



Credit: Visit Victoria

Glenlyon Structure Plan

Conversation Starter



May 2023

Hepburn
SHIRE COUNCIL

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 and function 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, amenity and activities of the township and its growth.

A shared long-term vision for the future will guide appropriate development, protect what we value, improve liveability and empower our communities to thrive. Actions in the plan will provide the first steps towards achieving the vision.

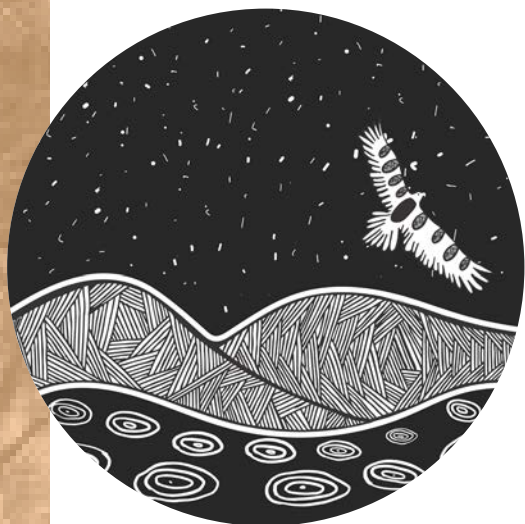
Let's start a conversation

This 'conversation starter' aims to begin a community conversation about the future of Glenlyon. We want to know your priorities, understand the things you value and your ideas for the town. Along with some background information, you'll find questions to prompt your input into this process.

Six themes provide the basis for the structure plan:

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

This information will be used to form a structure plan that responds to the needs and expectations of the community.



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, Djaara have performed age-old ceremonies of celebration, initiation and renewal. We recognise their resilience through dispossession and it is a testament to their 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.

**Have
your
say**

Snapshot

Glenlyon is surrounded by forest to its north, south and east. Farming land is found primarily to the west, north-west and south-west. Glenlyon is bisected by the Daylesford-Malmsbury Road. This road is lined with significant deciduous trees through the settlement's core, contributing to Glenlyon's unique character.

Glenlyon has a population nearing 450 which is expected to grow by 60 people to 2041. Current population includes:

- 99 residents (22%) under 20 years of age
- 253 (56%) adult residents of working age (20-64 years), and
- Large proportion of couple families with children (21%)

Sitting in a relatively recent volcanic landscape, Glenlyon is in the Central Victorian Uplands Bioregion and borders the Goldfields Bioregion. This makes the area highly ecologically diverse. The Volcanic Plains landscape includes Manna Gum and Swamp Gum Woodland over wildflower rich grasslands, with drier forests occurring to the north and wetter forests dominated by Messmate in the south and east. Djaara land management practices have shaped these ecosystems over thousands of years.

Have your say

What is your vision for Glenlyon in 2050?

Timeline



Housing

Compared with townships in the Shire, Glenlyon has the highest proportion of four or more-bedroom dwellings, forming 25 percent of total dwellings. While the majority of households are couple families with children, the supply of housing for families is limited. Residents have expressed a need to improve housing affordability and access to services.

Council's Affordable Housing Strategy and Action Plan is now underway. It has identified several housing challenges facing the Shire:

- Population is growing, and given the large proportion of short-stay accommodation (from our tourism economy), there is a high rate of unoccupied houses at certain times of the year.
- A lack of diverse housing types, with most houses being detached with 3 or more bedrooms.
- High and rising rents with a lack of long-term rental stock.

Traditionally, Glenlyon has more affordable housing compared to other townships that have better access to services, facilities and employment.

Residents can be priced out of their community and struggle to age in place. Reduced housing affordability can force local workers to move away.

Limited by the absence of sewerage and water services, Glenlyon is not marked for growth. The settlement's housing capacity is expected to peak in 2041 based on current land supply.



Credit: Hansen Partnership

Have
your
say

QUESTIONS:

What do you see as the most significant housing need for your community?

Business and economy

Have
your
say

QUESTIONS:

What types of businesses and services would you like to see added to your settlement?

What would make your town more attractive to businesses?

There are no identified commercial areas in Glenlyon. However there are now many people who work locally in home based business.

Significant employment sectors, east of Daylesford, include agriculture, construction and accommodation, and food services, which together make up around 50 percent of Glenlyon's employment.

The structure plan could explore the events, visitor and recreation opportunities that are provided in Glenlyon, and whether there is potential for growth or if this should be accommodated in nearby towns.

Environment

Ensuring Glenlyon can respond to the impacts of climate change is a key challenge with hotter, drier, more frequent and intense weather events predicted. Hepburn Shire has already felt the impacts of these types of events in the last few years.

Future growth and development will be affected by an increase in bushfire, flooding and a range of other increased natural hazards.

The known impacts of flooding have been identified in the Hepburn Planning Scheme with Land Subject to Inundation Overlay on the Loddon River and surrounds. This impacts the settlement bounded by Ford Street to the north and Molesworth Street to the south, and residential properties to the east and west.

Managing the impacts of development on the Loddon River and the area's substantial ground water reserves is an important environmental consideration for the structure plan. Accordingly, large parts of Glenlyon and the Recreation Reserve have stricter building and planning controls.

Protection of human life and risk anticipation are very important guides for Glenlyon's present and future.

Remnant vegetation exists on private land and in the Wombat State Forest, along the Loddon River and roadsides and within the Glenlyon Recreation Reserve. Fragments of nationally endangered Victorian volcanic plains vegetation communities occur around Glenlyon. Endangered species such as the Powerful Owl, Brush-Tailed Phascogale and Gang-Gang Cockatoo have been recorded.

The Loddon River, Glenlyon Dam and native vegetation within the Glenlyon Recreation Reserve could be further restored to strengthen their biolink role, increase appreciation and enjoyment of the original ecosystems. This may provide opportunities to reinstate traditional land management practices and culturally significant species.



Credit: Hepburn Shire Council



Credit: Hepburn Shire Council

QUESTIONS:

Are there areas in your town that you think should not be developed due to biodiversity, flooding or fire risks or other environmental constraints?

Have
your
say

Heritage

Originally managed by age-old practices of the Djaara people, the natural ecosystems of the area have been significantly disturbed by mining, land clearing, grazing and pasture improvement, weed invasion and permanent human settlement.

Glenlyon, particularly at the Glenlyon Recreation Reserve, has significant mineral springs resources.

The structure plan could identify how to manage settlement interfaces with surrounding rural uses and conservation areas, restoration of wildlife links, and conservation of natural heritage places.

Support for conservation on private land may help protect the large and important stands of remnant woodlands.

Cultural heritage sites of significance exist in and around Glenlyon, including scar trees, middens, sites of birthing and massacre sites and places of spiritual connection to Country.

Hepburn Shire's intact 19th century gold mining landscapes are of state, national and potentially international significance showing the progression of the gold rush era within Australia. Comparatively within the district, the Glenlyon area had limited gold reserves.

Glenlyon's built, natural and cultural heritage is fundamental to its sense of identity. The Glenlyon structure plan could help conserve these assets, improve appreciation of the Shire's history and optimise opportunities for cultural heritage tourism. It may also seek to protect heritage places from neglect and demolition through the Hepburn Planning Scheme.



Credit: Hepburn Shire Council

QUESTIONS:

What is the most important heritage place or building to you in your town?

Do you have any stories about your town and what makes it special?

Have
your
say



Credit: Hepburn Shire Council

Movement and access

Glenlyon has a limited number of local services, such as The General Store, CFA Hall, and recently upgraded Glenlyon Hall. It is centred on the Daylesford-Malmsbury Road, which has moderate through traffic. The speed limit outside the settlement has recently been reduced to 80 km/h, and it is 60 km/h through the centre.

There is a need to encourage active transport (walking and cycling). Glenlyon has few footpaths and many unpaved local streets. There are opportunities to improve some footpaths through the centre, to reduce hazards to pedestrians from through traffic and improve accessibility for the elderly in strategic locations. There are also some walking and cycling connections into surrounding areas and open space such as the recreation reserve.

Tell us where and/or how cycling facilities could be improved.

Connections to towns are essentially by car or taxi only, making access to a vehicle important. A lack of access to public transport is a key issue for the settlement, and the Shire. This will be addressed in the shire-wide Integrated Transport Strategy currently underway.

The structure plan could set out opportunities for improved active transport connections in Glenlyon, and to surrounding facilities and areas such as the local recreation reserve. Consideration of Shire-wide public transport network improvements to Glenlyon will be factored into the structure plan where applicable.

QUESTIONS:

Tell us where and/or how walking facilities could be improved.

Have
your
say

Community and social assets



Credit: Plan2Place Consulting

There are limited services and facilities in Glenlyon. The Glenlyon Hall is well used by the community and the Glenlyon Recreation Reserve covers an area of approximately 20 hectares including the Glenlyon Racecourse and Glenlyon Mineral Spring.

The preparation of a Glenlyon Reserve Masterplan is underway. The Indoor Aquatics Feasibility Study for the whole municipality is underway.

The structure plan could identify options and priorities for additional or improved community and social facilities to service Glenlyon's needs.

QUESTIONS:

What additional community or cultural infrastructure is needed in your town?

Have
your
say

Urban design



Credit: Hepburn Shire Council



Credit: Hansen Partnership

Neighbourhood Character is a combination of the features of a neighbourhood in both public spaces and the private realm. Everything from the design of streets to the siting and design of dwellings contribute to the overall character and create a distinct feeling or sense of place.

In Glenlyon, properties along Barkly Street contain intact older 19th and early 20th century houses with well-established elm trees. Properties on Glenlyon's edges have a more rural character on larger lots.

A focus on urban design will assist to ensure that the Glenlyon centre is more functional, sustainable, and attractive. Well-designed public spaces, buildings, streets, gardens and landscapes ensure that these are great places for the community and add to the overall town character.

Council is undertaking a Neighbourhood Character Study for residential areas and an Urban Design Framework to guide the public realm and built form outcomes for Glenlyon. These studies will provide a physical framework for managing change and setting new directions over time, while considering community values and needs.

The structure plan could explore opportunities to improve walkability and protect the boulevard character along Barkly Street. The neighbourhood character of the settlement could be better defined, and the qualities of what makes it unique better protected by the Hepburn Planning Scheme.

QUESTIONS:

What are the most important features that contribute to the character of your town?

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

Have
your
say





Have your say at

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



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