

'Tallangatta Tomorrow' → Tallangatta Planning For Growth

Tallangatta Revitalisation Strategy



Prepared by
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Hopkins
ekirk**



On behalf of
River
TOWONG
SHIRE COUNCIL



'Tallangatta Tomorrow' Masterplan Report

1. Executive Summary

1.1 Introduction

As part of the Tallangatta Revitalisation Strategy, Towong Shire Council has appointed ClarkeHopkinsClarke Architects to work with the local community with the intention of developing a strategy, to be known as 'Tallangatta Tomorrow' to help Tallangatta become a thriving town. The project is intended to set goals and initiatives that can be developed over the next 5-15 years with some projects to be identified as priorities for the shorter term. All projects are intended to make sure that Tallangatta is a prosperous town:

- where people of all ages want to live
- that has employment opportunities
- which supports the community with a range of community services
- that people are proud to call home
- where people can be part of a vibrant community
- which has a proud history and a bright future

1.2 Masterplan Report

The masterplan report brings together all of the work undertaken to date as part of the Tallangatta Tomorrow project. During the development of the masterplan there has been continual review and refinement of the key proposal and concepts developed during the earlier phases. In particular the feedback and discussions with the key stakeholders including residents and community members has helped to focus the strategy on 6 key areas:

- 1 - Housing
- 2- Tourism
- 3 - Streets, Triangles and Public Open Space
- 4 - Lake Hume and the Foreshore Reserve
- 5 - Community Facilities and Services
- 6 - Town Identity

These areas of focus are the result of combining and reshaping the 8 concepts discussed and explored during the earlier phases of the project so as to provide a clear masterplan and strategy for Tallangatta including 'shovel ready projects' that can be implemented by the Council and community as funding and support becomes available.

'Tallangatta Tomorrow' Masterplan Report

2. Process

2.1 Consultation Process:

Extensive Community Consultation has taken place during the first half of 2011 with the aim of engaging the community and surrounding population to obtain a broad understanding of the varying views of the proposed revitalisation of Tallangatta. The process includes 3 stages. Large boards around the town are used to identify the stage underway:

- 01 - 'what's the big idea' - Consultation phase
- 02 - 'here's a plan' - Masterplan phase
- 03 - 'Let's make it happen' - Actualization phase

As part of the consultation process the Tallangatta Tomorrow team has used various platforms to engage the Community, including:

- A Community workshop, set up in one of the vacant buildings within the town. This has been used as a base for the project for information displays and focus group meetings. This space will be continually updated over the life of the Tallangatta Tomorrow project.
- The Tallangatta Tomorrow website has been setup. This includes a blog for residents to discuss their ideas, provides information about the project, keeps residents up to date with current events and provides a direct link between the community and the project team.
- Community surveys have been distributed to each house within the town and the surrounding district as well as to the various Schools, with respondents asked how they see their town now, what would make it a better place to live and what their town should be like in the future.
- A \$5 voucher for use in one of a number of Tallangatta shops, was attached to the surveys. Respondents could use this voucher when they handed in a completed survey staff. The idea for this was to encourage a larger number of people to complete the surveys.
- Newsletters have been distributed throughout the town and to the schools informing residents of the latest news on the project as well as key dates and focus group seminars.
- Engagement signs with the Tallangatta Tomorrow logo and website details as well as the slogan 'what's the big idea' have been displayed throughout the town. These are used as a means of getting residents and also tourists to the town thinking about the project and asking 'what is the big idea' for Tallangatta.

'Tallangatta Tomorrow' Masterplan Report

2. Process

2.2 Consultation Numbers:

- over **450** big ideas received from the key stakeholders and the community.
- over **400** survey's received. This was a great response considering there are around 950 residents in town.
- over **300** people who attended either the Tallangatta Tomorrow workshop sessions or specific Focus Groups
- over **2000** hits on the Tallangatta Tomorrow website to date.

2.3 Synthesis and Masterplanning:

The consultation process identified a large number of ideas, concerns and hopes for the future of Tallangatta. These have been reviewed, evaluated and analyzed as part of the masterplan process to help develop a strategy for the revitalisation. The masterplan proposes works and projects across 6 key areas that look to address issues raised during the consultation in a meaningful and effective way.

It may not be possible to undertake all works in the short to medium term but the masterplan aims to provide direction and clarity for future works.

2.4 Reference Documents:

- Towong Shire Settlement Strategy 2010;
- Towong Shire Urban Design Framework;
- Towong Shire Heritage Study 2010;
- Tourism Strategy 2009 - 2013
- Tallangatta Community Hub Feasibility;
- ZERO Energy Estate Feasibility;
- Sandy Creek Inlet Bridge Urban Design Review

'Tallangatta Tomorrow' Masterplan Report

Phase 01 – Project Identification and strategy / Preliminary benchmarking

Introduction

This report represents the first part of this project where the consultant team has:

- Developed a methodology for engaging with the community, council and other stakeholders
- Visited Tallangatta to gain understanding of the local conditions, land use etc
- Meet with key stakeholder including from the Council, Goulburn Murray Water, Tallangatta High School, Rowen Reserve
- Surveyed the Councillors and Staff from Towong Shire
- Investigated other towns who have faced similar challenges as part of a benchmarking exercise

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Site Photos



Towong Street - Shopping Precinct, Tallangatta



Lake Hume - Tallangatta



Sandy Creek Rail Bridge

Site Photos

Tallangatta Tomorrow



Towong Street - Main Shops



Butter Factory - Wagara Road



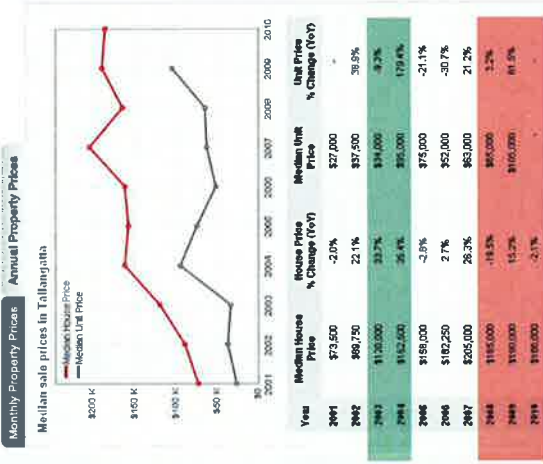
Akuna Avenue - Bowls Club and Post Office



Rail Trail and Train Station - Looking towards the Highway

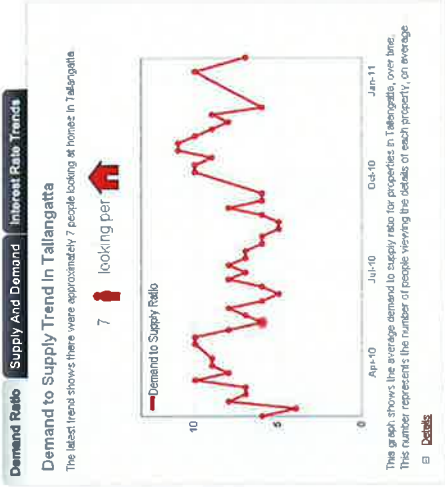
Real Estate Trends Tallangatta

Tallangatta Tomorrow



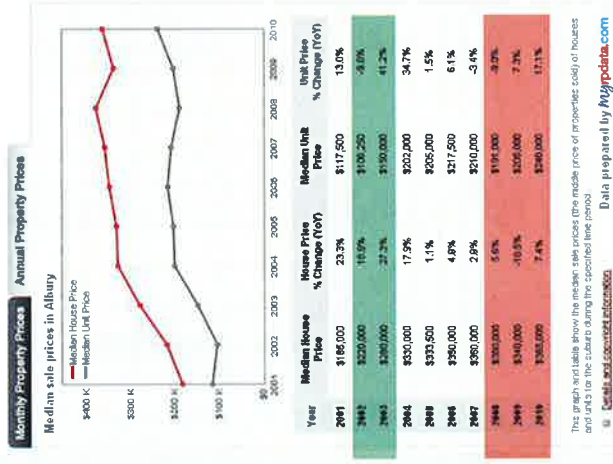
Growth Period

Decline Period



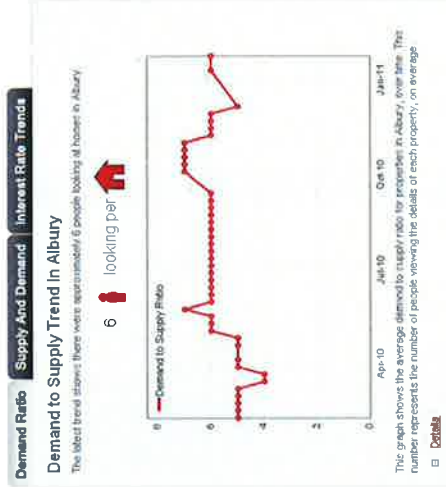
Note: Typically supply is greater than demand in Tallangatta

Albury



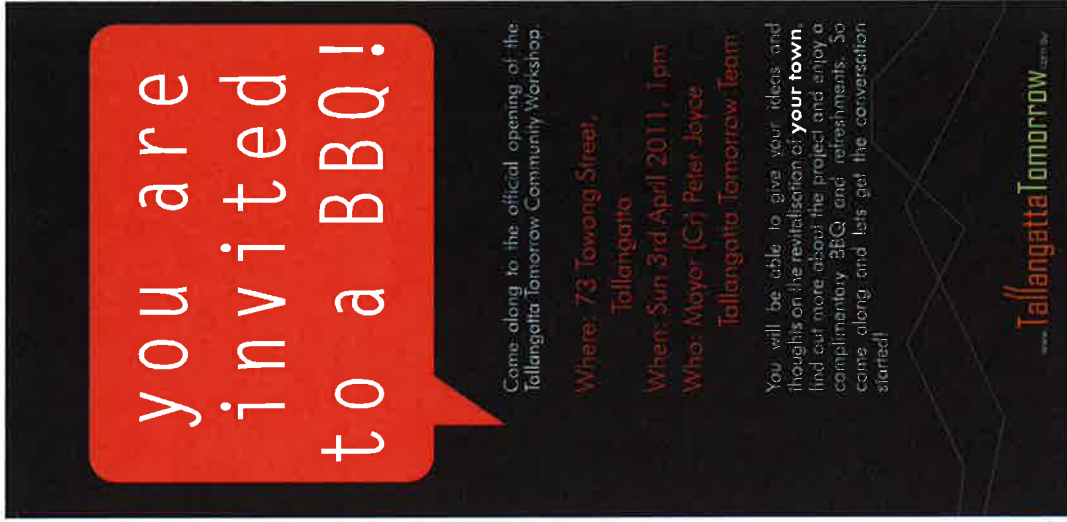
Growth Period

Steady Period



Note: Typically demand is greater than demand in Albury

Marketing Material



Workshop opening invite



\$5 voucher cards - Voucher redeemable at any main street shop with return of the Community Survey

'Tallangatta Tomorrow' Masterplan Report

Phase 03 – community workshops & focus groups

Introduction

The survey responses have been considered, evaluated and collated and provide an interesting snapshot of the views within the community as the issues facing Tallangatta.

This stage of the project has also involved the project team with key groups from the Tallangatta community including:

- Healthcare providers
- Education providers
- Business groups
- Emergency groups
- Community groups

to discuss initial responses from the surveys and the team's research to develop a deeper understanding of the issues facing the town.

During the consultation readings the discussions centred around developing an understanding within each group as to the issues they face in meeting the needs of their individual organisations, the community and how they think things could be improved.

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02. Community

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Workshop Summary

- Invitees
- Focus group meetings
 - Health care Groups
 - Education Groups
 - Business Groups
 - Emergency Service
 - Community Groups
 - Business Groups

03. Community

Workshop

- Consultation findings
- Official Opening
- Focus Groups

04. Survey Results

05. Ideas Summary

Healthcare Groups:

Penny Sell - Manager of Community Services Towong Shire

Maxine Brookfield -

- Wants a more collaborative "Towong Alliance"
- New initiative is the Walwa Bush Nursing Centre
- Department of Health

Leonard Ready -

- Main focus is Alcohol and Mental Health related problems

Nora Ley -

- Have a higher number of low care beds free.
- Re - Introduce sustainable service
- Want to take all people
- High care - 15 beds
- Low care - 50 beds
- 16 additional high care beds
- Want to attract doctors
- Have a doctor from overseas
- More focus on older people

Loretta Caunt -

- Focuses on rural access and accessibility issues
- Mental health and disability
- Communities to be better developed for people with disabilities
- Access and inclusion plan

Penny Sell -

- 140 members in bowls club, is quite popular. Currently upgrading club.
- Support rail trail.
- Focus on maternal child health
- Currently developing an arts and cultural plan.
- Youth portfolio
- Have run some self-esteem workshops for girls at local high school.
- Children's services - 6 months pilot program for childcare. It is up to the community to take it up and it will continue.
- Tallangatta has a problem where a lot of families stay for a year and then leave.

Bolga Court (Residential Aged Care Centre)

- Was a community function
- Can only keep people with a low level of dementia
- Majority of residents are on walking frames
- It's located a hill so it's hard for people to get around
- Hospital only has one house for the doctor, needs to be two.
- The CEO of the shire not involved
- Want leaders to be a part of the community
- A major focus is the financial sustainability of services.
- There is no public transport so elderly people can't get around town.
- The health services do not operate on weekends.
- Independent living needed.
- Land is too high to be viably built on.
- A lot of the older houses are not safe to live in.
- Needs to be cheap sustainable housing on flat land.

General

- Want a building that they can share services in. Services such as a doctors / dentist office, youth hub, youth services, performance space, library etc.

Tallangatta Primary

- Water not the focus point, start thinking outside the water
- Childcare into central hub.
- Has a new multipurpose building and is happy to share facilities
- The council has money for instruments, possibility to turn into a musical centre.

CSE Community Centre

- Needs more space. Has outgrown existing premises
- Runs courses for adults in the Community Hub
- Has childcare for people using services
- Has previously been a home ed club
- Youth space

Tallangatta Valley

- Generally work with smaller schools
- Generally country children, farming based. Deals closely with other smaller regional schools
- located 20 mins away – 18 Students

St Michaels

- 33 Students
- 70% out of town
- 98% go to secondary college
- Work with a lot of Catholic Schools in Albury Wodonga

Tallangatta Secondary College

- 450 Kids
- Wants to support other schools
- Need to formalise partnerships
- Has had some involvement in Rowen Park Regeneration Group
- Wants to support all services
- Does a Tallangatta newspaper fortnightly

Department of Planning and Community Development

- Work with schools
- Mediator between the school groups.
- What are safety procedures

Ormidale Community Recreation Centre

- Used to have a facility manager so it was a community facility.

Natural Amphitheatre

- Community garden at the back of the Anglican Church

Tallangatta Tomorrow School Project:

- Principals want a list of things we think we should do?
- What is the end outcome?
- Time frame
- What do you want to do?
- Council has a youth officer
- Has specific function

General

- Increase Tourism
- Caravan Park is in a bad condition
- Accommodation options in town
- Need a 4 star caravan park
- Need BBQ facilities
- Move river closer to town
- Colac Colac Victoria - has a good Caravan park 'Clack Clack'
- Businesses have to make money in 4 – 5 months of the year, over summer
- Events Calendar to draw people in during the winter
- Tallangatta Hotel is a lease hold so owners reluctant to spend money on it
- Need to support during seasons
- Music studio would look into incorporating a café.
- Want the population to grow
- Promote it as a commuter town
- People want to live here as a place for their kids to grow up.
- High demand for housing
- Sell Tallangatta as a tree change area, where you get the country lifestyle while still close to a major town
- Camping opportunities
- Look at the foreshore
- Want to clean up the street scape of the town
- People to come and commit to the town and then open up a shop/business
- Fishing club starting up.

Events – Council to organise events committee

- 50's Festival
- Water Festival
- Rodeo
- Setup an events website / committee
- There are currently no specific Music/Arts Festivals

Tourist Attractions:

- Music battle of the bands
- Looking at doing a battle of the school bands
- Unique playground equipment
- Tallangatta Cheese
- Giant flying fox
- Water Slide
- Car clubs
- Ballarat swap meet
- 1 Major event a month

Resident Ideas:

- Mural town for Tallangatta
- Shops have been revitalised in other towns that have gotten murals done
- ANZ has a picture of old town, could get them to start a mural on their wall?
- Bank that could be used as a mural
- Around \$12,000 for a mural by Artist Andrew Rowe
- \$700 to look at town for a quote
- Flowering gums would add colour to the main street and town entries





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Phase 03 - Community workshops & focus groups

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Community Consultation Workshop Summary

Workshop Conducted: 2nd - 4th April 2011

Venue: Tallangatta Tomorrow Workshop, 73 Towong Street, Tallangatta

Invitees: Council

Cr. Peter Joyce
Cr. Mary Fraser
Aaron Van Egmond
Keith Biglin

Consultants

ClarkeHopkinsClarke Architects

Dean Landy
Jordan Curran
Tim Hargreaves
Eilizabeth Kuiper

OneCollective - Urban Designer

Ben Shoo

ffa - Landscape Architect

Mark Frisby

Focus Group Meetings:

Healthcare Groups:

Maxine Brockfield - CEO Upper Murray Health
John Dean - Director of Corporate Services
Nora Ley - CEO Tallangatta Health Services
Leonard Peady - Gateway Community Health -
Loretta Caunt - Community Development Role
Penny Sell - Manager of Community Services

Education:

Julia Butcher - Tallangatta Valley Primary school.
Ashley Marsh - St Michaels Primary School
Sieglinde Melton - Community Centre CSE
Ably Freijah - Tallangatta Secondary College
Kate Wilson - Tallangatta Primary School
Lauren Fern - Department of Planning and Community Development

Business Groups:

Debra Burt - Nursery
Linda Butler - WAW credit union
Adam Heather - Just Us Computers
Marlene - Op Shop
Joanne Herth - Tallangatta Hotel
Vince Ciccone - IGA, Hardware and BP
Drew Styles - Internet Café
Ester Styles - Music Teacher, Music/Arts/Dance school.
Emily Cook - Hairdresser
Susan Hanrahan - Real Estate

2 x General Community group meetings of around 20 each at the workshop opening on the 3rd April.

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Emergency Services

- SES has no funding for buildings
- CFA has lease on land next to the Butter Factory in town. Has been working for 18 months on acquiring land in town. Has leased land from DSE
- CFA needs 2000sq/m block
- Building will have a divisional commend point. 3 Bay station
- SES requires a 1500sq/m block. Relies on local government for funding
- Current CFA building has a heritage overlay
- Both CFA and SES have required access times to achieve so need to be in town
- SES has reached capacity for growth and are turning away new numbers
- 19 – 20m turning circle for new fire trucks
- Street names are very similar throughout the town
- Low crime rate in town and very good schools
- Very few 17 – 18 year olds in town
- Potential for 18 hole golf course. Current course only gets 6 groups per weekend
- Have ran golf clinics on course but people not interested as it only has sand greens.

Focus group meeting 01 – Community (25 people)

Future Town:

- 'green town'
- 'modern village'
- Retain character
 - Agriculture
 - Community
 - Healthy / Green
 - Out of the rat race
- Water sports and recreation
- Arts / Culture
- Build on central location

Better place to visit:

- More food / dining options
- Modern café
- Something that doesn't come in a paper bag
- Build on what we have (picnic / foreshore)
- More accommodation / places to stay
- Who do we want to attract? What is our point of difference?
- Motorhome / grey nomads
- 'the town that moved'
- History trail – info maps based around move
- Water
- Proposer museum
- The bike town
- Build on safe / healthy town
- Mural walls – add one each year
- Build an arts culture (bring into public – we have a strong arts culture bit it is hidden)
- Adventure playground (put an attraction on the foreshore)

Better place to live:

- Upgrade footpaths
- Crossing
- Ramps
- Linkages
- Access
- Recycle / reuse water (stormwater)
- We are environmentally friendly!
- Permanent water in lake
- Divert water – river closer to town
- Water quality
- Build on healthy / environmentally friendly image
- Build access to rail trail / promote
- More toilets on rail trail
- Public transport – more regular services
- Sports precinct
- Improve club facilities
- Parking / Streetscape
- Backstreets – Improve / tidy up
- New / Improved housing stock
- Different types of housing (retirees)
- Strengthen community building groups
- Get people together
- Community meets place / building
- Carry projects through / making them happen and keep Community involved
- Town has great infrastructure but not enough people to maintain
- Current facilities tired
- Water (narrows)
- Things for youth to do
- Better footpaths / pedestrian network

- New land / housing opportunities
- No natural gas – expensive living costs
- Water – improve waterfront (what we have)
- More housing / rental
- Upgrade presentation of main street
- Improve caravan park
- Childcare needs to be opened
- How do we get people to live here?
- How do we support local business and tourism?

Focus group meeting 02 – Community (15 people)

Future Town:

- Green town
- Healthy active
- Weekend escapes with lots to do
- Art / writers festival

A better place to Visit:

- History trail
- Houses that moved
- Themed playground
- Audio tour / interpretative trail
- St Leonards homestead
- Rail trail
 - Plant fruit trees along trail
 - Carriages each 10 – 15 km's rest stops
 - Wayfinding notices on trail
 - Poor link between rail trail and centre of town
 - Create an entry to town here off the rail trail
 - Visitor information point
- Themed adventure playground
- Restaurant with point of using local produce
- Upgrade caravan park to better cater for motor homes, need dumpstation
- Consider secondary use for showgrounds
- Build on health / activity theme
- Barefoot bowls
- Accommodation with boats
- Sustainable village – stay and learn about sustainability
- Revamp events calendar so it doesn't clash with other events
- Issues with town:
 - Retain character of town – revitalise does not mean modern look
 - Town is tired and lost direction
 - Main street and 'triangle' tired not an attraction
- Cant retain youth / young families
 - No jobs
 - Nothing to do
- No infrastructure for families / residents
 - Health
 - Childcare
- Limited dining
- Better facilities in 'triangle' and waterfront
 - Need new furniture
 - Need new play equipment
- Not a pretty town
- Even when the water is up there aren't many visitors
- People don't know Tallangatta is there
- Lack of housing stock
- No reasons to visit Tallangatta

- New land / housing opportunities
- No natural gas – expensive living costs
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A better place to Live:

- It is a safe / friendly place to live, keep this
- Need a café – place to meet and eat
- Keeping business open when visitors are there
- Residents use rail trail, want it upgraded
- Narrows
 - Water makes it a better place to live
 - Improves quality of water
- Playground that builds on history of town
- Fix footpaths
- Improve public transport
- More housing choices
- Improve green waste
 - Recycling bins in town
 - Swimming pool, need hours to suit residents

Themes that keep coming out –

- Upgrade rail trail
- History trail
- Upgrade footpaths
- Improve caravan park
- Divert water closer to town
- More restaurants / cafes
- Upgrade main street
- Childcare
- Upgrade sporting precinct
- Healthy / Active community
- Adventure playground

Towns image is:

- Healthy
- Tourism
- History
- Sustainability
- Active

Community Consultation Summary

Consultation + findings

Community Consultation was conducted from the 2nd to the 4th of May within the workshop, at the Tallangatta S.C 50th anniversary and during various focus groups.

Overall the Community was very positive and supportive to the process

A better place to Live:

- It is a safe / friendly place to live, keep this
- Need a café – place to meet and eat
- Keeping business open when visitors are there
- Residents use rail trail, want it upgraded
- Narrows
 - Water makes it a better place to live
 - Improves quality of water
- Playground that builds on history of town
- Fix footpaths
- Improve public transport
- More housing choices
- Improve green waste
 - Recycling bins in town
 - Swimming pool, need hours to suit residents

Themes that keep coming out –

- Upgrade rail trail
- History trail
- Upgrade footpaths
- Improve caravan park
- Divert water closer to town
- More restaurants / cafes
- Upgrade main street
- Childcare
- Upgrade sporting precinct
- Healthy / Active community
- Adventure playground

Towns image is:

- Healthy
- Tourism
- History
- Sustainability
- Active

Official Opening



Official Opening





Business Focus Groups



HealthCare Focus Groups



Education Focus Groups



Community Focus Groups

Focus Groups

General Focus Groups



Emergency Services Focus Groups



Survey Results

There have been over 350 respondents to the Community Surveys so far and Tallangatta Tomorrow Team has been busy compiling and recording all this information and soon we will be ready to present it back to the Community. Some of the general 'Big Ideas' that have come out of the Consultation process so far are:

- Improve the waterfront
- Make Tallangatta a 'model' town
- Upgrade the main street and the 'triangle'
- Consolidate and upgrade the community facilities
- Make Tallangatta a destination for tourists
- Create a more walkable and bike friendly town
- Strengthen the town identity / history
- Provide and upgrade services within the town
- Increased housing choice

The team will be presenting all the ideas to the Community in the workshop on the 25th and 26th of May. Here people will be able to comment on and choose their favourite idea for the revitalisation of their town.

Survey Results

Quantitative analysis

1 Everyone has a different view of Tallangatta. How do you perceive the town at the moment?		Strongly agree	Somewhat agree	Neither	Somewhat disagree	Strongly disagree	Don't know	
a	Desirable place to live	102	127	44	27	17	7	324
b	Desirable place to visit	80	115	61	40	18	3	317
c	Tired/ Declining	64	70	74	54	34	17	313
d	Friendly/ strong community spirit	92	137	59	25	10	4	327
e	Scenic/ Picturesque	131	105	70	12	5	9	332
f	Just another town	48	60	86	74	48	4	320
g	Affordable place to live	78	117	63	25	11	29	323
h	Environmentally sustainable/ Awareness	43	99	108	28	10	28	316
i	Good schools	173	106	32	8	7	5	331
j	Changing	43	90	93	40	31	12	309
k	Has an interest in history/ character	125	114	48	15	14	9	325
l	Good Shopping Services	34	102	73	78	32	4	323
m	Sufficient health services	63	105	52	54	39	14	327
n	Relaxing/ peaceful	144	108	37	17	12	3	321
o	Creative/ artistic culture	27	92	108	51	30	14	322
p	Diverse business/ employment opportunities	12	62	68	82	69	29	322
q	Good sporting/ community facilities	92	124	54	28	17	6	321
r	Tourist destination	63	104	73	45	23	14	322

No. of responses	325
------------------	-----

2 What do you think would make tallangatta a better place to visit?		
a	Marketing Tallangatta as a place for tourists to visit	103
b	Increased cafés, restaurants, holiday accommodation	198
c	A landmark tourist attraction bringing in visitors throughout the year	143
d	A destination for food wine and crafts	62
e	Having more festivals and events	112

3 Which of the following things do you think would make Tallangatta a better place to live?		
Housing:		
a	More residential development	81
b	Greater diversity in housing types (e.g. Townhouses, villas etc.)	70
c	Attracting new residents / growing the population	112
Business		
a	Increased employment opportunities for residents (existing and new)	145
b	Program(s) to attract business and investment	101
c	Greater support for small business	98
Services		
a	More education, support and employment opportunities for youth	103
b	Better health and support services	128
Environmental		
a	Becoming a leader in sustainability (waste minimisation, waterwise, carbon neutral)	73
b	A town reliant on 'green' renewable energies as the main source of electricity	88
c	More water reuse / recycling programs	57
Transportation		
a	Improved roads	82
b	More public transport	117
c	Better bicycle facilities and walking paths	80
Community		
a	More youth recreation facilities	74
b	More parks and recreation facilities	69
c	Improvement/beautification of the town	85
a	Improvement of the Lake front with walks, gardens etc.	144
b	More community facilities (library, community centre)	64
c	Redeveloping the main street so it's more vibrant, welcoming, engaging	112
Tourism		
a	Marketing Tallangatta as a place for tourists to visit	
b	Increased cafés, restaurants, holiday accommodation	
c	A landmark/tourist attractor to bring visitors throughout the year	
d	A destination for food, wine and craft	
e	Having more festivals / events	

4 In the future, when people think of Tallangatta, what would you like the town to be known as?		
a	A leader in sustainability...to be known as a 'Green town'	30

b	A benchmark for community revitalisation	24
c	A strong arts community (eg galleries, artists, sculpture park, craft markets)	33
d	A tourist destination on Lake Hume	131
e	A destination for relaxation and rejuvenation	53
f	A town with an interesting calendar of cultural and community events	37
g	A great place to raise a family	102
h	A supportive community for people of all ages	73
i	A hub of business and employment opportunities	28
j	A beautiful town with parks, gardens and lake front	105
k	A destination for food, wine and craft	47
l	A destination for outdoor recreation (cycling, walking, water sports, competitive sport)	74

5 A little bit about you....		
Male		118
Female		157
Age:		275
0 to 10		
11 to 20		145
21 to 30		7
31 to 40		18
41 to 50		23
51 to 60		29
60+		78
Currently living:		300
In town		114
Out-of-town		122
How long have you lived in the current area?		
<5 years		44
5 to 10 years		38
10 to 15 years		25
>15 years		90
Where do you work/ attend school?		
Tallangatta		137
Albury		10
Wodonga		13
Other		24

Ideas Summary

1 Everyone has a different view of Tallangatta. How do you perceive the town at the moment? (other comments)	
Should always have water here - weir	6
Shops require paint job - revitalisation	2
Footpaths and kerbs require attention	1
New Restaurant / Cafes	2
New housing developments	2
BMX track	1
Scenic and attractive	1
Need more doctors	5
Promote outdoor activities	1
More jobs for teenagers	2
Hospital accomodation for more than nursing home patients	1
Pave path around lake	3
Low care health care needed	1
Giant Clock	1
Football and netball services are poor	1
Walking tracks around the lakes	1
Reinstate existing railway line with train	1
Need more Restaurant, Sports shop and clothes shop	3
Improve Rowen Park and pool	4
Accomodation needs to be provided, presently neglected, improve caravan park	3
2 What do you think would make tallangatta a better place to visit? (other comments)	
Clean caravan park, more accom required	4
Permanent lake, dam weir walls, water activated	3
A kiosk down at the boat ramp to promote people to use it	1
More food places, dining out options presently limited	4
Clean up shopfronts and More shops	5
Improve what we have	2
Horse Races	1
Adventure Playground	2
history	2
New skate park	1
More residential development	3
New trees / grapevine in main street	1
Transform the unused hockey field into a BMX track	1
3 Which of the following things do you think would make Tallangatta a better place to live? (other comments)	
Main street shop fronts appalling - revitalisation required / streetscape - footpaths etc	3
Improve lakefront	2
Attract new business	1
Have a full scale scale model of a house on a truck that moved - celebrate history	1
More public housing	1
Encourage home owners to have 50's style gardens	1
Free up community facilities for events	1
Re surface rail trail	1
Develop garden at top of hill	1
Improved road - passing lane between Tallangatta and Wadonga	1
Road into centre of town	1
Rebuild sporting club room	1
Better tourist centre telling the history of the town	1
Mobile home facilities for 'Grey Nomads'	1
Allow smaller acreages on towns outer area	2
Attract young famalies / keep teens here	2
New homes	1
Improve caravan park	7
4 In the future, when people think of Tallangatta, what would you like the town to be known as? (other comments)	
Water	7
improve what we have	2
Decrease size of minimum land area for subdivision	1
New main entry into town	1
Make it a place where senior executives want to live in	1
More hospital beds	1
Tourism	1
Have "doggie" bins in the town	1
Change Tallangatta Show dates	1
Upgrade existing sewerage treatment and storage facility	1
Safe Living	1
Friendly Community	1

About you...	
Have we missed anything?	
New ideas, new people, young involved in the community	1
No fluffly feel good ideas, need solid projects	1
More public transport	1
More residential blocks for development	1
New sewerage system	1
Promote the history of the new and old towns	1
More shopfronts to open business	1
Shop front revamp	2
Water recycling to clean footpaths etc	1
Maintain and upgrade present facilities, eg footpaths, streetlights etc	1
Upgrade shopfronts	3
More houses for rent	1
Weir wall, damn lake etc, water sport, etc	1

if you were working on a project to make your town better, name three people who would have to be on your team (this may include yourself):

	Graeme Hicks	1
	Debra Maddock	1
	Stuart Maddock	1
	Mike Ludbrook	1
	Simon Hollis	1
	Arthur Trenchard	1
	Gordon Henshaw	1
	Debrah Burt	2
	Vince Ciccone	1
	M Cittessari	1
	C. Trenchard	1
	Doc Grant	1
	Ruth Jensen	1
	Russell Jensen	1
	Gabriel Jeffs	1
	Marlo McKenna	1
	Michelle Ross	1
	Jo Stratton	1
	Ray Crispln	2
	Charlie Trenchard	1
	Graeme Alarich	1
	Jacinta Bussau	1
	Andrew Bussau	1
	Rob Cadell	1
	Lucy - Anne Colby	1
	Luke Gordon	1
	Bj Maddie	1
	Norm Crisp	1
	Julian Crisp	1
	Lucy White	1
	Kalte O'Brien	1
	Lauren Fearnle	1
	Jonathan Douglas - 0431716999	1
	Natalie Butler	1
	Nicole Thomas	1
	Olivia McMaster	2
	Courtney Paton	1
	Jaimi Dove	1
	Chloe Breewel	1
	Nick Wood	5
	Victoria Green	3
	Faye Stevenson	1
	Rae Paton	1
	Peter Merkel	1
	Richard Fraser	1
	Bellinda Hindle	2
	Emanuel Chessari	1
	Scott Thomson	1
	Debra Burt	1
	Cath Cavanagh	1
	Mary Fraser	1

Ideas Summary

Christine Dunn	1
Frank Seal	1

Where do you go shopping?	Why do you shop there?
Tallangatta	41
Wodonga	47
Albury	35
Don't drive (T & W)	
Price - cheaper A & W	23
Variety - A & W	24
Convenience	11
Availability	
Friendly	1
Places to eat	
Local produce expensive and rotting	
fresh produce - Wodonga	1
Change of scene	3
Support local, keep it alive - T	7

Are you part of a community group or Sporting Club in Tallangatta, if so which one/s?	
Bowls	1
GOLF	1
Tallangatta Hospital Lunch and Laughter	
CFA	3
Seniors Club	
Football Club	20
Historical Society	2
Rail Trail	
50s Festival	1
Church Group	5
Basketball	2
Netball	8
Cricket	7
Secondary or primary school assoc	3
SES	
Tallangatta Show society tall for future	1
rotary	
Tennis	2
Bolga Court	1
St Vincent de Paul Society	1
Tallangatta Health Service Board of Mgmt	1
Scouts	1
Tallangatta Hoppers	1
music group - ie choir, band	
Jehova's Witness	1
Red Cross	1
Squash	3
Horticulture	1
Bowls Club	1
Rowen Park Revitalisation Group	2
RSL	

Which festivals/events have you been to in the last 12 months?	
50s Festival	46
Tallangatta show	39
Rodeo	22
Expo	12
Civic ceremonies	
Carols by Candlelight	2
Rail Trail	4
Tallangatta stampede / upper Murray horse events	2
Bright and Beechworth Festival	
Community Garage sale	
Old engines and cars festival	
Football	2
Australia Day celebrations	3
Folk festival, National, Mount Beauty Music	
all	
Health and fitness group (hospital)	
Front row at billboards	
School reunions	

Art show	
None	14
Wodonga Show	1
Man from Snowy River Festival	2
Bikies Festival	
Rock and roll festival	

'Tallangatta Tomorrow' Masterplan Report

Phase 04 - Masterplan

Introduction

The 'Tallangatta Tomorrow' project has placed a lot of importance on ensuring that the community can see the way the project is evolving and the work that is being done.

During Phase 04 the workshop has been used to display the work done to date including the identification of the key ideas and areas where it is felt the most can be gained by undertaking possible projects.

The community have had the opportunity through the workshop displays to see the possibilities and to comment on them to help the team to further refine the strategy ahead of the development of the masterplan.

Contents

01. About

02. Survey's

03. Big Ideas

04. Big Idea 01

- Improve our waterfront

05. Big Idea 02

- Increase Housing Choice

06. Big Idea 03

- A walkable and bike friendly town

07. Big Idea 04

- Strengthen the town's sense of identity and community

08. Big Idea 05

- A destination for tourists

09. Big Idea 06

- Update main street and triangles

10. Big Idea 07

- Consolidate and update community facilities

11. Big Idea 08

- Better services for the community and business

about

WHAT

These are your 'big ideas'. We've compiled all the information gathered by the team over the last few months including from the surveys, the workshop and our meetings and identified common themes that have come through.

In the workshop we're presenting your ideas for the revitalisation of your town and also the big ideas or main themes that have kept coming up throughout the process. We want to know what you think of the big ideas, whether you think we've missed something or you've had a new thought after seeing the results of the work to date. The main themes will inform the next stage which is the development of a masterplan for Tallangatta.

The consultation process is outlined below.

Who was consulted



from consultation with these groups we received over

450 'Big Ideas'

Key Themes to come out of the big ideas were

Key themes



Your feedback is now invited as we refine the ideas as part of the masterplan

Next Phase 'here's a plan'

Masterplan

Detail Design of individual projects

WHO

We have engaged with many people during the consultation process, some of the numbers are below.

- over **450** big ideas received
- over **400** survey's received, This was a great response considering there are around 950 residents within the town.
- over **250** people who attended either the Tallangatta Tomorrow workshop sessions or specific Focus Groups.
- over **2000** hits on the Tallangatta Tomorrow website to date.



WHAT'S NEXT?

The next stage is 'here's a plan'. We don't have it yet but we're working on it. We're starting to consider the main themes in more detail and look at how we can develop a masterplan that addresses the key issues and will support the development of initiatives that can make a real difference to Tallangatta.

As with previous stages your thoughts and comments are a valuable part of this process so please get in touch with us using the feedback wall, come and see us, contact us via the website or have you say at the seminar sessions on the 25th of May. Your big ideas and comments will help us to begin to form the framework for the masterplan for the revitalisation of Tallangatta.



Big Idea 01 - Improve our waterfront

the idea

About: The lake is a key feature and attraction for Tallangatta - but it has many problems. When the water levels are down the lake 'disappears', visitors to town often don't see the lake or know it is there, and the waterfront park has poor pathways and seating and lacks any key attractions for visitors. This big idea is about investigating ways to improve the town's waterfront by:

- Looking at ways to make the waterfront a permanent feature
- Improving facilities and attractions within the waterfront park
- Creating better linkages between the town heart and the waterfront both physically and visually.

opportunities and issues



IMPROVE ACCESS TO FORESHORE PARK

Opportunities:

- 1. Upgrade the Foreshore Park entrance to the town heart. Install the new park entrance to the town heart.
- 2. Upgrade the Foreshore Park entrance to the town heart. Install the new park entrance to the town heart.

Issues:

- 1. Poor access to the waterfront park.
- 2. Poor access to the waterfront park.

REALIGN THE RIVER

Opportunities:

- 1. Engage and realign the river to bring it to the town's waterfront edge.
- 2. Engage and realign the river to bring it to the town's waterfront edge.

Issues:

- 1. Poor access to the waterfront park.
- 2. Poor access to the waterfront park.

NEW WATER FEATURES

Opportunities:

- 1. Create new water features / waterfalls based on principles of Urban Landscapes Design.
- 2. Create new water features / waterfalls based on principles of Urban Landscapes Design.

Issues:

- 1. Poor access to the waterfront park.
- 2. Poor access to the waterfront park.

FIX THE NARROWS

Opportunities:

- 1. Create new water features / waterfalls based on principles of Urban Landscapes Design.
- 2. Create new water features / waterfalls based on principles of Urban Landscapes Design.

Issues:

- 1. Poor access to the waterfront park.
- 2. Poor access to the waterfront park.

PRIORITY FORESHORE PARK

Opportunities:

- 1. Upgrade the Foreshore Park entrance to the town heart. Install the new park entrance to the town heart.
- 2. Upgrade the Foreshore Park entrance to the town heart. Install the new park entrance to the town heart.

Issues:

- 1. Poor access to the waterfront park.
- 2. Poor access to the waterfront park.

IMPROVE THE CARAVAN PARK

Opportunities:

- 1. Upgrade the Caravan Park entrance to the town heart. Install the new park entrance to the town heart.
- 2. Upgrade the Caravan Park entrance to the town heart. Install the new park entrance to the town heart.

Issues:

- 1. Poor access to the waterfront park.
- 2. Poor access to the waterfront park.

LINK TOWN TO LAKE

Opportunities:

- 1. Create new water features / waterfalls based on principles of Urban Landscapes Design.
- 2. Create new water features / waterfalls based on principles of Urban Landscapes Design.

Issues:

- 1. Poor access to the waterfront park.
- 2. Poor access to the waterfront park.

inspiration



Establish a sculpture trail as an attraction for the lake park and link to the town. *Shell Sculpture Festival, Gold Coast, QLD*



New boardwalks and landscaped areas along the lakeshore. *1770 Forensic Park, Glasstone, QLD*



Provide pedestrian and cyclist links from the town down to the lake. *Altona Park, Warrington, VIC*



Create a more attractive and family friendly caravan park to attract tourists. *Big H Caravan Park, Merimbula, NSW*



Sculpture to designate public recreation spaces along lakeshore. *Shorncliffe, QLD*

inspiration



"...MORE ACTIVITIES ON THE LAKE..." ANONYMOUS SURVEY RESPONDENT



Big Idea 02 - Increase Housing Choice

the idea

The aging nature of the existing housing stock, a lack of new housing and choice, and limited land available for development have been identified as key problems facing the future of Tallangatta. In response to changing housing demands, and in order to attract new residents, the big idea is about investigating ways to provide new residential opportunities and improve housing choice by:

- Identifying vacant farm parcels, potentially suitable for accommodating future residential uses
- Identifying existing farm uses that have the potential to be converted to accommodate future residential uses
- Identifying key areas suitable for redevelopment / hill top
- Identifying potential new housing types and residential yield options to accommodate future demand

opportunities and issues



Inspiration



How Many Residents would make Tallangatta a more sustainable and self-sufficient town?

- No new residents.
- 100 new residents.
- 500 new residents.
- 1000 new residents or more...??

Big Idea 03 - A Walkable and Bike Friendly Town

the idea

ABOUT As part of the consultation process, many residents identified a desire for Tallangatta to continue to offer an active and healthy lifestyle into the future. One of the key issues received in the community feedback was the poor state and need for upgrade of pathways, pedestrian and bicycle facilities around town. Building on the opportunities presented by the Rail Trail, this big idea is about investigating ways to make Tallangatta a more walkable and bike friendly town to encourage a more healthy and sustainable lifestyle whilst also providing new tourism opportunities.

opportunities and issues

RAIL TRAIL

- Upgrade and extend by constructing a walking to mountain bikes, snow bikes, and mountain bike parking based around:
- Potential to extend to grade from the proposed Snowy Creek bridge through to Endless Creek
- Add on Link along 2 streets, incorporate signage
- Potential to high potential as a subject to several works

TOWN TRAIL

- Develop walkable multi-use paths to main recreational and pedestrian / cycle movement link between townships, old trail and main street
- Trail should be multi-use (walking, jogging, cycling) and provide space for both residents and visitors
- Potential to connect to several works

FORESTHIRE TRAIL

- Provide pedestrian / cycle paths to link open existing trail network
- Path to be linked multi-use paths and may incorporate existing of Eley's Creek
- Provide multi-use trails to open to tourists
- Provide direct and a link along path to create link
- Potential to connect to several works

LINKY BOULEVARD

- Upgrade existing pathways and provide high quality cycle / pedestrian movement
- Upgrade existing pathways and provide high quality cycle / pedestrian movement
- Upgrade existing pathways and provide high quality cycle / pedestrian movement
- Upgrade existing pathways and provide high quality cycle / pedestrian movement

SAGEY CREEK BRIDGE

- Upgrade existing pathways and provide high quality cycle / pedestrian movement
- Upgrade existing pathways and provide high quality cycle / pedestrian movement
- Upgrade existing pathways and provide high quality cycle / pedestrian movement
- Upgrade existing pathways and provide high quality cycle / pedestrian movement

FEATURE CROSSINGS

- Create a new crossing - incorporate treatment to allow for increased pedestrian / cycle safety and access
- Create a new crossing - incorporate treatment to allow for increased pedestrian / cycle safety and access

PEDESTRIAN NODES

- Potential to include key activity nodes / spaces and include features include artwork, signage, landscaping, and features, creating a more vibrant pedestrian / cycle experience

A BIKE TOWN

- Develop the town's footprint along the Rail Trail and promote the town as a 'bike friendly' town
- Incorporate a range of human scaled, safety / security including:
 - Bicycle friendly
 - Cycle lamp posts
 - Bike repair / maintenance
 - Bike repair / maintenance

KEY LINKS

- Identify and upgrade pedestrian pathways within key regional centers and between other major centers and other links
- Works may include upgrading existing, new pathways and upgrading terms of signage

inspiration



Footpath and Cycle paths along the forest. (Elood, VIC)

Bike hire initiative throughout the town (City of Melbourne, Bike Hire)

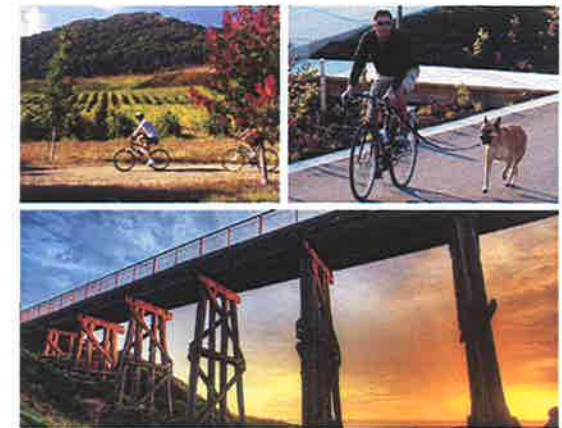
Walking trail. (Portok Island National Park)

Bike Pump and Bike repair station for locals and tourists (C.E.R.S., Brunswick East, VIC)



Upgrade Tallangatta lookout to include seating, shelter and identification nodes. (Woolwin lookout, Sydney, NSW Image by Aspect Studio)

inspiration



"...WE ARE A HEALTHY AND ACTIVE TOWN..."

ANONYMOUS SURVEY RESPONDENT



Big Idea 04 - Strengthen the Town's Sense of Identity and Community.

the idea

Tallangatta has a unique and interesting history as it is the only town in Australia that moved in its entirety. Many residents led from the small, friendly community also gives the town a special village character and point of difference. As part of the consultation process, the history and village character of the town were identified as highly valued features that the residents wanted to retain and we should continue to strengthen as part of the town's revitalisation. This big idea is about identifying ways to celebrate the town's history, help to retain the friendly, village character and to strengthen the town's sense of identity and community into the future.

opportunities and issues

STRENGTHEN AND PROMOTE OUR VILLAGE SPIRIT

- Get a new village identity.
- Develop a new village crest.
- Develop a new village motto.
- Develop a new village song.
- Develop a new village flag.
- Develop a new village logo.
- Develop a new village seal.
- Develop a new village stamp.
- Develop a new village sticker.
- Develop a new village keychain.
- Develop a new village mug.
- Develop a new village t-shirt.
- Develop a new village hat.
- Develop a new village bag.
- Develop a new village scarf.
- Develop a new village blanket.
- Develop a new village pillow.
- Develop a new village cushion.
- Develop a new village rug.
- Develop a new village tapestry.
- Develop a new village quilt.
- Develop a new village blanket.
- Develop a new village scarf.
- Develop a new village hat.
- Develop a new village bag.
- Develop a new village scarf.
- Develop a new village hat.
- Develop a new village bag.

RECOVER TOWN'S VILLAGE

- Develop a new village identity.
- Develop a new village crest.
- Develop a new village motto.
- Develop a new village song.
- Develop a new village flag.
- Develop a new village logo.
- Develop a new village seal.
- Develop a new village stamp.
- Develop a new village sticker.
- Develop a new village keychain.
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- Develop a new village t-shirt.
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- Develop a new village cushion.
- Develop a new village rug.
- Develop a new village tapestry.
- Develop a new village quilt.
- Develop a new village blanket.
- Develop a new village scarf.
- Develop a new village hat.
- Develop a new village bag.
- Develop a new village scarf.
- Develop a new village hat.
- Develop a new village bag.

TOWN TALK

- Develop a new village identity.
- Develop a new village crest.
- Develop a new village motto.
- Develop a new village song.
- Develop a new village flag.
- Develop a new village logo.
- Develop a new village seal.
- Develop a new village stamp.
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- Develop a new village tapestry.
- Develop a new village quilt.
- Develop a new village blanket.
- Develop a new village scarf.
- Develop a new village hat.
- Develop a new village bag.
- Develop a new village scarf.
- Develop a new village hat.
- Develop a new village bag.

GREAT COMMUNITY PLACES

- Develop a new village identity.
- Develop a new village crest.
- Develop a new village motto.
- Develop a new village song.
- Develop a new village flag.
- Develop a new village logo.
- Develop a new village seal.
- Develop a new village stamp.
- Develop a new village sticker.
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- Develop a new village cushion.
- Develop a new village rug.
- Develop a new village tapestry.
- Develop a new village quilt.
- Develop a new village blanket.
- Develop a new village scarf.
- Develop a new village hat.
- Develop a new village bag.
- Develop a new village scarf.
- Develop a new village hat.
- Develop a new village bag.

A DISTINCTION TOWN

- Develop a new village identity.
- Develop a new village crest.
- Develop a new village motto.
- Develop a new village song.
- Develop a new village flag.
- Develop a new village logo.
- Develop a new village seal.
- Develop a new village stamp.
- Develop a new village sticker.
- Develop a new village keychain.
- Develop a new village mug.
- Develop a new village t-shirt.
- Develop a new village hat.
- Develop a new village bag.
- Develop a new village scarf.
- Develop a new village blanket.
- Develop a new village pillow.
- Develop a new village cushion.
- Develop a new village rug.
- Develop a new village tapestry.
- Develop a new village quilt.
- Develop a new village blanket.
- Develop a new village scarf.
- Develop a new village hat.
- Develop a new village bag.
- Develop a new village scarf.
- Develop a new village hat.
- Develop a new village bag.

OTHER COMMUNITY INITIATIVES

- Develop a new village identity.
- Develop a new village crest.
- Develop a new village motto.
- Develop a new village song.
- Develop a new village flag.
- Develop a new village logo.
- Develop a new village seal.
- Develop a new village stamp.
- Develop a new village sticker.
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- Develop a new village mug.
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- Develop a new village scarf.
- Develop a new village hat.
- Develop a new village bag.
- Develop a new village scarf.
- Develop a new village hat.
- Develop a new village bag.

inspiration



'we have a unique history it's time to celebrate it!'

anonymous survey respondent

Big Idea 05 - A destination for tourists

the idea

Abstract: Tallangatta is located within an easy drive of some of the regions biggest towns and recognised attractions. Visitors and tourists can provide additional sources of income for businesses and inject life into a town, but they will only come if there is something to attract them. This big idea is about investigating opportunities to attract visitors and tourists to generate business and interest in the town by:

- Making Tallangatta a destination that people want to visit
- Improving existing assets like the waterfront, lake and parklands
- Increasing the use of key activity areas like the showgrounds
- Considering how new ventures such as day spas, unique activities and accommodation can be encouraged.

opportunities and issues

IMPROVE ACCOMMODATION

Opportunities:

- More accommodation will provide extra income that can be reinvested in the town
- Variety of accommodation at B & B, serviced apartments, camping grounds, will attract more tourist activity and revenue
- Provide the town with extra revenue
- Travel to provide alternative options for tourists to visit the town
- Would need to be a mix of investment and development to get such development

TOURIST ATTRACTORS

Opportunities:

- Adventure Parkland
- Day Spa
- Lakeshore and Restaurant
- Day Spa/Cafe/Bar/Club/Entertainment
- Entertainment/Entertainment
- Cater to Lake for extra income

Issues:

- Need to provide safety and security for tourists to visit the town
- Would need to be a mix of investment and development to get such development

INCREASE TOWN'S EVENT CALENDAR

Opportunities:

- Take advantage of the lake throughout the year
- Promote local culture, tourism within the town
- Use a water based activity
- Celebrate the town's history
- Responsibility for businesses
- Open up to Tallangatta for the town

Issues:

- Need to be a mix of investment and development to get such development

MORE WATER BASED ACTIVITIES

Opportunities:

- With water based water there are opportunities to increase water based activities such as water skiing and boating
- An opportunity to attract tourists for water based activities
- Can provide extra income to water based activities
- Increase the popularity of the lake
- Increase the popularity of the lake
- Increase the popularity of the lake

MORE FOOD CHOICES / VARIETY

Opportunities:

- Food choices are limited currently within town and there are limited catering firms
- There are many opportunities to increase the variety of food choices
- More shops will provide more variety and activity to the main street
- There was an existing cafe that didn't work within the town
- Must be a demand from tourists and population to sustain new and existing facilities

FORESHORE PLAY AREA

Opportunities:

- To create a popular regular tourist attraction without the need for financial participation
- Allow tourists to enjoy the lake and the town's natural beauty for water based events

Issues:

- Keeping the water at an acceptable level for maximum enjoyment
- Area used to be used for recreational but it is now a residential area

UPGRADE LOCKHOLD

Opportunities:

- Lock hold is a popular attraction
- Will attract tourists to the town and provide extra income to the town
- Could be a popular attraction for tourists
- Could be a popular attraction for tourists

Issues:

- Lock hold is a popular attraction
- Area used to be used for recreational but it is now a residential area

HISTORY MUSEUM

Opportunities:

- Showcase the unique history of the town to visitors and tourists
- There are many opportunities to increase the variety of food choices
- More shops will provide more variety and activity to the main street
- There was an existing cafe that didn't work within the town
- Must be a demand from tourists and population to sustain new and existing facilities

UPGRADE RAIL TRAIL / SHED

Opportunities:

- Upgrade existing building
- Create a new building between Tallangatta and Albury
- Upgrade existing building to attract more tourists
- Create a new building between Tallangatta and Albury

Issues:

- Need to be a mix of investment and development to get such development

BUTTER FACTORY UPGRADE

Opportunities:

- Create a new building for the town
- Upgrade existing building to attract more tourists
- Create a new building between Tallangatta and Albury

Issues:

- Need to be a mix of investment and development to get such development

inspiration



More food choices and variety within the main street. This includes more outdoor dining options to activate the main street (Restaurants, Bundy Street, Armidale, NSW)

Water based events such as fishing and water-skiing on Lake Hillier (Lake Eucumbene, NSW)

There are many opportunities to transform the old butter factory into a tourist attraction, some of those include a museum, cafe, theatre or art / craft centre (Newing Butter Factory, Noma, NSW, Image by Shutterstock)

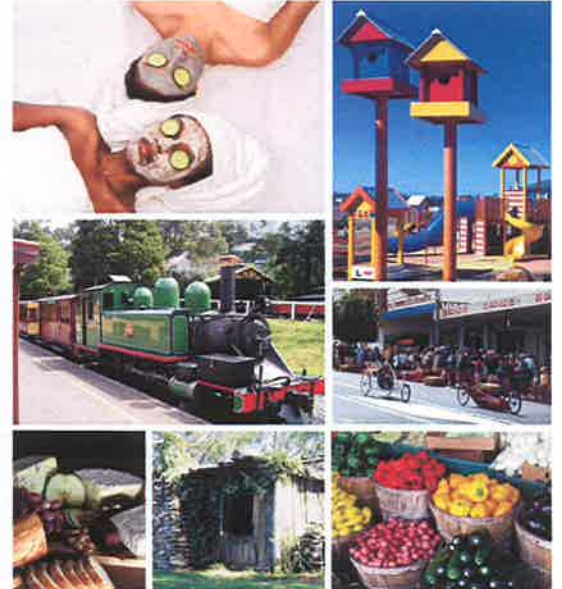
Upgrade the rail trail to make it more desirable and suitable for cyclists (Kapit Cry Trail, Melbourne, VIC)

Upgrade Tallangatta's look to include scenery, shops and accommodation (Bondi to Bronte Labyrinth, Sydney, NSW, Image by Aspect Studios)

inspiration



"...TALLANGATTA NEEDS TO BE KNOWN FOR MORE THAN ONE THING..."
ANONYMOUS SURVEY RESPONDENT



Big Idea 06 - Update Main St and Triangles

the idea

The main street of any town should be an enticing, inviting and engaging. It should provide a window to the town's character and community. One of the problems for Tallangatta is that Towong Street lacks the liveliness and interest to become a cultural backdrop. This big idea is about developing ways to improve Towong Street and the 'Triangle's' parklands by:

- Looking at ways to increase the shop occupancy.
- Cleaning up and improving the condition of Towong Street
- Bringing new life to the 'Triangle's' park
- Developing an identity for the streets and open space within Tallangatta

opportunities and issues

MAKE PEDESTRIAN FRIENDLY

- Increase the number of people walking
- Increase the number of people walking
- Increase the number of people walking
- Increase the number of people walking

STREETSCAPE IMPROVEMENTS

- Increase the number of people walking
- Increase the number of people walking
- Increase the number of people walking
- Increase the number of people walking

ROAD NARROWING AT GATEWAYS/CROSSINGS

- Increase the number of people walking
- Increase the number of people walking
- Increase the number of people walking
- Increase the number of people walking

MAIN ST/TRIANGLE INTEGRATION

- Increase the number of people walking
- Increase the number of people walking
- Increase the number of people walking
- Increase the number of people walking

UP TO MEMORIAL PARK

DESIGNATED CARAVAN PARK AREAS

STAGE

ZEBRA CROSSINGS

ZEBRA CROSSINGS

NEW PLAY EQUIPMENT TO TRIANGLE

- Increase the number of people walking
- Increase the number of people walking
- Increase the number of people walking
- Increase the number of people walking

EVENT SPACE & BBQ AREA

- Increase the number of people walking
- Increase the number of people walking
- Increase the number of people walking
- Increase the number of people walking

MORE WAR MEMORIAL TO MEMORIAL PARK

- Increase the number of people walking
- Increase the number of people walking
- Increase the number of people walking
- Increase the number of people walking

INCREASE SHOP FRONTS

- Increase the number of people walking
- Increase the number of people walking
- Increase the number of people walking
- Increase the number of people walking

LINK MAIN STREET TO RAIL TRAIL

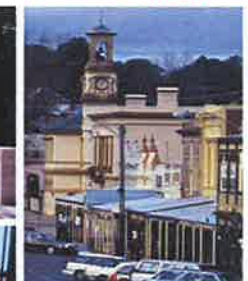
- Increase the number of people walking
- Increase the number of people walking
- Increase the number of people walking
- Increase the number of people walking

inspiration



"...MAKE THE CENTRE OF TOWN MORE ACTIVE AND INVITING..."

ANONYMOUS SURVEY RESPONDENT



inspiration



Painted pedestrian crossings for broader streetscape. (Fremantle, VIC)



We have the opportunity to transform Memorial Park into a place of historical importance, pride and leisure. (Vietnam Memorial Park, Rocklin, CA)



The Triangle has the potential to become a fantastic event centre, housing such things as weddings, outdoor produce markets and festivals. (Bell City Event Centre, Melbourne)



Upgrade streetscape with integrated benches and landscaping. (Rising Gloria, Nazaré, São Miguel, Portugal)



New central town entrance to clearly define town's street. (Oshana, Eastern Namibia, South Africa)

Big Idea 07 - Consolidate and Update Community Facilities

the idea

The community facilities in Tallangatta have been developed over the years by separate groups and organisations to meet specific needs and with limited budgets. Facilities are dispersed through the town, many are not able to support the current and future community needs. In some instances facilities and services that would typically found in a town of equivalent size aren't provided at all. This Big Idea is about looking at how Tallangatta can develop

better community facilities and services and whether getting groups to work together can improve things for everyone by:

- Upgrading and improving existing facilities
- Developing shared facilities that are used more often
- Increasing the services to better meet community needs
- Making community precincts more active, safer and enjoyable

opportunities and issues

GOALS SWIMMING POOL

- Provide off-peak multi-use
- Provide outdoor swimming pool and provide variety of water sports
- Provide an outdoor pool for the town
- Should ideally be located off-peak hours
- Provide a covered area for the pool for the winter with the need for ongoing funding to maintain the facility

NEW RECREATION BUILDING

- Provide a space for community organisations to be utilised including through multi-use facility
- Could be used for community events and other one-off events
- Providing the funding to develop, manage and maintain the facility
- Utilising a Management Trust

UPGRADE CRICKET

- Upgrade the area to allow for a variety of sports
- Provide a covered area for the facility with the potential for a multi-use facility with the potential for a multi-use facility with the potential for a multi-use facility
- Consider the funding to develop, manage and maintain the facility

PERFORMANCE STAGE

- Provide a stage for community events
- Provide a covered area for the stage with the potential for a multi-use facility
- Consider the funding to develop, manage and maintain the facility

GOLF CLUB/SHOWGROUND FACILITIES

- Consider the funding to develop, manage and maintain the facility
- Provide a covered area for the facility with the potential for a multi-use facility
- Consider the funding to develop, manage and maintain the facility

HOCKEY & TENNIS FACILITIES

- Provide a covered area for the facility with the potential for a multi-use facility
- Consider the funding to develop, manage and maintain the facility
- Provide a covered area for the facility with the potential for a multi-use facility

ADVENTURE KIDS PLAYGROUND

- Provide a covered area for the facility with the potential for a multi-use facility
- Consider the funding to develop, manage and maintain the facility
- Provide a covered area for the facility with the potential for a multi-use facility

NEW COMMUNITY HUB

- Provide a covered area for the facility with the potential for a multi-use facility
- Consider the funding to develop, manage and maintain the facility
- Provide a covered area for the facility with the potential for a multi-use facility

REDUCE CARS AT NOWEN PARK

- Provide a covered area for the facility with the potential for a multi-use facility
- Consider the funding to develop, manage and maintain the facility
- Provide a covered area for the facility with the potential for a multi-use facility

DEVELOP KINDERGARTEN

- Provide a covered area for the facility with the potential for a multi-use facility
- Consider the funding to develop, manage and maintain the facility
- Provide a covered area for the facility with the potential for a multi-use facility

NEW NETBALL & FOOTBALL PITCH

- Provide a covered area for the facility with the potential for a multi-use facility
- Consider the funding to develop, manage and maintain the facility
- Provide a covered area for the facility with the potential for a multi-use facility

inspiration

New Recreation centre including games hall for indoor sports (Mackinnon, VIC)

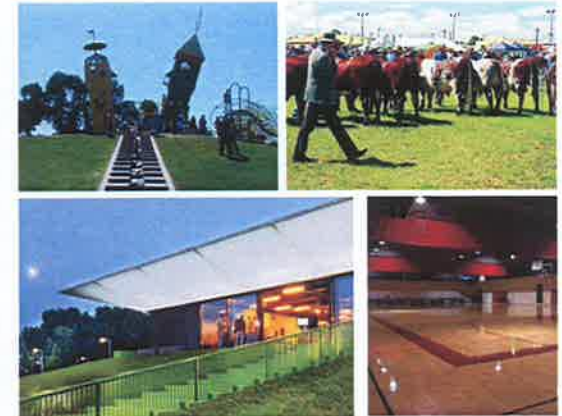
Sustainable community hub building, incorporating sporting and civic facilities, sport fields and park into a great community facility (Community Centre, Church Hill, VIC)

Community hubs to facilitate produce, art and craft markets, providing community interaction and tourist attraction (Olethe Markets, Sydney)

Upgraded sporting facilities would allow the Town to host sporting events including weekend tournaments (Mildrenham)

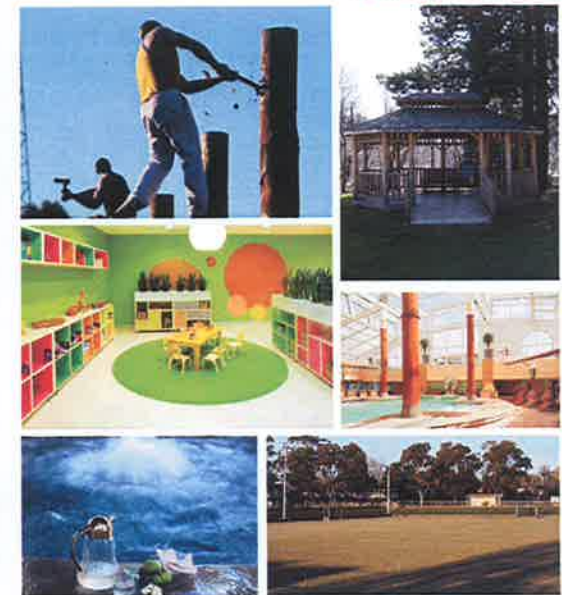
An outdoor performance space is perfect for outdoor concerts over the Summer months (The East River Park Amphitheatre, New York)

inspiration



“..MAKE TALLANGATTA A RECREATION DESTINATION...”

ANONYMOUS SURVEY RESPONDENT



'the triangle
is the heart
of our town.
We want to be
proud of it!'

anonymous survey respondent

Tallangatta Tomorrow

'promote
the towns
active
lifestyle'

anonymous survey respondent

Tallangatta Tomorrow

Big Idea 08 - Better Services for the Community and Business

the idea

About: To thrive a town needs to be able to provide it's residents with services and support for their day to day lives. Tallangatta's schools currently attract students from out of town but residents often have to go elsewhere for key services which reduces the likelihood of new residents being attracted to the town. This big idea is about looking at ways to better support the residents of Tallangatta and surrounding areas by:

- Improving opportunities for engagement through community education programs.
- Providing support to families with services like childcare.
- Supporting the provision of medical and healthcare within the town.

opportunities and issues

NEW YOUTH FACILITIES LIBRARY PERFORMANCE SPACE

Opportunities:

- Promote a sense of education within the town
- Local school, library, dance and community education facilities to support the young people
- Provide residents to get involved in the community
- Education and art space
- For women to have facilities to use in the town
- Facilities can be incorporated into the hub

Challenges:

- Cost involved
- Accessible building design

NEW CHILD CARE FACILITY

Opportunities:

- For families in the area
- Encourage young families to stay in Tallangatta
- Provide childcare to support young families knowing there are other services available
- Home based facilities
- Would like to attract families to the town & have a service that encourages

Challenges:

- Requires financial planning
- Costs involved
- Insurance

IMPROVE PUBLIC TRANSPORT AND A BUS SHELTER

Opportunities:

- Provide a better connection to Albury/Wodonga
- Provide public transport and green bus
- New bus shelter
- When public transport is provided opportunities for local jobs

Challenges:

- Funds made at market rate
- Not support of services to be provided
- Needs to be provided
- Needs to be provided

LOW CARE FACILITY FOR HOSPITAL

Opportunities:

- Provide better facilities to all ages
- Provide more employment opportunities within the town
- Residents would prefer to be based in Albury/Wodonga
- Could reduce hospital costs

Challenges:

- Funding needs to be provided
- Needs to be provided
- Needs to be provided

INITIATIVES TO ATTRACT BUSINESS & INVESTMENT

Opportunities:

- Employment growth within the town
- Provide a better connection to Albury/Wodonga
- Provide local jobs to support the town
- Support employment within the town

Challenges:

- Funding needs to be provided
- Needs to be provided
- Needs to be provided

IMPROVED PASSING LANE BETWEEN ALBURY WODONGA AND TOWN

Opportunities:

- Better connection between Albury/Wodonga and the town
- Better roads
- Would like to see a passing lane that is better for the town
- Would like to see a passing lane that is better for the town

Challenges:

- Funding needs to be provided
- Needs to be provided
- Needs to be provided

COMMUNITY FACILITY WITH SHARED DENTIST DOCTOR

Opportunities:

- Could be integrated into the hub
- Could be used for the health care facility
- Would like to see a shared dentist doctor
- Would like to see a shared dentist doctor

Challenges:

- Funding needs to be provided
- Needs to be provided
- Needs to be provided

PROVIDE NATURAL GAS TO TOWN

Opportunities:

- Better heating and cooling facilities
- Improve the quality of homes for residents
- Better for the environment

Challenges:

- Funding needs to be provided
- Needs to be provided
- Needs to be provided

inspiration



New Bus Shelter incorporated into the streetscape designed by local artists (Vicorialsite, Phoenix, US)



New library facilities for education and learning utilised with the community hub (Narullah Library, Narullah, NSW)



Support the various arts by providing Performance and Dance spaces (The Artsy Mores dance studio, Melbourne)



Upgrading the town's apartment lands to support and attract business (Capital City Trail, Melbourne, VIC)



Gas will allow for ease of cooking and heating

inspiration



"..IMPROVED QUALITY OF LIFE FOR RESIDENTS OF ALL AGES..."

ANONYMOUS SURVEY RESPONDENT



what were your big ideas?

'Tallangatta used to be an exciting, vibrant town, I hope we can make it one again'

anonymous, Tallangatta Tomorrow survey respondent

Community support

The reaction from the Community to the Tallangatta Tomorrow Project has been great and it is fantastic that so many of you have had a say on **what you want for your town**.

We have engaged with many people during the consultation process, some of the numbers are below.

- over 450 big ideas received
- over 400 survey's received.
- over 250 people who attended either the Tallangatta Tomorrow workshop sessions or specific Focus Groups.
- over 2000 hits on the Tallangatta Tomorrow website to date.

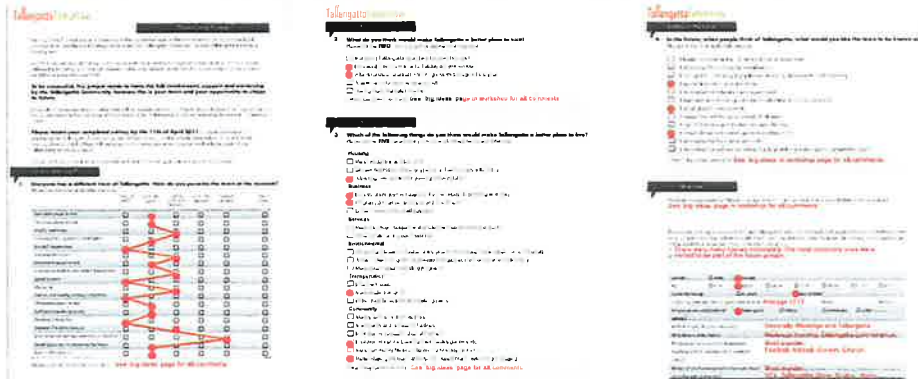


Mayor [C] Peter Joyce Opening the Workshop - April 3rd 2011

Survey's

Over 400 survey's have been received. This is a fantastic response for a Community with a population of around 950. The survey gives an insight into what people think of Tallangatta...what it's like to live in now, what would make it a better place to live, what would make it a better place to visit and what would make it a better place in the future.

The general response to the town was very positive. **You are proud of your town but believe that Tallangatta needs to change to become a better place in the future.** People of all ages responded to the survey with the overwhelming majority of respondents being from the 11 - 20 and 60+ age brackets. The following are the averages from the survey results.



Big Ideas so far

In the workshop we're presenting all your ideas for the revitalisation of your town and also the big ideas or main themes that have kept coming up throughout the process.

We want to know what you think of the big ideas, whether you think we've missed something or if you've had a new thought after seeing the results of the work to date, let us know.

The main themes will inform the next stage which is the development of a masterplan for Tallangatta. Some of the general 'Main Themes' that have come out of the Consultation process so far are:

- Improve our waterfront
- Increased housing choices
- A walkable and bike friendly town
- Strengthen the town's sense of community and identity
- A destination for tourists
- Update main street and the Triangle
- Consolidate and update community facilities
- Better services for community and business

The Process

We've compiled all the information gathered by the team over the last few months including from the surveys, the workshop, the online blog and our meetings and identified common themes that have come through. Within each of these themes are a selection of related big ideas that will be used to inform the masterplan, for example under the **'consolidate and update community facilities'** main theme ideas such as 'a new recreation building, new Community Hub and the creation of an Adventure Kids Playground' have been included.

A large cross section of the Community and Key Stakeholder groups have been consulted and the process is outlined below.

Who was consulted



from consultation with these groups we received over

450 'Big Ideas'

Key Themes to come out of the big ideas were

Main themes



Your feedback is now invited as we refine the ideas as part of the masterplan

Next Phase

'here's a plan'

Masterplan

Final Phase

'let's make it happen'

Detail Design of individual projects

What's Next - 'Here's a plan'

The next stage is 'here's a plan'. We don't have it yet but we're working on it. We're starting to consider the main themes in more detail and look at how we can develop a masterplan that addresses the key issues and will support the development of initiatives that can make a real difference to Tallangatta.

As with previous stages, your thoughts and comments are a valuable part of this process so please get in touch with us using the feedback wall in the workshop, come and see us or contact us via the website blog.

Your big ideas and comments will help us to begin to form the framework for the masterplan for the revitalisation of Tallangatta.



Key Dates:

25th May - 17th June - Your chance to view all the 'big ideas' in the workshop and provide your feedback.

27th June (here's a plan) - The Tallangatta Tomorrow masterplan with the preferred (most feasible, viable, popular) 'big ideas' options will be presented.

21st August ('let's make it happen') - Detailed design of individual masterplan projects will be presented.



Tallangatta Tomorrow - Community Workshop



Community Workshop
73 Towong Street, Tallangatta, Victoria, 3700

www.TallangattaTomorrow.com.au

come along!

The 'Tallangatta Tomorrow' Project is underway and we want you to share your ideas and help shape the future of your town. What makes the town great and what would make it better? So **come along** meet the team and join one of our Community Focus Groups in the 'Tallangatta Tomorrow' workshop

Where: 73 Towong Street, Tallangatta

When: Tuesday 10th May from 5 - 6pm

Contact: Rom Reilly on 0412 542 028 to RSVP

'Tallangatta Tomorrow' Masterplan Report

Phase 05 - Detailed Design

Phase Overview

The detailed design proposal has been developed to address many of the issues identified / raised during the consultation and investigation phases. During this phase the team has considered how the strategy can make the best contribution to the quality of resident life in Tallangatta, make it an attractive and appealing place for people to visit.

The focus has been on injecting life and opportunity into the town to secure it's future as a vibrant regional town now and in the years to come.

Contents

01. Executive Summary

02. Masterplan Item

Location Diagram

03. Masterplan Items -

- 1.0 Residential Land Development
- 2.0 Lake Hume Foreshore Development
- 3.0 Central Business District Redevelopment
- Streetscape Redevelopment
- Community Hub Development

04. Masterplan

Visualisation

TALLANGATTA TOMORROW - DETAILED DESIGN REPORT

30th June 2011

Detailed Design

During the masterplanning stage of the Tallangatta Tomorrow project there has continued to be review and refinement of the key concepts and proposals developed during the earlier stages of the project. In particular the feedback and discussions had with key stakeholders including residents and community members has helped to focus the strategy on the following 6 key areas:

- 1 Residential Land Development
- 2 Lake Hume Foreshore Development
- 3 Central business district redevelopment
- 4 Streetscape redevelopment
- 5 Community Hub Building

These areas of focus are the result of combining and re-shaping the 8 concepts discussed and explored during the earlier phases of the Tallangatta Tomorrow project so to provide a clear masterplan and strategy for Tallangatta including 'shovel ready projects' that can be implemented by Council and the Community as funding and support becomes available.

Each proposal is based on and assessed against detailed public and stakeholder consultation groups and the current key strategic documents already prepared for the shire including the Towong Shire Settlement Strategy, Towong Shire Zero Energy Estate, Towong Shire Tourism Strategy 2010-2013 and the Towong Shire Heritage Study.

ASSESSMENT CRITERIA

Impact	<p>The impact of a proposal is based on the effectiveness to increase key strategic areas such as housing/population density, and increase to the business/tourism industry. Each proposal has been ranked high, medium or low impact as described below:</p> <ul style="list-style-type: none">> High impact proposals will have the biggest impact on ensuring the Tallangatta Revitalisation vision is accomplished. Eg new housing subdivision> Moderate impact are not key strategic proposals but if implemented will serve to provide an additional benefit to the residents and visitors alike. Eg. upgrade new street and landscaping> Low impact projects, while they will be important to the overall amenity and aesthetic upgrade to Tallangatta, they may now bring a major cost benefit. Eg. Road narrowing points
Delivery	<p>In order for the Revitalisation of the entire town to be successful, a staged delivery/implementation strategy will need to be adopted by council and the community to ensure a long term vision is set that everyone can work towards. This will not only ensure a continual roll out of projects that will sustain and improve the liveability and desirability of Tallangatta in the long term, it will provide confidence to potential new residents and business operators to invest in Tallangatta in the short term.</p> <p>Each proposal has been ranked under short, medium or long term delivery as described below:</p> <ul style="list-style-type: none">> Short term, 1 to 5 years: These are generally initiatives that aim to stimulate key areas of the revitalisation strategy as soon as possible. Eg new adventure playground, new housing. There are also several short term proposals that may be ranked as low impact but will serve to upgrade the amenity and aesthetic appearance of Tallangatta for a relatively low cost.> Medium term, 5 to 10 years: These are generally proposals that continue to build on the short term projects to ensure on going growth and to capitalise on the success of the short term proposals, eg additional housing subdivision. They are also proposals that are difficult to justify in the short term as the number of residents or tourists aren't currently sufficient to sustain it, eg seal the rail trail.> Long term, 10 to 15 years: These are either large projects that would be cost prohibitive in the short term, eg. Second cricket pitch, or are allowing for long term provision for future growth and ongoing success of Tallangatta, eg. New hotel.
Project Costings	<p>The approximate cost indication is provided purely as a ball park estimate for discussion purposes. They have not been accurately costed by an independent quantity surveyor at this point, but are provided to assist in overall assessment at a high level in conjunction with the impact and delivery criteria. The figures provided are based on various forms of estimation where relevant including approximate square meter rates (new hub building), average development costs per housing lot (housing subdivisions), provision sums for undefined proposals (eg installations along foreshore trail) etc. It is the recommendation of this report that if/when the key projects are selected based on the criteria as outlined above, a more detailed cost plan is prepared by a quantity surveyor.</p>
Action/Responsibility	<p>As part of the Tallangatta Tomorrow process many different ideas/proposals have been raised. While many of these will be within councils control to implement, eg. community hub building, several are beyond councils control and will be market driven or provided by third party investment, eg. new cafe and restaurants.</p> <p>The action/responsibility criteria simply aims to outline who responsibility lies with for the proposal and highlights, in some cases, where it is open to the community to lead any initiatives on any particular area, eg. Music festival.</p>

Key recommendations by consultant team

The proposals highlighted in blue are the key proposals recommended by the consultant team in the short term based on all of the above mentioned criteria.

Ta1 angatta Tomorrow - Detailed Design



Key

- Residential Land Development
- Lake Hume Foreshore Development
- Central Business District Redevelopment
- Streetscape Redevelopment
- Community Hub Development

1.0 Residential Land Development



Key

- 1.1 Horse Paddocks site
- 1.2 Golf Course site
- 1.3 Fisher site
- 1.4 Western Inlet site
- 1.5 Akuna Ave (west end) townhouse sites
- 1.6 Residential Aged Care Accommodation
- 1.7 Create new mixed use zoning areas
- 1.8 Yamba Street site
- 1.9 Rural Living Options

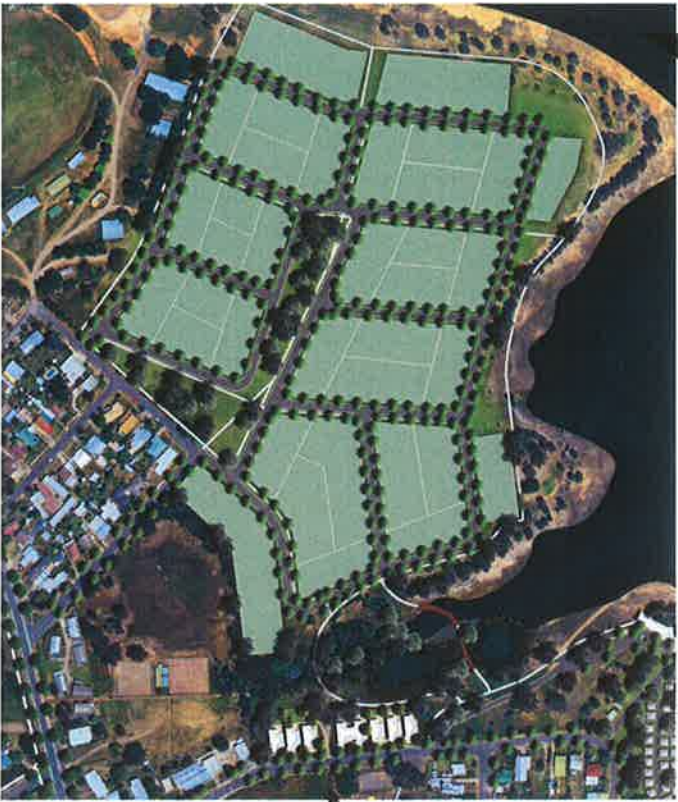
1.0 Residential Land Development

1.2 GOLF COURSE - 130 New Homes
The opportunity

- Current golf course for membership, 9 hole sand, requires additional funding therefore option to redevelop
- Requires removal/relocation of golf course & purchase from GMW
- Discussed from PPR2 to R17

1.1 HORSE PADDOCKS - 40 New Homes
The opportunity

- Utilise existing Goulburn Murray site for new sub-division
- Approximately 40 new houses
- Requires rezoning from PPR2 to R17
- Potential integration with hospital for lionisation for residential aged care
- Requires purchasing from GMW



1.4 WESTERN INLET - 19 New Homes
The opportunity

- Presently open area of land under control of GMW
- Provides opportunity of infill development
- May have view of wetlands if public adopted
- Alternative dwellings would provide for farmhouse style dwellings



1.5 AKINA AVE - 15 New Homes
The opportunity

- Currently B21, requires rezoning to MUZ
- The site present a unique infill development opportunity of approx. 15 townhouses providing north facing rear yards with laneway access and views to the south across the sports precinct
- If the Akina Ave streetcape masterplan recommendations are adopted then the street will be more desirable than the current internal road provides

1.3 FISHER SITE - 140 New Homes
The opportunity

- Already zoned R21 and located within the growth boundaries of the town as outlined in the Settlement Strategy, largest of developable land on north side of Murray Valley highway
- Location location provides high quality setting with potential for high residential appeal / demand
- Early development work on site providing access roads
- Limited constraints (i.e. well draining and limited vegetation)
- Provides opportunity for larger residential lots



Opportunity for varying housing options such as townhouses
 Jean Malvern, Melbourne, VIC



Opportunity for new home construction
 (Bundoochi, Melbourne)



Encourage renovation or regeneration of 1950's housing stock
 [A & B, Bedford Inn, Bedford, New York]



An eco-village is a viable source of accommodation and a touring attraction
 (Carrumbulla Eco Village, Carrumbulla, QLD)

inspiration

2.0 Lake Hume Foreshore Redevelopment



Key

- 2.1 Realign the river
- 2.2 Redevelop and upgrade the existing caravan park
- 2.3 Create strong pedestrian links to the town centre
- 2.4 Upgrade the foreshore park
- 2.5 Encourage water sport activity
- 2.6 Water retention wetlands
- 2.7 Upgrade and extend the 'Foreshire Trail'

2.0 Lake Hume Foreshore Redevelopment



2.1 REALIGN THE RIVER

The opportunity

- Provide Tallangatta with year round waterfront amenity even in dry conditions commencing from southern most bend in the river just north of hospital past new wetlands and caravan park and reconnect with current past showground.
- Once reconnected and diverted, and while water levels are low in the lake, the river would be accessible for finished water based activities.

inspiration



New boardwalk and landscaped areas along the foreshore



Sculpture to designate public recreation spaces during foreshore



Establish a sculpture trail as an attraction for the lake park and link to the town



Create a more attractive and family friendly caravan park to attract tourists (Big + Caravan Park, Murrumbidgee, NSW)

2.0 Lake Hume Foreshore Redevelopment



2.7 UPGRADE & EXTEND THE FORESHORE TRAIL

The opportunity:
 -New areas of the foreshore trail to the front of the golf course and also along the foreshore to the east of the town in front of Fisher Road.
 -Encourage stations and sculpture trails.

2.2 REDEVELOP & UPGRADE EXISTING CARAVAN PARK

The opportunity:
 -Established strong demand for caravan park, this is relative to water levels of Lake Hume.
 -Secondary attractions required to redvelop site possibly including swimming pool, tennis courts, new cabins, new common facilities, service points for touring caravans, better access roads and longer modern caravans.

2.4 UPGRADE FORSHORE PARK

The opportunity:
 -Including but not limited to new landscaping, furniture, upgrade toilet facilities, new play equipment, new food facilities and hired seating to create a natural amphitheatre.

2.5 ENCOURAGE WATER SPORT ACTIVITY

The opportunity:
 -Through redefining the river and other possible options such as:
 1. Flooding position / path for launching canoes / kayaks.
 2. Formalise a landing / launching point for local power craft businesses.

2.6 WATER RETENTION WETLANDS

The opportunity:
 -Create 2 number pond wetlands providing constant water adjacent to foreshore and provide natural attraction with new housing developments.
 1. Eastern wetland - Corner Queen Elizabeth Drive and Horse paddocks site.
 2. Western wetland - Between Queen Elizabeth Drive and Golf Course site.

inspiration



New boardwalk and landscaped areas along the foreshore
 (1770 Foreshore Park, Gladstone, QLD)



Sculpture to designate public recreation spaces along foreshore
 (Sherridge, QLD)



Establish a sculpture trail as an attraction for the lake park and link to the town
 (Ipswich Sculpture Festival, Gold Coast, QLD)



Create a more attractive and family friendly caravan park to attract tourists
 (Big 4 Caravan Park, Murrumbidgee, NSW)



Provide pedestrian and cycle links from the town down to the lake
 (Warburton trail, Warburton, VIC)

3.0 Central Business District Redevelopment



Key TRIANGLES

- 3.1 Refurbish existing toilets in centre of the triangles
- 3.2 Create new stage and outdoor performance area
- 3.3 Provide additional bbq facilities
- 3.4 Provide additional seating facilities
- 3.5 Create a better path network
- 3.6 Create a new bus stop
- 3.7 Upgrade play equipment.

TOWONG ST SOUTH SIDE

- 3.8 Landscaping, street furniture and paving modifications
- 3.9 Road narrowing points and new pedestrians crossings along shop fronts
- 3.10 Upgrade shop fronts

MEMORIAL PARK

- 3.11 - 3.13 Relocate war memorial and up grade hilltop park
- 3.14 Improve the 'Rail trail' walking / cycling path network
- 3.15 Create the 'Town Trail'
- 3.16 Upgrade and extend the 'Foreshore Trail'
- 3.17 Designate cycle path through town
- 3.18 Footpaths and pavements through town
- 3.19 Landscaping to residential streets

✱ Key art / history nodes

3.0 Central Business District Redevelopment

3.3 - 3.4 PROVIDE ADDITIONAL BBQ & SEATING FACILITIES

The opportunity
 - Integrate BBQ facilities and new park benches around the park within the triangles to help to promote use from residents and tourists.

3.5 - 3.7 CREATE NEW BUS STOP & UPGRADE PLAY EQUIPMENT

3.9 TOWONG STREET ROAD NARROWING POINTS AND NEW PEDESTRIAN CROSSINGS ALONG SHOPFRONTS

The opportunity
 - Create pedestrian crossings at midpoints to improve pedestrian linkages from the shops to the park, narrowing of points to create a better scale within the streetscape

3.1 REFURBISH EXISTING TOILETS IN THE CENTRE OF THE TRIANGLES

The opportunity
 - Upgrade the facade of the existing toilet/shed facilities to make a central architectural element
 - Relocate existing visitors centre and domish existing

3.2 CREATE NEW STAGE & OUTDOOR PERFORMANCE AREA IN THE TRIANGLES

The opportunity
 - Locate in east end of triangle utilizing natural fall to create amphitheatre
 - The permanent facility would reduce operating costs of annual events such as the 50's festival
 - Used as a facility to promote youth activities such as a bank of the bands etc

3.8-3.10 TOWONG ST SOUTH SIDE

The opportunity
 - Landscaping, street furniture and paving modification
 - Narrowing points and pedestrian crossings creating better scale and link
 - Upgrade of existing shopfronts

3.11 - 3.13 RELOCATE WAR MEMORIAL & UPGRADE HILLTOP PARK

The opportunity
 - Relocate war memorial in eastern sector to open space for public events
 - Upgrade landscaping, seating and signage
 - Formalisation of sight lines, noting significance for commemorative services



inspiration



New central town entrance to clearly define tourist arrival
 (Gobabis, Eastern Namibia, South Africa)



Upgrade street/corner with integrated benches and landscaping
 (Elturo Grande (Acores), Sao Miguel, Portugal)



Upgrade play equipment



The triangle has the potential to become a fantastic events centre, housing such things as weddings, cut-door produce markets and festivals. (Ball City, Kent)



Road pedestrian crossings for friendlier streetscape.
 (Farr Tree Gully, VIC)

4.0 Streetscape Redevelopment



- Key**
- 4.1 Create new 'gateway' entry into the town centre entering along St Banool/Wematong St
 - 4.2 Rename Wematong Street to Banool Road
 - 4.3 New sculpture at proposed main entry
 - 4.4 Upgrade Banool Road landscaping, pavements, street furniture
 - 4.5 Interpretive / wayfinding program
 - 4.6 Mural walls depicting town history
 - 4.7 Promote sustainability throughout the town
 - 4.8 Local produce restaurant
 - 4.9 Sculpture / history park
- Key**
- 4.10 New visitors centre in 'The Hub' building
 - 4.11 Regional adventure playground
 - 4.12 Create cultural / tourism precinct around the butter factory and Rail Trail
 - 4.13 Create more food choices
 - 4.14 Upgrade Tallangatta Lookout
 - 4.15 Targeting specific tourism groups
 - 4.16 Increase events calendar
 - 4.17 Increase / upgrade accommodation options
 - 4.18 Facilitate Water based activities

4.0 Streetscape Redevelopment

4.3 NEW SCULPTURE AT PROPOSED MAIN ENTRY

The opportunity
 - New town hall moved, themed sculpture at the new town entry, will provide a tourist attractor and reinforce the towns unique history

4.4 UPGRADE BANNOOL RD LANDSCAPING PAVEMENTS AND STREET FURNITURE

The opportunity
 - create a new inviting streetscape and tie key elements into Towong Street

4.1 CREATE NEW 'GATEWAY' ENTRY INTO THE TOWN CENTRE ENTERING ALONG BANNOOL / WOMMATONG ST

The opportunity
 - Provide new central entrance from Murray Valley highway, increasing traffic into town, activating shops and creating more attractive entry into town and reinforcing axis
 - Direct access to historical and sporting precinct and main street.
 - Less number of vehicles using western entrance.

4.6 MURAL WALLS DEPICTING TOWN'S HISTORY

The opportunity
 - Murals on vacant walls throughout the town to be completed by professional artists or community groups

4.8 LOCAL PRODUCE RESTAURANT

The opportunity
 - Located within either the Butler factory, main street area. Uses and promotes produce from within the Towong Shire

4.3 NEW SCULPTURE AT PROPOSED MAIN ENTRY

The opportunity
 - New 'town hall moved' themed sculpture at the new town entry, will provide a tourist attractor and reinforce the towns unique history.



inspiration



Local Dairy produce at groceries markets (Paris Creek Dairy, South Australia)



Museum celebrating the history of the town (Capetown District & Museum, Capetown, South Africa)



Mixed-use to promote food culture and local tourist trade. (München, Germany)



Potential to adopt a wide variety of sustainable 'Green' concepts into the town (Environmental Park, C.E.R.E.S., Brunswick East, VIC)



Community hubs to facilitate produce, art and craft markets, providing community interaction and tourist attraction. (Globe Markets, Sydney)

4.0 Streetscape Redevelopment



4.17 INCREASE / UPGRADE ACCOMMODATION OPTIONS

- Established still strong demand for caravan park, this is relative to visitor levels of Lake Hume
- Secondary attractions required to redevelop site possibly including swimming pool, tennis courts, new cabins, new common facilities, service points for boating, caravan, better access roads and larger modern caravans.



4.12 CREATE CULTURAL TOURISM PRECINCT AROUND THE BUTTER FACTORY & RAIL TRAIL

- Create new precinct utilising existing butter factory, goods shed, old train platform & rail trail including:
 - Food/produce/wine outlets - butter factory
 - Arts/culture destination integrated around precinct
 - Historical institutions integrated around precinct
 - Old train on platform
 - Allocate lands for new landscaped precinct
 - Existing goods shed on bike hire
 - Strong pedestrian link to Gowing St



4.10 NEW VISITORS CENTRE IN THE HUB BUILDING

- Named through sharing of site within locality. It combined into an open plan reception/cafe/visitor info centre
- More personalised approach to new visitors than current brochure stands in Hangeys visitor centre
- Better marketing and cross promotion of businesses

4.11 REGIONAL ADVENTURE PLAYGROUND

The opportunity

- Create a new regional sized adventure playground as a major tourist attraction, locate at foreshore for scenic position and activate the precinct
- Capitalise on the 'day trip' market from Albury/Wodonga as an alternative destination
- The location of the playground is to be strategically positioned to activate the foreshore and still maintain a strong pedestrian link to the main street to stimulate the business



inspiration



Transform the old butter factory into a tourist attraction including museum, cafe, theatre or craft centre - (Louvain Butter Factory, Image: Shoalhaven Studios)



Old train Engine and Carriage to be placed on to be positioned on old train platform and utilised as function space

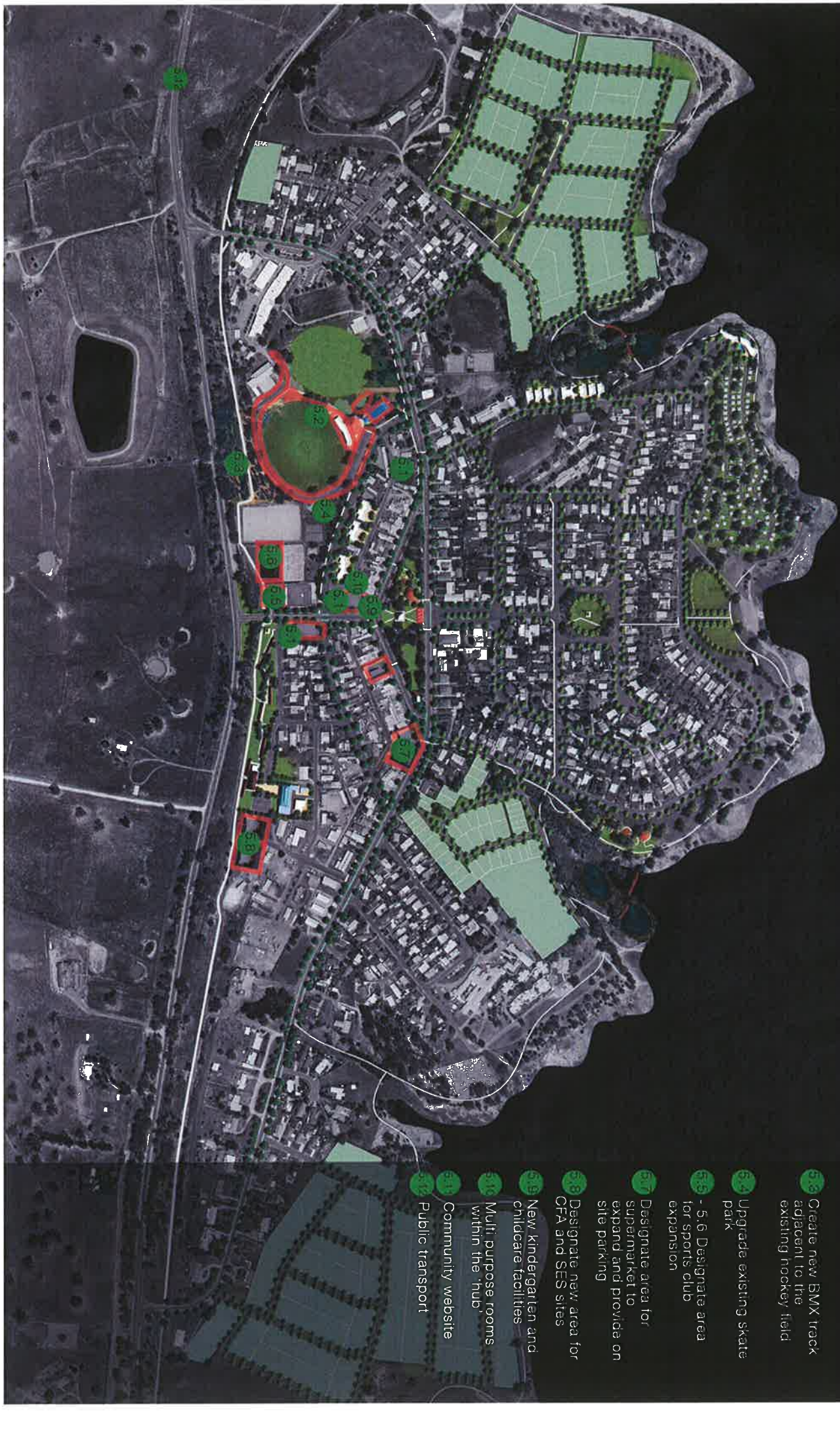


Architecture destination integrated around entire precinct, possibility of creating an artist in residence and workshop spaces



Food/produce and wine outlets showcasing regional produce

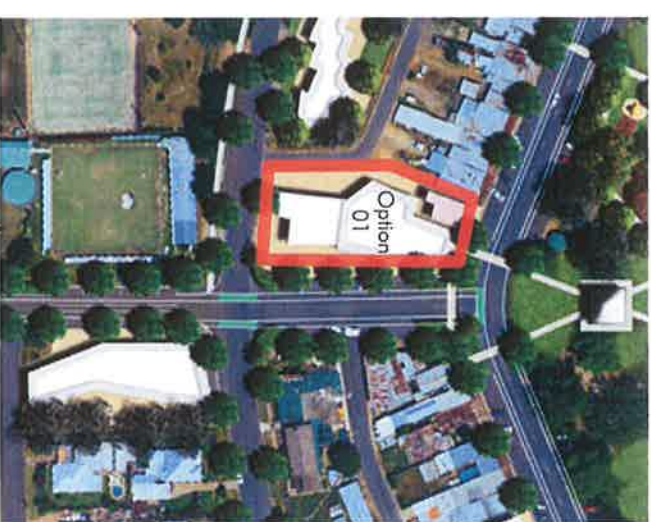
5.0 Community Hub Development



Key

- 517 Create new community hub building
- 518 Upgrade Rowen Park sporting precinct
- 519 Create new BMX track adjacent to the existing hockey field
- 520 Upgrade existing skate park
- 521 - 5.6 Designate area for sports club expansion
- 522 Designate area for supermarket to expand and provide on site parking
- 523 Designate new area for OFA and SES sites
- 524 New kindergarten and childcare facilities
- 525 Multi purpose rooms within the 'hub'
- 526 Community website
- 527 Public transport

5.0 Community Hub Development



5.1 CREATE NEW COMMUNITY HUB BUILDING

The opportunity

- 4 potential locations have been identified along Towong Street, with the preferred location being on the western corner of Bonrod Street and Towong Street. This has been selected due to its central location within the town which will allow for - this corner to be activated, integration and re-use of existing heritage significant building (post office), provide an anchor to and activate the least populated, Western side of the street), provide a prominent location for the visitor centre and community facilities in the centre of town, and provide a key new building within the streetscape.

5.1 CREATE NEW COMMUNITY HUB BUILDING

The opportunity

- > Preferred location to house such facilities as:
 - > Library
 - > Performance Space
 - > Visitors Centre
 - > Commercial zone on ground floor/cafe
 - > Childcare Centre
 - > Training rooms and studios
 - > Multi - purpose rooms
 - > Music room

inspiration



New Blue Shelter incorporated into the streetscape designed by local artists (Sustainable, Phoenix, US)



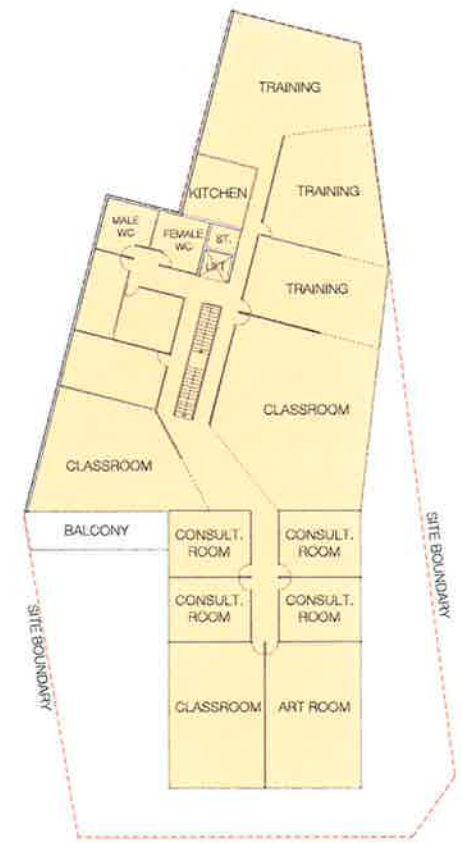
New library facilities for education and learning affiliated with the community hub (Knoxville Library, Hordley, NSW)



Support the various arts by providing Performance and Dance spaces (Chinney Movus dance studio, Melbourne)



Upgrading the towns shopfront lends opportunity to improve and attract business (Capital City Trail, Melbourne, VIC)



5.0 Community Hub Development



5.2 UPGRADE ROWWEN PARK SPORTING PRECINCT
The opportunity

- Most widely used within area and current facilities are inadequate. Upgrades may include:
 - New rec. building shared by football, netball, cricket and possible swimming pool
 - New gateway entry, vehicle entry to park, designated car park zones
 - Relubs, existing court & construct new netball court
 - Second junior football pitch
 - Cover outdoor pool for year round use
- Ornitude refurbishment works

5.5 - 5.6 DESIGNATE AREA FOR POSSIBLE SPORTS CLUB EXPANSION
The opportunity

- Area behind both tennis and bowls designated for expansion of sporting facilities due to proposed population increase from additional housing



5.8 DESIGNATE NEW AREA FOR CFA & SES SITES
The opportunity

- Located in land behind the council storage yards, maintaining good access to town and allows both services to utilise possible upgrade of Wogira St

inspiration



Upgraded sporting facilities would allow the town to host sporting events including weekend tournaments (Maldenburne)



New recreation centre including games hall for indoor sports (Deerburn, VIC)



Sustainable community hub building, incorporating sporting and civic facilities, sport fields and park into a great community facility (Community Centre, Churchill, VIC)



Create a more attractive and family friendly caravan Park to attract tourists (Big 4 Caravan Park, Murrumbidgee, NSW)



Provide pedestrian and cyclist links from the town down to the lake (Wamburton trail, Wamburton, VIC)

1.0 Residential Land Development There is a real need to provide additional housing and development opportunities in Tallangatta in order to ensure its long term economic sustainability. The town population is currently capped at approximately 950 residents and 450 dwellings. This is consistent with the development at the time of relocation approximately 50 years ago. There are limited options for new families wishing to move to the town unless they choose to purchase one of the older properties for sale. To enable growth, several parcels of land should be developed and rezoned. The areas noted in the Master Plan will allow for long term growth and effectively increase the population by approx. 800-900 new residents.

The proposed masterplan recommendations are in response to, and in accordance with the key issues and recommendations raised in the **Towong Shire Settlement Strategy 2010** as outlined here:

- Lack of vacant residential allotments within the town and the urgent need to identify additional development opportunities
- The concentration of ownership of vacant residential land and the lack of residential opportunities because of this ownership concentration
- The need to protect the integrity of the urban growth boundaries for the town
- Ensuring undeveloped residentially zoned land is able to be developed in a logical and coordinated manner
- Need to provide residential diversity to cater for the changing demographics of the town
- The need for rural living type development on rural land in proximity to the town

The extensive consultation undertaken for the Tallangatta Tomorrow project has also highlighted that the existing community is aware of the limited opportunities for developing new and or different housing stock, and sees this as a potential limitation for the town.

Beyond just providing additional housing lots, there is also a need to provide a variety of housing options. Current housing stock is fairly limited and primarily consists of larger residential blocks on sloping sites. With an aging population, and the possibility of surrounding farmers looking to 'downsize', the opportunity exists to create smaller lots and 'townhouse' sites on level areas. This creates opportunities for lower maintenance dwellings that can support people as they age through increased accessibility.

An additional opportunity exists to provide a point of difference for new housing by creating an 'eco-village' in accordance with the **Towong Shire Zero Energy Estate** that is based on sustainable development initiatives and would appeal to a market that is environmentally conscious. It could become a best practice development to showcase the next generation of country living.

Item	Project	Description	Item	Unit	Rate	Amount	Approximate Cost indication	Impact	Delivery	Action/Responsibility
1.1	Horse Paddock site	<ul style="list-style-type: none"> - Utilise the existing Gowlburn-Murray site to develop a new housing subdivision. This would contain approx. 40 new housing lots and could be incorporated into the design principles as outlined in the 'Zero Energy Estate' document. - The site would need to be rezoned from PPH2 to R12 and services provided from the surrounding street network. - It could also be integrated with the hospital site to the north to create a transition between a residential aged care and a street art subdivision - Would require purchase of the site from GMW. 	<ul style="list-style-type: none"> Services, roads, drainage, etc. rezoning land purchase street tree planting (1.5m tree) park 		<ul style="list-style-type: none"> 40 \$ 15,000.00 \$ 600,000.00 1 \$ 10,000.00 \$ 10,000.00 1 \$ 250,000 approx. \$ 250,000.00 100 \$ 150.00 \$ 15,000.00 1 \$ 50,000.00 \$ 50,000.00 	\$1.7m (development costs)	High	Short term	Towong Shire Council to negotiate purchase of the site from GMW	
1.2	Golf Course site	<ul style="list-style-type: none"> - Based on the fact that the golf course has very limited membership, is only a 9 hole sand scrapes course and is in need of additional funding to upgrade all facilities, an option is to redevelop it for a housing subdivision - Would require removal or relocation of the current golf course and purchase of the site from GMW - This key site provides outstanding aspect for approx. 130 new housing lots and can stitch into the existing street network. It will also allow for the extension of the foreshore trail and parkland. It is allows new housing within close proximity of the commercial and education precincts. - The subdivision plan is to be designed to retain large areas of the existing vegetation in public open space - The site would need to be rezoned from PPR2 to R12 and services provided from the surrounding street network. 	<ul style="list-style-type: none"> Services, roads, drainage, etc. land purchase street tree planting (1.5m tree) park rezoning 		<ul style="list-style-type: none"> 130 \$ 25,000.00 \$ 3,250,000.00 1 \$ 500,000.00 \$ 500,000.00 325 \$ 150.00 \$ 48,750.00 1 \$ 100,000.00 \$ 100,000.00 1 \$ 10,000.00 \$ 10,000.00 	\$3.9m (development costs)	High	Medium term	Towong Shire Council to negotiate purchase of the site from GMW	
1.3	Fisher site	<ul style="list-style-type: none"> - Site is already zoned R21 which would allow development to proceed, however it remains in private ownership - This is the largest of the developable land on the north side of the Murray Valley Highway and is within the growth boundaries of the town as outlined in the Settlement Strategy. - Early development work on the site has already provided access roads to service the site - Good north facing aspect towards Lake Hume makes it another desirable location for approx 140 new housing lots - Provides the opportunity for larger residential lots of approx. 1000m2 				\$4.2m (development costs)	High	Long term	Relies on the current owner to initiate any development proposals on the site	

1.4	Western inlet site	<ul style="list-style-type: none"> - Located on the between St Michael's Primary School and the caravan park on the open area of land under the control of GMW with an west facing aspect towards an inlet of Lake Hume - Provides the opportunity for infill development of approx. 10 dwellings utilising the existing road network to reduce development costs, and provides a unique development opportunity for lake side living - If the wetlands recommendation of the masterplan report is adopted, the lots would have a water outlook unrelated to Lake Hume water levels - If the recommendation for the golf course redevelopment is adopted, the lots would be able to look across the wetlands and public walking tracks to housing beyond - Narrower allotments would accommodate townhouse style dwellings thus providing an increase of housing choices 					\$200,000 (development costs)	Medium	Short term	Towong Shire Council to negotiate purchase of the site from GMW
1.5	Akuna Ave (west end) Townhouse sites	<ul style="list-style-type: none"> - The area is currently zoned B21. In accordance with the recommendations of the Towong Shire Settlement Strategy 2010, the area would best be rezoned to mixed use (MUZ) to encourage alternate uses for the underutilised commercial area - The sites present a unique infill development opportunity of approx. 25 townhouses providing north facing rear yards with laneway access, and views to the south across the sports precinct - If the Akuna Ave streetscape masterplan recommendations are adopted then the street will be more desirable than the current informal road provides - A range of different owners currently occupy the area, therefore each individual owner would have to choose to either sell their site or to develop in order for this transition from light industrial to medium density residential to occur 					Individual development costs by owner	High	Short term	Relies on current individual owners to redevelop or sell the site
1.6	Residential Aged Care accommodation	<ul style="list-style-type: none"> - As part of the Tallangatta Hospital, the currently vacant area to the west of the hospital could be utilised to develop residential aged care accommodation. The facility would address the specific care needs as identified by the health care services to accommodate an aging population - Proximity to the horse paddock development site (if masterplan recommendation is adopted) would allow for medium density housing options in between the 'residential aged care' area and the standard residential subdivisions. This creates low maintenance 'retirement village' type housing options as part of the Zero Energy Housing development on the horse paddock but also drawing on the benefits and services of the health care facilities. 					Costs as identified by Towong Health Services (depending on the number of dwellings)	High	Short term	Towong Health Services to choose to proceed with any such development
1.7	Create new mixed use zoning areas	<ul style="list-style-type: none"> - As recommended in the Towong Shire Settlement Strategy 2010 the area bounded by Turving Street to the north and Akuna Avenue to the south would benefit from being rezoned from Business 1 Zone (B1Z) to Mixed Use Zone (MUZ). This will allow and encourage mixed use infill development in the precinct and facilitate its regeneration in a key strategic position between the commercial and recreation centres. It would also encourage the relocation of the light industrial uses currently located along the western end of Akuna Avenue. 					Nil	Moderate	Short term	Towong Shire Council to negotiate purchase of the site from GMW
1.8	Yamba Street site	<ul style="list-style-type: none"> - A development site currently exists in the western residential area located at the end of Yamba Street in the existing R1Z area - The site could accommodate up to 7 lots in a traditional subdivision format - Services would need to be provided to the individual sites 						Low	Short term	Third party developer required in order to purchase site currently for sale
1.9	Rural Living Options	<ul style="list-style-type: none"> - As identified in the Towong Shire Settlement Strategy 2010 the to the south of Murray Valley Highway provides the opportunity to accommodate rural living options with a minimum of 5 acre allotments - This provides further housing choices and also serves to increase the population base within close proximity to Tallangatta town centre - The buffer zone to the existing treatment plan is to be maintained 						Moderate	Long term	Towong Shire Council to rezone land from RAZ to RLZ individual property owners to either sell their site to a third

2.0 Lake Hume Foreshore Development

At present Tallangatta has few attractions to encourage people to visit the town outside of a couple of recognised events (e.g. 50's festival) and the Hume Weir when the water is at sufficient levels to enable water sports and other water based recreational activities. There is a need to provide incentives for people to visit Tallangatta either as day visitors or for longer stays throughout the year. It would be beneficial if these reasons existed all year round rather than only facilitating annual events and if they were not dependent on climatic conditions (namely rainfall to fill the weir). Increased visitor and tourist numbers has the potential to increase the income of existing businesses and operations within Tallangatta, encourage investment/new business development and provide opportunities for employment.

The proposed masterplan recommendations are in response to and in accordance with the key issues and recommendations raised in the **Towong Shire Tourism Strategy 2010-2013** as outlined here:

- Invest in infrastructure that attracts the primary target markets to bring additional value to the Shire
- Leverage off the current events and encourage new events to develop that will support viable new tourism businesses
- Take every opportunity to encourage visitors to explore more of the region
- Develop high quality touring experiences that capitalise on the natural assets and community activities that support a sustainable and liveable community.

The development of tourist 'attractors' needs to be targeted at a variety of demographics and they should also appeal to existing and future residents, this is particularly important to ensure that residents get the full benefit in terms of employment and investment opportunities as well as lifestyle (and don't feel that they need to leave town as is the case with some larger festivals in regional areas).

There are a number of opportunities for the development of new facilities and infrastructure and for better utilisation of existing assets such as the rail trail through, improving lookouts around the town etc. Those items proposed as part of the masterplan have been identified and confirmed as part of the extensive consultation undertaken as part of this project.

Item	Project	Description	Item	Unit	Rate	Amount	Approximate Cost indication	Impact	Delivery	Action/Responsibility		
2.1	Realign the river	Provide Tallangatta with year round waterfront amenity even in dry conditions by realigning the river. Commencing from the southern most bend in the river just north of the hospital (which is only visible when the water levels in the lake recede), create an excavated trench along the Tallangatta foreshore, past the new wetland areas and caravan park and reconnect back into the current natural alignment down stream past the showgrounds. Once excavated and diverted, and while water levels are low in the lake, the river would be accessible for limited water based activities. Extensive surveying and Environmental studies will be required					Further investigation required	Moderate	Short term	GMW		
2.2	Redevelop and upgrade the existing Caravan Park	Refer to Item no. 2.8 Upgrade existing Caravan Park for details						High	Short term			
2.3	Create strong pedestrian links to the town centre	- Provide missing pathway links along Queen Elizabeth Drive to connect the foreshore directly into the main street of town. This will provide the main street with a direct link to the foreshore and promote an active / pedestrian culture within the town. Approx. 1.5km of new path. See Item 3.15	concrete paths (1m per 2.5m wide)	1100	\$	175,000	\$	192,500.00	\$502,000.00	High	Short term	Towong Shire
2.4	Upgrade the foreshore park	- Including but not limited to new landscaping, furniture, upgrade toilet facilities, new play equipment, new bike facilities and tiered seating to create a natural amphitheatre.	Play equipment	1	\$	30,000.00	\$	30,000.00	\$144,000.00	High	Short term	Towong Shire/ GMW
			safety edging	1	\$	5,000.00	\$	5,000.00				
			drainage	5	\$	2,000.00	\$	10,000.00				
			seats	2	\$	20,000.00	\$	40,000.00				
			toilet	100	\$	250.00	\$	25,000.00				
			tree planting (2.5m trees)	500	\$	40.00	\$	20,000.00				
			decks	200	\$	70.00	\$	14,000.00				
			concrete paths (1m per m)									
2.5	Encourage Water Sport Activity	- See Items 2.9 and item 4.1 for methods of encouraging fishing, kayaking and other water sport activities							Low	Medium term	GMW and Towong Shire	
2.6	Water retention wetlands	- Create 2 no. new wetland/pond areas at the outlets of the existing town stormwater discharge points to Lake Hume. The construction of these will provide a constant water element to the foreshore and provide a natural attraction when associated with new housing developments (Item 1.1, 1.2 & 1.4) and the new adventure playground/recreation area (Item 2.2) It will also create a better environmental outcome with the filtration of the storm water through the wetlands as part of a Water Sensitive Urban Design (WSUD) strategy.										
		> Wetland area 01 - Eastern Wetland (On Queen Elizabeth Drive and Horse paddocks site). New wetland with water retention area/pond and boardwalk	Wetland (approx 7000m2)	1	\$	1,000,000.00	\$	1,000,000.00	\$1,100,000	High	Short term	Towong Shire/ GMW
			boardwalk or viewing area	1	\$	100,000.00	\$	100,000.00				
		> Wetland area 02 - Western wetland (Between Queen Elizabeth Drive and Golf Course site). New wetland with water retention area/pond and boardwalk. There will also be significant site remediation works and weed removal	Wetland (approx 7000m2)	1	\$	1,000,000.00	\$	1,000,000.00	\$1,100,000	High	Medium term	Towong Shire/ GMW
			boardwalk or viewing area	1	\$	100,000.00	\$	100,000.00				
2.7	Upgrade and extend the Foreshore Trail	- New areas of the foreshore trail to the front of the golf course and also along the foreshore to the East of the town in front of the Fisher land. Exercise stations and sculpture trails to be included. Approx. 2000sq/m of new path area. See item 3.16	concrete paths (1m per m)	2000	\$	70.00	\$	140,000.00	\$140,000	Low	Long term	Towong Shire/ GMW

3.0 Central business district redevelopment

The original planning of Tallangatta included a generous amount of public open space, in particular the Triangles at the centre of the town and the 'hilltop park' which is located at the highest point in town and connected to the Triangles by a clear, axial roadway. These parks and the main street of Tallangatta have the potential to be lively, engaging public spaces, but at present they are under utilised and under developed. This view of the open spaces was a common comment throughout the extensive community consultation undertaken for this project.

The underdevelopment and under utilisation of the main street and the Triangles has led to heart of the town being perceived as lifeless and unengaging by both residents and visitors. The masterplan proposes that a number of interventions in the centre of the town with a view to breathing new life into the centre of the town to encourage residents to use the parklands and main street as a gathering place and recreation precinct. Improving the public open space will also improve the amenity of the centre of town which supports some of the objectives of the *Towong Shire Settlement Strategy 2030*. Some of these steps will also improve the impression's and experiences of visitors to the town and have the potential to encourage people to visit which will tie in with the objectives of the *Towong Shire Tourism Strategy 2010-2013* as noted in section 2.

Improving how residents and visitors can move through and around Tallangatta has the potential to improve the quality of the experience for all concerned. The consultation process highlighted an interest in improving and building on the existing assets such as the rail trail so that it can become more of a draw for visitors to the region, such works also have the potential to increase the potential use by residents. If the trail is improved it is important that the streets and paths within the town are improved as well to provide for a better quality town environment that is attractive to residents, future residents and visitors alike. Improving the quality of the streets will require the support of appropriate traffic speeds and flows as well as improving the amenity through the planting of street trees and other landscape interventions to make the town more attractive. Such action will also support the recommended development of a 'town trail' to encourage cyclists to ride into and around town rather than past it - this will help with the achievement of the objectives of the *Towong Shire Tourism Strategy 2010-2013*.

Item No.	Location	Project	Description	Item	Unit	Rate	Amount	Approximate Cost Indication	Impact	Delivery	Action/Responsibility
3.1	Triangles	Refurbish existing toilets in the centre of the triangles	- Upgrade the façade of the existing visitor / toilet facilities to make it a central Architectural element and to provide a better vista if item 6.1 of the master plan report is adopted. Refurbish toilets and amenities. Visitors centre to be relocated to the 'hub' once complete and that element of the existing building is to be demolished					\$30,000	Low	Short term	Towong Shire
3.2		Create new stage and outdoor performance area in the Triangles	- Located at the eastern end of the Triangles utilising the natural fall of the park to create an amphitheatre, provide an outdoor performance space suitable for the increased calendar of events outlined in item 2.7. The permanent facility would reduce operating costs of annual events such as the 50's festival.					\$50,000-\$80,000	Low	Medium term	Towong Shire
3.3		Provide additional BBQ facilities	- Integrate BBQ facilities around the park within the Triangles.	bbq	1	\$ 5,000.00	\$ 5,000.00	\$20,000	High	Short term	Towong Shire
3.4		Provide additional seating facilities	- Provide new benches around the Triangles park	seats	10	\$ 2,000.00	\$ 20,000.00	\$5,000	Low	Short term	Towong Shire
3.5		Create better path network	- Create better path network through the Triangles Park connecting both sides of Towong Street	concrete paths (lm per m)	200	\$ 70.00	\$ 14,000.00		Low	Short term	Towong Shire
3.6		Create a new bus stop	- Provide a new centrally located bus stop and shelter within the Triangles. Public transport to be increased in accordance with item 5.12 as part of the upgrade to these facilities.	shelter	2	\$ 20,000.00	\$ 40,000.00	\$15,000 - \$20,000	Moderate	Short term	Towong Shire
3.7		Upgrade play equipment	- Continue to upgrade existing playground equipment in addition to, and complementary to the adventure playground in item 2.2	Play equipment, safety, edging, drainage	1	\$ 200,000.00	\$ 200,000.00	\$15,000 - \$20,000	Low	Medium term	Towong Shire
3.8	Towong Street - South Side	Towong Street landscaping, street furniture and paving modifications	Create new street furniture strategy through the main streets including seats, bins, bike loops, signage	seats bins bike rack street trees flow concrete pavement (per m2) planting in mulched bed (per m2) line marking bike lanes interp signage	10 6 10 30 200 500 1 1	\$ 2,000.00 \$ 2,000.00 \$ 1,000.00 \$ 250.00 \$ 70.00 \$ 40.00 \$ 10,000.00 \$ 10,000.00	\$ 20,000.00 \$ 12,000.00 \$ 10,000.00 \$ 7,500.00 \$ 14,000.00 \$ 20,000.00 \$ 10,000.00 \$ 10,000.00	\$100,000	Moderate	Short term	Towong Shire
3.9		Towong Street Road narrowing Points and New pedestrian Crossings along Shopfronts	Create pedestrian crossings at mid points to improve pedestrian linkages from the shops to the park. Narrowing at points designed to create a better scale within the streetscape	Drainage modifications New concrete pavement (per m2) Line marking	2 200 2	\$ 5,000.00 \$ 70.00 \$ 1,000.00	\$ 10,000.00 \$ 14,000.00 \$ 2,000.00	\$20000 - \$30,000	Low	Short term	Towong Shire
3.10		Upgrade shop fronts	Encourage the upgrade of the existing shopfronts. Possibly develop guideline on paint colours, signage, preferred building envelopes for any new infill developments					Variable	High	Short term	Individual business operators
3.11	Memorial Park	Relocate the War memorial and upgrade the hilltop Memorial park	- Relocate the existing War memorial in the eastern sector of the triangles to the hilltop Memorial Park to allow open passive space in the Triangles for large public events, and to also group the War Memorials in a central park.	relocate memorial	1	\$ 15,000.00	\$ 15,000.00	\$15,000	Low	Medium term	Towong Shire in discussion with the RSL
3.12			- Upgrade landscaping, seating and signage within the existing Memorial Park	concrete paths (lm per m) tree planting (2.5m trees)	200 20	\$ 70.00 \$ 250.00	\$ 14,000.00 \$ 5,000.00	\$20,000	Low	Medium term	Towong Shire in discussion with the RSL
3.13			- If item 6.1 is adopted, the central axis of the new town entry formalises the sight line through to the Memorial Park and raises its significance as a Civic space for commemorative services etc.	tree planting (2.5m trees) seats signage	20 4 1	\$ 250.00 \$ 2,000.00 \$ 10,000.00	\$ 5,000.00 \$ 8,000.00 \$ 10,000.00			Note	
3.14	Walking/ Cycling Path network	Improve the 'Rail Trail'	- Seal the trail from the Sandy Creek Bridge to old Tallangatta to provide a more consistent surface for users and allow road bicycles to utilise the path. Would create a stronger link to the Sandy Creek Bridge - Provide/Upgrade amenities stop along the rail trail from Sandy Creek Bridge to Old Tallangatta at the Goods Sheds in Tallangatta					\$300,000.00 \$20,000.00	Moderate Low	Medium term Medium term	Towong Shire in association with the Rail Trail Committee and Land Management Organisations Towong Shire in association with the Rail Trail Committee and Land Management Organisations and Scouts

1.16	Upgrade and extend the Town Square Trail	- Promote a stronger pedestrian link from Town Square through to the marketplace creating a direct walk route. Upgrade path and seating areas. - Provide maintenance along the trail including mowing, tree care, water stations, etc. etc. or hire a contractor to manage the area. - Provide a trail to the front of the golf course and along the perimeter to the east of the town in front of the parking lot along Town Square to promote cycling and healthy personal wellbeing as an active and sustainable town.						See item 1.3 Variable depending on infrastructure required	Medium	Short term	Town Square/DMU
1.17	Upgrade and extend the Town Square Trail	- Promote a stronger pedestrian link from Town Square through to the marketplace creating a direct walk route. Upgrade path and seating areas. - Provide maintenance along the trail including mowing, tree care, water stations, etc. etc. or hire a contractor to manage the area. - Provide a trail to the front of the golf course and along the perimeter to the east of the town in front of the parking lot along Town Square to promote cycling and healthy personal wellbeing as an active and sustainable town.						\$20,000 - \$30,000	Low	Long term	Town Square
1.18	Upgrade and extend the Town Square Trail	- Promote a stronger pedestrian link from Town Square through to the marketplace creating a direct walk route. Upgrade path and seating areas. - Provide maintenance along the trail including mowing, tree care, water stations, etc. etc. or hire a contractor to manage the area. - Provide a trail to the front of the golf course and along the perimeter to the east of the town in front of the parking lot along Town Square to promote cycling and healthy personal wellbeing as an active and sustainable town.						\$40,000 - \$50,000	High	Very long term	Town Square
1.19	Upgrade and extend the Town Square Trail	- Promote a stronger pedestrian link from Town Square through to the marketplace creating a direct walk route. Upgrade path and seating areas. - Provide maintenance along the trail including mowing, tree care, water stations, etc. etc. or hire a contractor to manage the area. - Provide a trail to the front of the golf course and along the perimeter to the east of the town in front of the parking lot along Town Square to promote cycling and healthy personal wellbeing as an active and sustainable town.						\$700,000.00	Medium	Medium term	Town Square

4.0 Streetscape redevelopment

The Lake Hume foreshore was once one of Tallangatta's biggest assets in terms of lifestyle for residents and as an attractor for visitors. The number of consecutive dry years, which meant that Lake Hume did not fill, led to a decreased level of interest in the foreshore area and a reduced level of infrastructure spending including new infrastructure and maintenance of the existing. At present the Lake is near 100% capacity which changes the character of the area dramatically from the time when it is dry, however consideration of the area is to be based on the assumption that the water will consistently fluctuate.

During the consultation phases of the project it was very clear that the residents place a strong emphasis on the importance of having water in the Lake and there were a number of suggestions as to how this could be achieved. The masterplan has considered options for proving water along the lake's edge and also maximising the potential of the precinct whether there is water in the lake or not. There is a clear need for the provision of improved visitor amenities and the development of stronger connections to the town centre so as to make the precinct a more desirable destination for visitors which ties in with the objectives of the **Towong Shore Tourism Strategy 2010-2013**. Improving the amenity will also contribute to the achievement of objectives identified in the **Towong Shire Settlement Strategy 2010** through the better utilisation of natural assets which may attract potential residents to the area and support future residential developments as proposed in section 1.

An item that was repeatedly raised during the public consultation process was the 'damming of the narrows'. This item is the subject of a feasibility study currently being undertaken independent of the Tallangatta Tomorrow process and any further consideration would be based on its recommendations. However, as part of the Tallangatta Tomorrow process we have considered the proposal and while there are immediate benefits to Tallangatta in establishing a consistent water level in terms of tourism, recreation and local business, we have identified the following key issues:

- > Extreme capital costs to establish the approx. 600m dam wide wall required
- > If established the wall would cut Tallangatta off from the larger body of water in Lake Hume, limiting the possibility of water sports during the periods when the water level is consistently high
- > Significant impacts to down stream water users and the Murray Baring system generally if water reserves are withheld within the new dam for scenic and recreation purposes around Tallangatta

Based on the issues noted above, the masterplan endeavours to identify alternative ways to address the water level around the foreshore, and to look at ways the town in general can still be revitalised without dependence on water based activities and outlook alone.

Item	Location	Project	Description	Item	Unit	Rate	Amount	Approximate Cost Indication	Impact	Delivery	Action/Responsibility		
4.1		Create new 'gateway' entry into the town centre entering along Banool/Womaatong Street	- Provide a new central entrance into the town from Murray Valley Highway into Banool/Womaatong Street. This will increase traffic into the town as the majority of vehicles will be transported directly into the main street, activating shops. This will also provide a more attractive entry into the town and reinforce the axis (connection between Banool Street, Triangles and the Memorial Park) that the town was built on. The entry will allow for direct access to the 'historical precinct' with the butter factory and rail platforms, 'sporting precinct' including Rowen Park and the tennis / bowls clubs, and the main street of town. This will also reduce the number of vehicles using the Western entry to town which has poor visual access. There will be a need to widen Murray Valley Highway to allow for safe turning lanes.					Further investigation required with VicRoads	High	Short term	Towong Shire / VicRoads		
4.2		Renome Womaatong street to Banool Road	- If item 4.1 was adopted it is recommended that the north/south section of Womaatong St. be renamed to Banool Road as it is the more logical extension. There are no dwellings that will be affected by this change.					Nil	High	Short term	Towong Shire / VicRoads		
4.3		New sculpture at proposed main entry	- New 'town that moved' themed sculpture at the new town entry, will provide a tourist attractor and reinforce the towns unique history.					\$20,000	High	Short term	Towong Shire / Local Artists		
4.4		Upgrade Banool and Akuna Road landscaping, pavements, street furniture	- In addition to the street upgrades recommended in item 3.8, upgrade Akuna and Banool Road (north and south sections) to create a new inviting streetscape and tie key elements into Towong Street including landscaping and street furniture.						High	Short term	Towong Shire		
4.5		Interactive / wayfinding program	- Develop an information based signage / trail network that guides people around town, tells the history of the town and provides an experience that is unique tourist attraction.					\$10,000	Moderate	Medium term	Towong Shire		
4.6		Mural walls depicting towns history	- Murals on vacant walls throughout the town to be completed by professional artists or community groups.					\$10,000	Moderate	Medium term	Towong Shire / Community Groups / Individual Businesses		
4.7		Promote sustainability throughout the town	- Create sustainable forms of energy such as solar / wind farms and / or biomass fuels and water recycling programs, such as reusing recycled water for gardening, Council maintenance and cleaning etc.					\$50,000 for water recycling to \$1,000,000 for sustainable energy farms	High	Medium term	Towong Shire / Third party industry		
4.8		Local produce restaurant	- Located within either the Butter factory, main street area. Lives and promotes produce from within the Towong Shire. See item 2.4.					\$20,000 - \$100,000	Moderate	Medium term	Private enterprise / Towong Shire / Tallangatta Secondary College		
4.9		Sculpture / History Park	- New sculpture / history park to be located to the vacant land East of the new entry off Murray Valley Highway. This would include new seating areas, shade structures and landscaping and showcase historical items within the town such as Lord's Hut, Historical machinery and steam engines etc. See item 3.3.					60000 to \$100,000	High	Short term	Towong Shire / Community Groups		
4.9a		Better promote the town to future residents and visitors in terms of its current assets and current/future tourism initiatives	- New residents info packs that provide contacts and details communicate and/or get involved in the wide range of current sports/recreation/volunteer organisations etc. - See item 5.11 for details of a community based website.						Moderate	Short term	Towong Shire / Community Groups		
4.10		New Visitors Centre in 'The Hub' building	- Provide a new integrated visitors centre within the centrally located 'hub' building (if item 5.1 is adopted) that would enable it to be 'manned' through sharing of staff within the facility if combined into an open plan reception/cal/visitor info centre. - Provide a more personalised approach to new visitors than the current brochure stands in the triangles visitors centre. This would provide better marketing of Tallangatta events and more cross promotion of existing business and services.					Nil staff costs if combined into 'hub' building	High	Short term	Towong Shire		
4.11		Regional adventure playground	- Create a new regional state adventure playground as a major tourist attractor. Located along the foreshore to provide a scenic position, and to also activate the precinct. - Capitalise on the 'day trip' market from Albury/Wodonga as an alternative destination - Capitalise on the key target markets as identified in the Towong Tourism Strategy of Traditional family life, and Active and Outdoors - If integrated with the wetlands/bonds as outlined in the masterplan recommendations (item 4.6), the playground area would have a permanent water outlook independent from Lake Hume water levels. - The location of the playground is to be strategically position to activate the foreshore and still maintain a strong pedestrian link to the main street to stimulate the business	Play equipment	1	\$	200,000.00	\$	200,000.00	\$300,000 to \$1,000,000 Can be staged to suit growth and demand	High	Short term	Towong Shire to negotiate location with GMW
				hedgefall, edging, drainage	20	\$	250.00	\$	5,000.00				
				tree planting (2.5m trees)	200	\$	70.00	\$	14,000.00				
				concrete paths (6m per m)	10	\$	2,000.00	\$	20,000.00				
				seats	2	\$	20,000.00	\$	40,000.00				
				shelter	1	\$	5,000.00	\$	5,000.00				
				bbq planting in mulched beds	500	\$	40.00	\$	20,000.00				
4.12		Create Cultural/tourism precinct around the Butter Factory and Rail Trail	- Create new precinct utilising the existing butter factory, goods shed, old train platform and Rail Trail area. A facility/destination that combines a mix of uses to broaden the target market including such uses as: - Food/produce/wine outlets showcasing regional produce housed within the restored butter factory, Targeting the 'Yodde' market.	Concrete paths (6m per m)	200	\$	70.00	\$	14,000.00	\$170,000 approx. Variable based on extent of precinct	High/Moderate	Short term	Towong Shire to discuss usage of the precinct with the butter factory owner and establish relevant authority for the area

		<ul style="list-style-type: none"> Art/sculpture destination integrated within and around the entire precinct. Possibility of creating an artist in residence and workshop spaces. Historical installations to be integrated around the precinct celebrating the town's history and displaying historical artefacts, memorabilia and anecdotal material. Old Train Engine and Carriage to be positioned along the old train platform and rail trail to celebrate railway heritage and be utilised as a functioned space. E.g. cafe, restaurant, gallery. Relocate Lark Hut into the landscaped precinct as part of an historical installation adjacent to the old train and carriage. Utilise the existing Goods Shed as a bike hire facility and rest point for the Rail Trail. Create strong pedestrian link from the precinct back to Towong Street. 	<ul style="list-style-type: none"> Art. Signage. Relocate old machinery and engine. Relocate hut. Bike racks. 	<ul style="list-style-type: none"> 1 \$ 100,000.00 1 \$ 10,000.00 1 \$ 20,000.00 1 \$ 20,000.00 1 \$ 2,000.00 	<ul style="list-style-type: none"> \$ 100,000.00 \$ 10,000.00 \$ 20,000.00 \$ 20,000.00 \$ 2,000.00 					<ul style="list-style-type: none"> Community centre as Rural Activity Zone along the rail trail.
4.13	Create more food choices	<p>Need to encourage and support new food destinations around Tallangatta to provide more choice and stimulate the existing outlets. These could include, but not limited to:</p> <ul style="list-style-type: none"> The foreshore. Located on the western point of the existing caravan park with an outlook along the lake/valley. The two part facility could be utilised as the new admin/reception/cafe for the upgraded caravan park (item 2.4) The second part could be utilised as the trade training facility as noted below. Hospitality Training Centre. Create a hospitality training centre that can be utilised by the Tallangatta Secondary College and expand to potentially become a regional Trade Training Centre in conjunction with a Post Compulsory Education provider. This facility doubles as an education/ training facility and creates a landmark restaurant. It could be co-located with the proposed Caravan Park redevelopment as noted above. Towong Street. Possibly located within the new hub building it could provide a central cafe space at the main street intersections. It will also double as the visitors centre which will enable efficient staffing. (see item 2.1) Cultural Precinct. Create a food outlet (cafe or restaurant) within the art/food/historical precinct that creates a unique integration. E.g. within the train carriage (see item 2.3) 				Variable based on extent of precinct adopted	<ul style="list-style-type: none"> High Low Low High Moderate 	<ul style="list-style-type: none"> Short Term Medium term Medium term Short term Short term 	<ul style="list-style-type: none"> Foreshore requires discussions with Towong, Caravan Park operators, Tallangatta Secondary College & GWW Towong Shire to discuss with potential cafe operator if Hub building proceeds. Towong Shire. 	
4.14	Upgrade Tallangatta Lookout	<ul style="list-style-type: none"> Upgrade lookout and surrounds. Items may include, formalising carparking and access roads, new seating, shade structure, landscaping and wayfinding signage. 				\$55,000	Moderate	Short term	Towong Shire	
4.15	Targeting specific tourism groups	<p>Actively target specific tourism groups in order to attract and address the needs of growing tourism sectors. This could include, but not limited to:</p> <ul style="list-style-type: none"> Caravan service points. Provide sewerage, water and electricity points within the Caravan Park redevelopment. Provide designated car/caravan parking spaces around the Triangles. Better promote Tallangatta in caravaning based publications. Motorcycle service points. Provide roadside shelter around the Triangles including a helmet cleaning station. Better promote Tallangatta in bike touring publications. 				To be integrated with Caravan Park redevelopment costs \$10,000	Moderate	Short term	<ul style="list-style-type: none"> Caravan Park operator in discussion with Towong Shire Towong Shire 	
4.16	Increase events calendar	<p>Aim to provide an events calendar throughout the year to provide consistent tourism trade and maintain demand for additional accommodation, retail and food outlets. The events may be initiated by the shire and/or initiated by separate organisations. These may include but not be limited to the following:</p> <ul style="list-style-type: none"> 50's Festival - Update/refresh the format Kids Festival - Centred around the triangles and adventure playground. Could include events such as billy cart races etc. Music Festival - Based on other successful folk/jazz music festivals. May incorporate a battle of the bands type format to include local schools. Swap meet - Utilise triangles and/or showgrounds for a general swap meet Farmers Market - Utilise triangles and/or showgrounds bi-monthly farmers market showcasing local produce Art / writers festival - Establish an annual event showcasing/attracting local artists, sculptors, writers. Focus the events around the proposed cultural precinct (see item 2.3). Have an annual arts competition (town that moved theme) with the winning project being installed throughout the town. Hovercraft rally event / Formula 1 - Attracting interstate racing enthusiasts and making the best opportunity for the varying water levels along the foreshore. Food/Wine Weekend - Create an annual food and wine event focused around the cultural precinct. It may be integrated with an arts/writes festival. Wangaratta to Tallangatta Running/Cycling event - Utilising the new Sandy Creek Rail Trail bridge, create an annual fun run or cycling event using Tallangatta as the final destination. Moonlight Cinema - Utilise the proposed stage/amphitheatre area (see item 3.2) to provide a 'Moonlight' cinema during peak summer months. Rodeo/Horse based events - Located in the showgrounds, provided by the Upper Murray Horseman's Association. 				Variable based on events adopted	High	Short term	<ul style="list-style-type: none"> Towong Shire Towong Shire / Local community groups Towong Shire / Local community groups/schools Local community groups Local community groups Towong Shire / Local community groups Local business operators Local business operators / local community groups Towong Shire / Rail Trail committee Towong Shire / Local business operators Upper Murray Horseman's Association 	
4.17	Increase/upgrade accommodation options	<p>Provide new accommodation options within the town to better address current demand, and to accommodate future growth when the masterplan recommendations are adopted. These may include but not limited to:</p> <ul style="list-style-type: none"> Upgrade existing Caravan Park - It has been established that there is still a strong demand for caravan/cabin type accommodation in Tallangatta. It is acknowledged that the success of the current park is linked to the relative water levels of Lake Hume and therefore secondary attractions are required as part of a proposed redevelopment of the site possibly including swimming pool, tennis courts, new cabins, new common facilities, service points for touring caravans, better access roads for larger modern caravans. Upgrade of existing hotels - Although the Tallangatta Motel Inn, Tallangatta Hotel and the Victoria Hotel all provide accommodation and are all in private ownership, it has been noted that they all service the same market/demographic with basic/budget accommodation. The Masterplan would recommend that when financially viable, these facilities be upgraded by the owners to better respond to the current tourism market demands in terms of accommodation options, decor, heating, in room facilities etc. New hotel/serviced apartments - Designate key sites for the future development of a new hotel and/or service apartment type facility to provide alternative accommodation options than currently provided. It should be noted that many of the tourism proposals in the masterplan report would need to be established in order to stimulate the additional demand for any additional accommodation in order to be economically viable. 				<ul style="list-style-type: none"> \$1,000,000 + Relative to the extent of works carried out \$1,000,000 + 	<ul style="list-style-type: none"> High High High 	<ul style="list-style-type: none"> Short term Short term Short term 	<ul style="list-style-type: none"> Towong Shire and GWW Individual business operators Third Party developer 	
4.18	Facilitate Water based activities	<p>Although the water level fluctuates based on the Dam levels, provide opportunities for water based activities that could be integrated with the adventure playground area (see item 2.2). This could include but not limited to:</p> <ul style="list-style-type: none"> Floating pontoon/jetty for launching canoes, kayaks etc. Formulate a landing/launching point for local hovercraft business. 				Integrate into foreshore redevelopment costs. See 4.0 below	Low	Short term	Towong Shire/GWV	

5.0 Community Hub Building Towong Shire has long recognised the need for improved community facilities within Tallangatta. Prior to the initiation of the Tallangatta Tomorrow project there was an intention to develop a new community centre that would support a variety of community activities and groups. The consultation process for this project confirmed that there is a clear need for such a facility within the town from the perspective of residents.

The consultation process highlighted a need to improve existing facilities within the town with a particular emphasis on the improvement of sporting facilities and community services. There is a need for and increase in the provision of some services such as childcare and medical care which would not only be able to serve an existing need within the town but also assist in attracting new families to the town. Without such essential services it is more difficult to attract new residents to the town when other surrounding towns are better able to meet these needs. Providing such services will support the objectives of the Towong Shire Settlement Strategy 2010.

During the masterplanning and consultation phase there was some concern about how the potential growth of the town could be supported with the current retail/commercial zoning and limitations. This applied most particularly to the potential limitations currently placed on the supermarket which is viewed as one of the most important traders in the town by the local residents.

The consultation process and masterplanning has also highlighted the need to look at the provision of facilities for key community organisations within the town which was highlighted in the brief provided by Council. Of key concern is the need to provide opportunities for the improvement of and or the potential to develop new facilities for essential services including the SES and CFA.

As part of the community consultation process an item that was raised was the provision of Natural Gas to Tallangatta. This has been considered as part of the Tallangatta Tomorrow masterplan process and the following key issues have been identified:

- > The nearest natural gas line currently terminates at Tangambalanga approximately 17km away. The costs associated with extending the line to Tallangatta would be in the order of \$17m
- > There are currently no major commercial/industrial businesses in Tallangatta requiring natural gas, and there is a minimal likelihood of any major industry being established in Tallangatta to justify/compensate the capital required to proceed with the Natural Gas line extension

Item	Project	Description	Item	Unit	Rate	Amount	Approximate Cost Indication	Impact	Delivery	Action/Responsibility
5.1	Create new Community Hub building	<p>> 4 potential locations have been identified along Towong Street, with the preferred location being on the western corner of Bannal Street and Towong Street. This has been selected due to its central location within the town which will allow for - this corner to be activated, integration and re-use of existing heritage significant building (post office), provide an anchor to and activate the least populated Western side of the street, provide a prominent location for the visitor centre and community facilities in the centre of town, and provide a key new building within the streetscape especially if Item 6.1 is adopted. The new building could comprise the following requirements:</p> <ul style="list-style-type: none"> > Library > Performance Space > Visitors Centre > Commercial zone on ground floor/café > Childcare Centre > Training rooms and studios > Multi - purpose rooms > Multi room 					\$2,500,000 + Cost indication based on approx. \$1800 per sq/m construction cost.	High	Short term	Towong Shire
5.2	Upgrade Bowen Park Sporting Precinct	<p>> The precinct is one of the most widely used areas within the town and the current facilities are not adequate. There are issues with the shared facilities relating to the varied user groups, change room accessibility, disabled access, service of alcohol and pedestrian/vehicle access traffic issues throughout the site. The upgrade may include, but not limited to:</p> <ul style="list-style-type: none"> > New recreation building to be shared with football, netball, cricket and possibly swimming pool. > New gateway entry and vehicular accessway to Bowen Park and designated carpark zones. > Pedestrian zone throughout the precinct. > Refurbishment of existing netball court > Construct second netball court. > Second junior football pitch > On-midvale refurbishment works. 				\$500,000 Cost indication based on approx. \$1400 per sq/m construction cost \$80,000 \$50,000 \$10,000 \$60,000 \$500,000 \$100,000	High High High Moderate Low Low Moderate	Short term Short term Short term Short term Medium term Long term Medium term	Towong Shire / Bowen Park Committee Towong Shire / Bowen Park Committee Towong Shire / Bowen Park Committee Towong Shire / Bowen Park Committee Towong Shire / Bowen Park Committee Towong Shire / Bowen Park Committee Towong Shire / Tallangatta Secondary College	

5.3	Create new BMX track adjacent to the existing hockey field	Bike jump and track through the bushes					\$5,000	Low	Medium term	Towong Shire / Local Community
5.4	Upgrade existing skate park	New seating and shade area for users					\$5,000	Low	Medium term	Towong Shire
5.5	Designate area for possible sports club expansion	An area behind the existing has been designated to allow for the future possible expansion and growth of the bowls club.					Nil	Low	Long term	Towong Shire
5.6		An area behind the existing has been designated to allow for the future possible expansion and growth of the Tennis court.					Nil	Low	Long term	Towong Shire
5.7	Designate area for Supermarket to expand and provide on site carparking	With the potential increase in population the supermarket will need expansion. The long term vision includes designating an area next to the existing supermarket to allow for expansion.					Nil	Low	Long term	Individual Business operator
5.8	Designate new area for CFA and SES sites	SES and the CFA to be located in land behind the Council storage yards. This maintains good access to town and allows both services to utilise possible upgrade of Wagra Street. This will not be a co-located building but a collocated area.					Possible land swap for Council. Potential to sell off existing SES and CFA sites.	Moderate	Short term	Towong Shire, CFA and SES in conjunction
5.9	New Kindergarten/Childcare Facility	Address current lack of pre-school facilities in Tallangatta and would be critical to attracting new young families to move/stay in Tallangatta. Would provide new employment opportunities. Could be incorporated into the proposed 'hub' building. See item 5.10					Refer to item 5.1	High	Short term	Towong Shire / Local Community
5.10	Multi-purpose rooms within the 'hub'	Provide a selection of multi-purpose rooms within the 'hub' to allow for professional services such as doctors, dentists etc. to use on rotation. Provide multi-purpose rooms for general community use. Eg function rooms for use by local groups, organisations.					Refer to item 5.1	Moderate	Short term	Towong Shire
5.11	Community Website	Tallangatta Tomorrow website to be revised as a community forum website, run by the community at the completion of the revitalisation project. Details such as local community groups, local shows/events etc.					Nil	Moderate	Short term	Towong Shire / Local Community
5.12	Public Transport	More frequent bus services between Tallangatta and Albury / Wodonga.						High	Short term	Local Transport Operator and Towong Shire

