

CONTENTS

EXECUTIVE SUMMARY	2
1 INTRODUCTION.....	5
STUDY AREA.....	5
PROJECT OBJECTIVE	5
2 STUDY TEAM.....	6
3 METHODOLOGY	8
PRELIMINARY PHASE AND DATA REVIEW	8
ANALYSIS/OPPORTUNITIES PHASE.....	8
DEVELOPMENT AND REVIEW OF THE URBAN DESIGN FRAMEWORK.....	8
4 CONSULTATION PROCESS.....	10
5 CORPORATE POLICY CONTEXT & BUSINESS AND TOURISM STRATEGY	11
6 DUNOLLY'S HISTORY & SETTLEMENT PATTERN.....	14
6.1 DUNOLLY – A SHORT HISTORY	14
6.2 DUNOLLY BUILDINGS –A PRICELESS LEGACY	15
6.3 GORDON GARDENS	16
6.4 ROYAL HOTEL.....	16
6.5 THE RENE FOX MEMORIAL GARDENS.....	16
7 ECONOMIC, SOCIAL & POLITICAL CONTEXT	17
ECONOMIC FACTORS	17
SOCIAL FACTORS.....	20
POLITICAL FACTORS.....	21
8 CENTRAL GOLDFIELDS PLANNING CONTEXT	22
RESIDENTIAL DEVELOPMENT (21.06).....	23
HERITAGE (21.10)	23
TOURISM (21.11).....	24
ENHANCING LIFESTYLE QUALITIES OF TOWNSHIPS (21.13).....	25
9 PHYSICAL CONDITIONS, ANALYSIS & OPPORTUNITIES	27
10 DESIGN RECOMMENDATIONS.....	28
10.1 INDIVIDUAL BUILDINGS	29
10.2 BROADWAY RELATED ISSUES	30
11 STRATEGIES.....	34
11.1 BROADWAY AND MAIN STREET CORRIDOR	
11.2 TRAFFIC AND PEDESTRIAN SAFETY	
11.3 COMMUNITY FACILITIES	
11.4 CULTURAL HERITAGE, THE ARTS AND EDUCATION	
11.5 TOURISM	
11.6 INDUSTRY AND THE BUSINESS ECONOMY	
11.7 SURROUNDING HISTORIC SITES	
11.8 SURROUNDING ENVIRONMENT	
11.9 THE GORDON GARDENS	
11.10 BROADWAY	
12 IMPLEMENTATION PROGRAM AND BUDGET.....	65
APPENDICES	66

EXECUTIVE SUMMARY

The Dunolly Town Centre Urban Design Framework is a long-term strategy, which sets a vision and action strategies for the enhancement of the town centre of Dunolly.

The Framework is a practical resource that will assist Council, landowners and community groups to achieve significant improvements in the quality of the town centre's environment including strategic sites. The Framework is designed to serve as a primary reference guide for future capital works and private investment in the town centre.

In developing the Framework consideration has been given to the strengths, weaknesses and opportunities inherent in the town centre's environment as indicated through consultation with the local community, visitors, the Steering Committee and representatives from the Central Goldfields Shire Council.

A detailed analysis of perceptions of Dunolly's town centre image, attributes, issues and opportunities to improve the overall area and several key sites in particular has been undertaken as a critical input to our vision for the future and action strategies necessary to achieve it.

The Urban Design vision for Dunolly builds on the direction in Council's Municipal Strategic Statement (M.S.S.),

Key elements of the vision are:

- Improve the presentation of the Township's central area through significant physical improvements to the main street and the Gordon Gardens;
- Build upon the references to the history and heritage of Dunolly;
- Restore key historic buildings such as the Bendigo Hotel for the benefit of the community;
- Recognise the humble historic development of Dunolly and that improvements to the built form and community facilities needs to be considered in reference to the heritage and cultural development;
- Create a living town centre through various initiatives and community-based activities and events and not just a 'showcase' or static display of history and buildings;
- Develop further events, festivals and township activities that can bring together the local community to provide a sense of well-being and pride and to improve the physical appearance of the town;
- Improve signage to the outskirts of Dunolly and also within the main centre;
- Promote Dunolly through the Golden Way Trail and other regional promotions;
- Promote Dunolly through regional and town specific tourist brochures and central information point for travellers;
- Develop stronger shop mix with an optimistic outlook and a rich cultural environment;
- Provide incentives and facilities for manufacturing and similar industries to re-locate to Dunolly; and
- Provide an environment in which businesses, both commercial and home-based, would wish to locate and operate within Dunolly.

From this vision the Framework provides a comprehensive series of strategies under the following headings;

- Broadway and the main street corridor;
- Traffic and pedestrian safety;
- Community facilities;
- Cultural heritage, the arts and education;
- Tourism;
- Industry and the business economy;
- Surrounding historic sites;
- Surrounding environment; and
- Key sites - Broadway and the Gordon Gardens.

The Framework puts forward concepts and actions for key sites and action areas identified as priority areas during the project. They are, in order of priority, as outlined below:

1. The Historic displays

Consolidate the wonderful heritage displays that exist in both the Courthouse and the Gold Museum. Currently both buildings are not open on a regular basis due to volunteer staffing and costs to run premises. Consideration must be given to consolidation of the displays into the one venue and of volunteer resources. Funding grants for the relocation and on-going operation should be sought. At a future time when there is greater tourist traffic a linkage with the Courthouse could be developed.

2. The Bendigo Hotel

Restoration of the Bendigo Hotel and the former Coach House Inn. The building is centrally located within Broadway diagonally opposite the Town Hall and the Gold Museum. The site also extends through to Barkly Street and provides wonderful potential to establish a visual and physical connection to the Gordon Gardens.

3. Broadway, including traffic and pedestrian safety (the main street)

Improve the physical appearance of Broadway through a formalised 'historic precinct' speed restriction signs to 40kph speeding limit, traffic calming elements such as kerb extensions, re-routing or preferably provide truck stop off the main road for heavy vehicles from Broadway, providing additional trees and encourage shop owners to provide window displays. Link improvements to buildings to restoration and maintenance of buildings.

4. The Gordon Gardens

Develop the Gordon Gardens as a key focus for further community activities. The Gordon Gardens were developed as a town square when Market Street was the main street and they are now hidden from view of main street traffic. Redevelopment of the Gardens should reflect the 19th century layout in a modern interpretation and realistic approach to the extent of capital investment and on-going maintenance commitments.

The Framework develops strategies to establish visual links between the Gordon Gardens and Broadway. Tree avenues and retention of open space along Thompson and Bull Streets will allow the visual link to establish between the Gordon Gardens and Broadway. A physical link could be to the north side of the Bendigo Hotel when restored.

5. The shop mix

Improve the limited shop mix on Broadway through greater numbers of cafes and restaurants, encourage shops such as the bakery to extend and open for longer hours to encourage tourists to stop and explore the town in more depth. The gold buying and selling centre is a valuable niche attraction and the commercial tourism produced is normally only found in the larger centres such as Ballarat.

6. Historic buildings and sites

Seek funding for the restoration, presentation and on-going maintenance of the historic buildings within the town centre.

Seek funding to undertake a heritage strategy that provides guidelines for signage, verandahs, parapet heights, window proportions, colour scheme and textures in order that important references on Broadway are not demolished or lost and the integrity of Broadway is retained as a key feature of Dunolly. The guidelines would need to provide guidance to any new built form.

7. Business and industry

Provide an environment in which businesses, both commercial and home-based, may invest in Dunolly to provide diversity and growth to the Township.

Lobby Council to buy back the industrial estate and supply with adequate water to attract industry to locate to the area, consequently attracting other businesses also.

1 INTRODUCTION

Dunolly is an old gold town approximately 160kms north west of Melbourne, located in the historic Central Goldfields region of Victoria. Founded after the discovery of gold in 1850 Dunolly has several excellent examples of Victorian architecture including many public buildings linked to the gold era. The area is surrounded by grazing and cereal production properties and a significant amount of grey box and yellow gum forest.

The gold theme and history provides a tourism base with the gold prospecting in the surrounding area servicing as a strong attraction. Refer to Dunolly Locality Plan, Fig. 1.

STUDY AREA

The Central Goldfields Shire Council has defined the study area as the Dunolly town centre bounded by the following streets - Inkerman, Hardy, Tweeddale, Elgin and Market. The study area is approximately 5.6 ha of the overall township. Refer Study Area Plan, Fig. 2.

PROJECT OBJECTIVE

The project brief as designed by Council and the Department of Infrastructure is to:

- Develop an integrated Urban Design Framework for the study area including visual linkages between Broadway and the Gordon Gardens;
- Review relevant key policies and strategies that influence Dunolly's future direction;
- Consider current traffic use, having particular regard to heavy vehicle, bicycle and safety of pedestrian access traffic, particularly with the high number of elderly residents;
- Identify issues and evaluate their relevance and integrate priorities of all stakeholders into short term, medium and long term strategies; and
- Focus on the following key issues;
 - The visual appearance of the streetscape along Broadway,
 - Traffic management and pedestrian, bicycle and local traffic access and safety,
 - Heavy vehicle movement and potential for a bypass,
 - Enhancement of the heritage character of Broadway (the main shopping street),
 - Link of public infrastructure including the Gordon Gardens to Broadway and
 - Identification of gateways for marketing of the town.

2 STUDY TEAM

In October 2001 Council appointed the following Study Team firm of Michael Smith - Landscape Architecture and Urban Design, in association with the following sub-consultants, to undertake the study:

- **Michael Smith Landscape Architecture & Urban Design**

Michael Smith – Landscape Architect and Urban Designer is the Study Team Manager. He has overseen the project, attending all meetings of The Steering Committee and the public consultation meetings and overseeing all plan and report outputs.

- **Peter McNabb and Associates – Business and Economic Analyst.**

Peter McNabb – As part of the Study Team made presentations at each of the Steering Committee and public consultation meetings. Peter met with retail and commercial business owners and provided specialist input into the economic development and future marketing of Dunolly.

- **brecknock consulting – Urban Art and Cultural Planning.**

Carol Atwell – As part of the Study Team met on several occasions with the Steering Committee and made a presentation to the public meeting reviewing the analysis and opportunities research. Development of broad parameters for enhancement of relevant themes, events and strategies.

- **Donald Walker and Associates – Architect.**

Donald Walker – review the architectural heritage of the retail precinct of Broadway and immediate area. He presented information to the first public meeting and prepared information on the history of Dunolly and its architectural heritage.

- **Andrew O'Brien and Associates – Transport Planners and Traffic Engineers.**

Deborah Donald - inspected several key areas of Broadway and Inkerman Street and provided advice on the potential for a truck route bypass. Procedures to reduce speeding vehicles were explored and recommended actions were provided.

Support member of Michael Smith Landscape Architecture and Urban Design included:

Hayley Valentine – Project Assistant (Landscape Architecture & Urban Design), visiting Dunolly, analysis and preparation of all plans and co-ordination of the study report.

Central Goldfields Shire established a Steering Committee to oversee and advise the Study Team in the preparation of the Urban Design Framework. The Steering Committee members were:

Cr. Valerie Andrews - Councillor and business representative

Phillip Ashton - Business representative

Peter Boadle - Department of Infrastructure

Lizette Chapman - Business representative

Norm Cameron - Planner, Central Goldfields Shire Council

Charles Knight - Director, Technical and Development Services, Central Goldfields
Shire Council

Ron Potter - Engineer, Central Goldfields Shire Council

Ted Quirk - Business representative

Ken Roberts - Business representative

Valerie Young - Business representative

3 METHODOLOGY

The following study process was undertaken to address the project objectives:

PRELIMINARY PHASE AND DATA REVIEW

- Initial meeting with the Steering Committee who briefed representatives of the Study Team on key issues in the Town Centre;
- A physical, cultural and visual analysis of the Township within the study area, undertaken by six team members;
- Preparation of base plans;
- Review of the town's history; and
- Preparation of two questionnaires, focussing on local community and visitor perceptions of Dunolly.

ANALYSIS/OPPORTUNITIES PHASE

- Relevant documents supplied by Council were summarised and analysed. These were Council's Corporate Plan, M.S.S., Business and Tourism Strategy and several historical reports including a conservation study. Other reference material included tourist brochures and current interpretive information available at key site.
- Analysis of 42 returned questionnaires.
- Development of the physical and visual analysis and opportunities plans.
- Township tour with the Steering Committee and interested members of the public.
- Presentation to the Steering Committee and public meeting on 4th December 2001. Attended by approximately 40 residents and business people of Dunolly. Refer to Appendix 6 for notes of the meeting.
- Public display of the analysis and opportunities plans for public review and comment over a period of four weeks in December. Two written submissions were received - refer to Appendices 10 and 11.

DEVELOPMENT AND REVIEW OF THE URBAN DESIGN FRAMEWORK

- Site measure-up of key sites and preparation of base plans;
- Preparation of design concepts for the Gordon Gardens and Broadway;
- Preparation of strategic and action area schedules identifying budgets and priorities;
- Preparation of the draft Urban Design Framework;

- Presentation to the Steering Committee on 20 February 2002 of the draft Framework and strategies and concepts for key sites;
- Presentation of the draft framework to the community at the second public meeting in mid July 2002;
- Period of community review of draft report and strategies during mid July 2002;
- Preparation and submission of the final Urban Design Framework towards the end of August 2002.

4 CONSULTATION PROCESS

In response to Council's brief for the consultation process to provide ownership of the study outcomes by the Dunolly community, the Study Team conducted the following process.

- **Briefing** by the Steering Group held on 12th November to introduce the Steering Committee and the Study Team. Hand over of relevant documents. Listen to key issues and opportunities relating to the Dunolly town centre from the Steering Committee.
- **Questionnaires** prepared and circulated to local residents. 29 were returned and subsequently analysed. 13 visitor surveys were completed. The results highlighted local and visitor perceptions of key attributes and problems. Refer to Appendices 2, 3, 4 and 5.
- **Township tour with Steering Committee** conducted on Tuesday 4th December 2001, which was attended by 3 Council officers and 6 interested community members. The tour was conducted by four Study Team members. The tour visited key sites such as the Gordon Gardens, the Bendigo Hotel, Inkerman Street, Broadway in general, various public buildings and reviewed elements of infrastructure such as pavement surfaces and street trees. Refer to Appendix 7.
- **Two public meetings** with local residents and businesses - one to discuss issues and opportunities in the town centre in December 2001, and the second to review the draft Urban Design Framework in mid July 2002. Refer to Appendices 6 and 9.

5 CORPORATE POLICY CONTEXT & BUSINESS AND TOURISM STRATEGY

Council's Corporate Plan 2001-2004, and Business Plan/Annual Indicators 2001-2002 Report provide the corporate policy context for this project.

The Corporate Plan outlines the vision for the Shire, its mission statement, and the corporate principles underlying the way the Council is to operate.

The vision is for Central Goldfields Shire to be "a highly desirable community in which to live, learn and work". The mission for Council is to become a very service-oriented organisation, and its corporate principles relate to integrity, quality, leadership, partnership with the community, and environmental balance. Strategies and performance indicators for 2001/2002 are outlined in the Plan under the headings of Governance and Finance, Services, Infrastructure, Shire Development, and Community,

The sections of the Corporate Plan most relevant to the Dunolly Town Centre Urban Design Framework are:

Infrastructure

<u>Objective</u>	To manage, maintain and develop the Shire's physical assets for the social, economic and environmental benefit of the Shire	
<u>Strategies</u>	Streetscape planning and/or improvements for each town in the Shire	Ongoing
	Maintain Council's effort towards maintenance/upgrade of roads, streets, bridges and drains	Ongoing
	Implement, with VicRoads, the most appropriate heavy vehicle roads by-pass of Maryborough and Dunolly	Ongoing
	Promote the quality and range of facilities provided to the community	Ongoing

2001/2002 Performance Indicators

- Identify agreed heavy vehicle by-pass roads of Maryborough and of Dunolly

Shire Development

<u>Objective</u>	To facilitate the expansion of the local economy whilst protecting and enhancing the Shire's environmental, cultural and lifestyle values	
<u>Strategies</u>	Develop a series of 'town walks' type publications to complement the interpretive signage project	Dec 2001

2001/2002 Performance Indicators

- Town walks project commenced

Community

Objective To strengthen and develop the lifestyle of local communities, particularly in terms of environmental management and projects/programs which protect and enhance the natural and heritage values of the Shire and /or safeguard the interests of the community

<u>Strategies</u>	Encourage the connection of sewerage to Shire Towns	Ongoing
	Pursue funding to assist in preservation and protection of heritage buildings and sites	Ongoing
	Promote appropriate cultural aspects of the Shire	Ongoing
	Support and encourage community organisations as appropriate	Ongoing

2001/2002 Performance Indicators

- Actions supporting township sewerage
- Implementation of at least one initiative to enhance cultural aspects of Shire
- Completion of Shire Heritage Study
- Establishment of a Heritage Advisory Committee

Dunolly Business and Tourism Strategy

The Dunolly Business and Tourism Strategy, adopted by the Shire Council in 1996, analyses existing business conditions in the town centre and outlines ten strategies for the Dunolly Goldrush Tourism Inc. Committee to improve retail and tourism development in the town.

The key strategies in the report are:

- Developing a distinct identity and image for Dunolly through a logo and image
- Developing a better understanding of Dunolly's target market through a retail customer survey of the community including the districts outside Dunolly and the caravan park

- Targeting a matrix of visitors that have an interest in gold, historic buildings and natural bush features and developing a program of activities (eg, Heritage Sundays, gold prospecting weekend, bush walking events) to attract these visitors on a more regular basis to Dunolly
- Developing a marketing and business development program whereby the Committee undertakes promotion on behalf of all Dunolly traders and business training programs are established for all traders
- Organising internal and external promotions based on targeted individual approaches to visitors, quality information brochures, excellent customer service for visitors, appropriate signage both on highways and in Dunolly and developing packages
- Establishing an operational system for the Committee incorporating:
 - * the tourist information centre remaining in the old court house
 - * appointment of a part-time retail and tourism co-ordinator
 - * provision of a tourist information service through the co-ordinator volunteers and approved retailers to enable the most cost-effective delivery of the service
 - * establishment of a system of volunteers and tour guides
 - * establishment of a performance measurement system to allow ongoing evaluation
 - * a self-perpetuating system of administrative fees to cover operational costs
- Developing an organisational commitment to develop a system of sub-committees to manage strategy implementation, provide a system of reporting to retailers and the Dunolly Committee, and establish a partnership with Central Goldfields Shire Council
- Organising a physical development program encompassing:
 - * A streetscaping Broadway program in keeping with the historic aspects of Dunolly.
 - * A commitment from Council to maintain the two recreational/picnic areas between Market and Barkly Streets and on Broadway
 - * An effort to seek advice from relevant authorities on the development, restoration and extension of the historic buildings register in Dunolly
- Promoting the locational advantages of Dunolly as a “one day” conference and training centre utilising the capacity of the Town Hall as the venue
- Initiating discussions between traders to improve the retail mix within Dunolly utilising relevant external expertise

The key policies and actions outlined in the Corporate Plan and Business and Tourism Strategy provide an important context for the Dunolly Town Centre Urban Design Framework.

6 DUNOLLY'S HISTORY & SETTLEMENT PATTERN

6.1 DUNOLLY – A SHORT HISTORY

Before any gold was discovered, the area around present day Dunolly had been selected by a Scottish born immigrant named Mc Dougall. He named his sheep run "Dunolly" after the rocky crag in the Bay of Oban- Dunolly Castle.

The Dunolly area was also part of the lands of the Dja dja wurrung clan; notwithstanding this fact, the maps of the time showed Dunolly and the rest of the entire Port Phillip District as a pastoral outpost of the Colony of N.S.W.

Gold –found within 3 months of separation of Victoria from NSW changed all that. Soon this "District" would outstrip its parent so that the name of this newest dynamic Colony of Victoria was on the lips of every speculative investor, vagabond or "town trapped" worker in the British Isles. Fortunes were to be made and lost in a day in this Antipodean outpost as this was a Gold Rush like no other with alluvial gold close to the surface -an advantage to the ordinary labourer who needed little capital – only a fast Clipper passage to this "Golden Triangle"

And so in 1856 with diggings underway at Jones Creek, Burnt Creek and German Gully.- Dunolly was born. The impact on her landscape was catastrophic. The diggings caused mullock heaps, gullies and ridges stripped bare of trees, polluted sluice and cyanide fouled rivers.

However as if to counteract or balance this chaotic environment of disease, noise and blighted landscape –a civilizing presence was soon to be found flourishing in towns such as Dunolly and even older sibling hamlets like Castlemaine, Bendigo and Ballarat. Dunolly was soon an "oasis" of refinement and permanence in a sea of shacks and canvas. Her Broadway buildings - Courthouse, Police Barracks and the like - were meant to address anxiety associated with law and order on the gold fields.

In Dunolly's flanking, broad streets, churches competed for the most prominent corner in their fight against the very materialism and associated vice from whence sprang the Gold Rush. This same Rush had attracted fresh "souls" from all around the world. (400,000 in the decade 1851 to 1861, 300,000 of them from Britain). Not surprisingly the churches acted as a reference point for particular national sub-groups such as the Welsh and were built in a style that was very often intended to remind diggers and settlers alike of the familiar things of home. The churches were also an important meeting place for people. All this can be seen in the Dunolly church buildings today.

In fact the most obvious "high tide mark" this Gold Rush left is an arresting and varied collection of splendid buildings that are the equal of any Victorian town of comparable foot print and population. These buildings and the associated streets, monuments, etc can be easily taken for granted. However they have the potential to provide the "carriage" to carry Dunolly forward with new businesses and tourism opportunities. It is taken as given in this and earlier reports over the last decade that Dunolly cannot survive as just a collection of splendid old buildings inhabited only by memories. People must be induced to return – some to come to call Dunolly home - if Broadway is to see crowds on its pavements once more.

The future of Dunolly is inextricably bound up with its past and what was left after that greatest of 19th Century Gold Rushes can underpin a new era of growth for the township.



6.2 DUNOLLY BUILDINGS –A PRICELESS LEGACY

Summary of evolution of Broadway and the rest of the Dunolly Study Area.

Broadway's buildings reflect the various professions trades and commercial endeavours that followed in the train of the Gold Rush. Solicitors, doctors, foundry men, drapers - as well as the inevitable hotels - all were found along Broadway having recognised that more money was often to be made supplying gold miners with a service than actually digging the precious metal oneself. Dunolly was planned on a scale that arose from a vision for Dunolly that it might become a Castlemaine or even a Bendigo.

As a town it initially did grow rapidly and by 1858 boasted a fine hotel – Simpson's Bendigo Hotel. By the end of that year a row of shops, banks and hotels also lined Broadway. To the banks and grog shops of the gold rush were soon added drapery stores, butchers and hardware stores. The place grew so rapidly during 1858 that one visitor thought Dunolly already had '*all the elements of town*' although parts of Broadway negotiated a way around diggings and pits.

Through the next decade a creeping sense of permanence was noticeable and given most tangible expression in new masonry buildings – a Post Office, Shire Hall and Court House and the London Chartered Bank. It is a reflection of the impact Victoria had made on international finance that large banks such as this brought their name to Broadway. If this seems strange today remember that Dunolly had, with other towns, contributed to the 14 metre high Pyramid of Gold shown at the great London Exhibition of 1862. The reaction in London was one of astonishment.

During the 1860s the town hall, courthouse and hotels had combined to give Dunolly a solid and prosperous look. Then (as now to some extent) this kernel of expensive and well-designed structures remained in the midst of paddocks and forest rather than any spreading city. By the end of the 1870's Dunolly had reached the zenith and of its major building phase with a number of notable architects of the day having left their mark. The present (highly visible) Post Office is the last really significant building to be erected in Dunolly's Broadway and dates from the early 1890's.

Blessed with such a diversity of significant buildings it is the contention of this report that they should be seen as a "stepping stone" into the future where new—possibly high technology businesses—might inhabit once more these original places of enterprise from a century and a half earlier.

6.3 GORDON GARDENS

The Gordon Gardens go back to the earliest days of Dunolly and presents the classic Victorian era geometric park – complete with defining picket fence. It was to the Gordon Gardens that the first Post Office (1872) faced in Market St. – this street was named for the produce market these gardens incorporated at the time.

The gardens remained a symbol of the oasis nature of Dunolly in the Gold Rush and the market was discontinued after a few years. In these gardens the toil and clamour of the gold mines could be forgotten – unmade wandering roads throughout the Township gave way to regular paths and tendered garden beds.

6.4 ROYAL HOTEL



The Gordon Gardens are linked with the "information hub" of the town centre represented by the Shire Hall, Gold Museum and Rene Fox Memorial Garden. There is a dramatic and logical opening and carriageway on this side of the town centre. In this area, the Royal Hotel with its late Victorian style remodelled in 1896 and its stabling arrangement, yards and building scale contrasts with the Gold Rush era Bendigo Hotel further along Broadway.

6.5 THE RENE FOX MEMORIAL GARDENS.

The relationship between pedestrian links and high quality buildings is further shown forth in the way that the Memorial Gardens flank the important (Heritage Registered) Polychrome Brick (1862) Shire Hall. The Memorial Gardens have a dual street frontage (Broadway and Inkerman). This opens up further points of interest on that side of the town centre.

7 ECONOMIC, SOCIAL & POLITICAL CONTEXT

It is important to have an understanding of the economic, social, and political aspects of Dunolly as these factors underpin the Town Centre Urban Design Framework.

Economic Factors

Dunolly is a small town in the Shire of Central Goldfields. Between 1981 and 1996, the town experienced a 7.5% increase in population from 621 to 668, although the 1996 figure represented a decrease of 18 persons from the peak in 1991. Currently, the population is estimated at 650. This is about 5.3% of the Shire's total population of 12,100. According to Victoria in Future (Department of Infrastructure, 2000), the Dunolly area experienced an average annual decline of about 0.5% between 1996 and 1999. It is projected to decline further by a similar small amount between the period 1996 and 2006.

Agriculture and retailing form the backbone of the Dunolly component of the Central Goldfields' economy. Cereals, particularly wheat, and wool production are the most significant components of agricultural production in this part of the Shire.

The local community considers that Dunolly has a good labour force with some depth in skills and experience. However, unemployment is high, registering 27% in 1996.

The Dunolly town centre acts as a service centre for its farming community. However, there are no manufacturing operations or major industrial operations in the town linked to this base. No engineering or fabrication services associated with agricultural production and handling have been developed.

As a service centre, the Dunolly town centre also provides retail and commercial services for local residents. There are about 25 small shops or offices situated along the compact central business area of Broadway. Vacant retail space exists along this strip between the post office and Bell Street.

From the Business and Tourism Strategy prepared in 1996 and our observations, Dunolly does not have a strong retailing sector. There are limitations in the business mix. Retailing focuses particularly around basic shops such as a supermarket, newsagent, butcher, bakery, hardware, post office, chemist agency, petrol station, the cafes and hotels. But, even these shops do not provide a secure economic base for the town. The supermarket unexpectedly closed down for two weeks in November 2001. Petrol stations have closed to the point that there is only one fuel outlet in town. The Royal Hotel debated closure in February 2002.

Many local businesses are struggling to survive because they appear to be apathetic and complacent and are reliant solely on local residents. There is a need for more businesses that generate dollars from outside the town. However, apart from the gold selling and prospecting shop "Finders", the Lucky Strike antique shop, and the Cockatoo Café, there is very little else that is unique about the retail sector that would attract people from a wider area.

Many shops are open only during restricted trading hours. Shop appearances are acceptable without being inviting. There are variable standards in merchandising and customer service on offer. Customer survey results reported in the 1996 Report indicated general “could be better” responses with only a few businesses receiving “excellent” responses.

There are community perceptions that several shops are “too dear” and “lack variety”. There is evidence that the local community uses the centre only for minor convenience shopping and does most of its major shopping elsewhere. Businesses perceive a continual loss of many customers and market share to Maryborough. According to the 1996 Report, “this lack of local support frustrates traders and adds to their lack of confidence about the future. This restriction has a compounding effect since local business without local support cannot add variety”.

Despite these limitations, many local people like the town centre as it is. However the outsiders canvassed in our survey, the image of the centre is one that is “run down, dilapidated, and in desperate need of repair”. Some have referred to it as a “ghost town” particularly at the times when many shops and the museum are closed.

According to the 1996 report, retail businesses in the town centre tend to promote themselves independently. There seems to be a lack of co-operation among businesses and no strong commitment of businesses to support one another. There are only a few ongoing promotional events (eg, the Dunolly Goldrush Festival) where the town is marketed collectively.

Tourism seems to have a low key focus. The town is not on a major through route. As a result, it is not a logical stopping point for commercial travellers and tourists. There is little information available on Dunolly in surrounding towns. The town itself does not have an aggressive tourism marketing strategy. Dunolly however is linked with other small gold towns and promoted as part of a sub-regional tourist route, the Golden Way Heritage Trail.

The existing Golden Way Heritage Trail, established by the Central Goldfields Shire Council, is backed by a wide range of current authoritative tourism and heritage studies, development plans and business plans at state and regional levels. It established links with spa/gold heritage, wine and natural attractions bridging regional gaps that have existed in the past.

- Dunolly must contribute to the further development of the Golden Way as a sub-regional tourist route and gold product attraction for visitors.
- Daylesford is a key visitor location to attract and encourage day-trippers to move further afield. Daylesford is a link to Dunolly and its heritage including gold site heritage, the Pyrenees wineries and the Loddon “Fossickers Trail”.
- The Golden Way Strategy is a recognised regional product and requires continuing development by co-operative marketing and promotion.

Existing hospitality and accommodation facilities in Dunolly for passing travellers are limited. Accommodation facilities are restricted to two hotels, a motel, caravan park, and bed and breakfast outlet with 48 rooms in total.

Many retail businesses with a potential tourist orientation do not have a distinctive or appealing offering. The Lucky Strike, the Cockatoo Cafe, the bakery and particularly Finders are the main exceptions to this. With its antiques and curios both inside and outside, Lucky Strike has a nostalgic feel that appeals particularly to older people. The Cockatoo Café offers a unique monthly musical event in conjunction with evening dining. The Bakery is being progressive in extending in order to aspire to a “Beechworth Bakery” establishment. Finders has an extensive Web site for prospectors and organises interesting tours using older, retired or unemployed local people as tour guides. As a result, prospecting provides a large part of the town’s tourist revenue as prospectors spend a large amount of time in the town, particularly at the caravan park.

There is considerable potential to improve the town’s tourist services as a means to expanding the local economy.

The economic base of Dunolly has already been expanded by the fairly recent establishment of more footloose lifestyle and/or IT oriented businesses. The specialist motorbike operator, the Owner Builder (the Australasian Owner Builder magazine), and Image Link (film and video production) are three key examples of this phenomenon. Finders, with its very extensive Web page, operates in a similar way, as does the Dunolly Rural Transaction Centre, established under the Federal Government’s Networking The Nation Program. Not only does the Transaction Centre provide a Bendigo Bank service for four hours a day and access to Centrelink, it also has an on line Medicare service, and four computers with Internet connections. This opens up opportunities for various segments of the local residential community. These new types of businesses may offer the greatest potential for further economic development of the town centre.

Industrial development near the Dunolly town centre has been limited. There is a local feeling that the Shire Council does not want industrial development at Dunolly, but prefers to put its emphasis on Maryborough. A designated industrial estate was established and operated by the former Bet Bet Council on the outskirts of the town centre. Although zoned for industry, this estate does not have sewerage, and operators needed to connect power and water to their sites.

In 1994, the Commissioners at the newly established Central Goldfields Shire Council sold the estate to a private developer who significantly increased the price for individual lots. Consequently, only one lot has been sold, and there is a general feeling that it will take some time for major industrial operators to commit themselves to this estate. This severely limits new initiatives.

In more recent times, Goldfields Shire Council has made a commitment to develop an “enterprise centre” at the old Council depot on the edge of the town centre. With Federal Government assistance, the old depot is about to become a business incubator for light industry. Six factoryettes are being developed to accommodate new initiatives. The enterprise centre will continue to be owned by Council and the factoryettes will be provided to industrial operators at a peppercorn rent.

Social Factors

There is a range of social forces at work in Dunolly.

The population of the town is about 650 and declining. In 1996, about 34% of that population was aged over 60, and that proportion is expected to increase in future. Many older residents are tired. Young people are leaving the town to find jobs and experience the lifestyle of larger towns and cities. New measures need to be developed to attract younger people and particularly younger families to provide some longer term sustainability for Dunolly.

From the older persons in the town, there are increased demands for safe, attractive, accessible and pedestrian-friendly shopping areas. There also are increased requirements for more passive recreational activities such as walking, sitting in a park, swimming, lawn bowling and indoor leisure pursuits.

Income levels in Dunolly are below the State average, with about 50% of households in the lowest income quartile as determined by the Australian Bureau of Statistics. The number of older or unemployed persons is a key contributing factor. The low income levels particularly affect expenditure patterns in the town centre.

Health care

Health care is an important issue for an ageing community. The Dunolly Hospital now operates as a special aged care unit. There was tremendous community action and commitment of over \$ 370,000 to upgrade the aged care facility when it was suggested that the hospital should close. This makes health care not only a key component of the local economy but also a distinctive community building asset for Dunolly. The doctor is not permanently based at the hospital instead operates from a private surgery and visits the aged care unit of the hospital.

Housing in the Dunolly township generally consists of older stock. The property market is considered to be very quiet. However, a recent sale of an historic residence by a person outside the town to establish a bed and breakfast facility suggests that there is potential to grow the residential market in key niche areas.

In recent years, people such as the owners of The Owner Builder Magazine and Image Link have been attracted to the town because of its living conditions and lifestyle. This is a key part of the town's social culture that needs to be developed further.

Services such as the Fire Brigade, SES, police station, school and sports grounds and facilities are key assets in building a strong sense of community in Dunolly. The Junior Fire Brigade, for example, was recognised recently for its initiatives in developing young people with a \$ 5,000 award from the NAB. It is necessary to harness the community energy behind these services as well as the hospital so that Dunolly can move forward and achieve higher levels of growth and prosperity.

Political Factors

Dunolly was originally the headquarters of the Bet Bet Shire. In 1995, as part of the amalgamation of local government areas across the State. The southern part of the Bet Bet Shire (including Dunolly, Bealiba and Moliagul) merged with the City of Maryborough, the Shire of Tullaroop and part of the Talbot and Clunes Shire to form the Central Goldfields Shire.

With the new Shire offices based at Maryborough, there is a grieving in the Dunolly community about the loss of identity. “Give us back the old Shire” was a frequent comment from businesses in the town centre interviewed during this project. The sense of loss was reflected, to some extent, in the level of apathy and complacency we experienced in the town.

How to restore this sense of identity and at the same time increase the willingness of Dunolly residents and businesses to become more involved with the new political environment of Central Goldfields Shire are challenging issues that we were asked to address in this project.

The economic, social and political factors provide a very important context for developing the Dunolly Town Centre Urban Design Framework. Not only are they key inputs into the shape of the framework, but there is the realisation that the framework is not an end in itself, but a catalyst to improve the economic, social and political fabric of Dunolly by stimulating business growth and facilitating further community development.

.

8 CENTRAL GOLDFIELDS PLANNING CONTEXT

The Central Goldfields Planning Scheme is the relevant planning policy and development control document affecting the Dunolly Town Centre.

A key component of the Planning Scheme is the Municipal Strategic Statement (MSS). The MSS provides the strategic policy directions for the economic, social and physical development of the Shire. It assists Council decision making by providing guidance for land use and development planning in the Shire.

Clause 21.03 of the Planning Scheme indicates the key influences that the MSS considers are likely to have an impact on land use planning and management of resources in the Shire. Those identified influences that have a bearing on the Dunolly Town Centre are:

- Maintaining population and service levels of urban centres particularly in townships such as Dunolly which are experiencing population decline or stability and need to continue to service as strong local community centres
- Protecting and enhancing heritage, recognising that the gold heritage is the resource upon which much of the shire's tourism is founded and that the success of the tourism industry depends on the extent to which heritage streetscapes, places and areas are protected and presented. The heritage and landscape setting of the Shire's towns are important elements of their lifestyle and "urban village" character. Establishing further heritage precincts, undertaking urban design strategies and providing protection in the planning scheme for more heritage buildings and areas are some of the ways in which Council responds to important heritage issues.

In Clause 21.04, the MSS outlines its Vision and Strategic Framework for the Shire. The Vision is based on Council's Corporate Plan discussed in section 5 of this report. The Strategic Land Use Framework Plan, illustrated in Figure 11, identifies Dunolly as the only "District Centre" in the Shire, just below Maryborough in the hierarchy of centres. The "Golden Way" Touring Route goes through Dunolly and is identified on the Plan as a major tourism emphasis for Central Goldfields linking major heritage towns and mining heritage sites.

Figure 11. Central Goldfields Strategic Framework Plan in Planning Scheme (over page).

Clauses 21.05-21.13 outline objectives and strategies for land use and development in the Shire, as well as implementation measures, grouped under the headings of:

- Residential development (21.06)
- Industrial development (21.07)
- Agricultural productivity (21.08)
- Protection of land and water resources (21.09)
- Heritage (21.10)
- Tourism (21.11)
- Strengthening the regional role of Maryborough (21.12)
- Enhancing the lifestyle qualities of the townships (21.13)

The strategies and implementation measures that are most relevant to the Dunolly Town Centre Urban Design Framework are:

RESIDENTIAL DEVELOPMENT (21.06)

Strategies

- Encourage more compact urban form for Carisbrook, Dunolly and Talbot. Maximise the cost effectiveness of reticulated sewerage systems for the townships of Carisbrook and Dunolly.
- Identify locations for future retirement and aged persons accommodation in the centres of Maryborough, Carisbrook and Dunolly.

Implementation Measures

- Use of township structure plans identifying areas and sites for different forms of residential development and accommodation.

HERITAGE (21.10)

Strategies

- Continue to identify and protect places of heritage, natural and cultural value.
- Promote re-cycling and then re-use of heritage buildings for compatible new uses.
- Promote the protection and management of Aboriginal cultural heritage sites and values.
- Utilise the Heritage Restoration Fund to assist in funding appropriate heritage restoration projects in conjunction with the Heritage Adviser.
- Continue to fund, with the Department of Infrastructure, a Heritage Advisory Service in the Shire to assist with expert advice on a broad range of heritage matters including heritage education and promotion initiatives.
- Protect the Shire's heritage from intrusive and unsympathetic development.
- Promote sympathetic design and construction in respect to new "in-fill" developments in the vicinity of listed buildings and in heritage precincts and areas.

Implementation Measures

- Include in a Heritage Overlay schedule those places listed on the Australian Heritage Commission's Register of the National Estate and classified by the National Trust of Australia (Victoria).
- Use of a heritage local policy to guide decision making in the assessment of proposed developments that have heritage value or proposed developments that have the potential to have a visual impact on adjacent heritage listed buildings or places.
- Use of an Urban Design Policy in the assessment of development proposals to protect the heritage identity and image of urban areas in the Shire.

Further Strategic Work

- Pursue funding to assist in preservation and protection of heritage buildings and sites.

TOURISM (21.11)

Strategies

- Protect the heritage character of buildings, streetscapes, places and areas in the Shire.
- Improve heritage interpretative signage and local heritage information brochures for the townships and their mine-site environs.
- Encourage development of private and public tourism assets and infrastructure
- Ensure the "Golden Way Tourist Route " is appropriately maintained, improved and signed.
- Undertake strategies for the following major tourist venues and precincts:
 - Dunolly preferred tourist route and areas.
- Use of the "Golden Way" Heritage Trail (town signs and brochures) to encourage touring and discovery around the sore and sub-region Touring Route.

Implementation Measures

- Application of Heritage Overlays covering heritage buildings, sites and places in the townships of Maryborough, Dunolly and Talbot.
- Use of a Tourism Development Local Policy to achieve high standard tourist development in the Shire.
- Use of township structure plans to identify tourism opportunities.
- Use of an Urban Design local policy to enhance the visual character, amenity and tourism image of urban areas, particularly major tourism precincts such as town centres and town entrances.

Further Strategic Work

- Pursue funding to assist in preservation and protection of heritage buildings and sites.
- Complete interpretative signage project and develop heritage/tourism trails, including individual heritage property plaques.

ENHANCING LIFESTYLE QUALITIES OF TOWNSHIPS (21.13)

Strategies

- Protect the heritage character and visual amenity of townships
- Improve important heritage and tourist precincts in towns such as town centres and town entrances.
- Protect and enhance the main road approaches and entries to the Shire's townships.
- Investigate funding for restoration of landmark heritage streetscapes including Broadway Dunolly and the Bendigo Hotel in Dunolly.
- Continue urban design improvements in Dunolly including the introduction of a 40kph tourist precinct.
- Upgrade town directional signs and introduce new heritage interpretative signage in Dunolly, Carisbrook and Talbot. Gordon Gardens at Dunolly (at the rear of Broadway) needs better signage from the main street to encourage greater use by visitors.
- Implement Dunolly Retail and Tourism Business Plan 1996.
- Build on recent urban design and tourism initiatives in Dunolly.
- Identify opportunities for retirement housing and aged accommodation in Dunolly
- Provide for a mix of housing types in Dunolly to reflect trend of smaller household sizes.

Implementation Measures

- Use of township structure plans for Dunolly to define township boundaries, achieve a future urban form that maximises sewerage infrastructure efficiency (Dunolly, Carisbrook) and highlight major strategic and land use planning opportunities and proposals.
- Use of township structure plans to identify future sites for retirement housing and aged accommodation in Dunolly and Carisbrook.
- Use of Residential, Business and Industrial Zones for Dunolly and Carisbrook.
- Use of Heritage Overlay to protect heritage precincts and buildings in heritage townships.
- Use of Urban Design local policy to ensure that new development, including tourist development, has regard to built form and landscape character, and visual qualities of townships.

Further Strategic Work

- Pursue funding to assist in preservation and protection of heritage buildings and sites.
- Undertake streetscape improvements for each town.

The Dunolly Structure Plan, which is included in this section of the MSS and illustrated in Figure 12, indicates key strategic directions for the Dunolly Township. The key strategies highlighted for the town centre are:

- Retail intact heritage streetscapes; and
- Implement town centre traffic management strategy to calm traffic and divert traffic off the main street to encourage town touring.

Following the MSS, the Planning Scheme outlines local planning policies on Urban Design, Box Ironbark Forests, Heritage, Agriculture, and Industrial Development. The most relevant local policies to the Dunolly Town Centre Urban Design Framework are those pertaining to Urban Design (22.01) and Heritage (22.03). These are reproduced on the following pages, (Figure 12. Dunolly Structure Plan in Planning Scheme follows subsequently).

9 PHYSICAL CONDITIONS, ANALYSIS & OPPORTUNITIES

The analysis process was important in the resolution and prioritisation of action areas, key sites and recommendations. The process of analysis has been carried out in consultation with the community and the Steering Committee through site inspections, questionnaires, presentations and discussions at the public meetings and a tour of the town with the Steering Committee.

The Precinct Plan, Fig. 4, Analysis Plan, Fig 5, Access and Permeability Plan, Fig. 6 and Opportunities Plan, Fig. 7 document key elements.

10 DESIGN RECOMMENDATIONS

THE GORDON GARDENS

Something of that formality needs to return to the Gordon Gardens (assumed to be named for Khartoum's General Robert Gordon killed in the opening skirmishes of the Sudan War in 1882). A small start would be to reinstate fences and gateways to the four corners of the park and a greener feel is essential if anyone is going to tarry longer it takes to use the public toilets.

It is recommended that visual links along Bull and Thompson through to Barkly Street from Broadway be established via avenue tree plantings and signage to link these gardens as they directly relate to the era of the Broadway.. Interestingly, in the course of “walking the town” with residents it was confirmed that at least two pedestrian links had been in place around sixty years ago – sadly since discontinued. Owners and tenants of buildings backing on to Barkly are not comfortable with having parts of their business premises open to the public as access to the Gordon Gardens so these links are unfortunately lost. Certain alignments of trees on the Barkly Street side or Gordon Reserve betray this lost asset/link and the important relationship from the earliest days of Dunolly between Broadway and the Gordon Gardens.

THE BENDIGO HOTEL

The middle link would be at a restored, occupied and interpreted Bendigo Hotel including all its former, mounting yards, etc. A suitable access point along the hotel's northern side could be re-opened.

This building must be sensitively restored (following preparation of Conservation Management Plan) and interpreted in a “non-dramatic” fashion that lets the building's function and originality come to the fore. (refer following pages)

The Bendigo Hotel, once restored, has the opportunity to display key museum items in the setting they were used during the Hotel's most active era. Museum items would improve the Hotel's image and alleviate the display space requirement pressures on the Goldfields Museum and the Courthouse.

THE POST OFFICE



The dramatic tower of the Post Office (awaiting restoration of its flag pole) anchors the northern end of Broadway and acts as a critical reference “beacon” for visitors to Dunolly it being regularly glimpsed from all parts of the town. Limited flood lighting at night would further reinforce this building’s role in the impression and memory created for visitors to Dunolly.

This post office building can be interpreted in a way that makes clear the evolving story of Dunolly from mining camp to Late Victorian (thoroughly established and respectable) architecture seen in this Post Office.

10.1 INDIVIDUAL BUILDINGS

THE BENDIGO HOTEL

This Australian Heritage Commission and Registered building was long ago a de-licensed hotel – the complex is without equal in Victoria - a state that was built on gold. In this building Dunolly has the opportunity to begin to display and interpret a real Gold Era Town of the 1860’s—its biggest growth phase. It is not artificial, the buildings and streets are real, not a sophisticated theatre.

Certain key buildings, when restored, have the ability to “Kick start” this process. The first task should be to develop clear, logical pedestrian connections with the parts of Dunolly “off Broadway”. The Bendigo Hotel is located ideally in terms of any expanded Tourist Centre.

The Bendigo Hotel requires a detailed Conservation Management Plan to be undertaken with an assessment of the fabric of the building’s capacity to handle the numbers associated with major tourist attractions.

The Bendigo Hotel could:

- Act as the first “port of call” after the Information Centre/Goldfields Museum precinct opposite.

- Provide for visitors a sense of the authentic - often lacking in sophisticated recreations and the like.



- The Bendigo Hotel could be restored into an attraction based on restoration being in the form of a hotel. Some key pieces, such as kitchenware could be displayed in the hotel's kitchen. The former hotel would be a more appropriate place for display of many of the lifestyle exhibits currently crowded into the Goldfields Museum. Many of the items currently held in the Goldfields Museum are of exceptional historical value and deserve to be better displayed in the environment they were used – this is said while full well recognising the debt Dunolly will always hold to the foresight displayed and the years of faithful voluntary service given by those members of the Goldfields Museum/Dunolly Historical Society. They ensured that Dunolly has a tangible reminder of its history, something to pass on to future generations.

Carefully selected exhibits and memorabilia have the capacity to transform the Bendigo Hotel's physical shell into a world class, authentic link with the Gold Rush that built Victoria. A unique opportunity is presented to Dunolly.

The Bendigo Hotel, being so centrally located in Dunolly, would also assist in the "mixing" of the "Business Incubator", related activity and tourist traffic should those Broadway shops, that are currently vacant or underutilized, be used by new businesses encouraged to come to Dunolly.

10.2 BROADWAY RELATED ISSUES

- Corner Sites are particularly important in regard to the integrity of Broadway. Key vacant sites on the south east corners of the intersection of Broadway with Tweeddale Street (former Petrol Station Garage Site) and Broadway with Bull Street.

The Bull Street corner is within close proximity to the Post office and any new building should not detract or obscure buildings further along the Broadway. The recently completed Rural Transaction Centre is on the opposite corner.

Attention to parapet heights, window proportions and components as well as wall materials is important. Roof materials and pitches are important and the built design form appears visually flimsy and out of proportion in this regard.

A further study is required of other critical sites with a view to establishing a preferred/appropriate building envelopes.

- At the opposite end of Broadway on the corner of Hardy Street is a critical site that creates a “first impression” of Dunolly. Consideration should be given to upgrading the appearance of these buildings and how agricultural machinery could be better displayed possibly contrasted with old farm machinery that informed passes by/visitors of something of agriculture in the district over 150 years. This is not a recommendation that the buildings be 'prettied up', but that consideration be given as to how this site can be part of the interpreted fabric of Dunolly



- Broadway's integrity can slip away little by little. Signage needs further study and guidelines put in place, which show how a business attracts customers without blocking key views along Broadway. How many modern (some illuminated) signs can be put on an historic property before they take over that fabric and reduce the quality of Broadway as an experience.



- The verandahs and textures of any new buildings are of critical importance to the integrity of Broadway. Small elements such as signage from pre WW2 should be preserved wherever practical or possibly relocated but certainly not demolished and lost.



Doorways and windows, if alteration is required, should be done sensitively. When no thought is given to such changes, possibly related to a shop becoming a residence, the impression can be distinctly unsettling and Dunolly's Broadway is diminished.

Verandah posts should be original scale—a 60mm diameter water pipe column displays a lack of appreciation of an old town streetscape and impoverishes not just one building but adjacent shops. The streetscape is something held as a community not just as a set of individual owners.

- The northern end of Broadway is less compact but most noticeably, on the west side, has a number of significant buildings. These include the Ironmonger Building (1862), Grocery Building, the two storey shops on the corner of Tweeddale and Broadway, the white weatherboard double gable house adjacent to the Ironmonger building. All of these buildings are key components of the streetscape and should be preserved.



The former garage site on the eastern side of Broadway in this precinct could be redeveloped in the future possibly as a skateboard facility or similar and the establishment of a preferred building envelope –taking into account the scale of adjacent buildings - should be a high priority. This would need to form part of a full Heritage Fabric Study.

- Not all Buildings on Broadway are of the scale and detailing of the Shire Hall and Post Office. In any Conservation Policies arising from a future Heritage Study of Broadway, it is important that something of “the rugged” feel of an old mining town be preserved. It is not appropriate to “gentrify” the building fabric with elaborate (non-original) materials. Corrugated iron and weatherboard seen in a number of the old shop/workshops have a part to play and by the obvious contrast with the fine public buildings and elaborate Victorian Hotels (eg the Royal) their retention is made the more important.



Dunolly has always been a mining related town and the buildings should continue to reflect that wherever appropriate.



11 STRATEGIES

11.1 BROADWAY AND THE MAIN STREET CORRIDOR

The following section describes the key issues and recommended actions for guiding the development in the town centre. The broad objectives of the recommended actions are to:

- Seek funding for restoration and on-going maintenance of historic buildings;
- Develop heritage guidelines for the conservation of historic built form and textures and guidelines for new built form;
- Recognise and maintain the integrity of buildings as a key asset to Dunolly;
- Consolidate the various museum displays into the one venue;
- Restore the Bendigo Hotel to its former 'glory';
- Build upon the existing interpretive information provided for historic sites;
- Ensure corner sites are developed in a sensitive and considered way;
- Reduce the incidence of speeding vehicles and heavy trucks using Broadway through traffic calming treatments and introducing a 'Historic precinct' speed limit of 40kph in the commercial area of Broadway;
- Improve the physical appearance of Broadway through additional tree planting, window displays to various shops, undergrounding overhead powerlines and improving verandahs and facades of some buildings; and
- Link Broadway to the Gordon Gardens with visual gaps between buildings, by Bull and Thompson Streets and other land use.

BROADWAY AND THE MAIN STREET CORRIDOR – Refer layout plan Fig 9.

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET
The integrity of the Broadway streetscape between Thompson Street and Bull Street is the key asset for the Dunolly town centre.	<ul style="list-style-type: none"> Potential film set asset available for promotion to interested film communities. Generally promote through tourism initiatives. Build upon the intact nature of the major buildings. 	<ul style="list-style-type: none"> Develop heritage guidelines to assist in paint selection, restoration style and signage and window/door displays, verandah style and restoration. Contact film organisations including the Australian Film Commission, Film Victoria, the Victorian College of the Arts (Film Department), the new Studio City (Docklands) and television production companies. Promote as key tourist drawcard. Conduct walking tours of the key sites of the town. Tours can be self guided or with an expert 'Take a walk down Broadway'. 	H	\$5,000 Heritage Guideline Study to key precinct
STREET TREES Current mixed species give the streets an unorganised image.	<ul style="list-style-type: none"> Potential for a limited range of street trees theme. Deciduous trees as infill will provide diversity. Possible nodal projections within the pavement. 	<ul style="list-style-type: none"> Retain Brachychiton (Kurrajong) trees. Council to place temporary signs advising motorists of potential damage to cars due to sap. Replace Melaleucas and Prunus trees with large deciduous trees such as Eucalyptus leucoxylon 'Rosea' (Yellow gum) or one of the hardier cultivars of maple, i.e. Acer freemanii 'Autumn Blaze'. Consider nodal projections into road pavement for new tree locations. Liaise with VicRoads. 	H	\$50,000
The Town Hall is one of the intact and prominent buildings in Dunolly town centre. The Town Hall is the starting point for tours of the town centre.	<ul style="list-style-type: none"> Potential for a Tourist Information Centre perhaps until the Bendigo Hotel is restored. Other option is to put an information centre in the Rural Transaction Centre. 	<ul style="list-style-type: none"> Actively seek township approval for providing a tourism information centre at a venue, preferably the Bendigo Hotel once restored. 	H	\$50,000

BROADWAY AND THE MAIN STREET CORRIDOR

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET
Interpretation boards have good information but some are partly hidden away from visitor's view.	<ul style="list-style-type: none"> Change locations of boards. 	<ul style="list-style-type: none"> Retain information in present form, move board out or re-orientate parallel to the street. 	H	\$1000
Some shops are barely distinguishable.	<ul style="list-style-type: none"> Signage needs to be improved. If shops are vacant or infrequently used they could have displays in front windows to improve the marketability of Dunolly. Encourage small businesses to improve the business mix. 	<ul style="list-style-type: none"> Painting shops will assist marketability. Develop advertising signage guidelines. Assistance to facilitate new small business through the existing business incubator system. 	H	Refer to Heritage Guideline Study.
There are some excellent examples of historic buildings along Broadway. Facades, parapets, verandahs and window proportions.	<ul style="list-style-type: none"> Tourism opportunities: Night time lighting. Contribute to the integrity of the built form. 	<ul style="list-style-type: none"> Seek heritage listing to ensure future maintenance/restoration and use of buildings. Uplight several key building features at night such as: The Post Office, Town Hall, the palms and Royal Hotel. Undertake a Heritage Study and provide conservation and built form guidelines. 	H	\$20,000 Heritage Study Guidelines, paint colours, signage, verandah restoration/ maintenance & advice. Uplighting \$16,000
Several corner sites at Bull Street and Broadway are partially vacant sites with inappropriate buildings.	<ul style="list-style-type: none"> Develop sites to become landmark areas. Skate facility an option for the youth of Dunolly. 	<ul style="list-style-type: none"> Investigate removal of the former service station and encourage appropriate built form, preferable single storey (allow view to Post Office from the North). Investigate the demand with the youth of the town for a skate facility. 	H	Skate facility \$30,000
Signage to shops.	<ul style="list-style-type: none"> Signage must allow some individuality with broader guidelines of colour, size and style. 	<ul style="list-style-type: none"> Prepare signage guidelines as part of the Heritage Study. 	M	
The Bendigo Hotel (Cobb & Co. Coach Inn), building and associated stables and accommodation wing are in urgent need of attention.	<ul style="list-style-type: none"> Restoration of the building. Develop as a major tourist attraction including interpretive information. Located centrally in the main historic building precinct. Possible link to the Gordon Gardens in restoration process. 	<ul style="list-style-type: none"> Through Council involvement and support in preparing grant funding, assist the owners to restore the building or sell to willing party to restore. Stabilizing the building is the most essential first step (partly commenced with the stables). Develop link to the Gordon Gardens. 	H	Refer to Cultural Heritage and the Arts

BROADWAY AND THE MAIN STREET CORRIDOR

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET
Some of the vacant buildings within Broadway are of substantial size. Business vacancies contribute to lack of vibrancy in Broadway.	<ul style="list-style-type: none"> Potential to convert one of the larger vacant buildings 	<ul style="list-style-type: none"> Develop a new style of business incubator in one of the key vacant buildings - preferably within the Court House or Depot area. 	H	---
The Post Office is central to the town and can be seen from almost every part of Dunolly.	<ul style="list-style-type: none"> Has potential for further improvement. 	<ul style="list-style-type: none"> Further enhance through re-installing the flagpole & uplight the building. 	H	\$5,000
Wide footpaths are an asset allowing space for displays & seating. Nature strips allow for better tree development. Sporadic maintenance.	<ul style="list-style-type: none"> Provide outdoor seating, bins & trees. Provide history displays and storyboards without pedestrian and car door conflict allowing considerable scope for street life and activity. 	<ul style="list-style-type: none"> Ensure footpath and nature strips are retained. Shire to allocate a footpath maintenance budget. 	H	---
The Railway Hotel suffers from a poor image as a result of its untidy internal appearance - particularly the lobby and front bar.	<ul style="list-style-type: none"> Potential for improvement. 	<ul style="list-style-type: none"> Owner encouraged to improve ground floor presentation. 	H	---
Drugs are a problem, can deter visitors. Dunolly cannot afford to improve amenities and visual quality unless problem is addressed.	<ul style="list-style-type: none"> Involvement of the community in activities and mentoring arrangements with youths. 	<ul style="list-style-type: none"> Support is needed. Provide more activities for young people. 	H	---
Speeding vehicles along the main street, re-routing heavy transport vehicles and/or provide truck stop. (refer to Traffic and Safety)	--	Refer to Traffic and Pedestrian Safety section.	--	--
Overhead power lines.	<ul style="list-style-type: none"> Removal of overhead wires allows trees to develop to their full potential and would provide clarity in respect to the intact architectural qualities and integrity of the main street's buildings. Current inputs can be utilised if cables are bundled, a more achievable goal. 	<ul style="list-style-type: none"> Underground overhead lines in key precinct, Hardy Street to Tweeddale Street to allow street trees to develop. Possible solution is aerial bundling of cables – government fund possibility. Liaise with power company and VicRoads. 	H	\$30,000 per block undergrounding.

11.2 TRAFFIC & PEDESTRIAN SAFETY

The following section describes the key issues and recommended actions for guiding the development of traffic and pedestrian safety within the town centre. The broad objectives of the recommended actions are to:

- Reduce the speed incidences by establishing an 'historic precinct' speed limit of 40 kph, traffic calming devices such as projected kerbing and diverting trucks; and
- Define specific links to the key sites such as the Gordon Gardens, the Rene Fox Memorial Gardens, the various churches and the dredge area.

TRAFFIC & PEDESTRIAN SAFETY

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET
Trucks pass through town.	<ul style="list-style-type: none"> Investigate need to divert trucks either full-time or just at peak seasonal time (grain harvest). 	<ul style="list-style-type: none"> Potential to establish roundabouts and signage to divert trucks to Inkerman Street, bypassing Broadway. Re-prioritise through-traffic along Inkerman Street by removing stop signs along Inkerman Street. Provide good truck stop facility and trucks will move slowly as they approach and leave the stop. 	H	2 roundabouts and kerb alterations \$70,000 Line marking \$5,000 Re-sheeting Inkerman St in parts only \$10,000
Speeding vehicles through town.	<ul style="list-style-type: none"> Reduce traffic speed. 	<ul style="list-style-type: none"> Establish Broadway (main street) as an 'historic precinct' with a speed limit of 40kph. Investigate roundabouts and/or kerb extensions. Greater police presence & business activity will slow traffic. Kerb extensions in Broadway. Increasing business activity will assist in reducing speeding vehicles. 	H	As above.
Pedestrian & cycling amenities.	<ul style="list-style-type: none"> Visually and physically connect various key sites. A grant of \$20,000 has been recently obtained to develop bicycle trails 	<ul style="list-style-type: none"> Develop further links and walks through sites such as the Rene Fox Memorial Gardens. Define paths with avenue tree planting, preferably deciduous such as oaks and elms. Bicycle trails should be developed. 	H H	Tree planting \$30,000 --

11.3 COMMUNITY FACILITIES

The following section describes the key issues and recommended actions for guiding the development of community facilities. The broad objectives of the recommended actions are to:

- Return the Gordon Gardens to a major open space asset that it started as in the 19th century. Improvements include a green grassed and treed avenue linking Barkly Street to Burke Street, focus to the war memorial, corner fences and improved picnic and play amenities;
- Improve the limited shop mix;
- Provide the basis for greater or wider community involvement in events and township activities leading to a sense of pride and well-being through social interaction; and
- Promote the community bus as it is a link to potential places of education and employment.

COMMUNITY FACILITIES

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET
The Gordon Gardens.	<ul style="list-style-type: none"> Potential for greater community activities. 	<ul style="list-style-type: none"> Provide setting to allow activity to occur. Develop a calendar of events for the gardens. 	H	Refer to Gordon Gardens section.
The Rene Fox Memorial Gardens. Established toilets close to the Town Hall. Established information board.	<ul style="list-style-type: none"> Sense of pride for community as they have identified the importance of their township's buildings and the implications on tourism and the economy. 	<ul style="list-style-type: none"> Provide more picnic tables and interpretive information. Link to possible museum within Bendigo Hotel across the road. 	H	\$20,000
The swimming pool is an excellent facility, and has limited shade.	<ul style="list-style-type: none"> Improve through opening up to Gordon Gardens. Provide shade to the swimming pool. 	<ul style="list-style-type: none"> Replace galvanised iron fence to south side of pool site with transparent fence. Plant shade trees and consider provision of shade sails. Repair swimming pool. 	H	Fence \$3,000 Shade trees \$3,000 Sails \$25,000
The bowling club is an excellent facility.	<ul style="list-style-type: none"> Promote location and competitions, link to accommodation improvements over time. Provide better facilities for members. 	<ul style="list-style-type: none"> Promote competitions within the region. Any improvements should include toilet facilities. 	M H	Promotion \$2,000 --
Senior Citizens Centre under increased pressure with ageing population. C.F.A. truck storage.	<ul style="list-style-type: none"> Ensure flexibility to expand in size and services offered. Proposed truck storage shed to be located on part of the existing asphalt carpark. To increase efficiency. 	<ul style="list-style-type: none"> Adopt planning controls to ensure land is made available over long term for future expansion and development within the core precinct of the town. Grant to construct shed has been approved. Shed should be of materials consistent with Dunolly's image, corrugated iron exterior is preferred. 	H H	Council action. Possible land acquisition. --
Hospital. Recently the community fought to save the hospital. This shows it is a very important asset to the community through its service and employment opportunities.	<ul style="list-style-type: none"> Retain and strengthen the hospitals presence in the town. 	<ul style="list-style-type: none"> Retain as a major community service and retain doctor's presence. Display the history of the hospital in terms of its role in a Goldfield town. 	H	---

COMMUNITY FACILITIES

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET
La Trobe University. Student link Centre for Sustainable Regional Communities.	<ul style="list-style-type: none"> Tourism students conducting a project in Dunolly. 	<ul style="list-style-type: none"> Follow-up with key business activities in town and by project Steering Committee. 	H	---
Shops - limited mix of shops. Basic services catered for. Perceived limited opening hours of shops.	<ul style="list-style-type: none"> Maintain and improve shop mix. Additional cafes and restaurants. Encourage some shop owners to extend opening hours, potential casual employment generator. 	<ul style="list-style-type: none"> Encourage additional cafes, restaurants and gourmet food shops to locate. Extend opening hours. Improve shop facades through use of heritage paint colours, co-ordinated signage, window displays/clear windows to allow activity inside to be observed. 	H	---
School in Elgin Street. Linkage of school's activities to other events in Dunolly. Traffic speed is a concern.	<ul style="list-style-type: none"> School offers a resource to assist in events, festivals and community art projects under supervision. Signage has been altered to reduce speed around the school. 	<ul style="list-style-type: none"> Establish specific groups to organise events, festivals and historic documents. <ul style="list-style-type: none"> - Festival Committee, - History Association, etc 	H	\$8,000
Central Goldfields Shire and competition for assistance from larger towns. Dunolly is seen as having lost its identity in amalgamation. Dunolly makes up 5% of residents of total Shire.	<ul style="list-style-type: none"> Having and Urban Design Framework from which to work gives the Shire direction in promoting Dunolly and restoring its identity. 	<ul style="list-style-type: none"> Central Goldfields Shire to take a pro-active role in promotion of Dunolly. Town Committee are to lobby the Shire into doing this. 	H	---
Deledio Recreation Reserve. Example of community spirit in the development of the school oval, sports play a part in the school and general community's social interaction events.	<ul style="list-style-type: none"> Establish additional facilities to assist in social interaction. 	<ul style="list-style-type: none"> Commence a funding program for establishment of additional clubrooms for Deledio Reserve. 	L	\$130,000 subject to extent of facilities.

COMMUNITY FACILITIES

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET
Child care centre.	<ul style="list-style-type: none"> To provide more promotion for the working community. 	<ul style="list-style-type: none"> Promote location and maintain as a quality service. 		
Violence, drug use and speeding vehicles are a concern.	<ul style="list-style-type: none"> Reduce incidents of violence, drug use through increased community services profile. Review police presence. Construct roundabouts to reduce speeding vehicles, if possible. 	<ul style="list-style-type: none"> Encourage Council to take a pro-active role in providing solutions to the community's social issues. Establish a committee to review current policing schedule and manpower to prepare presentation to induce further support if deemed necessary. 	H	Social and community services, Council budget. Police budget per annum.
Rural Transaction Centre. Access to facilities and technology, run by volunteers with limited opening hours. The Centre provides a base for the community to access computers and various services.	<ul style="list-style-type: none"> Potential to diversify services. Promote tourist information. 	<ul style="list-style-type: none"> Retain and encourage greater volunteer participation and extended opening hours and training in other services, such as a booking office (see Tourism) to diversify. Link to business incubator and site data sheets. Link to school, museum and tours, including bicycle hire. 	H	Grant to assist in service delivery \$20,000
Isolation felt by some members of the community.	<ul style="list-style-type: none"> Greater involvement by locals would establish pride, spirit, well-being and social interaction. 	<ul style="list-style-type: none"> Fund a community development worker. 	H	Refer to Tourism and Cultural Heritage and the Arts budgets.
Lack of a housing estate close to the centre of town enabling the elderly and pensioners to live close to facilities.	<ul style="list-style-type: none"> Potential to establish a medium density housing development in the core area of town would need to link to social infrastructure. 	<ul style="list-style-type: none"> Investigate the demand and need. Interview out of town dwellers to gauge demand. Undertake cost benefit analysis. 	L	Council initiative.

COMMUNITY FACILITIES

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET
The Masonic Lodge is poorly presented. Underlying original features can still be seen, although barely noticeable.	<ul style="list-style-type: none"> Improve presentation as it is on a key view axis line from the Gordon Gardens. 	<ul style="list-style-type: none"> Town Committee to approach lodge's committee to paint west façade, also possible articulation of façade and provision of windows. 		Grant or Lodge Improvement Scheme \$15,000, trees (Council) \$15,000
Extend bus services to neighbouring towns. There is already a community bus.	<ul style="list-style-type: none"> A regular bus service to major towns, Maryborough and Bendigo would provide townfolk, particularly those without vehicles, a means of access to find employment, further education and recreation opportunities. A bus would allow for weekend tours of the town and surrounding sites for visitors. Also provide greater tourism links to railway and VLine bus connection to Bendigo, Maryborough, Ballarat and beyond. 	<ul style="list-style-type: none"> Potential for a community bus service. Commence as low key operation and test for success. 	H	\$70,000 bus 2 nd hand & ½ year wage for a driver.
Town Committee already established who are interested in developing Dunolly and its image. The Committee is a point of contact between the residents of Dunolly and the Council.	<ul style="list-style-type: none"> Lobby Council, apply for funding. 	<ul style="list-style-type: none"> Follow up actions of this study. Lobby Council on issues affecting Dunolly. Can apply for funding if incorporated. 	H	

11.4 CULTURAL HERITAGE, THE ARTS AND EDUCATION

The following section describes the key issues and recommended actions for guiding the development of cultural heritage, the arts and education within Dunolly. The broad objectives of the recommended actions are to:

- Create identifiable and interesting pedestrian links, the priority is to the Gordon Gardens;
- Develop more activities for visitors and families;
- Consolidate the museum venues to the one site with high exposure
- Once the Bendigo Hotel is restored tours may be conducted from the venue;
- Replace the 'Welcome to Dunolly' signage with new logos and signage;
- Ensure that the town centre is a living centre not just a collection of buildings; and
- Increase community activities, trader participation, uplight buildings at night, physical improvements to Broadway are the first steps.

CULTURAL HERITAGE, THE ARTS AND EDUCATION

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET
<p>No visual clues to the attractions that exist off the main street e.g:</p> <ul style="list-style-type: none"> Gordon Gardens Court House Churches Chauncy's Cottage Former Post Office Dredge area 	<ul style="list-style-type: none"> Create identifiable and interesting pedestrian links. Develop into self guided walking tours and driving tours (see Tourism and Visitor Amenities) 	<p>Provide visual links to various attractions in and around town through:</p> <ul style="list-style-type: none"> Landscaping and consistent tree planting themes. An attractive/creative marker to various sites. A clear system of signage. Information brochures. General promotion through events & festivals. 	H	Committee funding process \$5,000
<p>Dunolly has a number of significant historic buildings and memorials</p> <ul style="list-style-type: none"> 4 churches Courthouse McBrides Ironmonger Store Town Hall Bell's Mansion Post Office, current & former Footer's Mansion Gold Museum Royal Hotel Bendigo Hotel Railway Hotel Dredge area Gordon Gardens <p>However there is a lack of these buildings used by locals and visitors. Limited activities exist to promote these buildings.</p>	<ul style="list-style-type: none"> The tangible history of Dunolly is one of its major assets that should be made known and interpreted for locals and visitors. Develop visitor activities for families other than prospecting. Churches are all well set up for musical events. 	<ul style="list-style-type: none"> Further develop interpretive signage of heritage sites. Develop a self-guided walk brochure taking in key sites around town. Develop town walks led by an expert guide. Consider other ways of interpreting Dunolly's history such as: <ul style="list-style-type: none"> Re-enactments in buildings and around the town. Festivals and special events including events designed to showcase significant building (Festival of Early and Sacred Music in churches). Public art as interpretation. Specialist guided tours marketed to outside groups with specific interests eg. wildflowers/flora & fauna, gold prospecting sites, landcare, architectural history, painting and drawing groups. Possibly run by volunteers. 	H	<p>Implement Cultural Heritage Study \$20,000</p> <p>Signage Strategy Study & graphics \$12,000</p> <p>Festivals & events, annual budget \$10,000/annum</p> <p>public art. Development of brochures</p> <p>a) overall \$15,000</p> <p>b) site specific brochures \$10,000</p>

CULTURAL HERITAGE, THE ARTS AND EDUCATION

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET
The Court House Museum is hidden away and not staffed. The Gold Museum is open limited hours.	<ul style="list-style-type: none"> Combine these to create one major attraction. Consider relocation of existing museum items to a more prominent site or extend existing Gold Museum using the adjacent vacant block. Seek to develop regular, if limited, opening hours. 	<ul style="list-style-type: none"> Investigate the relocation of attractions on Broadway. Make the museum the starting point for all tours and activities for visitors and tourists. Courthouse could become a business incubator building. 	H	Relocation grant \$50,000 Heritage Victoria, Arts Victoria.
Need to further develop a sense of community and community pride in the town. Some people feel left out.	<ul style="list-style-type: none"> To bring established and newer residents in and around together to engender a sense of community and civic mindedness. 	<ul style="list-style-type: none"> Maintain 'The Welcome Record', a bi-monthly publication, as an important communication tool for locals and visitors. Undertake further community art/community cultural development projects/initiatives. Activities and events. 	H H	Seek project funding through: <ul style="list-style-type: none"> Council VicHealth Regional Arts Victoria Philanthropic Trusts etc.
Gordon Gardens are dowdy, unkempt and convey little sense of being the major outdoor recreational space for the local community. The Gardens are located directly opposite the Bendigo Hotel site.	<ul style="list-style-type: none"> Develop Gordon gardens as a park for locals with a unique character. Link the Gordon Gardens to the activity area of Broadway via Bull and Thompson Streets. Potential to physically link the Gordon Gardens to Broadway. 	<ul style="list-style-type: none"> Redevelop the gardens to emphasise their heritage aspects and sense of contemporary culture for the local community. Display the garden's history including early garden photographs. Develop a community arts project focused in the Gardens involving local school children. Create an area to cater for the needs of local teenagers. Establish a physical and visual connection between Broadway and the Gordon Gardens to the north side of the Bendigo Hotel as part of the restoration works. 	H	Refer to Gordon Gardens section.

CULTURAL HERITAGE, THE ARTS AND EDUCATION

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET
No sense of entrance to the town. Existing signage: 'Dunolly Home of Wheat and Gold' is a little 'tired'.	<ul style="list-style-type: none"> Announce the town and create a stronger sense of entry. 	<ul style="list-style-type: none"> Reinstate the flag pole on the Post Office tower which can be visible from a distance and act as a marker and point of orientation for the town Install 'Welcome to Dunolly' signs that list a range of attractions. Replace existing town entry signs. Plant significant trees at the beginning of Broadway to mark the entry to town. 	H	Refer to Post Office. Refer to Infrastructure & Signage section. Refer to Main Street Corridor section.
Town appears 'dead' at night.	<ul style="list-style-type: none"> Encourage and develop initiatives that bring life and activity to the town outside working hours. 	<ul style="list-style-type: none"> Encourage hotels and cafes to announce their opening hours through a visible night-time presence – e.g. internal and external lighting. Light significant buildings at night (hours may be limited or limited to particular times of the year initially e.g. to coincide with festivals and events). 	H L	--- \$16,000 (5 buildings)
Art and heritage.	<ul style="list-style-type: none"> Do not let heritage restrict or limit art & creativity. The town must by a living centre. 	<ul style="list-style-type: none"> Ensure art, business and tourism extend themselves. 		

CULTURAL HERITAGE, THE ARTS AND EDUCATION

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET
The rotunda in Gordon Gardens is under-utilised	<ul style="list-style-type: none"> The rotunda can become a key community venue for musical and other events. 	<p>Encourage the development of regular events in the rotunda by schools, local and visiting artists and other community groups. E.g:</p> <ul style="list-style-type: none"> Summer in the Parks (Sundays once a month) As part of local festivals/events School concerts and presentations Displays by local community groups. Establish events committee to assist in funding application to the Council and other sources. Improve ground profile adjacent to the rotunda to improve drainage of the grass. 	H	Local initiatives \$8,000/annum.
Wild Dog Diggings are unique mining sites showing European and Chinese mining styles side by side	<ul style="list-style-type: none"> Promote the significance of these diggings as a point of difference to other mining centres. 	<ul style="list-style-type: none"> Sign post significant mining sites. Provide interpretive signs or other material. Promote sites on brochures and maps. Promote cycling to various sites & bicycle hire in town. 	H	Refer to site specific brochure. Signs \$5,000, portion of total.
Many shops in town are vacant and appear derelict.	<ul style="list-style-type: none"> Improve window displays in vacant shops to create/add to the way in which the town presents or showcases itself and its heritage. 	<ul style="list-style-type: none"> Involve local artists in establishing interesting display in vacant shops. 	M	

CULTURAL HERITAGE, THE ARTS AND EDUCATION

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET
Dunolly Goldrush Festival (November).	<ul style="list-style-type: none">An annual event of high success could be further developed and promoted.	<ul style="list-style-type: none">Continue to develop new components/elements of this festival that draw in local residents.Promote festival further to attract more people to visit and appreciate the historic buildings, the history and the development of Dunolly.	H	\$7,000/annum
Bendigo Hotel (Cobb & Co. Inn). This particular hotel was the Cobb & Co. accommodation and staging site. On-site stables remain. # Building is required to be in public ownership first.	<ul style="list-style-type: none">Major tourist attraction.Establish a visual and physical link to the Gordon Gardens as part of the restoration works.	<ul style="list-style-type: none">Alternative site for tours and attractions, perhaps including selected attractions from the two museums to help create an enjoyable 'past' experience.Establish link to the Gordon Gardens.	H	\$100,000 immediate structural restoration# \$300,000 final restoration grant.

11.5 TOURISM

The following section describes the key issues and recommended actions for guiding the development of tourism within the town centre. The broad objectives of the recommended actions are to:

- Consolidate the various museum sites into the one venue with greater opening hours and exposure;
- The Gordon Gardens must be promoted, currently they are hidden from view and poorly presented;
- Increase accommodation opportunities in the township;
- Produce an up-market tourist brochure;
- Develop tourist related services such as bicycle hire and trails, walking and driving tours of the township and surrounding mine sites and wildflowers;
- Promote the intact built form of the township and maintain the humble historic development rather than creating and contrived 'Toy Town';
- Melbourne – Mildura rail link is to recommence in 2004. Possible stop-over opportunity in Dunolly; and
- Promote the sub-regional tourist linkages and gold product development. The Golden Way Heritage Trail established recently sets the framework for further local and regional initiatives.

TOURISM

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET
<p>The current Goldfields Museum has inadequate display space.</p> <p>The courthouse museum is hidden away from the main tourist area & not staffed / open regular hours.</p> <p>The Goldfields Museum is open only limited hours as it is attended by volunteers.</p>	<ul style="list-style-type: none"> Provide more space and consolidate the courthouse museum and the Goldfields Museum to create one major attraction. Consider re-location of the Court House's museum elements to a more prominent site on Broadway. Seek to develop regular, if limited, opening hours for both museums. Potential for the business incubator centre to operate from the Court House. Consolidated displays also allows consolidation of volunteers and increases volunteer time efficiency. 	<ul style="list-style-type: none"> Investigate the re-location of key pieces of these attractions to the Bendigo Hotel, when restored. Investigate feasibility of Gold Museum extending into adjacent vacant shop when combining the Courthouse displays into one centralised area. Investigate and test among locals' responses to business incubator system. 	H	Feasibility Study \$5,000, possible be part of the heritage guidelines.
<p>Gordon Gardens.</p> <p>Refer to the Gordon Gardens and Cultural Heritage and the Arts sections.</p>	---	---	---	---
<p>Limited accommodation within the town and the surrounding area. The town cannot provide beds for a bus load of tourists at present.</p>	<ul style="list-style-type: none"> Through further community art/cultural development projects, a diversity of activities could encompass a greater sector of the community. Develop tourist activities other than gold prospecting. Accommodation would allow for larger groups to visit Dunolly. Accommodation should also make use of some of the heritage buildings of the town and district. 	<ul style="list-style-type: none"> Develop events and festivals that build on other assets of the region eg. Spa and ecology, the wine industry and cycling with the Tour de Pyrenees and the Great Victorian Bike Ride. Assist development and promotion of business interests in bed & breakfasts and lodge-style group accommodation farm stays. Link to activities such as; trailbike riding, horse riding, farm stays and education, orienteering, gold prospecting, wildflowers / environment / ecology, rehabilitation of mine sites, painting and drawing groups etc. 	H	<p>Largely volunteer initiatives.</p> <p>Apply for arts and heritage grants.</p> <p>Refer to the Cultural Heritage and the arts section.</p>

TOURISM

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET
Golden Way Trail.	<ul style="list-style-type: none"> Build links with larger centres that attract tourists. Provide permanent markers. 	<ul style="list-style-type: none"> Requires active Shire and community action to ensure Dunolly gets its information and image/vision set. Develop the established Golden Way. Link The Golden Way with spa and wine strategies, Maryborough-Dunolly-Clunes (Figure 8 route). Establish permanent signs, banners and signage addressing Dunolly's presence as part of the Golden Way Trail. 	H	\$10,000 to assist in advertising & brochures.
Dunolly suffers as it is on the road to only minor towns outbound from Melbourne and key regional centres.	<ul style="list-style-type: none"> Link with the Golden Triangle and the Golden Way concept already established. 	<ul style="list-style-type: none"> Active promotion. Develop Township website with regular updated information. Improve accommodation facilities to establish the market niche and credibility. 	H	Website co-ordination \$5,000
Brochure & specific interpretive brochures, interpretive signage and both walking and cycling trails. Refer to Cultural Heritage and the Arts section.	<ul style="list-style-type: none"> Produce an up-market tourist brochure for visitors to the town. Establish bicycle hire centre within the Township. 	<ul style="list-style-type: none"> Honest marketing of key sites that are to an acceptable standard at present. Ability to upgrade over time. Refer to Cultural Heritage and the Arts section. 	H	Brochure graphics, printing information \$20,000
Significant buildings. Refer to Cultural Heritage and the Arts	<ul style="list-style-type: none"> The intact integrity of the buildings on Broadway must be preserved. 	<ul style="list-style-type: none"> Refer to Cultural Heritage and the Arts section. 	---	---
Promote Rural Transaction Centre. Relies on volunteer staff.	<ul style="list-style-type: none"> Potential booking agency for accommodation and tours. Potential bicycle hire outlet for groups and individuals wanting to explore. 	<ul style="list-style-type: none"> Link the Rural Transaction Centre to the business incubator system, which would create a more active attraction for visitors. 	H	\$10,000 per annum to assist

TOURISM

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET
Dunolly requires promotion within the broader context of Victorian and interstate tourism. Many people do not know where Dunolly is. Dunolly also suffers as due to its location on the route to smaller towns outbound from Melbourne.	<ul style="list-style-type: none">Through promotion and township facility development and upgrading over time Dunolly can receive greater recognition as an intact township with significant civic and commercial buildings.Although past the 4 large regional centres in the area, Bendigo, Castlemaine, Maryborough & Daylesford, Dunolly is close enough to attract their tourists.	<ul style="list-style-type: none">Promote tourism through private sources, Tourism Victoria and other Victorian Tourism centres.Requires significant improvement to facilities including signage and other promotional material, heritage preservation, and economy boosting business to establish credibility.	--	Refer to Cultural Heritage and the Arts section.

11.6 INDUSTRY & THE BUSINESS ECONOMY

The following section describes the key issues and recommended actions for guiding the development of industry and the business economy within the town centre. The broad objectives of the recommended actions are to:

- Through various town centre improvements develop an environment conducive to home-based and commercial enterprise to locate in Dunolly;
- Promote the various business training groups and regional services available;
- Develop the business incubator system already planned with potential venues being key buildings such as the Courthouse and for industry the former Shire Depot; and
- Develop the manufacturing incubator already planned with potential venues being key buildings such as the Courthouse and/or the industrial estate.
- Lobby Council to buy back the industrial estate. A sewerage system and water supply to the industrial estate are essential to attract new enterprises.

INDUSTRY & THE BUSINESS ECONOMY

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET
Agriculture is important for Dunolly's prosperity, consisting largely of grazing and cereal production within the surrounding area.	<ul style="list-style-type: none"> • Increase the strength of Dunolly as a sub-regional / local service centre with up-to-date facilities. • Employment opportunities could develop through the establishment of agricultural related businesses in town. • Bring horticultural and organic enterprises from the farm into town. 	<ul style="list-style-type: none"> • Encourage farm stays and accommodation. • Develop training base linked to regional colleges with learning emphasis on agriculture. • Skilled education at non-academic level to create quick training as skilled farm hands. • Include gourmet shops as an attraction to the produce of the area and link with Dunolly's important agricultural presence. 	<p>H</p> <p>H</p>	Marketing/ promotion and co-ordination \$5,000 (part of the Cultural & the Heritage grant)
High unemployment rate with the township. This has its social implications.	<ul style="list-style-type: none"> • Training at regional colleges and successful businesses in town could provide some training and employment. • Further development of business-based training within Dunolly. 	<ul style="list-style-type: none"> • Apply for training grants. • Encourage regional businesses to establish agencies. • Link local businesses training such as BizIsUs & Business Victoria to regional TAFE colleges in Castlemaine, Bendigo & Ballarat. • Develop festivals, events & promotions that involve a diversity townfolk. 	<p>H</p> <p>H</p> <p>H</p> <p>H</p>	<p>Training grants.</p> <p>Marketing to regional colleges.</p> <p>Refer to Cultural Heritage and the Arts section.</p>
Bakery wants to extend.	<ul style="list-style-type: none"> • Beechworth Bakery operation, a model for business and tourism. • Will be a substantial employment generator over time. 	<ul style="list-style-type: none"> • Encourage development. 	H	Trader initiative.
Business economy. Major businesses within town rely on outside clientele for income.	<ul style="list-style-type: none"> • Encourage business investment such as Information Technology. • Relatively inexpensive set up and establishment costs involved. 	<ul style="list-style-type: none"> • Encourage agencies to establish and link to successful regional businesses. 	H	Study & marketing/ promotion \$8,000

INDUSTRY & THE BUSINESS ECONOMY

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET
Relatively inexpensive business set up and establishment costs.	<ul style="list-style-type: none"> Allows businesses to develop and expand. Possible guidance from the current established businesses on marketing. Sharing facilities and technology. 	<ul style="list-style-type: none"> Develop the business incubator system already planned. Link to local business training such as BizIsUs, located in Dunolly, Business Victoria and regional TAFE colleges in Castlemaine, Bendigo, Ballarat and to other successful regional businesses. Establish site/ building data sheets of photo, floor space & infrastructure to assist in marketing premises available to outsiders. 	H	---
Mobile phone drop-out limits attraction for certain businesses.	<ul style="list-style-type: none"> A tower nearby would allow greater scope for business activity and flexibility. 	<ul style="list-style-type: none"> Improve mobile phone range through request for a tower near the township. 	M	---
Youth employment.	<ul style="list-style-type: none"> Through established sources, mentoring of young people. 	<ul style="list-style-type: none"> Relies on educational training/ opportunities from local business training centres (BizIsUs & Business Victoria) in & regional centres, business development and apprenticeships. 	H	---
Supermarket provides a service to those who do not own vehicles, including the elderly.	<ul style="list-style-type: none"> A supermarket is needed as there is such a number of people without access to a vehicle. 	<ul style="list-style-type: none"> Marketing of the supermarket and general provisions is important. 	H	---
No manufacturing base. Industrial land with services and infrastructure.	<ul style="list-style-type: none"> Manufacturing would create another avenue of employment. Services and information required for attracting successful business enterprises. 	<ul style="list-style-type: none"> Encourage regional businesses to relocate. Lobby Council to buy back industrial estate. A manufacturing incubator would be beneficial, a vacant site on the outskirts, the industrial estate could provide an excellent resource if sewered and supplied with water. 	H	Co-ordination by Council and Committee \$10,000

11.7 SURROUNDING HISTORIC SITES

The following section describes the key issues and recommended actions for guiding the development of surrounding historic sites within Dunolly. The broad objectives of the recommended actions are to:

- Promote the surrounding sites through:
 - Bicycle hire and trails;
 - Tour operations;
 - Fossicking; and
 - Historic mine site brochure.

SURROUNDING HISTORIC SITES

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET
Not all the significant buildings are located on Broadway. There are many sites outside of the study area.	<ul style="list-style-type: none"> Promote these buildings and historic sites. 	<ul style="list-style-type: none"> Refer to the Cultural Heritage and the Arts section. 	H	Refer to the Cultural Heritage and the Arts section.
Wild Dog Diggings Refer to the Cultural Heritage and the Arts section.	<ul style="list-style-type: none"> Promote the site. Include in tour brochure available within Dunolly. 	<ul style="list-style-type: none"> Refer to the Cultural Heritage and the Arts section. 	H	Refer to the Cultural Heritage and the Arts section.
50 mine sites exist within 10kms of Dunolly, i.e. Moliagul, 'Home of The Welcome Stranger' gold nugget.	<ul style="list-style-type: none"> The mine sites are as good as any in the state. Publicise and market as tourist attractions. 	<ul style="list-style-type: none"> Refer to the Cultural Heritage and the Arts section. Promote through historic mine site brochure and trail plans. 	H	Refer to the Cultural Heritage and the Arts section.
Fossicking	<ul style="list-style-type: none"> The region provides opportunity for gold fossicking. 	<ul style="list-style-type: none"> Provide visitor information on safe sites and areas in which fossicking can take place. 	H	

11.8 SURROUNDING ENVIRONMENT

The following section describes the key issues and recommended actions for guiding the development of surrounding environment within Dunolly. The broad objectives of the recommended actions are to:

- Recognise the importance of agriculture to the regional economy;
- Develop the environment for agencies, education and farm-related services to establish in Dunolly; and
- Improve the infrastructure services of sewerage and natural gas connections to the Township.

SURROUNDING ENVIRONMENT

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET
Agricultural production is important for Dunolly, especially cereals. Refer to the Industry & business Economy section.	---	---	---	---
Various mine sites and historic townships nearby.	<ul style="list-style-type: none"> Towns such as Moliagul (home of the 'Welcome Stranger'). What do these town's further out have to offer? Establish Dunolly as a base from which to explore further. 	<ul style="list-style-type: none"> Develop further tour maps. 	M	Tour maps and marketing. Refer to the Cultural Heritage and the Arts section.
D.N.R.E. have closed off to the public some areas of the bush. This affects access by prospectors - many of whom are based at Dunolly Caravan Park.	<ul style="list-style-type: none"> Investigate means of re-opening some tracks by D.N.R.E. Ascertain which tracks prospectors mainly use. Potential decline in patronage of the caravan park. 	<ul style="list-style-type: none"> Shire needs to discuss issue with the D.N.R.E., can areas be rested and reopened to the public on a cyclical basis? Review re-vegetation and track rehabilitation, controlled track use and access to certain sites. 	M	---
Dunolly needs sewerage and natural gas connections.	<ul style="list-style-type: none"> Reduce inconvenience and provide business and associated residential (housing estate) investment. 	<ul style="list-style-type: none"> Continue efforts in convincing authorities of the need for services. Shire to assist in discussions. 	H	Applications, meeting, reporting \$3,000
Poor overall signage.	<ul style="list-style-type: none"> Marketed as a 'hidden secret'. 	<ul style="list-style-type: none"> Develop more aggressive promotion campaign. Replace 'Home of Gold and Grain' signage with a more memorable theme. Possible sculptural elements. 	H	Grant funding for signs & graphics \$5,000 Signs at 4 entrances \$16,000

KEY SITES

11.9 GORDON GARDENS

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET
The Gordon Gardens are voted by locals as the key feature of Dunolly. They are hidden from the visitor's view. Consult with youth to determine their recreational needs.	<ul style="list-style-type: none"> • Increase community and in particular visitor awareness of the location, increase awareness as important 19th century town gardens. Bring back some memory of features such as gates, paths and trees, green grass in parts. • A major well designed skateboard & bicycle circuit would create an activity focus bringing life to the gardens. 	<ul style="list-style-type: none"> • Encourage property owners to maintain a visual connection through various vacant allotments and corridors. Potential for a link to the north side of the Bendigo Hotel. • Initiate a feasibility survey of teenagers and if demand is shown develop several design concepts. • Vacant workshop site on Broadway and Tweeddale Street corner an excellent skateboard park opportunity. 	H	Refer to specific scheduled cost.
Path system.	<ul style="list-style-type: none"> • Diagonal path system is an accepted arrangement based on history, however path beside tennis court could be meandering to create more leisurely experience. • Corner points of the gardens therefore become important. 	<ul style="list-style-type: none"> • Prepare design concept for the gardens. Path layout and corner fencing are key components. 	H	Skateboard circuit, including jumps and drainage. See Broadway and Main Street Corridor. Paths \$25,000
Pine tree area to the north-east corner will become hazardous.	<ul style="list-style-type: none"> • Create a more useable space through the removal of pine trees. 	<ul style="list-style-type: none"> • Establish an amphitheatre area for outdoor performances, surrounded by a grove of she-oak trees, Allocasuarina littoralis and Allocasuarina verticillata. 	M	Removal of pine trees \$15,000. Amphitheatre and planting \$15,000

GORDON GARDENS

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET
Dried garden appearance & lack of containment.	<ul style="list-style-type: none">The Gordon Gardens have deteriorated over time from a green space with shade trees and metal fencing and entrance gates to a dryland garden setting.	<p>The Gardens must be improved in the following priority:</p> <ul style="list-style-type: none">Irrigate only corridor on axis to Burke St from Barkly Street, approximately 30m wide;Continue avenue of elms or linden trees on axis to Burke St;Consolidate play equipment into a single mulched area;Replace picnic seats & tables as present are well below standard;Install heritage style fencing & simple entrance pillar gates to corners on Thompson Street & at pool area;Retain dryland setting for most part and encourage six of the native shrubs that exhibit exotic plant characteristics, ie. correas, emerophila, eriostemon, westringia as group plantings.In parts develop native grass areas and tufting plants and local flora with plant identification labels.	<p>H</p> <p>H</p> <p>M</p> <p>H</p> <p>M</p> <p>M</p> <p>M</p>	<p>Irrigation to main axis to Burke Street portion only, \$40,000</p> <p>Trees & planting \$23,000</p> <p>Playground and re-location of items \$25,000</p> <p>Fencing to corners \$15,000</p> <p>Dryland plantings \$15,000</p> <p>Re-seeding drainage improvements, topsoil \$10,000</p>

KEY SITES

11.10 BROADWAY

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET
Shop facades are unwelcoming.	<ul style="list-style-type: none"> Buildings along Broadway have verandahs to protect window shoppers from the sun therefore creating a good opportunity for window displays. 	<ul style="list-style-type: none"> Town Committee encourage business owners to create window displays. The more businesses involved, the greater the effect, increasing the time visitors linger. 	H	--
Significant buildings on Broadway are under-utilised.	<ul style="list-style-type: none"> The Bendigo Hotel is in a prime position for a tourism Information Centre has a relatively intact frontage. The Hotel is also centralised within Broadway. 	<ul style="list-style-type: none"> Move the Goldfield Museum display and the Courthouse display into a consolidated tourist attraction. Refurbish the Bendigo Hotel to provide an excellent tourist magnet. An experience appealing to a number of the senses would draw various people in for different reasons, therefore attracting visitors other town attractions would miss. 		

12 IMPLEMENTATION PROGRAM AND BUDGET

Page 1 of 1

Below is the priority listing and opinions of probable costs for components of the strategy. All projects will take time to implement and it is essential there is a balance of financially implementable projects achievable throughout the longer term duration, which may take 15 – 20 years to achieve. The Framework Plan establishes a series of strategies that provide Council, community service clubs and individuals guidance as to the funding required from both government and private sector sources.

The listing is as follows, in order of priority:

CAPITAL WORKS COSTS:

Create visual clues to attractions lying off the main street.	\$5,000
Consolidate Gold Museum and Courthouse displays.	\$50,000
Street trees (Broadway)	\$50,000
Bendigo Hotel immediate structural restoration#.	\$100,000
Heritage Guideline Study to key precinct	\$25,000
Reinstate flagpole to Post Office.	\$5,000
Develop the Gordon Gardens:	
• New asphalt pathways;	\$25,000
• Re-establish irrigation system;	\$40,000
• Trees and planting;	\$23,000
• Dryland planting, including mulch and stakes;	\$15,000
• Playground relocation and new equipment, mulch;	\$25,000
• Fencing to corners; and	\$15,000
• Re-seeding, drainage improvements and topsoil.	\$10,000
• Removal of pine trees and development of amphitheatre including grassing and planting.	\$30,000
Directional and interpretive signage.	\$18,000
Bendigo Hotel final restoration.	\$300,000
Develop visual and physical links from Broadway to Gordon Gardens via Thompson and Bull Streets and the Bendigo Hotel once restored.	\$15,000
Kerb extensions along Broadway from Tweeddale to Hardy streets.	\$90,000
Provide more picnic tables and interpretive information within the Rene Fox Memorial Gardens.	\$20,000
Swimming pool, transparent fencing and shade facilities. (Fence \$3,000, shade trees \$3,000 and sails \$25,000)	\$31,000
Improve façade of the Masonic Lodge. (Lodge \$15,000 & trees \$15,000)	\$30,000
Festivals and events involving the school.	\$8,000
Skate facility, 1 st Stage.	\$30,000
Uplighting of key historic buildings.	\$16,000
Entry signage, including commissioning a graphic artist.	\$21,000
Further develop the promotion of the Golden Way Trail.	\$10,000
Provide promotional material, signage and graphics as visitor information. Website co-ordination.	\$42,000
Rural Transaction Centre service delivery.	\$20,000
Establish regular community bus service.	\$70,000
Clubrooms at Deledio Recreation Reserve.	\$130,000
Underground power lines along Broadway from Tweeddale Street to Hardy Street. (\$30,000 per block - 3 blocks)	\$90,000
TOTAL	\$1,384,000

ANNUAL COSTS:

Develop town walks and heritage festivals and events.	\$10,000
Promote festivals and events in the Gordon Garden's rotunda.	\$8,000
Promotion specifically of the Dunolly Goldrush Festival.	\$7,000

Excludes: Gordon Gardens further recreational facilities.

Building needs to be in public ownership first.

APPENDIX 1

MINUTES OF MEETING

Steering Committee Meeting No. 1 **12th November 2001**

Cockatoo Café 10:30am

Present

Phillip Ashton – community member, artist & business representative.

Peter Boadle – sitting in for Ross Gillete.

Ted Quirk – community member and business representative.

Val Young – community member and business representative.

Lizette Chapman – community member.

Valerie Andrews – Councillor and business representative.

Norm Cameron – Goldfields Shire Council.

Ron Potter – Engineer, Central Goldfields Shire Council.

Ken Roberts – community member and business representative.

Study Team

Michael Smith, Peter McNabb, Carol Atwell, Donald Walker and Hayley Valentine.

Issues concerning Dunolly

- Marketed as a hidden secret, poor overall signage (Val).
- No-one knows where Dunolly is, some don't know where Maryborough is, also need to explain where Maryborough(Victoria) is (Ted).
- You move to Dunolly for the lifestyle, Ken has been involved in Dunolly progression for 20 years, ex-builder and publican before moving to Dunolly.
- Ken's business (Finders) doesn't rely on local people. It is the only business that has a tourist license.
- Comments from visitors include – we would like to live here if we could make a living (lifestyle).
- Pre amalgamation had good land for light industrial estate (already zoned), but was sold off after amalgamation.
- Skilled labour – young people are hard to keep, TAFE in Bendigo and Castlemaine.
- Not passenger train, buses only transport.
- Vic Rail, only grain. V-Line to Adelaide, to Ballarat Mon, Tues, Wed, Thurs, Fri and Bendigo on Wednesday.
- Community bus service has been limited b/c insurance guidelines (over 60's and health care card). Takes people to sport and is available to charter on weekends.
- Angela Munro – Goldfields transport, working partly lobbying for better lines to Castlemaine.
- Property market down but has been picking up recently.

- Historic architecture untapped - Royal Hotel \$135K passed in, and reserve of \$185K on Ironmongers.
- Don't want a Tarnagulla where 60% of houses are holiday houses, town is dead most of year.
- Good school – 110 students (7 teachers), stable for past 5 years.
- Good kindergarten.
- Good swimming pool facility, tennis courts.
- Degenerated area around depot.
- Telephone lines are not great, mobile coverage almost non-existent. Satellite is a problem as it only allows downloading not uploading and not compatible with Microsoft software.
- Quilting operating out of neighbourhood house.

Goods and services

- Bakery
- Butcher
- Supermarket in transition
- Hardware
- Rural Transaction Centre - run by volunteers
- Post Office – has link with NAB and CBA
- Electronic
- Chemist can fulfill prescriptions
- Doctor, at hospital
- Hospital, 6 beds to be added on, \$350K community funded.
- Sewerage, will be done
- Drug sales
- Not enough police (1 only)
- Problems with speeding vehicles, especially around school, has improved recently though.
- Heavy transport through town, no law enforcement (don't bother with logbook).
- High proportion of elderly people in Dunolly, has been a long term thing. Vic Roads will not allow 40kph in the main street because it is a main street.
- Speeding causes conflict with bicycles, Phil considers Dunolly a great place to ride.
- Popular area for touring cyclists, interesting and flat.
- Have Veteran event in Maryborough.
- Flora and fauna – significant vegetation.
- 50 mine sites within 10kms, as good as anywhere in the State.
- Studies done by David Benier and Chris McConville (heritage).
- Many prospectors (is a recommended area).
- Golden Triangle (Wedderburne and Inglewood).
- Perception of town some locals have is that Dunolly is just for prospectors.
- DNRE have closed off areas of bush.
- Prospecting is a big tourist drawcard, reflecting the size of the caravan park.
- Only one active private mine to the east. Deep mines to hard alluvial rock – scattered gold.
- Only place where mix of Chinese and European diggers at Wild Dog Diggings (part of cycle track – Phil will investigate).
- Courthouse (has been refurbished) – Government funding that Vic Tourism was going to contribute.
- DNRE wants to move it to Lands Department, both opted out.
- Bendigo Hotel Project (Norm)
- They have tried for Historic Pubs Grant but told they had a chance, Peter has enthusiasm.
- Link main street to Gordon Gardens and Courthouse – key is public ownership.

- Have little in the way of brochures.
- Seeking funding for someone to be at the museum for disseminating info.
- Museum closed some weekends, depending on who is available – KEY PEOPLE TO CONTACT
- Rural Transaction Centre relies on volunteers.
- John Tully has done a lot on history.
- Have local airport, light twin engines.

Signs

- 1994 Federal Government Tourism Grant
- Will be plaque system for dribs and drabs of trails.
- Town Hall and board, place where they stop.
- Post Office, original counter.
- Masonic Hall active, Fred Watts grandmaster Ph-54 681731
- District surveyors home – put near Masonic Hall.
- Village Green settlement pattern – Gordon Garden.
- Church settings, (Ted) places of interest on the main street, board hidden.
- Flood light buildings, bud light trees.

KEY ECONOMIC DRIVERS

- At least 50% are elderly
- High unemployment rate
- High unemployable rate
- Hospital aged care is employment and brings older people to town.
- Silo – Vic Grain is significant.
- Business opportunities were knocked back:
- Engineering business
- Stawell business
- (Winemaker)

IMPORTANT SOURCE IN DUNOLLY -

“The Welcome Record”, 800 produced per week, at 40c each.

Have good relationship with La Trobe Uni. Tourism student have 3 projects in Dunolly. ‘Centre for Sustainable Regional Communities’. Working with artists, social well-being, ecological footprint and economic viability. (David, Enshaw and Maureen Rogers).

NECESSITIES

- Sewerage, contribution \$800 over 20 years as payment.
- Gas desperately needed.
- Bakery, wants to expand, with café at front (like Beechworth Bakery).
- Has oldest licensed grocery in area
- Old people need supermarket and cars (Val)
- Had 3 fuel outlets, now only have one.
- Dunolly Goldfield Festival is done with grants.
- Social benefit, school involvement.
- Investigated through Dunolly Action Group.
- \$5000 visual arts
- \$2.5K, Central Goldfields Shire contribution
- Federation Ball, \$2000 raised.
- Insurance for public liability is really making things difficult.

ACCOMMODATION

- Hotel
- Caravan park
- Max. no. beds in town, 50 which includes the motel.
- Cannot accommodate a tourist bus.

Genealogy is becoming popular, Maryborough has a library, could link it with museum.

DUNOLLY'S NEEDS

- Need to show tourists it is worthwhile coming, and make them aware it is here.
- (Norm), Sub-regional Strategy, started with 'The Golden Way', small goldtowns route, awareness, part of Spa Gold.
- Macro and micro 'Golden Way' needs to incorporate figure 8, Daylesford, Clunes, cohesion.
- Needs good housing estate.
- Train, transport (elderly)
- Range in town – fishing, gold prospecting tours, activities for family (not just Dad).
- (Norm), Maryborough, Ararat and Dunolly that is a theme that will boom.
- Highway improvements will help travel time (2-2,5 hrs from Melbourne).
- Wheat plains theme?
- Tennis club rooms need revamping/new.
- Central Goldfields Interpretive Centre, build new buildings with infrastructure is working in Castlemaine.
- I.T. market lifestyle of home office, BRING money in to spend in Dunolly.
- Mobile phones – Telstra will do it.
- Industrial estate with 6 factoryettes.
- Active police force, (Valerie), suggest one more come from Maryborough.
- Alternative route for heavy vehicles, Inkerman St, Maude St bypass (Maude St has Kindergarten).
- Trucks in Inkerman and Thompson (access to silo).
- Need school crossing (in process).
- Defining Dunolly as a cycling centre.
- Need a multitude of interests besides gold.
- Nature walks, rabbiting, fishing etc.
- Promote wonderful colours that change with the seasons.
- Enclose roads with trees to slow traffic.

Next meeting Tuesday evening, 4th December.

APPENDIX 2

As a resident of Dunolly what do you consider are the key features of the township area of Broadway and Market Street, between Tweeddale and Hardy streets?

Are there any particular features of Dunolly that you would draw people's attention to?

If yes, please record below:

How important is Dunolly's image?

- ☐ Very important
- ☐ Important
- ☐ Of some importance
- ☐ Of little importance

List benefits:

Are there land-forms or heritage and cultural values of Dunolly which you consider would be important to take into consideration in assisting the Urban Design Framework directions and strategies?

Is there one particular theme that Dunolly should build upon?

If yes describe below:

6. What business and investment improvements could be made within the Inkerman Street to Market Street area?

7. What physical improvements would you like to see within the central area, Inkerman Street to Market Street.

Please refold your questionnaire and return it to the Central Goldfields Shire by Friday 7th December using the reply paid postage on the back.

**THANK YOU FOR YOUR
INVOLVEMENT IN PROVIDING
INFORMATION TO ASSIST IN THE
SUPPORT OF DUNOLLY.**

**Should you wish to find out more
about our study please contact
Charles Knight on (03) 54 610 610**

APPENDIX 3



TRAVELLING THROUGH? TELL US YOUR THOUGHTS ON DUNOLLY

We invite you to take part in this short survey to help us to gain an accurate representation of the perceptions travellers have of the township of Dunolly. The Central Goldfields Shire is undertaking an Urban Design Study for the central area of town, which draws upon the early cultural history, early European heritage and settlement patterns, to provide a vision and direction that the township can embrace and design guidelines for improvement to the town centre. Thank you for completing our questionnaire. We hope you enjoy your time in Dunolly and have a safe journey.

(Please tick or circle where appropriate)

1. How long do you intend to spend time in Dunolly?

½ hour	4 hours	3-4 days
1 hour	8 hours	1 week
2-3 hours	2 days	Longer

2. Is this your first visit to Dunolly? YES / NO

3. Is the approach to the town centre (shopping area) memorable? YES / NO

4. As you approached the town centre (shopping area) what were the distinctive features?

5. Are the key features you identified in question 4 worthy attributes?

6. Were you aware or informed about the history of Dunolly and the significant number of civic function buildings within the central township area. YES / NO

If yes, how could they be promoted further?

7. What new businesses or services should be encouraged to encourage visitation?

8. What physical improvements could be made to make visitors stay more enjoyable and memorable?

Please return your questionnaire to the box provided nearby.
The Central Goldfields Shire thanks you for your time in responding to our survey.
Should you wish to find out more about our study please contact:
Charles Knight at the Shire on (03) 54 610 610

APPENDIX 4

QUESTIONNAIRE DATA LOCAL RESIDENTS FEEDBACK – DUNOLLY TOWN CENTRE URBAN DESIGN FRAMEWORK

28 Complete or partially completed surveys received.

Note: Some respondents made irrelevant comments to some questions.
Some did not complete some questions
Many respondents stated multiple answers to most questions

1. AS A RESIDENT OF DUNOLLY WHAT DO YOU CONSIDER ARE THE KEY FEATURES OF THE TOWNSHIP AREA OF BROADWAY AND MARKET STREET, BETWEEN TWEEDDALE AND HARDY STREETS?

Gordon Gardens	10
Historic Buildings (incl. Old houses)	6
General shopping precinct	6
Post Office	5
Sports facilities	5
Railway Hotel	4
Rural Transaction Centre	4
Bowling Club	4
Town Hall	3
Old Bank	3
'Old world charm' (incl. Signs such as 'Velvet Soap')	3
Supermarket	2
Senior citizens centre	2
Cockatoo Café	1
Verandahs	1
Tidiness	1
Courthouse	1
Coach Inn	1
Museum	1
Wide streets	1
Rene Fox Memorial Gardens	1
Palm trees	1
Public toilets	1
Fire station	1
Buses	1
Streetscape	1

**2. ARE THERE ANY PARTICULAR FEATURES OF DUNOLLY THAT YOU WOULD DRAW PEOPLE'S ATTENTION TO?
IF YES, PLEASE RECORD BELOW:**

Heritage buildings	8
Museum	5
Court House	5
Neglect of Gordon Gardens	4
Gold mining	4
Toilets	2
Churches	2
Town Hall	2
State forest	2
Caravan park	2
Hospital & aged care facilities	2
None	2
Gordon Gardens are an asset as they are	2
Tourism	1
Railway yards	1
Grain handling complex	1
Post Office	1
Mansions	1
Tennis court shed an eyesore	1
Restore Coach Inn	1
Need a crossing for elderly (chemist & supermarket)	1
Cemetery	1
Oasis character	1
Swimming pool	1
Primary school	1
Old bank	1
Dancing in the Town Hall	1
Town's dedication to keep it viable	1
Dunolly's close proximity to other towns	1
Lucky Strike shop	1
Finders shop	1

3. HOW IMPORTANT IS DUNOLLY'S IMAGE?

Very Important	23
Important	5
Of some importance	0
Of little importance	0
BENEFITS:	
Tourism	6
Gold heritage	6
Attraction to new people	4
Jobs	3
Focal point of intersecting roads (only shops between Maryborough & St. Arnaud)	2
Hospital	2
Sports facilities	2
Stop-over	2
Community spirit is high	1
Comprehensive facilities	1
Pre-school	1
Primary school	1
Economy	1
Present bad image	1
Retirement	1
Overcoming 'doldrum' attitude	1

4. ARE THERE LAND-FORMS OR HERITAGE AND CULTURAL VALUES OF DNOLLY WHICH YOU CONSIDER WOULD BE IMPORTANT TO TAKE INTO CONSIDERATION IN ASSISTING THE URBAN DESIGN FRAMEWORK DIRECTIONS AND STRATEGIES?

Heritage buildings	8
Mining history, incl. Chinese connection	6
Dredge area	2
Clean up Gordon Gardens	2
Anglican church, hall & grounds	1
Fix footpaths	1
Museum	1
Clean up Post Office	1
Forest	1
Advertise Gordon Gardens	1
Clean up industrial block (old cars)	1
Street seating	1
Upkeep cemeteries	1
Caravan park	1

**5. IS THERE ONE PARTICULAR THEME THAT DUNOLLY SHOULD BUILD UPON?
IF YES DESCRIBE BELOW:**

Gold mining history	14
Tourism	4
No theme	4
Pedestrian crossing	3
Historical buildings	3
Rural living	1
Genealogy	1
Museum	1
Community spirit	1
Like Dunolly as it is	1
Need shoes/clothes shop	1
Keep out low income housing	1
'Home of Gold and Grain' theme	1
Tranquility	1
The Great Dunolly Horse Ride	1

**6. WHAT BUSINESSES AND INVESTMENT IMPROVEMENTS COULD BE MADE WITHIN
THE INKERMAN STREET TO MARKET STREET AREA?**

None	9
Restaurants, coffee shops, other high quality eateries	3
Improve shop frontages	2
Make sure supermarket is viable	2
White lines for visitors	1
Build units for retirees	1
Sales personnel to promote tourism	1
Clean corner block, Bull Street and Broadway	1
Souvenir shop	1
Improve tennis courts	1
More flower boxes	1
Remove trees with pods	1
Improve general profile with good marketing	1
Remove D.O.L. sponsored shops	1
Improve bus service	1
Open shops more often	1
Preserve gardens for tourism	1
Add car/caravan parking for tourist passing through	1
Don't push any businesses away	1
More businesses are needed	1
Hold market for locals (CFA, school, church fundraising etc.)	1

7. WHAT PHYSICAL IMPROVEMENTS WOULD YOU LIKE TO SEE WITHIN THE CENTRAL AREA, INKERMANN STREET TO MARKET STREET?

Improve maintenance	6
Gordon Gardens	4
More flower boxes & trees	4
Tree pods are damaging cars (need warning signs or their removal)	3
Improve streetscape (wide footpaths an asset)	3
Re-route heavy vehicle traffic	3
Reduce speed limit on Broadway	2
Promote gold mining history	2
Bins are filthy	2
Complete tennis court & seating	2
Improve facades	1
Clean out drug dealers	1
More police are needed	1
Clean up Railway Hotel	1
Add crossing between chemist and supermarket	1
Improve public toilets	1
Need sewerage	1
Maintain swimming pool, important resource	1
Off-street parking	1
Renovate old Coach Inn	1
Refer to previous studies	1
Remove flower boxes	1
Build on unique 'real' heritage	1
Youth activities	1
Roundabout needed in Broadway	1
Information on history of heritage buildings	1
Need additional signage to attractions	1
Laneways between Broadway & Market Street	1

OVERALL IMPRESSIONS THE LOCAL COMMUNITY HAVE OF DUNOLLY

- Gordon gardens need attention, fix sprinkler system, make more colourful, keep well maintained.
- Trees are dropping pods on cars, scratching, staining & denting them.
- General maintenance is needed of the town.
- Drugs are a problem.
- Need more police.
- Clean up Railway Hotel.
- Gold history and heritage buildings very important to the town & should be built upon.

APPENDIX 5

QUESTIONNAIRE DATA

VISITORS FEEDBACK – DUNOLLY TOWN CENTRE URBAN DESIGN FRAMEWORK

13 questionnaires were filled out by travellers passing through Dunolly.

1. How long do you intend to spend time in Dunolly?

½ hour	1
1 hour	2
2-3hours	5
4 hours	3
8 hours	1

2. Is this your first visit to Dunolly?

Yes	4
No	9

3. Is the approach to the town centre (shopping area) memorable?

Yes	10
No	3

4. As you approached the town centre (shopping area) what were the distinctive features?

Authentic heritage buildings	5
Shops are closed or empty	3
Repair work needed to shops	2
No signage	2
Trees are good	2
Lucky Strike shop	2
Post Office	2
Town Hall	2
Untidy	1
No tourism facilities	1
'Big letdown after Maryborough'	1
Old world charm	1
Attractive signage exists at Thompson St & Broadway corner	1
Improve public toilets	1
Good Gardens (Rene Fox Memorial Gardens)	1
Old Coach Inn	1
Museum (when it is open)	1

5. Are the key features you identified in question 4 worthy attributes?

Yes	10
No answer	2
Yes, for a ghost town	1

**6. Were you aware or informed about the history of Dunolly and the significant number of civic function buildings within the central township area?
If yes, how could they be promoted further?**

Yes	10
Better signage from Maryborough and to Gordon Gardens	4
No	3
Restore buildings and museum	3
Open museum	3
Require promotional material	2
Guided tour town walks	2
Restaurants	1
Website/Tourism Victoria	1

7. What new businesses or services should be encouraged to encourage visitation?

No answer	4
Historic information	2
Anything	1
Motel	1
More support for existing businesses	1
Genealogy business	1
Longer banking hours	1
Bed & Breakfasts	1
Information Centre	1
More frequent bus service	1

8. What physical improvements could be made to make visitor's stay more enjoyable and memorable?

No answer	5
Painting / restoration	3
Improve / add signage	2
Windows need cleaning	2
Information board	1
Parking for caravans	1
Restaurants	1
Trees are good	1
Trim trees	1
Bed & Breakfasts	1

OVERALL IMPRESSIONS VISITORS HAVE OF DUNOLLY

- Those whose first visit it was to Dunolly did not find the entrance to the shopping area memorable.
- Those that have been to Dunolly before thought the entrance was memorable.
- The main street buildings need some restoration work, some may only need a coat of paint.
- Signage to Dunolly from Maryborough is not obvious, Dunolly is hard to find.
- Signage to tourist attraction off the main street is difficult to find also.
- Dunolly needs promotional material.
- Restaurants are needed, people are not staying long.

APPENDIX 6

DUNOLLY TOWN CENTRE URBAN DESIGN FRAMEWORK

PUBLIC MEETING HELD:
4 DECEMBER, 2001

DUNOLLY TOWN HALL
7:30PM

In Attendance:

Members of the Steering Committee

Phillip Ashton – community member, artist.

Ted Quirk – community member, owner of the Railway Hotel..

Val Young – community member, owner of antique shop.

Lizette Chapman – community member.

Valerie Andrews – Council member, Owner Magazine.

Charles Knight - Director of Technical & Development Services (Central Goldfields Shire Council)

Ken Roberts – community member, owner of Finders Prospecting Supplies.

Members of the Project Study Team

Michael Smith, Peter McNabb, Donald Walker, Carol Atwell, Deborah Donald, Hayley Valentine

Handouts of the Analysis plan and the Opportunities plan were given at the beginning of the meeting.

Introduction

Valerie Andrews gave community an introduction to community about the study.

More detailed introductions into the study were given by Michael Smith (introducing the Study Team), Donald Walker, Carol Atwell and Peter McNabb. Each gave a precis of what they saw to be their role in the project and what they hoped we could all get from this meeting.

Public discussion

The discussion was handed over to the public for comments on vision they had for Dunolly, issues they wanted to raise and improvements they envisage.

Refreshments

Refreshments and more private discussion between community members and the Study Team about issues and improvements.

Meeting concluded at approximately 10pm

ISSUES

- Too few for effort (not enough people behind it for the project to be worth the effort)
- Irresponsible behaviour of people in the town
- Drugs are an issue and have led to some violence
- Maryborough - Central Goldfields Shire need to put more effort into Dunolly
- Funding
- Lower socio-economic group feel left out of activity
- Pride of ownership - opportunity to encourage ownership with this project
- No leisure facilities for teenagers - skateboard ramp in Gordon Gardens a suggestion
- No information available on Dunolly in surrounding town centres
- No shade in the pool area
- Previous projects (some) are not finished, ie. Golden Way signage
- Speed limit needs to reduce - provide a roundabout. Plans were completed 3 years ago & nothing was done.
- Closure of forests by Government (National Park), Fossickers will not come to visit the area if closures take place - caravan park is full of fossickers seeking medium term accommodation
- Limited accommodation available, approx. 48 beds in accommodation places
- Old mine workings
- Business incubators have limited tenure of time, therefore have to move after nurturing (don't think they can survive)
- Lack of services; gas, mobile phone coverage, sewerage.
- Loss of industrial estate
- Important to keep hospital, brought community together at time of impending closure several years ago
- Services - hospital, police station, school, kindergarten

IMPROVEMENTS

- Gold theme
- Tourism industry
- Economic growth
- More policing, increase police presence in town
- Town shouldn't be allowed to decline any further
- Other funding opportunities - arts, DNRE, heritage, sport & recreation, historic building
- Contact bus companies to seek greater number of services
- Have information brochures available in all accommodation facilities in the area
- Sense of community needs to be built upon - get more encouragement of community, being more livable ie. art festival, bike rides (anyone can turn up).
- Gordon Gardens is a major focus for residents and further tourist visitation
- Community bus, transport elderly residents to other towns, keep regular route
- Business incubator - town to encourage location of manufacturing & retail (preferably in the retail area)
- Elderly home care potential industry
- Bundling cabling
- Bike hire centre
- Film making - facades could be improved
- In summary - Community development is important

Refreshments

Refreshments and more private discussion between community members and the Study Team about issues and improvements.

Meeting concluded at approximately 10pm

APPENDIX 7

DUNOLLY TOWN CENTRE URBAN DESIGN FRAMEWORK

TOWNSHIP WALK
2.00 pm Wednesday 4th December, 2001

In Attendance:

Members of the Steering Committee

Phillip Ashton – community member, artist & business representative.

Valerie Andrews – Councillor and business representative.

Norm Cameron – Goldfields Shire Council.

Ron Potter – Engineer, Central Goldfields Shire Council.

Charles Knight - Manager Town Planning, Central Goldfields Shire Council.

Mick Raselli - community member, former postmaster.

Two other members from the local community.

1. Post Office

- Formerly had a flagstaff with Australian flag.

2. Court House

- Trees hide a wonderful resource being the Court House.
- Would be a good idea to have a tape of recorded sound of Court in session as tourism facility.
- Authentic ecclessential architecture.
- Investment and quality of buildings.

3. Gordon Gardens

- Used to be a fenced in village green, residents seem to believe that would be a good image to bring back to the gardens.
 - All assumed the gardens were named after General Gordon who was killed at Khartoum, perhaps some signage could be placed in the gardens to retell the story.
 - Corner dynamic, as with the Colac gardens (Von Meuller).
 - Watering system in installed but there is no evidence that of it being used recently.
 - The fountain was relocated to the Gordon Gardens from the main street.
- Caravan parking area needs to be a defined area.

4. Power house

- Original power house is situated on the north-east corner of Burke St and Market St.

5. Former Post Office

- Connects for visitors.

6. Tennis courts

- Tennis courts were formerly a croquet rink, which explains why the area is slightly sunken.

7. Churches

- Churches reflect the hope in the town.
- Anglican Church has ½ hour of music played before service.

8. Bendigo Hotel

- In the near future will be listed on the National Estate as a Building of the State.
- Currently the Council aren't prepared to purchase the building, the price is too high (Val Andrews).
- Council has been told to put some money into The Bendigo Hotel to get a protective roof over it before it becomes irreparable (Norm Cameron).
- Realised that the building had to be on the National Estate before they had a chance of receiving any government grant (Phillip Ashton).
- Children were lifting bricks as a means to clear the area up, this 'shamed' the government into providing funding (Talbot).
- Buildings such as this, and other similarly significant building in Dunolly, due to mass world migration large buildings were quickly erected.

9. Finders Prospecting Supplies

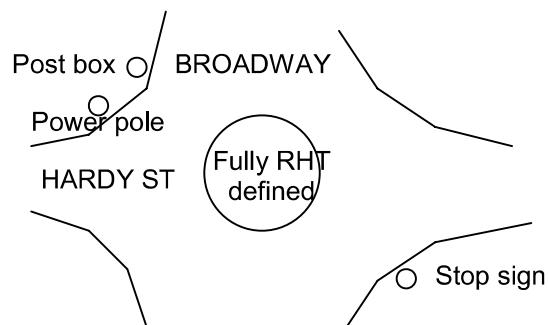
- Business is a very important commodity for Dunolly. Suggestion was made that the business could develop as a Goldsmith, inviting bus tourists to visit a piece of heritage "in action" (Norm Cameron).

Dunolly was the microcosm of growth in Victoria.

10. Pre-school

- Pre-school in Maude Street should remain where it is (Val Andrews).

11. Traffic management



- Kerb extension is good (Deborah Donald)
- Façade mounting