cited by 19 respondents.



### Is there anything that should not change?

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

#### Small town

The most commonly cited comment related to the ‘small town’ feel of Creswick. This included the slower pace, the beauty, and the character of the town.

*The character of the town. It feels like a small town where everyone knows each other.*

Male, 20-39, working in Creswick

#### Heritage

The importance of the town’s heritage was cited by five participants, particularly the buildings and forests.

*Creswick's historical buildings; and the forest area which keeps us separate from Ballarat.*

Female, 40-69, living and working in Creswick

### **Country town**

Six respondents indicated that they did not want the country town look of Creswick to change. Of particular concern was the size of housing blocks, the prospect of 'over development' or suburban style housing. Maintaining the town for locals rather than tourists was also considered important.

*The rural feel of Creswick. I am concerned about the number of housing developments around the town on small suburban type blocks that are out of character with the village.*

Male, 60-79, living in Creswick

### **Community**

The importance of the friendly community was also a key element that should not change. The importance of keeping it a local town was also cited.

*The friendliness of the people and the town*

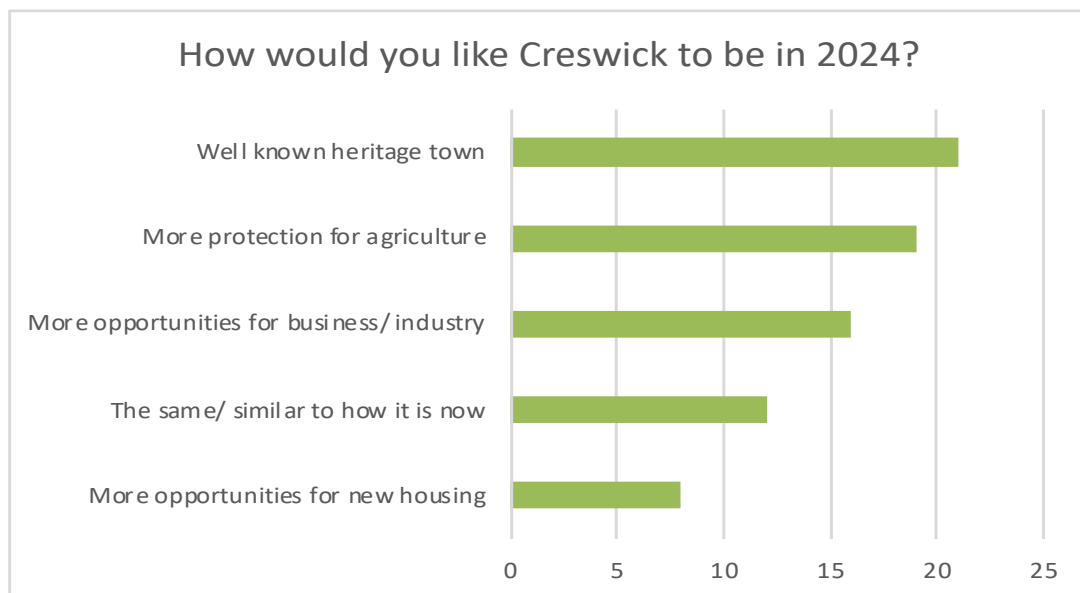
Female, 60-79, living in Hepburn Shire

### **Other comments**

Other comments related to the natural environment and green space (2) and the challenges of sustainable change in a small town (1).

### How would you like Creswick to be in 2042?

Respondents could choose up to three statements and provide comments if they wished. The most commonly cited comment was 'well known heritage town' which was cited by 21 respondents.



### Other comments

There were 11 additional comments. Promoting Creswick and the surrounding area for cycling was the most popular (3), improving traffic safety (2), improving signage about the town (2) and additional housing options for older adults and a hydrotherapy pool. A desire to maintain the large housing block size and resist redevelopment was also mentioned.

### Do you have any concerns about the future of Creswick?

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

#### Development and growth

The most commonly cited concern about the future of Creswick related to potential development and how this would be managed, the impact on the town and potentially on adjoining farmland.

*Growing too big. You lose that country feel and attitude of people change. People escape large towns purely for this change. Leave the growing to Ballarat.*

Female, 40-59, years living in Creswick

There was particular concern relating to the potential for large scale, poor quality housing developments

*Housing affordability is important and Creswick would be a great town to promote for young families who have been priced out of Melbourne. But it is important that this does not become a breeding ground for Metricon, flat pack homes which convert a potentially beautiful expansion of our already picturesque community into lego-land, and then into a future slum when these poorly built houses go back onto the market ten years after. What can council do to prevent this from happening as it does in other regional towns..*

Male, 20-39 years working in Creswick

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One respondent indicated the importance of engaging the community in discussing the opportunity to develop a range of building types in Creswick.

### **Access to housing**

The need to ensure access to affordable housing was a concern for four respondents. The potential for housing prices to increase and the current lack of affordable housing options was cited as a concern.

*Affordable housing. Currently there is none, and even average income people find it difficult to own or rent in the shire, let alone hospitality workers who are much needed to service the tourism industry.*

Male, 40-59 years, lives and works in Creswick

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### **Through traffic**

The major road through the centre of Creswick was indicated as a concern particularly for pedestrian safety.

*As the town grows, having a highway through the centre of town is a concern. Whilst a bypass is near on impossible, ways to make the Main Street safer need to be investigated.*

Male, 40-59 years, lives in Creswick

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### **Other comments**

Other concerns included access to community and health services, the concern Creswick will become a tourist focused town that lacks services for residents and the empty shops withing the town.

### **Other comments**

Respondents were invited provide any additional comments about Creswick and the Creswick Structure Plan. 15 respondents provided an additional comment. The comments were varied and there were no clear themes. Comments included:

- Support for Cresfest
- Support for the School of Forestry

- A desire to utilise unused buildings
- Better medical facilities for the community
- A concern about too much subdivision
- A desire to see the MTB tracks completed as a green tourism attraction.

## Social mapping results

The online social mapping survey was completed by five respondents. The comments provided some suggestions on how Creswick's liveability could be improved the comments included the following ideas:

- Enhance the 'Market Square' as an area of civic and community focus.
- Upgrade the facilities at Calembeen Lake to include changing areas, seating and water safety equipment.
- Extend the footpaths down Bald Hills Road – to increase pedestrian safety.
- Improve the splash park facilities to include improved shelter, bbq and play equipment and fence it from the busy roads.
- Develop a small industrial zone in the upper area of the timber training to create local jobs.
- Develop more residential retirement units similar to those on Moores Street.
- Create a relaxing civic space and formal gardens in Cambridge Street, activate the area with cafes and galleries, encourage some businesses on Albert Street to open through to Cambridge Street.

## Demographics (online survey only)

The majority of people who completed the survey (84%) live in Creswick. The largest age group to complete the survey was people aged between 60 and 79 years (51%) with people aged between 40 and 59 also highly represented (46%). More women (59%) than men (41%) completed the survey. A full report of the survey demographics is provided in appendix one.

## POP-UP ENGAGEMENTS

### Background

Three pop-up activities were held in early May 2022. The purpose of these activities was to provide community members the opportunity to both have their say and ask questions about the structure planning process. The times and venues allowed for a range of people to attend. Pop-up were held:

- Creswick RSL 6pm-8pm, Tuesday 3 May
- IGA entrance 3pm-6pm, Wednesday 4 May
- Creswick Market 9am-12pm, Saturday 7 May.

The pop ups provided a series of questions for participants to consider and write their responses on butchers paper.

### Participation

A total of 22 people participated in the pop-up activities. The majority of participants (77%) live in Creswick. The pop-ups were attended by people aged between 19 and 79 years with the largest percentage of responses coming from people aged 40-59 years (50%). A total of 12 women and 10 men completed the activity. Full demographic details of survey respondents can be found in appendix two.

### Results

The comments gathered on the butchers paper have been reviewed and themed. Some respondents ticked other people's comments, this has been noted in the report by a number in brackets. Photographs of the sheets that show responses in full are provided as appendix two.

#### What do you like and value about Creswick

##### Country/ rural feel

Many participants indicated they liked the 'country feel' (3), the quietness/ lack of busyness. This included the lack of pokies (2) and the trees in the streets (1).

##### Services and activities

The community activities and groups were appreciated as were the local facilities such as the supermarket (1), accessible shops (1), scouts (2) community choir (1) and women's shed.

##### The natural environments

The natural environment, walking and cycling tracks were supported (3) as was St Georges Lake. The creek was appreciated although one comment suggested it needed cleaning up.



## **What needs to change?**

### **Affordable housing**

At the pop-up sessions participants indicated that they felt that Creswick needs additional affordable housing (3).

### **Community facilities and services**

A range of community facilities were identified as being needed in Creswick including, parents' room, medical facilities (1), more police (2), aged services and soccer facilities.

### **Improved transport and access**

Improved access around town included better footpaths and accessibility (1), bike racks on public transport such as busses to Ballarat and Daylesford and improved road and transport links.

### **Environmental management and control**

Better management of the Creswick Creek, improved stormwater drainage (1), better land management strategies, better maintained parks and the planting of indigenous species of trees to support the ecosystem.

## **Describe Creswick in 2042**

### **Access to facilities and services**

A range of services and facilities were suggested for Creswick 2042. These included a High School (4), swimming pool, a community hub, arts space, an upgrade to the RSL and shops to meet the community's daily needs.

### **Activating the town**

The town could be more active and vibrant including a vibrant shopping street (1), street lighting and beautification. A range of facilities and services could be provided such as creating a community hub, more MTB facilities and walking tracks and health and wellbeing services.

### **Protect and enhance the natural environment**

The natural environment could be enhanced through the protection of the existing environmental features and planting more indigenous trees.

### **Retain the 'country feel'**

Changes should maintain the current 'country feel' of the town.

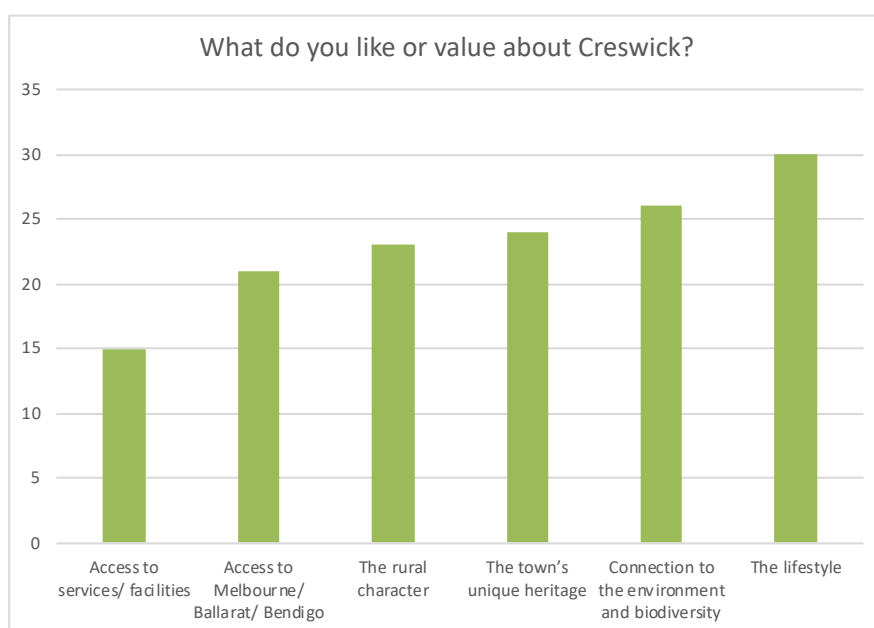
### **Access to affordable housing**

Access to more affordable housing should be provided.

# Appendix one – online engagement results

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

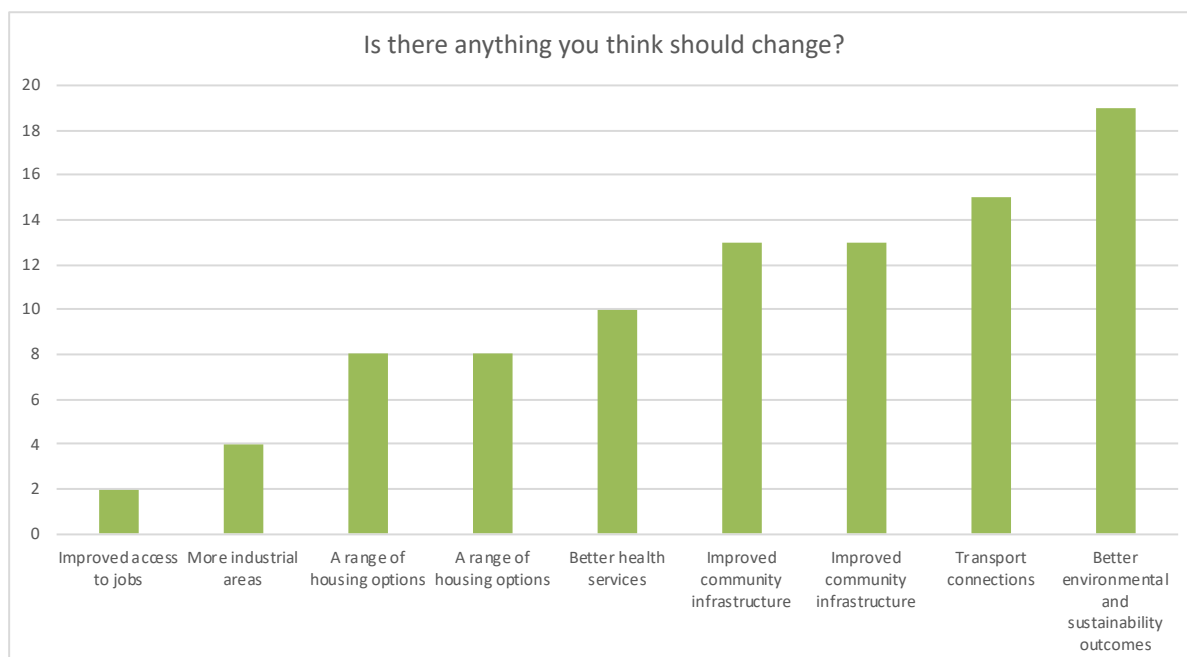
## What do you like or value about Creswick? (Tick all that apply)



## Other comments

I appreciate that Creswick is a rural town that services the local and a wider rural community. It has retained a rural character and so far, has not been taken over by visitor impact, tourism and associated services. It is a town

## Is there anything you think should change?



## Other comments

Albert street needs many trees planted in it down the northern end. There also needs to be better tree plantings in the back street. A wider variety of plants should be planted. Many trees could give Creswick a botanical aspect that differentiates it from other Hepburn Shire Towns. If you look around town, nineteenth century examples of long living palms may be found, such as on church street and the former state nursery entrances and site. Is Creswick really still 'The Home of Forestry'? A new logo- "Home town of the Lindsays". The concrete gutters in lower Albert Street are a poor substitute for bluestone, or the blue stone effect curbs that were in the master plan. The concrete gutters should be progressively replaced by blue stone. The creek should have signage. There should be some recognition of Creswick's original indigenous inhabitants. Heritage features such as gas lighting and a horse trough should be reinstated outside the old post office. The pedestrian experience should be enhanced by slowing down the traffic- a round about at Melbourne Rd and Albert Street intersection might assist this. There should be a water side kiosk or cafe built in Creswick, either at Calambeen Park or at St Georges Lake. Melbourne University holds a large collection of oil paintings donated by Norman Lindsay- council should encourage these to be on permanent display at the Melbourne Uni Campus in Creswick. Creswick needs bigger library- if you sit in the current library you have to listen to every bit of business happening at the desk, including responses to incoming phone calls. Creswick needs a community arts centre- where people can create together and exhibit their work.

Keeping lots of green areas. For humans and nature. I love the wildlife in Nuggety Gully.

Better maintenance of creek, parks and gardens. More rigorous assessment of large housing development applications to ensure Creswick does not become an outer suburb of Ballarat.

Car parking - I no longer use the main St as it is not safe to reverse out of car parks due to poor visibility of oncoming traffic and moving out of the parking space. . . Please change the angle of parking, it was better before.

a) increased diversity off businesses b) reduced speed limits need to be applied to Albert Street by Vicroads.

### **Is there anything that should not change?**

Heritage buildings should be retained and enhanced.

Love the relatively undeveloped facilities in Slaty Creek and other parks and reserves in the forested areas. I would not like these to change significantly.

Please do not take away the green areas, please keep large blocks with trees. Try to keep Heritage buildings.

The rural feel of Creswick. I am concerned about the number of housing developments around the town on small suburban type blocks that are out of character with the village.

Small town feel

Albert street heritage street scape

The small country feel. Things that grow too fast can crash also come crashing down as fast.

the real community - don't become another Daylesford where there are no real community services anymore - its too touristy!!

I would not live in Creswick if it too populated, I love the slower pace of life, the community engagement and access to parks and the bush.

The heritage buildings and the main street.

No more development of the forest surrounding Creswick.

I think change is important so change in a small town can be difficult but difficult decisions need to be made in regards to the towns future

Many would regard the A frame with the words "welcome to Creswick home of forestry" entering into the town to be a part of the town story

I would like to see a better representation of what that sign really means today if its to remain What is forestry for Creswick , is it still part of the town today and what sets us apart from other forestry towns

Where can I see the history of forestry and how can I be inspired to protect forestry today Are the signs important for the town or should it be replaced with more of the towns community groups signage

Don't sell off big town blocks to subdivide into tiny townhouses or units everywhere

Encourage new businesses to the town - no vacant shops in Main Street. Ensure the owner of the British hotel lease or improves. Street scape, business required support to open in the Main Street.

The rural character and amenity for local residents. It should not become fore mostly a tourist town, catering to the needs of visitors and making life more difficult for residents. the defined

boundaries of Creswick should remain. No urban sprawl, or housing developments swamping the town. It should retain its forested surrounds, which delineates its boundaries.

The small country town feeling

The “feel” of our beautiful town. Don’t let it become a Daylesford.

Not really

The small country town feel and affordability for all kinds of people to be able to live, work and eat here.

Current zoning should not be changed to accomodate “a range of housing options”, this will devalue a range of housing and lifestyle decisions made by people within current zones and potentially imposes an unacceptable change to their living arrangements and lifestyle choices.

No.

The unique character of Creswick as a very comfortable, welcoming community. Cheap developments that do not respect the environment should not be allowed eg the horror, dense living development that has been allowed by Hepburn Shire to proceed on the flood prone area along Creswick Creek on Clunes Road. This is just a cash grab by the developers that will ruin the landscape and put pressure on the storm water system.

The natural environment

It's heritage

The character of the town.

Increase investment into nature: st georges, Park Lake, the creek and better connections b/n major areas: footpaths bn John Curtin, park lake, supermarket, Hammon park and through to st georges. our older community is very imp....older people, people with disability and prams etc should be able to move from feature place to feature place.

Need more bbq and park benches,

Move industrial areas out of the key areas. the two mechanics are an eyesore

no change to the streetscape and to contain new building close to creswick. Limit industrial areas to existing ones only

- allowance for larger/longer vehicles to park (4wd, farming utilities)
- Angle parking - not parallel in Main Street

The friendliness of the people and the town

Heritage overlays

Forests

No

Creswick's historical buildings; and the forest area which keeps us separate from Ballarat.

The country town feel

Compliance across the shire should be managed - if there are activities in areas that should not be occurring, officers should be enforcing compliance - multiple occupancies on one site, industrial activities in farm zone,

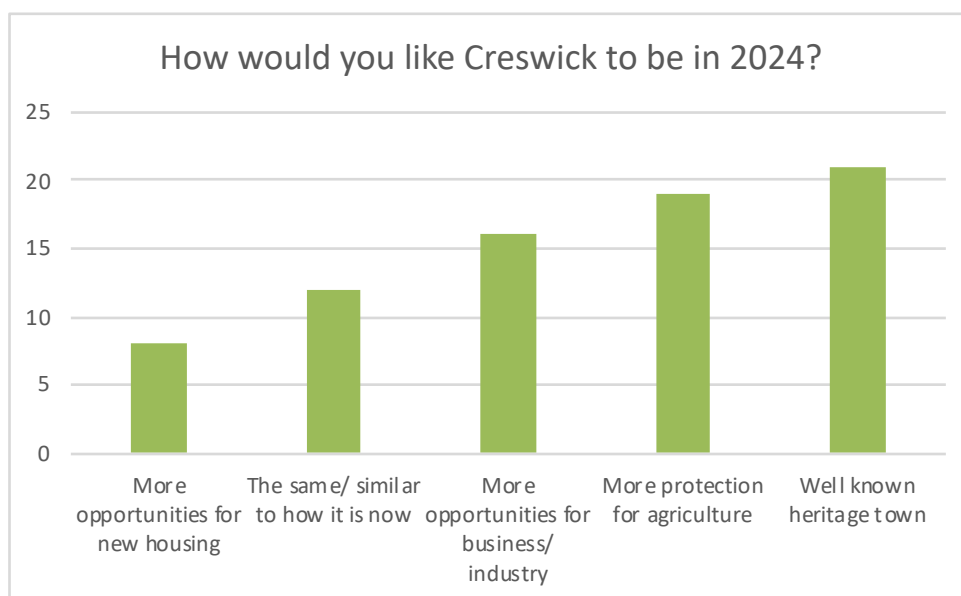
The small town feel while still encouraging our youth to stay.

The character of the town. It feels like a small town where everyone knows each other.

It is good to modernise, but don't lose the character of the town. New buildings should be built to complement the existing. There are many old buildings that are "lost" they need to be found again

centralising of shopping

### How would you like Creswick to be in 2042?



### Other comments

Creswick should have the sense that a highway runs through the middle of it surpassed as much as possible-. Reduced speeds- beautiful trees and garden beds. There needs to be more work done on recognising it as the hometown of the Lindsays. An art gallery would be great. I would like to see council assist building owners reinstate all verandahs. The creek should be better embraced as a recreational asset- the one park that was on it was lost to damming after the 2011 floods. When you turn off Daylesford Road and left into Albert street- you should go "Wow! What's this beautiful green place?" - at the moment- with Albert Street too wide and treeless, the experience is bit more akin to "What's this neglected treeless place?"

Known internationally as a 'cycling town'

more transport options, especially public and community transport: bike to bus, share EV.

Better community housing options for Creswicks older folk, that is safe and serviced for their needs and wellbeing. Better access to local medical and specialist facilities.

I don't think there needs to be 'more protection' or 'more opportunities', but retain those protections and opportunities. Planning needs to be well considered as population demands on housing increase. In 2042, I imagine there will be a significant amount of medium to high density housing, i.e. apartments, and therefore pressure to build higher (3-4 stories). This will be inevitable and needs to be planned in advance.

Mountain bike trail network please

Traffic in the main street needs to be slowed to provide safety for cars accessing businesses and for children out of school hours.

Have its own hydrotherapy pool

Stop cutting existing blocks in half - create new areas on outskirts, define where industrial should be, enforce non compliance

To be known as a world class cycling facility that hosts national and international events. Having a town that sets a gold standard for cycling/walking connectivity.

improved entrance signage indicating the important people who were born here i.e  
Curtin, Lindsays

### **Do you have any concerns about the future of Creswick?**

New housing development, or new modern buildings, should not be visible from the heritage precincts. The big ugly building built behind Tire Power in Creswick- shows a ruthless disregard for the heritage value of Creswick. A new supermarket business, which was going to bring a beautiful cast iron verandah to the Main Street was recently rejected by concerns about traffic- there is too much emphasis on traffic. Forget cars. Emphasis should be on the pedestrian experience- nice paths, heritage bluestone curbs, excellent planting. Concerns that Creswick will always be treated as a second fiddle to Daylesford. Also concerns about Ballarat sprawling towards Creswick

I would not like to see housing developments where the houses basically take up the full block of land, and there are no gardens around the properties (such as the new housing developments all around Ballarat). I wouldn't like to see any high density development around or in the town. The surrounding bushlands and historic parklands are wonderful, and I think it is very important that they be preserved for future generations.

I think there is a danger that the availability of affordable rental housing is disappearing. I would like to see a council-initiated program to encourage inexpensive but liveable rental housing which could be achieved by having incentives which lower rates for landlords who provide these low-cost rentals, for example, a rate decrease for 2 bedroom properties that rent for under \$220, or 3 bedroom properties that rent for less than \$250, etc. This would encourage local landlords to keep their rents low and affordable, and in combination with appropriate planning laws that keep block sizes larger, would provide quality affordable housing without compromising livability.

I am concerned that Creswick may lose the Forest and nature feel it has.

Flooding: I think the flooding issue needs to be finally fixed properly. The creek through town is not properly maintained, allowing a huge build up of water in the recent floods. Three floods in the last 15 years is a serious problem.

Policing: The town needs a 24 hour police presence, or at least have a connection with Ballarat police. Sending a unit up from Bacchus Marsh for a call out is not an adequate solution.

Plantations: I am concerned about the number of pine plantations very close to the township. These are a potential fire hazard and very combustible.

As more people make the tree change to Creswick, housing will be challenging.

My concerns are that the town may be identified as a growth town within the HSC and in doing so allow inappropriate residential constructions / developments.

The town should not base its future on population growth and sub-division of land holdings for large scale developments.

The council should introduce some kind of maximum dwelling development scheme whereby developers are not able to purchase land tracts and place high density dwellings. This could be done by placing a density limit on developments eg 2 dwellings per acre for any developer looking to build more than 10 dwellings in a single development.

Growing too big. You lose that country feel and attitude of people change. People escape large towns purely for this change. Leave the growing to Ballarat.

as per above, I am concerned that tourism will overwhelm the businesses in Creswick, so we become another cafe hub with no services, shops to support a real community!

I am concerned that large blocks of farming land will open to development as has happened in Daylesford. Less fuel loads in our surrounding forests for better fire protection for our town.

Encroachment into the forest I see as a negative. Emphasis on trail bikes and motorbikes and 4 wheel drives destroy the trails. Some of the tracks have been gutted where motor vehicles have carved them up. Bush walkers seem to have been forgotten. (you can get run down by the vehicles and not be able to enjoy the peacefulness.

I would like to see the heritage elements maintained and not too much commercial and industrial development.

I like the tourist elements that have developed.

I do not want too much housing development.

Yes I believe the town can be a very proactive and advancing town for the Hepburn Shire  
I love to live near Daylesford and Ballarat but it's also a very individual town with individual needs for its residents

Give back to Creswick what it rightfully deserves .

A indoor swimming pool , world class outdoor activities that can be promoted amongst Victoria

Better infrastructure for tourism

Yes. No affordable housing, especially rental properties

Council needs more progressive approach to the whole shire- more so Creswick. Allow layers of architectural designs ( not just heritage) a younger approach.... And fair communication to older residents, older residents don't get clear information on council - due to not all accessing internet. But rely on verbal communication- which is not non biases

Yes, that it will become like many rural towns, overshadowed by development, housing estates and unnecessary "upgrades" that destroy the rural character, eg. concrete kerbing, paved footpaths everywhere, the temptation to seal unsealed country lanes, out of control growth. That it will become a tourist destination town, like Daylesford, where the retail shopping along the street fronts services visitors and not the day to day needs of the local community. That "progress" will destroy the down to earth character, and "realness" which is what is unique about this town.



That Creswick's agricultural heritage, along with its gold heritage will be sublimated by population expansion.

Council making more what I believe are wrong decisions ie Pearman Street storm water drains into the creek should be altered to a 45degrees entry and remove flaps plus more.

Afraid our little "diamond" will be discovered and turned into a raging industry, thus destroying its character and charm.

Yes - the volume of traffic on Albert St (Midland Hwy) is a constraint on the amenity of the town. VicRoads' website shows traffic volumes (estimated at 2022) as being approx 10,800 vehicles per day. On current growth rates, by 2042, the volume will be approximately 28% higher, or the equivalent of approximately 14,000 vehicles per day, an increase of 3,200 vpd.

This will have a serious impact on the town and business if that traffic continues through town on Albert St.

Discussions should commence immediately with VicRoads (Department of Transport) to secure funding to commence preliminary studies for a town bypass, aiming for construction sometime 2040-2050. Planning should start now so that land can be set aside and any Public Acquisition Overlays can be established well in advance.

This will be key to the long term amenity of the town.

Affordable housing. Currently there is none, and even average income people find it difficult to own or rent in the shire, let alone hospitality workers who are much needed to service the tourism industry.

New buildings, residential and commercial should be best practice environmentally sustainable design to reduce our carbon footprint, reduce running costs, and improve health and comfort. Encouragement and incentives for new buildings to be fully or partially off-grid in terms of energy supply, water supply and waste. Self sufficiency for building services within their own property reduces the burden and cost of extending infrastructure to new housing developments and encourages people to be more conservative with energy and resource consumption. Better convenience and incentive for using public transport and other zero-emission transportation around the shire and to Ballarat.

Changes to the wildlife/bush land areas around Creswick are irrelevant - all areas of native vegetation or habitat with any environmental values are well protected within their current tenure, while maintaining visitor access and local use that is consistent with their environmental values.

No.

Yes. Very concerned that Creswick will lose its country character to low cost, cheap housing developments.

Yes. There is a barrier to the businesses who are prepared to provide goods and services to the town. This is not acceptable as solutions can be found. The empty shops need to be filled with high quality service providers to attract residents and visitors to the town

Yes park areas and other land need to be cleared of horse, blackberries and feral pine trees

No, only that it should not be subjected to inappropriate housing developments that have seen the massive subdivisions that are occurring in Daylesford and which threaten to put pressure on infrastructure and change the unique heritage of the area.

Play to our strengths  
farming  
our beautiful nature  
business that support our people

We don't need another coffee capital (although that will happen anyway), we have such beautiful bush land and water ways...we need to invest in what we have and care for our people

Ongoing flood mitigation work is needed to keep all of Creswick safe

- Access to timely and suitable health services
- access to free, face to face support services within the township (Ballarat centric services)
- opportunities for our youth to be engaged in our community and to develop pride and a sense of belonging in their town (low cost and inclusive so low income and larger families can participate)
- affordable housing

I hope that will not become Melbournized like Trentham has.

I think Creswick should have toilets at the children's skate Park so they don't have to cross a highway. Creswick needs a high school to keep families here. Creswick needs a swimming pool for teenagers to enjoy and adults.

Will only be a coffee stop.

Due to flood events in the past decade there should greater restriction of building in low lying/flood plain areas.

I would like to see the Cosgrave Reservoir, which was built by the Creswick Water Board, returned to local control for water supply and flood management.

That an urban sprawl will encroach on it.

Yes, splitting of blocks takes away rural feel and appeal of town, where junk is in residential or farm areas - enforce compliance, where building and occupancy occurs without permits, enforce compliance

As the town grows, having a highway through the center of town is a concern. Whilst a bypass is near on impossible, ways to make the Main Street safer need to be investigated. A previous masterplan showed a pedestrian island down most of Albert st. This would prevent the illegal u-turns that happen so often and provide a refuge for those crossing. Slowing traffic further to 40km/h between Melbourne rd and castlemaine road would also increase safety.

Housing affordability is important and Creswick would be a great town to promote for young families who have been priced out of Melbourne. But it is important that this does not become a breeding ground for Metricon, flat pack homes which convert a potentially beautiful expansion of our already picturesque community into lego-land, and then into a future slum when these poorly built houses go back onto the market ten years after. What can council do to prevent this from happening as it does in other regional towns.

It is close to Ballarat which is growing fast, creswick will follow so need to have careful planning about the resources to the town, transport links to ballarat, appropriate housing, community services. Don't let creswick just become another Delacombe or Lucas. Let it have some character and not a mortgage belt

Through traffic is an ongoing concern

### **Any other comments**

I think that Cresfest was a great new event for the town, and I hope it will continue. I also think that the shire should consider purchasing a marquee which can be used for the many festivals throughout the shire (Cresfest, Booktown, Chillout, Motorfest, Spudfest, etc. etc. This marquee could be rented to these local events at a rate less than the exorbitant rates from marquee suppliers, but still be operated at break-even or even at a small profit. The council would undoubtedly have employees who are skilled and able to erect the marquee for events.

I would really like the local forests and parklands to have some simple signage indicating where historic sites were. For example, where was the Bush Inn, that Bush Inn Road was named after? Where is Humbug Hill, Jackass Gully Mining Camp, Mopoke Gully, etc.? What are the names of the various mine sights all around Creswick. There must be people who know where these sites are, and it is important that they be recorded before the knowledge is lost.

I think the heritage building, the old state nursery next to La Gerche is a fascinating local building but it isn't open to the public. It would be great if it and the old park next to it could be re-opened to the public. I have also read that there is interest in reconstructing the old boat house at Park Lake, which I think would be great.

The school of forestry is an asset as well. All the green open areas are wonderful.

It would be nice to see affordable businesses take lease of unused buildings. Also to see housing prices affordability as you will drive out those people who this community rely on for part time occupancies. Also to see more facilities for youth.

we need a secure lockable bike shed near to the bus/train so that we can leave our bikes and make use of buses and trains. The Parkiteer cage at Ballarat Station is needed. see

<https://s23705.pcdn.co/wp-content/uploads/2020/03/Ballarat-Parkiteer.jpg>

And, ideally we could have a share car system, sponsored by the Shire, using Hybrids and EVs.

We need better medical facilities to cater to the Creswick community and surrounding small towns.

There is a fine balance between making Creswick a town that works for the local community - and killing what is charming, affordable and true to its rural, and historic origins.

If a bypass is not feasible, and there are a large number of constraints due to the existing layout, then businesses in Albert St (west side) should be encouraged to trade from Cambridge St

No.

Owners of run down and derelict commercial/retail premises should be required to maintain the buildings

The spaces in nature (waterways and walking tracks) need to be maintained in an environmentally friendly way to ensure longevity as they are the attractions unique to the town.

please complete the MTB tracks!

the opportunity to frame the type of tourism we want is huge. We want people who love and care for the environment.

if we build an all abilities track round st georges, we can have national and international level events- for able body folk and for people with disabilities

If we have decent all weather footpaths between our key resources, we can make sure that our

older community can be included.

this is a generalization based on experience; people who exercise and spend time in nature, also love and protect it. we are so lucky to have it all at our door.

I would also like a tree strategy for maintaining and/or protecting significant trees, particularly around park lake

good luck

rubbish (car bodies) behind Creswick Bridge Garage - this is a problem with flooding and is dangerous and looks terrible ...

would like to see more free recyclable products able to be dropped off at collection points for people who are willing to separate their products (eg: glass, types of plastic like milk/juice containers)

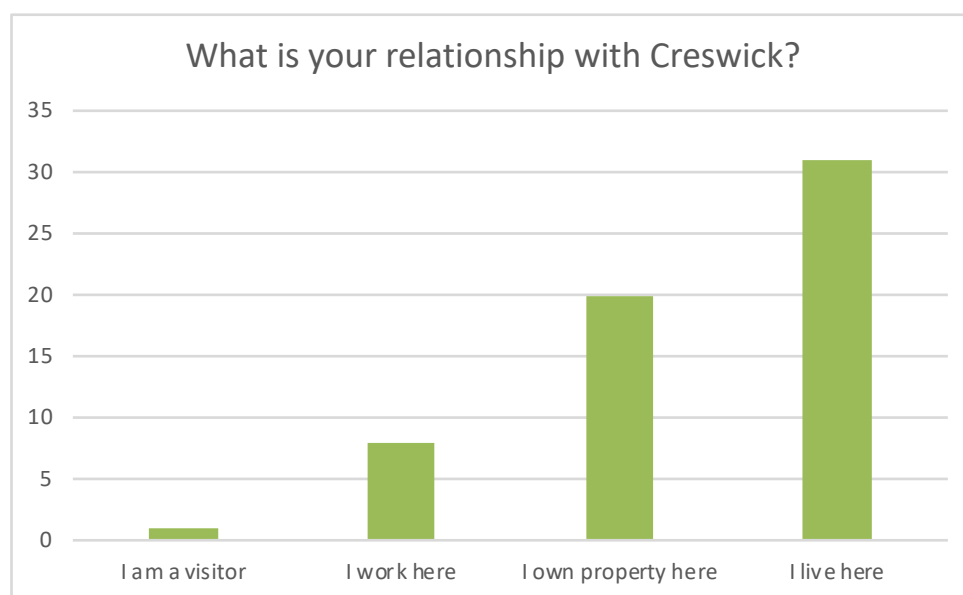
Creswick needs to be careful about too much subdivision as the spacious feel will diminish. The freeway into Ballarat needs a wildlife tunnel, signage to slow down.

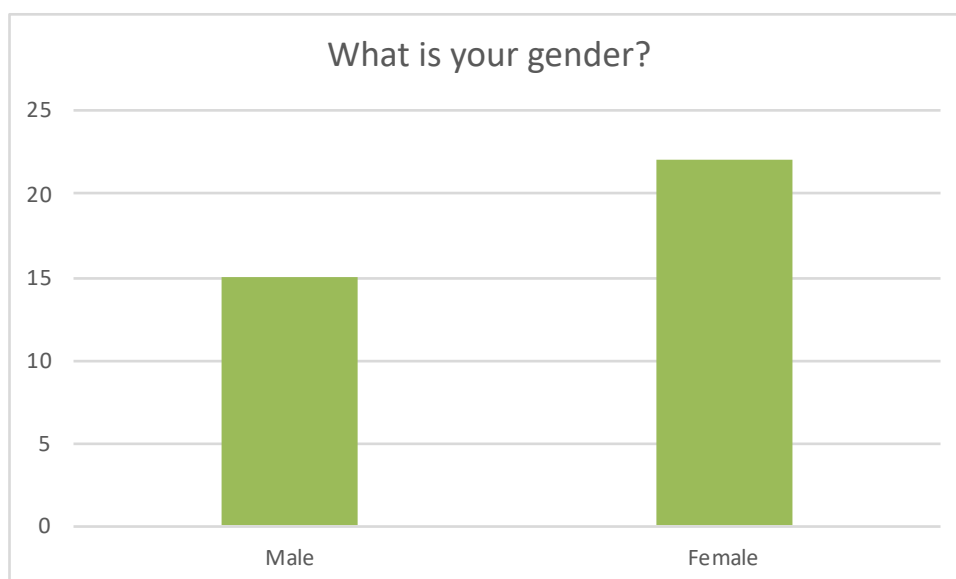
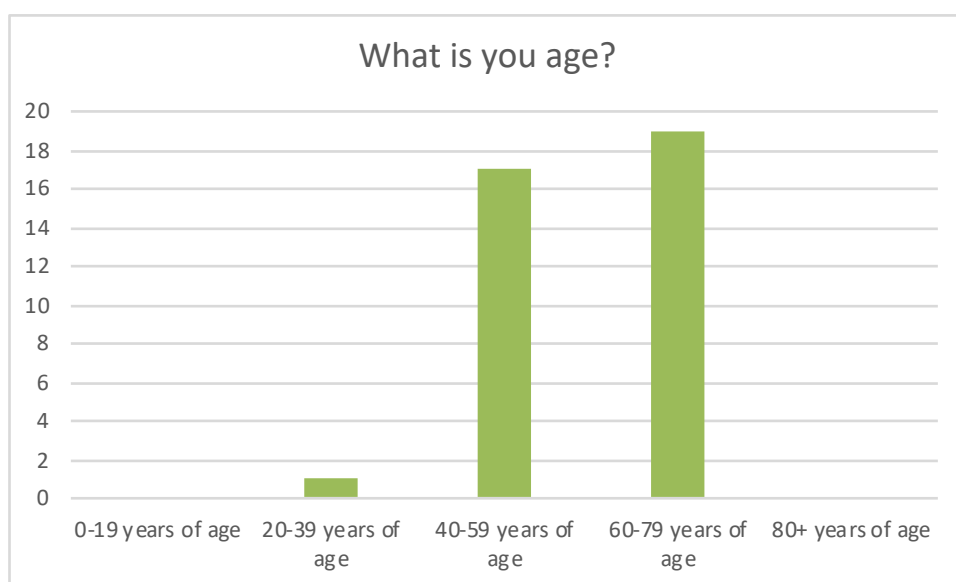
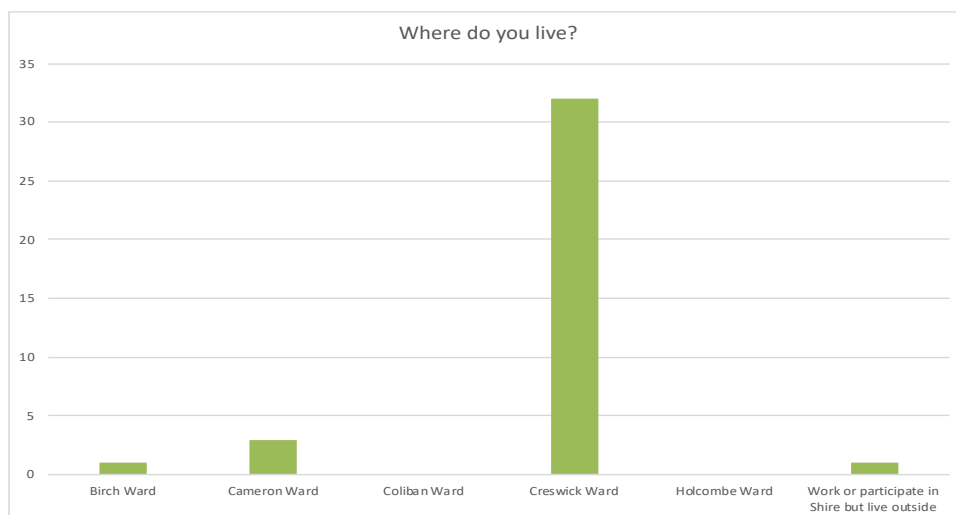
Shops in town and the old pub need looking after and using instead of investors sitting on them making them useless.

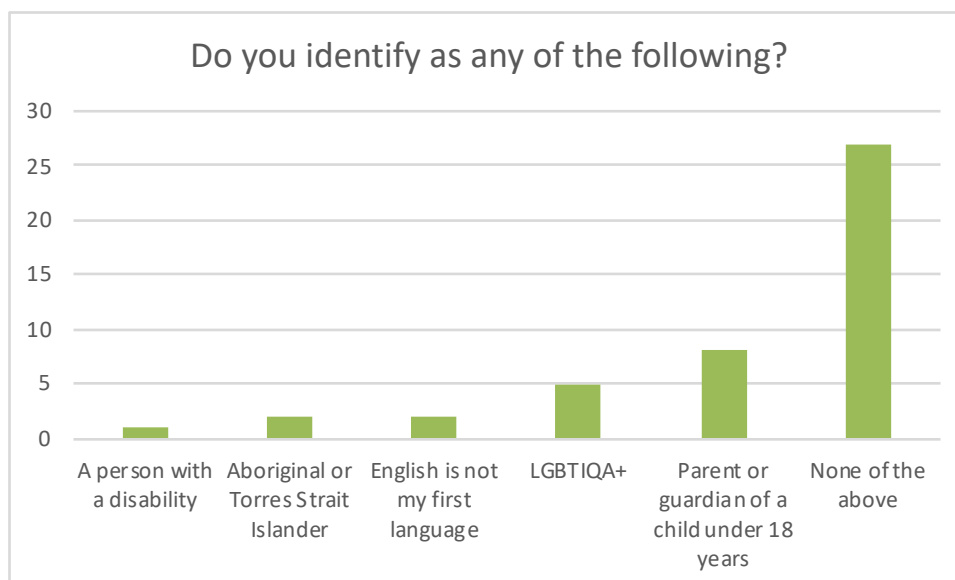
Change areas that are being utilised as Rural Living to that - don't leave them as Farm Zone when they are occupied, developed and utilised as rural living

The last question on this survey is wrong and is requires you to select everything else except the item that is correct. I identify as none of the above but have had to tick all. This may affect your survey results

## Demographics







## SOCIAL MAPPING RESULTS

### What do you think needs to change to improve Creswick's future liveability?

I believe the area that was once known as 'Market Square' could be enhanced as the civic focus for Creswick. The area already contains a number of elements that are important to Creswick, including the cenotaph: the rustic fountain dated (c1905); the plaque recognising Creswick as the birthplace of Australia's World War II Prime Minister, John Curtin; the former courthouse housing the Creswick Theatre Company; the bandstand; the former post office; the old bluestone police lock up and former police station and perhaps the most significant heritage building in Creswick, the old gold office.

The precinct is already a focus for the community, especially the outstanding Anzac commemoration, but area could be enhanced and better connected to the public areas in Cambridge Street.

Upgrade of family type facilities at Calembeen Lake including changing rooms, seating and some basic water safety equipment

Footpaths that extend down Bald Hills Road with the potential to expand to Elizabeth Road. So many citizens are already accessing the sides of these roads for walks, however the increased speeds at which some motorist travel make it a safety concern and reduce the desire to travel by foot.

Additionally, with many young families in the area and as a family tourist destination it would be great to see the splash park grounds have improved facilities such as appropriate shelter (currently the afternoon sun comes underneath the shelter), bbq facilities, a fence (being that it borders two busy streets) and even play equipment as I believe the exercise area seldom gets used for its intended purpose.

In the upper area of the timber training grounds an industrial zone for a number of small factories to provide more local employment doing maintenance, manufacturing etc.

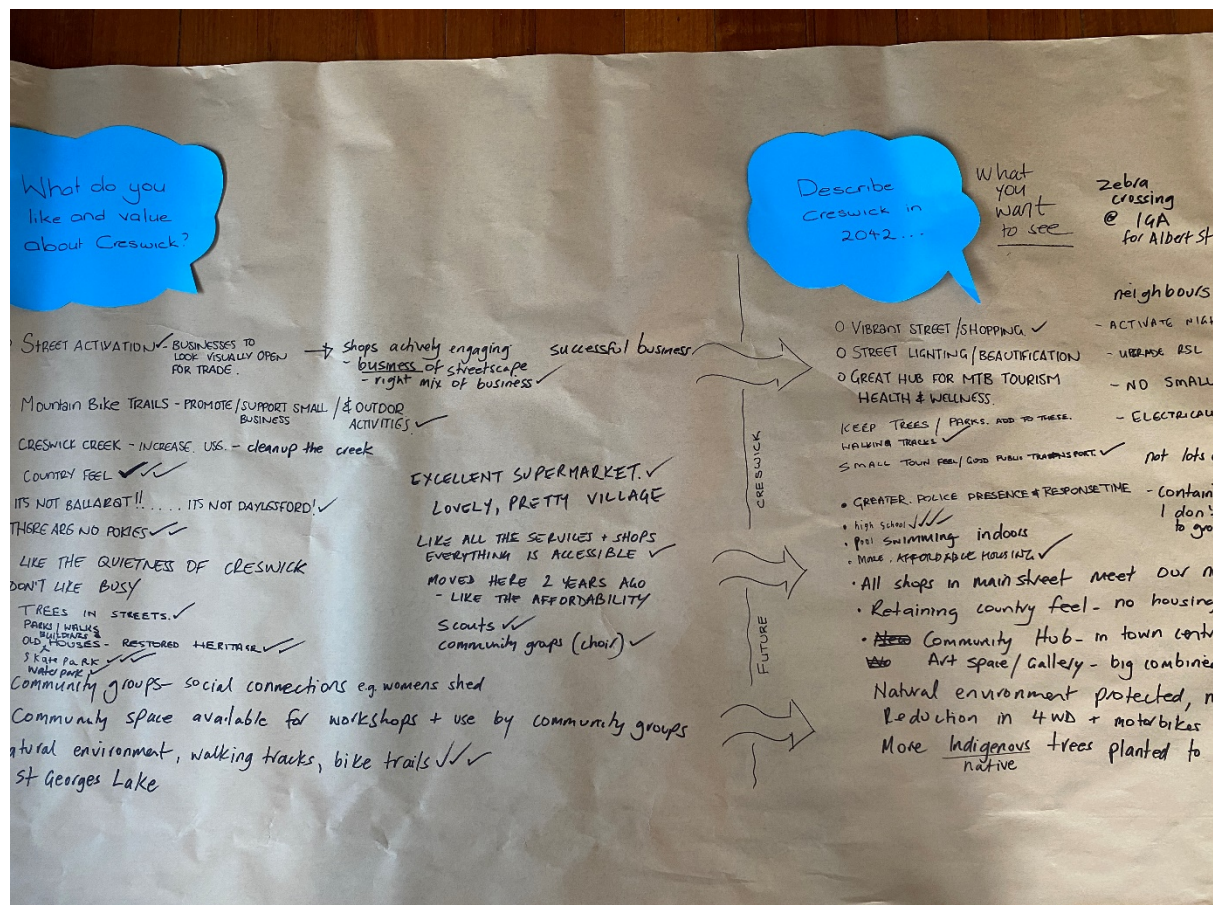
In the area fronting Moore Street, more residential retirement units along the lines of those on the opposite side of Moore Street.

Cambridge Street (from Raglan St to Victoria St) has enormous potential to be a relaxing, quiet civic space with formal garden beds and lawn in the centre island reserve. The eastern side (rear of Albert St shops) could be activated with cafes and galleries. Retain Victorian housing stock on western side and no more large concrete box buildings (eg, Tyrepower). Some Albert St businesses could open through to also face Cambridge street, creating single level shopfronts with verandahs.



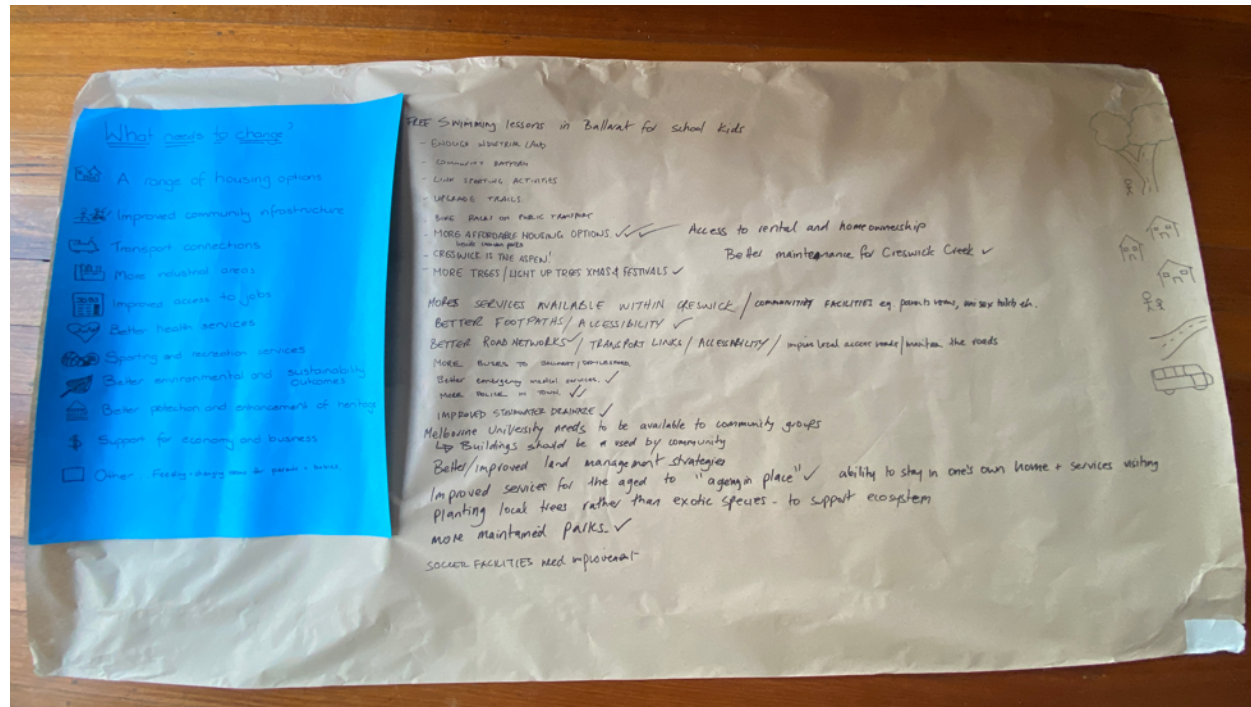
## Appendix two - Pop Up results

### What do you like about Creswick and Describe Creswick in 2042





## What needs to change?



## Demographics – pop ups

