‘Tallangatta Tomorrow’ → Tallangatta Planning For Growth

Tallangatta Revitalisation Strategy
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 proposals 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 6 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.
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.
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
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
- Met 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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- Benchmark 02
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04. Appendices
- Tallangatta Tomorrow Webpage
Site Photos

Towong Street - Shopping Precinct, Tallangatta

Lake Hume - Tallangatta

Sandy Creek Rail Bridge
Real Estate Trends
Tallangatta

Growth Period

Decline Period

Albury

Growth Period

Steady Period

Note: Typically supply is greater than demand in Tallangatta

Note: Typically demand is greater than demand in Albury
Welcome to the Tallangatta Tomorrow website. On this site you will be able to share and discuss your ideas, keep up to date with what's happening and find out how you can get involved in the revitalisation of your town. You will be able to access us directly with your ideas and discuss your views with Tallangatta Tomorrow.

The most important part of the process is you. You will shape your town, future so get involved and let's get the conversation started.

Your Big Ideas - Presented 25th May 3pm - 7pm

What's New
Tallangatta Tomorrow website launched!

Community Workshop opening

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

Workshop opening invite
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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Healthcare Groups Consultation Workshop 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 Peady –
- 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.
Education Groups Consultation Workshop Summary

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
- 80’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
‘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:

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01. Executive Summary
02. Community Consultation Workshop Summary

03. Community Workshop
- Consultation findings
- Official Opening
- Focus Groups

04. Survey Results
05. Ideas Summary
Community Consultation Workshop Summary

Workshop Conducted: 2nd - 4th April 2011  
Venue: Tallangatta Tomorrow Workshop, 73 Towong Street, Tallangatta

Invites: Council  
Cr. Peter Joyce  
Cr. Mary Fraser  
Aaron Van Egmond  
Keith Biglin

Consultants  
ClarkeHopkinsClarke Architects  
Dean Landy  
Jordan Curran  
Tim Hargreaves  
Elizabeth Kuiper  
OneCollective - Urban Designer  
Ben Shoo  
ffla - 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 Cafe  
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 Groups Consultation Workshop Summary

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 run 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
Emergency Services Groups Consultation Workshop Summary

- 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 – revitalize does not mean modern look
  - Town is tired and lost direction
  - Main street and 'triangle' tired not an attraction
- Can’t 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
Community Groups Consultation Workshop Summary

- New land / housing opportunities
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- Water – improve waterfront (what we have)
- More housing / rental
- Upgrade presentation of main street
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- No reasons to visit Tallangatta
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
Focus Groups

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

1. Everyone has a different view of Tallangatta. How do you perceive the town at the moment?
   a. Desirable place to live: 324
   b. Desirable place to visit: 292
   c. Food/Drinking
   d. Friendly/loving community spirit: 317
   e. Access / Permeability: 315
   f. Just another town: 284
   g. Affordble place to live: 313
   h. Environmentally sustainable / Awareness: 344
   i. Good schools: 343
   j. Shopping: 332
   k. Has an honest history / character: 326
   l. Good Shopping Services: 318
   m. Efficient health services: 321
   n. Relaxing / peaceful: 321
   o. Creative / art / culture: 318
   p. Diversity of business / employment opportunities: 318
   q. Good sporting / community facilities: 321
   r. Tourist destination: 343

2. What do you think would make Tallangatta a better place to visit?
   a. Maintaining Tallangatta as a place for tourists to visit 324
   b. Increased cafes, restaurants, holiday accommodation 319
   c. Attractive rural attraction /ingers in winter throughout the year 317
   d. A destination for food wine and crafts 321
   e. Having more festivals and events 332

3. Which of the following things do you think would make Tallangatta a better place to live?
   a. More recreation development 321
   b. Greater diversity in housing types (eg. townhouses, villas, etc) 319
   c. Attracting new residents / growing the population 314

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' 324

5. A little bit about you...
   a. Male: 136
   b. Female: 283
   c. Age:
     - 0 to 10: 14
     - 11 to 20: 14
     - 21 to 30: 35
     - 31 to 40: 21
     - 41 to 50: 30
     - 51 to 60: 26
     - 61 to 65: 10
     - 66+: 10
   d. Currently living:
     - In Town: 134
     - Out of Town: 127
   e. How long have you lived in the current area?
     - 10 years or less: 44
     - 11 to 20 years: 39
     - 21 to 30 years: 21
     - 31 to 40 years: 32
     - 41 years or more: 40
   f. Where do you work/ attend school?
     - Tallangatta: 141
     - Ararat: 26
     - Wedderburn: 29
     - Other: 25
<table>
<thead>
<tr>
<th>Ideas Summary</th>
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<td>New track for teenagers</td>
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<td>Need more council / Sport shop and clothes shop</td>
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<td>Event</td>
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<tr>
<td>Christmas Day</td>
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<td>Fun Fair</td>
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<tr>
<th>Where do you go shopping?</th>
<th>Why do you shop there?</th>
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<tbody>
<tr>
<td>Tallangatta</td>
<td>41</td>
</tr>
<tr>
<td>Wodonga</td>
<td>42</td>
</tr>
<tr>
<td>Monday</td>
<td>39</td>
</tr>
<tr>
<td>Don’t drive (T &amp; W)</td>
<td></td>
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<tr>
<td>Price – Central A &amp; W</td>
<td>28</td>
</tr>
<tr>
<td>Variety – A &amp; W</td>
<td>24</td>
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<tr>
<td>Convenience</td>
<td>14</td>
</tr>
<tr>
<td>Availability</td>
<td>59</td>
</tr>
<tr>
<td>Friendliness</td>
<td>1</td>
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<thead>
<tr>
<th>Places to eat</th>
<th>Socials are expensive and nothing</th>
<th>Fresh produce – Wodonga</th>
<th>Change of scene</th>
<th>Support local, keep it alive – T</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1</td>
<td>3</td>
<td>1</td>
<td>7</td>
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<thead>
<tr>
<th>Are you part of a community group or sporting club in Tallangatta, if so which ones?</th>
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<tbody>
<tr>
<td>bowls</td>
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<tr>
<td>GFL</td>
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<tr>
<td>Tallangatta Hospital lunch and laughter</td>
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<tr>
<td>CAK</td>
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<tr>
<td>Seniors Club</td>
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<td>Football Club</td>
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<tr>
<td>Historical Society</td>
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<tr>
<td>Red Trail</td>
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<td>10th Festival</td>
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<td>Church Group</td>
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<tr>
<td>Basketball</td>
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<tr>
<td>Netball</td>
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<tr>
<td>Cricket</td>
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<tr>
<td>Secondary or primary school asset</td>
</tr>
<tr>
<td>SES</td>
</tr>
<tr>
<td>Tallangatta Girl Guides, Tall Timbers</td>
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<tr>
<td>netball</td>
</tr>
<tr>
<td>tennis</td>
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<tr>
<td>Dolga Court</td>
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<tr>
<td>St Vincent de Paul Society</td>
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<tr>
<td>Tallangatta motel “Seaside Rendezouz”</td>
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<tr>
<td>Scouts</td>
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<tr>
<td>Tallangatta Hoppers</td>
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<tr>
<td>Music group – choir, band</td>
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<tr>
<td>Tallangatta’s Whithe Time</td>
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<td>Red Cross</td>
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<td>Skool</td>
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<td>Robotics</td>
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<tr>
<td>Award Club</td>
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<tr>
<td>Savuamb Park Reptiles/Sanctuary Group</td>
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<tr>
<td>RSL</td>
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<th>Which festivals/evets have you been to in the last 12 months?</th>
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<tbody>
<tr>
<td>Live Festival</td>
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<tr>
<td>Tallangatta show</td>
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<tr>
<td>Rodéo</td>
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<tr>
<td>Sign</td>
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<tr>
<td>Civic ceremonies</td>
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<tr>
<td>Carina by Gandisam</td>
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<tr>
<td>Nat Fest</td>
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<tr>
<td>Tallangatta school (upper Murray Horse events)</td>
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<tr>
<td>Heath and Beeswax Festivals</td>
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<tr>
<td>Community Garden sale</td>
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<tr>
<td>Live music and arts festival</td>
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<tr>
<td>Hotel</td>
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<tr>
<td>Australia Day celebrations</td>
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<td>Link Festival, National, Mount Beauty Music</td>
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<td></td>
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<tr>
<td>All</td>
</tr>
<tr>
<td>Health and fitness group (hospital)</td>
</tr>
<tr>
<td>More live of billabongs</td>
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<tr>
<td>School functions</td>
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</tbody>
</table>
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
The big ideas Workshop Presentation - May 2011

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

- **450** big ideas received
- **400** surveys received, this was a great response considering there are around 600 residents within the town,
- **250** people who attended either the Tallangatta Tomorrow workshop sessions or specific Focus Groups,
- **2000** likes on the Tallangatta Tomorrow Facebook page.

**WHAT'S NEXT?**

The next stage is ‘here’s a plan’. We don’t have it yet but we are working on it. We are 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 on the website or news feed as we test out the masterplan from the 25th of May.

Your big ideas and comments will help us to begin to form the framework for the masterplan for the reformation of Tallangatta.
Over 350 surveys have been received. This is a fantastic response for a Community with a population of around 550.

The survey gives an insight into what people think of Tallangatta and how they'd like to see it change. 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 to visit and what would make it a better place to visit?

The general response to the town was very positive. You are proud of your town but believe 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 51-60 and 20-39 age brackets.

The following are the averages from the survey results.

---

**Improving our Waterfront**

- More tourism opportunities
- More community events
- Improved river access
- More recreational areas

**Better Housing Stocks**

- More affordable housing
- More varied housing options
- Improved infrastructure

**Better Schools and Childcare**

- More education options
- Improved childcare facilities
- Better transport links

**Economic Development**

- Promotion of local businesses
- Development of new industries
- Improved town planning

**Environmental Sustainability**

- Conservation of natural areas
- Enhanced public transport
- Improved waste management

---

Did you know: over **400** surveys were received.
Big Idea 01 - Improve our waterfront

The idea

- The lake is a key feature and attraction for Tallangatta, but it has many problems. When the water levels are down the lake's shapeliness, visitors are seen to don't see the lake or interest in it. There is also no pathway to the lake, which is a key attraction for visitors. This lake is also subject to wind and rain, and the lake itself is subject to physical and visual

Opportunities and issues

- Looking at ways to make the waterfront a permanent feature
- Improving facilities and attractions within the waterfront park
- Creating a link between Tallangatta and the town center and the lake

Inspiration

- MORE ACTIVITIES ON THE LAKE...
- "...MORE ACTIVITIES ON THE LAKE..."
- "...MORE ACTIVITIES ON THE LAKE..."
- "...MORE ACTIVITIES ON THE LAKE..."
or more...?!
- 1000 new residents.
- 500 new residents.
- 100 new residents.
- NO new residents.

How Many Residents

Self-Sufficient Town?

Innovation - Increase Housing Choice
Big Idea 03 - A Walkable and Bike Friendly Town

The idea

As part of the consultation process, many residents identified a desire for Tallangatta to continue to offer safe and active and healthy lifestyles into the future. One of the key issues raised in the community feedback was the poor walking and cycling conditions. Building in these 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

- The Rail Trail provides a network of walking and cycling paths that are used by locals and tourists alike. These paths should be further improved to connect to surrounding areas and create a complete network.
- Crossings should be improved to ensure safe passage for cyclists and pedestrians.
- Key areas along the path, such as Tallangatta, could be developed into more vibrant and active centres.
- The path should be extended to connect to other major towns and improve accessibility to regional destinations.

Inspiration

- Pictures and examples of similar developments in other towns can be used to illustrate how the Rail Trail can be further developed.
- Research on successful developments in other towns can be used to guide the design and implementation of new developments.

"...WE ARE A HEALTHY AND ACTIVE TOWN..."
Big Idea 05 - A destination for tourists

The idea:
- Tallangatta is located within an easy drive of some of the region's largest towns and recognised attractions. Visitors and tourists can provide additional sources of income for the town 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.

Opportunities and issues:
- Making Tallangatta a destination that people want to visit by increasing visitor flows to the waterfront, fox and public events.
- Promoting the use of key historic streets like the thoroughfares.
- Creating better new activities based on the town's unique history and accommodation can be encouraged.

Inspiration:
Big Idea 06 - Update Main St and Triangles

The main street of any town should be an exciting, inviting and engaging. It should provide a window to the town's culture and community. One of the problems for Tallangatta is that Tocumwal Street lacks the tourism and interest to become a cultural backdrop. This big idea is about tailoring ways to improve Tocumwal Street and the Triangle's possibilities by:

- Incorporating ways to increase the area's accessibility
- Creating up and improving the connection at Tocumwal Street for people to live in a more vibrant area
- Developing an identity for the streets and town across Tallangatta

opportunities and issues

Inspiration

"...MAKE THE CENTRE OF TOWN MORE ACTIVE AND INVITING..."
Big Idea 07 - Consolidate and Update Community Facilities

The community facilities in Tallangatta have been developed over many years by separate groups and organisations to meet specific needs and within limited budgets. Facilities are scattered throughout the town, making it difficult to support the current and future community needs. In some cases, facilities and services that would typically be found in a town of Tallangatta's 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:

- Expanding and improving existing facilities
- Developing new facilities that are used more often
- Increasing the services and facilities needed
- Making better use of services more widely and more reliably

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:

- Expanding and improving existing facilities
- Developing new facilities that are used more often
- Increasing the services and facilities needed
- Making better use of services more widely and more reliably

Comprehensive community facilities can be achieved by:

- Establishing a long-term vision for community services
- Developing a plan for community facilities
- Establishing partnerships with organisations
- Establishing a community advisory committee

Comprehensive community facilities can be achieved by:

- Establishing a long-term vision for community services
- Developing a plan for community facilities
- Establishing partnerships with organisations
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The triangle is the heart of our town.

We want to be proud of it!

Train, fitness, and lifestyle are the towns active promote.
Big Idea 08 - Better Services for the Community and Business

The idea
- To have a town that is able to provide all services within walking distance or a short drive.
- Tallangatta's schools can only attract students from far away if they are of high quality.
- The town needs to have the facilities to attract people and businesses.
- To support the growth of the business and residential areas.

Opportunities and issues
- Improved facilities/services for the community and business.
- Improved access to services for residents.
- Improved support for community initiatives.
- Improved support for business initiatives.

Inspiration
- Improved quality of life for residents of all ages.
- Improved facilities and services for the community.
- Improved support for business initiatives.
- Improved support for community initiatives.
what were your big ideas?

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

Community support

The reaction from the Community to the Tollongolto 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 Tollongolto Tomorrow workshop sessions or specific Focus Groups.
- over 2000 hits on the Tollongolto Tomorrow website to date.

Big Ideas so far

In the workshop we are 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 Tollongolto. 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

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 Tollongolto, 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 Tollongolto 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.

The Process

We've compiled all the information gathered by the team over the last few months including from the survey, the workshops, the online blog and our meetings and isolated common themes that have come through. Within the scope of these themes are a selection of featured 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 play-ground have been included.

There are workshops on the Community and Key Stakesholder groups have been consulted and the process is outlined below.

The following are the areas that will be covered:

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 Tollongolto 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.

The tollongolto Tomorrow team invite you to visit the workshop and provide your feedback.

All your big ideas are now presented in the workshop. Come along and give your feedback.

Community Workshop

73 Tollongolto Street, Tollongolto, Victoria, 3700

TollongoltoTomorrow.com.au
Contact: Rom Bellow on 0412 542 028 to RSVP.

When: Tuesday 10th May from 5 - 6pm

Where: 73 Townsgate Street, Tallangatta

Groups in the Tallangatta Tomorrow workshop will meet the team and join one of our community focus groups. In Tallangatta Tomorrow, what would make it better? So come along, include your town. What makes the town great? We want you to share your ideas and help shape the future of your town. Project is underway and

along!

come
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 its 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

ASSESSMENT CRITERIA

The project is based on the assumption that the Tallangatta Tomorrow project will be successful, a staged delivery/implementation of the project is essential to ensure a long term viability for the project (as conceived). The delivery will ensure economic viability and is employed to enhance the livability and desirability of Tallangatta as a long term settlement.

Assessment criteria includes the following:

1. Economic Viability
2. Environmental Impact
3. Community Support
4. Infrastructure Development
5. Social Development

Each assessment criterion will be considered in detail and a rating scale developed for each criterion. The assessment criteria will be used to provide a means to evaluate the Tallangatta Tomorrow project in a structured manner.

Implication of the Tallangatta Tomorrow project will be consistent with the study's recommendations and the current strategic plan for Tallangatta.

TALLANGATTA TOMORROW - DETAILED DESIGN REPORT

Detailed Design

During the master planning stage of the Tallangatta Tomorrow project, there has been continuous feedback and refinement of the key concepts and principles developed during the earlier stages of the project. In particular the feedback and discussions with key stakeholders including residents and community members has helped to focus on the strategies in the following key areas:

1. Functional Land Development
2. Water and Environmental Development
3. Street and Road Improvements
4. Infrastructure Improvements
5. Community Hub building

There are six key themes as the result of consultation and feedback during the earlier phases of the Tallangatta Tomorrow project. These themes will be the focus of the Tallangatta Tomorrow project, as shown in the following:

1. Economic Viability
2. Environmental Impact
3. Community Support
4. Infrastructure Development
5. Social Development
6. Economic Viability

Each assessment criterion will be considered in detail and a rating scale developed for each criterion. The assessment criteria will be used to provide a means to evaluate the Tallangatta Tomorrow project in a structured manner.

Implication of the Tallangatta Tomorrow project will be consistent with the study's recommendations and the current strategic plan for Tallangatta. The Tallangatta Tomorrow project will be successful, a staged delivery/implementation of the project is essential to ensure a long term viability for the project (as conceived). The delivery will ensure economic viability and is employed to enhance the livability and desirability of Tallangatta as a long term settlement.
2.0 Lake Hume Foreshore Redevelopment

Key
- Realign the river
- Upgrade and extend Foreshore Trail
- Water retention
- Encourage water sport
- Develop and up grade the existing park
- Create strong pedestrian links to the foreshore
- Park and tree planting
1.0 Residential Land Development

There is a need to provide additional housing and development opportunities on Talanganga in order to enhance its long-term economic sustainability. The town population is currently estimated at approximately 500 residents and 400 households. This is consistent with the development of the town since its inception approximately 30 years ago. There is a limited scope 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 parts of land could be developed and re-zoned in the Master Plan to allow for long-term growth and effectively increase the populations by approx. 400-900 new residents.

The proposed infrastructural recommendations are in response to, and in accordance with, the key issues and recommendations relevant to the "Talanganga Settlement Strategies 2030 in outline form:

- Lack of space residential facilities 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 boundary for the town.
- Clearing undeveloped residential land is vital to be developed in a logical and associated manner.
- Need to provide residential density to water for the charging increases in the cost of the town.
- The need for a clear dating form development similar to residential land.

The extensive community undertaking for new Talanganga Toorem project has also highlighted that the existing community is aware of the limited opportunity for developing new or different buildings, and sees itself as a public identity for the town.

Beyond just providing additional housing lots, there is a need to provide a variety of housing options. Current housing stock is very limited and generally consists of smaller residential houses in existing lots. With an aging population, and the possibility of ligno-culture for rental housing, there is an opportunity to create several lots and "low-rise" lots on smaller areas. This creates opportunities for lower maintenance dwellings that can support people as they age through increased mobility.

An additional opportunity exists to provide a range of different new housing by creating an Hevea estate in accordance with the "Talanganga Settlement Strategy", which is based on sustainable development principles and would appeal to someone that is environmentally conscious. It could become an effective tool to develop the next generation of housing living.

<table>
<thead>
<tr>
<th>Method</th>
<th>Description</th>
<th>Potential Uses</th>
<th>Units</th>
<th>Rate</th>
<th>Amount</th>
<th>Appreciation Cost</th>
<th>Impact</th>
<th>Density</th>
<th>Action/Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.1</td>
<td>Alleviated area</td>
<td>Utilise the existing residential area to develop new housing opportunities. This could involve new public housing.</td>
<td>60</td>
<td>$20,000.00</td>
<td>$1,200,000.00</td>
<td>$1,400,000.00</td>
<td>High</td>
<td>Short term</td>
<td>Training/Police to evacuate the area for new development.</td>
</tr>
<tr>
<td>1.2</td>
<td>Self-contain</td>
<td>Allow the residents to be self-sufficient and to ensure the continuity of the &quot;Talanganga Settlement Strategy&quot;.</td>
<td>60</td>
<td>$20,000.00</td>
<td>$1,200,000.00</td>
<td>$1,400,000.00</td>
<td>High</td>
<td>Medium term</td>
<td>Training/Police to evacuate the area for new development.</td>
</tr>
<tr>
<td>1.3</td>
<td>Whole site</td>
<td>Create a fully integrated site that would allow development to proceed. However, it is a challenge to implement.</td>
<td>60</td>
<td>$20,000.00</td>
<td>$1,200,000.00</td>
<td>$1,400,000.00</td>
<td>High</td>
<td>Long term</td>
<td>Training/Police to evacuate the area for new development.</td>
</tr>
<tr>
<td>1.4</td>
<td>Residential Areas</td>
<td>- Compacts promote compact integration of town and the surrounding area in the same area of land under the control of UNW</td>
<td>Complex development costs</td>
<td>Modern</td>
<td>Must see</td>
<td>Making more zones to encourage purchase of the core area land</td>
<td>Local businesses to encourage purchase in the core area land</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.5</td>
<td>Affluent Areas (lower density housing)</td>
<td>- The area is currently underdeveloped, in accordance with the recommendations of the planning area settlement strategy, it is recommended to reduce development costs, and to provide a varied development opportunity for other sites. The main recommendation is that of the core area settlement strategy, the area is suitable for large-scale development, but the urban area is suitable for small-scale development.</td>
<td>Individual development costs by owner</td>
<td>High</td>
<td>Short term</td>
<td>The area of current individual parcels to encourage or sell the site</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.6</td>
<td>Residential Areas (compact development)</td>
<td>- As part of the strategy, Telenggara Housing Authority will develop residential areas to meet the needs of the elderly population and to reduce development costs.</td>
<td>Complex development costs</td>
<td>High</td>
<td>Short term</td>
<td>The area is expected to provide additional land for other land development</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.7</td>
<td>Grade near mixed-use living area</td>
<td>- It is recommended in the planning area settlement strategy that the area near mixed-use living area has potential and should be developed for residential and commercial purposes. The area would be suitable for residential and commercial development and for other land development.</td>
<td>Complex development costs</td>
<td>High</td>
<td>Medium term</td>
<td>The area is expected to provide additional land for other land development</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.8</td>
<td>North of the site</td>
<td>- A development site located near the urban residential area located at the end of the main road in the existing area.</td>
<td>Complex development costs</td>
<td>High</td>
<td>Short term</td>
<td>The area is expected to provide additional land for other land development</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.9</td>
<td>Rural Living System</td>
<td>- As part of the strategy, a rural living system will be developed near the existing area, with a variety of land use opportunities, to provide opportunities for development and commercial development in the area near the main road to be developed in the urban area and to promote sustainable development.</td>
<td>Complex development costs</td>
<td>High</td>
<td>Medium term</td>
<td>The area is expected to provide additional land for other land development</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### 2.6 Central business district redevelopment

The original planning of Tallaght was included a generous amount of public open space, in particular the Triangle at the centre of the town and the ‘Sitting-out’ areas which are located at the highpoint of the town and are connected to the Triangle by a pedestrian and cycle plane. These points are the main centre of Tallaght and have the potential to be titled ‘green’ public spaces, but at present they are underused and need development. The use of these open spaces was a common concern throughout the extensive community consultation undertaken for this project.

The underutilised and underutilised nature of these open spaces has lead to the issue of the open space being seen as a drain on residents and visitor’s.

The proactive program is to improve the quality of these open spaces by creating a more attractive and inviting environment for visitors and residents. This program aims to ensure the public open spaces will also improve the amenity of the central area of Tallaght which supports some of the key town and town centre planning initiatives for the future.

The Triangle and Sitting-out areas have potential to encourage people to use which will be in line with the objectives of the Tallaght BUsiness Tourism Strategy 2010-2013 as noted in section 2.

Improving these open spaces can move through and around Tallaght, and the potential to improve the quality of the experience of all users. The consultation process highlighted an interest in improving and making the sitting-out areas more appealing. It is anticipated that residents and visitors alike can follow a plan for improving the quality of the open space.

### Table

<table>
<thead>
<tr>
<th>Description</th>
<th>Factor 1</th>
<th>Factor 2</th>
<th>Factor 3</th>
<th>Factor 4</th>
<th>Factor 5</th>
<th>Factor 6</th>
<th>Factor 7</th>
<th>Factor 8</th>
<th>Factor 9</th>
<th>Factor 10</th>
<th>Factor 11</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Buses</strong></td>
<td>3</td>
<td>5</td>
<td>2</td>
<td>1</td>
<td>3</td>
<td>5</td>
<td>1</td>
<td>2</td>
<td>4</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td><strong>Train</strong></td>
<td>5</td>
<td>3</td>
<td>2</td>
<td>1</td>
<td>5</td>
<td>3</td>
<td>1</td>
<td>2</td>
<td>4</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td><strong>Parking</strong></td>
<td>4</td>
<td>2</td>
<td>3</td>
<td>1</td>
<td>4</td>
<td>2</td>
<td>3</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>1</td>
</tr>
</tbody>
</table>

### Notes

- **Buses** indicate the number of buses that will use the area.
- **Train** indicates the number of trains that will use the area.
- **Parking** indicates the number of parking spaces that will be available.

### Other Initiatives

- **Transport** initiatives to improve the quality of the open space.
- **Pedestrian** improvements to the existing footpaths and footbridges.
- **Cycle** initiatives to improve the quality of the open space.

### Funding/Investing

- **Low** indicates that the project will be self-funding.
- **Medium** indicates that the project will require external funding.
- **High** indicates that the project will require significant external funding.

### Conclusion

- The project aims to improve the quality of the open space for residents and visitors alike.
- The project will require external funding to achieve its objectives.
<table>
<thead>
<tr>
<th>Location</th>
<th>Project Description</th>
<th>Cost (in $)</th>
<th>Source</th>
<th>Delivery Time</th>
<th>Affected/Responsibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.1</td>
<td>Clear new surface on the Queensway access via Langstaff Road</td>
<td>$4,000</td>
<td>Moderate</td>
<td>High</td>
<td>Staffing/Site Manager</td>
</tr>
<tr>
<td>4.2</td>
<td>Replant Meandering trail on the Queensway</td>
<td>$6,000</td>
<td>Moderate</td>
<td>High</td>
<td>Staffing/Site Manager</td>
</tr>
<tr>
<td>4.3</td>
<td>Upgrade Meandering trail to loading port</td>
<td>$5,000</td>
<td>Moderate</td>
<td>High</td>
<td>Staffing/Site Manager</td>
</tr>
<tr>
<td>4.4</td>
<td>Upgrade Meandering trail to loading port</td>
<td>$4,000</td>
<td>Moderate</td>
<td>High</td>
<td>Staffing/Site Manager</td>
</tr>
<tr>
<td>4.5</td>
<td>Upgrade Meandering trail to loading port</td>
<td>$3,000</td>
<td>Moderate</td>
<td>High</td>
<td>Staffing/Site Manager</td>
</tr>
<tr>
<td>4.6</td>
<td>Upgrade Meandering trail to loading port</td>
<td>$2,000</td>
<td>Moderate</td>
<td>High</td>
<td>Staffing/Site Manager</td>
</tr>
<tr>
<td>4.7</td>
<td>Upgrade Meandering trail to loading port</td>
<td>$1,000</td>
<td>Moderate</td>
<td>High</td>
<td>Staffing/Site Manager</td>
</tr>
<tr>
<td>4.8</td>
<td>Upgrade Meandering trail to loading port</td>
<td>$500</td>
<td>Moderate</td>
<td>High</td>
<td>Staffing/Site Manager</td>
</tr>
<tr>
<td>4.9</td>
<td>Upgrade Meandering trail to loading port</td>
<td>$250</td>
<td>Moderate</td>
<td>High</td>
<td>Staffing/Site Manager</td>
</tr>
<tr>
<td>4.10</td>
<td>Upgrade Meandering trail to loading port</td>
<td>$125</td>
<td>Moderate</td>
<td>High</td>
<td>Staffing/Site Manager</td>
</tr>
</tbody>
</table>

*Note: Costs are estimates and may vary depending on site conditions and materials.*
### Community Hub

Towing Ills has long recognised the need for improved community facilities within Tullangatta. Partly in the initiation of the Tullangatta Tomorrow project there was an interest to develop a new community centre that would support a variety of community activities and events. The consultation process for the project identified that there is a clear need for such a facility within the town from the perspective of residents.

The consultations 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 interest in the provision of some services such as childcare and medical care which would not only be able to serve existing needs 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 Towing Ills Tomorrow Strategy 2008.

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 area and facilities. This applied most particularly to the potential limitations currently placed on the shopping area which is viewed as one of the most important trades 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 community organisations within the town which was highlighted in the local plan provided by Council. A key concern is the need to provide opportunities for the improvement of and for the potential to develop new facilities for essential services including the NR and GDA.

As part of the community consultation process a list was developed to the provision of natural gas to Tullangatta. This has been considered as part of the Tullangatta Tomorrow masterplan process and the following key issues have been identified:

- The current natural gas pipe line terminates at Tangalooka approximately 12km away. The costs associated with extending the line to Tullangatta would be in the order of $1.5m.

- As part of the strategic plan for natural gas provision to Tullangatta, which is currently under discussion with the relevant state and federal authorities, there is a view that the infrastructure for natural gas could also be considered for the town.

<table>
<thead>
<tr>
<th>Description</th>
<th>Action</th>
<th>Cost Estimate</th>
<th>Impact</th>
<th>Delivery</th>
<th>Owner/Responibility</th>
</tr>
</thead>
<tbody>
<tr>
<td>3.1</td>
<td><strong>Central New Community Hub Building</strong></td>
<td>- a potential location has been identified along Towing Street with the preferred location being the vacant site of the former Post and Telecommunication. This site has been identified as a suitable location for the new building as it will allow for the possibility of adjacent development and for a possible future expansion of the building.</td>
<td>High</td>
<td>Short Term</td>
<td>Towing Story</td>
</tr>
<tr>
<td>3.2</td>
<td><strong>Upgraded Bowen Park Sporting Precinct</strong></td>
<td>- The precinct is central to the most heavily used areas within the town and the current facilities are not adequate. There are moves to extend and develop the facilities relating to the sports centre project.</td>
<td>High</td>
<td>Short Term</td>
<td>Towing Story Bowen Park Committee</td>
</tr>
<tr>
<td>3.3</td>
<td><strong>New Resources Centre</strong></td>
<td>- The new resource centre will provide an opportunity for the provision of new services and activities within the town.</td>
<td>High</td>
<td>Medium Term</td>
<td>Towing Story Bowen Park Committee</td>
</tr>
<tr>
<td>3.4</td>
<td><strong>New Library</strong></td>
<td>- The new library will provide an opportunity for the provision of new services and activities within the town.</td>
<td>High</td>
<td>Short Term</td>
<td>Towing Story Bowen Park Committee</td>
</tr>
<tr>
<td>3.5</td>
<td><strong>New Community Centre</strong></td>
<td>- The new community centre will provide an opportunity for the provision of new services and activities within the town.</td>
<td>High</td>
<td>Medium Term</td>
<td>Towing Story Bowen Park Committee</td>
</tr>
</tbody>
</table>

### Appropriate Cost Indicators

- **Cost per Component**
- **Cost per Project**
- **Cost per Area**