



St Andrews Township Plan

August 2013
NILLUMBIK SHIRE COUNCIL



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1.0 INTRODUCTION, AIMS AND SCOPE

St Andrews is a small rural township approximately 35 kilometres north-east of Melbourne.

Situated at the junction of Heidelberg-Kinglake Road and Kangaroo Ground-St Andrews Road, the township features two activity areas either side of the bridge and Smiths Gully Creek. To the west is an historic hotel well known as a live music venue, a pizza restaurant, a community hall and the reserve where the popular weekly Saturday St Andrews community market, featuring local and district art, crafts and food, is held. To the east is a small primary school, general store/post office, church, tennis club, Thai restaurant and most of the Township's housing. The town also has a vibrant community centre capable of hosting a wide variety of community groups and social activities. There is a significant physical and visual separation between the two activity areas which results in visitor activities focussed on the west side of the bridge and resident activities and services concentrated on the east side. However the community centre and hotel act as anchors on either end of the town, helping to encourage development to occur between them.

The town and district identifies strongly with and is characterised by its bush setting. The township is surrounded by heavily vegetated public and private land, most of which is Crown land, including the river environs of the Diamond Creek and Smiths Gully Creek. The eucalypt-dominated vegetated areas are classified as Sites of Faunal or Habitat Significance and are protected under the Nillumbik Planning Scheme by the Environmental Significance Overlay.

The extensive vegetation cover and steep sloping land combines to make St Andrews a bushfire prone area. The district was severely affected in the February 2009 bushfires with many human lives, animals, forest and pasture lost, although the township itself escaped the fire. The township and district is covered by the Bushfire Management Overlay.

The nature of development in St Andrews is a reflection of topography, environmental constraints and the historic pattern of settlement. St Andrews, originally named 'Queenstown', was founded during the Victorian Gold Rush in the 1850s. The presence of gold in the area influenced the town's linear settlement pattern running parallel to the Diamond Creek. St Andrews is one of three Green Wedge Townships in the Nillumbik Shire. Being surrounded by vegetation reserves, there is little opportunity for township boundary expansion. This, combined with its position inside the Urban Growth Boundary (UGB), provides clear incentive for the township to consolidate within its existing boundaries.

The Township Plan aims to clearly guide future development of the town to ensure its intrinsic qualities are protected while delivering social, economic and infrastructure benefits. Finding a balance between greater activity in the township and protection of the town's unique, low-key, bushland character is a key objective. Improving physical, economic and social connections is another.

In 2000, members of the St Andrews community took part in a charrette organised by Council. Taking place over a weekend in June, it was a workshop designed to provide the township with the opportunity to identify issues and concerns and develop recommendations for projects, policies and programs. A handbook of the collected issues and ideas was produced as a result, but was not developed further. The Township Plan aims to pick up on the issues and ideas in the charrette that are still deemed relevant and develop them into workable strategies and actions. Community consultation has also been undertaken since 2000, particularly in regards to the new community centre, however the charrette has been the only project concerned with township planning until now.

Township Plan aims:

- Articulate a community vision for the town.
- Identify a preferred future character for the town and set out appropriate built form outcomes.
- Plan for social sustainability by considering demographics and community needs.
- Examine the potential to provide housing choice and diversity.
- Explore opportunities for further commercial services.
- Facilitate well designed public spaces that serve the needs of the resident and visitor community.
- Create a safe and pleasant pedestrian environment.
- Facilitate a traffic and parking management plan.
- Address and identify capital works projects (e.g. upgraded infrastructure) and opportunities.
- Govern for the next 10 years or until reticulated sewerage is introduced.

The primary study area for the Plan as shown in Figure 1 below encompasses an approximate 1 square kilometre radius around the Township Zone. This study area is the focus of the Plan because it is where most of the town's services and facilities are located and where most of the research and analysis has been done. This area is referred to as 'the township'.

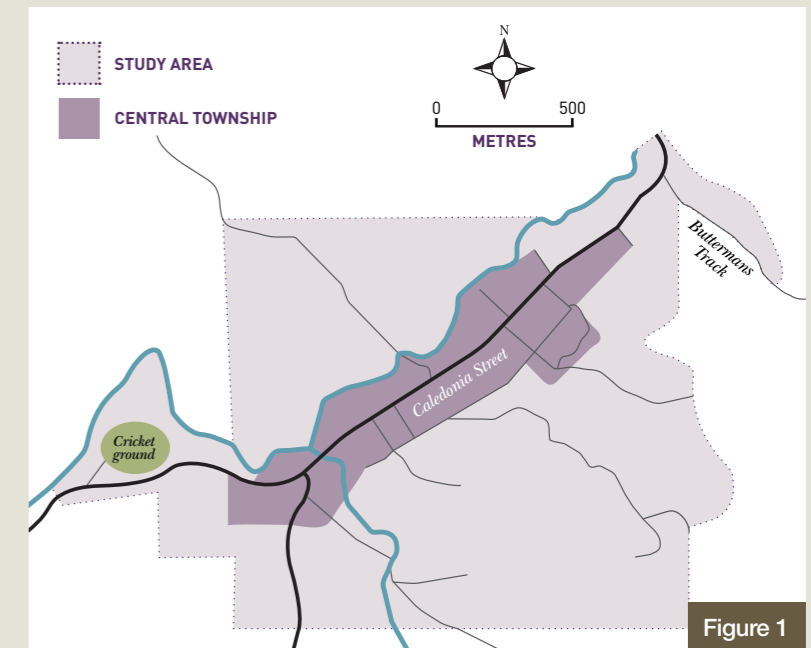


Figure 1

A secondary focus is the rural district surrounding St Andrews that shares the 3761 postcode and utilises the services and facilities of the township. This secondary area is referred to as 'the district'. As the township is too small to provide meaningful demographic data, the wider district has been analysed to provide a picture of the town's social and economic make-up.

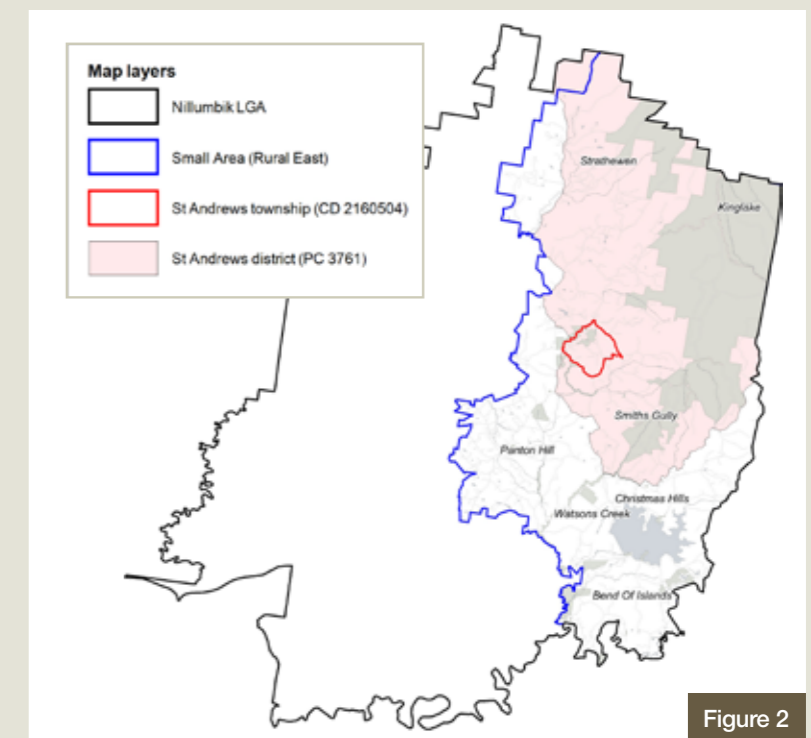


Figure 2

2.0 STUDY PROCESS

Development of the Township Plan commenced in November 2011. It has been written and coordinated by Nillumbik Shire Council, with extensive research, analysis and consultation undertaken with the help of multidisciplinary consultants.

The process included:

A literature review of the following documents:

- Nillumbik Council Plan 2013-2017
- Nillumbik Trails Strategy 2011
- Nillumbik Health and Wellbeing Plan 2010
- Nillumbik Recreation Strategy 2011
- Nillumbik Open Space Strategy 2005
- Municipal Early Years Plan 2009
- The 2011-2017 Cultural Plan
- Picture Nillumbik
- Community Facilities in St Andrews Report 2009
- St Andrews Community Charrette Handbook 2001
- Nillumbik Green Wedge Management Plan 2010

Six background studies and reports:

- Demographic analysis of St Andrews district, 2011
- St Andrews Township Plan Site Analysis, 2012
- St Andrews Social Infrastructure Needs Assessment, 2012
- St Andrews Township Pedestrian Audit, 2012
- St Andrews Township Design Guidelines, 2012
- St Andrews Traffic and Parking Study, 2012

Issues and Options Paper, May 2012:

The Issues and Options Paper was based on the background reports. The reports and the Paper were publically exhibited and its main themes and options were discussed at a community information session on 5 June 2012. Afterwards, 15 submissions were received from residents.

Draft Township Plan, November 2012:

The Draft was informed by the findings of the Issues and Options Paper, community feedback from the June information session and detailed consultation and discussions with relevant Council departments. Exhibition of the Draft Plan occurred between mid-November and 21 December 2012 and included a second community information session on 5 December 2012. Ten written submissions were received commenting on the Draft Plan. These were supplemented by substantial feedback received at the information session.

Community consultation:

A Community Advisory Group (CAG), consisting of eight community members and the Ward Councillor was appointed. The CAG met twice, prior to public exhibition of the Draft Plan and prior to adoption of the final Plan. The CAG provided community perspective and feedback, and contact and liaison with the wider community but had no formal decision-making power.

Project bulletins were distributed at the public exhibition stages in June and December 2012 to inform the community of the project, its aims, progress and ways to access information and provide comment. The first bulletin was sent by mail to all residents within the 3761 postcode district as well as displayed around town and on Council's website. Two bulletins were distributed to residents on the project mailing list and were publically available. A final bulletin was distributed advising that the Plan had been adopted by Council and outlining the next steps.

The first community information session was held on 5 June 2012. Approximately 40 people attended. The Issues and Options Paper and all background reports were on display and Council officers were available for questions and discussions.

The second information session was held on 5 December 2012. Approximately 30 people attended. The Draft Plan was on display and attendees were encouraged to provide positive or negative comment against each action in the Plan.

Discussions with the owners of the hotel, the general store and the pizza restaurant *A boy named Sue* were held in February 2013.



3.0 PLANNING AND POLICY CONTEXT

A number of Victorian Government and Nillumbik Shire Council documents are relevant to St Andrews.

The Township Plan draws from and complements these, providing guidance that links broader policies to local issues and opportunities. It is intended that this Township Plan provide the overarching policy direction for existing strategic plans and policies relating specifically to St Andrews. The Township Plan will also identify actions that may need to be included in future revisions of other relevant Council documents to ensure strategic and policy consistency.

3.1 Melbourne 2030 and Melbourne @ 5 million

The Victorian Government's metropolitan planning policy designates the Shire of Nillumbik as a Green Wedge area. Identified as an important resource, often with high environmental and landscape values, Green Wedge areas are intended to be managed with limited growth. To help protect the Green Wedge, *Melbourne2030* established the Urban Growth Boundary (UGB) restricting urban related development. Most of the Shire, beyond the urban

areas of Eltham and Diamond Creek, is outside the UGB. However the townships of Hurstbridge, Pantom Hill and St Andrews and the Low Density Residential area of North Warrandyte are inside the UGB and are therefore expected to accommodate some growth and consolidation notwithstanding the constraints of bushfire, landscape and septic system planning.

3.2 Bushfire planning strategies and principles

Bushfire planning's primary objective of strengthening community resilience to bushfire has particular resonance in St Andrews. The district was amongst the worst affected during Black Saturday 2009. It is an area of extreme fire risk in part due to:

- small and medium sized lots;
- an existing settlement pattern serviced by single access roads;
- hazards generated by the extent of remnant bushland vegetation surrounding the settlement and proximity to Kinglake National Park to the east and north.

State Planning Policy now emphasises the need to fully assess and understand bushfire behaviour and risk when undertaking strategic and settlement planning. Prior to decisions being made on any population, dwelling or subdivision changes, detailed assessments of bushfire behaviour at a local level is required.

3.3 Nillumbik Planning Scheme

The Nillumbik Municipal Strategic Statement at Clause 21 contains objectives, strategies and policies that focus on the sustainability of the Shire as a Green Wedge in physical, social and economic terms. These include housing and settlement objectives that seek to contain urban development to urban and township areas and consolidate townships by concentrating commercial and community services to the town while maintaining and enhancing their character. Economic development objectives include facilitating environmentally sustainable economic development and the promotion of good urban design in all townships. While there are no Local Planning Policies that provide direction specifically for the township of St Andrews, a number of policies are relevant to the township (e.g. Clause 22.12 Neighbourhood Character Policy) and surrounding rural areas (e.g. Clause 22.04 Siting and Design Policy for Buildings and Works in Non-Urban Areas).

The planning zones in St Andrews district are shown in Figure 3.

St Andrews district is widely covered by the Environmental Significance Overlay due to much of the area being identified as of high faunal and habitat significance in the North East Regional Organisation of Councils (NEROC) report (*Sites of Faunal and Habitat Significance in North East Melbourne*). The district is also extensively covered by the Bushfire Management Overlay. The township is covered by the Significant Landscape Overlay to preserve its low-key, bush character and a number of sites are of heritage significance as designated by the Heritage Overlay.

3.4 Nillumbik Green Wedge Management Plan 2010

Nillumbik's Green Wedge Management Plan 2010-2025 provides a strategic framework for the economic, environmental and socially sustainable management of the Green Wedge. One strategy of the Plan is to improve the economic viability of St Andrews in keeping with a township strategy. This is envisaged to be primarily expansion of home-based business and services to business, low impact sustainable tourism and compatible tourism activity such as cafes and restaurants. A second strategy is to provide housing diversity for smaller household sizes and ageing communities. Underlying both of these strategies is the aim of conserving and enhancing the natural and cultural values of the Green Wedge.

3.5 Nillumbik Open Space Strategy 2005

The Open Space Strategy assesses the adequacy of open space across the Shire and provides strategic direction on the future management and provision of open space. In relation to St Andrews the Strategy notes:

- there are 16 reserves in the St Andrews district, the highest number of all Nillumbik rural districts;
- the township is well served by open space particularly in relation to organised sport;
- St Andrews Reserve is categorised as regionally significant because it hosts the St Andrews Market;
- St Andrews Township is a key recreation node in the Shire's rural areas because it offers a range of attractions, services and facilities which support tourist and local needs; and
- Formal trails are deficient in the rural area.

3.6 Nillumbik Trails Strategy 2011

This strategy focuses on recreational trails. It recommends that a number of walking/horse/cycling trails be developed to link St Andrews to the wider district. The Strategy includes recommendations to:

- develop the Kinglake–Eltham cycling route via St Andrews; and
- develop the St Andrews–Hurstbridge cycling route.

Both these actions should be achieved in the medium term (between 4 – 9 years from 2011).

3.7 Nillumbik Recreation Strategy 2011 – 2019

The Recreation Strategy focuses on recreation and its spaces, both indoor and outdoor. Specific to St Andrews the strategy recommends:

- development of a management plan for St Andrews Recreation Reserve;
- conversion of the Recreation Reserve to warm season grasses.

3.8 Nillumbik Economic Development Strategy 2011 – 2016

The Economic Development Strategy encourages the development of a vibrant and sustainable local economy. The priority actions in the Strategy's Implementation Program with the most relevance to St Andrews are as follows:

- Continue to support tourism and business development programs such as Farmers' Markets, the Artists Open Studios and the Nillumbik Rural Business Network
- Continue to support rebuilding businesses affected by bushfire
- Continue to encourage home based, small/micro businesses to establish in Nillumbik by promoting such businesses in Council newsletters and local newspapers.
- Ensure that any review of the Planning Scheme and the development of Township Strategies, considers existing impediments to sustainable economic development and appropriate tourism related activity in rural areas.



Figure 3

4.0 SITE ANALYSIS

Overview of St Andrews and its main features.



Figure 4

5.0 KEY ISSUES AND STRATEGIC OPPORTUNITIES

A number of issues and strategic options have been identified from site analysis and background reports, which are detailed in the Issues and Options Paper (a separate document available from Council). In summary, these are:

5.1 Socio-demographic profile¹

- St Andrews township has a very stable population, with a 3.8% increase in population between 1996 and 2006, from 371 persons to 385 and a 5.7% increase to 407 persons in 2011.
- Steady population growth is expected in the wider 'Rural East' region, which currently had 3547 persons in 2006 and 3458 persons in 2011. The Black Saturday bushfires have slowed population growth, but the population is expected to recover and an additional 800 people are expected to reside in the region by 2031.
- The St Andrews district population is characterised by families with school aged children and empty nesters, with a large proportion of the population being aged 18 or under (30%) and a large proportion of the population being aged between 35-59 (42%).
- St Andrews population is aging, with a large increase in the number of people over 70 years old. The number of people aged over 70 increased from 27 people in 1996 to 67 people in 2006.
- St. Andrews has a high home ownership rate compared to the Melbourne Statistical Division, with an average of 33.3% of the district's population owning their property outright and 52.6% having a mortgage on a property. This level of home ownership is considered typical of an area with mature families.
- Nillumbik Shire is the least disadvantaged local government area in Victoria as rated in 2011 by SEIFA (Socio-Economic Index for Areas of Disadvantage). While the St Andrews district is the most disadvantaged area in Nillumbik, it still rates very highly (i.e. has low disadvantage) compared to Victoria as a whole.

5.2 Housing development

- Every dwelling in St Andrews is a single, detached house on a large lot, showing a lack of housing choice due to zero housing diversity.
- Subdivision is severely constrained by the absence of reticulated sewerage.
- New housing development is constrained by stringent bushfire protection requirements.
- There is no opportunity for residents to downsize and remain in the community.
- Providing some alternative housing will help to combat the area's poor housing diversity and support an ageing population.
- The development of design guidelines specific to St Andrews will ensure that new development is in keeping with the preferred character of the town.

5.3 Economic barriers

- The small population coupled with only modest future growth will not provide the human capital to support economic growth, unless visitation levels to the township increase.
- There are very few vacant blocks in the township.
- The topography and extensive bush reserves limit possibilities for expansion of the township.
- There is high escape expenditure on goods and services due to the very limited local options.
- Until the introduction of the National Broadband Network, opportunities for home based business are constrained.

5.4 Pedestrian mobility

- The township has an almost complete lack of useable, appropriate pathways.
- Physical connections between different activities and spaces are very poor, for example between the Market Reserve and car park behind the Hotel.
- There is a high level of potential conflict between pedestrians and vehicles due to the lack of pathways and connections.
- There are limited street fixtures, furniture and public facilities.
- Signage and way finding is poor.
- Off road, shared paths are needed to connect destinations, including a dedicated pedestrian bridge across the Smiths Gully Creek.
- There is need for safe pedestrian crossings near the market reserve on Kangaroo Ground-St Andrews Road and Heidelberg-Kinglake Road.

5.5 Traffic and parking

- Traffic speeds in the area, particularly along Caledonia Street are generally high.
- The inundation of the town with parked vehicles during the Saturday Community Market could be better managed and conflicts with pedestrians reduced if clearer signage and greater enforcement was provided.

5.6 Public transport

- There is very limited public transport in the area.
- There is very high car ownership.
- A volunteer-run community bus connects St Andrews with Hurstbridge on Saturdays only.
- A community bus service operates on Thursdays for the elderly or disabled.
- Provision of additional bus services will remain problematic with a small population although there is strong community support for additional services.

5.7 Erosion and drainage

- Erosion is caused by inadequate drainage and informal pedestrian paths.
- The lack of adequate drainage causes accessibility problems, particularly around the Hotel and market area, during rain periods.
- Pedestrian pathways and greater landscaping would enhance the streetscape character and simultaneously improve drainage and sediment movement.

5.8 Recreational facilities

- The area's population and expected growth can be easily accommodated by existing services and facilities.
- The St Andrews Recreation Reserve, containing the cricket oval, is likely to experience greater demand from surrounding areas in the future and may need upgrades to accommodate that demand.
- The area is deficient in walking and cycling trails and the trails proposed in the Nillumbik Trails Strategy are needed to better connect and service the area.



¹ The figures are taken from the 2011 demographic analysis using 2006 data as the analysis was prior to release of 2011 Census data. Comparable 2011 data has been added where it is available.

6.0 STRATEGIC VISION

St Andrews will remain a small, relaxed township, with a strong sense of place and identity that is drawn from its bush environment and artistic vitality.

The township will be characterised by:

- Its distinct rural character and natural, tranquil setting.
- Development that is contained within the existing township boundary, integrated with the landscape setting and sympathetic to the rural context.
- Limited expansion of housing due to environmental and bushfire constraints.
- A defined, consolidated commercial node between the hotel and Bruce Street.
- Being a local convenience centre providing a range of low order goods and services to residents and visitors.
- Being a regional destination for visitors to the area.
- Its artistic culture and celebration of the arts.
- Improved resident and visitor infrastructure, including multiple community facilities.
- Its network of high quality public spaces and accessible paths that provide connections between activity areas.
- Increased patronage of public transport.

6.1 Vision for the Shire

Between October 2011 and June 2012, Nillumbik Shire Council embarked on a community engagement journey during which all Shire residents were asked: 'What is your vision for your local community?' The resulting document – Picture Nillumbik – represents a summary of more than 500 responses, online submissions, interviews and workshop contributions.

The community values identified from the work are:

- Local village life – a love and affection for the unique township as a place to meeting, shop, play and connect in a meaningful way.
- Deep connection and resilient community – a community that comes together and responds to economic, social and environmental challenges.
- Balance with nature – a community seeking to protect, nurture and experience the environment so that it can sustain life.

- A sustaining and evolving economy – local living, working and playing, creating the conditions for sustainable and economic growth in green business, sustainable transport, agriculture and food production.
- Creative expression, art and cultural exchange – a community rich in cultural heritage worth sharing and celebrating.
- Experience, discovery and fulfilment – lifelong learning, participatory democracy and positive living through all stages of life.

6.2 Vision for St Andrews

The vision for the township has evolved from Picture Nillumbik and community consultation on the Township Plan. Verbal discussions and written submissions, combined with the strategies and actions with widespread support have been instrumental in producing a vision specific for St Andrews that the Plan aims to achieve over the next 10 years.



7.0 OBJECTIVES STRATEGIES AND IMPLEMENTATION

Objectives, strategies and actions have been developed in response to the scope, Issues and Options Paper and vision for St Andrews.

Section 9 Framework and Action Plan (Figure 6.) on page 24-25 provides a graphic representation of the strategies and actions.

7.1 Housing the future population

The St Andrews community has expressed a strong preference for minimal development in the area. The demographics however, show that the population is growing, albeit at a slow rate and housing will be needed in the area to accommodate the additional persons, particularly older persons.

New housing should be directed to the area covered by the Township Zone to reduce pressure on the peripheral rural areas and help consolidate the township. However the Township Zone has very few vacant sites and subdivision is constrained by the absence of reticulated sewerage and stringent bushfire protection planning regulations.

Connection to reticulated sewerage is anticipated to occur in 2023/2024 which will assist in freeing up township land currently used for septic systems. Properties proposed to be connected are too small to contain waste on site. Figure 5 shows Yarra Valley Water's proposed connection program RA0037.

Under modern subdivision and waste water treatment practices and regulations, unreticulated lots should generally be 4,000m² in size to be able to contain and treat waste water on-site (or smaller/larger if local topographic conditions require, or subject to the method of waste treatment). Most lots within the township range in size from 1000m² to 2000m², as they were typically subdivided before the advent of modern standards.

While the creation of smaller (<4,000m²) lots is possible under the Township Zone (as is the development of land for two or more dwellings) because the zone has no minimum subdivision size, an applicant must first demonstrate that the end development is capable of treating all waste water on site. In practical terms, this is difficult, and the lack of reticulated sewerage has posed a constraint on housing development and the creation of smaller dwellings.

The housing currently provided in St Andrews consists entirely of detached dwellings on large lots with almost 80% having 3 or more bedrooms. Development of smaller, low maintenance housing on available land within the Township Zone will help to broaden the area's housing choice.

The Bushfire Management Overlay triggers an assessment of whether the risk to a proposed development from bushfire is acceptable and the conditions under which new development may be permitted. St Andrews' extreme fire risk rating results in stringent conditions being placed on all new subdivision and development. This means that extensive areas of defendable space are required which many lots in the township cannot provide. A schedule to the BMO is being considered to allow local circumstances to influence state standard provisions. Consideration of the suitability of the St Andrews Township Zone to be included in any new schedule is warranted. However, it is considered unlikely that the building standards that currently apply will be diminished as a result of any new schedule. Major changes to the town's infrastructure are most likely to change the town's fire risk, such as the introduction of reticulated water and widening of the main access roads.

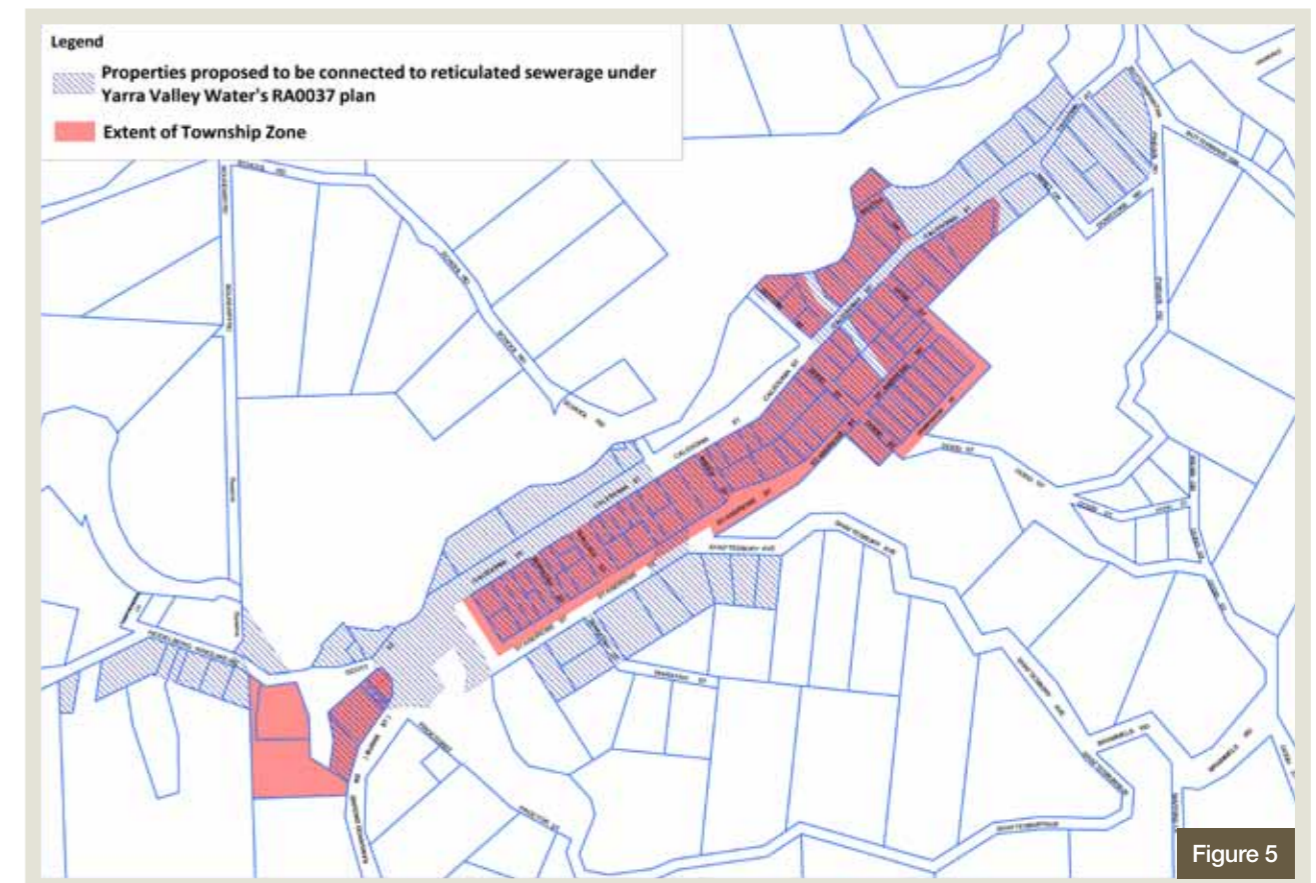


Figure 5

Objectives:

- To provide for new housing within the township to accommodate a small increase in population.
- To improve local housing choice and opportunities by increasing the diversity of local housing types.
- To improve local housing affordability.
- To ease subdivision pressure on peripheral rural areas.
- To consolidate and vitalise the township.

Strategies:

- Support subdivision and modest development of available land within the Township Zone subject to the satisfactory treatment and retention of waste water and meeting applicable BMO requirements.
- Encourage development of smaller, one and two bedrooms dwellings.
- Discourage subdivision and boundary realignments that create substandard lots in areas beyond the existing Urban Growth Boundary.

- Discourage the development of dwellings on substandard lots in areas beyond the existing Urban Growth Boundary.

Implementation:

- 7.1.1** Prevent further outward residential development by maintaining the current location of the Urban Growth Boundary until reticulated sewerage is provided.
- 7.1.2** Review the location of the Urban Growth Boundary and the zoning of the township as part of the preparation for the provision of reticulated sewerage.
- 7.1.3** Continue to apply the Township Zone to all properties within the Urban Growth Boundary to allow the development of smaller dwellings, subject to achieving the minimum requirements of Clause 32.05-2.
- 7.1.4** Introduce a local planning policy or update MSS provisions to:
 - encourage the development of smaller, more affordable dwellings;

- discourage subdivision and boundary realignments that create substandard lots in areas beyond the Urban Growth Boundary; and

- discourage the development of dwellings on substandard lots in areas beyond the existing Urban Growth Boundary.

7.1.5 Examine a range of incentives to encourage the development of smaller and more affordable dwellings within the township, as part of the Nillumbik Housing Strategy.

7.1.6 Investigate the introduction of a schedule to the Bushfire Management Overlay.



7.2 Built form

All built form influences the character of a place but good design enhances character and contributes to amenity particularly when demonstrating high standards of environmental sustainability. St Andrews displays a casual, bushland, low scale character that is highly valued by its residents. New development should contribute to this character with a clear understanding of the elements that define the township. Design guidelines specific to St Andrews clearly detail these elements, both residential and commercial, within the private and public realm and the ways to maintain and enhance them. Providing the guidelines with sufficient statutory weight and ensuring developers incorporate the directions in the design process will ensure consistency and meet expectations. Designs in both the private and public realm should aim to improve landscaping and maximise use of indigenous vegetation, which consume less water than many exotic species and bushfire protection standards should be incorporated in all stages of design.

Objectives:

- To encourage design excellence.
- To respect and enhance the distinct character of the township.
- To promote ecologically sustainable development in building and landscape design.
- To ensure that the location, design and construction of development incorporates bushfire protection measures.

Strategies:

- Encourage a built form that is contemporary in style and integrates with the bushland character.
- Encourage the use of traditional rural materials in construction and appearance.
- Encourage landscaping with indigenous species that contribute to the ecological sustainability of the area.
- Require new development to respond to the St Andrews Township Design Guidelines.
- Encourage developers to use qualified and experienced design professionals. Reinforce the message that good design can save costs by expediting approvals as well as by providing potentially higher returns on capital investments.
- Assess all new development in accordance with the state-standard bushfire provisions within the Nillumbik Planning Scheme.

Implementation:

7.2.1 Adopt the St Andrews Township Design Guidelines and use them to guide the assessment of private and public developments.

7.2.2 Undertake an amendment to the Nillumbik Planning Scheme to apply either the Design and Development Overlay or Significant Landscape Overlay, to give effect to the objectives and guidelines within the St Andrews Township Design Guidelines.

7.2.3 Introduce a local planning policy or update MSS provisions which highlight the importance of design excellence and respectful character for developments within St Andrews.

7.2.4 Continue to apply the Bushfire Management Overlay to the township to ensure that the risk to life and property from bushfire can be reduced to an acceptable level for new developments.

7.2.5 As part of the Nillumbik Housing Strategy, investigate incentives for developments that incorporate a high level of ecologically sustainable design into their construction.

7.2.6 Continue to promote the use of indigenous species in landscape design via Council's Live local Plant local guide to planting, particularly at pre-application stage.

7.3 Economic and cultural activities

St Andrews boasts a number of regional visitor destinations: the Saturday Community Market and the St Andrews Hotel as a live music venue. The pizza and Thai restaurants also enjoy a loyal clientele. Together they draw large visitor numbers (in excess of 200,000 persons per annum), mostly during the weekend. Most of the venues having limited operating hours, meaning the town's visitor population swells on Thursday night, peaks on Saturdays and winds down on Sunday. Conversely, during the week residents are unable to access more than basic goods and services from the town's General Store. Most residents choose to do their shopping in Hurstbridge or other larger townships in the Shire contributing to high escape expenditure. The town should aim to become more culturally vibrant and economically sustainable by increasing its popularity as a visitor destination and providing a greater range of goods for its residents.

In order to take advantage of its existing popularity and encourage weekday visitors, St Andrews needs to establish more B&B accommodation, eco-tourism and agri-tourism activities and improve its passive tourism infrastructure such as walking and bicycle trails. Accommodating visitors does not have to negatively impact the environment or the lives of residents. For example, B&B accommodation is a low impact activity that can

utilise existing dwellings and provide positive flow-on effects by providing a base from which to partake in multiple activities, providing job opportunities and supporting other local businesses that may not survive on local custom alone. Greater visitor numbers during the week provides a more vibrant town feel on weekdays and may support increased opening hours at existing businesses, benefitting both residents and visitors. B&B accommodation should be encouraged within the Township Zone. Host farm accommodation necessarily needs to locate outside the township.

Clustering activities around the hotel and general store to create distinct commercial areas will help to create positive connections between activities and increase activity in each node. The establishment of a number of additional businesses and/or community, social and health services within the two activity nodes would provide residents and visitors with greater choice and convenience. The growing population, with more retirees and a greater number of home businesses is expected to result in a greater number of residents being in and around the township during the day. This provides greater incentive to provide more activity within the town.

A variety of workspaces is also important to the vibrancy and consolidation of the town. Home offices or shared workspaces can

provide valuable work areas or start up opportunities for small businesses or artists. Spaces can be temporary or permanent. The synergies with other businesses and their resources that arise from sharing or co-locating can be highly supportive for small ventures. The new Community Centre may lease space to allied health organisations or other small businesses. This type of arrangement provides essential revenue for the venue and flexible arrangements for the leasee. To ensure this cooperative program works efficiently, the Community Centre needs to be located within Public Use Zone 6 (Local Government).

Enterprise Nillumbik, a Shire-wide program, currently provides limited business support in the form of events, networking and business development workshops. Based on continuing demand, this program needs to expand to provide greater support for rural business.

Objectives:

- To increase the cultural vibrancy of the township by building upon its distinctive cultural heritage.
- To reinforce the role of St Andrews as a local convenience activity centre.
- To make the township more economically sustainable by providing a greater range of lower-order goods and services suited to the needs of local residents and visitors.



- To create positive synergies between commercial activities through the consolidation of the two activity nodes within the township.
- To provide more employment opportunities for local residents.
- To expand the range and number of businesses catering to visitors, particularly overnight accommodation.
- To better promote the popularity of St Andrews as a visitor destination, particularly on weekdays.

Strategies:

- Encourage the establishment of new businesses that provide a wider choice of lower-order goods and services to residents and visitors.
- Encourage new business in particular restaurants, art and craft centres, primary produce sales and shops, to locate between the hotel and Waratah Street.
- Discourage the establishment of higher order retail activities, or large scale commercial development that is inconsistent with the local convenience role of the St Andrews township.
- Discourage all industrial except light industrial uses from locating within the township.
- Support the development of light industrial activities, focused around either 'services' (car repairs, furniture manufacture, small scale storage) or 'rural industries' (those that support primary production in the surrounding green wedge areas).

- Ensure that all commercial uses (retail, office, light industry or other) do not detract from the small town amenity and character of St Andrews.
- Promote the development small scale, flexible work and office spaces throughout the Township Zone.
- Continue to support local business (including home based businesses) through Council programs.
- Encourage and promote the establishment Bed and Breakfast and host farm² accommodation both within the township, and in the surrounding areas.
- Support the establishment of accommodation and businesses which are based around eco-tourism³
- Better promote the area's natural (environmental) and agricultural resources, recreational opportunities (including trails), and the cultural heritage of the township to potential visitors.
- Support activities and events which reinforce the distinctive local culture of the area.

Implementation:

- 7.3.1** Continue to apply the Township Zone to all properties within the Urban Growth Boundary to allow the establishment of:
- Bed and Breakfast (up to 10 persons) accommodation as-of-right, and other forms of visitor accommodation subject to planning permit; and

- office developments, places of assembly, industrial uses and a range of retail activities.
- 7.3.2** Introduce a local planning policy or update MSS provisions which:
- Define the role of St Andrews as a local convenience centre.
 - Provide greater guidance as to the type, scale and intensity of commercial activities encouraged within the township.
 - Provide direction as to the preferred location for different types of commercial uses.
 - Encourage the establishment of over-night accommodation and eco-tourism developments.

7.3.3 Rezone the Community Centre land at 35 Caledonia Street to Public Use Zone 6 (Local Government).

7.3.4 Promote St Andrews as a tourist destination in the context of the broader region, as part of the development of a Nillumbik brand.

7.3.5 Promote business investment and development opportunities in St Andrews in line with the recommendations of this strategy.

7.3.6 Continue to support local businesses through the provision of seminars, workshops, mentoring services, group programs and convening the Nillumbik Small Business Network.

7.3.7 Prepare a project plan for the development of a St Andrews Heritage Trail. Report to Council to seek support and funding.

7.4 Pedestrian comfort and mobility

Walking should be supported as the primary means of moving around the township. While most residents will necessarily require vehicle transport to get to the town, it is important that pedestrian infrastructure is of a sufficient standard to allow people to easily and safely walk between activities in town.

Pathways across the study area vary in accessibility and degree of formality. The lack of safe connections between key destinations is a particular issue and is especially problematic on Saturdays when hundreds of people attempt to make their way between the market and their parked cars. To minimise reliance on the various informal pathways that exist throughout the town, and improve safety, a formal network of pathways needs to be established including footbridges to provide safe connections over creek beds. Refer Action Plan for indicative locations. In addition, there are a range of surface treatments across the township with most being informal and degraded by poor drainage and erosion. All upgraded pedestrian surfaces should seek to consist of low maintenance materials with a clean finish that is in character with the casual, bush land environment.

With few hard surface areas and informal open culverts, the township suffers from poor drainage and significant erosion in some places, particularly around the market. Upgrading the drainage system in places to control erosion will also improve the traversable nature of public areas. This need not be at the expense of the rural, informal character of the town.

The provision of safe pedestrian crossing points may be required to improve pedestrian safety. Installation of a pedestrian refuge or other measure to improve crossing safety is dependent on meeting strict VicRoads guidelines and should be assessed when the pedestrian path network is finalised.

Way finding and signage play an important role in contributing to a positive pedestrian experience in any town centre by providing legibility and orientation relative to destinations and amenities. In St Andrews this has a particularly important role on peak visitor days, i.e. Saturdays. It should be easy for people to find their way around the town even if they are not familiar with it.

Objectives:

- To provide direct, safe and navigable formal pathways between the key destinations in town.
- To increase the extent and quantity of pathways throughout the township.
- To improve the surface treatment of pathways and public spaces.
- To reduce the number of pedestrian/vehicle conflict zones.
- To improve signage and wayfinding through the township.

Strategies:

- Establish pedestrian path connections to the major activity nodes. The selected routes should be located off the main road where possible, integrating with the existing informal paths.
- Consider establishing an off road shared path along the Diamond Creek corridor between Mittons Bridge Road and St Andrews Recreational Reserve.
- Ensure all pathways in the pedestrian network are constructed with low maintenance materials that are in character with the bush environment.
- Aim to upgrade the drainage system on a case by case basis, considering visual impact versus the benefits of erosion control.
- Establish safe, pedestrian crossing points where necessary.
- Improve signage within the township by simplifying and consolidating where possible to reduce visual clutter.

² A farm used to provide accommodation for persons, away from their normal place of residence, to experience farm living.
³ 'Ecologically sustainable tourism with a primary focus on experiencing natural areas that fosters environmental and cultural understanding, appreciation and conservation', Ecotourism Australia



Implementation:

7.4.1 Develop, adopt and implement a Traffic and Landscape Works Plan for St Andrews which gives effect to the above objectives and strategies, including:

- construction of a pedestrian path network with appropriate materials
- seeking VicRoads consent to carry out construction of a pedestrian pathway on the south side of the road bridge on Caledonia Street
- construction of safe, pedestrian crossing points where necessary
- drainage improvements

7.4.2 Pursue the development of a footbridge over Smiths Gully Creek east of the Hall.

7.4.3 Investigate the feasibility of constructing an off road shared path along the Diamond Creek corridor between Mittons Bridge Road and St Andrews Recreational Reserve.

7.4.4 Design, produce and install a Community Information Board that details amenities, destinations and historic information to be located at or near the Hall, bus stop and Community Centre.

7.4.5 Review all signage within the township and implement recommendations with the aim to simplify and consolidate where possible.

7.5 Public places and amenities

St Andrews should provide accessible, comfortable and attractive public spaces that offer diverse opportunities for passive and active recreation, as well as social connections and community activities.

The new community centre will provide an improved and much needed community space. However there is a clear need for more public seating throughout the township, particularly in the form of a new, outdoor meeting space. Good public spaces, including streets can encourage people to pause and engage in 'optional' activities, supporting social and civic interaction. The spaces need to be comfortable, well located and attractive themselves as well as their outlook. Refer to the Framework Plan for potential locations for new picnic/public seating areas. The two potential locations shown are on land managed or owned by the Department of Environment and Primary Industries (DEPI) and therefore liaison with DEPI is required.

The township currently has minimal street fixtures. Rubbish bins, bicycle racks and public seating are in short supply. Many of the amenities are provided by the private realm, such as seating and lighting around the bakery and hotel. The moveable bins provided by St Andrews Market for Saturday visitors are located in

prominent but inappropriate areas where they detract from the town's amenity. Similarly, the primary school water tanks are located next to the bus stop, opposite the general store and are conspicuously functional in the centre of Caledonia Street. Increasing the quality and quantity of street fixtures will greatly improve the town's appearance and convenience for both locals and visitors. One option to provide more space for street fixtures and greatly improve the streetscape would be to place the town's power supply underground. This option does however, come at a very high financial cost.

Nillumbik has long been known as a region of artistic vitality, where the creative life of the community is highly valued and nurtured, and St Andrews is no different. Public art initiatives can be a means of local expression and placemaking. Formal and informal creative endeavors should be supported to help create unique and vibrant public spaces that tell a story about the local community. Playgrounds, public seating, street fixtures, wall space and vacant buildings are all potential canvasses for artistic expression. Refer to Framework Plan for potential locations.

Whilst the growth anticipated for St Andrews will not lead to the need for major infrastructure or built form additions to its recreational facilities, there is need for modest upgrades in some areas to meet current and future demand. In particular, walking,

cycling, mountain bike riding and horse trails are in demand as well as improvements to the St Andrews Recreation Reserve which serves a regional catchment.

Objectives:

- To provide safe, functional, attractive and active streetscapes and street fixtures, particularly along main thoroughfares.
- To provide accessible and comfortable public spaces capable of supporting a range of social interactions.
- To support and highlight the township's artistic heritage.
- To provide high quality active recreation facilities that meet the needs of a wide range of users.

Strategies:

- Consider providing additional street fixtures at strategic locations across the township in the form of:
 - smaller, fixed, waste and recycling bins;
 - simple and attractive bicycle racks; and
 - public seating.
- Consider locating the market's moveable bins to more appropriate locations during market hours.
- Consider placing powerlines within the township underground.

- Encourage formal and informal, permanent and temporary display space for artists.
- Seek to incorporate artistic elements in any new pedestrian footbridges, and other town infrastructure.
- Encourage engagement of local artists to design and fabricate low-key infrastructure in key public spaces, such as street fixtures.
- Consider creating new picnic areas within or close to the township.
- Develop the trails and cycling routes recommended in the Nillumbik Trails Strategy.
- Improve the facilities at the St Andrews Recreation Reserve.

Implementation:

7.5.1 Develop, adopt and implement a Traffic and Landscape Works Plan for St Andrews which gives effect to the above objectives and strategies including:

- providing additional street fixtures;
- replacing and upgrading bollards;
- incorporating artistic elements and identifying display space opportunities.

7.5.2 Liaise with the St Andrews Market Committee regarding locating moveable bins to more appropriate locations during market hours.

7.5.3 Investigate the cost, possible funding sources and viability of installing underground powerlines.

7.5.4 Continue to pursue external grant opportunities for the incorporation of artistic elements in the development of the proposed footbridge over Smiths Gully Creek east of the Hall.

7.5.5 Continue to support Artists Open Studios to showcase local artists.

7.5.6 Develop, adopt and implement a plan for a new picnic area.

7.5.7 Continue to advocate for funding to develop the trails and cycling routes recommended in the Nillumbik Trails Strategy.

7.5.8 Develop a masterplan for St Andrews Recreation Reserve. The masterplan should identify the future role of the reserve in satisfying the active recreation needs of the St Andrews district and broader Nillumbik area. It should investigate:

- the merits and feasibility of erecting a pavilion and training lights;
- converting the playing surface to warm seasonal grass;
- improving the surface of the car parking area; and
- the merits and feasibility of constructing play equipment or other peripheral activities, including picnicking.

7.6 Vehicle traffic management

Residents consider public transport a crucial service and are very keen for a public bus route to be introduced. Provision of public transport is the responsibility of Public Transport Victoria. PTV has undertaken a Transport Needs Assessment for St Andrews and Pantom Hill and results show that:

- 77% of respondents make weekday trips where they would prefer to use public transport; and
- 72% of respondents make weekend trips where they would prefer to use public transport.

However, the assessment concluded that while the area has unmet public transport needs, the area cannot be considered as a priority for new bus services above other areas due to:

- a small population and low population density with little opportunity for growth;
- low levels of social disadvantage;
- a number of unsuitable roads that are too narrow, too steep or unsealed; and
- a lack of pedestrian paths and road crossing points.

Implementation of Action 7.4.1 will remove the fourth limitation but population levels remain the biggest hurdle. Council will continue to advocate at every opportunity for a service. Patronage of the community run, government funded Saturday shuttle bus between Hurstbridge and St Andrews by locals and market visitors is good but additional funding sources are necessary to secure its operation and any expansion to its timetable.

Parking issues in St Andrews are limited to Saturdays and the operation of the Community Market. As these issues primarily concern visitors, the local community is reluctant to see significant increases or improvements to dedicated parking areas. In any case, there are few opportunities to increase parking supply. It is, however necessary to make some changes to the parking arrangements around the market area to improve safety and operational issues. This is likely to push some visitor parking into the residential areas of town.

Traffic speeds throughout St Andrews are often higher than the speed limit and could cause significant conflict with pedestrians due to the current lack of pedestrian paths, safe crossing points and a lack of visual cues that the Saturday market is operating.

Objectives:

- To provide a reliable alternative to private car ownership for local residents, particularly people who do not, or would prefer not to drive, such as young people and the elderly.
- To improve the safety of local roads and crossings.
- To better manage parking within the town on market days.

Strategies:

- Advocate for improvements to public transport services in St Andrews.
- Seek to reduce vehicle speeds through the township.
- Improve the operation of parking and 'No Stopping' areas.

Implementation:

7.6.1 Continue to advocate to Public Transport Victoria for the introduction of a public bus route between St Andrews and Hurstbridge.

7.6.2 Continue to help fund the community bus service and pursue additional funding options and partners to secure its future and expand its timetable.

7.6.3 Develop and adopt a Traffic and Landscape Works Plan for St Andrews which gives effect to the above objectives and strategies, including:

- Reviewing vehicle speed limits throughout the study area particularly on Saturdays, to reduce the likelihood and potential severity of vehicle/pedestrian crashes.
- Consider improvements to the advanced warning signage that advises vehicles of the market and high pedestrian activity.
- Reviewing options to prevent parking within statutory 'No Stopping' areas including physical barriers, signage and enforcement.
- Reviewing parking restrictions to ensure traffic flow along service lane adjacent to the General Store.

8.0 IMPLEMENTATION, MONITORING AND REVIEW

Progress will be monitored against the approved Implementation Program, which will be reviewed every two years.

The Township Plan plan will be reviewed within 10-15 years. This allows for change and review of objectives and underlying assumptions and projections.



9.0 FRAMEWORK AND ACTION PLAN

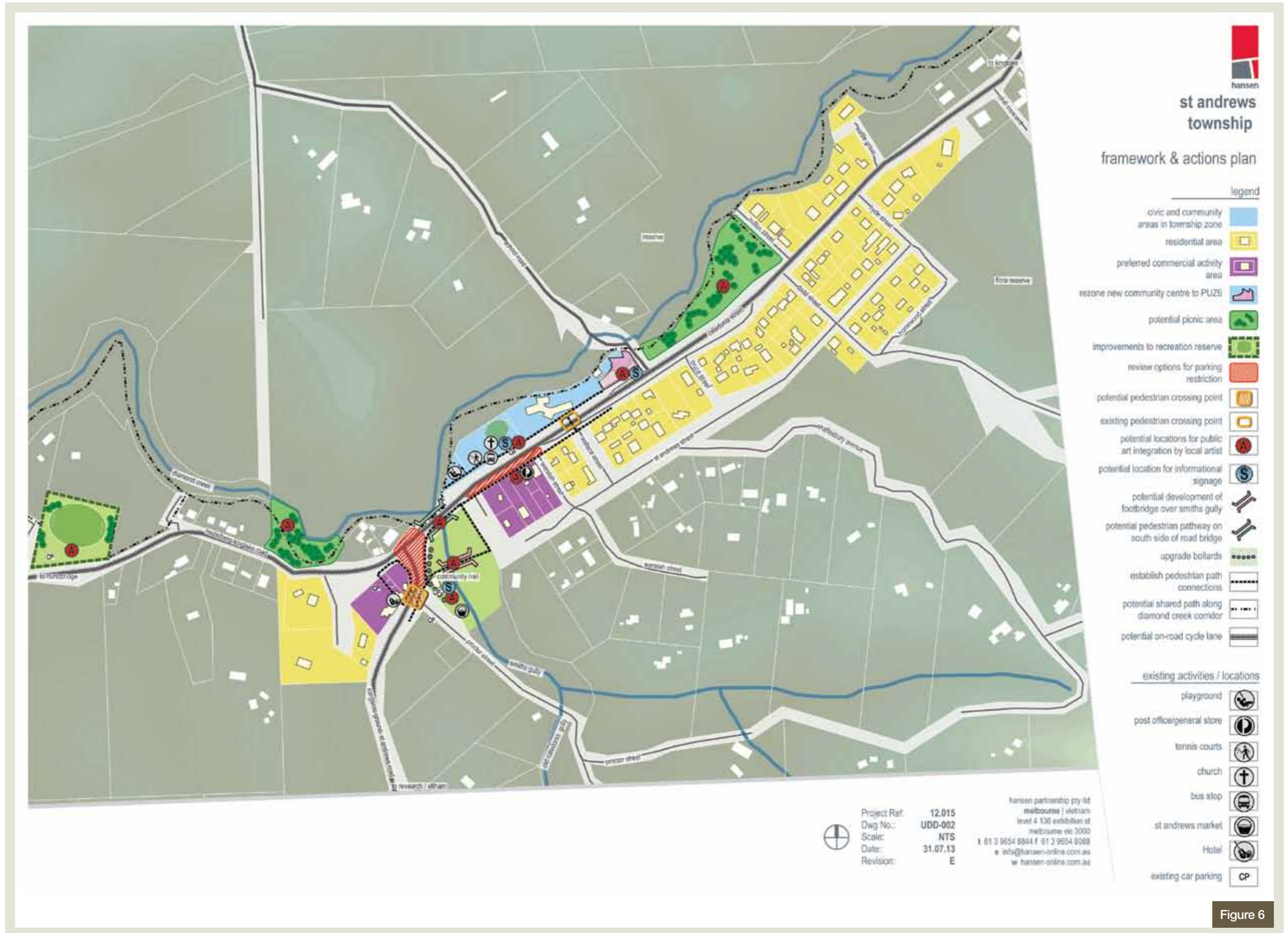


Figure 6



Civic Drive, Greensborough
PO Box 476, Greensborough, VIC 3088
Telephone 9433 3111 Facsimile 9433 3777
Website www.nillumbik.vic.gov.au
Email nillumbik@nillumbik.vic.gov.au

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**St Andrews Township Plan
Implementation Program - July 2017**

Action no.	St Andrews Township Plan 2013 action	Partner agencies / stakeholders	What is involved and outcome expected	What's happened since 2013	Budget allocation				Other potential funding source/s
					First stage cost	Second stage cost	2017-2018 Council commitment (capital only)	Ongoing costs / resource requirements	
High priority									
7.4.1 7.5.1 7.6.3	Develop and adopt a Traffic, Public Infrastructure and Landscape Works Plan for the township which gives effect to the objectives and strategies in the St Andrews Township Plan. The plan will include the design of a pedestrian pathway across Smiths Gully Creek, possibly as a separate footbridge.	St Andrews Community Centre Committee St Andrews Market Committee Melbourne Water	What is involved: Referral to Capital Works Program Concept plan development. Community consultation. Council endorsement Detailed design including survey & flood level studies Tender (if required) and construction Expected outcomes: Agreed plan with agreed design, principles and surface treatments and construction of same.	Draft St Andrews Pedestrian Path Plan has been developed. It incorporates a number of actions including the design and development of a pedestrian path network through the town, review of the vehicle speed limits on market days and improvements to the advanced warning signage in the high pedestrian activity zone.	Partially within existing resources. Will require initial survey and consultant costs \$50,000-100,000 and street furniture of \$10,000 - 15,000 referred to future Council budgets	Black steel footbridge, standard design - \$250,000 Artistic, bespoke design - \$900,000 *note that all costs are approximate and bridges cost often significantly raised based on being above flood levels	Footpath works in 2017-18 are funded from the capital streetscape upgrade budget	Additional waste collection, street furniture maintenance and renewal costs and ongoing audit and asset refurbishment cost for bridge	Building Better Regions Fund
7.4.1	Design and development of a pedestrian path network between School Road and Proctor Street that is located off road where possible, integrating with existing informal paths and constructed with low maintenance materials that are in character with the bush environment.	St Andrews community	What is involved: Identification of where there are gaps in the pedestrian connections around the township. Confirmation of location, design and materials to be used. Outcome expected: The ability to walk safely and easily between Wadambuk Community Centre and St Andrews Hotel on identifiable pathways.	Draft St Andrews Pedestrian Path Plan is currently being finalised taking into account community feedback collected over two community meetings and a 'have your say' opportunity on Council's webpage.	Predominately within existing resources Small consultancy costs for access audit, survey and arborist costs to determine gradient and alignment impacts	\$20,000 per footpath connection \$5,000 per on-road pedestrian refuge. Additional vegetation management / protection costs	Footpath works in 2017-18 are funded from the capital streetscape upgrade budget	Path inspection, vegetation clearance, path repair and renewal costs	
7.4.4 7.3.7 7.4.5	Conduct a non-business signage audit with the intention to simplify and consolidate signage within the township and design and develop new wayfinding and heritage information signs.	St Andrews community and traders	Audit all non-business signage within boundaries of Township Plan. Infrastructure Services to determine exact sign locations and capital works funds. Communications responsible for design, materials and installation. Consideration to be given to local artist commission to individual any signs. Arts and Culture to provide advice on heritage information to be included.	Artisan Hills tourism and marketing strategy developed. Signage to build on Artisan Hills brand, and combine history on points of interest as well as wayfinding around St Andrews, using Hurstbridge township signage as example.	External audit of signage - \$4,000 Signage design / artwork estimate at \$5,000-10,000	Cost per sign (based on Hurstbridge example) - \$5,000 per sign. 2+ signs likely to be proposed	\$40,000 allocated annually for township and venue signage. Refer for consideration in rolling program, (reviewed annually).	Graffiti removal, asset cleaning, repair and renewal	Building Better Regions Fund Tourism Industry Regional Development Fund Grant
7.6.3	Undertake a Traffic and Parking Review that includes: 1) reviewing vehicle speed limits throughout the study area 2) investigating physical barriers or signage to prevent parking within statutory 'No Stopping' zones 3) reviewing whether amended parking restrictions are required at the General Store 4) investigating improvements to the advanced warning signage that advises vehicles of the market and high pedestrian activity.	VicRoads	Factors to consider include: *road environment *abutting development *road user activity *crash records *existing speeds *traffic volumes	Infrastructure has prepared a draft St Andrews Pedestrian Path Plan in 2017 and it includes actions to review the vehicle speed limits on market days (initial discussions have occurred with Vic Roads) and improve the advanced warning signage in the high pedestrian activity zone. An internal review of 'No stopping' areas has been conducted and additional signs have been installed. No review of parking restrictions at General Store has been undertaken to date.	Review within existing operating resources	Implementation of review recommendations: signage and parking barriers	Plan has been presented to the community and will be submitted to VicRoads approval. Once approval is gained, signage works will be done within existing budgets.	Sign and barrier maintenance as required.	
7.5.6	Subject to the outcomes of Council's future Play Strategy develop, adopt and implement a plan for a new picnic/play/community area.	Parks Victoria Department of Environment, Land, Water and Planning	Liaison with Parks Vic and DSE needed as identified possible sites in Township Plan are owned or managed by DSE.	Lifetime Play Strategy adopted in June 2017. Implementation Plan is now under development. Plan will identify play needs in St Andrews delivering on the Framework's elements of art, nature, connection and health of play	Identify future play provision through Implementation Plan	Cost determined through Playspace Implementation Plan.	\$170,000 allocated for playground renewal. If new playground and picnic facilities required, refer for consideration in rolling program, (reviewed annually).	Ongoing maintenance and renewal of new infrastructure	
7.1.6	Investigate the introduction of a schedule to the Bushfire Management Overlay.	CFA	Put forward St Andrews as a candidate for the Streamlined BMO Schedules project. CFA to consider the request and advise if successful.	Mtg with CFA occurred 18 Sept 2013. CFA refused proposal to include St Andrews because only areas that can achieve BAL 29 or less and have several streets of houses/development setback from identified bushfire prone areas can be eligible. St Andrews is unable to meet these criteria. Action complete.	Review within existing operating resources.	N/A	N/A	N/A	

**St Andrews Township Plan
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Action no.	St Andrews Township Plan 2013 action	Partner agencies / stakeholders	What is involved and outcome expected	What's happened since 2013	Budget allocation				Other potential funding source/s
					First stage cost	Second stage cost	2017-2018 Council commitment (capital only)	Ongoing costs / resource requirements	
7.1.4 7.2.2 7.2.3 7.3.2 7.3.3	Prepare an amendment to the Nillumbik Planning Scheme to give effect to the Township Plan by: 1) introduction of a local planning policy or updating the MSS provisions to include relevant Township Plan strategies. 2) introduction of a Design and Development Overlay or Significant Landscape Overlay to give effect to the objectives and guidelines within the St Andrews Township Design Guidelines 3) rezoning of the Community Centre land at 35 Caledonia Street to Public Use Zone 6 (Local Government).	Department of Environment, Land, Water and Planning	Prepare amendment documentation and seek Ministerial authorisation to exhibit amendment.	Amendment C93 approved by Minister for Planning July 2015. Completed.	Amendment within existing operating resources.	N/A	N/A	N/A	
7.5.1	Replace and upgrade bollards at the Hall and reserve carpark, on the north side of Proctor Street	St Andrews Market Committee	Upgrade and replacement of bollards.	Completed.	Replace within existing operating resources.	Ongoing bollard renewal as required	N/A	Ongoing maintenance of bollards	
Medium priority									
7.1.5 7.2.5	As part of the Nillumbik Housing Strategy, examine a range of incentives to encourage the development of smaller and more affordable dwellings within the township and investigate incentives for developments that incorporate a high level of ecologically sustainable design into their construction.		Review and investigation of incentives available or possible to encourage ESD.	Scoping for Housing Strategy is under development. Through Council's education program residents are encouraged to deliver ESD outcomes through building design. Council secured Sustainability Victoria funding to develop a Climate Change Adaption toolkit for households.	Within existing resources although may benefit from specialist input to drive improved visual amenity and sustainability outcomes	Implementation of any recommended incentive.	N/A	N/A	
7.5.2	Liaise with St Andrews Market Committee regarding locating moveable bins to more appropriate locations during market hours.		Discuss issue of large temporary bins and their current location with Committee.	The Committee has not raised the bin location as an ongoing issue. Continue to monitor over the course of the Plan's implementation.	Within existing resources		If funding required, \$8,000 allocated annually for bin cages. Refer for consideration in rolling program, (reviewed annually).		
Low priority									
7.5.8	Develop a masterplan for St Andrews Recreation Reserve. The masterplan should identify the future role of the reserve in satisfying the active recreation needs of the St Andrews district and broader Nillumbik area. It should investigate: - the merits and feasibility of erecting a pavilion and training lights; - converting the playing surface to warm seasonal grass; - improving the surface of the car parking area; and - the merits and feasibility of constructing play equipment or other peripheral activities, including picnicking.		Research, concept designs, community consultation. This action is included in the Recreational Strategy as a long term action (within 7-10 years). Action will be informed by current Sportsground Asset Plan.	Council is developing a Sportsground Asset Plan to determine the required future use and development of sportsgrounds across the Shire. There is little use of the Reserve by organised sport, and low community demands for enhanced informal active and passive recreation opportunities. Test future demands in the upcoming review of the Recreation Strategy in 2018.	\$30,000 to produce the Masterplan, if needed	Cost of implementation to be identified in the Masterplan	None	Council staff time & resource to manage master planning process	
7.4.3	Investigate the feasibility of constructing an off road shared path along the Diamond Creek corridor between Mittons Bridge Road and St Andrews Recreational Reserve.		Amend the Trail Strategy via Council resolution. Investigate whether there is access and land available alongside creek to establish a path.	Proposed trails not identified in the Nillumbik Trails Strategy are referred to the Recreation Trails Advisory Committee for consideration. As at July 2017, membership of RTAC is being refreshed and this proposed new trail will be considered against all other priorities. A number of potential trails across the Shire were identified in the development of the Trails Strategy and those included provided the strongest strategic connections. The focus on trails since 2013 has been on the progression of the Diamond Creek Trail between Diamond Creek and Hurstbridge.	If the trail identified as a priority the following costs include: Survey - \$15,000 Environmental studies - \$20,000 Cultural Heritage Management Plan \$30,000 In-house detailed concept design - \$15,000 (if feasibility established and study recommends proceeding to design stage.)	Construction costs unknown.	None	If implemented ongoing audit, path and vegetation maintenance, asset renewal and replacement costs	
7.5.3	Investigate the cost, possible funding sources and viability of installing underground power lines.	AusNet	Investigation of the costs, viability and available funding for installing underground power lines in the township.	The Victorian Government has established a \$200 million Power line Replacement Fund as part of its Power line Bushfire Safety Program. The fund is targeted towards high bushfire risk areas, including Nillumbik. High voltage (HV) lines and Private Overhead Electric Lines (POELs) are eligible for funds for replacement, insulation or other improvements. Officers are reviewing eligibility for the fund and confirming with AusNet as to any planned works.	Within existing resources but may require survey of existing underground services.	Within existing resources but impacts on existing assets may need to be considered in costing works.	None		Power line Replacement Fund (State)

**St Andrews Township Plan
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					First stage cost	Second stage cost	2017-2018 Council commitment (capital only)	Ongoing costs / resource requirements	
Advocacy/Education/Continuing actions									
Gen	Refer all capital works identified for consideration to the 5-10 year capital works program.		Works considered in rolling review and prioritisation of annual and 4-year capital works program	Annual review of capital works program	Within existing resources	N/A			
7.1.1	Prevent further outward residential development by maintaining the current location of the Urban Growth Boundary until reticulated sewerage is provided.		Manage development within existing controls.	Development being managed within existing controls.	Within existing resources	N/A		May require resources to maintain e.g. advocacy at VCAT, Planning Panels etc.	
7.1.3 7.3.1	Continue to apply the Township Zone to all properties within the Urban Growth Boundary to allow: - development of smaller dwellings, subject to achieving the minimum requirements of Clause 32.05-2 - Bed and Breakfast (up to 10 persons) accommodation as-of-right, and allows other forms of visitor accommodation subject to planning permit; and - office developments, places of assembly, industrial uses and a range of retail activities .		Manage development within existing controls.	Development being managed within existing controls.	Within existing resources	N/A			
7.2.1	Adopt the St Andrews Township Design Guidelines and use them to guide the assessment of private and public developments.		Adopt Guidelines via a planning scheme amendment.	Adopted as part of Planning Scheme Amendment C93. Guidelines used in application assessments.	Within existing resources	N/A			
7.2.4	Continue to apply the Bushfire Management Overlay to the township to ensure that the risk to life and property from bushfire can be reduced to an acceptable level for new developments.		Manage development within existing controls.	Development being managed within existing controls.	Within existing resources	N/A			
7.2.6	Continue to promote the use of indigenous species in landscape design via Council's Live local Plant local guide to planting, particularly at pre-application stage.		Promotion	Promotion ongoing.	Within existing resources	N/A			
7.3.4	Promote St Andrews as a tourist destination in the context of the broader region, as part of the Artisan Hills brand.	Traders Associations	Deliver ass part of Shire-wide The Artisan Hills implementation plan 2017-2018 and the Visiting Friends and Relatives (VFR) campaign to achieve increased participation and awareness	The Artisan Hills implementation plan 2016-2017 including VFR campaign and social media, map and videos.	Within existing resources	N/A			
7.3.5	Promote business investment and development opportunities in St Andrews in line with the recommendations of this strategy.	Invest Victoria	Enterprise Nillumbik Shire-wide investment attraction program to be developed for 2017-2018	Past Enterprise Nillumbik shire-wide activities including servicing enquiries	Within existing resources	N/A			
7.3.6	Continue to support local businesses through the provision of seminars, workshops, mentoring services, group programs and convening the Nillumbik Small Business Network.	Traders Associations	Ongoing Enterprise Nillumbik Shire-wide business development and marketing program in 2017-2018	Successful deliver of previous Shire-wide programs.	Within existing resources	N/A		\$10,000 annual cost plus officers time	
7.5.5	Continue to support Artists Open Studios to showcase local artists.	Nillumbik Tourism Association	Continued financial and marketing support for this program through the Nillumbik Tourism Association, now under the The Artisan Hills brand and budget	Successful delivery of 2016-2017 program with increased artists participation and patronage.	Within existing resources	Possible seed funding costs to introduce elements in the public realm		\$16K annual cost plus officers time	
7.6.1	Continue to advocate to PTV for the introduction of a public bus route between St Andrews and Hurstbridge.		Advocacy	Advocacy to PTV is ongoing.	Within existing resources	N/A			
7.6.2	Continue to help fund the community bus service and pursue additional funding options and partners to secure its future and expand its timetable.	Department of Environment, Land, Water and Planning	Accessible Transport Officer funded by Council. Provides on-going support and promotion including securing bus sponsorship and other funding.	A bus sponsorship package worth \$8500 for 12 months was developed in 2013. Sponsorship was awarded to the St Andrews Community Market via a Minor Servicers Agreement with Council and has been extended annually. It is currently due to conclude on 30 June 2018.	Within existing resources	Bus sponsorship package worth \$8500 for 12 months.			State Govt funding if available
7.5.7	Continue to advocate for funding to develop the trails and cycling routes recommended in the Nillumbik Trails Strategy.		N/A	The focus on trails and their advocacy since 2013 has been on the progression of the Diamond Creek Trail between Diamond Creek and Hurstbridge. Northern Region Trails Strategy, adopted by Council in 2016-identifies the trail priorities across the Region. Advocacy for Federal funding of trails continues.	Within existing resources	N/A			Tourism Industry Regional Development Fund Grant
Future review									
7.1.2	Review the location of the Urban Growth Boundary and the zoning of the township as part of the preparation for the provision of reticulated sewerage.	Department of Environment, Land, Water and Planning	*Review of township development since adoption of Township Plan. *Consultation with community to determine if town vision remains same. *Review of current development pressures and housing and development policies at local and state level.	Continue to monitor timing of reticulated sewerage being delivered to township to consider any change to township zoning and UGB.	Approximately \$70,000 to undertake a Township Plan review with background studies	N/A			
Gen	Review Implementation Program and numbers of actions started and completed		Report to Council every 2 years on progress made implementing actions	Ongoing	Within existing resources	N/A			