

ratio:

# Community Consultation Batlow Former Cannery Site

**Date prepared**  
March 2021

**Prepared for**  
Snowy Valley Council

Community Consultation  
Findings Report and  
Spatial Assessment Plans



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Former Batlow Cannery Site



# Preamble

Ratio Consultants is engaged by Snowy Valley Council to undertake a community consultation program as part of a strategic study for the Former Cannery Site, Batlow.

The purpose of this strategic work is to:

- Provide a summary of the community's ideas and aspirations for the former Cannery site,
- Outline a framework to guide decision making overtime for reuse of the site that responds to the evolving nature of community expectation in the light of a bushfire that destroyed parts of the township and its hinterland, and Cannery that has closed.
- Inform the ongoing 'conversation' about the beneficial use of existing urban infrastructure on the Cannery site.
- Endeavour to identify those things that will serve as a catalyst to development that is sympathetic to the character of Batlow, its landscape qualities. Community all in the context of carefully considering environmental risk.

On 22 and 23 February 2021, Officers of Snowy Valley Council, in partnership with Ratio Consultants met with many members of the Batlow community as a combination of targeted group discussions and more informal 'drop in' sessions.

This report, and accompanying Spatial Assessment Plans, looks at the opportunities and constraints of the site as identified in the discussions with the local community. As well, it explores the role of the site as a large land holding that has a central role in Batlow's regeneration.

There are a diverse assortment of views and ideas offered by the wider Batlow community for the future use of the Cannery site. In the main, our conclusion is that most of these ideas can be accommodated in part or in whole. It's a question of planning and timing.



To discuss the basis of our findings this report is set out in three parts, as follows:

**PART A** – Township Regeneration

**PART B** – Community Consultation

**PART C** – Spatial Assessment

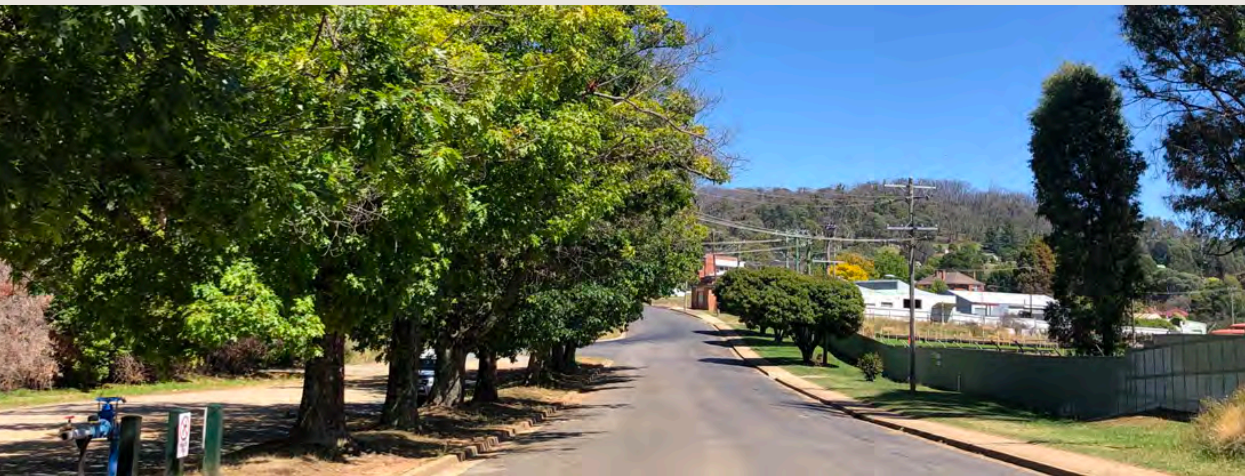


Figure 1 - Memorial Avenue looking west towards Cannery site



Figure 2 - Corner Memorial Avenue and Mill Road looking north-west towards Cannery site



Finally to this preamble, and most importantly, we would like to thank the people of Batlow for providing invaluable insight into the town's rich history and the reach of its community spirit.

It's a challenge to arrive as 'consultants' and offer advice to a local community in a meaningful way. For those who gave up their time to talk to us ...THANK YOU.....this is a township full of opportunity.



Figure 3 - Batlow Apple Orchard

The ideas that came forward were sometimes seen to compete with one another, but they need not do that. So, we hope our observations help sort priorities, encourage planning that is thoughtfully and cooperatively achieved.

Talk to one another, listen, and disagree until you find agreement and a successful new future for the Cannery site and the township in its process of recovery and regeneration.

Key Ideas Put Forward by the Community

- Rail Trail and Batlow trail head, similar to Tumbarumba to Rosewood,
- Community enterprises associated with rail trail such as hubs, cafes, small businesses, possibly offering hospitality training for youth
- Additional parking area
- Large, professional-size basketball courts or tennis courts
- Equine facilities
- Recreation / Function centre, particularly for youth
- Long or recreational vehicle parking
- Boat storage area
- Recreational trail including sculptural trail, similar to Sculpture by the Sea
- Shopping or commercial centre
- Produce markets, permanent or pop-up
- Botanical garden or zoological park, similar to Targona Western Plains Zoo
- Temporary art displays for vacant shop fronts
- Yurts or semi-permanent tents for visitor accomodation, 'glamping'
- More toilets and public amenities
- Residential aged-care complex
- Higher density residences, smaller more affordable land parcels
- Pedestrian and cycle trails through the town linking local attractions
- Visitor Information Centre
- Men's Shed / Men's and Hen's Shed



# 1. Introduction

## 1.1 A Brief History of the Former Cannery Site

The Former Batlow Cannery was established as a co-operative in 1923 and operated as the iconic Mountain Maid Cannery, canning the apples from the local apple orchards, and exporting them globally.

A key role in WWII for the cannery was the provision of canned food for allied troops. During its operation Batlow residents and farmers would also bring fresh produce ‘seconds’ to be canned, forming a supplementary localised role of supporting Batlow and its people.

Since closing in the early 2000’s the Cannery sat idle with a number of large industrial buildings slowly disintegrating. Council acquired the site in 2018 and in the same year advertised for expressions of interest for activities on the cannery site. Funding was acquired for a partial cleanup and retention of key ‘heritage’ features of the industrial Cannery buildings.

As a result of the 2020 Australian bushfires, all the remaining industrial buildings on the former Cannery site were destroyed beyond rehabilitation.

Council received further funding to undertake remediation of the site, in response to potential impacts on public safety. The demolition and clean-up of the Cannery site was completed in April 2020 with approximately 2.3ha of the existing concrete hardstand currently remaining.

## 1.2 The 2019 / 2020 Bushfires, NSW

By 2 January 2020 the Dunns Road fire reached Batlow and residents were evacuated. Houses were destroyed, local apple orchards were scorched, and livestock killed. The trauma, as well as the enduring strength, of the Batlow community following its exposure to the bushfires was apparent through the duration of the community consultation.

While the majority of the Batlow township fabric was preserved some individuals and families within Batlow remain displaced as a result of their homes being destroyed by the bushfires.

The widespread, devastating loss of the 2019 / 2020 Bushfires touched many communities and their rebuilding slowly continues. Whilst damaging, in the Australian landscape, fire represents regeneration and the persistence of nature. The redevelopment of the former Batlow Cannery site equally presents an opportunity for regeneration.



Figure 4 - Memorial Avenue looking north-east towards Batlow Cannery Site.



Figure 5 - Batlow Road looking towards apple orchards.





1.3 Batlow Community Context Plan

The plan at **Figure 5** is summary of the physical and cultural characteristics of the township as voiced by the community over the course of the consultation sessions.

This Community Context Plan depicts the position the site holds within its broader context. It provides an overview of the township of Batlow in its current form and sets out some of the primary physical influences on the ideas generated by the local community.

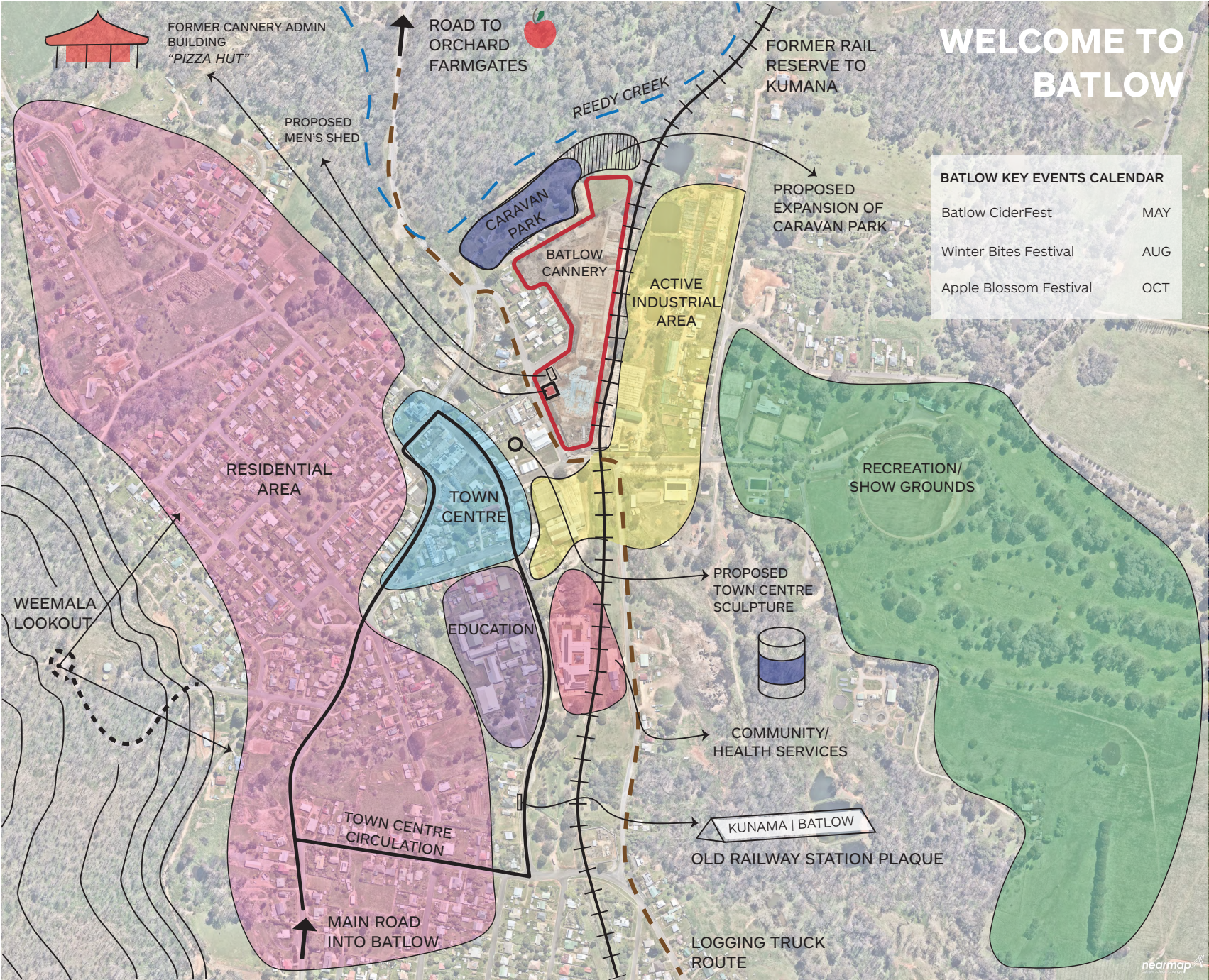


Figure 6 - Batlow Community Context Plan





1.5 Community Concerns

The key community concerns are distilled under the following subheadings:

Impacts of the 2019 / 2020 Bushfires, NSW

While the current displaced Batlow residents were a present concern to the community, the movement of these residents away from the township was identified as having a negative social and economic impact on the township.

There was acknowledgement that some residents would be reluctant to return to Batlow as a result of sensitivities caused by the bushfires. This migration away from the township was recognised as a major loss to the community.

Town Centre

Through the closure of the cannery and then the bushfires there has been a movement of retailers out of Batlow town centre. This has meant residents have become more reliant on the Tumut and Tumbarumba centres for shopping.

This was coupled with a broader concern around the reduced offering of local jobs, the decline in the physical integrity of buildings in the town centre and the use of these buildings as part time residences leading to a loss of local activity and ‘vibrancy’.

The community dialogue revealed that people were concerned that the purchase of retail shopfronts for residences would weaken the existing town centre and squander the presence of established retail buildings.



Accommodation

The general lack of accommodation for full, part time and visitor accommodation in Batlow was a common concern across all consultation sessions and was considered an issue across all sectors of the accommodation profile.

Participants said there is currently a limited supply of housing to rent or buy around the town centre. Some individuals expressed concern about Batlow not being able to accommodate families looking to move into the area as well as aging residents looking to downsize.

The limited diversity of visitor accommodation was specifically raised by key individuals, though the more widely acknowledged concern was that of the limited supply of residential properties.

Movement and Parking

Broadly, the lack of local links, trails, and paths around town to encourage walking and cycling was identified by the community. While many ideas were suggested around this matter, the concern around the movement of logging trucks through the town was seen as a large constraint.

Some individuals raised concern about the lack of parking in town. Though this view was not widely shared, the lack of parking access in front of key businesses in town was identified as the more common issue, particularly for people with limited mobility.

Visitor Economy

There was a general concern that the visitor population was decreasing, particularly seen in the numbers of backpackers who previously stayed at the local farms and orchards.

A diverse and sustainable visitor economy was thought to be in decline in Batlow; - one that would encourage tourists to stay overnight and, in the town, rather than to just pass through.

Regeneration

At the core of much of the discussion was a quest to find a new reinvented future for the town and its hinterland. This is seen as a very positive sign as the following sections of this report seek to explain.



Figure 7 - Batlow Cannery Site

Former Batlow Cannery Site

Community Consultation Report

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## 2. PART A - TOWN REGENERATION

### 2.1 Adaptive Cycle Model

The adaptive cycle is a model of resilience that can be used to understand the way in which communities react to catastrophes, whether they be fire, flood, hurricanes or the closure of a major employer.

An adaptive cycle occurs when a system reaches a tipping point, known as its 'release'. This is typically seen as a break down in the system. A bushfire that wreaks havoc or the closure of the towns' principal employer is a key event driving a 'release'.

This 'release' is followed by a phase of reorganization and renewal where creativity is at its peak, leading the system into a period of growth before finally stabilizing, also known as 'conservation'. The cycle then generally continues.

The adaptive cycle can be applied to a city or a town, and is more commonly recognised as **urban resilience**; - the ability of an urban system to release, reorganize, grow and thrive.

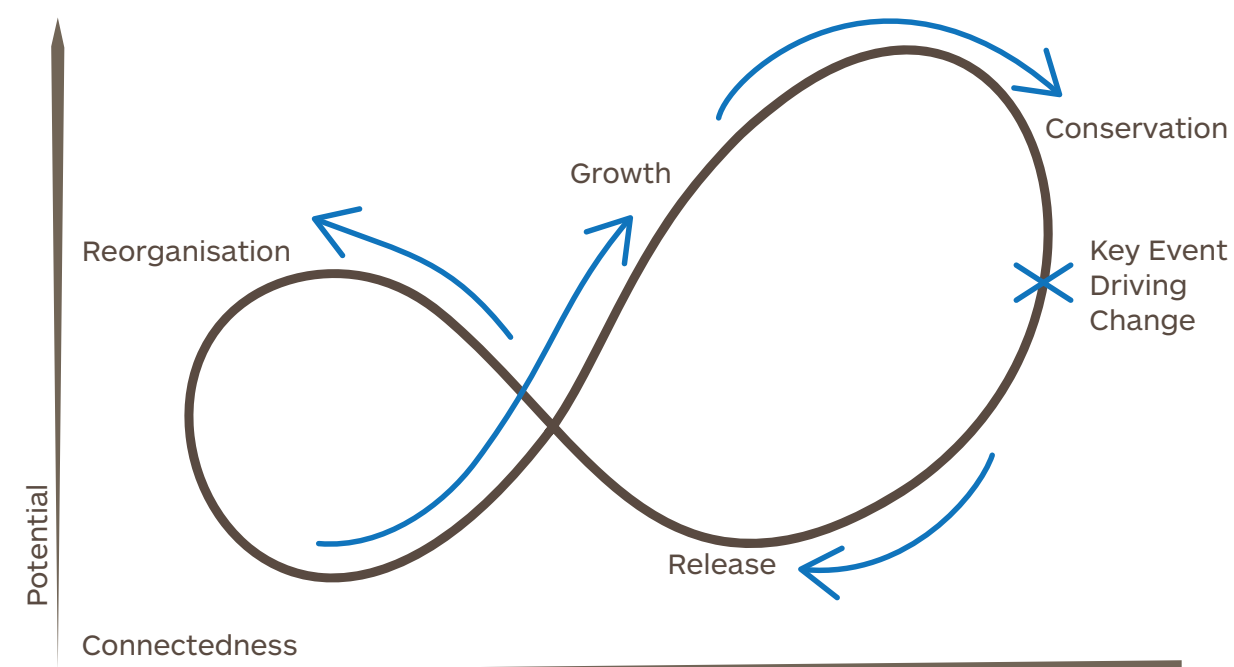
The effectiveness and success of any adaptive cycle is dependent on three main variables; **resilience capacity**, **system potential** (generally in the form of resources) and **connectedness** within the system.

### 2.2 Town Regeneration

In the case of Batlow, the cumulative impact of the closure of the cannery causing a loss of employment, coupled a few years later by the destructive effects of bushfire on a township largely based around orchards and silviculture (forestry) has resulted in a 'system release' as the adaptive cycle model would say. Put simply it's a challenge for the township and its community. Shops have closed and businesses in the township and in its hinterland have closed or have suffered financially and socially.

**r:**

The community is coming to terms with this 'release' and its challenges. Some will adapt more quickly than others. Some will leave and some will stay to rebuild. In our discussions with locals, we heard of ideas and initiatives from all quarters on how they would like to reorganise.



**Figure 8 - Adaptive Cycle Model Diagram**

*Source: Navigating the adaptive cycle: an approach to managing the resilience of social systems, Brian D. Fath, Carly A. Dean and Harald Katzmair*



There are strong indications in Batlow of the ability to regenerate.

Flagship projects paired with instigators of change, such as; funding resources, community creativity and knowledge share, combined with a willingness to work together to reorganize the town and grow are the fundamental ingredients to a successful new future. The image below illustrates a conceptual diagram of the regeneration potential of Batlow.

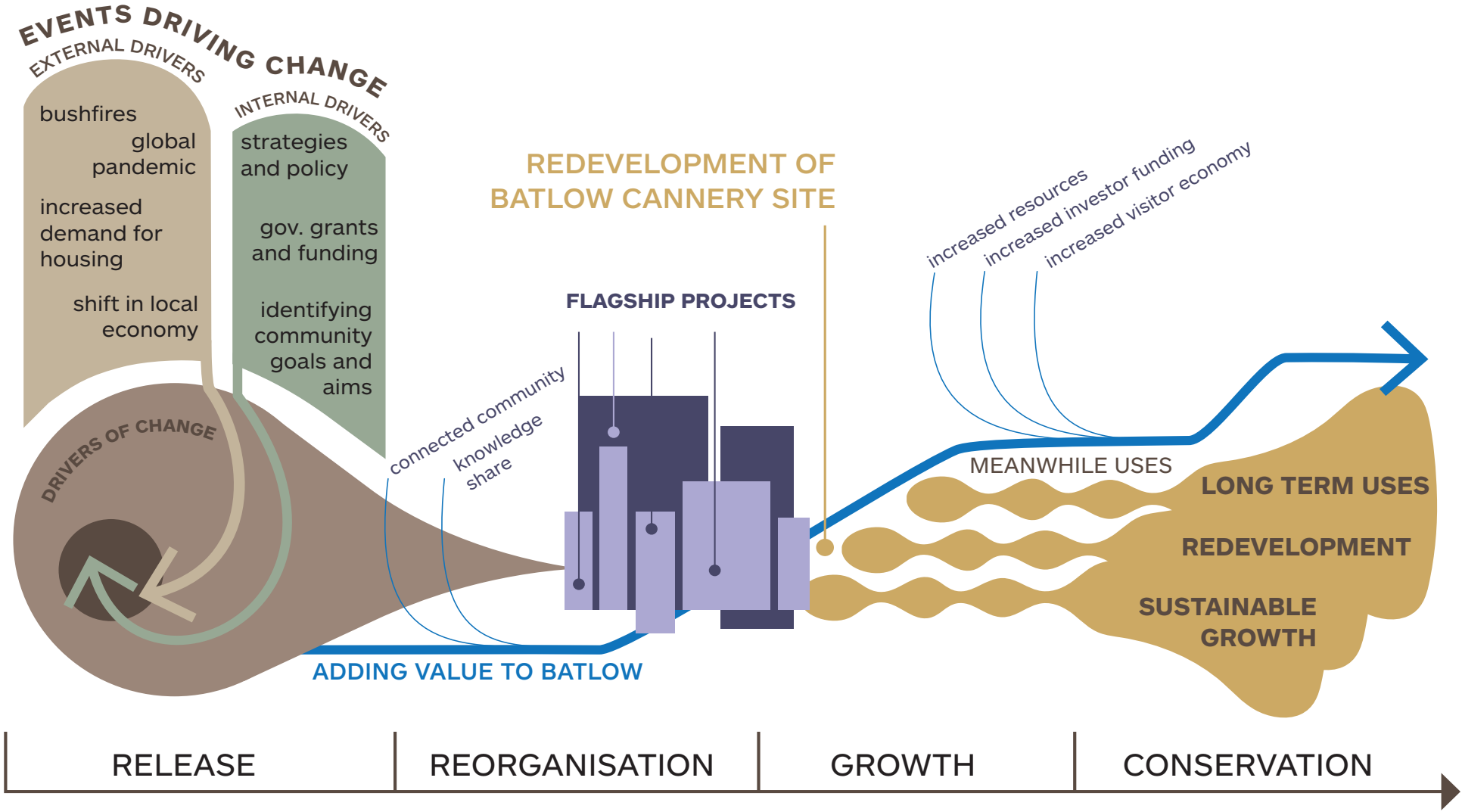


Figure 9 - Batlow Town Regeneration Model



2.3 The Role of the Former Cannery Site

The Former Cannery site is a flagship project that can perform as an ongoing catalyst to Batlow's regeneration. In our discussions sometimes a view was expressed that the site could only be used for one or two purposes.

Our conclusion is that most of what was canvassed could be accommodated in some form. The way to approach regeneration in these circumstances is to see how different activities could play a role over time. The first group can be seen as 'meanwhile uses'. Here for a time but perhaps not forever.

**Meanwhile or interim uses in urban planning are temporary uses carried out within an existing building or a vacant site.**

Though transient in nature, these uses perform an important function in the ongoing activation and regeneration of a space.

Growing pine seedlings on the concrete hardstand of the Cannery, uses the existing infrastructure at a low investment cost. It can be moved in time with relative ease by comparison to say a large building. It serves a valuable role in the renewal of forestry and the town.

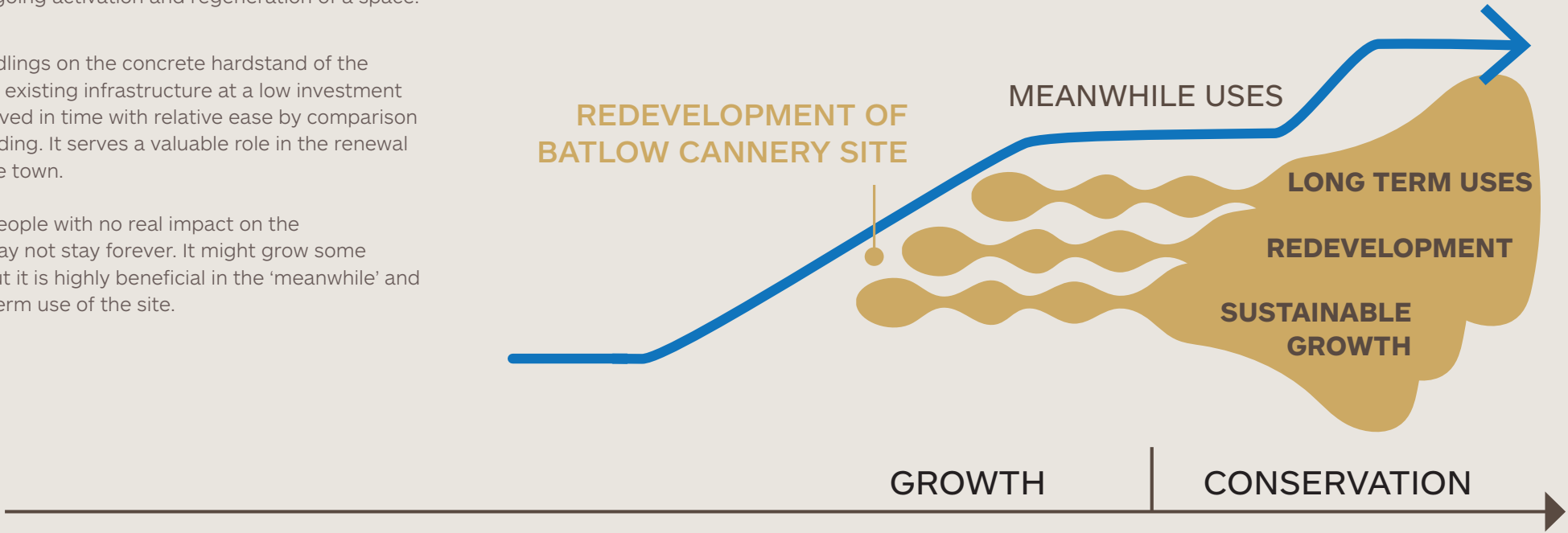
It employs local people with no real impact on the environment. It may not stay forever. It might grow some more or shrink, but it is highly beneficial in the 'meanwhile' and possibly longer- term use of the site.

Meanwhile uses are typically of mutual benefit to the local community and the operator. They use the vacant space that might otherwise stand derelict, are low impact uses often facilitated through leasehold agreements.

Hosting activities of this nature on vacant land, can create a perception of increased value, as well as offering a breeding ground for innovative ideas that work with the meanwhile use. A weekly organized tour of the seedling farm concluding with coffee and cake may lead to growing more than just pines.

Meanwhile uses can last a few days or several years. They can involve 'pop-up' events with minimal infrastructure requirements, such as community sessions in the Former Administration building. Alternatively, these spaces can host semi-permanent uses that are benign in nature, so as not to compromise the existing context or future use of the land such as a men's shed which is again relatively low cost.

The current pine seedling farm operated by Roberts Horticulture is a beneficial meanwhile use from which other ideas that were raised in consultation, could grow and work alongside the seedlings.





### 3. PART B - OPPORTUNITIES & IDEAS

Broadly speaking, the community consultation sessions were a success. Invaluable thoughts about the current state and future potential of Batlow and the former Cannery site made for dynamic discussions.

Each consultation meeting saw a wide cross-section of the community, representing a variety of ages, community organisations, local interest groups, government representatives across various industries and businesses. It was insightful and at times spirited.

Some individuals had lived in Batlow for over 50 years while others were recent residents.

As a consequence of the diverse community representation, there were a correspondingly vast array of opinions in so far as the future of the former Cannery site was concerned. Notwithstanding this, the issues and concerns raised by individuals had an underlying congruity across each session, namely a quest to reorganize and reinvent.

The following section of this report is a summary of the key opportunities and ideas raised by the community, and relate to the concerns discussed in **Section 1.5**.

The community identified a number of opportunities for the Cannery site. Some site features were initially seen as limitations. However, after further discussion these elements were seen as tools to guide future development.

The opportunities of the site, as identified by the community, gave rise to the many ideas for the future use and development of the site. These ideas are explored further in **Section 3.2**.



#### 3.1 Site Opportunities

A distillation of the site opportunities are as follows and depicted in **Figure 10**:

##### Interface Opportunities

- the caravan park that enjoys the treelined Reedy Creek outlook
- grassed portion of the site providing a green connection with the caravan park (north)
- interaction with residential area (east)
- adjoining former rail reserve

##### Existing features

- existing concrete hardstand occupying large portion of the site
- existing vehicle link and access along western boundary

##### Current Uses

- existing pine seedlings operation (Roberts Horticulture), currently activating the site
- use of the Former Administration Building for pop-up community sessions / functions activating the site.

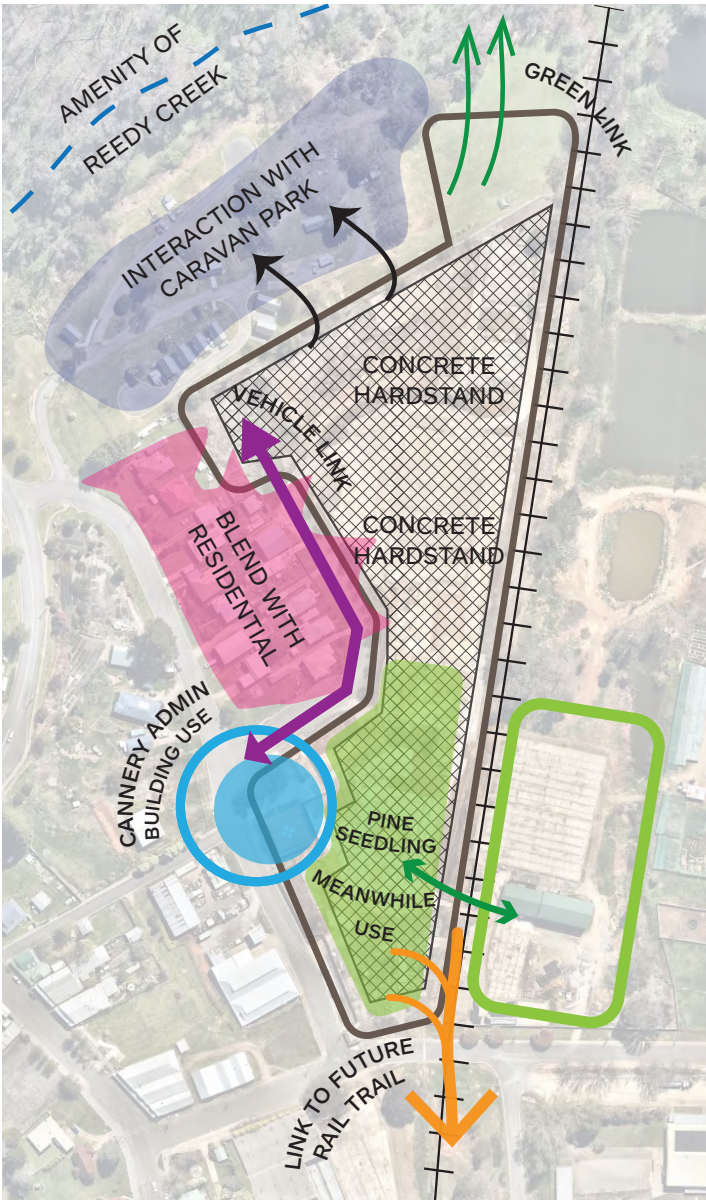


Figure 10 - Cannery Site Opportunities Plan

3.2 Summary of ideas

A key indicator of the success of the consultation sessions were the sheer quantity of ideas the community of Batlow were willing to share and discuss. We have attempted to capture and comment on all the ideas that were offered.

In order to consider all the possibilities of the site we categorised each idea into two groups, namely:

- 1) Meanwhile Uses and,
- 2) Long-Term Uses.

Meanwhile uses work to support the community over the short term, say next 5 years and allow for flexibility around the utilization of the site before making way for more permanent uses that work toward Batlow's regeneration and future growth.

Allowing for meanwhile uses on the site will be dictated by external interest in the site, and conditional on leasehold agreements with Council. A concept plan of potential meanwhile uses has been prepared and is illustrated in **Part C** of this report.

Following, is a summary and discussion of the more long-term ideas suggested during the consultation.

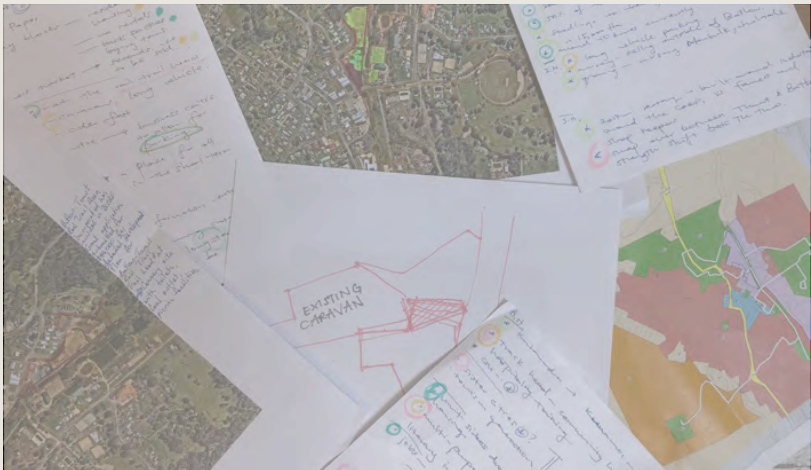


Figure 11 - Notes, illustrations, maps and plans from consultation sessions



Community Hub

The community hub known locally as 'pizza hut' is to be repurposed as a place for groups to meet and carry out their respective administration and organizational tasks.

The hub is well located in relation to the Cannery site and repurposed in the way foreshadowed can be a key ingredient in the success of the regeneration process. The idea of a men's shed next door allows those attending the shed to use the hub for administration and associated activities.

On that note we would encourage the community to explore using local materials in the building of community structures. Batlow is surrounded by forests, has a mill and makes timber building products. Celebrate that in the structures that are built on the Cannery site rather than just another generic building that could be anywhere. Architecture defines towns whether it be old or new.

Shopping Centre

Some residents suggested that a new shopping centre on the Cannery site would be a significant benefit to the town.

We are sceptical about this idea as it is unlikely that there would be sufficient retail economic support to encourage a developer to pursue this idea and more critically it would erode the ability to extend and reignite the existing shops in the town. Our recommendation to Council is to not pursue this idea.

Recreational Space

A number of ideas which we consider 'recreational uses' were tabled in discussions. This included basketball courts, botanical gardens, and recreation centre / community function hall.

Whilst in principle there is merit to plentiful recreation spaces for the community, we consider Batlow on balance, already dedicates a large area to these types of facilities. Including the existing sportsfield, pavilion and courts. We consider the Cannery Site would be best allocated to uses which hold greater demand and recommend that other uses see priority.

Residential Uses

A number of residents suggested that the Cannery site would be suitable for housing. Close to the town centre and responding to a current need. We agree that this could readily satisfy a need provided any contamination is properly diagnosed and remediated.

This would be an excellent place to extend the residential use provided by the Caravan park and could be used at a density that is higher than that of a detached house. Its close connection to the town centre, the men's shed and the potential rail trail all serve to activate the space. The seedling nursery is benign in its effect and a 'green' outlook for new houses nearby.



### Batlow Trails

Pedestrian links around the town of Batlow was a common idea raised throughout the consultation process.

As we understand, a number of proposals for trails are being suggested, designed and pursued by various Batlow resident and community groups, including heritage walks, recreation tracks and even sculptural art trails, similar to that of Sculpture by the Sea.

While these may not always have a direct impact on the site, we support any trail that would encourage the opportunity to meander through the town of Batlow. A suggested concept trail map was provided during consultation which we have depicted indicatively on the plan opposite (yellow line).

### Rail Trail to Tumut: Flexible Permanent Activity

Flexible permanent uses, are activities that may be capable of being partially rearranged and new activities emerge.

The introduction of a rail trail, similar to the Tumbarumba to Rosewood, along the closed rail line easement from Batlow to Tumut is an idea enthusiastically presented by some members of the community on the basis that:

- it puts otherwise unused infrastructure to new and beneficial use,
- it attracts tourists and visitors who will probably stay overnight,
- at approximately 32 kilometres it is a challenging ride but can be accommodated by most people riding a bike,
- it will attract supporting economic activities such as bike hire / repair, food and accommodation facilities and associated complementary activities.

There was concern that the Rail Trail starting at the Former Cannery could disrupt the pine seed growing activities on the site (orange line). The trail ride can be accommodated by other means.

Our suggestion is that it starts at the old station and follows the road through the township and past the existing shops where trail riders may stop for a coffee, drinks or food and then onto the Cannery site where it might encounter the bike repair centre (pink line).

If the pine seedling business closes in time, or vacates the Cannery portion of its site, the trail can be redirected. However, for the benefit of its regeneration influence our suggestion is it stays on the route through the main street.

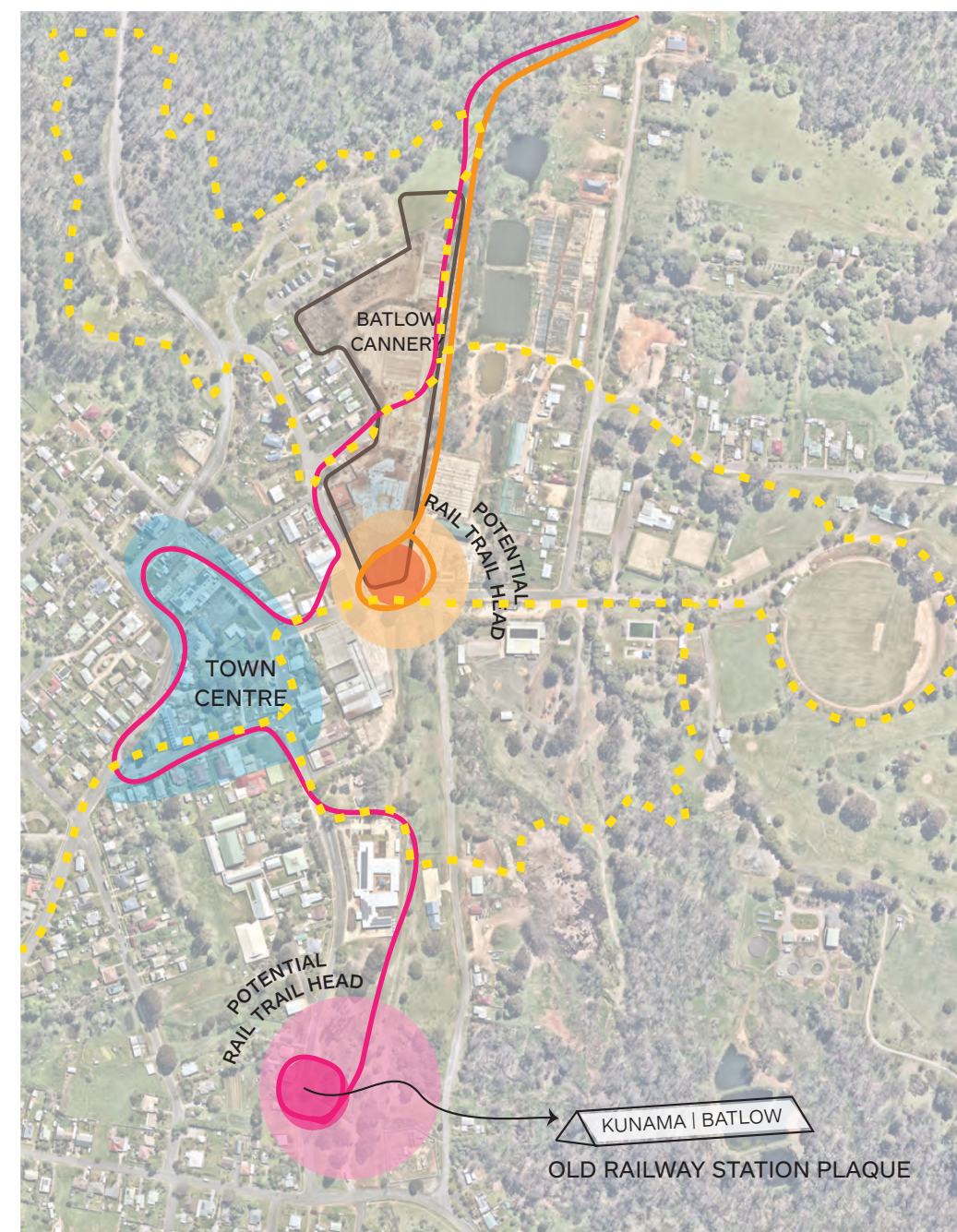


Figure 12 - Potential options suggested by the community for trails and tracks through Batlow

## 4. PART C - SPATIAL ASSESSMENT

The spatial assessment is the final outcome of this community consultation report.

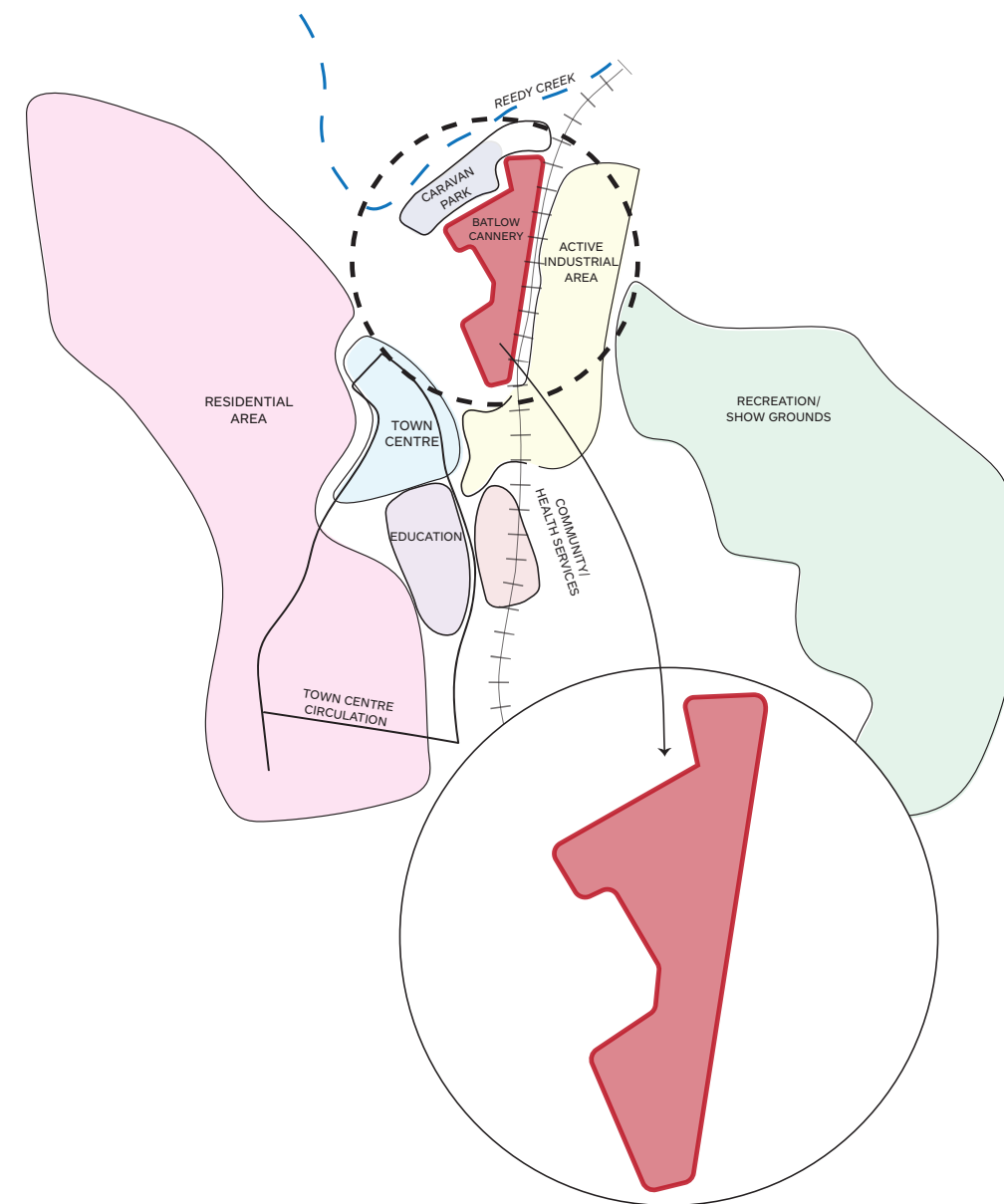
Though all ideas were welcomed during the consultation, in order to allow for the orderly future development of the site this final outcome presents the fair options for the site that provide for a mix of uses over the lifespan of this site.

Accordingly, two plans have been prepared to address the regeneration of Batlow, as follows:

**1) Meanwhile Uses Concept Plan (Figure 13)**

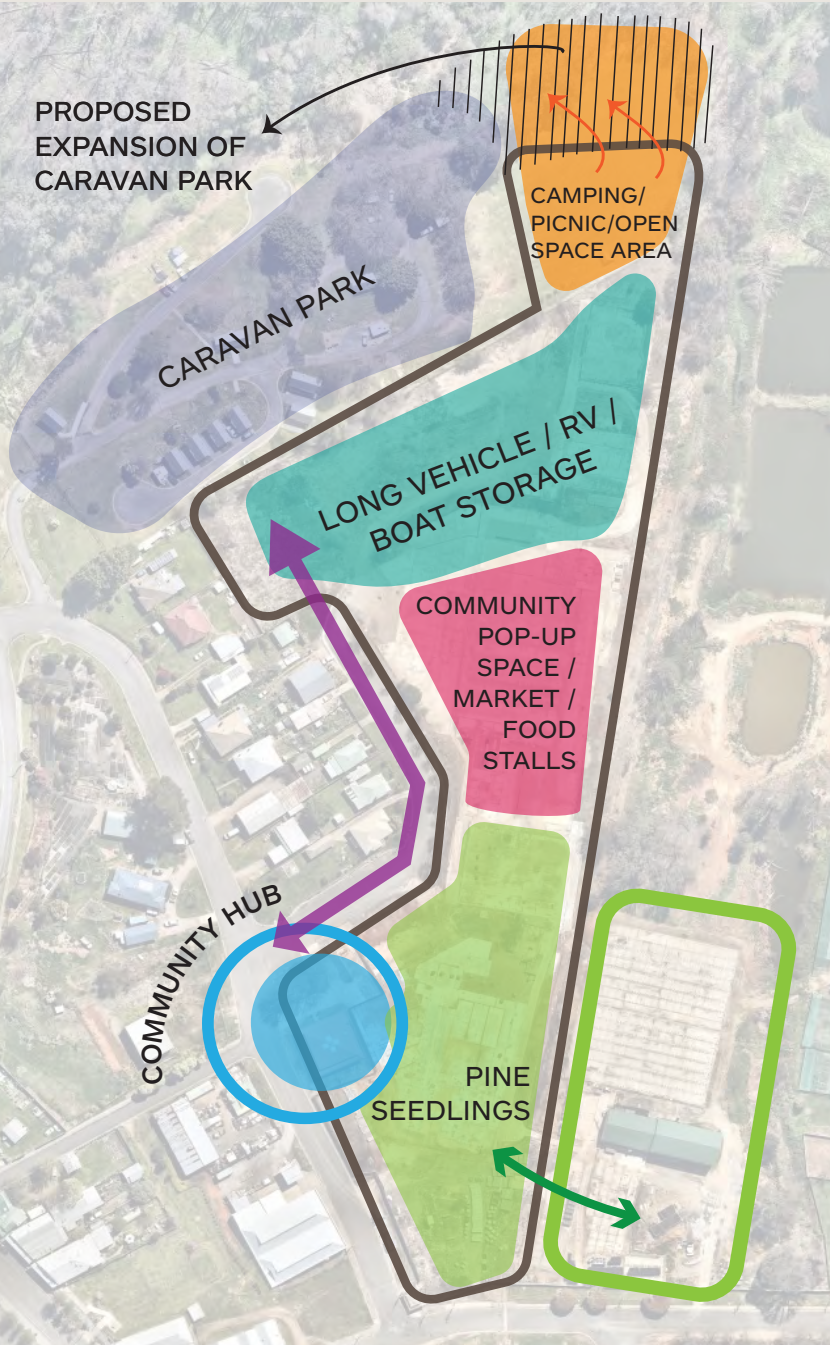
**2) Long Term Development Concept Plan (Figure 14)**

We note that this spatial assessment is not intended to provide a detailed blue print for what the site will become, rather the summary of analysis demonstrating an option for the site to serve as a basis for continuing dialogue with the community and Council.

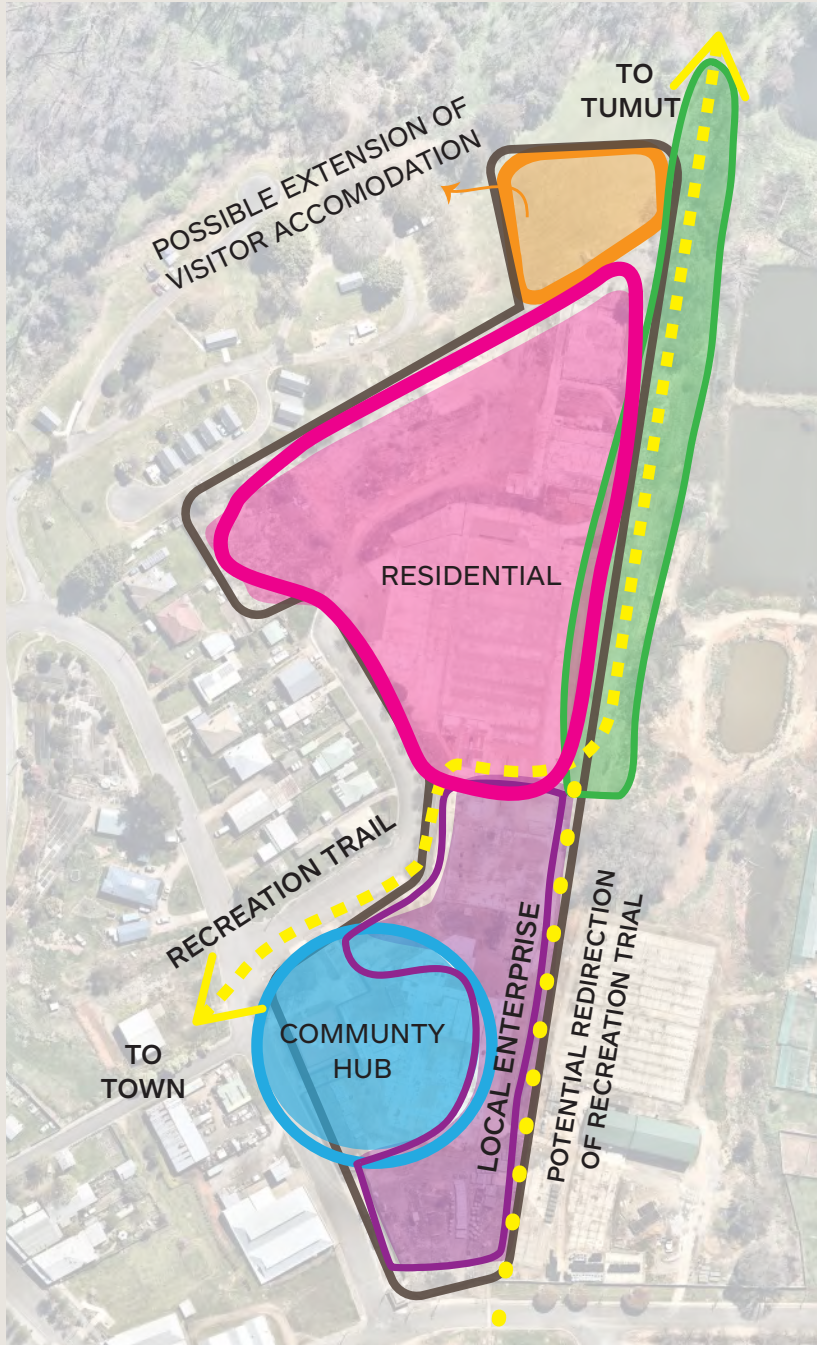




Meanwhile Uses Concept Plan



Long Term Development Concept Plan



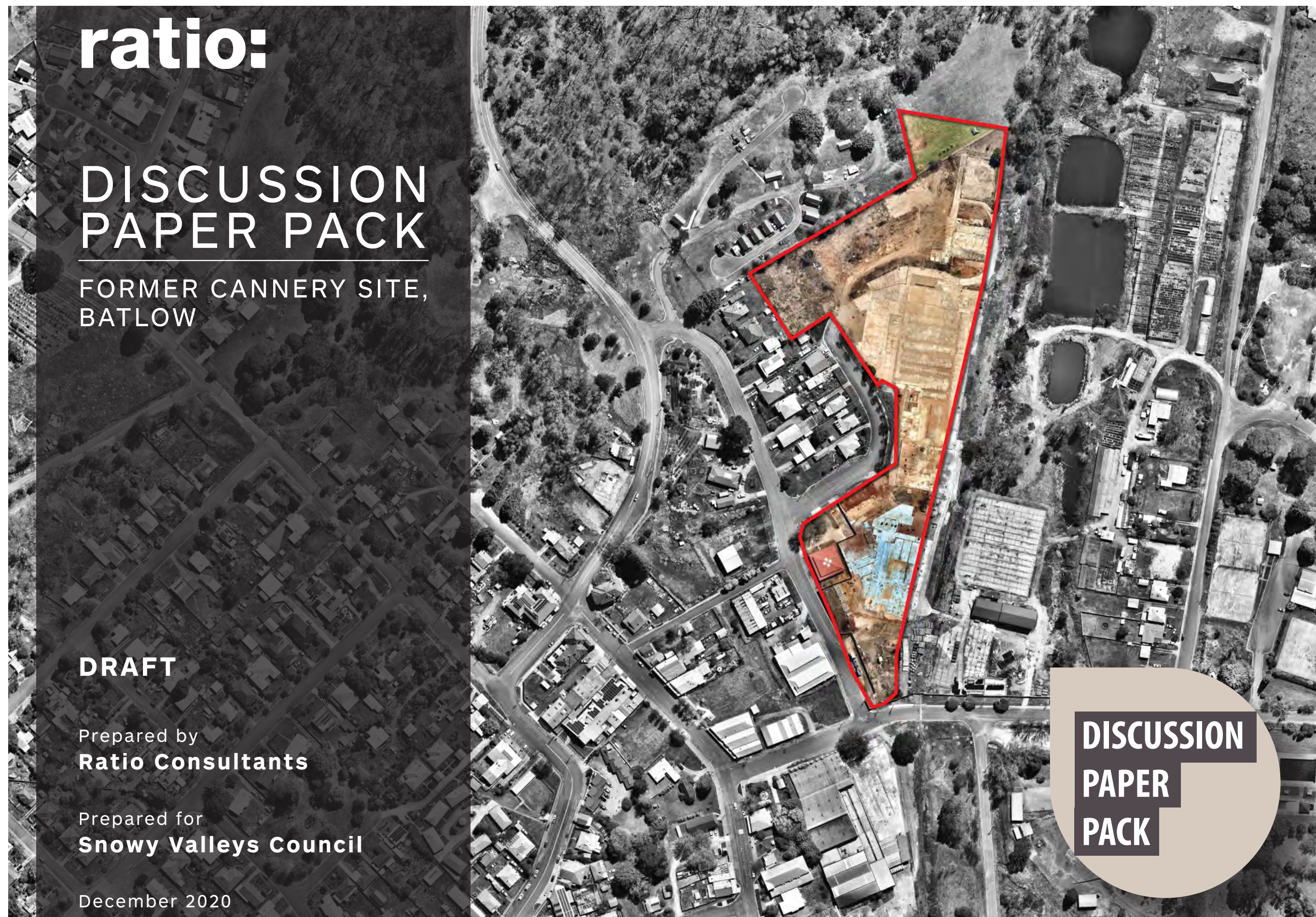


# APPENDIX

## Batlow Cannery Site Discussion Paper







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# DISCUSSION PAPER PACK

FORMER CANNERY SITE,  
BATLOW

**DRAFT**

Prepared by  
**Ratio Consultants**

Prepared for  
**Snowy Valleys Council**

December 2020

**DISCUSSION  
PAPER  
PACK**



Former Cannery Site, Batlow Discussion Paper

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1 Introduction

Ratio Consultants has been engaged by Snowy Valley Council to undertake a strategic study for Former Cannery Site, Batlow. The scope of the project involves preparation of a Discussion Paper Pack and development principles. This document, Former Cannery Site, Batlow: Discussion Paper, is intended to provide a base of information, primarily gathered through desktop review, site visits and discussion meetings with key stakeholders, which will inform the creation of a Concept Development Plan for Former Cannery Site.

The purpose of this study is to inform development of the site for better use of urban infrastructure in a manner sympathetic to the character of the place, landscape qualities and community values whilst carefully considering environmental risks. The discussion paper provides a summary of the existing conditions, the broader regional context and the planning policy context in which the Concept Development Plan will be undertaken. The study also considers the constraints and opportunities and provides a set of design objectives to guide the Concept Development Plan.



Figure 1: Site location

2 The Site

30,000<sup>sqm</sup>  
LAND AREA

CENTRAL  
LOCATION TO  
BATLOW CBD

B4  
MIXED  
USE  
ZONE

KURRAJONG  
AVENUE  
FRONTAGE

MAIN ACCESS FROM  
KURRAJONG AVENUE  
& MEMORIAL AVENUE

WALKING  
PROXIMITY  
TO BATLOW  
BUS STATION

CBD  
FACILITIES  
WITHIN THE CBD

ADJACENT  
TO RAILWAY RESERVE

VACANT SITE  
FORMER CANNERY  
BUILDINGS WERE  
DEMOLISHED

5 INTERFACES  
135m KURRAJONG AVENUE  
210m LEABURN AVENUE  
10m MEMORIAL AVENUE  
175m BATLOW CARAVAN PARK  
400m RAILWAY RESERVE



Figure 2: The site from Memorial Avenue



Figure 3: The site from Kurrajong Avenue



Figure 4: The site from Leaburn Avenue



Figure 5: The site from Leaburn Avenue



Figure 6: The site from Memorial Avenue



Former Cannery Site, Batlow Discussion Paper

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3

History

3ha industrial site operated as the ‘iconic’ Mountain Maid Cannery between 1928 and early 2000’s. The steel frame of the WWII Lend Lease—constructed building used in the production of food for the allied troops. Since its closing, the property stat idle with number of large industrial buildings falling into a poor state of repair.

The site was purchased by Snowy Valleys Council in 2018 and demolition project commenced in 2019. Unfortunately the site was busfire impacted in January 2020 and required additional works. The demolition and clean-up was completed in April 2020.




Figure 7: Mountain Maid Cannery from Kurrajong Avenue




Figure 8: Mountain Maid Cannery




Figure 9: Mountain maids

4

Broader Context

THE BROADER SITE CONTEXT

consists in 500m walking distance

COMMUNITY

LIBRARY

SCHOOLS

CHURCH

FIRE STATION

OPEN SPACE & RECREATION

2 min

COMMUNITY POOL

10 min

HV SMITH PARK

10 min

BATLOW GOLF COURSE

COMMERCIAL

5 min

Batlow IGA

5 min

Shops

PUBLIC TRANSPORT HUB: 2 min

TO WAGGA WAGGA OR TUMBARUMBA

ACCOMMODATION

CARAVAN PARK

MOTEL

B&B

RESIDENTIAL

SINGLE STOREY DETACHED DWELLINGS

VACANT LAND

DEMOLITION WORK FINALISED

OTHER

CAFES

RESTAURANTS

BAKERY

CAR MECHANICS

BANK

NURSERY

5

Planning Controls

The site is currently zoned B4 - Mixed Use Zone under Tumut Local Environmental Plan 2012. The lot size map within the LEP provides for a minimum lot size of 225sqm within the B4 zone.

Northern part of the site (approx. 13,350 sqm) is within Vegetation Buffer of Bushfire Prone Land.

In the immediate context, the site is covered by B4 - Mixed Use Zone.

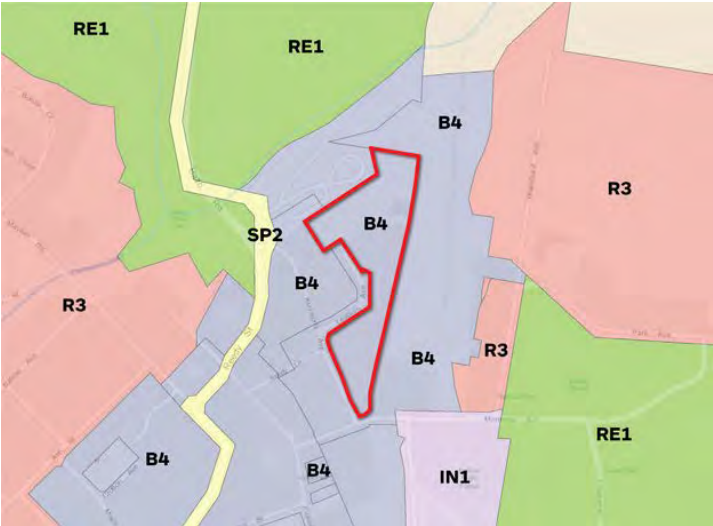


Figure 10: Land zoning

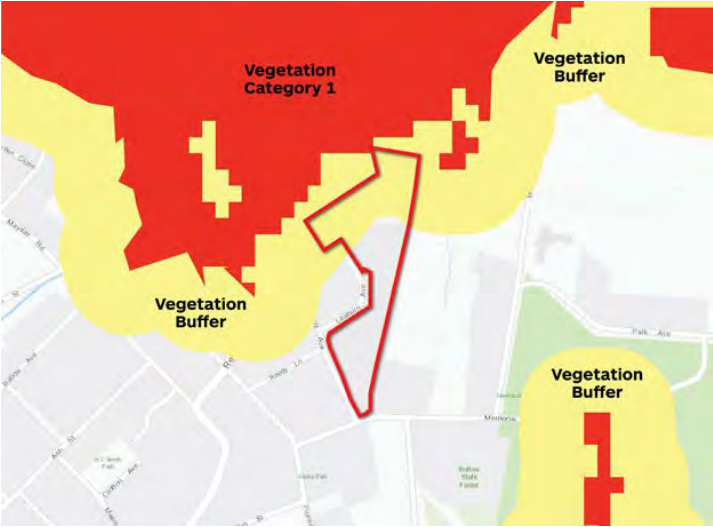


Figure 11: Bushfire Prone Land

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11.2 Attachment 2

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Former Cannery Site, Batlow Discussion Paper

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6 Site Analysis

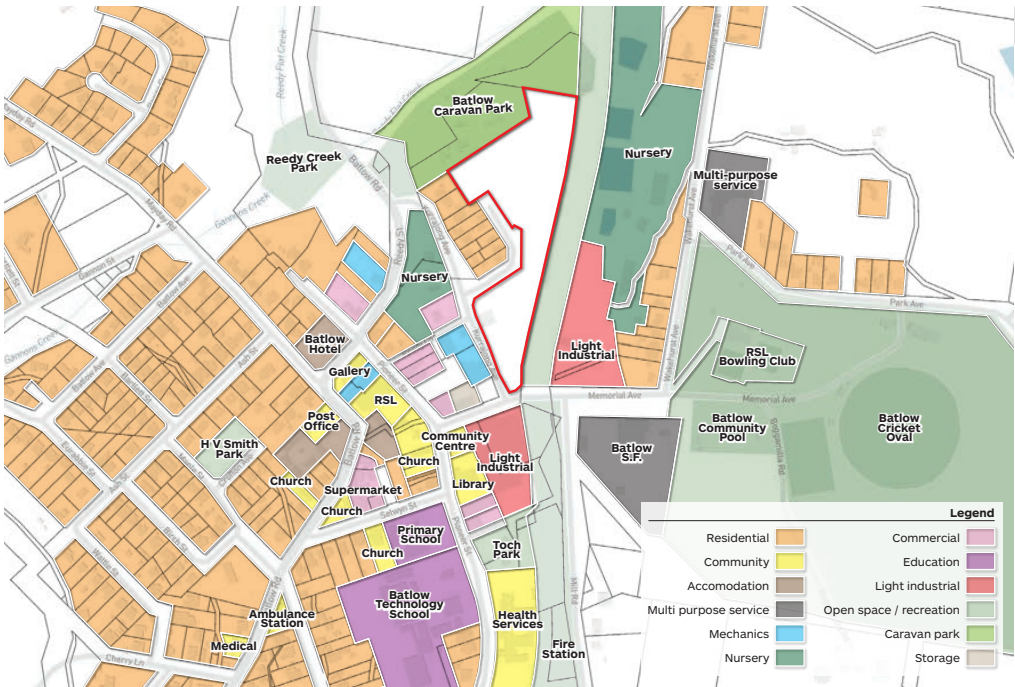


Figure 12: Land use

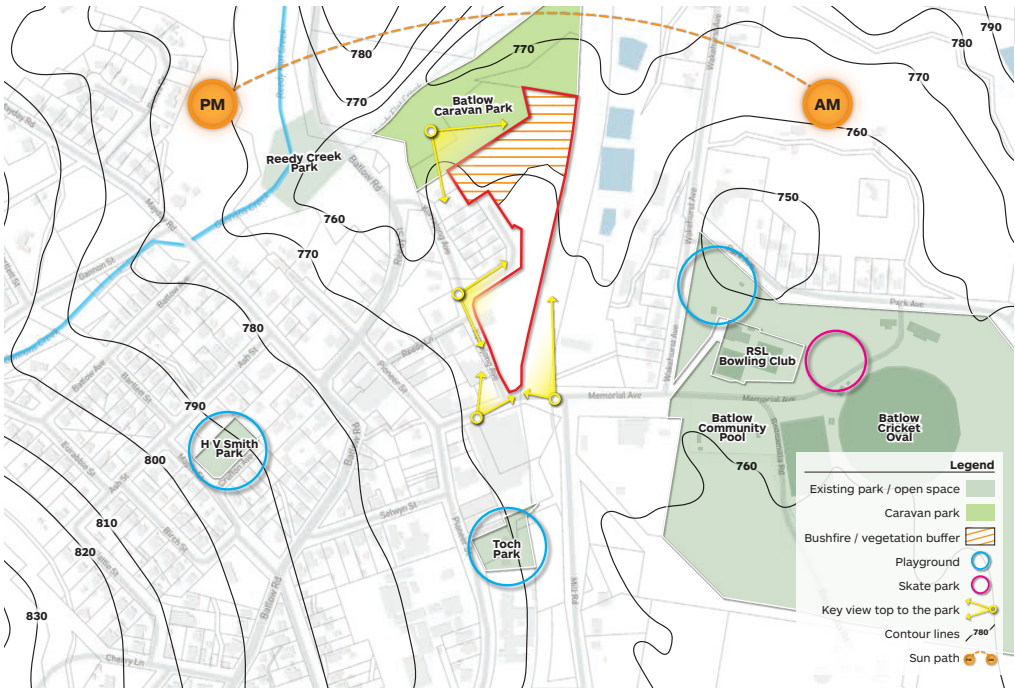


Figure 14: Landscape

LAND USE

- Residential uses abutting to the site.
- Batlow Caravan Park is on the north of the site.
- The site has the longest interface to the railway reserve.
- Located walking distance to all facilities within the Batlow CBD.

LANDSCAPE

- Key views from the number of locations around the site.
- Caravan park along northern boundary.
- Northern part of the site is within Bushfire Prone Land / Vegetation Buffer zone.
- The site sits on relatively flat topography.

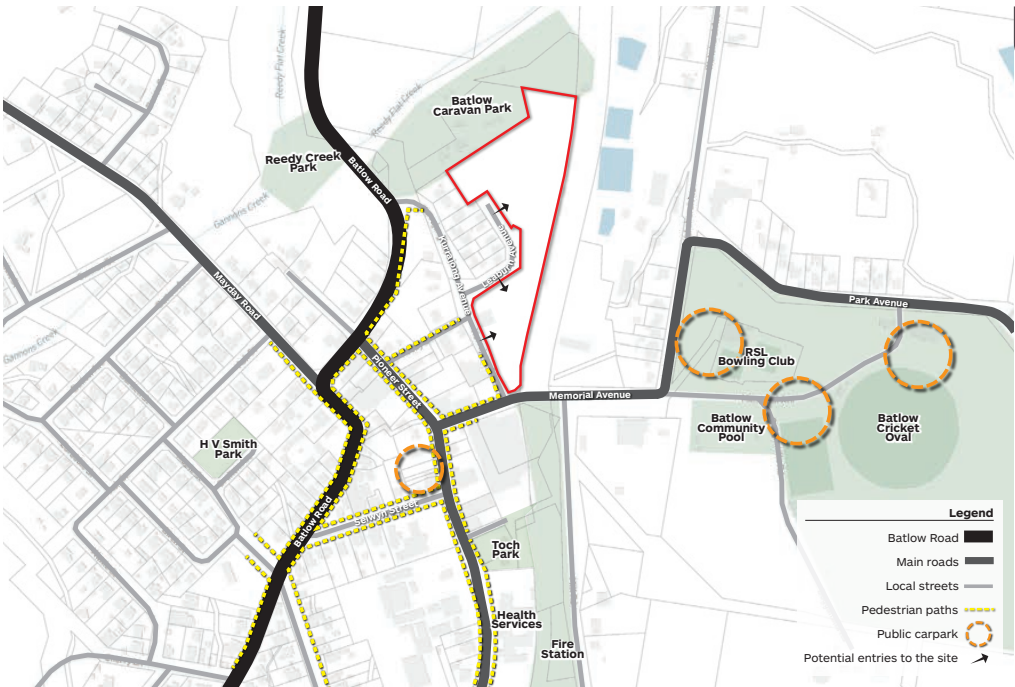


Figure 13: Access

ACCESS

- Kurrajong and Leaburn Avenue interface.
- Multi vehicular access points.
- No pedestrian path around the site boundary.
- Public carpark locations around open space uses and CBD.

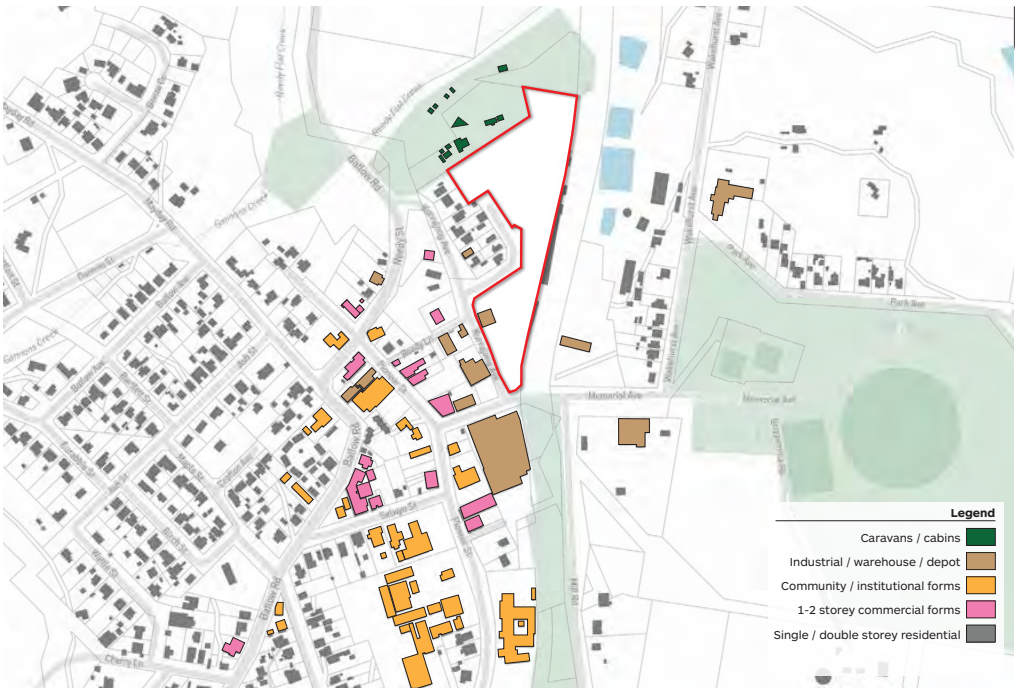


Figure 15: Built form

BUILT FORM

- Low scale structures in the immediate context.
- Caravan / cabin structures to the north.
- Community / institutional forms of the TAFE and Police Station to the east and north-east.
- Heritage buildings including 'Oakbank' Hotel and the Butter Factory.



Former Cannery Site, Batlow Discussion Paper

ratio:

7 Constraints



Figure 16: Constraints

CONSTRAINTS

- Bushfire Prone Land - Vegetation Buffer
- Lack of active uses to draw pedestrian movement
- Lack of visual connection between the site & CBD / Batlow Road
- 400m railway reserve interface along eastern interface
- Unapailing view through east and south
- Sense of disconnection from main residential area
- Residential interface
- Irregular shape of the site

1. BUSHFIRE VEGETATION BUFFER
2. LACK OF ACTIVITY
3. LACK OF VISUAL CONNECTION
4. RAILWAY RESERVE INTERFACE

8 Opportunities



Figure 17: Opportunities

OPPORTUNITIES

- Proximity to Batlow CBD and Batlow Road
- Vacant large and flexible site configuration
- Relatively flat topography
- Proximity to Festival Ground and main recreation areas
- 1 minute walking distance to Batlow Bus Stop
- Potential gateway location if visual connection can be achieved
- Potential integration with the vacant site on the east
- Directly abutting established caravan park on the north

1. PROXIMITY TO BATLOW CBD
2. FLEXIBLE VACANT SITE
3. RELATIVELY FLAT TOPOGRAPHY







