

CONTENTS

EXECUTIVE SUMMARY	2
1 INTRODUCTION	4
STUDY AREA.....	4
PROJECT OBJECTIVE	4
2 STUDY TEAM AND STEERING COMMITTEE.....	6
3 METHODOLOGY	8
PRELIMINARY PHASE AND DATA REVIEW	8
ANALYSIS/OPPORTUNITIES PHASE	8
DEVELOPMENT AND REVIEW OF THE URBAN DESIGN FRAMEWORK	9
4 CONSULTATION PROCESS	10
5 CARISBROOK'S HISTORY & SETTLEMENT PATTERN	11
6 ECONOMIC & SOCIAL CONTEXT	20
7 CORPORATE POLICY CONTEXT	25
8 CENTRAL GOLDFIELDS PLANNING CONTEXT	27
9 PHYSICAL CONDITIONS, ANALYSIS & OPPORTUNITIES	31
10 VISION FOR THE FUTURE	38
11 STRATEGIES	39
11.1 COMMUNITY FACILITIES	40
11.2 TOURISM AND VISITOR AMENITIES	43
11.3 HERITAGE AND CULTURE	46
11.5 BUSINESS DEVELOPMENT	49
11.6 TRAFFIC & PEDESTRIAN SAFETY	51
11.7 TOWN ENTRANCES	54
11.8 ENHANCEMENT OF THE TOWN CENTRE / STREETScape	57
KEY SITES	60
10.9 MARKET RESERVE	60
11.10 RECREATION RESERVE	62
11.11 LIONS RESERVE	63
11.12 BUCKNALL AND BLAND RESERVES	64
12 IMPLEMENTATION PROGRAM AND BUDGET	65

EXECUTIVE SUMMARY

The Carisbrook Urban Design Framework is a long-term strategy, which sets a vision and action strategies for the enhancement of Carisbrook.

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 its 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 in the township's environment. These perspectives have been gained through consultation with the local community, visitors, the Steering Committee and representatives from the Central Goldfields Shire Council.

A detailed analysis of perceptions of Carisbrook's 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 Carisbrook builds on the direction in Council's Municipal Strategic Statement (M.S.S.).

Key elements of the vision are:

- Preserve and enhance visual amenity and character of Carisbrook;
- Recognise the historic development of Carisbrook and that improvements to the built form and community facilities need to be considered in reference to the heritage and cultural development;
- Develop and enhance the visual quality and character of town entrances;
- 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 main highway and also within the main centre of Carisbrook;
- Promote Carisbrook through regional and town specific tourist brochures and a central information point for travellers to enhance regional tourism linkages;
- Develop a 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 Carisbrook; and
- Provide an environment in which businesses, both commercial and home-based, would wish to locate and operate within Carisbrook.



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

- Community facilities;
- Tourism and Visitor Amenities;
- Heritage and Culture;
- Historic Buildings and Areas;
- Business Development;
- Traffic and pedestrian safety;
- Town Entrances;
- Enhancement of the Town Centre / Streetscape;
- Key sites – Market Reserve, Recreation Reserve and Urquhart Street link, Lions Reserve and Bland / Bucknall Reserve.

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, outlined below:

- Improvement of access and public infrastructure linkages, signage and visual amenity at key areas of town
- Market Reserve and development of major open space facilities
- Streetscapes – Bucknall, Green, Urquhart and Simson/Camp Streets
- Increasing the shop mix and community facilities
- Integration of the Recreation Reserves masterplan into the surrounding streetscape
- Enhancement of both Bucknall/Bland Reserves
- Creation of distinguishable town entrances
- Strengthening the heritage precinct



Signage directing visitors along Bucknall Street.



Market Reserve and associated play equipment.

1 INTRODUCTION

Carisbrook is an old gold town approximately 175 km north-west of Melbourne, located in the historic Central Goldfields region of Victoria, (refer to Carisbrook Locality Plan, Figure 1). Founded in 1850 and surveyed in 1851, Carisbrook has a history as a pastoral service centre as well as a township history based largely on gold and deep lead mining. The central township is situated on the Deep Creek and was once a busy administration centre for the area in both State and local government activities.

STUDY AREA

The Central Goldfields Shire Council has defined the study area as the area bounded by the railway line to the north, Camp Street (and the Carisbrook Primary School) to the south, McCullum Street and to the east, and Birch Street to the west. During the study process it was decided to include the residential area to the east of Deep Creek. The study area is approximately 213.8 Ha. Refer Study Area Plan, Figure 2.

PROJECT OBJECTIVE

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

- Develop an integrated Urban Design Framework for the study area including preservation and enhancement of visual and physical amenities, development of community and tourism amenities and encouragement of economic development;
- Review relevant key policies and strategies that influence Carisbrook's future direction;
- Consider current traffic use, with particular attention 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;
 - Linkages between Bucknall Street, Green Street and the various reserves,
 - The visual appearance of the streetscape in general and along Simson/Camp Street, Bucknall Street, Urquhart Street and Green Street in particular,
 - Traffic management of heavy vehicles, pedestrian, bicycle and local traffic access and safety,
 - Town entrances and signage on the main highway to Maryborough (Simson Street) for marketing the town,

- Enhancement of the heritage character of Bucknall Street (the Heritage Precinct),
- Provide creative and viable concepts for urban design development options and preliminary cost estimates for public works; and
- Outline strategies for an implementation process.

2 STUDY TEAM AND STEERING COMMITTEE

In June 2002 Council appointed a multi-disciplinary team headed by the firm of Michael Smith - Landscape Architecture and Urban Design to undertake the study. The personnel and role of the various firms in the team are as follows:

Michael Smith Landscape Architecture & Urban Design

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

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

Peter McNabb and Associates – Business and Economic Analyst.

Peter McNabb – As part of the Study Team Peter 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 Carisbrook.

brecknock Consulting – Urban Art and Cultural Planning.

Carol Atwell – As part of the Study Team Carol met on two 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 – Donald reviewed the architectural heritage of the Heritage Precinct of Bucknall Street and historically significant buildings within Carisbrook. He presented information to the first public meeting and Steering Committee meeting and prepared information on the history of Carisbrook and its architectural heritage.

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

Deborah Donald - inspected several key areas of Carisbrook to review traffic and pedestrian conflict points.

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

Mr. Charles Knight – Central Goldfields Shire Council

Mr. Norm Cameron – Central Goldfields Shire Council

Cr. Barry Rinaldi – Councillor and Community Member

Mr. Alex Stoneman – Secretary Royal Historical Society, Advisory Committee for Council, Friends of Tullaroop Creek

Daryl McLeish – Lions and Rotary member and editor of 'Carisbrook Mercury'

Barry Bilton – Recreation Reserve Committee

Ruth Hurse – Community Member

Stephen Broad – Community Member

Stan Belfor – Community Member, member of Carisbrook Historical Society

Pat Belfor – Community member, member of Carisbrook Historical Society

Darren Dineen – Community Member

Phil Betts – Community Member

3 METHODOLOGY

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

PRELIMINARY PHASE AND DATA REVIEW

- Initial meeting on 15th July 2002 with the Steering Committee who briefed representatives of the Study Team on key issues in Carisbrook;
- A physical, cultural and visual analysis of the Township within the study area, undertaken by six team members on 15th July 2002;
- Preparation of base plans;
- Review of the town's history; and
- Preparation of two questionnaires, focussing on local community and visitor perceptions of Carisbrook.

ANALYSIS/OPPORTUNITIES PHASE

- Summary and analysis of relevant documents supplied by Council and community members. These were Council's Corporate Plan 2002-2005, Municipal Strategic Statement, Business and Tourism Strategy, Master Business Plan and Conceptual Layout for the Recreation Complex and Daryl McLeish's book, In the Beginning There Was Carisbrook. Other reference material included tourist brochures and current interpretive information available at key sites.
- Analysis of 58 returned questionnaires.
- Development of the Analysis and Opportunities plans.
- Presentation to the Steering Committee, attended by 12 residents and business people of Carisbrook, and a public meeting on 15th July 2002. Refer to Appendix 6 for minutes of the meetings.
- Presentation at a second Steering Committee meeting and a public meeting on 12th September 2002. Refer to Appendix 7 for minutes of the meetings.
- Public display of the Analysis and Opportunities plans for public review and comment over a period of four weeks in October. Two written submissions were received - refer to Appendices 9 and 10.

DEVELOPMENT AND REVIEW OF THE URBAN DESIGN FRAMEWORK

- Measure-up of key sites and preparation of base plans;
- Preparation of design concepts for Market Reserve and Carisbrook Recreation Reserve, building on concepts previously developed by Alex Stoneman, Jill Orr-Young, and Garry Cheers;
- Preparation of strategic and action area schedules identifying budgets and priorities;
- Preparation of the draft Urban Design Framework including plans and accompanying report;
- Presentation to the Steering Committee on 30th January 2003 of the draft Framework and strategies and concepts for key sites;
- Presentation of the draft Framework to the community at the third public meeting on 30th January 2003;
- Period of community review of draft report and strategies over a fortnight;
- Preparation and submission of the final Urban Design Framework in late February 2003.

4 CONSULTATION PROCESS

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

- **Briefing** by the Steering Committee held on 15th July 2002 to introduce the Steering Committee and the Study Team. Hand-over of relevant documents. Listen to key issues and opportunities relating to the Carisbrook from the Steering Committee.
- **Questionnaires** prepared and circulated to local residents. 56 were returned and subsequently analysed. Two visitor surveys were completed. The results highlighted local and visitor perceptions of key attributes and issues. Refer to Appendices 2, 3, 4 and 5.
- **Three public meetings** with local residents and businesses – the first to discuss the aim of the study and give rise to preliminary issues and concerns (held on 15th July 2002). The second meeting on 12th September 2002 was to discuss the Analysis and Opportunities plans. The third meeting held in January 2003 was to review the draft Urban Design Framework report and plans. Refer to Appendices 6, 7 and 8 for meeting minutes.

5 CARISBROOK'S HISTORY & SETTLEMENT PATTERN

5.1 A SHORT HISTORY OF CARISBROOK



Bucknall Street – corner of Green Street in the early 1900's. A key intersection to this day.

Carisbrook takes its name from a town on the Isle of Wight in England but the land it sits on was the land of the Djadja Wurrung prior to the 1840's. Early in that decade, as pastoralists spread out into the hinterland of the infant Port Phillip District, the Simson family appear to have been the first to make a selection in the region. The creek flooding flats and high grassy plains they first saw were to be altered dramatically over the next 50 years.

In 1851 the hamlet of Carisbrook was surveyed by William Urquhart following his first visit on survey work the year before. A police camp was established - still referred to as the police paddock. The settlement was to grow slowly but steadily until gold was discovered in the nearby Simsons' Ranges.

Carisbrook, as so many similar young towns did in those early days, had great plans for itself and envisaged a continued prosperity for all her residents. Her wide streets and reserves and surviving street trees reflect to this day that confidence. As an early pioneer was to recall years later and recounted in Daryl Mc Leish's invaluable History of Carisbrook – *In the Beginning there was Carisbrook*.

'This little town, in the heart of Victoria, nestled at the junction of the Deep Creek and Mc Callum's Creek; rocky Bald Hill and the Charlotte Plains to the east, and to the north and west the gold bearing ridges of Maryborough and its satellite townships. Carisbrook had been designed as a chief town, but

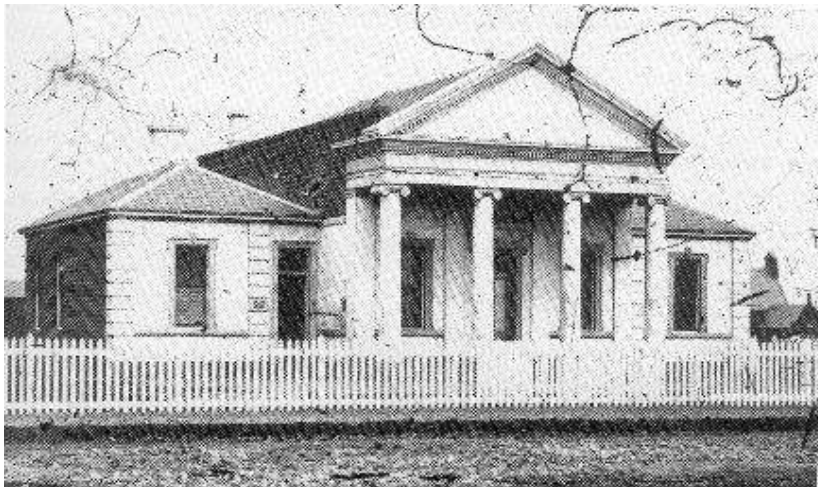
high land values drove the people out, and with our population our glory departed to Maryborough. For decades there was rivalry between the two places. We ardently hated those Maryborough bosses and delighted to 'lick' them at games or anything else".

Carisbrook was the centre of the police district until 1865, the place where the gaol and law court was.

To quote again from *Mc Leish*.

"Building was always to the fore and while other towns with greater populations were running around with picks and shovels, Carisbrook was building a flour mill (1856), Market Hall (1858), court house and police residence (1859) and town hall (1859). It also had two brick hotels in 1854 and two others in brick in 1857, plus other wooden ones, two breweries by 1859 (another one had already been built and swept away in flood by 1857), and many brick and bluestone homes before 1860. Carisbrook's later buildings were the railway station (1874), and primary school the same year. The Post Office (1888) is relatively young by Carisbrook's standards. The star of them all of course the log gaol (1851), which still remains from the police camp days though now standing in Bunknall Street. It is the oldest log gaol in

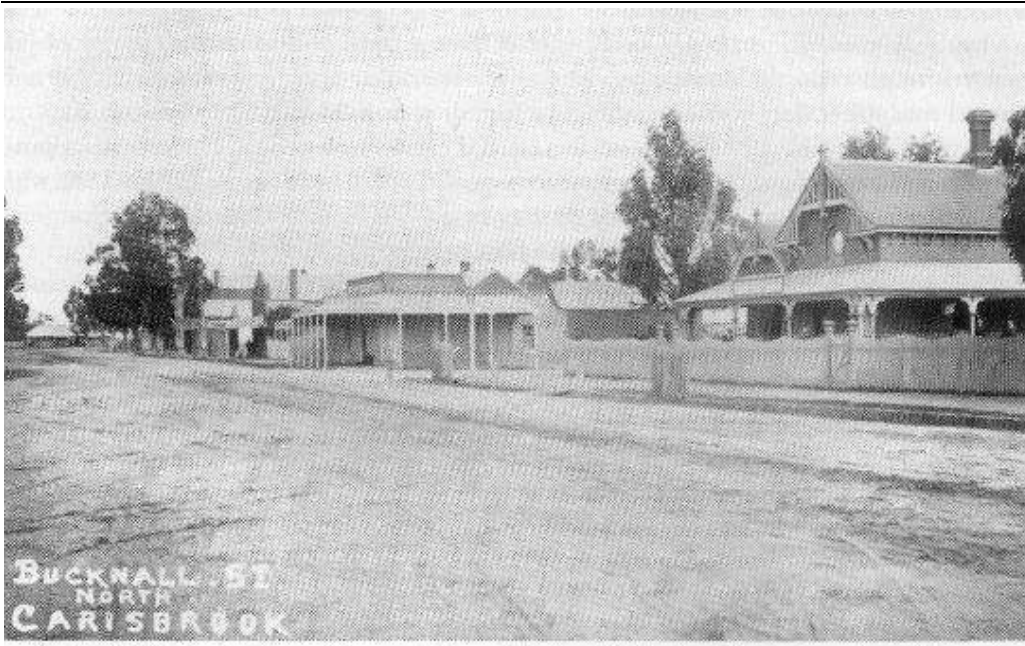
the State of Victoria and a permanent reminder of our colonial days."



An early photograph of the Carisbrook Town Hall , opened 1859 altered 1892

The population of Carisbrook was around 3000 by the 1880's as the gold mining industry had by then swung over to deep lead mining and her underlying soils gave up their treasure. From there the population slowly declined as the gold proved harder to find.

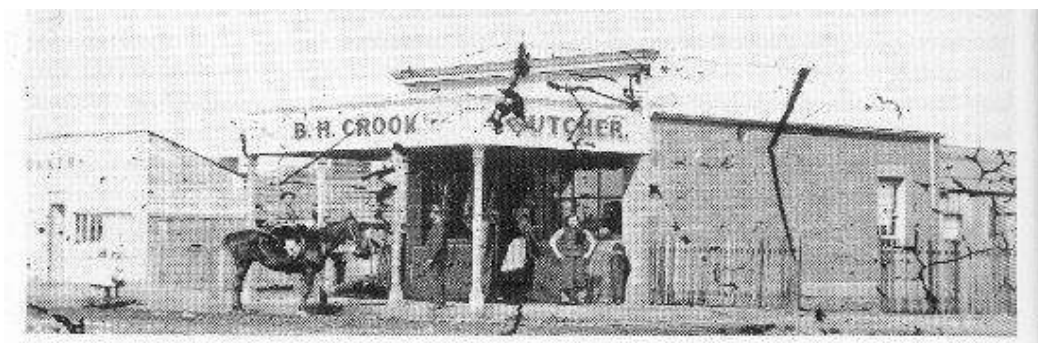
Carisbrook is still divided by the Deep Creek (now referred to as Tullaroop Creek) with a polite rivalry for development between both sides. However the major public buildings were located on the western side on flatter ground. Violet Hill - where newer residences can be seen, is on the eastern side of the creek - reminders of the old divide and reinforcing the defining role Deep Creek plays to this day.



Carisbrook's mainstreet in the 1920's – sporting a mixture of public and commercial buildings.

Bucknall Street still displays a number of well-designed and superbly crafted buildings. Her mid Victorian Boom Era Post Office is of State significance as is the old Classical Corn Exchange and Borough Hall with its colonnaded front and pediment.

Scattered to the west and north of Bucknall Street in Urquhart Street are a series of churches (and former churches now residences) that are a key feature of the visible history of Carisbrook. The splendid railway station (now sadly neglected) is a tangible reminder of Carisbrook's developing links with the outside world and connections to Maryborough in particular.



One of Bucknall Street's old Shops in 1866. Crook's Butcher Shop. Sadly most of the old shops and commercial buildings have been lost with the passing of the years. Those that remain are a critical link with Carisbrook's beginnings.



*Highway junction with Bucknall Street and the now lost (to fire) Railway Hotel.
The memorable bridge entry to Carisbrook and twist up out of town clearly evident.*

Carisbrook is a town that was forging a future before gold was discovered and has continued in that path although overtaken by Maryborough. This small “model town” is important on a wider State basis - one of only a handful where such far advanced planning was undertaken.



*Looking along Bucknall Street from the Railway Hotel – street trees well evidenced
and befitting Carisbrook’s perceived status and future.*

Now Carisbrook is growing again it is vital that her new patterns of development do not obliterate the old pathways and signposts of an earlier generation. The Urban Design Framework is intended to assist that process and plot a course that achieves a pleasing melding of the old and the new.

Photographs and quotations sourced from Darryl Mcleish's book -
In the beginning there was Carisbrook.

Built Form and Heritage Controls



Smith's Store on the corner of Powlett and Bucknall Street

In general buildings are of single and double storey form with public buildings such as the Post Office and Town Hall/Corn Exchange displaying an imposing scale. These buildings are sited along well-proportioned boulevards with remnant street trees evoking a memory of the town's earliest days and intention to be known as a true place of civilization and industry in the wilderness. Early photographs show how both streets and buildings fronting them were intended to impress - betraying at the same time the thorough work of their government surveyor - creator.



Carisbrook's splendid post office.



*Tree and Masonic Lodge
(former Courthouse) –
memorable impressions of
Carisbrook*

The impact of both the Post Office and Town Hall/Corn Exchange is doubled by reason of their prominent locations on street corners. Unfortunately these splendid buildings are not well served by more recent residences that have obscured and compromised Carisbrook's far older civic edifices.



Wherever possible corner sites deserve a high quality building or function otherwise the impact of residential mediocrity is amplified. The township loses its definition if where once a two storey shop or inn stood a suburban house with no attempt to avoid a clash of textures and materials is constructed. Carisbrook now has a series of Heritage Overlays, however there were presumably no controls over colour schemes in the town as a whole and no requirement for buildings adjacent the Heritage Listed or Overlay Designated buildings, when certain residences were constructed on key sites.

Given the more recent influx of new families into Carisbrook with continued demand on land and the town's heritage it is as well that the Planning Scheme (Clause 22.03) enshrines the principle of "Sympathetic Infill" as the town's ambience and texture should not be further diluted through a failure to implement protection of critical views of heritage properties.

Bucknall Street Precinct

Bucknall Street has the largest concentration of 19th century buildings in the town. Attention needs to be given to retaining the rhythm of Bucknall Street - one where a view of one key building is completed as a new building is glimpsed ahead.



The Rhythm of Bucknall Street.



Old Shops and Drains

Elements such as drains and sympathetic fences function as linking components of the streetscape. Glimpses of the Bucknall Reserve from Bucknall Street add another quality to this precinct. The excellent “Carisbrook Historic Walking Tour Guide to Carisbrook’s Heritage” pamphlet (refer to Appendix 1) exploits to good effect the charm and heritage of the street. The walk is made the more memorable through historical signage/information boards – a concept that should be expanded.



Fence detailing and textures are important when evoking a memory of Carisbrook’s past.

Unfortunately the Bucknall Street/Simson Street intersection has lost the two key buildings on its corners. In an attempt to redress this loss of definition a contemporary image/screen facing oncoming traffic could project an image of the old State Bank and on the opposite corner, the Railway Hotel announcing to passers by where Carisbrook’s main Heritage Precinct is.



Railway Station Precinct

This building is an important community asset. It currently exudes a sense of dilapidation more befitting a shantytown. An old rusting car sitting where Carisbrook residents for over a century went away to wars and weddings, school and holidays says as much about State Government Transport Policy and disposal of assets such as Railway Stations, without adequate control on upkeep and maintenance provisions as it does about some citizens or property owners sense of pride in their town and disregard of what impression is gained by visitors.



Accompanying sections of this report set out some preliminary thoughts as to the potential the Railway Station has for Carisbrook's citizens in general. The Carisbrook Station shows the necessity for clearer guidelines on maintenance for such properties.

Ecclesiastical Buildings

In walking south along Annesley Street from the Railway Station one appreciates the distinctive silhouettes of a number of churches and former churches. This skyline has in recent years been compromised through the introduction of "fake ecclesiastical" residence(s). Possibly done for reasons of wanting high vaulted spaces or out of a misplaced understanding of what constitutes sympathetic/appropriate building in a key Heritage Precinct there is now a mish-mash of old and new buildings.



The best way to ensure that the character of these streets is not further compromised is to continue to enforce the Planning Permit provisions. Work on heritage properties should be done in accord with Heritage Victoria Guidelines or Technical Notes made available by the Shire. Sympathetic modifications to such buildings could be recognised by the Shire - possibly as part of an annual program or award to building owners.

A series of free lectures/workshops on Heritage Buildings sponsored by the Shire (not just for Carisbrook) would demonstrate the value Local Government places on these matters and emphasising the importance that owners of heritage listed properties (or older buildings in general) understand how they can be conserved. The continued slow erosion of heritage assets will be matched by a corresponding narrowing of the potential citizen demographic for Carisbrook.

In short the value a town places on its heritage is an important factor when new residents are considering a shift to one place or the other.

6 ECONOMIC & SOCIAL CONTEXT

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

Carisbrook is a small township in the Shire of Central Goldfields only seven kilometres east of Maryborough. The population of Carisbrook in 1996 was 579, which was 4.7 % of the Shire's total population of 12,303. Between 1981 and 1996, the township experienced an annual population increase of 3.3%. With a continuation of that rate of growth, the population of Carisbrook in 2002 would be about 700.

Carisbrook is considered to be the fastest growing township in the region over the last two decades. The almost doubling of the population in that period is in stark contrast to the decline experienced in many small country townships. The reasons for that growth are the proximity of Carisbrook to Maryborough (for work and education), the availability of large blocks of land in Carisbrook at cheaper prices, the rural lifestyle, and the attractiveness of the township for retirees.

The Department of Infrastructure's population projections for the Shire of Central Goldfields indicate that the Shire's population is projected to increase by 452 people or 3.5% between 2001 and 2021. Given the close relationship between the township and Maryborough, Carisbrook is likely to experience a similar rate of growth. This would mean that Carisbrook could achieve a population of about 900 by 2021.

An analysis of Carisbrook's age structure between 1981 and 1996 population indicates an increasingly younger population. In 1996, the two largest age groups in Carisbrook were the 35-49 and 5-17 groups. In addition, the proportion of residents 50 years and older decreased from 39.9% of the total population in 1981 to 27.4% in 1996. Violet Hill is developing a suburb of Carisbrook with predominantly young people.

In 1996, the majority (58.1%) of households in Carisbrook consisted of one or two person households. However, the proportion of these types of household has declined since 1981 with the proportion of three and four person households increasing from 25.9% to 31.1%. This indicates an increasing number of young families with children living in the township.

The positive state of Carisbrook was dampened somewhat with the increase in the vacancy rate of dwellings from a low of 6.6% in 1986 to 11.6% in 1996.

Carisbrook has a growing employment base with about 200 jobs in the wider township area. The main sources of employment are Carisbrook Abattoir, Waterfall Quarry, Trethowan Feedmills, Carisbrook Engineering, Carisbrook Leisure Centre, Maryborough Harness Racing Club, the motel, Southern Cross Feed Mill, the local school, trades people, and the shops and services in the township centre. Carisbrook provides jobs not only for its own residents, but is a source of employment for Maryborough residents as well.

As a service centre, the Carisbrook township centre provides a limited range of retail and automotive services for local residents, although there are no vacant retail premises in the centre. There are about 10 small operations in the central business area centred on and near Green Street and Bucknall Street. These include two garages. Retailing focuses particularly around basic shops such as provided by the general store, post office, butcher, opportunity shop, and hairdresser.

The Britannia Hotel, Caroline's Restaurant and Nostalgia, and the Underwood Pastoral Saddlery are more destination business that attract custom from both locals and visitors.

For a growing community, Carisbrook does not have a strong retailing sector. The lack of sewerage has limited the development of new businesses. Key gaps in the retail sector are the lack of a separate supermarket (apart from the groceries provided at the general store), chemist, antique shop/gallery, and coffee shop.

In 1996, 11.6% of the labour force in Carisbrook was unemployed. The unemployment figure has doubled since 1981 when the figure was only 5.8%.

The township also has somewhat low income although this situation is not nearly severe as many other country townships and has improved since 1981. In 1996, 33.2% and 31.1% (a total of 64.3%) of all households fell within the lowest and second lowest income brackets respectively. This compares with a total of 75.1% of households in these income brackets in 1981.

According to the 1996 Census, manufacturing, community services, and wholesale and retail trade employ the largest proportion of Carisbrook residents. These sectors represented 31.2%, 18.5% and 14.3% respectively of the employed population at that time.

There is currently an industrial land zone to the south east corner of the Potts Lane on the Pyrenees Highway.

As well as being limited in traditional industrial development, the economic base of Carisbrook is further restricted by the limited range of information technology businesses. Although there is a community Internet facility provided at the town hall, there is no Rural Transaction Centre in the township.

There is evidence that the local community uses the centre only for minor convenience shopping and does most of its major shopping in Maryborough.

Despite these limitations, many local people like the township centre as it is. Carisbrook is enjoyed because it is a quiet town with friendly people, a pleasant atmosphere, and a good community spirit.

However, to outsiders, the image of the centre is one that is spread out, limited in services and activities, and lacking a real heart. For example, there are no major promotional events such as a Carisbrook Festival where the township is marketed collectively and community groups have an opportunity to showcase their activities to one another and to visitors. The major celebrations in the township focus on Carols by Candlelight at Christmas and Australia Day in Bucknall Reserve near Deep Creek. There is a market at the town hall once a month, but it has a limited variety of stalls. The only big market is at the Carisbrook trotting track and it provides a good outlet for the sale of fresh local fruit and vegetables. The only other events that are highlighted for Carisbrook are the trotting races.

As a result, tourism in Carisbrook has a very low key focus. This is particularly the case because Carisbrook is not indicated on forewarning Vic Roads road signs and the township centre is by-passed by the Pyrenees Highway. Directional signs leading into the township centre are confusing. There is no Tourist Information Centre or public toilets in the heart of the centre. The public toilet facilities are at Bucknall Reserve on the edge of Deep Creek about 700 metres outside the township centre. This area provides a well-used wayside stop for passing motorists, but does not provide information to encourage visitors into the township centre.

Despite these limitations, Carisbrook has tourism potential. There are several features which could be of interest to tourists – the nature walks along

Deep Creek, the Brian Dowie Conservation Park, the historic buildings in the township centre, the interesting local hotel, and the nearby Bed and Breakfast accommodation. Carisbrook is reasonably well represented in local tourist guides such as the Loddon Shire Guide and Golden Way Tourist Guide. The existing township walking tour brochure is very well presented as an excellent start to the exploration of Carisbrook.

For most local people, there is a strong sense of community in Carisbrook. There is a considerable number of clubs and societies operating that make the township quite distinctive. These organisations include the Lions Club, Scouts, Masonic Lodge, Havilah Auxiliary that manages the opportunity shop, Senior Citizens, Country Fire Authority, The Mercury newspaper, Friends of Tullaroop Creek, and the 2001 Beyond Committee. Carisbrook is particularly focused on its fire brigade which has a 108 year history in the township.

The community building that is associated with these organisations also manifests itself in the strong sense of ‘volunteerism’ that is exhibited throughout Carisbrook. This has been most strongly displayed in the efforts to develop the walking tracks and undertake the restoration works along Deep Creek. There is a commitment to continue with this volunteer work, as the community has accepted the fact that there is unlikely to be public grants to pay people to undertake much of this work. So, to get things done, it is important to the Carisbrook community to continue to build up its team of volunteers.

There also is a strong sporting culture in Carisbrook, particularly evidenced by the number of sporting teams for a township of this size. There are seven football teams, five cricket teams, six netball teams, and one tennis team. The Recreation Reserve with its one oval is a key community asset. The indoor sports centre has the only squash courts and indoor tennis facility in the area. The major deficiency is the lack of a swimming pool, which is quite significant for a centre of this size.

It is important to harness the community energy behind the various sporting and community organisations so that Carisbrook can move forward and achieve higher levels of growth and prosperity. There is the potential to build on this energy to develop new opportunities such as those related to the township’s tourist potential.

These economic and social factors provide a very important context for developing the Carisbrook Town Centre Urban Design Framework. They are

key inputs into the shape of the framework. In addition, the strategy development process provides a further catalyst to improve the economic and social fabric of Carisbrook by stimulating the conditions for business growth and by facilitating further community building.

Social Factors

Services such as the CFA, the Primary School, Recreation Reserve and indoor sporting facilities are key assets in building a strong sense of community in Carisbrook. It is necessary to harness the community energy behind these services, so that Carisbrook can move forward and achieve higher levels of growth and prosperity.

These economic and social factors provide a very important context for developing the Carisbrook 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 and social fabric of Carisbrook by stimulating business growth and facilitating further community development.



Carisbrook Recreation Reserve



Carisbrook Town Hall, an important community resource. A building signifying Carisbrook's great vision for its future.



Market Reserve has the potential to be a community space used for activities such as a market, play space, meeting space and for passive recreation.

7 CORPORATE POLICY CONTEXT

Council's Corporate Plan 2001-2005, and Business Plan/Annual Indicators 2002/2003 Report provides 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 “*continue to identify relevant community needs and respond appropriately*”, and its corporate principles relate to *integrity, quality, leadership, partnership with the community, and environmental balance*.

Strategies and performance indicators for 2002/2003 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 Carisbrook Urban Design Framework are:

Infrastructure

Objective To manage, maintain and develop the Shire's physical assets for the social, economic and environmental benefit of the Shire

Strategies Streetscape planning and/or improvements for each town in the Shire, including township, entrances Ongoing
Maintain Council's effort towards maintenance/upgrade of roads, streets, bridges, drains and Council buildings Ongoing

2002/2003 Performance Indicators

Maintenance of Public Place Tree Advisory Committee as appropriate for each Shire Township
Develop agreed designs for township entrances and adopt implementation programs for same
Direct increased total resources to roads, streets, bridges and drains maintenance with 2002/03 emphasis on bridges

Shire Development

Objective To facilitate the expansion of the local economy whilst protecting and enhancing the Shire's environmental, cultural and lifestyle values

Strategies Develop a tourism strategy which responds to the particular circumstances of Central Goldfields Shire Dec 2002
Seek to increase the amount of visitor accommodation available in the municipality Ongoing
Facilitate and promote appropriate festivals and events which contribute to the Shire Development objective Ongoing

2002/2003 Performance Indicators

Level of employment and investment attributable to Council activities
Level of visitor accommodation available
Enhancement of co-ordination and community benefit of festivals/events

Community

Objective To develop the lifestyle of our local communities

<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, as part of promoting awareness of such heritage buildings and sites	Ongoing
	Support and encourage community organisations as appropriate, including the many volunteers in our Shire	Ongoing

2002/2003 Performance Indicators

Actions supporting township sewerage
Completion of Shire Heritage Study
Maintenance of a Heritage Advisory Committee

8 CENTRAL GOLDFIELDS PLANNING CONTEXT

The Central Goldfields Planning Scheme is the relevant planning policy and development control document affecting the Carisbrook 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 Carisbrook Township Centre are:

- Maintaining population and service levels of urban centres particularly in townships such as Carisbrook which 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.

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 7 of this report. The Strategic Land Use Framework Plan, illustrated in **Figure 3**, identifies Carisbrook as a "Local Community Centre" below Maryborough (Sub Regional Centre) and Dunolly (District Centre) in the hierarchy of centres in the Shire.

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 Carisbrook 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
- Limit new residential development to infill areas identified in township structure plans. Expansion of township areas to occur when infill areas have been predominantly developed
- Limit future low density residential development at the periphery of Maryborough, Carisbrook, Dunolly, Majorca and Timor to locations that can be economically and efficiently provided with water, electricity and good road access
- Identify locations for future retirement and aged persons accommodation in the centres of Maryborough, Carisbrook and Carisbrook

Implementation Measures

- Use of township structure plans identifying areas and sites for different forms of residential development and accommodation
- Application of Environmental Significance Overlays to ensure that low density residential and rural living development occurs on land that is not subject to development and environmental constraints

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
- Undertake strategies for the following major tourist venues and precincts - Carisbrook, Majorca and Bealiba Main Streets....

Implementation Measures

- 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

- Maximise the use of urban land in Carisbrook, Dunolly, Talbot, Bealiba and Majorca by defining township boundaries based on existing development patterns
- Protect the heritage character and visual amenity of townships
- Improve important heritage and tourist precincts in towns such as town centres and town entrances
- Protect and enhance the main road approaches and entries to the Shire's townships
- Upgrade town directional signs and introduce new heritage interpretative signage in Dunolly, Carisbrook and Talbot....
- Develop in association with local communities local area strategies that embrace tourism retailing, heritage protection and planning, and urban design. Local area strategies are to be developed for Talbot, Carisbrook, Bealiba, Majorca, Timor and Moliagul
- Sustain the broadest range of services available in the Shire's townships
- Prepare a development plan for the new industrial estate at Carisbrook (ex depot site)

Implementation Measures

- Use of township structure plans for ...Carisbrook... 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
- Application of Industrial 1 zone for new industrial estate at Carisbrook
- Application of a Business 1 zone for the commercial precinct in Bucknall Street and a residential 1 Zone for residential areas in the township

Further Strategic Work

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

The Carisbrook Structure Plan, which is included in this section of the MSS, is illustrated in Figure 4. The Structure Plan outlines the Carisbrook Township boundary and indicates the following key strategic directions for the Township:

- Limit new development to within the township boundary
- Encourage consolidation of the town centre and streetscape improvement including street tree plantings
- Within the designated Bucknall Street Tourism and Heritage Precinct, ensure new development is consistent with heritage and tourism themes
- Within the designated Bucknall Recreation Reserve, promote the attractive creekside setting as a local recreation and tourist focus
- At the designated Township Entry Point, develop the opportunity to create an entry statement
- Undertake roadside planting along Simson Street east of Bucknall Reserve
- Establish a “Carisbrook Common” at Market Reserve

Following the MSS, the Planning Scheme outlines zoning provisions for all parts of the Township as well as local planning policies on Urban Design, Box Ironbark Forests, Heritage, Agriculture, and Industrial Development.

The zoning for the Township is outlined in Figure 5. The most relevant local policies for the Carisbrook Town Centre Urban Design Framework are those pertaining to Urban Design (22.01) and Heritage (22.03). Given the importance of these policies to the UDF, they are reproduced in full in the following section of the report.

9 PHYSICAL CONDITIONS, ANALYSIS & OPPORTUNITIES

The analysis process was important in the understanding of key issues, as well as in the development and prioritisation of strategies. 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.

The Analysis Plan, Figure 7 and the Opportunities Plan, Figure 8 document key elements of Carisbrook's physical conditions. These elements are also highlighted below.

THE TOWN CENTRE

The town centre is offset from Simson Street (Pyrenees Highway). It is therefore a conscious decision for the traveller to depart from the highway route to explore the town centre to the north of Simson Street. The town centre is based within the blocks of Green Street, McLachlan Street, Bucknall Street and Birch Street.

The general store, butcher, hairdresser, hotel, restaurant, post office and opportunity shop are the key businesses within the four town blocks identified as the town centre. The town centre also has several large allotments occupied by civic function buildings such as the St. Paul's Anglican Church, the Court House and the Town Hall. The town centre also contains a considerable number of residential properties, most are well presented properties.

TOWN ENTRANCES

a) Eastern Approach

The approach from the east is somewhat diffused and there is potential for significant signage, building on the Brian Dowie Conservation Park image and visual prominence.



The long down hill stretch of 700 metres south-east of the Conservation Reserve is the motorist's first presentation of Carisbrook when travelling from the east. The visual significance of this area is further reinforced by the long sweeping curve of the Pyrenees Highway which holds the motorist's attention to the pine trees on the boundary of the reserve.

The Township is hidden from view of the motorist by the vegetation and topography of Tullaroop Creek before the motorist reaches the curve in the highway at Brian Dowie Conservation Park.

The curve of the Pyrenees Highway and the rise of the road at the Baringhup Road corner provides a framework for establishing major signage and / or a gateway icon. The road then dips to cross Tullaroop Creek at Bucknall Reserve. The motorist is then presented with the wide Simson Street road easement between Bucknall Street and Victoria Street. This includes the Lions Park picnic facilities, which are poorly presented and surrounded by potentially hazardous species of gums (*Eucalyptus botryoides*).

b) Western Approach

The approach from Maryborough is uninspiring at the commencement of the residential area at Victoria Street and Church Street. There is scope for major signage and / or icon sculptural elements. The significant advantage or asset this approach has is that at present there is a reasonably solid town edge of residential to rural land use, with little peripheral clutter. This asset should be retained.

HERITAGE PRECINCT

Carisbrook has a designated Tourism and Heritage Precinct along both sides of Bucknall Street, north of Simson Street and concentrated around Green and Urquhart Streets. The precinct consists of the post office and the Town Hall, Caroline's Restaurant, the former bakery and Carisbrook Hotel, Railway Hotel buildings, Masonic Lodge, log jail, 2 storey bluestone house, former police sergaent house and the Railway Station (entered off Bucknall Street). There are limited links between the precinct and the rest of the Carisbrook Township. The signage on the main highway directs travellers to the Heritage Precinct in Bucknall Street then refers them to Green Street. This is quite confusing. There is a need for better directional and interpretive signage.



Carisbrook Log Jail – part of Carisbrook's Heritage Precinct along Bucknall Street.

The Carisbrook Historical Society has produced an excellent brochure documenting 53 heritage sites within Carisbrook and outskirts surrounding area.

MARKET RESERVE

Market Reserve is bounded by Green Street, Birch Street, Powlett Street and Urquhart Street. It is the former market site. The area now has potential to become a key leisure space for the benefit of the local community and visitors. The site is occupied by the senior citizens clubrooms, a playground, scout hall, CFA building, opportunity shop and retirement units.

The square is largely vacant land and a concept plan has been prepared providing a range of passive and active attributes for townsfolk and visitors. A toilet facility and picnic shelters would raise the standard of facilities commensurate with a public space within the centre of a township.

RECREATION RESERVE

The Recreation Reserve is approximately 6.6 Ha in area and has considerable open space to the east boundary on Annesly Street. The pavilion located on the northern side of the oval is available for sporting and social functions. Netball and tennis courts are located on the triangle-shaped wedge to the western side of the oval.

The Recreation Reserve is a key part of Carisbrook's social life and the presentation and use of the reserve is an essential ingredient to the town's survival.

SIMSON STREET

Simson Street is the part of the Pyrenees Highway leading into Carisbrook. The long sweeping curve in the road adjacent to the Brian Dowie Conservation Park just prior to the eastern entrance into Carisbrook has considerable potential to become more integrated with the Conservation Park. The road dips at the crossing of Deep Creek. The Lions picnic area to the south side of the highway is poorly presented with dated furniture and tourist information and inappropriate and dangerous trees on the south side of Simson Street. The highway continues westward past the primary school where traffic must slow again at a tighter bend at the school crossing. The road continues to circumnavigate Carisbrook's commercial centre leading travellers to Maryborough.



*Simson Street – Western Entrance into Carisbrook.
Heritage signage directs visitors into the main street, Green Street.*

URQUHART STREET

Urquhart Street is perpendicular to Simson Street. It is a key street in the central grid of Carisbrook, leading directly from the highway (Simson Street) to the Recreation Reserve. However, the street currently has little street tree planting and is without footpaths. There is no sense of an important boulevard leading to the Recreation Reserve.

The visual and physical link to Market Reserve and the Recreation Reserve should be developed.

BUCKNALL STREET

Bucknall Street is central to Carisbrook's Heritage Precinct, running alongside Deep Creek (Tullaroop Creek). As the first street leading into the centre of Carisbrook from Castlemaine, Melbourne and Bendigo, Bucknall Street is disappointing. It lacks streetscape elements such as consistent street trees and signage to encourage the traveller to move through the Heritage Precinct. The dispersed civic and historic buildings on Bucknall, Powlett and Green Streets further reduce the impact of their importance. The buildings however, are stately and possess one architectural qualities. The buildings and sites within the precinct need further significant information at specific locations and at the entrances to the precinct.

THE RAILWAY STATION AND GOODS SHED

The former Railway Station and Goods Shed are located to the north east of Carisbrook. Presently the station building is privately leased / owned. This building and site are of great significance and offer opportunity for outdoor performances and interpretation and as a coffee shop.

The Railway Station and Goods Shed are important examples of Carisbrook's heritage but are located north of the designated Heritage Precinct. As a result, they

tend to be forgotten. The station and goods shed have deteriorated and are currently used for private storage and are largely ignored by townsfolk and visitors.



The Railway Station and Goods Shed are to the north of Carisbrook, just north of the Recreation Reserve.

TULLAROOP / DEEP CREEK

Tullaroop Creek (Deep Creek) is a major open space corridor which links Bland Reserve, Bucknall Reserve and the log jail located to the north end of Bucknall Street close to the Railway Station. The local Landcare group has undertaken considerable revegetation to either bank of the creek. The habitat significance for fauna and flora is well acknowledged in recently installed signage located on the track on the banks.



Tullaroop Creek / Deep Creek – suspension bridge linking Bland Reserve and Bucknall Reserve.



BUCKNALL RESERVE

The reserve is located on the east bank of Tullaroop Creek on Simson Street, entrance off McCullum Street. The reserve is named after Charles Leslie Bucknall who promoted Carisbrook in many ways. As a stock and station agent he ran an agency in Market Reserve and he was instrumental in bringing infrastructure services to Carisbrook. Bucknall Reserve is the location of the annual Cup Day, Carols by Candlelight and Australia Day festivities.

The cream brick toilet block is visually intrusive within the woodland and creek environment. The recently installed play equipment is located close to the road and embankment slope and consequently is hidden from view and easily missed by visitors.



Bucknall Reserve - toilet block and BBQ.



Bucknall Reserve play equipment.

Bucknall Reserve has an excellent relationship with Tullaroop Creek and a short walk of 200 metres link to Bland Reserve.

BLAND RESERVE

Bland Reserve located at the far eastern end of Green Street on the bank of Tullaroop Creek is a popular picnic area. The tranquil wooded setting of Tullaroop Creek, the nature trail and interpretive trail north to the log jail can potentially include the Railway Station in future. A timber suspension bridge links Bland Reserve to the east bank of Tullaroop Creek and Bucknall Reserve.



The Nature Trail leads alongside Bucknall Street

Bland Reserve is named in honour of Laurence Bland a carpenter, coffin maker and undertaker who ran a business in Bucknall Street at the corner of Green Street.

PEDESTRIAN LINKS

Tullaroop Creek trail sets the standard for presentation and information signage for additional heritage and interpretive signage. Pedestrian permeability and the well documented heritage trail, produced by the Carisbrook Historical Society, provides the base for additional major pedestrian links and interpretive trails and a need to improve facilities and visual amenity throughout town. Clear signage and a town plan in at least two locations on Simson Street will assist to entice visitors to explore the core precinct of the town.



*One of many links throughout town -
The Nature Trail is links Bland Reserve
to the log jail and the town centre*

BRIAN DOWIE CONSERVATION PARK

The triangular-shaped park has interesting interpretive features. The centrally located information shelter provides some of the best examples of the presentation of geomorphological information the study team has seen. The battery mine foundations and interpretive information is also well presented.

The placement of seats and tables appear have not considered shade and shelter requirements. The recent significant masses of native tree and shrub planting has started to screen the information shelter and consideration should be given to removal of some planting to ensure visual permeability is maintained. This is particularly relevant in providing the view corridor to the information centre which is easily missed and will become even more so as vegetation develops.

The surrounding pine trees to the Pyrenees Highway and Baringhup Road do not contribute to the park's image of a conservation park. The ultimate removal of the pines to all boundaries of the park and careful siting of replacement specimen native trees with consideration to exposing the information centre and mine to the south-eastern approach is of paramount importance in attracting visitors to the Conservation Park and in turn their further exploration of Carisbrook.

Signage on the Pyrenees Highway advising of the park, removal of the pines, clearance of shrubs, highlighting key features and provision of public toilets would benefit the Township.



The information rotunda at the Brian Dowie Conservation Park is an excellent visitor facility.



The old mine foundations in the Brian Dowie Conservation Park and associated informative material contribute to the town's tourist interest.

10 VISION FOR THE FUTURE

Our vision for the Carisbrook encompasses the following:

- Encourage more compact urban form to maximise the cost effectiveness of the reticulated sewerage system;
- Expand the township areas when infill areas have been predominantly developed. Define township boundaries;
- Identify locations for future aged persons accommodation in the centre of Carisbrook;
- Promote sites of natural heritage;
- Use the historic buildings for civic, community and visitor facilities;
- Improve signage and interpretive information at important tourist points of interest;
- Improve directional signage in general to lead tourists to the commercial precinct and the hotel;
- Protect the visual character and amenity throughout Carisbrook;
- Seek funding for heritage advice and protection of heritage buildings and sites;
- Develop gateway or township announcement statements and signage;
- Improve the appearance and image of major road entrances to Carisbrook;
- Encourage additional business and industry to relocate to Carisbrook;
- Develop in association with the community strategies that embrace tourism retailing. Review heritage and tourism themes;
- Protect Tullaroop / Deep Creek and link to tourist and leisure focus;
- Establish a “Carisbrook Common” at Market Reserve; and
- Develop a street tree strategy with focus on more consistent species and selection of hardy, mainly native, species.

In summary, our vision for the Carisbrook Township is for a distinctive centre with a key point of difference.

11 STRATEGIES

The recommended strategies to achieve the future vision for the Carisbrook Township are outlined below. The recommendations have been compiled as a package of measures under the following headings:

- Community Facilities;
- Tourism and Visitor Amenities;
- Heritage and Culture;
- Business Development;
- Traffic and Pedestrian Safety;
- Town Entrances; and
- Enhancement of the Town Centre / Streetscape.

Key Sites:

- Market Reserve
- Links to the Recreation Reserve;
- Lions Reserve;
- Bucknall and Bland Reserves; and
- Brian Dowie Conservation Reserve.

There is a need to tackle all components of the Plan in an integrated manner, with work proceeding on items in all components. The highest priority actions in the Plan are those relating to the provision of greater community and visitor facilities, enhancement of heritage sites and improvements to several key sites.

The emphasis in these measures and others in the plan is on realistic strategies that are affordable and that can achieve real results. Action needs to be taken not only by Council, but also by businesses, property owners, residents and community groups. Ownership of the strategies by all key parties is critical to the successful implementation of the Urban Design Framework.

As a separate exercise the Council has had a masterplan for the Recreation Reserve prepared during 2002 and the plan and recommendations are available for review.

11.1 COMMUNITY FACILITIES

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

- Develop Market Reserve into a community town square and associated public space;
- Improve the limited shop mix;
- Develop Bland/Bucknall Reserves to cater more for community events particularly in the summer months;
- Promote bicycle links to Maryborough;
- Provide separate play areas for younger children and for teenagers;
- Renovate and develop the Railway Station and Goods Shed into a community resource or a coffee shop;
- Market the close proximity of Carisbrook with Maryborough for business and residential / lifestyle opportunities; and
- Promote the Recreation Reserve Masterplan.

COMMUNITY FACILITIES

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY
Market Reserve is a 'dead space' within the heart of Carisbrook.	<ul style="list-style-type: none"> A conceptual layout plan already exists and can be built upon. Location within the centre of town, opposite the supermarket provides opportunity for development as a central nodal point for community meetings and activities. Provision of amenities such as picnic shelter, barbecue and toilets. 	<ul style="list-style-type: none"> Establish area fronting Green Street as a civic square with paving, seating and shade tree planting. Develop the area behind the civic square into a public garden and passive recreation space. Relocate play equipment, provide additional equipment. Provide 2 exeloo toilets, 2 picnic shelters and electric coin operated barbecues. Promote a skate circuit and BMX circuit. Seek major funding for a staged process of implementation over time. 	H	\$400,000	Refer to Key Sites – Market Reserve
Retail businesses limited to convenience shopping.	<ul style="list-style-type: none"> Community has expressed the need for a coffee shop within the town. Associated businesses including hospitality could be included in some speciality stores featuring local produce such as wine and crafts. 	<ul style="list-style-type: none"> Encourage the establishment of a coffee shop/cafe (not a restaurant as Caroline's already exists) where locals and visitors can sit and relax, read the paper, converse with a coffee or a local wine. 	H	--	Private initiative
Bland/Bucknall Reserves along the Tullaroop / Deep Creek banks. Tullaroop Creek community leisure and activity.	<ul style="list-style-type: none"> Bucknall Reserve has a public toilet block, a facility lacking in other areas of Carisbrook. Community events are held throughout summer within the creek reserves. Build upon their setting on the recently revegetated creek and new nature trail. 	<ul style="list-style-type: none"> Renovate the existing toilet block. Select a less obtrusive colour scheme to render the exterior. Link the reserves to the Heritage Precinct and Green Street, integrate them with remaining areas of town. 	H	\$8,000 toilet	Council

COMMUNITY FACILITIES

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY
Close proximity to Maryborough.	<ul style="list-style-type: none"> Develop existing bicycle links to Maryborough. Generally flat to gently undulating terrain. 	<ul style="list-style-type: none"> Provide sufficient lighting and other safety features so youths in particular are comfortable with using the bicycle tracks. Develop a priority strategy commencing at key magnets of the Recreation Reserve and Market Reserve. 	H	\$3,000 strategy \$20,000 lighting \$30,000 paths and signs	Council & community initiative
Market Reserve play area does not provide for a range of play experiences.	<ul style="list-style-type: none"> Play area used to exist at the Recreation Reserve. Play facilities exists within the primary school grounds. 	<ul style="list-style-type: none"> Reinstate play area at the Recreation Reserve for young children to allow for better supervision whilst parents watch / play sport. Provide additional lighting to the primary school so children can use the play facilities out of school hours. Redevelop play area at Market Reserve. 	H H	\$25,000 Recreation Reserve \$6,000 lighting	Council & Recreation Reserve Committee Council & primary school
The Railway Station and Goods Shed are excellent civic resources close to Recreation Reserve.	<ul style="list-style-type: none"> Refer to Heritage and Culture section. 	<ul style="list-style-type: none"> Refer to Heritage and Culture section. 	H	--	--
Town Hall	<ul style="list-style-type: none"> Major focus as a meeting place for the community. 	<ul style="list-style-type: none"> Refer to Historic Buildings and Areas. 	--	--	--
Log jail	<ul style="list-style-type: none"> Within close the heritage precinct and close to other sites of interest. 	<ul style="list-style-type: none"> Link to the Recreation Reserve and Green Street. Refer to other sections. 	--	--	--
Indoor Sports Centre	<ul style="list-style-type: none"> Available resource for all members of the community. 	<ul style="list-style-type: none"> Link to the Recreation Reserve. Refer to Key Sites section. 	--	--	--
Recreation Reserve	<ul style="list-style-type: none"> Promote the current Masterplan. 	<ul style="list-style-type: none"> Refer to Key Sites section 11.10 Recreation Reserve. 	--	--	--

11.2 TOURISM AND VISITOR AMENITIES

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

- Use prominent signage well in advance on the main road to inform visitors of facilities available in Carisbrook;
- Develop a picnic area near the supermarket with shelter, toilet facilities and play equipment;
- Circulate the Carisbrook Heritage Walking Tour brochure in surrounding towns to entice visitors on day or half-day trips to Carisbrook;
- Provide a central information centre and grassed area near the general store;
- Encourage the establishment of a caravan park and/or motel where visitors can enjoy the small town atmosphere and Tullaroop / Deep Creek in a quiet environment;
- Promote existing motel and Bed and Breakfasts through circulation of brochure and inclusion on signage;
- At several key entry locations provide information and town plans briefly describing key features and walking trails; and
- Maintain the key heritage buildings and their immediate surrounds in good condition.

TOURISM AND VISITOR AMENITIES

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY
Lack of advanced town information signage at highway entrances. Visitors are not aware of the facilities available in Carisbrook.	<ul style="list-style-type: none"> Some signage exists to inform of the hotel in town. Refer also to Town Entrances and Heritage and Culture sections. 	<ul style="list-style-type: none"> Refer to Town Entrances section. 	--	--	--
No tourist information centre exists.	<ul style="list-style-type: none"> Market Reserve is opposite the general store and requires development. 	<ul style="list-style-type: none"> Develop a part of Market Reserve into visitor information area. Install directional signage to the Reserve and interpretive features within Market Reserve. 	H	\$60,000 information and graphics	Council
Picnic area located near the general store with shade facilities is required.	<ul style="list-style-type: none"> Street tree strategy and Market Reserve redevelopment can include picnic facilities and shade trees. 	<ul style="list-style-type: none"> Refer to Community Facilities section. 	--	--	--
Historic Walking Tour town brochure.	<ul style="list-style-type: none"> Well produced and presented brochure. Will form basis of storyboards and general and directional information. 	<ul style="list-style-type: none"> Refer to Heritage and Culture section. 	--	--	--
Surrounding town visitors are unaware of Carisbrook's existence.	<ul style="list-style-type: none"> Castlemaine, Maryborough and other surrounding towns have tourist information centres / facilities. 	<ul style="list-style-type: none"> Circulate the town's walking tour brochure in surrounding towns to draw visitors into Carisbrook for day or half-day tours. 	H	--	Community initiative
Accommodation is limited to the motel and two Bed and Breakfasts.	<ul style="list-style-type: none"> The close proximity to the highway and wide streets make Carisbrook easily accessible to caravans. Open space areas and parks can be utilised for caravan parking. 	<ul style="list-style-type: none"> Encourage the establishment of a caravan parking / sites near the creek in an open space area on the east side of Deep Creek. 	M	\$10,000 minor works and infrastructure to 2 sites	Community initiative

TOURISM AND VISITOR AMENITIES

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY
Tullaroop Creek / Deep Creek and associated Bland Reserve and Bucknall Reserve.	<ul style="list-style-type: none"> A significant well-managed open space corridor bisecting the township. Walking, leisure and scenic qualities. 	<ul style="list-style-type: none"> Promote further with signage and storyboards throughout the township. 	H		Community initiative
Information signage.	<ul style="list-style-type: none"> Well informed visitors will stay longer with potential to spend more money in town. 	<ul style="list-style-type: none"> Refer to Heritage and Culture section. 	--	--	--
Historic Precinct is dispersed. Streetscape features are dispersed.	<ul style="list-style-type: none"> Unlike many townships their is no really strong commercial retail precinct of historic buildings. It is necessary to highlight key sites and buildings through informational and directional signage. 	<ul style="list-style-type: none"> Refer to Town Entrances and Heritage and Culture sections. 	--	--	--
Cafe / coffee shop.	<ul style="list-style-type: none"> Potential for cafe which is open for a reasonable duration of each day. Potential to link to gallery / craft shops. 	<ul style="list-style-type: none"> Refer to Business Development and Community Facilities sections. 	--	--	--

11.3 HERITAGE AND CULTURE

The following section describes the key issues and recommended actions for guiding the heritage culture within Carisbrook. The broad objectives of the recommended actions are to:

- Investigate the leasing and development of the Railway Station and Goods Shed as a community resource;
- Develop community facilities on the historic Market Reserve site;
- Develop a local festival – opportunity for community groups to come together and showcase activities to each other and visitors;
- Establish links with other cultural groups in surrounding area such as the Castlemaine Theatre Group.;
- Create identifiable and interesting pedestrian links to community facilities within Carisbrook;
- Develop a signage strategy that reflects the community's aspirations as to the image Carisbrook presents;
- Compliment existing and new signage with the heritage and nature trail guided walks;
- Ensure future building developments are sympathetic in design and materials to existing buildings, particularly in the Heritage Precinct;
- Increase awareness of Carisbrook's heritage assets;
- Restore the Carisbrook Town Hall with the recent \$60,000 Heritage Victoria Restoration grant (Public Heritage Program);
- Disseminate the completed Heritage Study for Tullaroop District;
- Continue Golden Way interpretive plaques and signage system; and
- Increase public usage of public buildings such as the Town Hall.

Carisbrook has an abundance of historic buildings and sites within the Township and on the outskirts. These are highlighted in the "Walking Tour Guide to Carisbrook's Heritage". Bucknall Street generally between Simson Street and McNeil Street is a designated Heritage Precinct in the Central Goldfields Planning Scheme. Tourism in Carisbrook has the potential to be closely associated with the township's heritage assets. There is a need to conserve and enhance the buildings, sites and precincts of historical interest.

HERITAGE AND CULTURE

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY
The Railway Station and Goods Shed. At present used for private storage.	<ul style="list-style-type: none"> These buildings could be developed into: <ul style="list-style-type: none"> A café/gallery/museum The Goods Shed could be used as a sculpture studio. The outside of the Goods Shed could be used to project films, the audience being seated on the station platform. 	<ul style="list-style-type: none"> Investigate leasing and potential to develop these as community/tourism facilities. Seek funding to develop as a community and visitor related facility. 	M	\$3,000 investigation	Community groups, Historical Society.
Market Reserve.	<ul style="list-style-type: none"> Refer to Community Facilities section. 	--	--	--	--
Town Hall.	<ul style="list-style-type: none"> Refer to Historic buildings and areas. 	--	--	--	--
There is no local festival unique to Carisbrook.	<ul style="list-style-type: none"> Create a local festival/event that focuses on aspects of Carisbrook's unique character, showcases local groups and attracts visitors to Carisbrook. 	<ul style="list-style-type: none"> Investigate interest by locals coming together to create a local festival. Establish a theme, timing and seek funding to establish. 	H	\$3,000 investigation	Community groups
Signage.	<ul style="list-style-type: none"> Improve signage in the town including: <ul style="list-style-type: none"> Entry and directional signage. Heritage signage. 	<ul style="list-style-type: none"> Develop a signage strategy including rationalisation of heritage signage. Improve directional and entry signage. 	H	\$8,000 strategy \$50,000 signs and graphics	Community groups and Council
Heritage Walk.	<ul style="list-style-type: none"> There is currently good heritage signage and a self guided walk brochure. 	<ul style="list-style-type: none"> Compliment existing signage with guided walking tours as part of local festival or special events. 	H	--	Historical Society and Community groups
War Memorial.	<ul style="list-style-type: none"> View of the memorial is currently obstructed. 	<ul style="list-style-type: none"> Relocate old phone booth and create view line to memorial on Simson Street. 	M	\$3,000	Community groups and Council
Young people.	<ul style="list-style-type: none"> Currently little for young people other than those who play organised sport. 	<ul style="list-style-type: none"> Consult with young people in town about their needs and consider incorporating special youth space into Market Reserve. 	H	\$2,000 consultation and report	Community groups and Council

HERITAGE AND CULTURE

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY
Children's Playground in Market Reserve	<ul style="list-style-type: none"> Not well used or well located. 	<ul style="list-style-type: none"> Design a new children's playground or consolidate existing equipment to Market Reserve and develop further for locals and visitors. 	H	\$60,000 relocation and equipment	Community groups and Council
Nature Walk along Tullaroop Creek (Deep Creek).	<ul style="list-style-type: none"> A recreational asset for locals and visitors. 	<ul style="list-style-type: none"> Further develop the nature walk and interpretive signage along Deep Creek. Link to the Railway Station and Heritage Sites on Bucknall Street. 	H	\$10,000 signage	Landcare and community groups
There is concern that future developments within Carisbrook may not relate well to existing historic buildings and particular to the designated Heritage Precinct in Bucknall Street.	<ul style="list-style-type: none"> Better designed buildings and sites adjacent to historic buildings and areas 	<ul style="list-style-type: none"> Require sympathetic design and construction for new infill developments adjacent to historic buildings and heritage precincts . Planning controls. 	H	--	Council
There is limited public awareness of Carisbrook's heritage assets.	<ul style="list-style-type: none"> Better promotion of Carisbrook's heritage 	<ul style="list-style-type: none"> Market the Walking Tour Guide to Carisbrook's heritage more extensively within the Township and through tourist agencies in Victoria. 	M	\$5,000 additional brochures and distribution	Community initiative
Town Hall.	<ul style="list-style-type: none"> Currently holds and caters for community meetings, the monthly market and the local newspaper. 	<ul style="list-style-type: none"> Maintain these important community network functions. 	H	--	Council and community initiative
Future development and existing heritage value.	<ul style="list-style-type: none"> Planning Permit provisions are currently in place. 	<ul style="list-style-type: none"> Continue to enforce Planning Permit provisions. Work on heritage properties should be done in accordance with Heritage Victoria Guidelines and Technical Notes. 	H	--	Council
Slow erosion of heritage assets.	<ul style="list-style-type: none"> Educate owners of heritage buildings and old buildings of their importance and how they can be conserved. 	<ul style="list-style-type: none"> Shire to hold free lectures/workshops for towns within the whole Shire. 	M	--	Council

11.5 BUSINESS DEVELOPMENT

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

- Provide a more varied shopping experience, other than convenience shopping;
- Develop links with Maryborough businesses and commercial operations to provide agency system for employment opportunities for the youth of Carisbrook;
- Establish home-based and internet based businesses that link with surrounding towns;
- Encourage the development of a cafe / gallery / museum within the Carisbrook town grid, perhaps at the Railway Station and Goods Shed;
- Encourage industry to locate to Carisbrook through appropriate zonings and location.

BUSINESS DEVELOPMENT

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY
Limited shopping experience	<ul style="list-style-type: none"> Increase product range and choice. Community support exists to encourage shops with greater variety of goods to set up within town. 	<ul style="list-style-type: none"> Encourage establishment of more mixed shops including a hardware store, agricultural product agency and a fruit and vegetable shop by allowing shops to be run in vacant buildings ie. a fruit stall in the old petrol station on Powlett Street Simson Street corner. 	M	--	Private initiative & community initiative
No cafe close to the centre of town.	<ul style="list-style-type: none"> Community integration and tourism. 	<ul style="list-style-type: none"> With Market Reserve development potential for cafe (alternative would be the Railway Station – Refer to Community Facilities section). 	H	Refer to other sections.	Private initiative
Youth employment	<ul style="list-style-type: none"> Carisbrook is close to a regionally significant town, Maryborough. 	<ul style="list-style-type: none"> Develop agency links with Maryborough's businesses and commercial operations. 	H	--	Community initiative
Unemployment and lack of home-based business enterprise.	<ul style="list-style-type: none"> Surrounded by large rural centres. 	<ul style="list-style-type: none"> Establish home based businesses and promote through internet links with surrounding rural town business base. 	H	--	Community initiative
Industry location and zoning.	<ul style="list-style-type: none"> Proximity to Maryborough and employment of locals. 	<ul style="list-style-type: none"> Ensure location and zoning of Council Industrial 1 Zone. 	H	--	Council

11.6 TRAFFIC & PEDESTRIAN SAFETY

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

- Reduce the speed by establishing a speed limit of 40 kph at all times near the primary school;
- Install 5km advance advice signs for Carisbrook, including toilets, bed and food symbols;
- Improve directional signage on the main highway to both graphic presentation and content;
- Extend the 60 kph speed zone to include the new development to the east of town towards the Brian Dowie Conservation Park;
- Develop specific links to the key sites such as Bland and Bucknall Reserves, the Railway Station and Goods Shed, the Leisure Centre, Recreation Reserve and Brian Dowie Conservation Reserve;
- Improve safety of bicycle links to Maryborough;
- Install a roundabout at the northern end of Urquhart Street near the entrance to the Recreation Reserve.

TRAFFIC & PEDESTRIAN SAFETY

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY
Traffic rarely slows to 40kph at lunchtime on Simson Street near the primary school, Vic Roads has no issues with the current 40 kph speed limit during times of high pedestrian movement only.	<ul style="list-style-type: none"> 40 kph speed signs are in operation when school starts, finishes and at lunchtime. 	<ul style="list-style-type: none"> Council need to address any speeding issue to the police. 	H	Review \$1,000	Council
Motorists are unaware of Carisbrook until they have driven past.	<ul style="list-style-type: none"> Carisbrook offers food and public toilets in close proximity to the highway. 	<ul style="list-style-type: none"> Install road signs 5km before Carisbrook, 3 signs required. Include toilets and food symbols on signage. 	H	Signs \$10,000	Council & Vic Roads
Signage on the main highway informing of Heritage Precinct is misleading.	<ul style="list-style-type: none"> Signage for the Heritage Precinct should direct to Bucknall Street directly off the highway. Current signage directs to shops in the centre of town. 	<ul style="list-style-type: none"> Install new signage on highway before Tullaroop Creek and immediately after to direct motorists along Bucknall Street. Replace current signage to inform of shops and picnic area (and retain current hotel signage). 	H H	Signs and graphics \$20,000	Council & community initiative Council & community initiative
No direct pedestrian links exist between the primary school and the Recreation Reserve.	<ul style="list-style-type: none"> Footpaths would provide greater pedestrian comfort and safety. Footpaths already exist along Green Street. 	<ul style="list-style-type: none"> Continue existing footpaths to the recreation reserve to and from the railway. Link all public spaces and the primary school by footpaths to one side of street, Birch Street in particular. 	H	\$90,000 footpaths 1200 LM	Council
Entrance signage.	<ul style="list-style-type: none"> The township has grown over time and sign locations should keep place with growth. 	<ul style="list-style-type: none"> Refer to Town Entrances section. 	--	--	--

TRAFFIC & PEDESTRIAN SAFETY

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY
Pedestrian & cycling amenities.	<ul style="list-style-type: none"> Visually and physically connect various key sites. 	<ul style="list-style-type: none"> Bicycle trails should be developed, priority links are to Maryborough. 	H	Refer to Community Facilities section	Community groups
Carisbrook is not mentioned on any road signs on the route from Castlemaine.	<ul style="list-style-type: none"> Inform travellers of the distance to Carisbrook. 	<ul style="list-style-type: none"> Discuss with Vic Roads' representatives the possibility of including Carisbrook on Vic Road signs. 	H	Signs \$2,000 Vic Roads	Council, Vic Roads & community initiative
Rural aspect of the township. Limited kerb and channel.	<ul style="list-style-type: none"> Informality and rural character to be maintained. 	<ul style="list-style-type: none"> Consider use of roll-over kerbing instead of standard kerb and channel. Limit the use of kerbs to retain informal character. 	M	--	Council
Development to east side of town. Recent residential development to the east of town.	<ul style="list-style-type: none"> Reduce speed of traffic. 	<ul style="list-style-type: none"> As part of the gateway implementation project, install a 60 kph speed limit sign on the eastern approach to town adjacent to the Brian Dowrie Conservation Park. 	H	Sign \$1,500	Council & Vic Roads
Currently a dangerous intersection at Urquhart and McNeil Streets.	<ul style="list-style-type: none"> Roundabout at intersection of Urquhart and McNeil Streets. Define entrance to the Recreation Reserve. 	<ul style="list-style-type: none"> Construct a small diameter roundabout at Urquhart and McNeil Street intersection. 	H	\$30,000	Council

11.7 TOWN ENTRANCES

The following section describes the key issues and recommended actions for guiding the development of Carisbrook's town entrances and associated signage. The broad objectives of the recommended actions are to:

- Relocate eastern entrance to include the recent housing development to the east of Tullarooop / Deep Creek and to the area near Barlinghup Road;
- Develop a signage theme to be used at all town entrances;
- Develop a logo to be continued throughout the town to provide a coordinated theme;
- Provide directional signage at town entrances directing vehicle traffic to points of interest within and around Carisbrook; and
- Provide clear signage informing travellers of food, bed, picnic, toilet facilities and heritage sites within Carisbrook.

TOWN ENTRANCES

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY
Town entrance signage to the east of town is no longer at the entrance point to Carisbrook. Recent residential development has occurred in this area.	<ul style="list-style-type: none"> Brian Dowie Conservation Park can act as an entrance feature of Carisbrook enhanced by the visual exposure of the long sweeping curve. Inform travellers of services available. 	<ul style="list-style-type: none"> Investigate possibility of moving and upgrading current entrance signage. Vic Roads to be consulted about relocation of signs. Rationalise existing advisory signage and provide new signage and advisory information as to services available. 	H	Refer to Traffic and Pedestrian Safety section.	Council & Vic Roads
Carisbrook has relatively distinct edges along Simson Street (Highway), however tourists are unaware of the heritage features located in the town, particularly Bucknall Street. Signage close to town.	<ul style="list-style-type: none"> Tourist visitation is important for the economy. Clearer information on Simson Street and Victoria Street. Inform of services available and key points of interest. 	<ul style="list-style-type: none"> Highway signage to direct into Heritage and Commercial Precincts, Recreation Reserve, churches and school should be consolidated by a signature theme for Carisbrook. Graphic signage package to be developed. Information and directional signage (separate to storyboards). 	H H H	Specific town signage & graphics \$15,000 \$20,000 storyboards	Community initiative & Council Community initiative Community initiative
Directional signage is not evident until motorists have entered the town.	<ul style="list-style-type: none"> Fore warning of facilities available in Carisbrook and some directional signage can be placed at town entrances. Brian Dowie Conservation Park is in an excellent location for direction signage to be placed at the eastern town entrance. 	<ul style="list-style-type: none"> Directional signage and toilet, food and BBQ / picnic logos should be placed on entrance signage. Until Vic Roads will provide logos on signage, effort must be made to bring people into Carisbrook on entrance signage. 	H	Refer to Traffic and Pedestrian Safety section.	Council
Western side of town north of Church Street.	<ul style="list-style-type: none"> Information signage and services available. 	<ul style="list-style-type: none"> Provide information signage north of Church Street. 	H		Community initiative

TOWN ENTRANCES

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY
Theme and logo	<ul style="list-style-type: none">Distinguish Carisbrook and separate from Maryborough.Town could hold a competition for theme / logo idea for a graphic artist to create.	<ul style="list-style-type: none">With involvement of community groups develop an appropriate theme signage. Possible design competition within the community. Finalisation by graphic artist.Community to agree on theme / logo that can be continued throughout town. Graphic artist to work with the community.	H	\$5,000 competition and final graphics	Community initiative

11.8 ENHANCEMENT OF THE TOWN CENTRE / STREETSCAPE

Carisbrook does not really have a consolidated town centre. There is a scattered mixture of business, service and residential use along Green Street. There is a need to consolidate and enhance development in this core area of the township. The following section describes the key issues and recommended actions for developing a more distinctive town centre within Carisbrook. The broad objectives of the recommended actions are to:

- Direct future retail and commercial development primarily to Green Street;
- Develop Market Reserve into a community town square and associated public space;
- Improve the limited shop mix;
- Enhance the streetscape character of Green Street; and
- Develop and promote a more identifiable town centre.

ENHANCMENT OF THE TOWN CENTRE / STREETSCAPE

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY
The town centre based around Green Street does not have a distinctive streetscape character.	<ul style="list-style-type: none"> A consistent tree planting scheme. Appropriate street furniture. A civic space. 	<ul style="list-style-type: none"> Establish avenue planting of native trees such as Kurrajong or Eucalypts (ie. Yellow gum) in Green Street between Bucknall Street and Birch Street. Maintain the strong deciduous tree canopy tree canopy within Bucknall Street and reinforce with further planting of oak, elm and Linden trees. Prepare a street tree strategy. Develop a suite of street furniture for this area (seats, bins) that is unique. Develop a civic square at Market Reserve. 	H	\$10,000 planting native trees	Council
Market Reserve, an underutilised large open space within the heart of Carisbrook.	<ul style="list-style-type: none"> The location of Market Reserve within the centre of town and opposite the general store provides an opportunity for development as a central nodal point for community activities. A conceptual layout plan already exists that has been further developed as a design within this study. 	<ul style="list-style-type: none"> Refer to Key Sites – Market Reserve 	--	--	--
Retail and commercial businesses are scattered in different parts of the Carisbrook Township.	<ul style="list-style-type: none"> Consolidation of the retail core in Green Street. Improvement in the retail mix, particularly with the expected growth of the Township. 	<ul style="list-style-type: none"> Designate Green Street as the retail and commercial core of Carisbrook. Encourage new retail businesses to establish in this core area. 	H		Council

ENHANCMENT OF THE TOWN CENTRE / STREETSCAPE

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY
The town centre is not clearly identified	<ul style="list-style-type: none">• More distinctive image• Better signage	<ul style="list-style-type: none">• Improve the identity of Green Street as the core of the Carisbrook Town Centre through enhanced street planting and possibly banners• Establish new directional signage on the highway indicating the location of the town centre. Provide distinctive tree planting to Urquhart and Bucknall Streets.	H	Refer to other sections	Community initiative

KEY SITES

10.9 MARKET RESERVE

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY
The site has a nucleus of activity with several community-based services located on the site, however much of the site is under-utilised space.	<ul style="list-style-type: none"> There is community support to develop area into a significant community space. Venue for community meetings, school plays and performances. Quieter and safer pull-over point for travellers with children that the Lions Park Reserve on Simson Street. Location in the middle of the core area of town, which is a starting point for visitors to walk on the historic walking tour. Information and advanced directional signage. Location for public toilets. Play area and activity centre for youth in the centre of town. 	<ul style="list-style-type: none"> Develop a detailed plan for the redevelopment of Market Reserve. Include some consolidation of existing facilities ie. the play equipment to the east. Provide easy access for pedestrians to enter. Provide seating, BBQ and picnic facilities. Provide information pavillion / area to display maps and walking tour brochure (similar to Brian Dowie Conservation Park). Establish a skate circuit and BMX track. 	H	Refer to Community Facilities section.	Council & community initiative
Market is restricted to the Town Hall.	<ul style="list-style-type: none"> Market Reserve is an open area ideal for market stalls. 	<ul style="list-style-type: none"> Relocate the market held once a month to Market Reserve and rename the area Market Square. 	M	--	Community initiative

MARKET RESERVE

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY
Tourist stop-off point (Lions Park) is uninviting and not near conveniences.	<ul style="list-style-type: none"> Market Reserve is ideally located opposite the general store and within the central core of town where the Heritage Precinct, key historical buildings and Tullaroop Creek nature walk are easily within walking distance. 	<ul style="list-style-type: none"> Develop a portion of Market Reserve as a tourist stop-off point in redevelopment. Provide a map of Carisbrook and small information shelter with interpretive information, similar to information at the Brian Dowie Conservation Park. Establish barbecue facilities and two Exeloo toilets. 	H	Refer to overall budget	Council
Community activity space required for social events.	<ul style="list-style-type: none"> Central location within town a vital ingredient to successful community meeting places. 	<ul style="list-style-type: none"> Establish an amphitheatre space to conduct theatre plays and music events other than the existing Carols by Candlelight and Austrailia Day festivities currently held at Bucknall Reserve. 	M	Refer to overall budget	Council

KEY SITES

11.10 RECREATION RESERVE

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY
Unattractive and only limited shade facilities are provided.	<ul style="list-style-type: none"> Plan has already been completed for whole of Recreation Reserve area. 	<ul style="list-style-type: none"> Carry out works and planting outlined on existing plan. 	H	Refer to Community Facilities section	Council
Recreation Reserve is close to the core of the township.	<ul style="list-style-type: none"> Recreation Reserve is within walking distance of the general store, Tullaroop Creek and the Railway Station. 	<ul style="list-style-type: none"> Link to the Heritage Precinct, the town centre, Tullaroop Creek and any future development of the Railway Station, with directional and interpretive signage, visual elements and streetscape link along Urquhart Street. 	M	Refer to other sections.	Community initiative
A masterplan for the Recreation Reserve has been developed.	<ul style="list-style-type: none"> Ensure the reserve improvements are integrated into those of the surrounding streets. 	<ul style="list-style-type: none"> Develop strong street tree planting theme to Urquhart Street and roundabout at McNeil and Urquhart Street junction. 	H	Refer to Traffic and Pedestrian Safety section	--

KEY SITES

11.11 LIONS RESERVE

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY
Uncomfortable space due to proximity of Simson Street. Existing gum trees are a potential hazard in propensity to shed limbs. Lack of shelter and public toilets. Existing facilities are dated and not well presented.	<ul style="list-style-type: none">▪ Upgrade facilities and provide information on historic buildings and sites and location of toilets in Market Reserve.▪ Lions Reserve should remain a low-key or secondary visitation point as an introduction to the town.	<ul style="list-style-type: none">▪ Refer to Tourism and Visitor Amenities section	H	--	--

KEY SITES

11.12 BUCKNALL AND BLAND RESERVES

ISSUE/ATTRIBUTE	OPPORTUNITY	ACTION	PRIORITY	BUDGET	RESPONSIBILITY
Toilet block in Bucknall Reserve is not well presented. Toilets, slope and vegetation hide the play equipment from motorists and potential tourists.	<ul style="list-style-type: none"> If provided with a pleasant visual image of the park motorists will stop. Close proximity of carpark to the road and turn-off. 	<ul style="list-style-type: none"> Render toilet block in less noticeable colour than existing cream. Provide clear signage to the road informing of play area. Construct a barrier fence to prevent children accessing the road. 	H	Refer to Community Facilities section \$2,000 fence	Council & community initiative
One of the first features on the eastern approach to the town.	<ul style="list-style-type: none"> Reserves alongside Tullaroop Creek and are well utilised in summer. Draw visitors into Carisbrook through the linked spaces and the Tullaroop Creek Nature Trail. 	<ul style="list-style-type: none"> Provide signage on the highway with sufficient warning time to inform of the park's existence and facilities. Link Bland and Bucknall Reserves to the town centre and the Heritage Precinct by the nature walk and Heritage Walking Tour brochure. 	H	Refer to Traffic and Pedestrian Safety section	Community initiative

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:

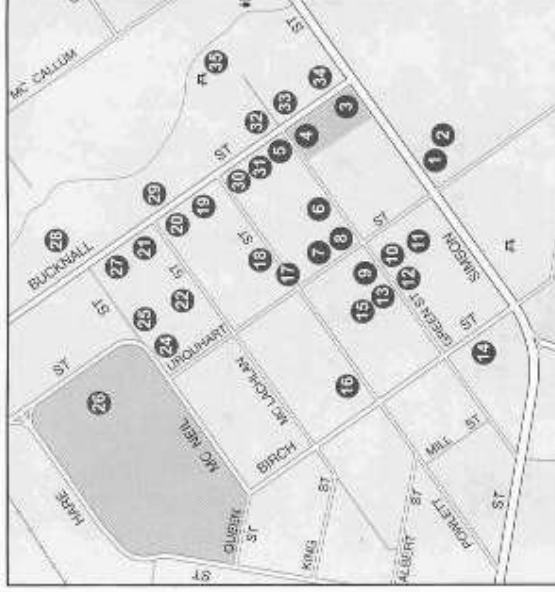
Market Reserve	
▪ General implementation of new design	\$400,000
▪ Visitor information area information and graphics	\$60,000
▪ Relocation of children's playground and equipment	\$60,000
Bland / Bucknall Reserves	
▪ Toilet renovations	\$8,000
▪ Fence	\$2,000
Bicycle track development	
▪ Strategy	\$3,000
▪ Lighting	\$20,000
▪ Paths and signage	\$30,000
Recreation Reserve	
▪ Play area	\$25,000
Primary school – additional lighting	\$6,000
Establishment of 2 caravan parking sites; minor works and infrastructure	\$10,000
Investigate leasing of the Railway Station and Goods Shed	\$3,000
Investigate interest for a local festival	\$3,000
Develop a signage strategy	
▪ Strategy	\$8,000
▪ Signs and graphics	\$50,000
Relocate old phone booth and create view to war memorial (Simson St)	\$3,000
Youth consultation of needs within Carisbrook and report production	\$2,000
Further development of Tullaroop Creek Nature Trail (signage)	\$10,000
Market Carisbrook's walking tour more widely (brochures and distribution)	\$5,000
Review 40 kph speed restriction near the primary school	\$1,000
Installation of road signs 5 kms before Carisbrook (on highway)	\$10,000
Relocation and replacement of heritage signage and informative signs	\$20,000
Link all public spaces by footpaths	\$90,000
Include Carisbrook on Vic Roads signage (Vic Roads)	(\$2,000)
Install 60 kph as part of gateway implementation project	\$1,500
Construction of small diameter roundabout at Urquhart/McNeil Streets	\$30,000
Develop graphic signage package	
▪ Specific town graphic signage	\$15,000
▪ Storyboards	\$20,000
▪ Signage theme competition and finalisation	\$5,000
Street tree planting of native trees	\$10,000
Street tree strategy	\$5,000
TOTAL	\$ 915,500

APPENDIX 1

A Walking Tour of the Historic Centre of Carisbrook

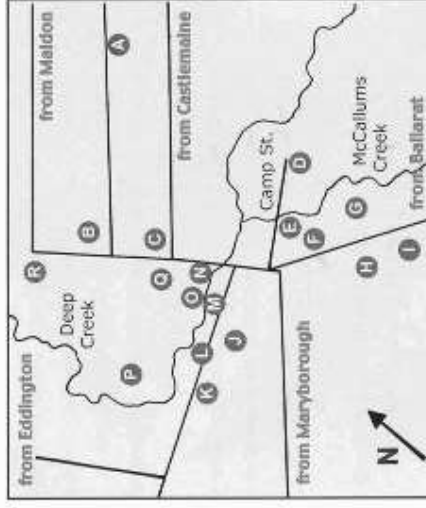
(60 - 70 minutes walk)

1. **TILLY ASTON MEMORIAL**
Erected 1970 to commemorate Carisbrook's most famous daughter. She initiated the Braille Library and the Association for the Advancement of the Blind in Victoria.
2. **UNITING (METHODIST) CHURCH AND HALL**
The first church in Carisbrook, relocated to this site in 1860.
3. **BANK OF VICTORIA (SITE)**
The bank operated between the 1850's to the 1880's.
4. **CARISBROOK HOTEL**
Opened 1857, delicensed 1890's, used as an Egg Board Depot 1935-1944.
5. **IRONMONGERY (SITE)**
James Macrae owned and operated a blacksmith and ironmongery here for many years.
6. **BRITANNIA HOTEL**
c.1857 Formerly the Slammock Hotel.
7. **THE LILLY SHOP**
c.1860 Hugh Link's shop was a popular meeting spot.
8. **BRIEN'S BUTCHER SHOP (SITE)**
Carl Bruin moved his business from Majorea in 1897.
9. **FIRE STATION**
The original Station was erected in 1895, then 1901. Present building built in 1981.
10. **CARISBROOK COMMON SCHOOL (SITE)**
Opened from 1857 to 1874. Parts of the foundations are visible near the Green Street gate.
11. **ST PAUL'S ANGLICAN CHURCH**
A good example of an original building.
12. **THE GENERAL STORE**
Original section c.1850's. Note the interesting windows.
13. **AUCTIONEER'S BUILDING**
c.1850's, formerly Goldborough Mart stock and station agents. Now a weekend opportunity shop.
14. **WOODEN COTTAGE**
c.1850's Dates back to the original town.
15. **MARKET SQUARE**
1860, Formerly Carisbrook Market area with Market Hall and Weighbridge.
16. **FORMER SHOP**
Note rudimentary wood construction.
17. **TILLEY ASTON'S BIRTHPLACE (SITE)**
Born 1873, died 1947. Tilly was the youngest of eight children.
18. **OLD DAIRY**
Note the rudimentary construction.
19. **POST OFFICE**
1888, a boomerang building. Note the masons' name on the front steps.
20. **CARISBROOK TOWN HALL & CORN EXCHANGE**
Opened 1859 for the Borough of Carisbrook, extended in 1892. Borough ceased 1915.



31. **THE BAKERY (NOW A PRIVATE RESIDENCE)**
Built in 1866 as a Butchers Shop, later a Bakery and then a Guest House.
32. **CARPENTER AND UNDERTAKER (SITE)**
Built for James Cook, later owned by Laurence Bland, commemorated in Bland Reserve on Deep Creek.
33. **BUTCHER'S SHOP (NOW A PRIVATE RESIDENCE)**
Built by Johnny Bowers who moved his business from Dunalley.
34. **RAILWAY HOTEL (SITE)**
Prior to 1885 it was known as the Camp Hotel.
35. **BLAND RESERVE**

Sites on the outskirts of Carisbrook



- A. Bald Hill Quarry 1851
- B. Stewart Freehold Mine
- C. Conservation Park
- D. Junction Lodge 1869
- E. Carisbrook Primary School
- F. Leisure Centre 1982
- G. Carisbrook United Mine
- H. Woodbrook Mine
- I. Carisbrook Quarry 1858
- J. Bluestone Drain 1872-3
- K. Railway Station 1874
- L. Log Gool 1852, open daily
- M. Bland Reserve
- N. Buckmill Reserve
- O. Deep Creek Nature Trail
- P. 3CV towers
- Q. Carisbrook Motel
- R. Lochinver Host Cottages

21. **POLICE STATION & LOCKUP**
The police were originally based in Camp Street, located here c.1860 until 1941.
22. **SCOT'S PRESBYTERIAN CHURCH**
Opened for divine services in 1869
23. **OLD HOMES AT 19 & 21 URQUHART STREET**
c.1850's reported to be a Cobb & Co coach stop prior to hotel stops coming into vogue.
24. **ST. FRANCIS' ROMAN CATHOLIC CHURCH**
Foundation stone 1864.
25. **PRESBYTERIAN MANSE**
c.1860's
26. **LAKE COLLEY (SITE)**
In 1881 the Lake was developed from a swampy area. It had an island, and was encircled by a towers walk.
27. **COURT HOUSE (NOW THE MASONIC LODGE)**
Erected 1858 at the cost of 1992/1000. A Court of Petty Sessions. Its best known official was Judge Macaboy.
28. **BLUESTONE RESIDENCE**
Built out of local stone. Note the original shop front.
29. **DELMAN'S WINE SALOON (NOW A PRIVATE RESIDENCE)**
Was a sly grog shop prior to licensing.
30. **W. R. SMITH'S STORE (NOW CAROLINE'S RESTAURANT)**
Opened in 1855, it was Carisbrook's first Store and Post Office.

APPENDIX 3

TRAVELLING THROUGH? TELL US YOUR THOUGHTS ON CARISBROOK

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 Carisbrook. 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, current business and recreational opportunities 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 Carisbrook and have a safe journey.

(Please tick or circle where appropriate)

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

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 Carisbrook? YES / NO

3. Is the approach to the town memorable? YES / NO

4. As you approached the town what were the distinctive features?

Brian Dowie Conservation Park

Primary School

War memorial

Signage directing to heritage precinct

Petrol station

Creek and associated parks/
open space

Significant buildings - Please specify: _____

Other- Please specify: _____

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

6. Were you aware or informed about the history of Carisbrook by signage, leaflets or by other means?

YES / NO

If yes, did you visit any attractions, where they of interest?

Log jail

Brian Dowie Conservation Park

Tullaroop Creek and Reserves

Town Hall

Masonic Hall

Churches

Railway Station and goods shed

Other:

7. What new businesses, services or physical improvements, in your opinion, would encourage visitation?

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 – CARISBROOK URBAN DESIGN FRAMEWORK

56 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

• AS A RESIDENT OF CARISBROOK WHAT DO YOU CONSIDER ARE THE KEY FEATURES OF THE TOWNSHIP AREA AND THE SURROUNDING AREA?

Post Office	37
Tullaroop Creek	36
Bucknall Reserve	30
Several shops	29
Log Jail	28
Bland Reserve	26
Primary School	26
Heritage buildings	24
Recreation Reserve	21
Brian Dowie Conservation Park	17
Hotel	16
Market Reserve	11

Other (one response in favour):

Masonic Lodge, Autumn trees, Bowling Club, CFA, Senior Club, Simpson Grave Site, Eddington Road, Uniting Church, Tourist accommodation, McCallum St., T.L.C, Deep Creek Platypus, Agricultural enterprises, Caroline's Restaurant.

• WHAT DO YOU CONSIDER ARE THE MOST IMPORTANT HERITAGE BUILDINGS IN CARISBROOK?

Post Office	39
Log Jail	36
Town Hall	25
Primary School	24
Railway Station and Goods Shed	21
Churches	23
Masonic Lodge	20
Hotel	11
Residences	10

Other (one response in favour):

Junction Lodge, Bucknall Street homes (ie. Former Magistrates Residence), Old Police Residence Stables, or are not a concern.

WHY IS THIS IMPORTANT?

History / age	20
Materials	5
Tourism	3
Convenience of Post Office	2
Post Office and Primary School essential	2

Other (one response in favour):

Bowling Club, Senior Citizens, Heritage Buildings, Roadhouse, Online Centre, Town's stability, Future potential, Well kept interesting buildings, Open to public for heritage recognition, Spiritual changes in town reflect through churches.

• **WHICH FEATURES OF CARISBROOK DO YOU USE MOST OFTEN, INCLUDING SEASONAL ACTIVITIES?**

Shops	43
Post Office	40
Tullaroop/Deep Creek	36
Primary School	26
Recreation Reserve	23
Town Hall	15
Churches	4

Other (one response in favour):

Bowling Club, Senior Citizens, Heritage Buildings, Roadhouse, Online Centre and Hotel.

• **WHAT SOCIAL ACTIVITIES ARE IMPORTANT TO CARISBROOK?**

Sporting Clubs	33
Tullaroop/Deep Creek activities	18
Senior Citizens Club	10
Market	10
School activities	6
All activities are important	5
CFA associated activities	3
Scouts and Cubs	3
Historical Society/activities/values	3
Hotel	2
No answer	6

Other (one response in favour):

Church groups, Internet facility, Masonic Lodge activities, Walking, Playground, Community groups / clubs, Youth activities, Newspaper, Harness racing, Dances, Neighbourhood Watch.

• **IS THERE ONE PARTICULAR THEME THAT CARISBROOK SHOULD PROMOTE TO THE WIDER COMMUNITY? IF YES, DESCRIBE.**

Friendly, safe and caring community/unity	9
Heritage	6
Tullaroop/Deep Creek activities incl. Walking track & events	5
Convenience shopping provided excl. Chemist and doctor	2
Dances and quiz/trivia nights	2
Develop Market Reserve	2
For young families	2
Horse/trotting activities	2
Rural image	2
No answer	14

Other (one response in favour):

Amenities, Rural Festival, Tourism, Food and Wine, Progressive, Gold history, Sport, Recreational Facilities, Sports town, Deep Creek Platypus, Rural environment, Music day on Market Reserve, Heritage building open for tourism, Country town market with locals' produce and Children's Fun Day.

• WHAT PHYSICAL IMPROVEMENTS WOULD YOU LIKE TO SEE WITH IN CARISBROOK?

Market Reserve development	12
Kerb and channelling	10
Sewerage	10
Neat and tidy image	9
Street trees	9
Recreation Reserve	7
Sealed roads	7
Resident chemist and doctor	5
Road signs	5
Take away food / bakery / cafe established	5
Walking/bicycle tracks (especialy to Maryborough)	5
Footpaths	4
Lighting improvements and lighting at Christmas time	4
Playground	4
Toilets and BBQ facilities improved at Recreation Reserve and near creek	3
Kindergarten	2
Public Transport Improvements	2
Recognise heritage character and building new homes to suit this character	2
Town Hall	2
No answer	2

Other (one response in favour):

Old buildings restored, Heritage information, Colour added to the streets, Police presence, Welcome/entrance to town more attractive, Compete for 'Best kept street' every year, Underground power lines, Council maintenance, Youth activities, Community involvement, Drinking Fountain, Provide outlets to set up businesses and one person didn't answer.

APPENDIX 5

QUESTIONNAIRE DATA VISITORS FEEDBACK – CARISBROOK URBAN DESIGN FRAMEWORK

Two questionnaires were filled out by travellers passing through Carisbrook.

▪ HOW LONG DO YOU INTEND TO SPEND TIME IN CARISBROOK?

One hour	0
2 days	1
Longer than 1 week	1

▪ IS THIS YOUR FIRST VISIT TO CARISBROOK?

No	2
Yes	0

▪ IS THE APPROACH TO THE TOWN MEMORABLE?

Yes.	
No.	

AS YOU APPROACHED CARISBROOK WHAT WERE THE DISTINCTIVE FEATURES?

Brian Dowie Conservation Park	
Signage directing to heritage precinct	
Primary School	
Petrol Station	
War Memorial	
Creek and associated parks/open space	

ARE THE KEY FEATURES YOU IDENTIFIED IN QUESTION 4 WORTHY ATTRIBUTES?

Yes	
No answer	
No	

WHERE YOU AWARE OR INFORMED ABOUT THE HISTORY OF CARISBROOK BY SIGNAGE, LEAFLETS OR BY OTHER MEANS?

Yes.	
Yes, by other means.	
No.	

IF YES, DID YOU VISIT ANY ATTRACTIONS, WERE THEY OF INTEREST?

Log Jail	
Brian Dowie Conservation Park	
Tullaroop Creek and reserves	
Town Hall	
Masonic Hall	
Churches	
Railway Station and Goods Shed	
Post Office	

**WHAT NEW BUSINESSES, SERVICES OR PHYSICAL IMPROVEMENTS, IN YOUR
OPINION, WOULD ENCOURAGE VISITATION?**

Bakery	
Chemist	
Cafe	
Public transport	
Doctor	

**WHAT NEW BUSINESSES OR SERVICES SHOULD BE ENCOURAGED TO
ENCOURAGE VISITATION?**

Restaurants / food.	1
Tourist information centre and toilets.	1
Video Ezy and CD shop.	1
No answer.	1
None.	1

**WHAT PHYSICAL IMPROVEMENTS COULD BE MADE TO MAKE VISITORS' STAY
MORE ENJOYABLE AND MEMORABLE?**

Big and better motel / back-pack, Bed & Breakfast or Hotel accomodation.	2
Slow through-traffic.	1
Streetscpe improvements – trees and seats particularly.	1
No answer.	1

APPENDIX 6

CARISBROOK STEERING COMMITTEE MEETING NO. 1

CARISBROOK TOWN HALL, 15TH JULY, 2002 AT 3PM

In Attendance:

Mr. Charles Knight – Central Goldfields Shire Council

Mr. Norm Cameron – Central Goldfields Shire Council

Mr. Alex Stoneman – Secretary Carisbrook Historical Society, Tree Advisory Committee for Council, Friends of Tullaroop Creek.

Daryl McLeish – Lions and Rotary member and editor of 'Carisbrook Mercury'

Ruth Hurse – community member, Tree Advisory Committee

Stephen Broad - community member

Stan Belfor - community member

Pat Belfor - community member

Darren Dineen - community member

INTRODUCTION

Mr. Charles Knight

Purpose of the Urban Design Framework

Reserves

Streetscapes

Town entrances

Town Hall and other historical buildings

Emphasised the need for the community to steer the project

Michael Smith

What we want to achieve

Explanation of what an Urban Design Framework is

Introduction to the team

Anticipated timeline (14 weeks)

TEA BREAK

Michael Smith

Asked for input from the Steering Committee of what it is they want from the Urban Design Framework

Darren

Don't want to change the town image

Growth exists - retirees, proximity to Maryborough, education

- larger blocks available (in comparison with Maryborough)
- cheaper land prices (in comparison with Maryborough)
- lack of footpaths retains 'country town image'
- other than concrete kerbing exists
- rates are cheaper than in Maryborough

Assets

Seven football teams, five cricket teams and one tennis team

Indoor tennis and squash courts are the only ones in the area

Requirements

Link public spaces

- Preservation of heritage and UTILISATION of buildings preferably for their original purpose
- 20% of population is over 60 years (vast young population which is not provided for).
- Visitor information centre informing of Bed & Breakfasts in the area
- More compaction – sewerage being installed soon will aid compaction.

Employers in the area

10	Abattoirs
11	Factory (Skinners)
12	Engineering firms
13	Quarry
14	Chaff mills
15	School (15 staff)

- Electricians, concreters, embroiderers, plasterers etc in the area are self-employed.

Steve

- Highway almost acts as a bypass in its location, also short distance to Maryborough reduces need to veer off the highway
- Safety, especially around the school is a concern
- Linking recreation areas is a bug concern
- Need to add a tourism element to the Town Hall, on-line centre brings people into the building on rare occasions – Tourists find it a useful resource.
- Toilets are required near the Town Hall, even if the current ones were relocated.
- Town Hall could be used as a civic centre (ask Town Hall Committee).
- Agree that 60 signs need to be 'put back' to allow for the expanding town.
- Other town entry signs need moving out also (as a warning of the town)

Daryl McLeish

- Emphasised that Carisbrook is not on any road signage (VicRoads)
- Creek is used for Carols by Candlelight and Australia Day celebrations.
- No toilets exist in or around the supermarket (12-20 people work there every day)
- Average of 5000 people use the Town Hall every year.
- Tenants of the railway station (\$6/wk) sub let the goods shed, but their lease is about to expire.
- Believes an information centre (possibly on corner near Dunolly Road) needs to tell of local Bed & Breakfasts (many towards Melville Caves), farm stays and interesting points in the region.
- Lighting around town could be an issue, at night there is nothing to entice the visitor into Carisbrook (the Hotel sign is written in reflective letters).

Alex

- Volunteers are prevalent in the town as no-one will pay to get anything done, but there a few people left to volunteer.
- Community 'feeling' in the town is building.
 - Recreation (although clubs don't communicate with each other too well), societies, Lions club, scouts, opportunity shop, senior citizens centre, CFA (108 years in town), Friends of Tallaroop, 2001 Beyond Committee, local newspaper, Maryborough Harness Racing, shotgun and pistol ranges nearby.
- There are always people on the creek, especially in summer

- A Federation Grant was applied for in 2001 for developing Market Reserve (unsuccessful)
- Low maintenance streetscaping is required as volunteers won't upkeep vegetation, too costly for the Council to bring people out, even from Maryborough.

Ruth

- Pepper trees (not Peppercorns) should be retained as part of Carisbrook's heritage.
- Reserve needs large deciduous trees for shade (but need warmth in winter).
- Entrances to Carisbrook are approached too quickly.

Norm

- About the restore inside and outside of the Town Hall, approx. \$300,000

Meeting concluded at 5pm

APPENDIX 7

CARISBROOK STEERING COMMITTEE MEETING No. 2

CARISBROOK TOWN HALL, 12TH SEPTEMBER, 2002 AT 4PM

In Attendance:

Cr. Barry Rinaldi – Councillor and Community Member

Mr. Charles Knight – Central Goldfields Shire Council

Mr. Norm Cameron – Central Goldfields Shire Council

Mr. Alex Stoneman – Secretary Royal Historical Society, Advisory Committee for Council, Friends of Tullaroop Creek.

Daryl McLeish – Lions and Rotary member and editor of 'Carisbrook Mercury'

Ruth Hurse – Public Places Tree Committee

Phil Betts – Community Member

Stephen Broad – Community Member

Darren Dineen – Community Member

David Bilton – Recreation Reserve Committee

Key sites outlined:

Lions Park

Creek area

Main drain around the school area

Barry Rinaldi

Emphasised the need for the study team to consult with the recreation consultants.

Recommend that the current ideas be developed rather than starting afresh, but priorities need to be set.

Historical Society

Move the shearing shed to behind the log jail.

Michael Smith

Better placement of the shearing shed would be near the railway station so as to create a walkway. The shearing shed contains equipment and vehicles valuable for public display.

Charles Knight

Expressed need to restore some buildings and there is a need to identify which buildings need maintenance.

Barry Rinaldi

Industry needs to be linked. Town planning plan showing zoning is required.

Peter McNabb

Must recognise that Carisbrook is the only town in the region growing in population although the Shire's growth rate has increased over the last few years.

Community

Masonic Lodge used to be the County Court.

Donald Walker

Check with heritage funding.

Charles Knight

Carisbrook is the second oldest town in Victoria after Melbourne. Surveyed prior to police district, gold mining only came to Carisbrook in 1880's.

Key elements / Program

Town Hall (C. Knight)

Signage (D. Bilton)

Trees and streetscape (D. McLeish & P. Betts & A. Stoneman)

Make attractive for people and generate activity (D. McLeish)

Restore lodge ie. Superintendants (D. McLeish & P. Betts)

Committed recognition required, until these are identified and prioritised nothing should be done. No *ad hoc* development. Suggest wait until the Framework is done and complete as part of subsequent plan 15-20 years Framework Plan

Recreation / sporting facilities (A. Stoneman)

Link with tourist facilities, ie. public toilets as a coordinated package (A. Stoneman)

Bowling club should possibly relocate to the Recreation Reserve

Barry Rinaldi

Department of Infrastructure want implementation priorities and a budget to work towards, ie.

No 1 items is ---

List available funds:

Community Support Funds

Rural Infrastructure Fund

(Will be a big list)

The main items are walking trails and links to the Brian Dowie Conservation Reserve.

Emphasised the need to avoid *ad hoc* development.

Check speed limits.