



SECTION 5: THE CONCEPT PLAN

The individual priorities detailed above have been brought together in a series of drawings that illustrate the potential development of the Central Springs Reserve.

The development is shown at level anticipated six years into the project. This includes the complete implementation of all proposed actions (listed later in this document).

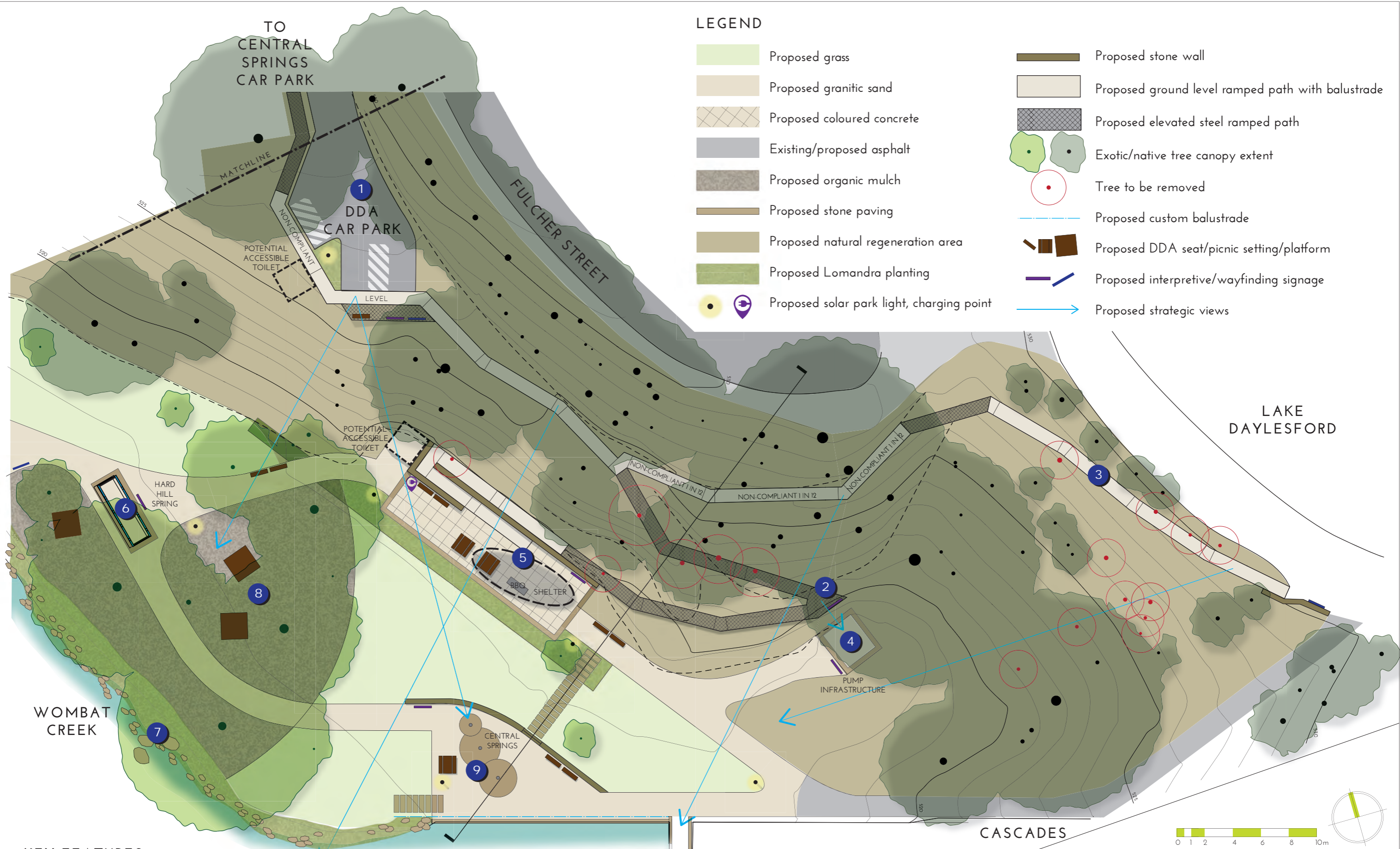
KEY FEATURES MAIN RESERVE PLAN

1. New DDA compliant car park
 - New accessible parking bays with asphalt access from Fulcher Street. Bays to be able to accommodate a minibus to maximise functionality.
 - A landing with views down to the reserve, interpretive and wayfinding signage.
 - Review the need for provision of a public toilet in collaboration with Council's facilities department to ensure a reasonable level of service is provided in the locality and also in relation to utilities and groundwater constraints (further investigation required)
2. New DDA compliant path to Reserve
 - Concrete ramped path with landings, handrail and integrated drainage to allow access from the DDA car park to the Reserve. Where ground level grades are steeper than 1 in 14, path to be a simple elevated steel structure.
 - Infrastructure to be designed to avoid and minimise destruction of native vegetation.
 - Vegetation in this area is to be managed as indigenous forest, opening strategic views to increase appreciation of the Reserve and perception of safety. Identify and control of environmental weeds and management of leaf litter to encourage natural regeneration processes.

Plan 3 (opposite): Master Plan Layout - Main Reserve

Plan 4 (overleaf): Master Plan Layout - Car Park

Plan 5 (overleaf): Precedent Images



LEGEND

- Proposed grass
- Proposed granitic sand
- Proposed coloured concrete
- Existing/proposed asphalt
- Proposed organic mulch
- Proposed stone paving
- Proposed natural regeneration area
- Proposed Lomandra planting
- Proposed solar park light, charging point
- Proposed stone wall
- Proposed ground level ramped path with balustrade
- Proposed elevated steel ramped path
- Exotic/native tree canopy extent
- Tree to be removed
- Proposed custom balustrade
- Proposed DDA seat/picnic setting/platform
- Proposed interpretive/wayfinding signage
- Proposed strategic views

KEY FEATURES

- 1 New DDA compliant car park
- 2 New DDA compliant path to Reserve
- 3 New path between Reserve and Lake
- 4 Renovated pumping infrastructure
- 5 New amenity area with shelter
- 6 Renovated Hard Hills Spring setting
- 7 Creek edge improvements
- 8 Renovated shade zone
- 9 Renovated Central Springs pump setting















Client: Hepburn Shire Council
 Project: Central Springs Reserve
 Drawing Title & Version: Master Plan Layout - Main Reserve
 Date: 20 August 2021

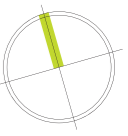
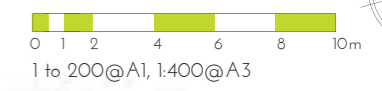
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KEY FEATURES

- 1 Improved entrance at Fulcher Street
- 2 New entrance to DDA compliant car park
- 3 New Central Springs Reserve 'Trailhead'
- 4 New car park median
- 5 Car park formalisation
- 6 New standing area
- 7 New long vehicle bay
- 8 New path to Central Springs Reserve

LEGEND

-  Proposed granitic sand
-  Existing/proposed asphalt
-  Proposed organic mulch
-  Proposed natural regeneration area
-  Proposed Lomandra planting
-  Proposed solar park light
-  Proposed stone wall
-  Proposed ground level ramped path with balustrade
-  Proposed elevated steel ramped path
-  Native tree canopy extent
-  Tree to be removed
-  Proposed DDA seat
-  Proposed interpretive/wayfinding signage
-  Proposed new tree planting



Client:
Hepburn Shire Council

Project:
Central Springs Reserve

Drawing Title & Version:
Master Plan Layout - Car Park

Date:
20 August 2021

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The canopy of the existing mature deciduous trees is a significant landmark from many points around the Reserve. Providing physical protection of the tree root areas is an important component.



Broad timber platforms under the tree canopy provides flexible spaces for groups or individuals.



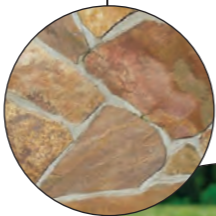
The mineral spring pumps need to be modernised to improve access, functionality and drainage.



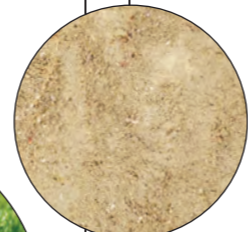
Stepping stones out across the water can encourage access and build engagement with the natural environment.



Locally quarried sandstone rock is proposed to be used as ground level paving and as walling material. Excellent construction quality is very important to the service life.



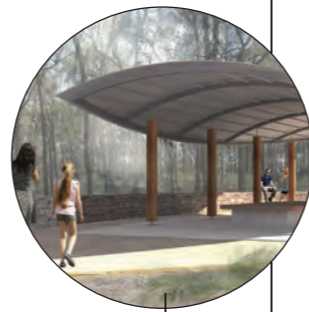
Granitic sand paving provides a safe and well-compacted surface that also allows for permeability.



Improving the stability of the bank and extensive planting of indigenous riparian species will improve water quality and biodiversity in both this site and further downstream.



It is proposed to use an indigenous species (*Lomandra longifolia* or *filiformis*) in a formal linear arrangement to underscore the interaction of European settlers on this country.



An open shelter structure is proposed that reflects the relationship of the site to the Traditional Owners; the Dja Dja Wurrung. Image from the Djandak website.

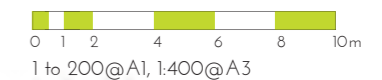


A steel elevated walkway down the slope would allow minimal disruption to roots and storm water flow down the hillside while providing great opportunities for views. In this application most sections would not require a full balustrade, just a handrail.



Active weed management of the treed slopes will allow for natural regeneration of the Valley Grassy Forest EVC.

Formative pruning and thinning will aid in improving the health and sustainability of this section of largely indigenous forest.



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3. New path between Reserve and Lake
 - Ramped path with landings, handrail and integrated drainage to allow access from the Reserve to the Lake Daylesford promenade. Some sections of path may not achieve DDA compliance due to the existing grades, but would offer improved access and safety for many users.
 - Some tree removals will be necessary to locate the new path and open strategic views. Removals of indigenous species are to be offset within the Central Springs area (if possible).
 - Vegetation along the lake wall is to be managed as an indigenous grass understory with some established trees.
4. Renovated pumping infrastructure
 - Existing pump shed superstructure to be removed and the area drained. Pumping infrastructure to be renovated (for presentation not functional purposes) and set in an area of stone paving infilled with granitic sand paving. Investigate partnership with local organisations such as the Historical Society and Hepburn Wind to inform the project.
 - Viewing platform along the path above overlooks the pump area and provides interpretation.
5. New amenity area with shelter
 - Coloured concrete paved amenity area with stone edge that reflects the footprint of the early 20th Century dance hall.
 - Stone retaining walls at the rear lead to the path up the hill built over the most modified section of the slope.
 - An open sided shelter to be designed by the Dja Dja Wurrung that references the history and use of the site by the Traditional Owners. The shelter will provide shade for a BBQ and picnic setting. It could also service larger gatherings and small performances.
 - Planting in front of the amenity area delineates the boundary between exotic and indigenous, referencing European colonisation of the area.
 - Charging point for electric wheelchairs is included.
 - Review the need for provision of a public toilet in collaboration with Council's facilities department to ensure a reasonable level of service is provided in the locality and also in relation to utilities and groundwater constraints (further investigation required)

6. Renovated Hard Hills Spring setting
 - A new visually lightweight balustrade references the historic design. A band of stone paving around the perimeter defines it as one of the heritage elements of the Reserve. Interpretation is relocated adjacent to the structure.
7. Creek edge improvements
 - Stability of the existing creek edge to be improved with strategic placement of local rocks and planting of indigenous riparian species. Large boulders to be placed to allow people to physically access the creek in places.
 - Adjacent tree root zones to be surfaced with a layer of organic mulch.
8. Renovated shade zone
 - New surfaced path to be constructed with minimal excavation to reduce pedestrian activity.
 - Adjacent tree root zones to be surfaced with a layer of organic mulch. Large timber platforms are located to allow people to enjoy the shade of the existing exotic trees.
9. Renovated Central Springs mineral pump setting
 - Space allowed around the existing pumps to allow for future location adjustments.
 - Stone paving used to emphasise the position of each pump.
 - New accessible hand pumps to be installed.
 - Low stone wall enclosing the pump area and retaining grass.
 - Informal stone stepper paths lead to the amenity area and encourage exploration of the Creek.

KEY FEATURES CAR PARK PLAN

1. Improved entrance at Fulcher Street
 - Minimal physical modification with new signage to clearly identify it as the main car park for Central Springs Reserve and location of accessible car parks.
 - Existing retaining walls to be maintained, with new granitic sand paving and simple planting to improve its appearance.
2. New entrance to DDA compliant car park
 - New widened and formalised vehicle entrance with asphalt surfacing, signage and drainage.

3. New Central Springs Reserve 'Trailhead'
 - Focal point of the car park, clearly identifying how to get to the Reserve. To include a small shelter structure, accessible seating, interpretive and wayfinding signage.
 - A low stone wall to enclose the space and frame the view behind.
4. New car park median
 - Asphalt to be cleanly sawn and removed this area along with the compacted material beneath. To be backfilled to existing grade with clean local fill mixed with organic matter suitable for tree growth. Wheelstops installed to control parking.
 - Indigenous trees to be planted in mulch to improve the appearance, microclimate and shade provision of the car park.
 - Pedestrian path to be incorporated to provide safer pedestrian movement towards the Trailhead area.
5. Car park formalisation
 - Wheelstops and line markings are proposed to define 60° angle parking bays. The wheelstops not to prevent the movement of water across the car park, allowing recharge into non-paved areas.
6. New standing area
 - A defined area to drop pedestrians off at the 'Trailhead' or by Shire maintenance staff as a hardstand.
7. New long vehicle bay
 - A defined area for larger vehicles including those towing caravans (subject to further engineering design).
8. Path to Central Springs Reserve
 - Pedestrian link between the car park and the Central Springs Reserve. Path includes ramps and stairs with approximate distance 120m.
 - Path to follow an alignment that causes minimal impact to trees of higher value and also capture views down into the Reserve.

5.1 NEW ACCESS PATHS

PATH ALIGNMENT

The feasibility of new 1.5m width accessways is based upon topography and the surveyed location of existing trees.

Compliance with DDA requirements (1 in 14 grade with landings and handrails) is a mandatory objective for the path between the Reserve and the accessible car park. For other paths accessibility should be maximised where possible.

A detailed design process should be undertaken to confirm the exact alignment and construction methodology for the combination of concrete ramps and elevated steel structures.

The design of drainage should be integral to the design of the path to prevent the movement of water and loose materials over concrete. Water should be allowed to move unimpeded down the slope under elevated structures.

Construction impacts on the existing trees should be actively minimised using a range of strategies including the following:

- Align paths to avoid root areas of existing trees
- Protect higher rated trees over lower rated trees
- Utilise existing topographical forms such as cut that may limit root encroachment
- Construct concrete path sections with minimal excavation
- Construct elevated path sections with minimally intrusive footings (such as screw piles)
- Minimise changes to the existing surface hydrology.

CONCRETE PATH

Concrete path sections should be neatly formed with a broomed finish perpendicular to the direction of travel. The concrete should be integrally coloured with Abilox Raw Umber 4% (or approved equivalent) in grey cement. Tactile indicators should be incorporated as required and achieve required luminance contrast.

ELEVATED PATH

Elevated sections of path including ramps, stairs and landing are to be constructed from a galvanised steel frame and steel grating infill.

The structure should be engineered to be visually lightweight. Footings should be designed to be minimal in number and to require minimal ground disturbance.

HANDRAILS

Handrails and kickrails shall be continuous galvanised steel. They should be visually unobtrusive.

BALUSTRADES

Where the fall height requires a full balustrade, these should be constructed using galvanised steel pickets. Balustrades should be avoided where not required, but can also be used to deter pedestrians from leaving the path.

5.2 SHELTER STRUCTURES

This dominant physical feature is to interpret the relationship of the site to the Traditional Owners and illustrate the commitment of the HSC to Reconciliation. As such the structure should be designed by Djandak, an organisation that is owned and operated by Dja Dja Wurrung elders.

The shelter should be open to all sides and feature timber and/or Corten steel. The shelter should fit approximately within a 12 x 4m footprint, and should allow for the arrangement of site furniture and a BBQ underneath and adjacent.

A smaller structure is to be located at the 'Trailhead'. This should be visually, thematically and materially related to the main shelter, but with simpler detailing and smaller scale.

5.3 PAVING AND WALLING

Paths in the reserve generally are to be finished in granitic sand paving. This porous finish allows water and oxygen to infiltrate into the soil, and the natural finish blends well into the natural environment. The sand should be coarse and sourced locally.

The main amenity area is proposed to be finished in coloured concrete to provide a maintainable and compliant surface for higher intensity usage. The concrete should be integrally coloured and matched to the colour of the selected granitic sand material.

Feature stone paving is nominated to signify historic interest and to provide continuity across the different elements of the space. Locally sourced stone in random shapes should be laid as 'crazy paving' with mortared joints. Edge of paving areas should be straight but prepared with a chisel rather than sawn.

Retaining walls in both the main amenity area and the pump setting area should be constructed from similar locally sourced stone laid in a coursed rubble style.

5.4 FURNITURE

Park furniture should be drawn from the standard Hepburn Shire Furniture Palette and feature oiled timber components.

The seating platform is to be "Hills Platform Bench 1800 x 1800" sourced from Commercial Systems Australia.

5.5 WAYFINDING SIGNAGE

Signage has been nominated at specific points to allow visitors to better understand how to navigate to the Central Springs Reserve and how to access other landmarks.

These signs will also carry information regarding the length of the route, difficulty of access and amenities that are present at the destination.

Signage should be designed with reference to HSC standard signage and assessed by the Shire Access officer prior to fabrication.

5.6 INTERPRETIVE SIGNAGE

Specific locations for interpretive signage have been identified. Interpretation information should be presented using the same sign style as at Lake Daylesford and other areas within the Shire.

Interpretation themes should be pluralistic, including both Indigenous, European and Chinese history. Geology, flora and fauna may also be considered as additional themes. A specialist interpretation designer should research the subject matter to ensure accuracy.

5.7 MINERAL SPRINGS SIGNAGE

A single sign in the DELWP blue Mineral Springs livery is proposed to be placed near the Central Springs.

5.8 LIGHTING

New solar powered pole lights are proposed in several locations. These do not require any fixed supply, can be fitted with motion detectors, and utilise energy-efficient lamps.

5.9 COMMUNITY PARTNERSHIPS

In the development of the Central Springs Reserve, HSC should seek to form ongoing relationships with existing community organisations. Suitable projects should be identified by either the Shire or community group to work on in partnership and build community capacity and engagement.

5.10 FURTHER AREAS OF INVESTIGATION

This master plan is not an exhaustive and complete project scoping document. There remain other areas that require further investigation and design.

CULTURAL HERITAGE

HSC needs to carry out their obligations under the Settlement Package agreed to by the Stage Government of Victoria commencing 24 October 2013 with the Dja Dja Wurrung. As the project site is Crown Land, a Land Use Activity Agreement (LUAA) may need to be negotiated for the works proposed in this master plan.

It is also recommended that a Cultural Values assessment be undertaken by Djandak to provide foundational knowledge to inform the detailed design of the shelter structures and interpretive signage content.

PATHWAY DETAILED ENGINEERING DESIGN

The alignment, proposed levels and construction details need to be further developed in order to allow for a detailed project cost estimate.

MAIN SHELTER DESIGN & DOCUMENTATION

The detailed design of this shelter structure will affect the specific placement of furniture underneath and around. The shelter style will also be used as the basis for the design of the smaller Trailhead shelter.

CREEK IMPROVEMENT PLAN

A specific plan should be prepared for remediation work along the Wombat Creek. This will include details of weed management, edge stabilisation, additional larger rocks for access, riparian planting and sediment control measures.

5.11 IMPLEMENTATION

CONSTRUCTION STAGING & PRIORITY

Although the Master Plan can be broken down into a number of projects, there are dependencies that will affect the order of works.

The order of works will also likely be subject to the availability of both external grant money and the success of internal Capital Works funding budget bids.

The establishment of the main amenity area together with shelter and furniture and path connections (on the valley floor) will immediately increase the amenity leading to increased visitation and engagement.

Improvements to the Mineral Springs area including paving, walling, furniture and connecting paths will also contribute greatly to improved aesthetics and function of the Reserve.

The new DDA path from the Reserve to the new DDA compliant car park can be completed before or after the amenity area is established, but should be in parallel with the delivery of this car park.

The additional segments of path to the main car park and to Lake Daylesford may be completed at a later point, along with improvements to the main car park.

Some projects can be flexible in timing and responsive to available funding. These include the creek improvement works and the restoration of the pump infrastructure and surrounds.

COST ESTIMATION

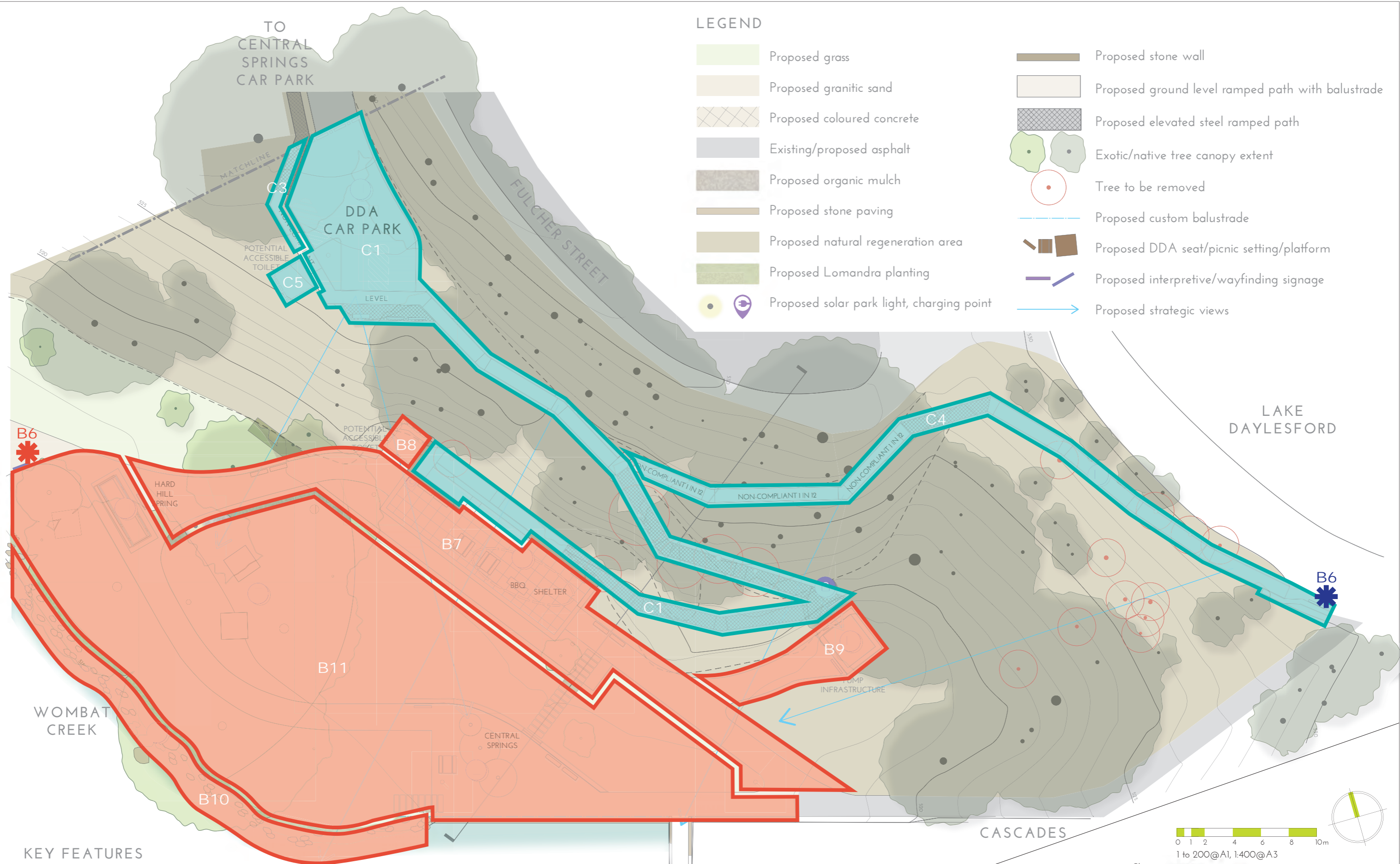
Approximate costs have been provided for nominated works. These are coarse estimates and will depend upon the exact project brief prepared, packaging together of elements and constraints that may apply.

The nominated estimates include 25% contingency and 5% preliminaries.

Escalation of 4% per year should be applied to the nominated figures.

Estimates are excluding GST.

| PROPOSED ACTIONS | | | | | | |
|--|---|-----------------------|-------------------|--------------------|-----------------------|---------------------------------|
| A - Ongoing or Recurrent | | Responsibility | Partner | Resource | Estimated Cost | Funding Source Options |
| A1 | Weed management of the Wombat creek (quarterly) | HSC | DELWP | Contractor | \$1,500 quarterly | HSC Operational, DELWP |
| A2 | Weed management and revegetation of the hillside slopes (quarterly) | HSC | DELWP | Contractor | \$2,000 quarterly | HSC Operational, DELWP |
| A3 | Tree canopy management & remediation for tree health (annually) | HSC | DELWP | Contractor | \$4,000 annually | HSC Operational |
| A4 | Vegetation management for mitigation of fire risk (annually at a minimum) | HSC | DELWP | Contractor | \$4,000 annually | HSC Operational, DELWP |
| A5 | Maintenance of mineral spring pumps <i>*not a dedicated allocation</i> | HSC | DELWP | Contractor | \$5,000 annually | HSC Operational, DELWP |
| B - Short Term (0 - 3 years) | | | | | | |
| Planning & Design (numbering does not represent proposed sequential order of works) | | | | | | |
| B1 | Negotiate a LUAA with Dja Dja Wurrung for all proposed works within the masterplan and conduct a Cultural Values assessment | HSC | Dja Dja Wurrung | | \$30,000 | HSC Capex |
| B2 | Prepare a plan for Wombat Creek improvement works | HSC | DELWP | Consultant/Djandak | \$4,000 | HSC Capex |
| B3 | Prepare engineering design and documentation for all proposed pathways, new DDA car park and modifications to main car park. Organise into separate tender packages. | HSC | | Consultant | \$40,000 | HSC Capex |
| B4 | Design and documentation of main shelter structure | HSC | DELWP | Djandak | \$20,000 | HSC Capex |
| B5 | "Landscape documentation of paths, finishes and furniture in whole valley floor area. Organised into in three tender packages; 1. Amenity area paving, furniture, lighting and planting 2. Central Springs, Hard Hill Springs paving, furniture, surrounding paths and lighting. 3. Pump infrastructure area | HSC | DELWP | Consultant | \$20,000 | HSC Capex |
| Construction Works (numbering does not represent proposed sequential order of works) | | | | | | |
| B6 | Install wayfinding signage to entry points at Lake Daylesford and Wombat Creek | HSC | DELWP | Contractor | \$6,000 | HSC Operational |
| B7 | Construction of amenity area landscape works and shelter including installation of furniture, lighting and signage (including removal of concrete stairs | HSC | DELWP | Contractor | \$234,000 | HSC Capex, VMWC, External grant |
| B8 | Installation of toilet facility (if location supported after feasibility check) | HSC | DELWP | Contractor | \$120,000 | HSC Capex, VMWC, External grant |
| B9 | Restoration of pump infrastructure area including removal of shed, restoration of equipment, drainage and paving | HSC | Community Partner | Contractor | \$49,000 | HSC Capex, VMWC |
| B10 | Improvement works to Wombat Creek including reconstruction of creek edge, access rockwork, riparian planting | HSC | DELWP | Contractor/Djandak | \$30,000 | HSC Capex, DELWP |
| B11 | Construction of Central Springs & Hard Hill Springs landscape works including paving, furniture, surrounding paths and lighting | HSC | DELWP | Contractor | \$268,000 | HSC Capex, VMWC, External grant |
| C - Medium Term (4 - 6 years) | | | | | | |
| (numbering does not represent proposed sequential order of works) | | | | | | |
| C1 | Construct new DDA compliant car park and path between car park and amenity area including signage (including removal of existing sleeper stairs) | HSC | DELWP | Contractor | \$249,000 | HSC Capex, external grant |
| C2 | Construct modifications to main car park including de-paving, Trail head, walling, furniture and signage | HSC | DELWP | Contractor | \$137,000 | HSC Capex, external grant |
| C3 | Construct path between DDA car park and main car park | HSC | DELWP | Contractor | \$62,000 | HSC Capex, external grant |
| C4 | Construct connecting path segment to Lake Daylesford including walling and relocation of signage | HSC | DELWP | Contractor | \$62,000 | HSC Capex, external grant |
| C5 | Installation of toilet facility (if location supported after feasibility check) | HSC | DELWP | Contractor | \$120,000 | HSC Capex, VMWC, External grant |



KEY FEATURES

- | | |
|-------------------------------------|--|
| 1 New DDA compliant car park | 6 Renovated Hard Hills Spring setting |
| 2 New DDA compliant path to Reserve | 7 Creek edge improvements |
| 3 New path between Reserve and Lake | 8 Renovated shade zone |
| 4 Renovated pumping infrastructure | 9 Renovated Central Springs pump setting |
| 5 New amenity area with shelter | |

Client: Hepburn Shire Council
 Project: Central Springs Reserve
 Drawing Title & Version: Works Packages - Main Reserve
 Date: 20 August 2021

Scale: 1 to 200@A1, 1:400@A3

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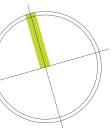
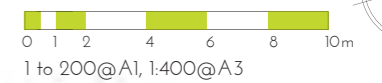


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Client:
Hepburn Shire Council

Project:
Central Springs Reserve

Drawing Title & Version:
Works Packages - Car Park

Date:
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APPENDIX 1: PLANNING MAPS

SG3 DELWP Map



254 0 127 254 Meters

Map Created on 01-Jun-2021

GDA_1994_VICGRID94

Legend

- | | |
|-----------------------------|-------------------------------|
| DELWP Region | All Tenure Outline |
| Lease | General Licence |
| Riparian Management Licence | Grazing Licence |
| Water Frontage Licence | Unused Road Licence |
| Government Road | Government Road |
| Dual Status Government Road | Delegated Management Reserve |
| Direct Management Reserve | Public Land Detailed 0-1 |
| Alpine Resort | Coastal Reserve |
| Commonwealth Land | Community Use Area |
| Earth Resources | Essentially Natural Catchment |
| Forest Park | Historic Reserve |



Disclaimer: This map is a snapshot generated from Victorian Government data. This material may be of assistance to you but the State of Victoria does not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for error, loss or damage which may arise from reliance upon it. All persons accessing this information should make appropriate enquiries to assess the currency of the data.

MSG3 DELWP Map



508 0 254 508 Meters

Map Created on 01-Jun-2021

GDA_1994_VICGRID94

Legend

- | | |
|-----------------------------|-------------------------------|
| DELWP Region | All Tenure Outline |
| Lease | General Licence |
| Riparian Management Licence | Grazing Licence |
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| Direct Management Reserve | Public Land Detailed 0-1 |
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PROPERTY REPORT



From www.planning.vic.gov.au at 01 June 2021 12:35 PM

PROPERTY DETAILS

Crown Description: **Allot. 15 Sec. 27 TOWNSHIP OF DAYLESFORD**
 Address: **2 LEGGATT STREET DAYLESFORD 3460**
 Standard Parcel Identifier (SPI): **15-27\PP5231**
 Local Government Area (Council): **HEPBURN**
 Council Property Number: **200113**
 Directory Reference: **Vicroads 582 D11**

www.hepburn.vic.gov.au

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply. Planning provisions may apply.

Further information about the building control system and building in bushfire prone areas can be found on the Victorian Building Authority website <https://www.vba.vic.gov.au>

SITE DIMENSIONS

All dimensions and areas are approximate. They may not agree with those shown on a title or plan.



Area: 561257 sq. m (56.13 ha)
Perimeter: 4818 m

For this property:
 — Site boundaries
 — Road frontages

Dimensions for individual parcels require a separate search, but dimensions for individual units are generally not available.

67 overlapping dimension labels are not being displayed

Calculating the area from the dimensions shown may give a different value to the area shown above

For more accurate dimensions get copy of plan at [Title and Property Certificates](#)

UTILITIES

Rural Water Corporation: **Goulburn-Murray Water**
 Urban Water Corporation: **Central Highlands Water**
 Melbourne Water: **Outside drainage boundary**
 Power Distributor: **POWERCOR**

STATE ELECTORATES

Legislative Council: **NORTHERN VICTORIA**
 Legislative Assembly: **MACEDON**

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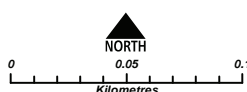
Notwithstanding this disclaimer, a vendor may rely on the information in this report for the purpose of a statement that land is in a bushfire prone area as required by section 32C (b) of the Sale of Land 1962 (Vic).

Planning Map

Heritage Inventory



| | | |
|---|---|---|
| <p>Property</p> <ul style="list-style-type: none"> Properties Parcel Properties proposed Parcel proposed All Zones | <p>Planning Scheme Zones</p> <p>Residential Zones</p> <ul style="list-style-type: none"> LDRZ - Low Density Residential Zone GRZ - General Residential Zone <p>Commercial Zones</p> <ul style="list-style-type: none"> C1Z - Commercial 1 Zone <p>Public Land Zones</p> | <ul style="list-style-type: none"> PPRZ - Public Park and Recreation Zone PCRZ - Public Conservation and Resource Zone RDZ2 - Road Zone-Category 2 <p>Heritage</p> <ul style="list-style-type: none"> Heritage Inventory |
|---|---|---|



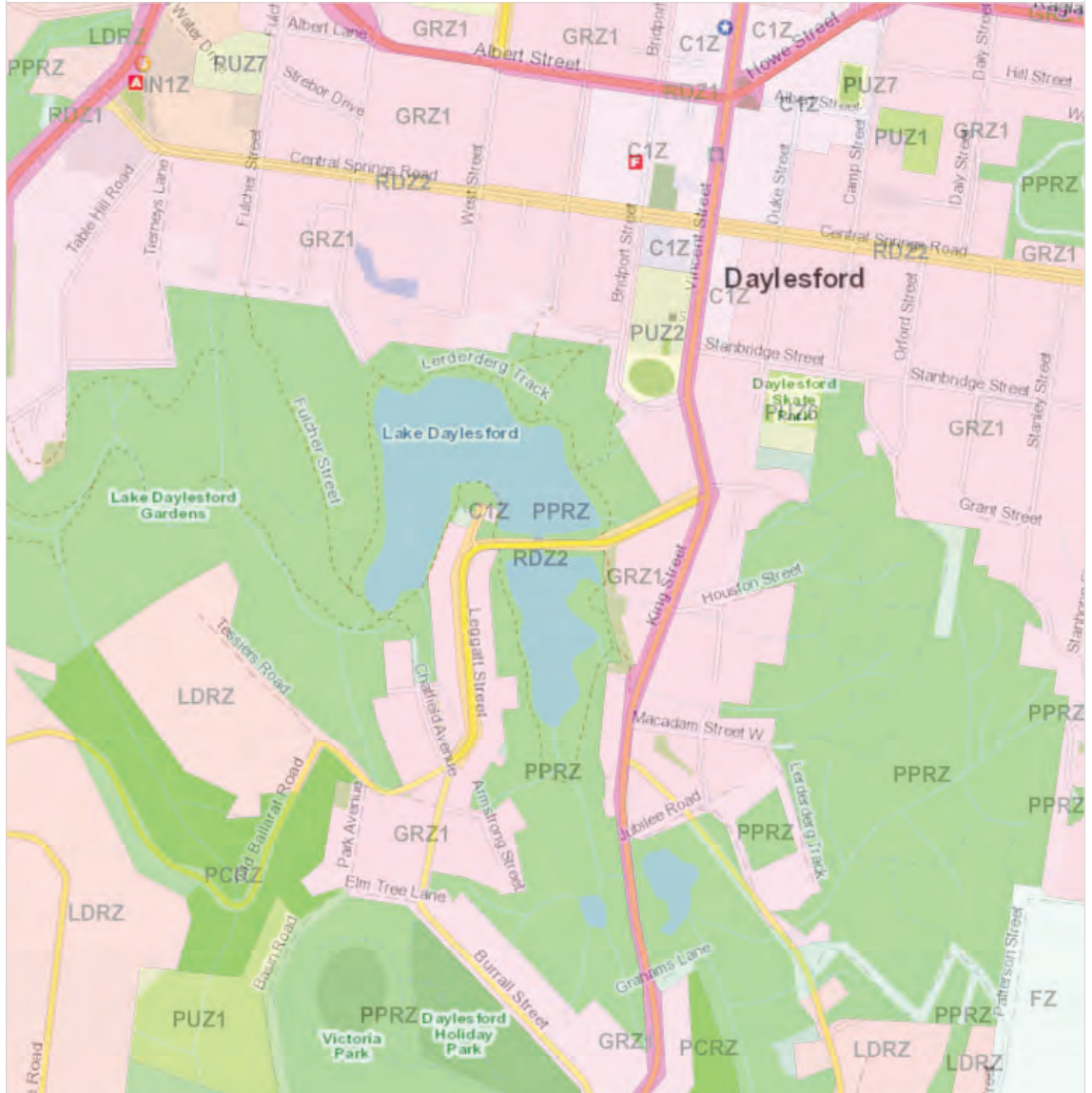
Map Projection: GDA 1994 VICGRID94
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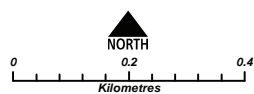
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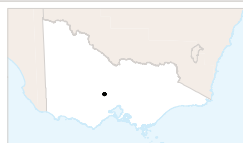
Planning Map



| | | |
|-------------------------------------|--|--|
| All Zones | Rural Zones | PPRZ - Public Park and Recreation Zone |
| Planning Scheme Zones | FZ - Farming Zone | PCRZ - Public Conservation and Resource Zone |
| Residential Zones | Public Land Zones | RDZ1 - Road Zone-Category 1 |
| LDRZ - Low Density Residential Zone | PUZ1 - Public Use Zone-Service and Utility | RDZ2 -Road Zone-Category 2 |
| GRZ - General Residential Zone | PUZ2 - Public Use Zone-Education | Special Purpose Zones |
| Industrial Zones | PUZ6 - Public Use Zone-Local Government | SUZ - Special Use Zone |
| IN1Z - Industrial 1 Zone | PUZ7 - Public Use Zone-Other Public Use | |
| Commercial Zones | | |
| C1Z - Commercial 1 Zone | | |



Map Projection: GDA 1994 VICGRID94
Print Date: 6/1/2021



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APPENDIX 2: CONSULTATION & ENGAGEMENT

PRE-COMMENCEMENT

- MARCH 2021 Community Survey about the development of the Central Springs Reserve (40 submissions received)
- MARCH 2021 Onsite PWG meeting 1

PRELIMINARY MASTER PLAN

- MAY 2021 PWG Meeting 2

DRAFT MASTER PLAN

- MAY 2021 Meeting with Friends of Lake Daylesford representative
Meeting with Daylesford Rotary Group representative
Meeting with Dja Dja Wurrung/Djandak representative
- JUNE 2021 PWG Meeting 3
Meeting with DELWP representatives
- JULY 2021 Onsite meeting with DELWP representatives
Online Community Survey (6 submissions received)
- AUGUST 2021 PWG Meeting 4

APPENDIX 3: LOCAL WALKING TRACKS

Tipperary Walking Track



All trails are suitable for:
Walkers only

Looking for a longer walk?
Combine all three trails for a 14 km walk.

Lake Daylesford to Twin Bridges

RED TRAIL 

Distance: 2.6 km

Time: 1 hour

Grading: 

Starting at the picturesque Lake Daylesford, walk down to Central Springs Reserve, where the lake flows into Wombat Creek, follow the narrow trail along the side of this creek to the Twin Bridges picnic area. Cross to the other side of the creek for the walk back to Lake Daylesford. Take care when crossing the highway to the Twin Bridges picnic area.

Twin Bridges to Tipperary Springs

BLUE TRAIL 

Distance: 4.6 km

Time: 1.5 hours

Grading: 

For those feeling a little more energetic, cross over the footbridge and continue following the walking track on the west side of the creek from Twin Bridges to Tipperary Springs. Once at Tipperary taste the natural mineral water then head back up the road to connect with the walking track back to Twin Bridges and Lake Daylesford.

Tipperary Springs to Bryces Flat

GREEN TRAIL 

Distance: 6.6 km

Time: 2.5 hours

Grading: 

Cross the footbridge past the picnic area to join the walking track along the west side of the creek. Continue along the walking track through old gold diggings and take the stepping stones across the creek at Bryces Flat. Take the trail on the east side of the creek and look out for the disused Mistletoe Mine on your return journey.



Points of interest:

1. Lake Daylesford is a man-made lake, originally a site of gold diggings, then later a Chinese market garden. The construction of the lake began in 1927.
 2. Spot relics from the mining era along the trail, including the disused Mistletoe Mine.
- ⚡ There is an abundance of mineral water reserves in the region. Take some time to taste the waters at the mineral springs along the trail. Some of the springs have hand pumps, while others have free-flowing pipes.



Photo: Kim Selby

