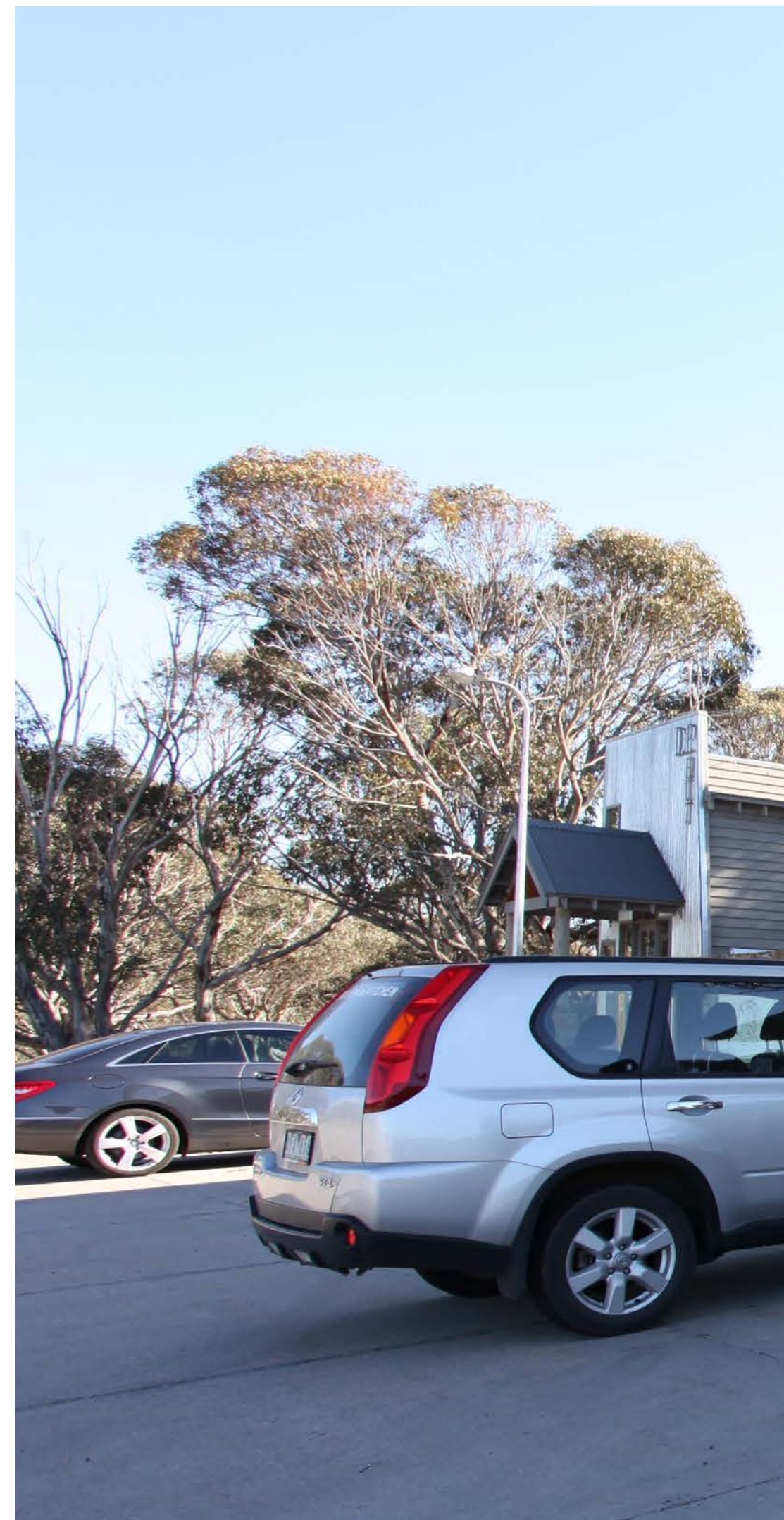


Part B: The Strategic Plan

Chapters

2. The Vision and Guiding Principles
3. The Strategic Plan
4. Elements of the Plan





The following section outlines the Strategic Plan for Dinner Plain. It is informed by a vision, guiding principles, objectives, a strategic plan, a precinct plan, a movement and access plan and an open space plan.

It aims to ensure Dinner Plain develops in a holistic way; one that is consistent with the inherent characteristics of the site and community and stakeholder aspirations.

Background Image Existing commercial and retails addressing the entry road

2. The Vision and Guiding Principles

2.1 The Vision

The vision provides a statement of the preferred long term future for Dinner Plain. It is an aspirational statement that conveys a sense of how the precinct will look, function and feel in the future.

The statement opposite is based on community consultation feedback (undertaken February and May 2014) and analysis of key opportunities and challenges for the site. The vision contained within the Dinner Plain Master Plan, 2008, and the Dinner Plain Alpine Village, Strategic Framework Plan, 2008-2012, was also considered.

The vision is supported by 5 guiding principles, which provide more 'on the ground outcomes' to be achieved in Dinner Plain.

The vision, along with the guiding principles, has been used to guide the development of the Plan and will be used to direct and assess all future planning and design outcomes within Dinner Plain and to ensure that future development is consistent with these aspirations.

Dinner Plain in 2030 is...

"A vibrant, friendly and unique alpine village with a sustainable economic, social, historic, cultural and environmental base, which offers year round opportunities for recreation, learning and enjoyment in a high country setting."



Background Image View corridor looking to distant hills and mountains

2.2 Guiding Principles

The Dinner Plain Master Plan Strategy will be guided by a set of principles. These principles have been developed through initial stages of community and stakeholder consultation and analysis of the key opportunities and challenges for Dinner Plain.

The principles have been used to guide the development of the Plan and will be used later to assess detailed planning and design.

There are 4 Guiding Principles that the Plan should meet. These Guiding Principles consider and support objectives identified as part the 2008 master plan process.

PRINCIPLE 1

The Dinner Plain village will be a sustainable, successful and viable community into the future on economic, social, cultural and environmental terms.

What does this mean for the Dinner Plain Master Plan?

- Decisions based on the economic and business sustainability of the village will need to be prioritised and balanced with other important components of Dinner Plain;
- The status quo for the village currently represents an unsustainable economic base for stakeholders, business owners, ratepayers and the DP community,
- Tourist visitation must be increased, through a variety of considered and focused strategies;
- Core business into the future is visitor accommodation - a wider variety of accommodation types ranging from 5 star through to camping needs to be encouraged and developed;
- Opportunities for private sector investment to enhance the economic performance of Dinner Plain would be provided and encouraged; and
- New ideas, strategies and business models may need to be considered to ensure viability into the future.

PRINCIPLE 2

The village will reflect its own unique character and identity, that celebrates and reinforces the vision of the founders of Dinner Plain, and interprets this vision in a contemporary and consistent manner.

What does this mean for the Dinner Plain Master Plan?

- The McIntyre 'vision' for the architecture of Dinner Plain should be protected and celebrated;
- Recognition of Dinner Plain's cultural heritage relating to the alpine horseman and cattleman;
- New development and built form should interpret the vision in interesting, visually exciting yet consistent ways; and
- The colour, material and architectural palette should remain consistent and complementary across the village, with potential new materials and interpretations introduced in considered and managed ways.



PRINCIPLE 3

The environmental, natural and Alpine qualities of Dinner Plain will be protected, celebrated and integrated into the vision for the future, and will form the central component of future business and visitor attraction.

What does this mean for the Dinner Plain Master Plan?

- The single most important element to attract and increase visitation to Dinner Plain is the accessible Alpine environment and its natural setting;
- Reinforcing existing businesses, and creating new business opportunities around this consistent 'nature-based' theme is critical;
- Developments or strategies within the village that stray or depart from this consistent theme have the potential to dilute and damage the Dinner Plain brand and affect visitation;
- 'Small steps initially' - nature-based facilities and amenities are needed in the short-term to build and reinforce the theme; and
- 'Bigger strategies for the future' - Larger investments that build upon the nature-based theme and attract group visitation are needed in the long-term to ensure economic viability and security.



PRINCIPLE 4

The Dinner Plain community will consider new local governance models for the village, based on local community and business participation and direction - to drive and implement the future vision and actions.

What does this mean for the Dinner Plain Master Plan?

- The Dinner Plain community needs a single, coherent and coordinated 'voice', outside of Council guidance;
- Good examples are a 'town team', or a 'Committee for Dinner Plain';
- Involvement should be broad across business, community, residents, operators, landlords, private investors, and Council;
- The governance model must be wider than a traders association or business group, to effectively communicate and coordinate the single vision and future of Dinner Plain as a successful place;
- The governance model should include a direct, coordinated and collaborative relationship with Alpine Shire, but increasingly become less reliant on extensive Council input, and funding;
- The governance model should reflect Dinner Plain role a tourist town and consider managing the village as a resort;
- Promote the development of a relationship and synergies between Mount Hotham, the Resort Management Board and the Mount Hotham Ski Company.

3. The Strategic Plan

3.1 Overview

The Plan responds to the vision and guiding principles, outlined in this report. It has also been informed by background research and community consultation (February and May 2014).

The strategic plan provides a vision for the future renewal of Dinner Plain. It identifies underlying characteristics and design parameters which are important to the identity of Dinner Plain and guides future use and development to enhance social, environmental, cultural and economic values.

The intention of the strategic plan is to reinvigorate Dinner Plain and provide a plan for improvements.

The strategic plan aims to balance the community and stakeholder aspirations with government policy whilst planning the village in a sound and logical way.

3.2 Key components of the Plan

Identifying the key components of the strategic plan are critical in the overall direction of any holistic plan. It gives the stakeholders a clear simple guide and will assist in decision making into the future. Out of the analysis and consultation process, three key components to be achieved were identified for the Dinner Plain Master Plan project as:

- Urban renewal of the village centre;
- Broadening the economic base of the Village; and
- Expanding the recreational opportunities to provide a diversity of attractions.

For any proposed future development, at least two of the three are recommended to be achieved to ensure that the best sustainable future is achieved for Dinner Plain.

These key components will allow the Village to build upon its existing strengths to provide the opportunities Dinner Plain needs to achieve a clear tourism based market. This market focus should exploit the natural assets of the immediate area as follows:

1. Nature Based Tourism and Cultural Heritage;
2. Group visitation for education purposes; and
3. High level fitness training & conference or group visitation.

As outlined in the opportunities and challenges summary, all investment made going forward should be considered as tourism opportunities.

3.3 The Strategic Plan

3.3.1 Overall

Water Bore Reserve and Buffer
 East Gippsland Water (EGW) manages two groundwater bores providing water for Dinner Plain. A 250m buffer was provided around this bore and services as part of the 2005 Master Plan. This buffer allows for groundwater recharge. While it is acknowledged that development has been permitted within this buffer, future development should consider opportunities for WSUD and the use of impervious surfaces within this area i.e. drives. EGW is currently investigating opportunities for WSUD and improvements to the Dinner Plain water / irrigation system.

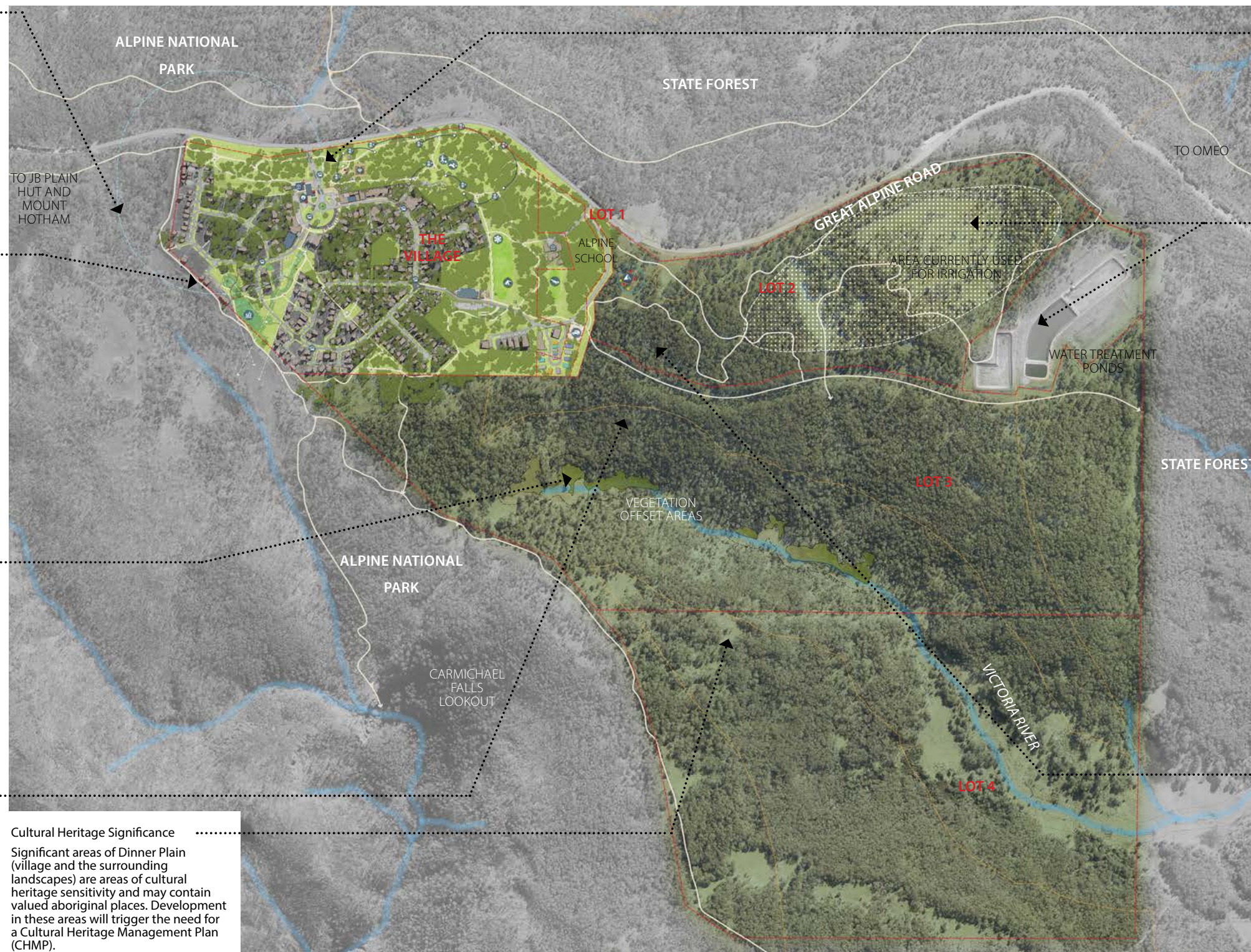
Trails and Paths
 Continue to develop trails and paths within Dinner Plain, particularly within Lots 2 and 3, to facilitate year round use. Use of the trails should complement the natural and sensitive nature of the surrounding landscape and could include walking, hiking, mountain bike riding, cross country skiing and dog sledding.



Vegetation Off Set Areas
 Lot 3 includes Sub Alpine Wet Heathland Offset Areas (highlighted in a green hatch). These are to be retained and protected into the future.



Potential Future Ski Runs
 Investigate the feasibility of providing an additional ski lift(s) and ski runs within Lot 2 / 3. Consideration should be given to vegetation removal, proximity to offset vegetation areas, cultural heritage, slope, access to electricity, water and other services. These facilities should be funded through private investment.



Cultural Heritage Significance
 Significant areas of Dinner Plain (village and the surrounding landscapes) are areas of cultural heritage sensitivity and may contain valued aboriginal places. Development in these areas will trigger the need for a Cultural Heritage Management Plan (CHMP).

Revitalise the 'Front Door' to Dinner Plain from the Great Alpine Road
 Reconfigure the entry road into Dinner Plain, to encourage easier and more enticing visitor entry to the Village. Direct vehicles turning off the great Alpine Road to local DP businesses with a clearer road network and signage. Establish bold, clear signage appropriate to the context on the Great Alpine Road that helps to encourage passing traffic to enter and explore the Dinner Plain Village.

Water Treatment Ponds / Irrigation Area
 For the foreseeable future the Water Treatment Ponds and Irrigation Area will be required to support water use within Dinner Plain. Opportunities to reuse water (i.e. via snow making), as well as improvements to existing infrastructure are being investigated to reduce the area required for irrigation and allow space to be reclaimed for passive recreational uses. NOTE- the relationship between the amount of water consumption and the area required for irrigation. While attempts are being made to reduce the area of irrigation, an increase in occupancy will potentially increase water consumption and therefore water to be treated. EGW need to consider not only reducing the area of irrigation but also what impact a future occupancy increases may have. EGW is currently investigating opportunities for WSUD and improvements to the Dinner Plain water system.



Potential Future Accommodation
 Potential for the creation of self-sufficient, off-the-grid eco cabins within the Lot 2 - 3 natural environment. These could be managed by a private developer and linked to the village via a series of walking trails. Location subject further investigation to consider vegetation and cultural heritage assets.

Figure 04. Strategic Plan - Overall

3.4 Key Themes of the Plan

The 3 key themes that influence the Plan include:

- Village consolidation - the 'heart'
- Broadening the Economic Base for Dinner Plain
- Nature-based Recreation

Detail in regards to these themes and their influence on the Plan are outlined on the following pages.

3.4.1 Village consolidation - the 'heart'

When arriving at any new town, most tourists will be drawn to either a view or to the busy town centre. Dinner Plain's main attractions, both the view across the Alps and hint of the centre of village are obscured or hard to identify. The plans to follow indicate a number of urban renewal ideas to be addressed to draw a sense of cohesiveness, vibrancy and purpose to the village. It also seeks to consolidate the openness of the entry to direct visitors appropriately.

Considering the 3 proposed tourism based market sectors namely nature-based tourism, edu-tourism and group visitation, the proposed plans seek to build on this to enhance the existing infrastructure. Key points are:

- Consolidating the vast openness of the entry, roads, car parking and roundabout in order to deliver all traffic to the centre of the village and present the main shopping precinct clearly;
- Consideration the existing roadways to provide a more pedestrian friendly village centre. Reviewing bus routes and stops, 2-way vehicle movements and links to recreating walking tracks;
- The plan looks at the open space in and around the village to identify locations for future buildings as well as protect areas of open space that can be utilized by visitors and residents;
- Provide an Alpine Information Hub at the entry to the village. A multi-use space connecting the school and CFA. This will act as a 'front door' to the village, providing a greater sense of arrival and a more densely populated civic precinct;

- Provision of way finding to encourage traffic movement into Big Muster Drive (and the commercial heart of Dinner Plain);
- The current proposed school extension is to extend the rear of the building. This plan indicates that it should be to the front of the building linking the Information Hub and CFA building. The flexible space of the new Hub building can also be utilized by the school; and
- Locating the CFA building more prominently in the village will have added benefits of education awareness of bush fire safety. The building may incorporate education boards or displays, even utilize the adjoining visitor centre to convey safety measures, procedures and the important role and history of the CFA in the Australian Alpine region.

3.4.2 The Dinner Plan Village Master Plan



Dinner Plain Multi- Purpose Interpretive and Information Hub
A new iconic interpretive hub to the entry of the Dinner Plain Village. This facility will be truly multi-purpose housing school and meeting rooms, information centre and foyer, local and bushfire interpretive centre and integrated CFA facility.



'Heart' of the Village
Re-work the entry road and open space network, to prioritise visitor traffic into Big Muster Drive, establish a landmark as the entry visual beacon at the junction, and provide a clear role and function to the open space areas. The new DP Plaza adjacent the DP hut will provide a gathering and formal space at the entry to the village 'heart'.



Potential Future Apartment Accommodation
Identify the priority site for any future apartment and/ or serviced short-stay accommodation. This is adjacent the Onsen Spa facility and contributing to the activity of the 'heart' of the village.



New activity hub at Cobungra Platter
Use the development of snow making and tubing facilities to establish a smaller 'hub' of activity, with consistent food and beverage services and future allied accommodation development potential.



Village Green / Off Leash Dog Area
Establish a green lawn area as an off-leash dog area, a space to kick a ball, for sporting activities, for events and an emergency services role. Vegetation removal, impacts to services (adjacent) and cultural heritage impacts will require further investigation.

Potential Future Apartment Accommodation
Investigate the opportunity for a new integrated apartment of serviced, short-stay accommodation on the benched car park site, to activate the new plaza and food/ beverage facilities. Parking should be incorporated as part of the proposed building, with potential for additional long term parking spaces to the east of the Depot.

Figure 05. Strategic Plan - The Village

3.4.3 Broadening the Economic Base for Dinner Plain

The current economic viability of Dinner Plain has been heightened in recent years with the diminishing snow falls and rising property listings for sale. While there are some permanent residents at Dinner Plain, it is not enough to sustain a year round commercial precinct. Much of the current economic viability relies on the discretionary expenditure of the existing property owners.

To extend and possibly secure the economic viability of Dinner Plain will require Dinner Plain to build on their existing income sources as well as to broaden the scope of services and amenities offered as a tourist village.

Broadening Dinner Plain's offering will mean introducing not only a diversity of services and amenities but also the demographic of visitors all year round. It has been established that a 'business as usual' approach is not viable long term and so by establishing a tourist village rather than resort village will alter Dinner Plain's future landscape.

Examples of how this may be achieved include:

- Offering a diverse range of accommodation types to suit different types of tourists and price points such as camping and RV facilities, eco-camping or eco-cabins, provision for large group stays for conferences, weddings and sporting groups as well as a continued focus on family and couples;
- Implementing a greater range of recreational activity both within the village and in the surrounding natural landscape. Consolidating snow play and other snow related activities (Tubing) as well as offering green season alternatives to promote year round interest. This includes tennis, disk golf and building on the trails and natural flora and fauna attractions;

- Promoting Dinner Plain and the Alpine region as a unique learning environment. Aligning with both the Alpine and DP Schools to broaden the unique environment of Dinner Plain into their curriculum and ultimately encourage a love for the Alps. Promoting all new development and infrastructure as a learning opportunity will also offer residents and visitors a unique learning experience in this Alpine setting and hopefully attract return and new visitation of following generations;
- Leveraging off existing businesses and infrastructure (such as the Onsen Spa) and accommodation offerings. The significant investment in businesses around the Village means that there are a wealth and variety of facilities that can be used to greater effect, and more efficiently to aid in the Dinner Plain offering. These existing businesses can also help to contribute more widely to the sense of activity and identity that Dinner Plain needs, to increase its tourism visitation and build the economic base around the Village.
- Other services may be considered to promote year round visitation including a commercial precinct including supermarket, cafes and restaurants and stable wifi and internet access. Other social service could also be considered in the long term such as medical / pharmaceutical facilities, natural healing and health centre, gourmet and bush food building on the existing quality of dining and hospitality offered at Dinner Plain.

3.4.4 Nature - Based Recreation

Recreation is a big part of the existing culture of Dinner Plain and the Alpine region. There have been many proposals for additional sporting and or recreating facilities put forward most of which will require private investment.

Initially, there are opportunities for more passive recreation activities that can be implemented or upgraded at minimal cost to the community to provide cheap attractions for the different market segments. It is also access to these facilities that require careful consideration. For example, the existing tennis courts are currently underutilized partly due to its condition but also the fact that people need to pay to use it. By allowing free access to such a simple sporting activity contribute to return visitation. The return on the overall economy through accommodation and meals would far outweigh the cost of a tennis game.

Other expanding paid sporting and recreational activities on offer in this unique environment also needs careful consideration. If services were offered that could be done cheaper and closer to Melbourne for example, the potential to attract visitation may be less without the support of the diversity Dinner Plain may offer as a whole.

Proposed in this plan are activities such as:

- Tubing;
- Upgraded snow making with the existing ski run and lift and new toboggan run;
- Potential future expansion of runs in lot 2 providing more experienced skiers with greater choice, subject to investigation;
- A potential oval and associated facilities that will offer existing residents with a public open space and possibly off leash facility as well as a future opportunity to attract urban sporting clubs for off season training; and
- The existing trail network to be enhanced with more interpretive signage and information to attract clubs and special interest groups such as nature based groups, bike and other sporting clubs.

Ultimately this plan should consider the possibility of all private investor services as long as they are in alignment with the goals of this report.

3.4.5 The Dinner Plan Village Master Plan (continued)



Entry / Arrival
Arrival into Dinner Plain is enhanced through narrowing the focus of the existing view corridors and creating a sense of enclosure, access and availability. The realigned roads maintain and amplify key views, while the compactness offers greater opportunities for social interaction.



Great Alpine Drive
Opportunity to use flags or similar along Great Alpine Road as visual cues to indicate the approaching town of Dinner Plain. Flags could also be used to advertise events and other important occasions. Subject to discussions with Vic Roads.



Access Road
Access track to provide an alternative year round entry into Dinner Plain for service and maintenance vehicles and to alleviate pressure within the village.



Depot Area
A combination of fencing and shrub planting to screen and define the Council Depot area. Screening should complement the natural environment and utilise timbers / recessive materials.



Potential Long Term Parking
Investigate the opportunity to long term parking in the south west corner of the village. This could reduce pressure on parking near the ski lift. Subject to further investigation.



Camping Area
Opportunity to provide camping as an affordable accommodation offering within Dinner Plain. Dispersed bush camping should be trialled to determine its popularity and feasibility. This offering could be managed by Council initially, utilising on-line booking or leased to a private operator.

Figure 06. Strategic Plan - The Village

3.4.6 The Heart

Entry Road
Simplified entry road encourages movement into Big Muster Drive. Activity and buildings frame the entry road, providing visual excitement and offering people a reason to stop and explore Dinner Plain.

DP School Extension
Expanded school building with enhanced amenities and facilities. School is complemented by proposed uses, educational opportunities and facilities. Opportunities to provide a year round campus to attract permanent residents should be investigated.



Dinner Plain Multi - Purpose Interpretive and Information Hub

These will be collocated with the school, reinforcing this community node. The multi purpose hub will provide a year round space for community use and activity.

The Interpretive Centre will be an education and tourist resource providing information in regards to the unique history and heritage of Dinner Plain. This could include the history of the cattlemen, the architecture and /or the alpine environment. It may also extend to include information regarding the fire history of Dinner Plain, with resources regarding fire protection and fire fighting.

The Information Centre will provide a 'one stop shop' for visitor looking for things to do. It will allow for booking of accommodation and activities on offer within Dinner Plain. Innovative approaches, such as an information kiosk and access to computers could be investigated as an alternative to a traditional staffed information centre. It could also include an ATM.

The built form of this buildings will be high quality, contemporary and reflect the importance of this hub within the community.

CFA / Emergency Services Facility

The new CFA building will provide improved facilities such as additional parking for trucks, a command centre for emergency operations and improved access to Dinner Plain and the Great Alpine Roads. The highly visible location will reinforce the importance of the CFA and allow for greater interaction with the community. The current CFA building has the potential to be used for tourism offerings that complement the adjacent Village Green.

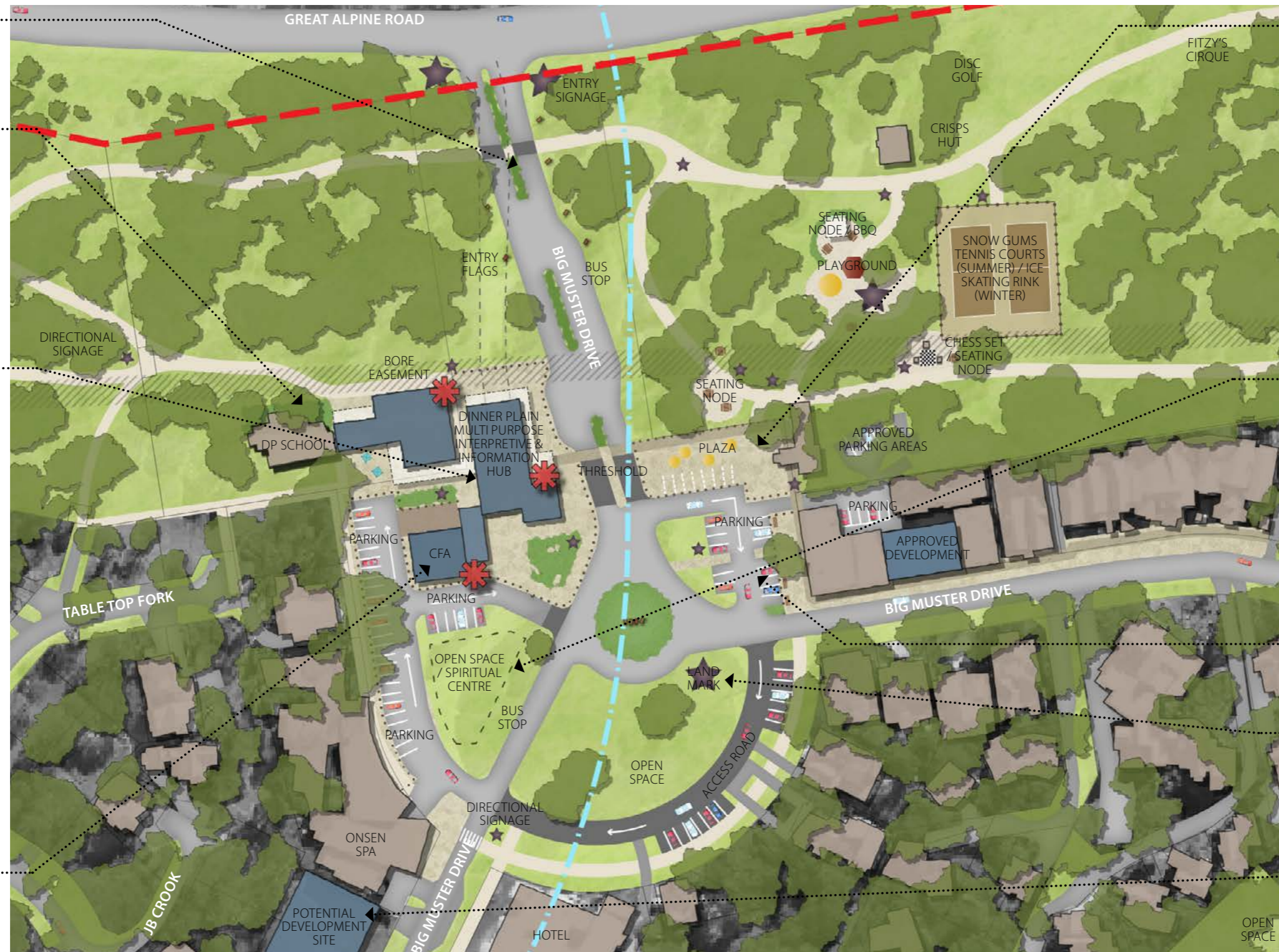


Figure 07. Strategic Plan - The Heart



DP Hut / Plaza
A new plaza will provide a 'front door' to DP Hut, improving its visibility and accentuating it as a recreational hub for the community. As a recreational hub the plaza will allow for a range of civic and community events including markets, shows and displays, as well as becoming a port for recreational activities such as gathering a meeting point for DP riders etc. Artwork reflecting recreational / community themes should be incorporated to visually reinforce the role of this space and to create interest and excitement.



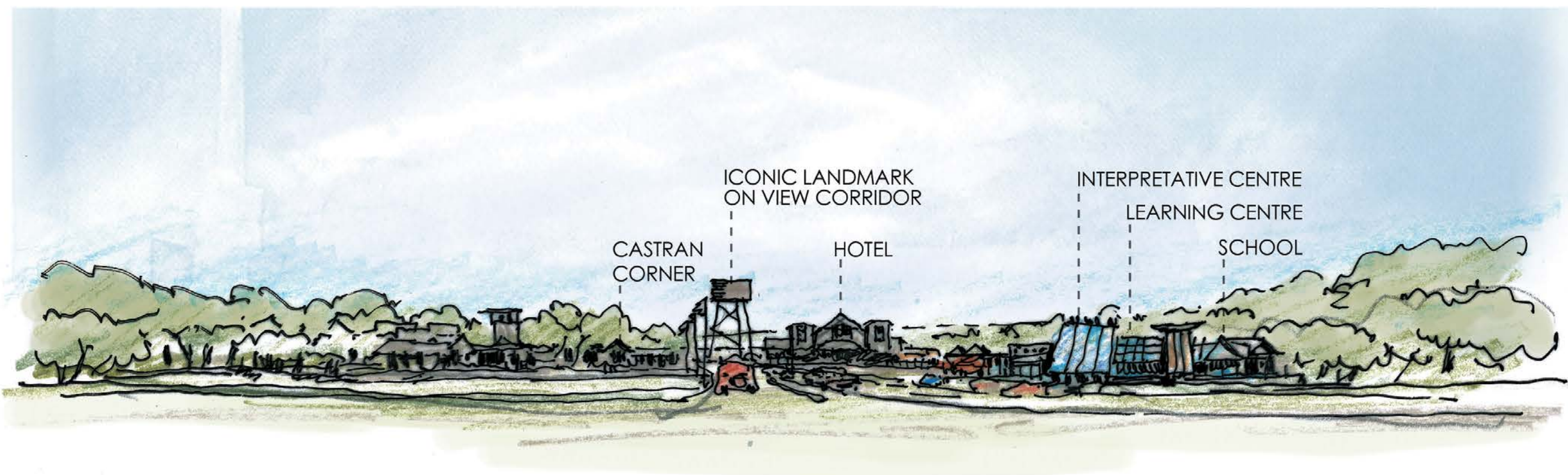
Round About / Spiritual Centre
Opportunity to provide a new building as part of the round about. This building could include a grass roof, retaining the aesthetic of the original grassed round about. The building could provide a space for community gathering, a potential spiritual space or reinforce the multi-purpose information / interpretive hub.

Parking
Simplified and logical parking areas with clearly defined parking spaces will improve the efficiency of these spaces and reduce the expanse of concrete.

Land Mark / Feature Element
A landmark feature will form the focal point of the village, located at the centre of the round about. The landmark will help people navigate and orientate themselves through Dinner Plain and maybe used to display information (i.e. via a live screen), lighting and art work.

Potential Development Site
Potential future opportunity to provide high quality apartment style accommodation at the core of Dinner Plain. This facility will reinforce and contribute to activity within the village and provide a different accommodation offering.

3.4.7 The Heart



'IMPRESSIONIST VIEW OF ENTRY INTO DINNER PLAIN VILLAGE'

Increasing the visual activity and providing additional facilities to the Village Entry will improve the attraction, drawing visitors to explore the unique alpine character of Dinner Plain.

Figure 08. Strategic Plan - The Heart - Artist Impression

3.4.8 The Heart - Staging Options

The re-arrangement and design for the Dinner Plain Entry Precinct, and the 'heart' of the Village, has been designed to be staged over time to suit funding, operational and capital works programs.

The key components of the re-arrangement;

- the new CFA facility,
- the Alpine School extension
- the Big Muster Drive entry road pedestrian threshold crossings,
- the DP Plaza public open space,
- the future Dinner Plain Multi-Purpose Interpretive & Information Hub,
- the re-arrangement and rationalisation of car parking,

are all able to be implemented relatively independently of each other, as per the following stage diagrams.

This allows ultimate flexibility and adaptability of the scheme, over time and as funding and budgets allow, given the nature and scope of some of the components being proposed.

Stage 1 - CFA Relocatin & New Facility

Entry Road Car parking
Additional car parking can be located on the entry road, to service the school and CFA as required. This aids to ensure no-net loss of car parking spaces within the precinct.

Entry Road Pedestrian Crossing Thresholds
Simple raised pedestrian crossings to be installed on the existing entry road, to emphasise the pedestrian desire line and access east-west, and ensure there is an pedestrian accessible path linking the facilities within the precinct.

New CFA Building and Facility
Relocation of the CFA facility into the heart of the Dinner Plain Village.
Office, administration and 'front door' areas of the new building must be located on facing the entry road.
The building must not materially obstruct the cold air flow that naturally created Dinner Plain.
The building must be a high-quality architectural design, whilst representing the character of CFA facilities and utilities.

Re-aligned Car parking Areas
Re-align the existing large-format car parking area to allow for the CFA relocation, and additional car spaces for the Village.
Ensure winter bus movements remain catered for within the new layout.

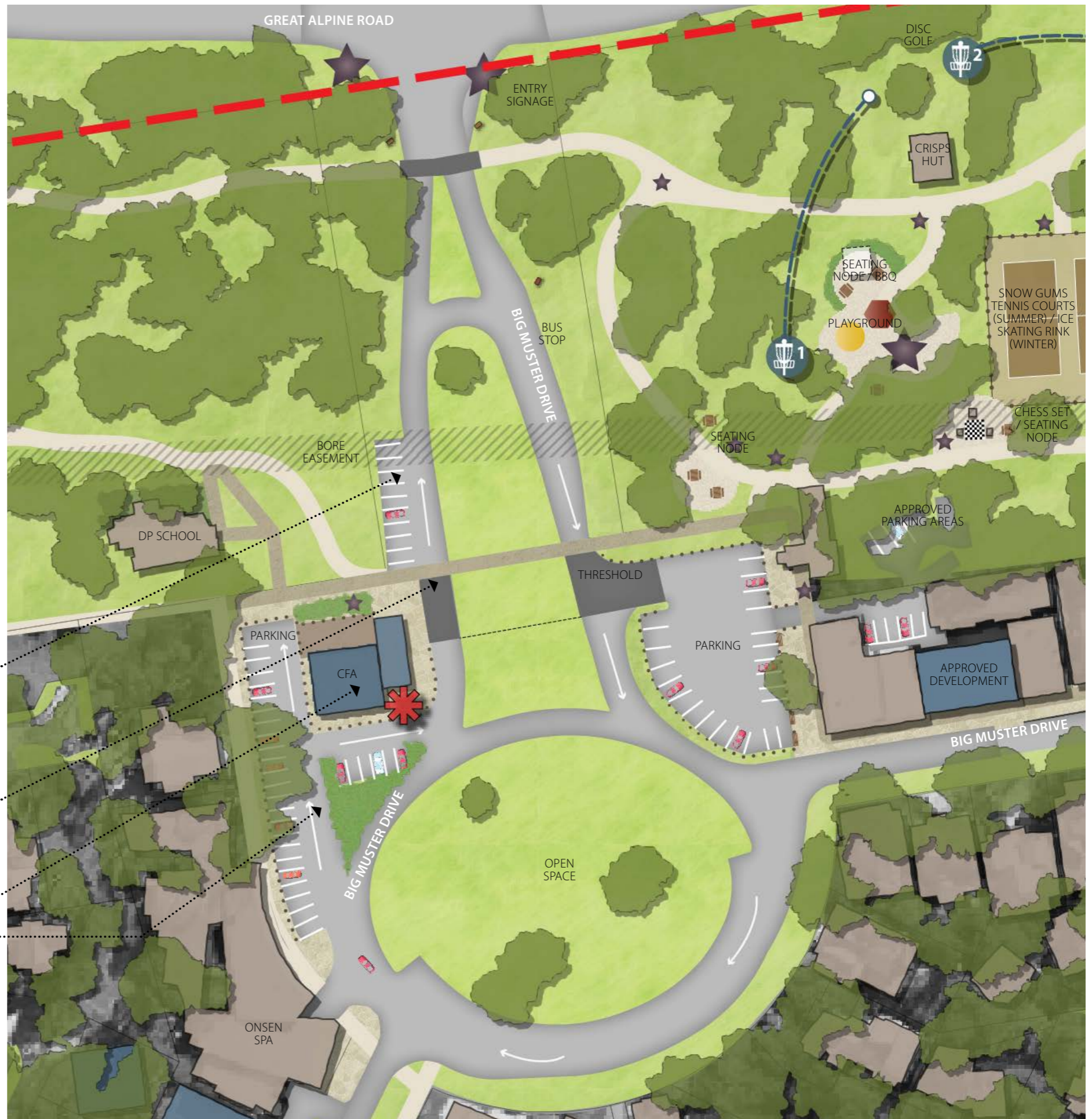


Figure 09. Stage 1 - CFA

Stage 2 - School Extension Building & DP Plaza

Landmark Statement
 Ensure a high-quality, well considered architectural landmark is incorporated in the new school extension building - that is respectful of the Dinner Plain character and heritage and celebrates contemporary Australian Alpine architecture.

Alpine School Extension
 New building located to the east of the existing Alpine School annexe - internal provision to match existing proposed plans. A central entry point can service both the west wing (existing) and east wing (new). Refer Master Plan 3.4.6 for details.

Pedestrian Paths
 Ensure new accessible pedestrian paths connect the various facilities and businesses within the entry precinct.

DP Plaza Public Space
 Establish the new DP Plaza by the re-alignment of the car parking area. A new public plaza space with high-quality paved materials - refer Master Plan 3.4.6

Re-aligned Car parking Areas
 Re-align the existing large-format car parking area to allow for rationalised car parking, well planned landscape edges and the new DP Plaza.
 Ensure winter bus movements remain catered for within the new layout.

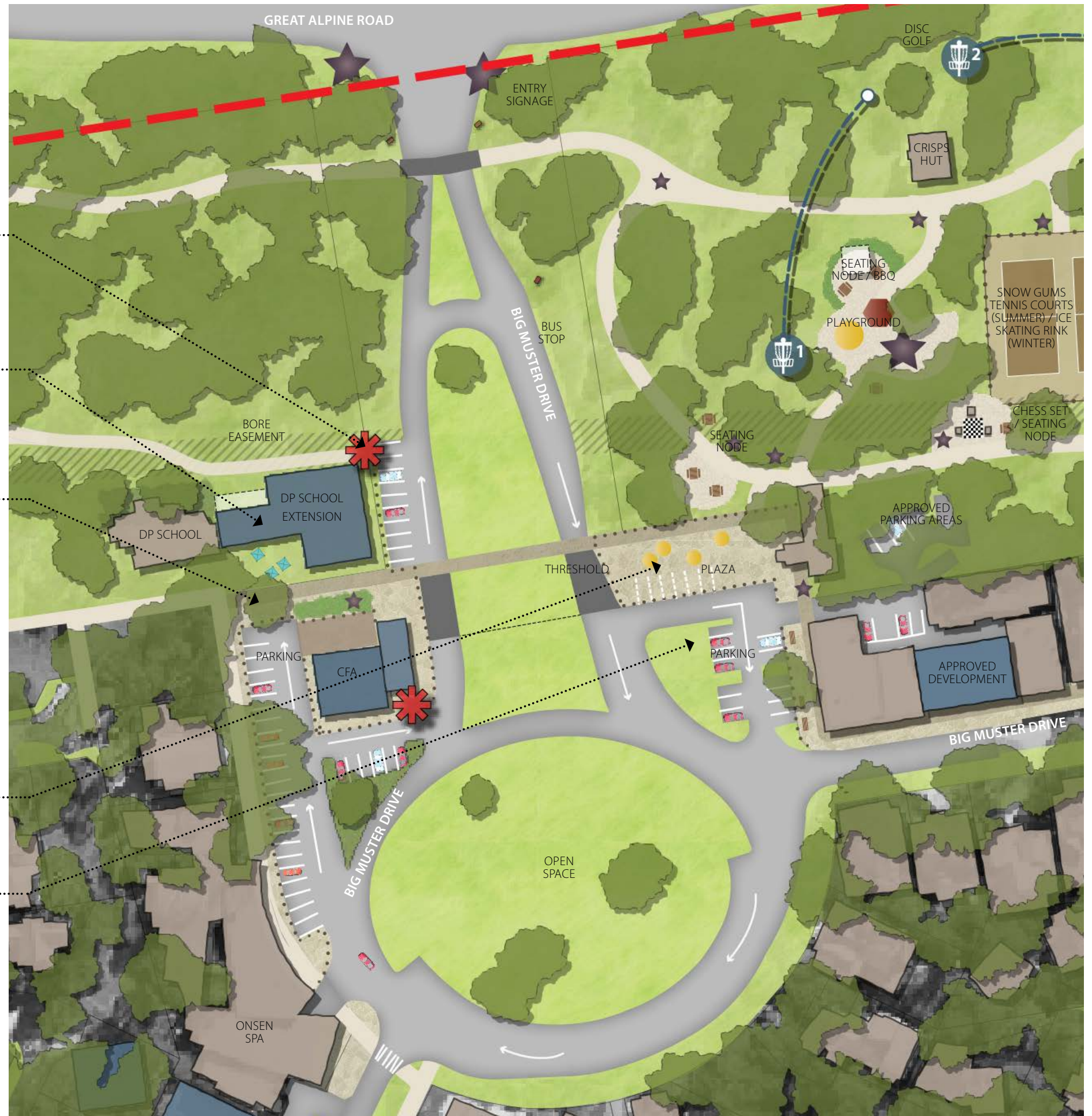


Figure 10. Stage 2 - School Extension Building & DP Plaza

Stage 3 - Road Re-Alignment, Multi-Purpose Interpretive Hub & Roundabout Works

Entry Road Landscape
 Ensure a high-quality, well considered landscape architectural design is incorporated in the new entry road alignment - that is respectful of the Dinner Plain character and heritage and celebrates contemporary Australian Alpine architecture.

Existing Duplicated Entry Road
 Close the western arm of the duplicated entry road, and consolidate the road into a single, well-landscaped entry to enable more efficient traffic flow, better wayfinding in the Village and new facilities to the west of the entry road.

Multi-Purpose Hub
 Locate new building to sleeve in front of the CFA and Alpine School buildings. Flexibility here to join them structurally, or allow them to sit closely but separately.
 Office, administration and 'front door' areas of the new building must be located facing the entry road.
 The building must minimise its material obstruction of the cold air flow that naturally created Dinner Plain.
 The building must be a high-quality architectural design, whilst representing the character of CFA facilities and utilities.
 Refer Master Plan 3.4.6 for details.

Pedestrian Paths
 Ensure new accessible pedestrian paths connect the various facilities and businesses within the entry precinct.

New DP Roundabout
 Re-align the existing road layout to re-use as much existing road surface as possible while creating the smaller roundabout, to help direct traffic from the entry to businesses on Big Muster Drive and serve as a focal point for the entry precinct - refer Master Plan 3.4.6

Re-create the existing road
 Create a local, one way road fronting businesses with efficient car parking and landscaping, with slow traffic speeds, and that can be readily closed or managed for local events, gatherings and functions. - refer Master Plan 3.4.6

Pedestrian Paths
 Ensure new accessible pedestrian paths connect the various facilities and businesses within the entry precinct.

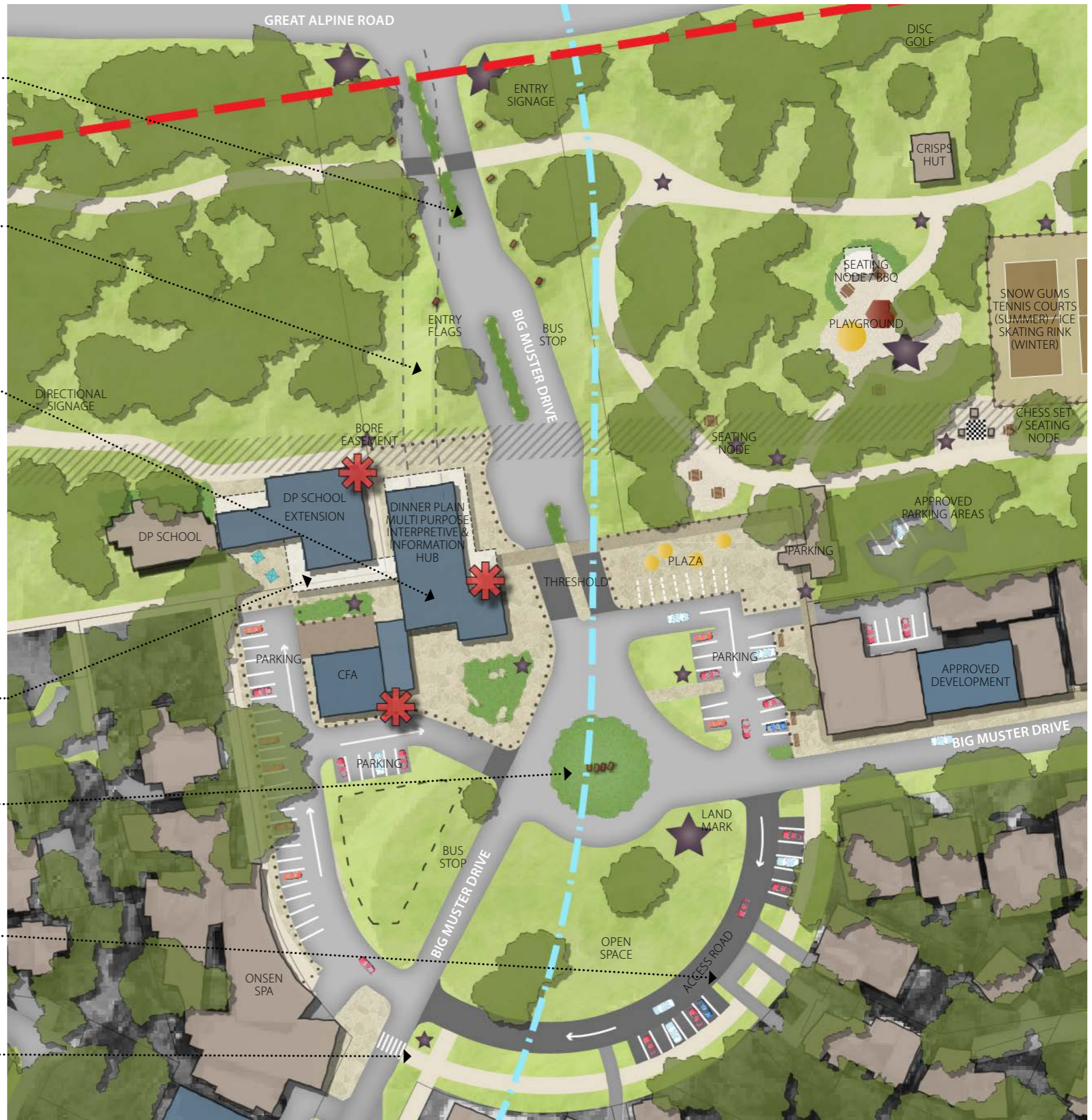


Figure 11. Stage 3 - Road Re-Alignment, Multi-Purpose Interpretive Hub & Roundabout Works

Stage 4 - Future Proposed Spiritual Building and Open Space Upgrades

Proposed Spiritual Centre Building
 Establish a new building set within the landscape, that can host local gatherings, spiritual events or functions such as weddings, religious festivities and celebrations and bolster the function offering of Dinner Plain.

Landmark Landscape
 Undertake a re-design of the landscape open space as a result of the road re-alignment in order to establish a vertical landmark for the Village entry, which is visible from the Great Alpine Road and represents the character and identity of the Village and its community.

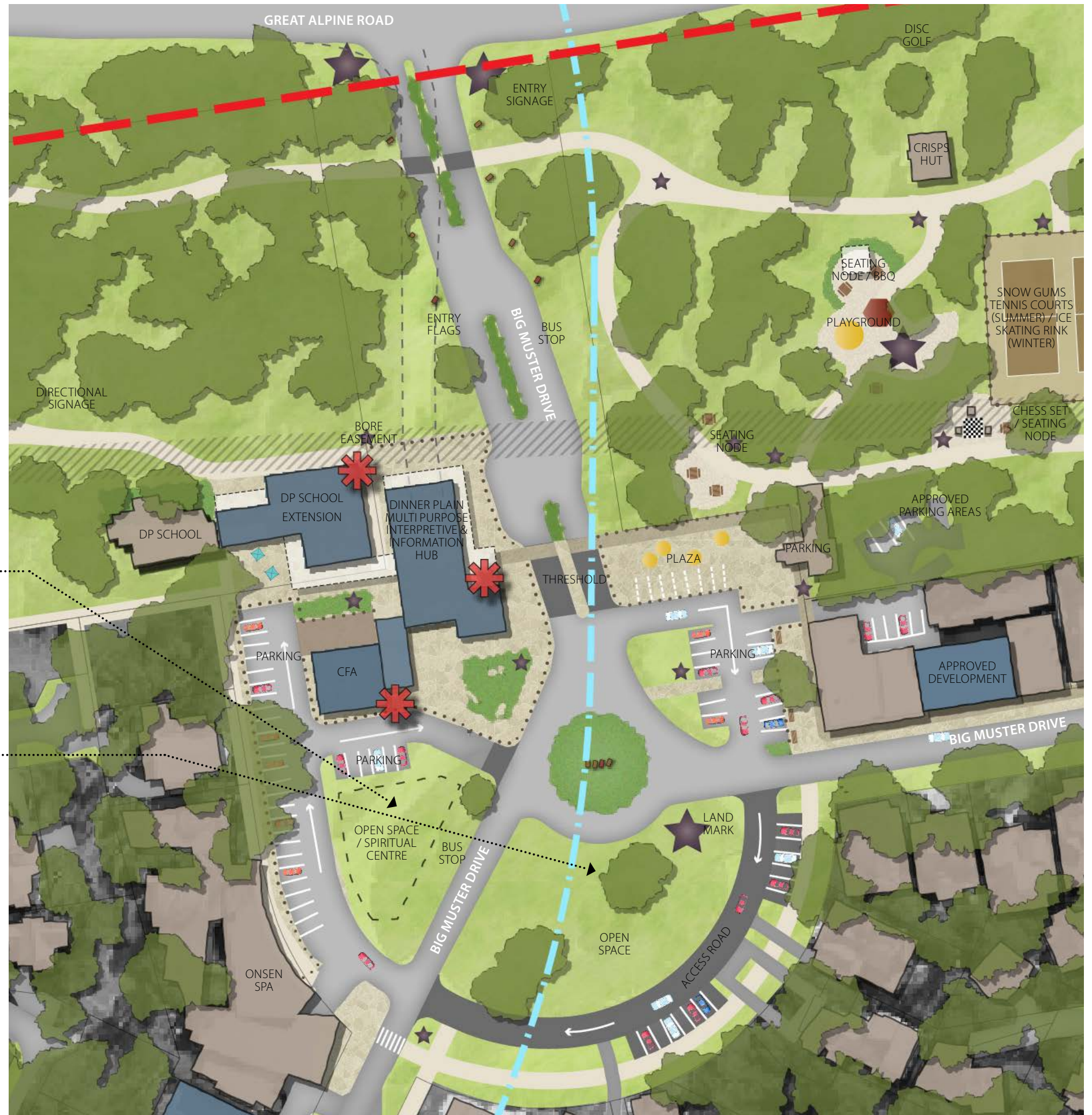


Figure 12. Stage 4 - Future Proposed Spiritual Building and Open Space Upgrades

3.4.9 The CFA Building

The proposed new Dinner Plain Multi-purpose Interpretive and Information Hub specifically located at the village's entry looks to provide a focus and base for many services Dinner Plain is and can offer. Currently the existing school and community building is heavily used and even with the proposed extension, will not provide visitors with an appropriate information entry point to the village. The DP Hut is proposed to remain but is small and set back from view.

In light of Victoria's recent bush fire events, traveling in the Alpine region has become a deterrent in recent years adding yet another reason not to travel there. Locating the CFA building in the heart of the community as part of this new interpretive and information hub can only educate and inform residents and visitors on safety measures as well as the science behind the fire phenomena.

The plan here shows the design intent of the proposed facilities at the village entry. Some key points of note include:

- Orientation of the building to address the village entry, connecting and addressing this facilities to other existing buildings and urban spaces and utilizing the solar access with orientation to the north;
- Provides a hierarchy of spaces with the multi-purpose Interpretive and Information space as the primary feature. This may one day be a staffed facility as a visitor centre perhaps operating for the Alpine region or remain a cultural and information display specifically for Dinner Plain. In the least it should provide an indoor / outdoor flexible venue option for the many calendar events the village currently offers as well as a space for the DP school use and general function and meeting space;
- The CFA building itself has been located more to the south with easy access from the roadways with back of house functional spaces to the rear of the building cluster. Village surveillance and links to service infrastructure is also important;
- The proposed school building extension should connect to these new facilities to provide flexible and open spaces, both indoor and out. The more functional opportunities these spaces can provide, the more utilized and loved this facility will become; and
- Finally, the design should look to continue to find ways to promote pedestrian access in and around the village by discreetly hiding car parking and linking open spaces directly to this as well as the centre of the Village and other landscape view corridors.



Figure 13. Strategic Plan - The CFA Building



Background Image Existing CFA Building located within Services Precinct at end of Tower Road

3.4.10 The Village Green



Village Green / Off Leash Area

The Village Green will be an important piece of infrastructure for the community.

On a day to day basis the Village Green will provide a kick about space for kids and families and a fenced off leash location for dogs.

As a community space it offers the opportunity to facilitate events including potentially polo, horse riding, music festivals and markets / fetes / shows etc. It could also provide a 'last resort location' in the event of a bushfire and function as a base camp during emergencies (pending CFA advice).

Vegetation removal and cultural heritage impacts will require further investigation.



Decomissioned Water Tower

Existing water tower to be retained as a landmark feature. The water tower is located on the high point of Dinner Plain and is visible when traveling east along the Great Alpine Road. As such it offers opportunities for spectacular views across Dinner Plain and to the surrounding landscape/. The opportunity to incorporate a climbing wall and / or lookout as part of this feature should be investigated. This could also complement the adjacent Village Green and reinforce this as a node for active recreation.

Tower Road

Tower Road to provide access to services and Village Green. A small parking area provides limited formal parking opportunities.



Fitzzy's Cirque

Provides a circuit around the Village Green and a link to nearby recreational and educational uses within Dinner Plain.



Disc Golf

Existing disc golf course modified to incorporate the oval and the realigned Fitzzy's cirque.



Directional Signage

Located at key decision point, directional signage will help people navigate themselves through Dinner Plain and to key features / activities.

The signage should build on the existing suite of signage at Dinner Plain.



Potential Accommodation

Space behind High Plains could be reclaimed for other uses including potentially expanded accommodation uses.

Figure 14. Strategic Plan - The Village Green

3.4.11 Scrubbers End

Ski Lift / Ski Run / Snow Making / Tubing

Snow making will ensure the provision of snow and reuse water during winter months. Opportunity to use recycled water to be investigated by EGW).

Tubing facilities will be provided on Cobungra Platter. Along with the ski and toboggan run, this space will provide a focus for winter recreational activity and an attraction for both residents and visitors. During summer the park could provide a location for tube runs and activities including zorbing.



Plaza / Cafe / Toilets

A new hub including an upgraded cafe, public toilet and plaza, will complement the adjacent ski slope, tubing and toboggan run, providing amenity and a focus for activity and social interaction.

The cafe will provide a space for skier, spectators and other users to relax and refresh, with the convenience of toilets and changes rooms close by.

A new plaza provides opportunities for events and activities to be provided in association with the adjacent uses, while allowing for gathering, social interaction and well as outdoor dining.

Future Potential Development

Potential opportunity to provide apartment style accommodation with commercial uses providing an interface to the plaza and ski lift. The accommodation would complement the tubing, ski lift and toboggan run, allow people to stay within close proximity of these features, provide for group accommodation and will enhance activation of this space, both at night and during the day.

The development would have undercroft carparking to ensure a net increase in the carparking provision for the site, in conjunction with adjacent carparking areas to the southern side of Scrubbers End.

Parking

Parking area to provide a combination of day parking for ski lift, toboggan and other related uses and long term parking. Investigate opportunity to relocate long term parking near the depot in the future.



Figure 15. Strategic Plan - Scrubbers End



Directional Signage

Located at key decision points on new trails, directional signage will help people navigate themselves through Dinner Plain and to key features / activities.

The signage should build on the existing suite of signage at Dinner Plain.

Alpine School

New enhanced trails linking Dinner Plain village and the Alpine School will help facilitate relationships with DP School and use of the Interpretive Centre. The trails will also encourage Alpine School students to explore and interact adding activity and interest within the village.



Toboggan Run

New pedestrian trails and directional signage will improve access to the toboggan run and connection between this and the ski slope.



Screened Gas Tanks

A combination of fencing and shrub planting to screen the gas tanks. Screening should complement the depot screening as well as the natural environment and utilise timbers / recessive materials.

Access Road

Access road to provide an alternative year round entry into Dinner Plain for service and maintenance vehicles and to alleviate pressure within the village.

3.4.12 Depot Area

The existing Depot area serves many functions but has become uncontained in recent years. This 'back of house' area is home to the water treatment plant and provides storage facilities for private rate payers, as well as Council. This area links lot 1 with the other lots associated with Dinner Plain and needs some rejuvenation to ensure its spread and function remains operational.

The proposed plan indicates strategically placed fencing and internal roads to arrange storage more appropriately. The water treatment plant building could also provide an important educational point to describe the source and treatment of water in and around the village.



Figure 16. Depot Concept Plan

3.5 Cross Sections

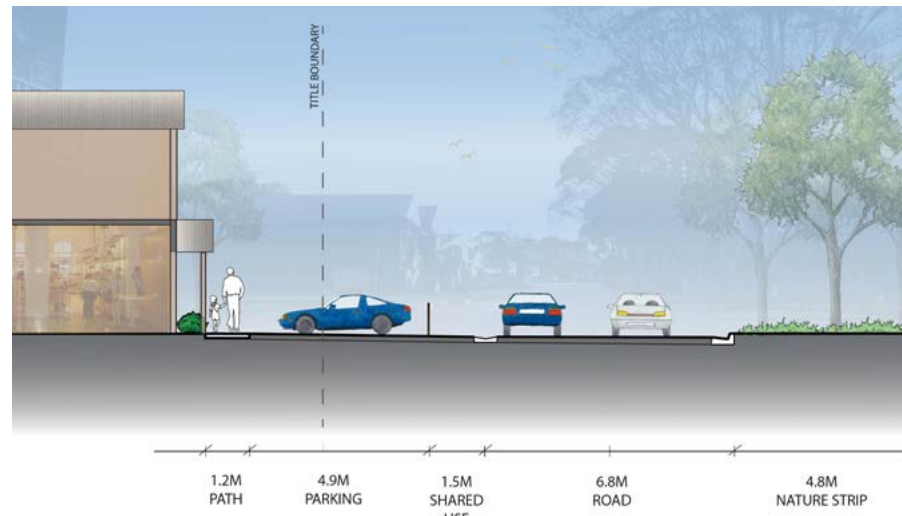


Figure 17. Existing Big Muster Drive - Core Commercial / Retail Precinct - Castran's Corner to Tower Road

Key Issues

- Snow clearing reducing the space for available for users (particularly pedestrian) during winter;
- One way access through core during winter months;
- Safety risk (actual and perceived) of pedestrians and vehicles sharing the road space relating to speed, visibility and space;
- The streetscape hierarchy and improving way finding and legibility; and
- Maintaining the original vision of a shared road network and walkable village.

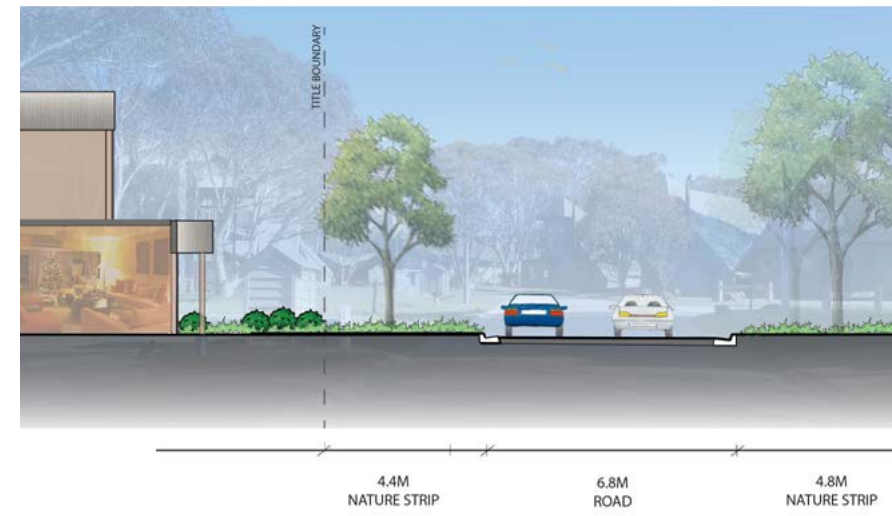


Figure 18. Existing Big Muster Drive - Residential Precinct - Tower Road to Scrubbers End

Key Issues

- Snow clearing reducing the space for available for users (particularly pedestrian) during winter;
- Safety risk (actual and perceived) of pedestrians and vehicles sharing the road space relating to speed, visibility and space;
- The streetscape hierarchy and improving way finding and legibility; and
- Maintaining the original vision of a shared road network and walkable village.

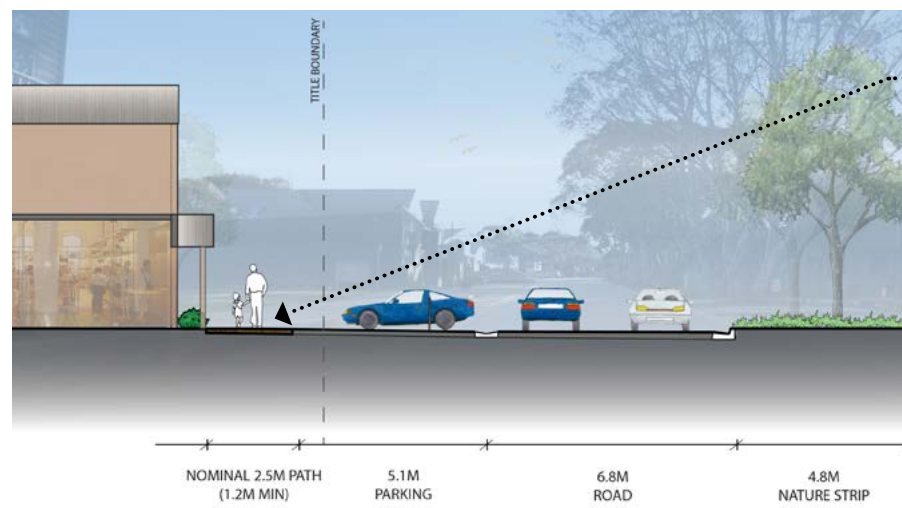


Figure 19. Proposed Big Muster Drive - Core Commercial / Retail Precinct - Castran's Corner to Tower Road

Response

Path Provide a nominal 2.5m (min 1.2m) path for pedestrian movement between Multipurpose Interpretive and Information Hub and the boardwalk at Scrubbers End. It is intended that this will allow for safe and unobstructed pedestrian access, all year round.

Enhanced snow clearing should allow for Big Muster Drive to be two way, year round.

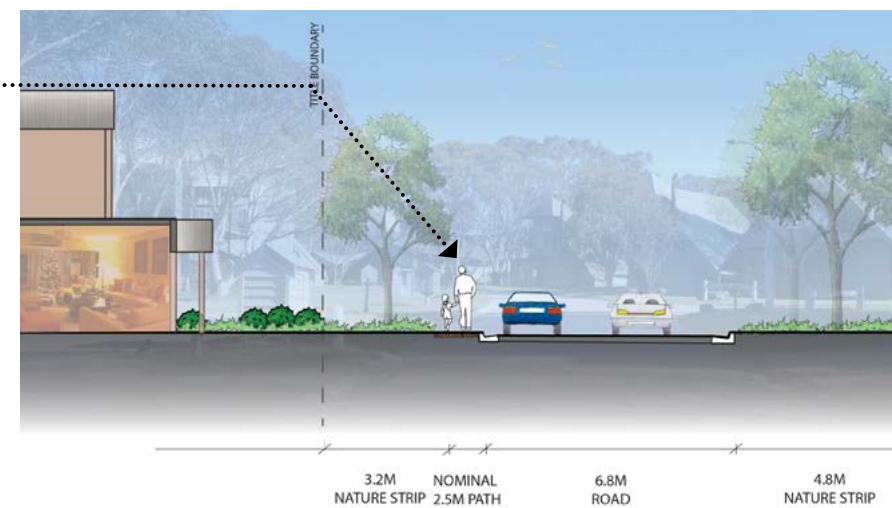


Figure 20. Proposed Big Muster Drive - Residential Precinct - Tower Road to Scrubbers End

4. Elements of the Plan

4.1 Precincts

The precinct plan identifies areas where certain uses and activities could be located. It identifies desired character and activity areas, with a defined role and function for each precinct that helps to guide strategic and detailed decisions within the Village. Co-locating similar uses and activities allows synergies between land uses to be captured and developed.

The precinct plan responds to the existing landscape character and land uses of the village, as identified through initial stages of community and stakeholder consultation and analysis. It allows for existing features and qualities of the site to be celebrated and provides variety within the landscape.



Existing chess board located near Tennis Courts and DP Hut



Existing Hotel located along the Big Muster Drive round about

4.2 Movement and Access

The movement and access plan provides a framework for an integrated movement within Dinner Plain. It aims to provide a clear, safe, connected and logical movement network throughout Dinner Plain for various users.

The plan includes existing and planned networks and has been informed by previous consultation (February and May 2014) and analysis work.

The plan will influence where future paths, roads and trails are located ('linking gaps in the network'), will identify key links that require upgrades and identify where signage should be located, as well as seating etc.

It is important to note that Council are currently working with local community groups including DP Riders to master plan a series of tracks and trails within lots 1, 2 and 3. The location of these have yet to be resolved. This report supports the development of this trail network. Trails and tracks shown within lots 1,2 and 3 of the plan reflect existing or previously planned trails only to avoid potential inconsistencies. Proposed trails are restricted to within the village to improve access and circulation. All proposed trails and tracks are subject to detailed design to consider terrain, minimise tree removal and avoid areas of cultural heritage sensitivity.



Footpath providing access between commercial uses from Castran Corner to High Plains Hotel.

4.3 Open Space

The open space plan provides a framework for open space within Dinner Plain. It identifies where open space is located and the intended role and function of these spaces.

The plan has been informed by previous consultation (February and May 2014) and analysis work.

The open space plan will influence what activities will occur within open space area, how these activities are provided for and what improvements should be made to enhance their role and function.



Looking north up Cobungra Platter ski slope

Precinct Plan

Community and Recreation Precinct

This precinct is influenced by existing community and recreational uses. Future development should:

- Build upon the community and recreational character of this precinct through the provision of complementary uses and infrastructure.
- Retain the 'natural' character of the space including snow gums.
- Be a recreational hub for sporting and active uses.

Arrival / Entry

This precinct frames the key entry into Dinner Plain. Future development should:

- Emphasise the character and identity of Dinner Plain - contribute to civic pride.
- Provide a clear role / function for open spaces in this precinct.
- Create a sense of intensity and presence upon entry into Dinner Plain.
- Provide attractions and activity that 'draw people in'.

Core Commercial / Retail Precinct

This precinct is the heart of commercial activity in Dinner Plain. Future development should:

- Consolidate core commercial, community and social activity within this precinct.
- Activate the space, both during the day and at night, as well as during summer and winter.
- Prioritise and encourage traffic movement to Big Muster Drive through signage and traffic prioritisation.

Secondary Commercial / Retail Precinct

This precinct is characterised by secondary commercial / retail uses including restaurants, retail uses and accommodation providers. Future development should:

- Build upon and consolidate commercial and retail uses into this precinct.
- Improve accessibility and visibility of this precinct.
- Provide space for people to interact and socialise.

Alpine Bog Environmental Protection Area

This precinct is characterised by the Alpine Bog. Future development should:

- Protect and preserve natural systems.
- Ensure water quality is maintained to a healthy standard.

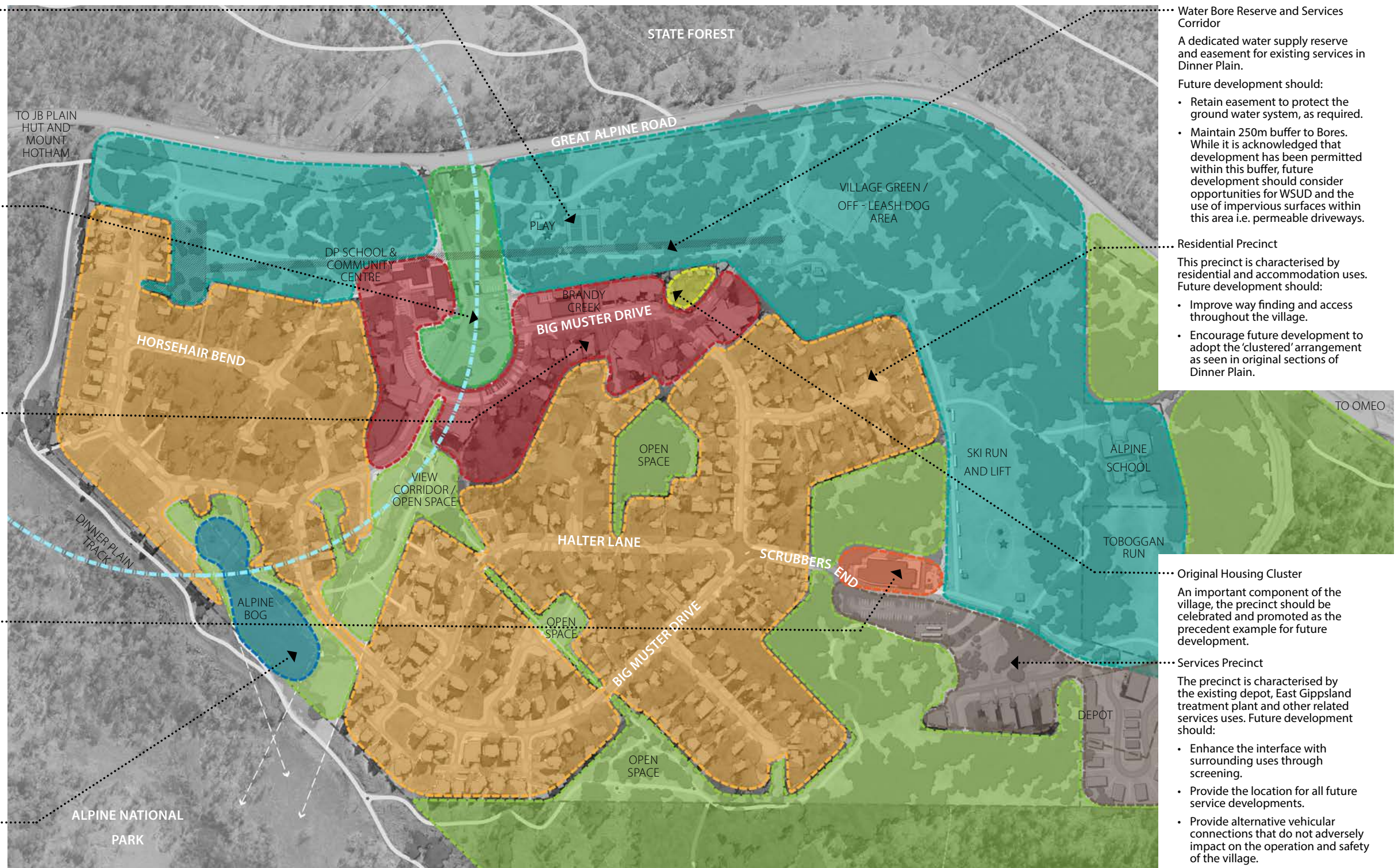


Figure 21. Precinct Plan

Water Bore Reserve and Services Corridor

A dedicated water supply reserve and easement for existing services in Dinner Plain.

Future development should:

- Retain easement to protect the ground water system, as required.
- Maintain 250m buffer to Bores. While it is acknowledged that development has been permitted within this buffer, future development should consider opportunities for WSUD and the use of impervious surfaces within this area i.e. permeable driveways.

Residential Precinct

This precinct is characterised by residential and accommodation uses. Future development should:

- Improve way finding and access throughout the village.
- Encourage future development to adopt the 'clustered' arrangement as seen in original sections of Dinner Plain.

Original Housing Cluster

An important component of the village, the precinct should be celebrated and promoted as the precedent example for future development.

Services Precinct

The precinct is characterised by the existing depot, East Gippsland treatment plant and other related services uses. Future development should:

- Enhance the interface with surrounding uses through screening.
- Provide the location for all future service developments.
- Provide alternative vehicular connections that do not adversely impact on the operation and safety of the village.

Movement and Access Plan

Great Alpine Road
Great Alpine Road provides access between Omeo and Mount Hotham, as well as to other destinations including Melbourne etc.

This road is managed by Vic Roads and allows for vehicular and cyclist movements.

Visual cues 'announcing' Dinner Plain should be located along this road to increase awareness of the approaching town, and a potential entry statement that promotes the village.

Walkable Streets

The original vision for Dinner Plain was for a walkable, pedestrian-based village environment. Shared streets provide for vehicular and pedestrian movement throughout the village. Visual cues and directional signage should be used to enhance way finding and navigation.

Access Tracks
Access tracks provide for discrete vehicle access (such as 4WD, motorbikes, service access) and pedestrian use. They should be clearly identified to ensure vehicles are restricted to these locations.

Bus Route
Big Muster Drive and Great Alpine Road provide the primary route for bus access through Dinner Plain. Bus stops should be upgraded to provide seating and shelter for waiting passengers.

Threshold Treatments
Threshold treatments should be provided to mark key intersections, slow traffic down and improve way finding throughout the village.

Trails and Paths - Pedestrian / Cycle / Cross Country Skiing / Dog Sled
Trails and paths provide for a range of low impact activities including walking, bike riding, cross country skiing, dog sledding, horse riding and other similar uses.

They should be supported by amenities including seating nodes, maps and way finding as appropriate.

Potential Future Trails
Opportunity to investigate additional trails in Lots 1, 2 and 3 and near Victoria River, as part of an integrated path network. The location of these tracks to be determined on the ground, taking into account the location of existing trees, slope, offset vegetation and cultural heritage. The network should start/ finish where possible with the trail head at the DP Hut and new plaza to concentrate activity in the village. Planning for additional mountain bike tracks is currently underway but should also consider other user groups and opportunities for multi use.

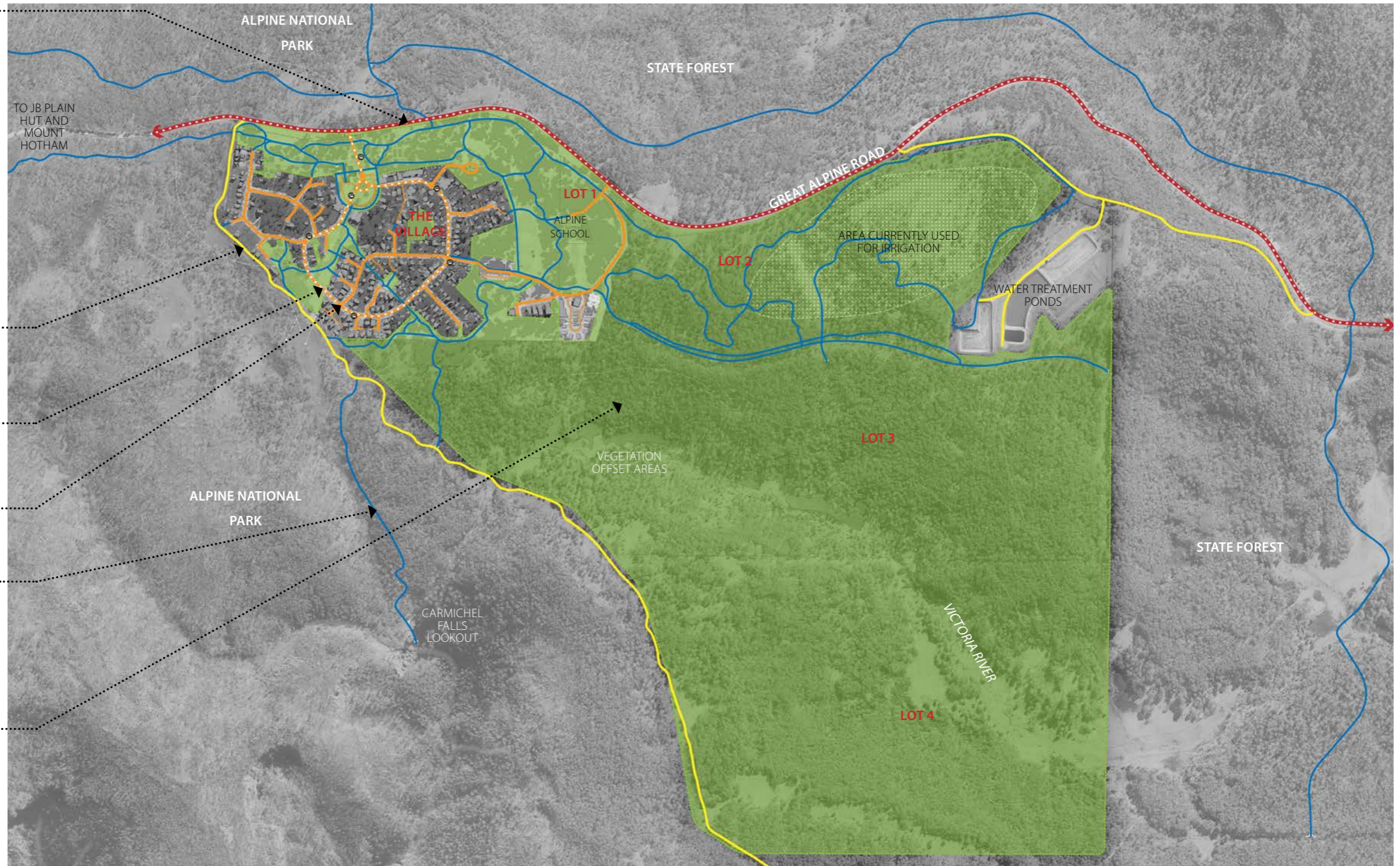


Figure 22. Movement and Access Plan

Open Space Plan

Streetscapes

Streetscapes are key spaces that provide a link between various destinations within the village and allow for both vehicle and pedestrian movement. Improvements should include the provision of footpaths along key pedestrian routes (i.e. DP School to Scrubbers End) to improve pedestrian safety, as well as signage and way finding elements.

Arrival / Ceremonial

Arrival into any village is an important experience. It can influence community pride and whether people stay and explore a village.

Currently arrival into Dinner Plain is defined by signage, expansive views, an entry road, roundabout, hotel and the spa. It appears open and unwelcoming, with buildings well setback or hidden and large areas of pavement and lawn. This perhaps reflect the anecdotal view expressed during consultation that many visitors simply drive in, drive around the roundabout and drive out.

Improvements to the arrival experience should retain key views, however improve the scale and focus of the space so that the vast entry is reduced, buildings and activity is made prominent (activity to 'draw people in') and there are opportunities for people to come together i.e. public spaces - enhance community pride.

Community and Recreation

These spaces provide the location for a range of existing recreational uses including disc golf, tennis, play, skiing and tobogganing, as well as community uses including the school.

Potential future recreational infrastructure and uses should be located within or close to these areas to complement existing uses (i.e. a skate park) and allow for resource sharing and social interaction.

View Corridors / Environmental

These spaces form part of the original vision for Dinner Plain. The spaces provide for key views to the surrounding landscape, while the Alpine Bog supports a range of flora and fauna species.

Improvements should include seats located at key views, a path network to encourage people to sensitively explore the space, as well as environmental enhancements to the Alpine Bog and associated water bodies. Interpretative signage should be included to highlight key features to improve the public awareness and appreciation of these features.



Figure 23. Open Space Plan

Passive

These spaces are public parks and 'green areas' where people can walk, ride, relax and enjoy the surrounding landscape. They form the role of the neighbourhood park within Dinner Plain.

Improvements should include the provision of paths along desired routes, interpretation signage to highlight key features, directional signage to help people to find their way and seating to allow people to relax and appreciate of the surrounding environment.