

Strath Creek

Description of the Town

LOCATION & LANDSCAPE SETTING

Strath Creek is a small town located on the Broadford-Flowerdale Road approximately 20 kilometres south west of Yea.

To a large extent, the town and district derives its character and sense of place from its landscape setting. The district is known as the "Valley of a Thousand Hills" and the town is nestled in a valley with rolling hills on all sides. Protection of the visual integrity of these surrounding hills and ridges will be important to retaining the existing character of the town.

Strath Creek, after which the town is named, represents the western boundary of the town. Strath Creek flows into the King Parrot Creek at a point just north of the town.

HISTORY

The town associates strongly with its past and there are several visible reminders of the district's history in the town. These include the established oak and pine trees along the main road, the war memorial in the Pioneer Reserve and the Hume & Hovell monument on the Broadford Road.

DEVELOPMENT PATTERN

The town itself is contained within a small number of allotments bounded by the Broadford-Flowerdale Road and the King Parrot Creek Road. Within this area, which is triangular in shape, there are a number of residential properties and a small Main Activity Area. This fronts the Broadford-Flowerdale Road and includes a Hotel and General Store.

ROLE & LOCAL ECONOMY

Strath Creek is a secondary gateway to Murrindindi Shire from the Hume Highway. Significant touring traffic passes through the town from Melbourne on the way to Lake Eildon, the snowfields and High Country. Significant numbers of timber and quarry trucks also pass through the town.

The key sectors in the local economy are agriculture, horticulture and the timber industry. There are several large softwood plantations in the Strath Creek district.

There is an existing and developing tourist role for the town and the district. Existing tourist attractions in the surrounding district include the Hume & Hovell Cricket Ground (events, B&B), Flowerdale Estate (conference centre) and Valley View Golf Driving Range.

POPULATION & COMMUNITY STRUCTURE

The population of the town cannot be accurately determined from Census data. This is because the Census Collector District that includes Strath Creek covers a large area outside the district and includes other small settlements.

Although the town itself is small, Strath Creek is the focal point for a large community of people who live up to 10 kilometres from the town in the surrounding rural district. Local residents estimate that around 300 people identify themselves as residents of Strath Creek. Of these people, between 30-50% are not permanent residents (weekenders, holiday home owners), although most are active in the community and according to local residents it is likely that they will eventually settle in the area permanently.

The town has a number of active community groups including a Progress Association, Recreation Reserve and Hall Committee of Management, Landcare group, CFA and Church Committee. There is a local newsletter that is distributed to approximately 100 people in the district on a bi-monthly basis.

ACTIVITIES & EVENTS

The town's community is active in improving and maintaining the community infrastructure and public areas within and surrounding the town. This includes development of the town's open spaces (The Common and Pioneer Reserve), and the revegetation of the King Parrot Creek (the major project for the local Landcare group). According to the local residents, this "sense of community" is one of the town's defining characteristics.

The Anzac Day memorial service, which is held at the war memorial, attracts large numbers of people from the district and nearby towns. The Australia Day Service and Christmas Carols are also well-attended community functions.

SERVICES

There is no reticulated water or sewerage in the town.

Policy & Strategy Context

The Urban Design Framework for Strath Creek needs to be consistent with existing Council policies and strategies that relate to the town. The key strategies and policies have been identified below.

RECREATION, RESERVES & PLAY STRATEGY

This report makes the following comments and recommendations:

- **Pioneer Reserve** is located on the old school site where advantage has been taken of the historic features and the play equipment has been cleverly re-utilised. This site has public toilets and picnic/BBQ facilities, tennis club and hall, is attractive with trees, and is of historic interest. Its only drawback is that it is not in such a prominent position and is not near the shop/commercial hub.
- **The Strath Creek Recreation Reserve** is located in a prominent position on the King Parrot Creek Road but is unfortunately on the opposite side of the road from the shop. The site is visually very uninteresting and has some new picnic /BBQ facilities which are not especially well placed. The play area is not shaded. This site is most likely to cater for passing visitors on very short visits. The playground has a number of safety problems and has now outlived its useful life. There are few signs of use (mulch is little disturbed).

Key Issues

- *The Pioneer Reserve is constrained by its lack of a prominent location.*
- *The site would benefit from an overall master plan and a consolidation of play and picnic facilities relocated from The Strath Creek Recreation Reserve (See Play Strategy).*

- *The village would benefit from some redesign and landscape treatment, street furniture, signage etc at Strath Creek Recreation Reserve and in the vicinity of the hotel shop and intersection.*
- *Pioneer Reserve is not well signposted from King Parrot Creek Road.*

Priorities

- *Adopt the Pioneer Reserve as a focus for play and recreation in Strath Creek, and in conjunction with user groups, develop a master plan for the site to guide ongoing development works.*
- *Consider locating the CFA shed on another more suitable site, not the Pioneer Reserve.*
- *Install a larger sign directing visitors off King Parrot Creek Road into the Pioneer Reserve.*
- *Consider bringing together the Committees of Management for the public hall and Recreation Reserve.*
- *Upgrade the playground in the Strath Creek Recreation Reserve to meet safety concerns.*
- *Place a sign at the intersection near the shop, directing visitors up to the playground and toilets.*

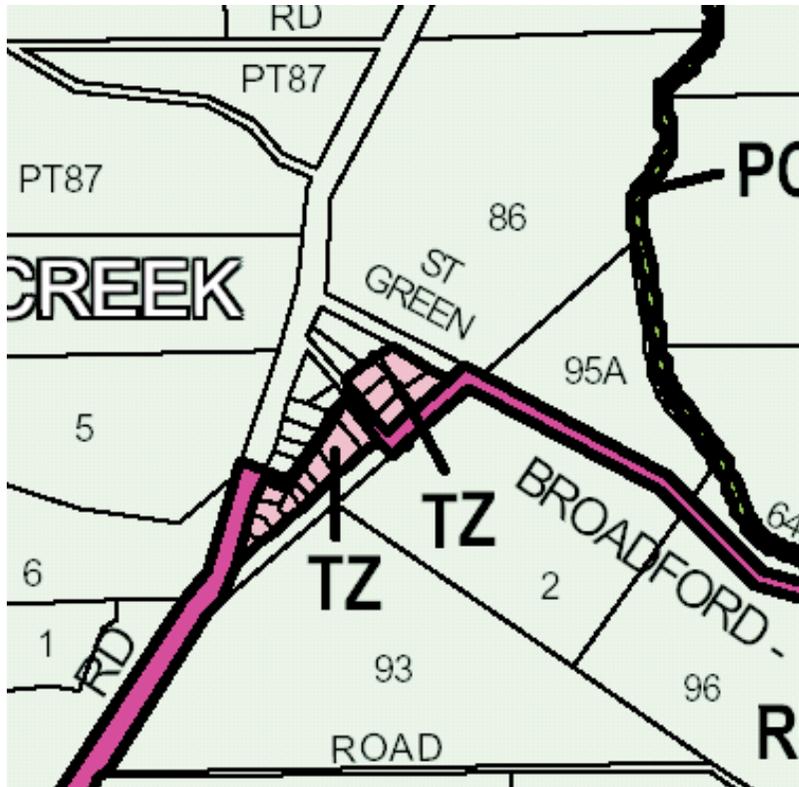
ZONING & OVERLAYS

The majority of the town is zoned Township Zone (TZ). In addition, there is a small portion of land in the Rural Zone in the northern corner of the town.

The Land Subject to Inundation Overlay (LSIO) applies to the land adjoining the Strath Creek.

Zone and overlay maps of Strath Creek are displayed on the following page.

ZONE MAP OF STRATH CREEK



Land Use Zones

Public Land

PCRZ Public Conservation And Resource Zone

RDZ1 Road Zone Category 1

Residential

TZ Township Zone

Rural

RUZ Rural Zone

Overlays

FO Floodway Overlay

LSIO Land Subject To Inundation Overlay

Issues & Opportunities

VISION

An Urban Design Framework can play an important role in defining the future vision for a town. Once a preferred vision for a town has been established, the Urban Design Framework can help set directions for particular sites and the town as a whole. These directions influence capital budgets and town planning guidelines and controls.

The residents of Strath Creek perceive the town as being a focal point for community activities in the district. They believe that there is a strong sense of "community" in the district and that this is one of the defining characteristics of the town. Local residents believe that there is an opportunity to develop the tourism potential of the area, including natural attractions, lookouts and walks.

THE MAIN ACTIVITY AREA

The Main Activity Area is located on the east side of the Broadford-Flowerdale Road in the southern part of the town. The Main Activity Area comprises the Hotel, General Store and open space between the Broadford-Flowerdale Road and Strath Creek known as The Common.

In the Main Activity Area, several issues and opportunities have been identified. Whilst the Main Activity Area is strategically located between the two main open spaces in the town, the path that links them and the Main Activity Area is a rough gravel path that could be improved. Improving this connection would encourage people to walk to the Reserve, where the public toilets and other community facilities are located. This is a key opportunity since it would immediately improve the connection between the Pioneer Reserve and The Common, which currently have no relationship or sense of integration.

The roadside area outside the general store and Hotel are popular stopping points for visitors and locals, however car parking is generally haphazard with no formal delineation between the car parking area and roadway. The potential exists to formalise angle parking to improve parking efficiency and safety. These plans should include the ultimate removal/relocation of the existing kerbside petrol bowser in front of the store that is unsightly and does not meet current regulations.

Such improvements would also allow landscape improvements, such as street tree planting, to be undertaken. This would not only improve the presentation of the store and hotel, but would help to extend and integrate the character of The Common to both sides of the road. The absence of overhead powerlines would also encourage the planting of street trees of significant size.

The existing spiked kerbing at the main intersection is not an effective traffic management device and has been damaged by the actions of traffic. Improved channelisation of the intersection with permanent kerbing and new line marking is needed to ensure good traffic discipline at the intersection and safely cater for pedestrian movements between The Common and Pioneer Reserve.

The school bus stop is located at The Common, which is also the stopping point for the Council's mobile library. Although there are no apparent safety or congestion problems at this point, it would be desirable to improve the delineation of the bus stop (eg through fencing or bollards).

The Main Activity Area is the most likely stopping point in the town for passing motorists. It is therefore the area that is most likely to make a lasting impression of Strath Creek in the minds of visitors and where potential exists to develop services and facilities that will encourage more people to stop in the town. Once they have made the decision to stop in the town, people will have the opportunity to use the local shops and facilities, appreciate the beauty of the landscape surrounding the town and discover the attractions in the area. The improvement of this area is therefore a high priority in the Urban Design Framework.

THE COMMON

“The Common” is an area of open space opposite the general store comprising shelter, BBQ and playground. It contains a number of oak trees and wide grassed areas. While it is bounded by Strath Creek, The Common is not integrated with the creek, although such integration would be a key opportunity to strengthen and diversify its landscape character. The Common is popular with visitors as well as children using the adjacent school bus stop.

There are no public toilets in The Common and there is no signage directing visitors to the public toilets located in the Pioneer Reserve. The Common could be a potential location for a Tourist Information bay, with information about local attractions and tourist facilities accompanied by a map of the area.

The Strath Creek Progress Association is considering the development of a heritage trail in the district, incorporating attractions such as the Warrigal Rocks and Water Race, Strath Falls, Tehan’s Woolshed (former creamery), the Old Seymour Reservoir and gold smelting pots. The Common would be a logical starting point for this trail.

THE PIONEER RESERVE

The Pioneer Reserve on the eastern side of the town has become the focal point for the town’s community. The Reserve comprises public toilets, shelter, picnic tables, BBQs, tennis courts/clubhouse, community hall, war memorial and remnants of the former school. The location of the Reserve at a high point in the town provides views through the trees of the hills that surround the town, particular to the south and east.

The Reserve is the site for most community events held in the town, including the Anzac Day service. The hall is used for a range of events, with at least one event held per month. These include agricultural courses, private functions, social events and training sessions for the CFA.

The Pioneer Reserve is Crown land and is maintained on a day-to-day basis by the Hall Committee of Management. Community working bees are held every two months to maintain the Reserve, The Common and the church. The Hall Committee has also taken over management of the tennis court.

There is a strong sense of ownership of the Reserve by the community. For instance, the Hall Committee holds regular Friday night BBQs during summer, which are well attended by permanent and non-permanent residents of the district.

Although the Reserve is a focal point for the community, there are a number of opportunities for improvement. These include the need to upgrade the public toilets, which are in poor condition and need to incorporate disabled access, and the need to improve paths within the reserve, which are too narrow.

There is an opportunity to install new public lighting that would provide safer access to toilets and facilitate extended community use of the Reserve when events are held. There is also an opportunity to improve connections with the northern part of the Reserve, possibly by constructing a footbridge linking the two areas.

The drainage channel clearly serves an important function in the Reserve, however there is an opportunity to soften its appearance by planting trees and shrubs along its banks. Despite its rugged appearance, the use of rock in the drainage channel has established a landscaping theme for the area that could be continued elsewhere in the Reserve.

At present, there is no active tennis club in the town, which makes the future of the court and clubhouse uncertain. An assessment of the future of these facilities is needed, particularly for the clubhouse building, which is unattractive and in poor condition.

There was a suggestion that the existing Hume & Hovell monument at the southern fringe of the town could be relocated to the Pioneer Reserve, although this received a mixed response from residents.

A landscape masterplan for the Reserve would be useful in resolving these issues and in providing the Committee with a clear direction for their initiative over the coming years.

The future development of the Pioneer Reserve forms a key component of the vision for Strath Creek and the preparation of a master plan for the Reserve relies on knowing the ultimate use of the road reservation along the southern boundary (refer to section on the Broadford-Flowerdale Road Reservation for further discussion of this issue).

CFA BUILDING

The CFA building is currently located on a small allotment on the south-east side of the Broadford-Flowerdale Road. The building does not meet the CFA's current requirements, including capacity for two vehicles, toilets and a meeting room for 20-30 people. The CFA also requires adequate space for car parking.

The CFA is looking for a site to locate a modern facility that will have an expected usable life span of 25 years. The CFA wants to construct a new facility within the next 5 years. The CFA is currently investigating the site options for a proposed new facility. Options that have been identified to date include:

- Construct a new building on the site of the former school or the tennis courts in the Pioneer Reserve.
- Acquire land and construct a new building on the south west side of the road reservation near the Telstra exchange. The location of underground cabling may, however, eliminate this option.
- Acquire additional land adjacent to the existing site and construct a new building.

Members of the community have identified a further option, which is for new public toilets to be incorporated into a new CFA building on the Pioneer Reserve. The CFA does not support this option because they require their own toilet facilities. However, if a site within the Pioneer Reserve is preferred by the CFA, the Committee should seek a contribution to the upgrading of the public toilets as part of the CFA upgrade.

BROADFORD-FLOWERDALE ROAD RESERVATION

The Broadford-Flowerdale Road is a VicRoads declared road that takes a series of sharp bends through the town. The road passes all of the key places in the town, namely the Pioneer Reserve, The Common and the Main Activity Area. There is a wide unmade road reservation at the south-east boundary of the town where the Main Road could be constructed to bypass the town. A large stand of remnant native trees lines the reservation adjacent to the Pioneer Reserve. These trees are visible from the entrance point to the town.

The reservation is currently used to provide rear access to the town's commercial premises and for informal car parking associated with the hall and Pioneer Reserve. The lack of any physical barrier between the road reservation and Pioneer Reserve makes it appear as if these spaces are, in effect, one continuous open space.

Local residents have not identified any major traffic issues with the existing route of the Broadford-Flowerdale Road, although it appears that the road is heavily used by gravel and log trucks that must slow down to negotiate the bends in the road. From a long-term traffic management point of view it may be important to preserve the future potential for this route to be constructed, even though there are two alternative bypass options to the north of the town (both involving significant bridging costs). Bypassing the town to the east could have a major negative impact on businesses within the Main Activity Area.

Council should initiate discussions with VicRoads that will clarify whether the main road bypass option should be maintained along this reserve or whether it can be abandoned (in favour of one of the alternative northern connecting routes) so that this area can be incorporated into the Pioneer Reserve. It is noted that an option to redirect the main road connection via the Green Street reservation to the north of the town would involve the resolution of several design challenges imposed by the steep terrain.

RESIDENTIAL DEVELOPMENT

There are 8-10 dwellings within the core area of Strath Creek (the 'triangle'). Council building approvals data and visual inspections indicate that there has been little development activity in the town in recent times.

Although the demand for land within the township is unknown, an analysis of aerial photography of the town indicates that there are approximately six vacant allotments in Strath Creek that may have potential for further development. This requires further investigation and is outside the scope of this study.

RURAL RESIDENTIAL DEVELOPMENT

The hills around Strath Creek are one of the town's defining features. There is a need to protect the surrounding ridgelines from development to preserve their rural appearance. Any future development should seek to minimise the visual impact on the rural landscape through:

- appropriate siting of buildings;
- use of colours and materials that reflect the rural character and existing landscape;
- minimising earthworks; and
- landscape improvement around buildings and structures.

Summary of Issues

Land Use & Development

- Absence of reticulated sewerage and water limits further expansion of the town.
- CFA is looking for an alternative location to accommodate a modern facility with amenities.
- No recent development activity in the township.

Landscape, Views & Vistas

- Hills and ridgelines surrounding the town make an important contribution to the character of the town and require protection in the planning scheme.

Pedestrian Circulation & Amenity

- Inadequate pedestrian connections between the visitor facilities at "The Common" and Pioneer Reserve.

Open Space & Recreation Areas

- Strath Creek has strong landscape qualities based on its open space resources, yet these do not extend into the general streetscape of the town.
- Pioneer Reserve, while a central element in the life of the local community, can be improved.
- The Common, while having a number of attractive features does not appear as an integrated landscape space.
- Public toilets in the Pioneer Reserve require upgrading.

- The future of the road reservation south of the Pioneer Reserve is unclear.

Traffic

- Poor intersection layout at King Parrot Creek Road leading to unruly traffic movements.
- Ad-hoc parking along front of the store and hotel.

Tourism & Economic Development

- Poor signage to the community facilities in the town.



KEY LEGEND

- ① Commercial Precinct
- opportunity to improve parking and streetscape qualities
- ② The Common
- lack of signage / amenities
- information playground is popular and well used
- ③ Pioneers Reserve
- main community focus for town and district
- contains a number of community facilities/resources
- contains a variety of remnant trees
- ④ Poor Connection between The Common and Pioneers Reserve
- ⑤ Need for Improved Traffic Management at Main Intersection
- ⑥ Improve Delineation of Bus Stop/
Mobile library location
- ⑦ Broadford-Flowerdale Road Reservation
- note presence of remnant trees within reservation
- ⑧ Potential alternative road link
(subject to cost of bridge over creek)
- ⑨ Existing route of truck traffic through town
- ⑩ Surrounding Hills
- important to landscape setting of town
- ⑪ Existing C.F.A. Shed.



URBAN DESIGN FRAMEWORK Strath Creek Township DRAFT ISSUES PLAN



Prepared for Murrumbidgee Shire Council by
Land Design Partnership Pty Ltd and Team
July 2004



Urban Design Framework

This section of the report identifies concepts to address issues and to realise opportunities in Strath Creek over the next 20 years. It outlines the preferred vision and objectives for the town, and provides detail about the recommended strategies and actions that have been identified to achieve the vision and objectives.

Vision

The vision provides a guide for the sort of development that will be encouraged in the future to preserve, enhance and capitalise upon key local characteristics.

Strath Creek will continue to be an attractive rural township that provides a high level of amenity for residents of, and visitors to the district. The environmental features that make a significant contribution to the character of Strath Creek, including Strath Creek, King Parrot Creek and significant ridgelines will be protected and enhanced.

Strath Creek will consolidate its role as an important secondary gateway to the Shire from the west. Tourism development will be the primary focus of the town.

Strath Creek will not accommodate significant new residential or commercial development because of limited land supply and servicing constraints. Whilst the township will not expand beyond its current boundaries unless servicing issues are addressed, more people who are seeking a relaxed rural lifestyle will be attracted to the surrounding district.

Key Objectives

Landscape, Views & Vistas

- To protect the integrity of the hills and ridgelines, which make an important contribution to the landscape character of the town.
- To improve the function and appearance of open spaces and recreation areas within the town.
- To improve pedestrian connections between key places in the town.

The Built Environment

- To improve the function and presentation of the Main Activity Area.

Open Space & Recreation Areas

- Enhance the Pioneer Reserve to consolidate its role as the focal point for community and recreational activities in the town.

Pedestrian Circulation & Amenity

- To improve the pedestrian facilities linking "The Common" and the Pioneer Reserve.

Traffic

- To provide an improved intersection layout at the junction of Broadford-Flowerdale and King Parrot Creek Roads, and improve adjacent parking.

Tourism & Economic Development

- To improve the linkages between the existing tourism attractions in the surrounding area and the township.

Specific Strategies and Actions

LAND USE & DEVELOPMENT

Strategy U1: Amend the Planning Scheme with policy statements regarding the vision for the town and the preferred type of land use and development.

Action a) Include the following statements in Clause 21 of the MSS relating to Strath Creek:

- The Vision statement for the town.
- Direct all commercial and community land use and development to the Main Activity Area in the town.
- Encourage the establishment of tourist-related uses within the Main Activity Area such as restaurants, cafes and accommodation.
- Ensure that use or development does not have an adverse impact on existing vistas, views and landmarks including views to the surrounding ridgelines in the "Valley of a Thousand Hills".

LANDSCAPE, VIEWS & VISTAS

Strategy L1: Improve the landscape quality of the Broadford – Flowerdale Road, adjacent to the hotel and general store.

Action a) Define and formalise parking area between the hotel and general store.

Action b) Add street trees to the edge of Broadford – Flowerdale Road to improve streetscape quality as well as provide shade. Trees should be deciduous, reflecting the landscape character of The Common on the opposite side of the road.

Strategy L2: Improve the identification of gateways to the town, ensuring that these coincide with the 60 km/h speed restriction signs.

Action a) Plant indigenous "theme" trees at each gateway, reflecting the fact that each gateway is at least partly defined by natural elements – the crossing of the Strath Creek in the south and the presence of remnant trees in the Pioneer Reserve in the north.

Action b) Install a common signage scheme at each gateway, integrated with the layout of proposed tree planting.

THE BUILT ENVIRONMENT

Strategy B1: Consolidate and where necessary rationalise buildings within the Pioneer Reserve.

Action a) Identify an appropriate new location for the CFA.

Action b) Renovate or remove the existing Tennis Club building.

Action c) Upgrade existing public toilets, particularly addressing disability access issues. If the CFA facility is to be located in Pioneer Reserve, seek a contribution from the CFA to enable upgrading of the public toilets.

PEDESTRIAN CIRCULATION & AMENITY

Strategy P1: Improve the footpaths linking visitor facilities in the town.

- Action a) Construct pram crossings and formal path connections within the new kerb extensions proposed at the intersection of the King Parrot Creek Road and the Broadford-Flowerdale Road.
- Action b) Upgrade the footpath along the Broadford-Flowerdale Road.
- Action c) Provide clear signing to the toilets in the Pioneer Reserve.

OPEN SPACE & RECREATION AREAS

Strategy O1: Prepare a landscape masterplan for the Pioneer Reserve, addressing such issues as:

- future planting programs;
- protection of existing trees, particularly remnant species;
- path locations, dimensions and materials;
- vehicle circulation and parking;
- user amenities, such as seating and shelter;
- integration of the existing drainage channel in to the landscape of the reserve;
- information and directional signage;
- potential expansion into the road reservation to the south.

Strategy O2: Develop "The Common" as a more unified landscape space.

- Action a) Improve the visual relationship between The Common and Strath Creek through more extensive planting of indigenous species along the western boundary of The Common.
- Action b) Formalise the existing bus stop area to remove any potential safety concerns and to provide a context for visitor signage.
- Action c) Provide additional low-key visitor amenities, particularly park seating.

TRAFFIC

Strategy T1: Review the intersection layout at the Broadford-Flowerdale Road and King Parrot Creek Road (to replace existing temporary kerbing).

- Action a) Design a new intersection layout to cater for turn movements by B Double trucks and to incorporate pedestrian cross movements to/from The Common.
- Action b) Install new kerbing and signing as permanent improvements.

Strategy T2: Rationalise parking along business frontages

- Action a) Develop angle parking regime that:
 - Includes kerb extensions/islands to protect parked vehicles, accommodate tree plantations and assist pedestrian movements across the road.

- Caters for interim access to the kerbside bowser at the store.
- Allows for longer-term relocation of the petrol bowser into private property.

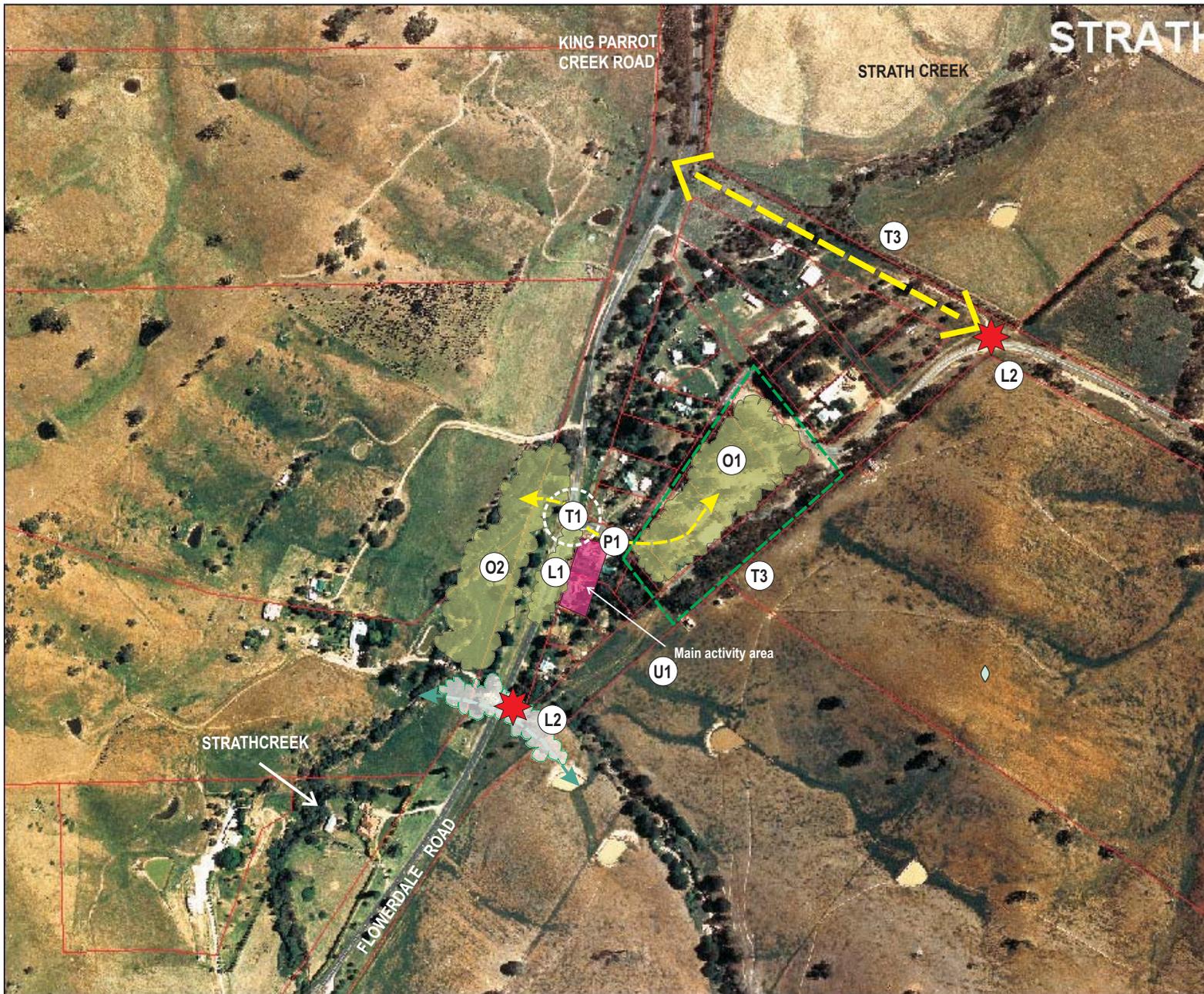
Action b) Implement the parking strategy.

Strategy T3: Investigate the potential to incorporate the Broadford-Flowerdale Road Reservation into the Pioneer Reserve (subject to the following actions).

Action a) Initiate discussions with VicRoads that will clarify whether the main road bypass option should be retained along this reserve or whether it can be abandoned.

Action b) Preserve the bypass option along Green Street as a long-term traffic management strategy for the town (subject to further investigation with VicRoads and resolution of design constraints).

Strategy T4: Investigate the potential to relocate the 80 km/h speed restriction sign to the top of the hill on King Parrot Road, and align the 60 km/h speed restriction sign with the crossing of the creek.



KEY LEGEND

- L1. Upgrade streetscape of Broadford - Flowerdale Road, adjacent hotel and general store.
 - Formalise parking/provide kerb extensions or islands.
 - Provide street trees, on the eastern side.
- L2. Southern Entry - Identify through:
 - Planting of indigenous trees at crossing of Strath Creek.
 - Thematic signage.
- L2. Northern Entry - Identify through:
 - Planting Indigenous trees reflecting character of Pioneer Reserve.
 - Thematic signage.
- P1. Improve pedestrian connection between The Common and Pioneer Reserve, including upgraded signage directing visitors to public toilets in Pioneer Reserve.
- O1. Prepare master plan for Pioneer Reserve to provide direction in relation to:
 - Future planting.
 - Tree protection.
 - Circulation.
 - Parking.
 - User amenities.
 - Buildings.
 - Landscape features (e.g. War memorial, drainage channel etc.)
 - Signage.
- O2. Upgrade The Common through:
 - additional plantings
 - formalisation of the bus stop area.
 - provision of improved amenities (seating, shelter).
- T2. Modify King Parrot Creek Road intersection to improve safety.
- T3. Preserve road reservation as possible alternate road access in the long term future.
- U1. Direct all commercial and community land use and development to the main activity area in the town

NOTE: Plan must be read in conjunction with detailed strategies and actions outlined in the Urban Design Framework report.



URBAN DESIGN FRAMEWORK Strath Creek Township KEY STRATEGIES AND ACTIONS



Prepared for Murrumbidgee Shire Council

December 2004

Urban Design Framework Plan

Priorities for Implementation

Based on consultation with the community, the following priority strategies and actions have been identified for Strath Creek. Implementation may not necessarily take place in this order and timing will be usually be determined by the availability of funding. Strategies and actions that do not appear in this list may become priority actions if circumstances change or funding becomes available.

Action P1b)	Upgrade the footpath along the Broadford-Flowerdale Road.	\$ 30,000	Year 1
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Strategy / Action	Estimated Cost	Timeframe
Action U1a): Update Clause 21 of the MSS relating to Strath Creek.	N/a	Year 1
Action T1a) Design new intersection layout at the Broadford-Flowerdale Road and King Parrot Creek Road.	\$2,000	Year 1
Action T1b) Install new kerbing and signing as permanent improvements at the Broadford-Flowerdale Road and King Parrot Creek Road.	\$10,000	Year 3
Strategy O1: Prepare a landscape masterplan for the Pioneer Reserve.	\$ 10,000	Year 1
Action P1a) Construct pram crossings and formal path connections at the intersection of the King Parrot Creek Road and the Broadford-Flowerdale Road.	\$ 20,000	Year 2