



Meredith Structure Plan

DECEMBER 2010

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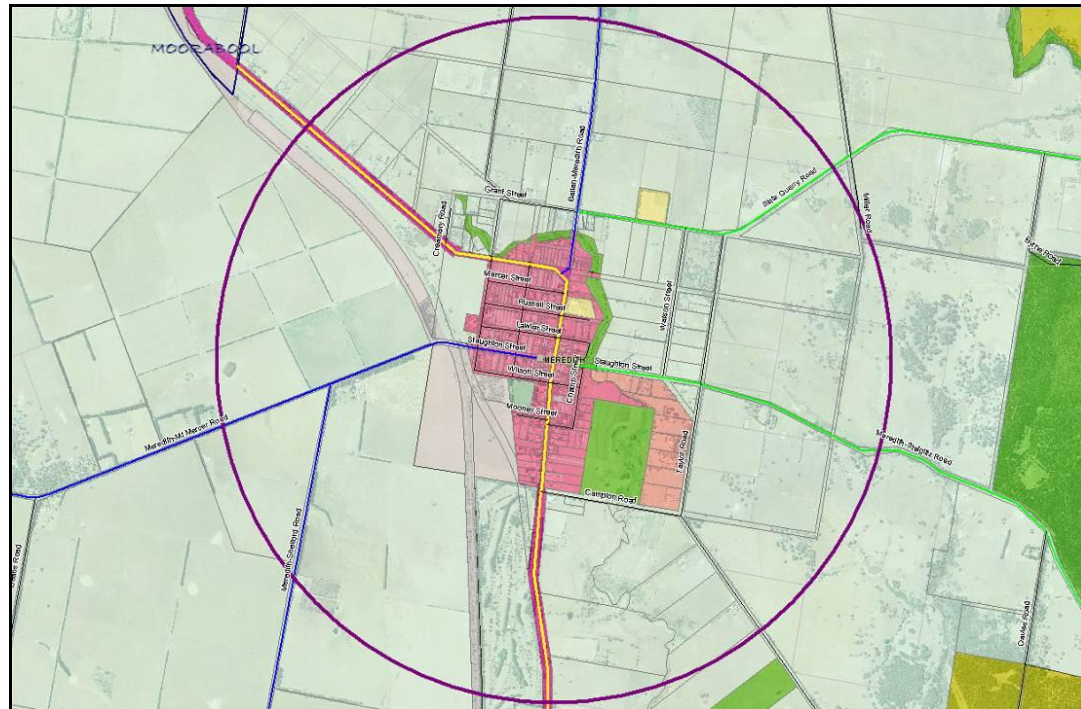
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Introduction

Meredith is situated on the Midland Highway between Geelong and Ballarat. It is a rural township surrounded by agricultural properties with a rich pastoral history and strong ties to the discovery of gold in the adjoining districts. Key public buildings and surviving examples of commercial and residential development provide a reminder of the most influential periods of settlement. The Meredith Township, including its strong sense of community, plays a vital role in providing the wider farming district and outlying towns with services and a place of belonging. The community have expressed a desire to retain and enhance the historic character and feel of the town, while exploring the possibilities of incremental growth and development.

The town is currently growing at a rate of 7 new dwellings per year and therefore in order to accommodate future growth it is necessary to identify where this development will occur. The implementation of an appropriate zoning framework will provide new opportunities and a range of lifestyle choices.

The study area for Meredith, being considered as part of the Structure Plan review includes a 2km radius from the intersection of the Midland Highway and Staughton Street. This area is shown on the map below.



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The Structure Plan

- Function
- Objectives
- Implementation

Function

The purpose and function of the Meredith Structure Plan is to provide a strategic framework and establish a basis for future land use planning decisions. The Structure plan indicates a preferred layout of residential, commercial, community and other land uses based on a ten to twenty year outlook.

Council has prepared the Meredith Structure Plan with input and assistance from community and business groups as well as individuals and government. A Steering Committee oversighted the Structure Plan development.

The Structure Plan embodies the objectives of *Ready for Tomorrow – A Blueprint for Regional and Rural Victoria* and also supports the objectives of the Municipal Strategic Statement (MSS).

Key outputs of the plan include:

- A physical vision for the town for the next 10-20 years, including a clear boundary to manage growth.
- A set of actions to deliver the strategies.
- Integration of uses and activities to enhance the appearance, useability and liveability of Meredith.
- A reflection of community values and aspirations for the future growth of Meredith.

Objectives

The Plan defines the specific policy and objectives for the future of the area, and identifies opportunities and strategies to realise those objectives. The town boundary reflects the need to accommodate the projected growth and change for a 10-20 year period, and takes into account the longer term planning horizon.

Implementation

The implementation program outlines the priorities, actions and processes required to make the Structure Plan happen. The actions include amendments to the local planning policy framework and zoning controls within the township.

The Structure Plan is informed by a comprehensive background report drawn from the following documents:

- *The Council Plan 2010-2014*
- *State Planning Policy Framework*
- *Melbourne 2030 and Melbourne @ 5 Million*
- *Council's Municipal Strategic Statement*
- *Meredith Structure Plan, 1996*
- *Meredith Community Plan 2010*
- *Developing Suitable Areas for Intensive Agricultural Industries in the Golden Plains Shire, October 2004*
- *Golden Plains Economic Development Strategy, 2007*
- *Golden Plains Shire Recreation Strategy Plan 2008-2012*
- *Open Space Strategy 2006*
- *Youth Development Strategy and Action Plan 2009*
- *Golden Plains Shire – Municipal Early Years Plan 2009-2012*
- *Healthy People – Healthy Places – Golden Plains Shire's Municipal Public Health Plan 2008-2012*
- *Maternal and Child Health Service Review and Action Plan 2007-2010*
- *Transport Plan – Golden Connections 2009-2010*
- *Golden Plains Heritage Study Stage 2 – 2009*
- *2001 and 2006 Census data*

Copies of these studies and information are available upon request. Most are available on the Golden Plains Shire website.

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Community and Stakeholder Engagement

Community Objectives

A number of themes emerged from the consultation process including:

Connectivity

There is a strong desire for improved paths and connections between various distinct precincts of the town. Opportunities exist and were recognised for improving the physical and social connections between the education, commercial and recreation precincts.

Education & Community Hub

The relocation of the Kindergarten to the school site would enhance the development of an education and community hub.

Commercial Precinct

The strong heritage character of Staughton Street was recognised, and it was acknowledged that there is an opportunity to build on this theme. Streetscape improvements, including formalisation of parking while protecting the bluestone drainage features and other historic elements, remains a strategic objective for the town.

Residential Growth

The Meredith community values the village feel and history of the town, and continued growth of the township should reflect this character. The community supports infill development and an extension of Low Density Residential Zone on the eastern side of the Coolebarghurk Creek. It was suggested that this residential catchment could be linked via a pedestrian bridge connecting to the education and community hub. The absence of reticulated sewerage restricts lots to an area of approximately 4000 square metres.

Commercial Growth

At this stage an Industrial Estate is not a feasible proposal however some zoning that would allow light industrial should be considered. Preference should be given to re-use of existing buildings in the main street before approval of further development outside of Staughton Street.

Sewerage

Drainage and environmental issues associated with septic tanks remains an issue in the township of Meredith. The community is supportive of further investigation into alternative systems for the town.

Coolebarghurk Creek

There are opportunities for further enhancement of the Creek with BBQ facilities and extension of access along the Creek to the Police Paddock.

Bypass

The Meredith Bypass is seen as a longer term strategic issue. Bypassing of the town is the preferred option over duplication of the Midland Highway through the town centre.

Amenity Improvements

Over the next 5-10 years the community would like to see streetscape improvements in Staughton Street and along the Highway, improvements to infrastructure including drainage, street lighting, footpaths and enhanced connectivity between the precincts.

Consultation

The Meredith Structure Plan was prepared in partnership with stakeholders and the community. A partnership was formed with Council's community development team, with a view to revise the Community Plan as well as the Structure Plan through one round of consultation.

Existing community networks, informal groups and individual residents were invited to attend a drop in style workshop at the Meredith Cafe on the 23rd February 2010. This forum provided all interested parties with an opportunity to discuss ideas and relevant issues. It also allowed Council Officers to seek clarification around the community's expectations for growth, infrastructure and development.

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Meredith Regional Role & Context

The Meredith district is made up of approximately 1118 people and is situated on the Midland Highway between Geelong and Ballarat. Like other small townships within the municipality Meredith provides an alternative country lifestyle within commuter distance of Geelong, Ballarat and to some extent Melbourne. The capacity for infill development within the existing residential area of Meredith is limited by the lack of reticulated sewerage. To accommodate an additional 70 dwellings over the next 10 years land will need to be identified and rezoned as part of the Structure Plan review process.

The Meredith Township consists mainly of a primary school, community house, general store/post office, café, police station, service station, two hotels, nursery, golf course, motocross club, other basic recreation facilities and several community facilities.

Meredith, although established, has increased its profile through the popular Meredith Music Festival and also the Meredith Dairy. It is these types of events and industries that help market the town and contribute to the economy as well as support the community.

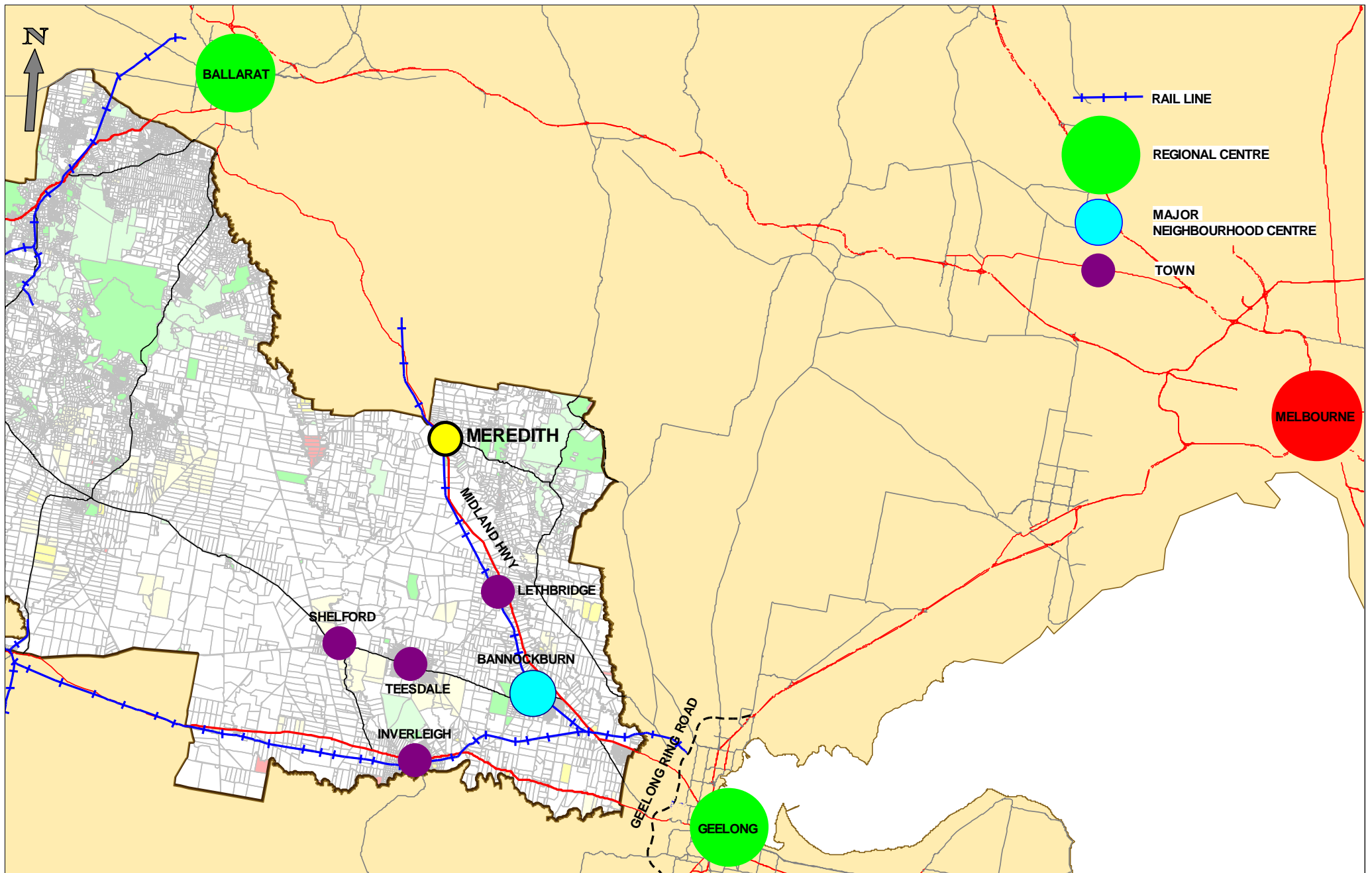


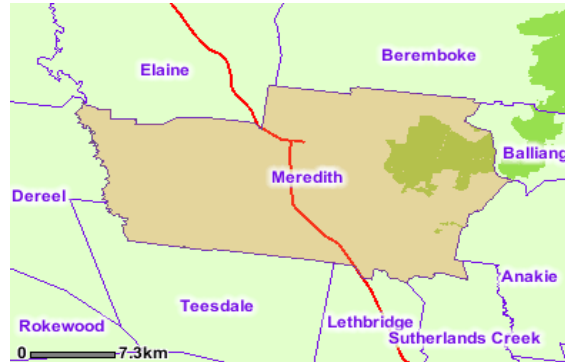
Figure 1: Meredith - Regional Context

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Meredith Local Context

Community Profile

At the 2006 census Meredith had a population of 1118 within the area identified below.



Although a large area, it is necessary to identify this catchment as part of the Meredith community due to the surrounding farming district utilising the township for services and community facilities.

65% of the population is of working age (15-65 years). The population comprises 10% aged over 65 years; 24% are children younger than 15 and a further 26% are aged 15-25 years.

Family households comprise 73% of all households while Lone person households comprise 22%. These statistics reveal there is a high proportion of families in Meredith which is reflected in the increasing enrolment at the primary school, currently at 120 students.

Meredith falls within the Central East quadrant of the Golden Plains Shire, as defined in the document *"Demographic Trends and Themes: The Shire and its development"*, prepared by Golden Plains Shire in 2008. The Shire's Central East is expected to experience moderate growth in population by approximately 970 people (21%) from 4412 to 5328 between 2006 and 2021.

Land Tenure

Lot sizes vary within the residential core of Meredith from approximately 1000 square metres to 3 hectares. Many of the smaller parcels of land cannot be developed individually due to the lack of reticulated sewerage.

There is potential for development of a parcel of land currently owned by Golden Plains Shire fronting the Midland Highway which has been set aside for the relocation of the Meredith Hall if the Bypass is constructed. This parcel is large enough to accommodate additional development. There is also development potential around the Church of England within close proximity to the Education/Community Hub.

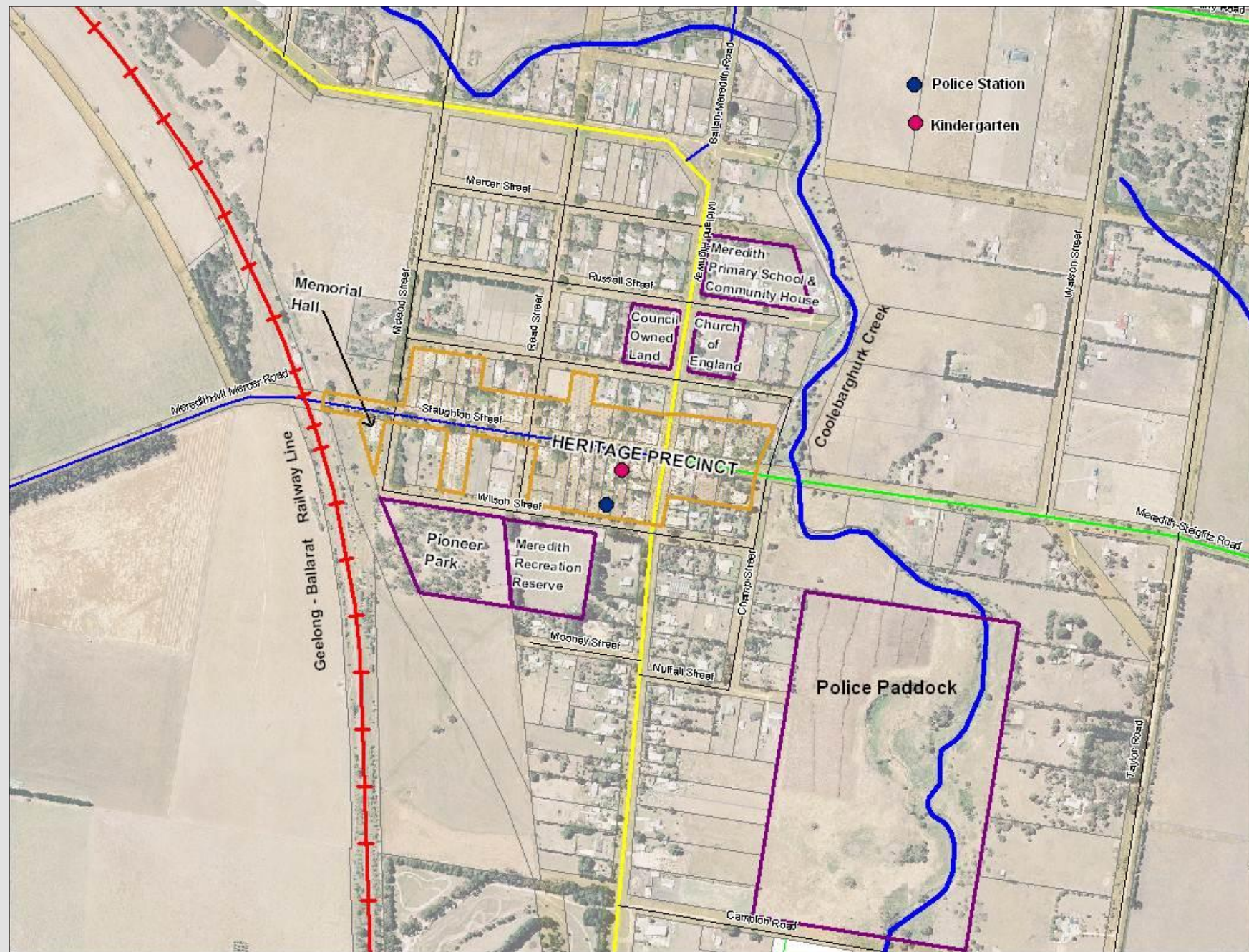


Figure 2: Meredith – Local Context

Heritage

When Meredith was first surveyed in 1851/52 most of the streets were named after the largest district landowners. After the discovery of gold in the districts surrounding the township, Meredith became an important stopping point for travellers between the Ballarat goldfields and the port of Geelong.

The Ballarat to Geelong railway line was constructed through Meredith in 1862 and not only provided strong links with district farming and pastoral areas but also with district goldfields. The railway station was built of Lethbridge Bluestone, and is effectively identical in design to those built at Lethbridge and Bannockburn.

During the post gold rush years, Meredith continued to prosper as the centre of a farming district that became important for its production of some of Victoria's finest merino wool.

A Heritage Precinct is proposed to apply on both sides of Staughton Street, bound to the west by McLeod Street and to the east by the Coolebarghurk Creek. The precinct will include the former Shire Hall, the Royal Hotel, timber shops (30 Staughton Street), former bakery, former post office, Memorial Hall and the Meredith Hotel. Much of Meredith's charm relates to its historical feel and character, therefore it is important to recognise these qualities so they can be protected and enhanced into the future.

There are a number of existing protected Heritage buildings within Meredith such as the Kindergarten and School. There are also proposed individual Heritage Overlays proposed for significant buildings such as the Free Presbyterian Church.

Meredith Heritage Precinct Citation Report, HERMES



Topography, Natural and Landscape Features

The Meredith town centre is bounded by agricultural land to the north and south, the Coolebarghurk Creek to the east and a Public Acquisition Overlay for a potential bypass as well as the existing railway line to the west. The Midland Highway cuts through the centre of the town. The township is formed by a grid pattern with the majority aligned to the west of the Highway.

The land is generally quite flat with vegetation scattered throughout. The railway line and bypass limit development to the west and the proximity of future residential growth from the centre of town provides limitations to the north and south. The Coolebarghurk Creek creates a natural feature within close proximity to the centre of town and should be further developed as public open space to increase patronage.

The town features avenues of honour at both the north and south entrances providing a formal natural gateway as you enter and exit the township.



Enterprise, Retail and Business Activity

One of the main business enterprises in Meredith is 'Woolabrai' located on the eastern side of the Midland Highway at the southern entrance to town. Woolabrai provides rural merchandise and supplies to the region as well as acting as wool buyers.

The Meredith district is also home to a number of intensive rural based activities such as Happy Hens and the Meredith Dairy. The Meredith Dairy is one of the largest producers of sheep and goats milk in Australia. These activities provide employment opportunities for local residents.

The site currently housing 'Woolabrai' however would be more suitable within a Township Zone to allow the development and expansion of this business which serves the Meredith community and wider district.

Within the town there are a number of businesses which have been operating successfully for many years. It is important that these businesses continue to be supported and provided with opportunities where appropriate.



Activities and Land Use

Meredith is generally known as a rural township offering a relaxed country lifestyle. The Township Zone which applies to the majority of the core area is flexible in allowing a mix of retail, residential, commercial and light industrial uses. The community and Council feel it is important to retain this zoning to encourage small local business enterprise, adding to the range of services available within the community.

Growth in Meredith has not been rapid; however limitations have existed such as the lack of zoned land available and the absence of reticulated sewerage. The Structure Plan will ensure provisions are made for additional zoned land in the next 10-20 years.

Limitations are placed on infill development due to the lack of reticulated sewerage. Alternative effluent disposal systems could be considered to allow a mix of smaller lots and increase the density within the town centre. There is opportunity for the Golf Course and or other enterprises to take advantage of treated waste water that may become available as a result of an alternative effluent disposal system.

Open Space

There are a number of formal and informal public open spaces located in the Meredith Town Centre all within easy walking and cycling distance of each other and Staughton Street.

A linear park has been established along the Coolebarghurk Creek, at the eastern end of Russell Street, and is known as the 'Path of the Ibis'. The Ballarat Environment Network are working on a Master Plan for the Police Paddock to increase public patronage and implement walking paths and trails. Linkage between the Path of the Ibis and the Police Paddock is sought by the community.

The Recreation Reserve and Pioneer Park on Wilson Street provide a more formal open space area with an oval, tennis courts, playground and skate park (to be upgraded in 2010) all within close proximity.

Due to the open nature of the town there are many places which could be used as public meeting spaces or informal play areas.

Health & Well-being Facilities

Community sport and recreation is an important aspect of the Meredith Community. The community values active sports programs as well as walking and cycling. The continuous development of recreation both formal and informal is vital in encouraging the health and well being of the community.

The community has identified a desire for a fitness circuit with associated equipment at the recreation reserve.

Civic, Cultural and Education Facilities

Community Service facilities in Meredith centre around the 'Community House' which offers a range of services such as occasional child care and adult education including computer classes and arts/craft classes.

Meredith Primary School, located on Russell Street, is located along side the Community House; however the Kindergarten is some distance away in Staughton Street. Meredith also has a recreation reserve with club rooms, a Uniting Church, Catholic Church and Church of England, Memorial Hall and other community hall venues.

There is a Police Station and Country Fire Station also located in Meredith servicing not only the town but the surrounding district. Meredith has developed its own Community Emergency Response Team (CERT) which is made up of community members who have first aid training and/or other specialist training. The CERT operates much like an ambulance service, responding to local emergencies rather than waiting for a Ballarat ambulance.



Housing

Based on Council's garbage collection data there are 185 dwellings within the Meredith study area. As previously noted the current growth rate is 7 new dwellings per year.

The 2006 census data indicates that there are 402 dwellings in the wider Meredith District. Of these the majority (94%) are separate houses. The lack of reticulated sewerage restricts the development pattern to single dwellings on lots with an area of at least 2000 square metres. As such, there is limited opportunity for future medium density residential development.

The Septic Tank Code of practice limits new residential lots to a minimum of 1 hectare in the absence of reticulated sewerage, unless a land capability assessment demonstrates that the soil can treat and retain waste water to appropriate levels.

Based on the above factors, at least 70 new dwellings are expected to be constructed over the next 10 years, requiring at least 70 hectares of land to be made available. Land capability assessments however may reduce the land size required for individual lots.

Due to the physical constraints such as the Creek and Railway line it is considered that residential development may extend in one of three directions. The most logical immediate option is to the east of the town on the opposite side of the Coolebarghurk Creek to the extent of Taylors Road. This area is close to the Education/Community precinct and could easily be linked to the existing pedestrian network. There is opportunity to rezone land to the north of the town however this would only reflect the current pattern of development and not significantly increase the lot yield. The distance from the town centre to land south of Campion Road makes this option for residential development less suitable in the short term. Land north of Grant Street and Slate Quarry Road however should be considered as the priority growth area once other immediate development options have been exhausted.

Movement and Transport

Walking and Cycling:

Council's Paths and Trails Strategy 2005 includes themes for the development of trails in Meredith. The strategy includes reference to the use of a trail along the Midland Highway as a spine to connect the Kindergarten, School, Community Facilities and Recreation Reserve.

Many of the services Meredith offers are already linked with a shared path network. This facilitates walking and cycling in and around the main centre. There is however scope to enhance some existing paths and create further links between the educational, commercial and open space precincts.

Public Transport:

Public transport options in Meredith are limited to a VLine bus service which travels between Ballarat and Geelong three times per weekday. As there is no secondary school in Meredith students catch a bus either to Geelong or Ballarat for school.

Council offers a Community Bus Service which transports residents to and from Ballarat and Geelong for various reasons including shopping, appointments, education or training and social outings.

Further investigation should be directed towards exploring the potential to utilise the existing railway line for passenger services or tourism in the future.

Cars and Parking:

The Midland Highway traverses through the centre of Meredith which results in car and truck traffic stopping at the general store/Café on the corner of Midland Highway and Staughton Street. Generally the parking available here is adequate however during the Meredith Music Festival the area becomes quite congested.

VicRoads have indicated that there is sufficient provision for duplication of the Midland Highway, through Meredith, if traffic movements exceed 15,000 movements per day. There are currently 4000 vehicle movements per day on the Midland Highway. The community will be consulted further when the time comes to either duplicate the highway or construct the bypass.

Urban and Built Form

The Meredith Town Centre generally forms a strong networked grid pattern. With residential development dispersed throughout the grid. There are many historic features of the town within this area, some of which are acknowledged through signage and others that will be protected under the proposed Heritage Overlay for the Meredith precinct. The type of housing stock varies, however the majority of dwellings are single structures constructed with a range of traditional and modern building materials.

The majority of commercial activity within the town centres around the corner of Staughton Street and the Midland Highway where the general store, café/real-estate agent and one of the two hotels are located. The Service Station on the Midland Highway is also a busy stop as through traffic refuels and students are dropped off and picked up by various bus services.

Distinct precincts are emerging, whilst some already exist and could be enhanced. Co-location of the kindergarten with the school and community house should be encouraged to create a strong education/civic precinct. Retail and commercial development should also be encouraged within Staughton Street to utilise the appropriate precinct.

Infrastructure

Barwon Water has advised Council of their plans to provide a pipe from the Moorabool water treatment plant to service Meredith. A small pump station will be constructed to pump water back to Meredith which will be of higher quality and will also allow for growth. This project is due for completion in the 2010/2011 financial year.

The implementation of reticulated sewerage in Meredith is not opposed by Barwon Water however the costs to residents make this option cost prohibitive. Under Council's Domestic Wastewater Management Plan (DWMP) Meredith was ranked as a priority four (4) township. Smythesdale and Inverleigh are Priority one (1) towns identified for sewerage in the shorter term. The DWMP includes an action plan providing for the monitoring of treatment plants, educating residents about maintenance of systems and ensuring that contamination of surface waters by effluent is minimised.

Alternative effluent disposal systems should be considered. This would provide opportunity for the Golf Course and or other enterprises to take advantage of treated waste water that may become available as a result.

The community have expressed concern regarding stormwater drainage throughout the town which is compromised by failing septic tank systems.

Electricity is supplied to all areas however the supply is unreliable. There is no natural gas available. Road maintenance is also often raised as an issue due to the number of unsealed roads in the town.



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The Vision

Meredith will be a place:

- Where residents can enjoy an alternative, affordable quiet and relaxed Country lifestyle
- Where residents can live in a safe environment
- Where the community is connected through participation in projects and events that build pride and enhance the liveability of the town.
- Where people can enjoy structured and unstructured recreational activities
- Where the natural environment will be upgraded, enhanced and continually maintained.
- Celebrated for its historic character

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Planning for Meredith's Future

Strategic Response

The vision for Meredith in the medium to long term should focus on the regional and local context and role of the town, and should include a clear physical boundary for the town to manage growth.

There is a need to clearly establish, promote and develop the precincts within Meredith to ensure the viability and growth of the town. This includes the connectivity between the precincts and the important elements of the town.

Continue to support the numerous community groups that have been established in Meredith and encourage them to work together to achieve similar goals and outcomes.

New developments will respond to topography and natural features, and will be encouraged to incorporate sustainable features.

Consider alternative effluent disposal options for the town other than the standard reticulated sewerage. This may be relevant to existing areas, land identified for development or both.

The objectives, strategies and actions to achieve the vision have been included below in the following key elements:

- Activities and Land Use
- Landscape and Topography
- Urban and Built Form
- Enterprise, Retail and Business Activity
- Civic, Recreation, Cultural and Education Facilities
- Movement and Transport
- Implementation

Activities and Land Use

Residential Land

Objective

To maximise opportunity and choice in Meredith, while providing for additional residential land to accommodate future population growth in a managed and sustainable manner, that respects the town character of Meredith.

Strategies

The Structure Plan aims to provide for an additional 70 to 105 lots in the short-medium term.

Encourage sustainable development which respects the character of Meredith.

Infill development should be encouraged within the town, where land capability assessments prove sites are suitable for development.

Ensure new development enjoys a high level of amenity including, the planting of appropriate trees, generous nature strips and the installation of sustainable drainage systems.

Ensure good connection between new residential development to the east of the Coolebarghurk Creek and the precincts, particularly the Education/Community Precinct.

Orientate new development to address natural features and community spaces, increasing opportunities for natural surveillance and interaction with the public realm.

To provide high amenity pedestrian links connecting residential areas to the Coolebarghurk Creek and Open Space, Commercial Precinct, Education/Community Precinct and Recreation Precinct.

Encourage social inclusiveness and safe communities where residents feel part of their local community.

Protect residential amenity as well as the ongoing farming activities of the surrounding district.

Actions

Rezone land for residential purposes in accordance with the Meredith Structure Plan at Figure 3.

Provide a strong town boundary to ensure an appropriate buffer between residential and farming activities.

Provide a pedestrian bridge connecting new residential development east of the Coolebarghurk Creek with the Education/Community Precinct and the town centre.

Pursue alternative sewerage systems appropriate for Meredith with the potential to provide treated waste water to the Meredith Golf Course and other business enterprises.

Review the Meredith Structure Plan to consider the release of land earmarked 'Priority Growth Area' and 'Future Investigation Area' as soon as a firm commitment is made to the timing of a reticulated sewerage scheme.

Seek alternatives to formal suburban style infrastructure treatments in new subdivisions to retain the country town character.



Landscape and Topography

Objective

Respond to the landscape and environmental qualities of the township.

Strategies

Protect the environmental qualities of the Coolebarghurk Creek.

Setting development limits and connecting development patterns and forms.

Integrate residential development with natural features, in particular the environs of the Coolebarghurk Creek and areas of native vegetation and existing stands of significant trees.

Encourage landscaping and general public realm improvements within the town centre.

Encourage environmental improvements to the Coolebarghurk Creek including continuing development of a path network that connects the education/community precinct with the recreation reserve, commercial precinct, and open space network.

Manage the local environment to ensure sustainable outcomes that complement both community and conservation objectives.

Actions

Update the existing Town Place Plan for Meredith.

Assess development applications for sites identified in the proposed Meredith Heritage Precinct against established performance criteria in the Heritage Policy.

If the Kindergarten is relocated Council will consider the reuse of the site in accordance with the Planning Scheme and Heritage Overlay provisions.

Urban and Built Form

Objective

Respect the existing character, landscape and heritage values of the town.

Strategies

Preserve and enhance the existing character of the town by promoting development that responds to existing neighbourhood character and amenity.

Preserve the distinctive characteristics of the natural and historic environment of Meredith where possible.

Integrate new development with the existing form and character of the town.

Encourage buildings that maximise their highest and best use.

Actions

Implement the Heritage Study Stage Two

Update the existing Town Place Plan for Meredith.

Require wide road reserves, appropriate landscaping, space between dwellings, open swale drains, informal infrastructure and good pedestrian connectivity as measures to preserve the country town character.

Any assessment of the suitability of the land designated as 'Future Investigation Area' for residential use must consider:

- Sewerage and drainage issues including any impacts of the stability of soils in the Deadmans Creek catchment;
- Impacts on wildlife and natural remnant bushland;
- The need for a buffer or otherwise between the broadacre farming and any proposed residential areas; and
- Visual character, walkability and related economic (including tourism) and social factors emphasised in State and Local Planning Policy.

Enterprise, Retail and Business Activity

Objective

Enterprise and business opportunities are able to establish and grow to meet demand in Meredith.

Strategies

Encourage a range of retail and business uses to meet local and regional needs.

Support and protect farming enterprises around the township and encourage value adding related to these activities.

Encourage tourism opportunities which benefit Meredith.

Actions

Ensure zoning facilitates opportunities for new and existing businesses

Clearly identify a Commercial Precinct to facilitate and encourage the establishment of various business types in the centre of town.

Promote opportunities and procedures to assist businesses including home based business.

Promote the key attraction of the region being wine, food and heritage.



Civic, Recreation, Cultural and Education Facilities

Objective

Civic, recreation, cultural and educational facilities will be integrated, accessible to the community and co-located where possible.

Strategies

Incorporate a range of community, civic, retail, recreation and commercial uses within the appropriate precincts as identified in the Precinct Plan at Map 4.

Encourage access and participation in recreation, sport and leisure activities in Meredith.

Provide improvements to the public realm of the Commercial Precinct.

Encourage social inclusiveness and safe communities by providing informal meeting spaces allowing residents to feel part of their local community.

Improve the quality and legibility of the physical and visual connections through the town and open space areas.

Optimise the use of existing public buildings and sites for the benefit of the town and community

Respect and support the development of community assets so they can be used by the community and for future generations

Seek to fully utilise the existing facilities available within the town and when feasible continue to provide facilities to meet community needs as the town grows.

Actions

Preserve and restore historic public buildings.

Implement Councils Paths and Trails Strategy, Recreation Plan and Open Space Plan.

Continue to review the capacity of facilities to meet the needs of the town.

Movement and Transport

Objective

Access to all levels of transport is increasingly available.

Strategies

Opportunities for improving all levels of transport are encouraged.

'Walkability' throughout the town is encouraged, rather than car dependency.

Pursue opportunities to improve and expand modes and frequency of public transport services.

Ensure vehicular traffic does not compromise a good walking and cycling environment.

Actions

Council will continue to implement the *Paths and Trails Strategy* which will link the precincts and further enhance the Path of the Ibis trail.

Council will facilitate and promote the use of local bus services.

Council will continue to offer a Community Bus service on an as needs basis.

Seek duplication of the Midland Highway or construct the bypass as traffic numbers increase.



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The Structure Plan

Figure 3: The Meredith Structure Plan illustrates the key land use direction.

Figure 4: The Meredith Precinct Plan illustrates the various precincts and how movement networks operate between the precincts.



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Precinct Plan

As the revision of the Meredith Structure Plan progressed it became clear that there are four (4) distinct precincts within the township. It is important that these precincts are recognised, and that planning and development can continue in the most appropriate locations.

Open Space Precinct

- Continue to maintain the 'Path of the Ibis'.
- Extend the path along the Coolebarghurk Creek to link in with the Police Paddock.
- Ensure the Creek and its environs are maintained encouraging local residents to utilise the area.
- Retain the treed landscape in and around the Open Space Precinct.

Recreation Precinct

- Develop the precinct in consultation with the community and Council's Recreation Strategy.
- Strengthen the links between the precincts and the Open Space Networks, particularly the Police Paddock and Path of the Ibis.
- Retain the feel and character of the precincts.

Education/Community Precinct

- Encourage the co-location of the Primary School, Kindergarten and Community House.
- Strengthen links between the precincts and encourage high quality pedestrian networks between the new residential area to the east of the Coolebarghurk Creek and the Education/Community Precinct.

Commercial Precinct

- Encourage appropriate businesses in Meredith to develop within the Commercial Precinct.
- Retain the Township Zone to allow a mix of business and commercial retailing with residential development.

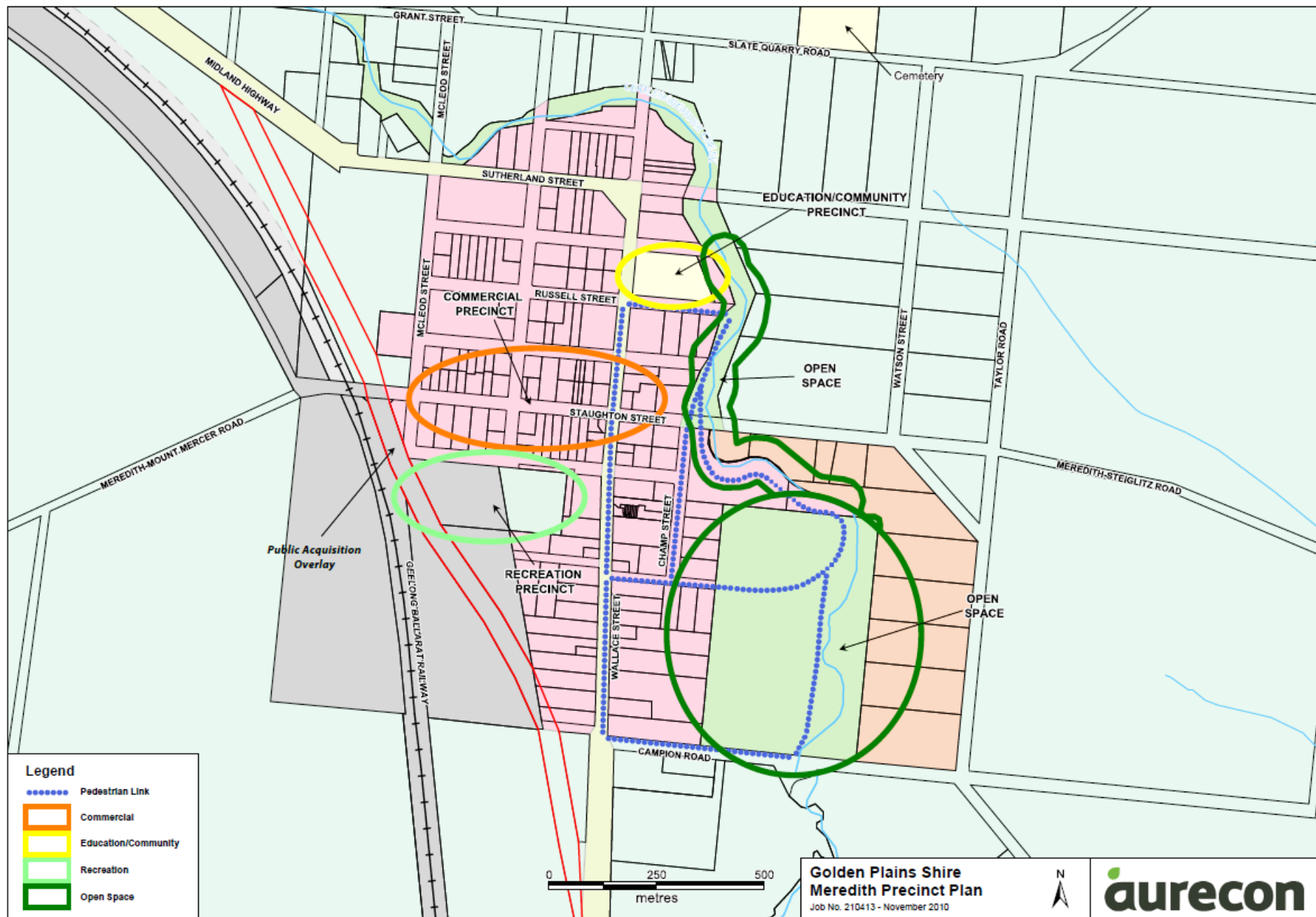


Figure 4: Meredith Precinct Plan

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Implementation

Instructions:

The Structure Plan must include or be accompanied by an Implementation Program, which articulates the necessary actions and strategies required to implement the aims and objectives described in the Development Framework. The Implementation Program should be adopted by Council and be linked to the Council's corporate plan. A detailed Implementation Program defines the actions, timeframes, costs, priority, key stakeholders, community engagement processes and the parties responsible for implementing each action. The Implementation Program should identify Council's budget requirements and other possible funding sources. The initiatives identified in the Structure Plan will be implemented by a range of key stakeholders, from both the public and private sectors. The Council and Government Agencies will use the agreed Structure Plan to set budgets and facilitate the timing and delivery of infrastructure and to establish development criteria in the activity centre. Private sector interests will use the Structure Plan to guide their actions and development.

Action	Commence	Duration	Lead Agency and Responsible Project Manager	Involved	Stakeholder & Community Engagement	Cost	Priority
1. Amend the Golden Plains Planning Scheme to: <ul style="list-style-type: none"> - Replace the Meredith Structure plan with the new Structure Plan as shown at Figure 3. - Implement the new Precinct Plan as shown at Figure 4. - Include the Meredith Structure Plan document as a reference document. 	2011	8-12 months	Golden Plains Shire	Council Officers Department of Planning & Community Development	Formal Planning Scheme amendment process	\$10k	1
2. Rezone land as identified in the Structure Plan at Figure 3 to the Low Density Residential Zone and Township Zone.	2011	8-12 months	Golden Plains Shire	Landholders	Formal Planning Scheme amendment process	\$5k	1
3. Update the Meredith Town Place Plan.	2011/2012	8-12 months	Urban Design Agency	Urban Design Consultant	Council Officers Meredith Community	\$10k	2
4. Implement the Meredith Heritage Precinct.	2010	Due for completion 2010	Golden Plains Shire		Formal Planning Scheme amendment process	Currently budgeted	Near completion
5. Review the Meredith Structure Plan to consider the release of land earmarked 'Future Investigation Area' as soon as a firm commitment is made to the timing of a reticulated sewerage scheme.	When Required	Unknown	Golden Plains Shire	Community Golden Plains Shire	Yes	Unknown	When Required

Actions 1 and 2 will form one process providing cost efficiencies.

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Monitoring and Review

Council regularly undertakes a review of the residential land supply across the Shire to determine the timing for Structure Plan reviews.

The implementation program will be integrated into Council's budget, subject to adoption by Council. This will ensure progress of actions identified in the Meredith Structure Plan.