ENHANCING LIFESTYLE QUALITIES OF TOWNSHIPS

Overview

The townships of Carisbrook, Dunolly, Talbot, Bealiba, Majorca, Timor/Bowenvale and Moliagul all possess an “urban village” and distinctive heritage character. Strong local community networks and quality of lifestyle are important attributes. The townships have a generous supply of open spaces, parks and facilities and are located within easy access of the regional centre of Maryborough. Rural residential areas are located at the edge of the townships.

Major industries are limited in the townships although a chaff and feed enterprise and a large quarry operation are located in and around Carisbrook. Major grain silos are located at Dunolly. Council is proposing to establish a new industrial/business estate at the ex-Carisbrook Depot site, adjoining the Tullaroop Leisure Centre. Broadway Dunolly (Main Road) is one of the most historically intact commercial precincts in Victoria.

The future of the Shire’s towns is uncertain due to the difficulty in sustaining current population and service levels. However the positive influences of lifestyle choice, good retirement environments and tourism will help these communities to maintain population levels.

Rural living and rural residential development is located at the edge of or at peripheral locations around Dunolly, Carisbrook, Alma, Daisy Hill, Havelock, Majorca, Timor and Bealiba.

Issues

- Carisbrook has experienced population increase due to its proximity to Maryborough. Dunolly has experienced population stability and population decline has occurred in other towns.
- Dunolly has a very high proportion of the population in the 60 plus years age group. Housing types therefore need to cater for accommodation needs of the aged population.
- Dunolly has a very high proportion of one and two person households. Housing mix needs to respond to this housing issue.
- Carisbrook’s age structure indicates higher proportions of families and family households.
- Roles of the shire’s towns are defined by heritage, retirement, quality of lifestyle and tourism themes.
- Unsewered townships inhibit physical growth and development of tourism projects and contribute to regional water quality problems. Reticulated sewerage will be provided to Carisbrook in and Dunolly in 2000/2001.
- Heritage and townscape character are strong built form elements of towns in the shire.
- Heritage promotion and signage in heritage townships needs to be improved.
- Employment opportunities in the shire’s towns are very limited.
- Declining levels of private and public services in the shire’s town.

Objective 1

Enhance the “urban village” and townscape character of the Shire’s townships.

Strategies

- Maximise the use of urban land in Carisbrook, Dunolly, Talbot, Bealiba and Majorca by defining township boundaries based on existing development patterns.
- Protect the heritage character and visual amenity of townships.
- Improve important heritage and tourist precincts in towns such as town centres and town entrances.
- Protect and enhance the major road approaches and entries to the Shire’s townships.
Investigate funding for restoration of landmark heritage streetscapes including Scandinavian Crescent and Commercial Hotel in Talbot, and Broadway Dunolly and the Bendigo Hotel in Dunolly.

Continue urban design improvements in Dunolly including the introduction of a 40kph tourist precinct and carry out major street upgrading in Bealiba.

Upgrade town directional signs and introduce new heritage interpretative signage in Dunolly, Carisbrook and Talbot. Gordon Gardens at Dunolly (at the rear of Broadway) needs better signage from the main Street to encourage greater use by visitors.

Implement Dunolly Retail and Tourism Business Plan 1996.

**Objective 2**

Encourage and identify development opportunities that build on the roles and strengths of each township.

**Strategies**

- Develop in association with local communities local area strategies that embrace tourism retailing, heritage protection and planning, and urban design. Local area strategies are to be developed for Talbot, Carisbrook, Bealiba, Majorca, Timor and Moliagul.

- Sustain the broadest range of services available in the shire's townships.

- Build on recent urban design and tourism initiatives in Dunolly.

- Identify opportunities for retirement housing and aged accommodation in Dunolly.

- Provide for a mix of housing types in Dunolly to reflect trend of smaller household sizes.

- Prepare a development plan for the new industrial estate at Carisbrook, (ex depot site).

**Implementation**

These strategies will be implemented by:

- Application of Township zoning covering all township areas and clearly defining township boundaries.

- Use of township structure plans for Dunolly, Carisbrook, Talbot, Bealiba, Timor, Moliagul and Majorca to define township boundaries, achieve a future urban form that maximises sewerage infrastructure efficiency (Dunolly, Carisbrook) and highlight major strategic and land use planning opportunities and proposals.

- Use of township structure plans to identify future sites for retirement housing and aged accommodation in Dunolly and Carisbrook.

- Use of Residential, Commercial and Industrial Zones for Dunolly and Carisbrook and Township Zone for Bealiba, Majorca, Talbot, Moliagul and Timor.

- Use of Heritage Overlay to protect heritage precincts and buildings in heritage townships.

- Use of Urban Design local policy to ensure that new development, including tourist development, has regard to built form and landscape character, and visual qualities of townships.

- Application of Industrial 1 Zone for the new industrial estate at Carisbrook.

- Application of a Farming Zone for land associated with Carisbrook Trotting Track to reflect the ongoing use of this land for stables and similar enterprises.

- Application of a Commercial 1 Zone for the commercial precinct in Bucknall Street and a General Residential Zone for residential areas in the township.

- Implement Street Tree Strategy.
Undertake further strategic work

- Undertake strategies for Carisbrook, Talbot, Bealiba, Majorca, Moliagul and Timor that address issues and opportunities relating to urban design, retailing and tourism.
- Pursue funding to assist in preservation and protection of heritage buildings and sites.
- Undertake streetscape improvements for each town.
CARISBROOK Structure Plan

Township Boundary: Limit new development to within township boundary.

TOWN CENTRE: Encourage consolidation, of town centre and streetscape improvements including street tree plantings.

Buckland Street Tourism and Heritage Precinct: Ensure new development is consistent with heritage and tourism themes.

Serviced residential infill development.

Low-density residential infill development.

Buckland Recreation Reserve: Promote attractive creekside setting as local recreation and tourist focus.

Township Entry Points: Opportunity to create entry statements.

Carisbrook Harness Track: Promote establishment of enterprises related to harness racing industry, e.g., stables.

Education and Recreation Precinct

Future industrial development site. Encourage well designed development with good visual amenity.

Roadside planting required along approach to township.

Low Density Residential Area

Rural Living located beyond township edge.

Carisbrook Common.
TALBOTT Structure Plan

Township Boundary

- Limit new urban development to within defined township boundary.

Conservation Precinct

- Protect and enhance historic urban form, heritage buildings and streetscapes.

Scandinavian Crescent Precinct

- Heritage Civic Precinct
  - Preserve heritage significance of grouping of civic buildings.

Town Centre Entry Point

- Improve visual image and impact.

Town Entrances

- Investigate options to improve visual appearance of entrances, including roadside plantings.

Serviced Infill Residential Development

- Promote more compact urban form to maximise efficiency of proposed development.

RL

- Rural Living Areas

- Land Liable to Inundation
  (Refer to LS10 overlay for accurate boundaries)

- Improve visual amenity of town entry/exit
CENTRAL GOLDFIELDS PLANNING SCHEME

BEALIBA Structure Plan

Township Boundary
- Limit new urban development to within township boundary.

Town Centre
- Preserve and enhance heritage character of town centre.

Township Heritage Precinct
- Protect and enhance historic urban form and heritage character of precinct.

Infill Residential Development Opportunities

Town Entrances
- Improve visual quality and image of entrances, including supplementary roadside planting of indigenous trees.

Improve visual appearance and amenity of prominent sites.

Rural Living

Preserve Historic Cemetery

Opportunity for civic beautification adjacent to Church.

Existing Industrial Area with potential for expansion (fertiliser depot and brick works; industry/industrial quarry).
MAJORCA Structure Plan

- **Township Boundary**: Encourage new development within defined township boundary.
- **Township Residential**: Encourage residential infill development to create a more compact village.
- **RL**: Rural Living: Rural living at varying densities ranging from 1.0 ha. to 8.0 ha.
- **Heritage Buildings**: Protect heritage buildings in planning scheme.
- **Town Centre**: General Store and Community Hall.
TIMOR-BOWENVALE Structure Plan

Township Boundary: Encourage new development within township boundary.

- Town Centre
- Residential Infill Opportunities
- Community Facilities - community hall and tennis courts
- Prominent Views - Protect views to mountain ranges
- Environmental Reserve - School native plantation
- Grand Duke Mine - Significant archaeological and heritage site
- Preserve Historic Cemetery