



Creswick Structure Plan

The Creswick Structure Plan plays an important role in planning for the future of Creswick, protecting and improving the character of the town, and guiding appropriate growth and development. It will provide Council with a land use framework to 2050.

The community's feedback has been essential to the structure planning process. Thank you to all the community members who have shared their ideas, priorities and preferences that have served as the foundation for this structure plan's vision, objectives and associated strategies and actions.

The next step for the Future Hepburn project will be the opportunity for the community to get involved and comment on the updated draft Structure Plan.

You can participate by:

- Downloading and reviewing the draft structure plan and making an online submission using the form at **www.participate.hepburn.vic.gov.au**. Submissions can be made up until Wednesday 12 June 2024.
- You can also make a submission at the Community Information Session on Friday 17 May 2024, from 2pm to 5pm at the RSL located at 60 Albert Street. We encourage you to come along and talk to Council officers about the draft Structure Plan.

Hard copies of the draft Structure Plan are available at Council service centres and libraries. Community members can request a copy by either calling Council on 5348 2306 or by emailing **strategicplanning@hepburn.vic.gov.au**.



Scan the QR code to learn more about the Future Hepburn project.

Hepburn
SHIRE COUNCIL

Vision and Objectives

The Vision and Objectives were developed and refined with direct input from the Creswick Community Panel members. They respond to the key opportunities, challenges, values and priorities of the broader community. The Vision and Objectives provide the foundation for the development of the Strategies and Actions of the Structure Plan.

Vision for Creswick

Creswick is a vibrant, beautiful and safe town with a strong sense of community pride and identity that culturally and historically recognises the significance of all its people. With a productive and diverse economic centre, the town generates valuable jobs for locals and ample opportunities to come together with the energised and thriving town centre. The natural beauty of Creswick is enhanced with healthy waterways, large canopy trees and abundant ecosystems surrounding town attracting people to live and visit the town. Residential and economic growth complements the town's character and responds to the community's evolving needs with greater affordable and sustainable housing options. We are a progressive town with a blend of cultures, enjoying the benefits of the town's sustainable lifestyle and recreation opportunities.

Housing



To facilitate the development of diverse, affordable and sustainable housing options to accommodate a growing residential and visitor population.

Urban design



To encourage sustainable development which respects the natural features of Creswick and contributes to a positive town character.

Business and economy



To develop Creswick as a strong economic centre maximising and diversifying its core attributes.

Movement and access



To ensure that residents are able to move freely around the town in a manner which is accessible for individuals of mobilities and ages.

Environment and heritage



To protect the unique environmental and heritage features of Creswick while managing environmental risks such as flooding, fire and climate change.

Community and cultural infrastructure



To provide inclusive and accessible facilities, services and infrastructure which respond to evolving community needs and demographics.

Key Community Feedback	Draft Structure Plan Response
Community felt that Creswick needed good quality housing affordable housing for people throughout their life stages including singles, couples and smaller families. There was an appetite for innovative responses to housing e.g. tiny houses, building up, sustainable design.	Council is committed to facilitating housing choice and diversity. Creswick currently has a limited variety of housing types. The Structure Plan addresses this challenge while safeguarding Creswick's character by recommending: • Minimal Housing Change Areas, recognising the reduced capacity for housing change and growth due to heritage, environmental and physical constraints, and special neighbourhood character. • Managed Housing Change Areas, include residential areas whose varied character and context give greater capacity for growth to occur. • The Sustainable Subdivisions Framework ensuring strong sustainability outcomes for subdivisions. • Neighbourhood Character guidelines ensuring future development and infill respects Creswick's established and preferred character. • Work with VicTrack to facilitate higher density housing around the Railway Station. • Encouraging sustainably designed retirement homes and villages close to the town centre. • Council has also endorsed an Affordable Housing Strategy which purpose is to support a diverse range of options. For more information see Sections: 5.1 & 7.1 Housing
Designate business and industrial areas away from residents both within and outside of the township boundary are needed. Safe and accessible road network, high quality telecommunications and more accommodation for workers would make Creswick more attractive to business.	The Structure Plan consolidates Albert Street's role as a commercial and retail destination, supporting further business development and pedestrian facilities. The Plan identifies a potentially new industrial area consisting of 2-3 hectares along Clunes Road, bounded by Barby's Road and the Creswick Cemetery. The industrial areas aim to provide an attractive place to do business and minimise impacts on neighbours. Council is preparing an Integrated Transport Strategy to respond to connectivity in and around Clunes and will continue to advocate for improved service delivery. For more information see Sections: 5.3 & 7.2 Business and economy 8 Precincts

Community Feedback	Draft Structure Plan Response
Connecting Creswick's key destinations with paths with shade and regular seating. Improved pedestrian access, car parking and traffic movement on Albert and Cambridge Streets.	The Structure Plan proposes several actions to improve pedestrian safety and access in Creswick made up of: • Network of walking and wheeling routes connecting key recreation and service centres. • Provide public seats providing resting points. • Safer pedestrian crossings along Albert Street. • Planting more street trees increasing shade along pathways. The Structure Plan notes the traffic challenges along Albert and Cambridge Streets suggesting better parking management and investigating ways to improve pedestrian safety such as slowing traffic and encouraging driveway access behind or to the sides of businesses. For more information see Sections: 5.4 Urban design 5.5 & 7.5 Movement and access 7.2 Business and economy 7.3 Environment and heritage 8 Precincts
Parks, playgrounds and open spaces that provide a meeting and celebration place, is important to the community. Need for Electric Vehicle charging stations and other renewable energy infrastructure.	The Structure Plan acknowledges the role community facilities and meeting places play in community cohesion. The Plan recommends: • that facilities designed for everyone, • Upgrading current community assets through master planning. • Improve links between key town features The Structure Plan recognises the need to reduce emissions. Electric vehicle charging stations are recommended at key locations. For more information see Sections: 7.4 Urban design 7.5 Movement and access 7.6 Community and cultural infrastructure 9 Development Framework

Improving the health of the Creswick Creek considering flood mitigation opportunities.

Biodiversity is important to the Creswick community, with indigenous plants and grasses providing places for wildlife.

The Albert Street streetscape is the most important heritage place to the Creswick community.

Our Traditional Owners' cultural sites should be acknowledged and protected.

The Structure Plan recognises the Creswick Creek's importance and the need to protect and enhance its role as a valued natural resource. The Plan recommends:

- Restoring natural vegetation and addressing threats to the Creek's water quality.
- Encouraging development that complements the Creek that is lead by design guidelines.
- Investigate a shared user path alongside the Creek.
- Implementing flood mitigation solutions.

Biodiversity is protected and enhanced by:

- Developing planting guidelines.
- Protecting and enhancing biodiversity corridors.
- Adequate separation distances around natural assets.
- Improved street tree canopy.
- Work with DEECA manage the land around Creswick.

The Structure Plan also recognises the value of Creswick's historic town centre recommending the:

- Implementation of design guidelines reflective of existing heritage character for any new development
- Preparation and application of the Heritage Gaps Study findings into the Hepburn Planning Scheme.

The Structure Plan acknowledges the importance of collaborating with the Dja Dja Wurrung to care for Country and implementing the findings of the Cultural Values Assessment currently being undertaken with Djaara.

For more information see Sections:
5.2 & 7.3 Environment and heritage
5.4 Urban design
8 Precincts

Highlights of other matters recommended

Land proposed for rezoning and new overlays are outlined in Section 10 Statutory Planning. We encourage you to review this Section along with the accompanying maps (Figure 18 & 19) to determine if your property is affected.

A Settlement Core Boundary Assessment has been undertaken as part of the structure planning process. The Core Boundary has been adjusted to include the RACV Resort and two potential growth areas; land between the Creswick Cemetery and the Creswick-Newstead Road and Bald Hills Road. For more information see Section 3.2 Boundary analysis and Appendix A Boundary Assessment.

The Structure Planning work aims to formalise existing processes and procedures to ensure safe development around our transfer station facilities in Daylesford, Creswick, and Trentham, and former landfill sites. An investigation area is being established around these sites to address community concerns about developing near them and to provide assurance that any development is safe and appropriate. The Environmental Protection Authority will continue its monitoring role as usual, and Council will need to conduct further detailed research. After the investigation concludes, the Council will have a clearer idea of any necessary planning responses, which could include policies or controls. Any future proposed planning responses will involve extensive community and stakeholder consultation.

The Creswick Trails presents an opportunity to boost the township's tourist economy. The Structure Planning process investigated locations for end of trip facilities, connecting routes from the station to the trail head as well as shopping and parkland areas, toilets and drinking fountains and wayfinding opportunities.



Engagement period:
1 May 2024 - 12 June
2024

Implementation

The strategies and actions identified within the Creswick Structure Plan will be achieved through the following implementation program:

- Inclusion of key elements in the Hepburn Planning Scheme
- Proposed rezoning and application of overlays in Section 10
- Initiation of new projects and/or studies
- Development of a Long Term Financial Plan
- Advocacy; and
- Actions by other agencies and organisations.

A planning scheme amendment is required to give effect to the strategic directions within the structure plans. The amendment process would involve an additional phase of community engagement and opportunities for submission.

Have your say

We invite you to submit comments and feedback on the Creswick Structure Plan.

- Complete a Submission form at the Future Hepburn Participate Hepburn page. Scan the QR code to access the Submission form.
- Email the Strategic Planning team: strategicplanning@hepburn.vic.gov.au
- Contact us by telephone: (03) 5348 2306



Scan the QR Code and select the Structure Plan you wish to make a submission on.

