



APPENDIX ONE: PLANNING CONTEXT

Strategic Policy and Planning Context

This section provides a summary of the policy and planning context for Talbot. Further discussion of the policy context is provided in the Talbot Structure Plan Technical Assessments.

The regional role of Talbot in relation to the Loddon Mallee South region is reflected in the directions in the Loddon Mallee South Regional Growth Plan.

Regional Documents

- Loddon Mallee South Regional Growth Plan (2014)

This growth plan is the strategic land use plan for the Loddon Mallee South region, to guide growth and change for the next 30 years. The plan covers the local government areas of the Central Goldfields Shire, the City of Greater Bendigo, Loddon Shire, Macedon Ranges Shire and Mount Alexander Shire.

The plan notes that:

“The network of larger and smaller towns in the Loddon Mallee South region, most of which connect closely to Bendigo, are central to the region’s unique character. Larger centres such as Gisborne, Kyneton, Castlemaine and Maryborough act as hubs to smaller surrounding settlements and rural areas both inside and beyond the regional boundaries. These larger centres offer a diversity of retail and community services and recreational and cultural opportunities, which complement those in Bendigo and Melbourne”

Talbot is identified within the category of ‘towns and rural centres’ in the settlement network of the plan (at the bottom end of the settlement hierarchy). Directions for small towns in the Regional Growth Plan (2014) are considered relevant. These include:

- Support the ongoing role of the region’s small towns and settlements.
- Invest in liveability, infrastructure and urban design initiatives to make the region’s small towns great places to live.
- Support the sustainability of small towns through investment and diversification of their economies and appropriate flexible zoning provisions.

In relation to Talbot, the Plan includes a future regional land use settlement action to “investigate the sewerage of some townships, including Talbot and Newbridge”.

- Loddon Mallee Climate Ready Plan

The Plan prioritises climate change actions to be taken at the regional level that centre on the needs people most disproportionately impacted by climate change.

- North Central Regional Catchment Management Strategy 2021-2027

The overarching strategy for land, water and biodiversity management within the north central region. The Strategy provides a roadmap for all stakeholders to care for the region’s catchments over the next six years.



View east up Camp Street from Ballarat- Maryborough Road

Municipal Documents (Shire-wide Focus)

- Central Goldfields Shire Council Plan 2021-2025
- Central Goldfields Shire Community Vision 2031
- Central Goldfields Shire Population, Housing and Residential Strategy 2020
- Central Goldfields Shire Council Integrated Transport Strategy 2020-2030
- Central Goldfields Shire Walking and Cycling Strategy 2017-2026
- Active Central Goldfields Recreation and Open Space Strategy 2020-2029.
- Central Goldfields Shire Heritage Review 2005
- Sustainability Action Plan 2012-2020
- Neighbourhood Safer Places Plan
- Tree Management Plan 2020-2024
- Positive Ageing Strategy 2021-2026
- Central Goldfields Shire Priority Projects Plan
- Climate Action Plan 2022-2030
- Economic Development Strategy 2020-2025
- Health and Wellbeing Plan 2021-2025
- Planning Scheme Review 2020
- Tourism & Events Strategy 2020-2025
- Township Tree Management Plan and Agreement, Central Goldfields Shire and Powercor Australia

Municipal Documents (Talbot Focus)

- Talbot & District Community Plan 2030
- Talbot Urban Design Guidelines 2016
- The Talbot and Clunes Conservation Study 1988

Central Goldfields Planning Scheme - Planning Policy

This section of the document summarises relevant planning policy within the Central Goldfields Planning Scheme. It is ordered thematically, rather than by clause number.

Settlement

Clause 02-03-1 (Settlement) identifies Talbot as a 'local community centre', the role of which is to provide "mainly day to day convenience shopping". This Clause also specifies that the townships' identity is "defined by town's heritage character, particularly Scandinavian Crescent and Camp Street". Relevant settlement strategies include directing development to infill lots that are suitable for development in Talbot and encouraging a more compact urban form.

Clause 11.01-1R (Settlement- Loddon Mallee South) includes the Loddon Mallee South Regional Growth Plan, where Talbot is identified in the settlement network as part of 'Town and Rural Centres'.

Clause 11.01-1L (Settlement - Central Goldfields) supports the provision of low density and rural living opportunities around the periphery of Talbot where they do not conflict with environmental and agricultural objectives and where infrastructure can be supplied in a cost-effective way.

State level Policy (at Clause 11.02-1S Supply of Urban Land) sets out the principles for identifying areas for growth and the expectations in terms of land supply.

Environment and Landscape Values

Clause 02.03-2 (Environmental and landscape values) highlights that there is a need to protect and enhance the natural environment to protect ecological processes while providing for continued land use change.

Protecting the Talbot districts' volcanic rises as a significant landscape is a key strategy at Clause 02.03-2 (Environmental and landscape values)

Clause 12.01-2S (Biodiversity) sets the objective of protecting and enhancing Victoria's biodiversity.

Clause 12.01-2S (Native Vegetation Management) seeks to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

Environmental risks and amenity

The environmental risks and amenity policies are contained in Clause 13 and address a variety of issues including climate change impacts, bushfire risk, floodplains, soil degradation, noise, air quality and amenity, human health and safety.

Natural Resource Management

Planning policy for natural resource management is included at Clause 14. Generally, strategy revolves around preserving agriculture, water and natural resources whilst also managing conflicts with urban development.

Clause 14.02-2L (Water quality - Central Goldfields) seeks to ensure that any effluent disposal systems in unsewered areas are located and maintained to minimise the risk of pollution to waterways.

Built Environment

Clause 02.03-5 (Built environment and heritage) identifies that the main streets of Talbot and Dunolly are among the most intact heritage streetscapes in the Goldfields region, while the Talbot Structure Plan (Clause 02.04) identifies the central core of Talbot as a 'Conservation Precinct' where "historic urban form, heritage buildings and streetscapes" are to be protected and enhanced.

Clause 15.01-1 (Built Environment) contains policy for urban design, building design and subdivision design as well as strategies to achieve broader goals of achieving healthy neighbourhoods, neighbourhood character and design for rural areas.

Housing

Clause 16.01-1S (Housing Supply) includes the objective of facilitating "well-located, integrated and diverse housing that meets community needs". The objective of Clause 16.01-2S (Housing Affordability) is "to deliver more affordable housing closer to jobs, transport and services".

Clause 16.01-3S (Rural residential development) includes the strategy of managing development in rural areas to protect agriculture and avoid inappropriate rural residential development.

Economic Development

Clause 17.03-1L (Industrial land supply - Central Goldfields) encourages industrial development in rural areas and within unsewered urban areas where a number of criteria can be met. Industrial development is required to be connected to reticulated water, sewerage, power and stormwater facilities.

Clause 17.04-1S (Facilitating tourism) includes the strategy of encouraging the development of a range of well-designed and sited tourist facilities. Creating innovative tourism experiences is another strategy included at this clause.

Clause 17.01-1R (Diversified economy – Loddon Mallee South) includes the strategies of:

- support ongoing role and contribution of the region's small towns, settlements and non-urban areas through investment and diversification of their economies.

- support and develop emerging and potential growth sectors such as tourism, renewable energy, resource recovery and other green industries.
- Facilitate new manufacturing and food processing industries that build on supply chains and take advantage of well-located and affordable land
- Facilitate access to natural resources where appropriate, including sand and stone, minerals, timber and renewable energy potential.

On a regional basis (at Clause 17.04-1R Tourism – Loddon Mallee South), tourism opportunities in appropriate locations near heritage places and natural environments are to be facilitated.

Transport

Clause 18.01 (land use and transport) calls for the facilitation of access to social, cultural and economic opportunities by effectively integrating land use and transport.

The objective of Clause 18.01-3S is the facilitation of an environmentally sustainable transport system that is safe and supports health and wellbeing.

Infrastructure

Clause 19.01-2R (Renewable Energy - Loddon Mallee South) includes the strategy of supporting and facilitating development in renewable energy, waste to energy, carbon sequestration and other new energy opportunities.

Clause 19.02 (community infrastructure) addresses the provision of health, education, cultural facilities, open space and social and cultural infrastructure.

Clause 19.03-2S (Infrastructure design and provision) calls for the timely provision of efficient and cost-effective development infrastructure that meets the needs of the community.

State level policy for Integrated water management is provided at Clause 19.03-3S, and seeks the sustainable management of water supply and demand, water resources, wastewater, drainage and stormwater through an IWM approach.

On a regional basis (at Clause 19.03-3R Integrated water management. – Loddon Mallee South) ongoing investment in water infrastructure and management of water resources to enhance security and efficiency of water supply to irrigators, farms and urban areas is supported.

Clause 19.03-3L (Integrated water management – Central Goldfields) seeks to ensure that effluent disposal systems can be contained within a site, and the potential for pollution is minimised if reticulated sewerage is not available.

Central Goldfields Planning Scheme - Zones & Overlays

Township Zone (TZ) - Applies to the central core of the town. The local schedule (Central Goldfields Township) contains no variations.

Low Density Residential Zone (LDRZ) - Applies to a small area of land north of the township core, on the east side of the Ballarat – Maryborough Road. The local Schedule contains no variations.

Rural Living Zone (RLZ) - Applies to land surrounding the central core of the township. The local Schedule contains no variations.

Farming Zone (FZ) - Applies to land surrounding the township, beyond the Rural Living Zone. The local Schedule applies a minimum subdivision area of 40ha, and a minimum area for which no permit is required to use land for a dwelling also of 40ha.

Public Park and Recreation Zone (PPRZ) - Applies to the Talbot Recreation Reserve, Hard Hill Public Recreation Reserve, and the Talbot Ornamental Plantation.

Public Use Zones - Public Use Zones in the area include PUZ1 (Service & Utility), PUZ2 (Education), PUZ3 (Health and Community), PUZ6 (Local Government), PUZ7 (Other Public Use).

Transport Zone - State Transport Infrastructure (TRZ1) - Generally applies to the train line corridor.

Transport Zone - Principal Road Network (TRZ2) - Applies to the Ballarat – Maryborough Road and to the Lexton – Talbot Road.

Transport Zone - Significant Municipal Road (TRZ3) - Applies to Ballarat Street North, Avoca Road, Camp Street, Scandinavian Crescent, Oxford Street and Majorca Road.

Bushfire Management Overlay - Applies to parts of the Hard Hill Public Recreation Reserve and some RLZ lots on the western periphery of the study area. No local Schedule applicable.

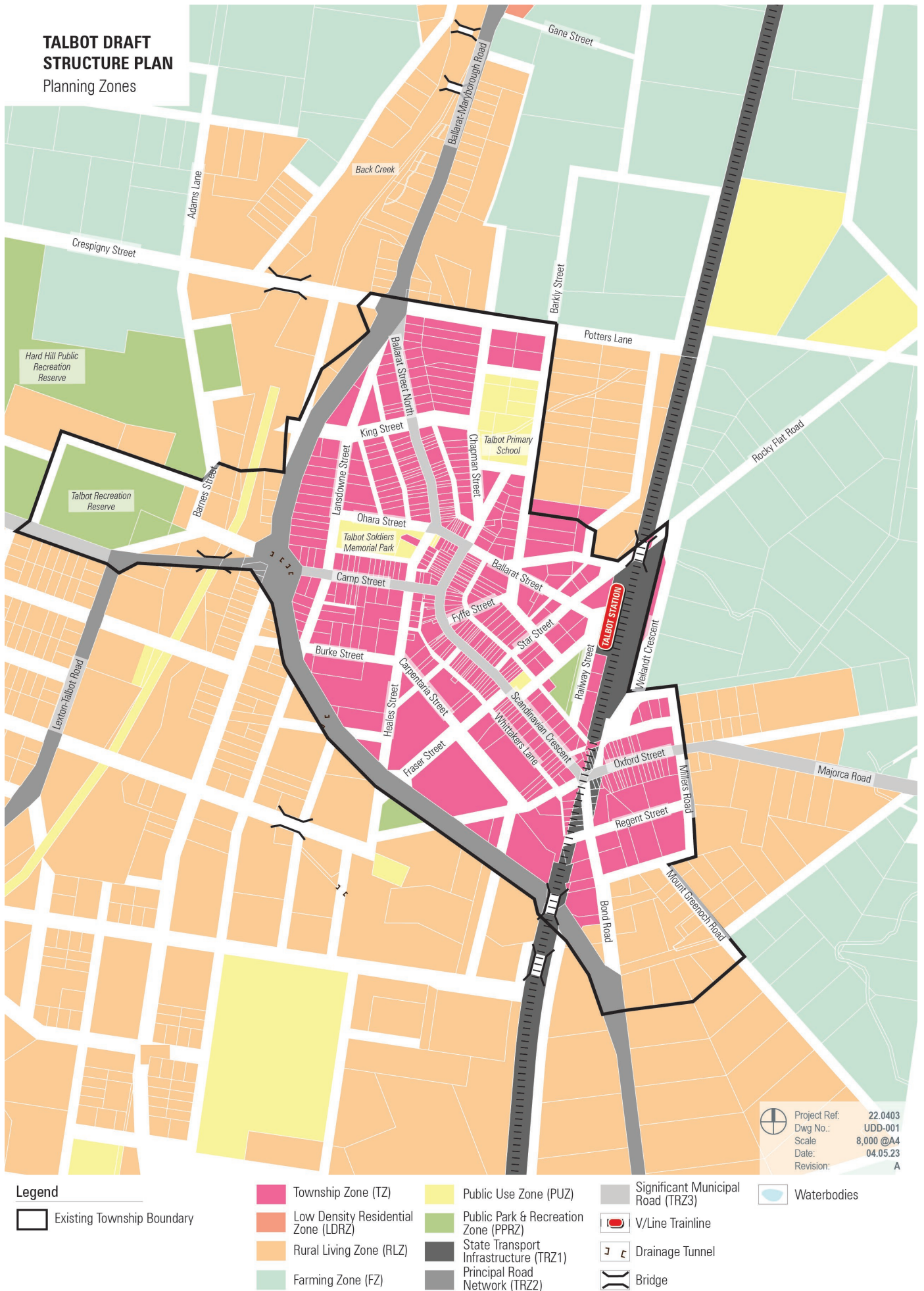
Salinity Management Overlay - Applies to the whole of the study area. The local Schedule exempts the use and development of an outbuilding having an area of less than 120 square metres.

Erosion Management Overlay - Applies to the whole of the study area. The local Schedule exempts the use and development of an outbuilding having an area of less than 120 square metres.

Heritage Overlay - . HO208 (Talbot area) applies to all TZ land and RLZ parcels between Bond and Mt Greenoch Road to the south of the township core. HO132 applies to the Amherst Cemetery and is not currently listed in the local HO Schedule. HO125 applies to the Former Talbot Police Residence and Lock-Up at 19 Heales Street.

Land Subject to Inundation Overlay (LSIO1) - Applies to a large swathe of land that in part follows the general alignment of Back Creek, and in part follows the general alignment of the Ballarat Maryborough Road.

**TALBOT DRAFT
STRUCTURE PLAN**
Planning Zones



Project Ref: 22.0403
 Dwg No.: UDD-001
 Scale: 8,000 @A4
 Date: 04.05.23
 Revision: A

Legend

Existing Township Boundary

Township Zone (TZ)

Public Use Zone (PUZ)

Significant Municipal Road (TRZ3)

Waterbodies

Low Density Residential Zone (LDRZ)

Public Park & Recreation Zone (PPRZ)

V/Line Trainline

Rural Living Zone (RLZ)

State Transport Infrastructure (TRZ1)

Drainage Tunnel

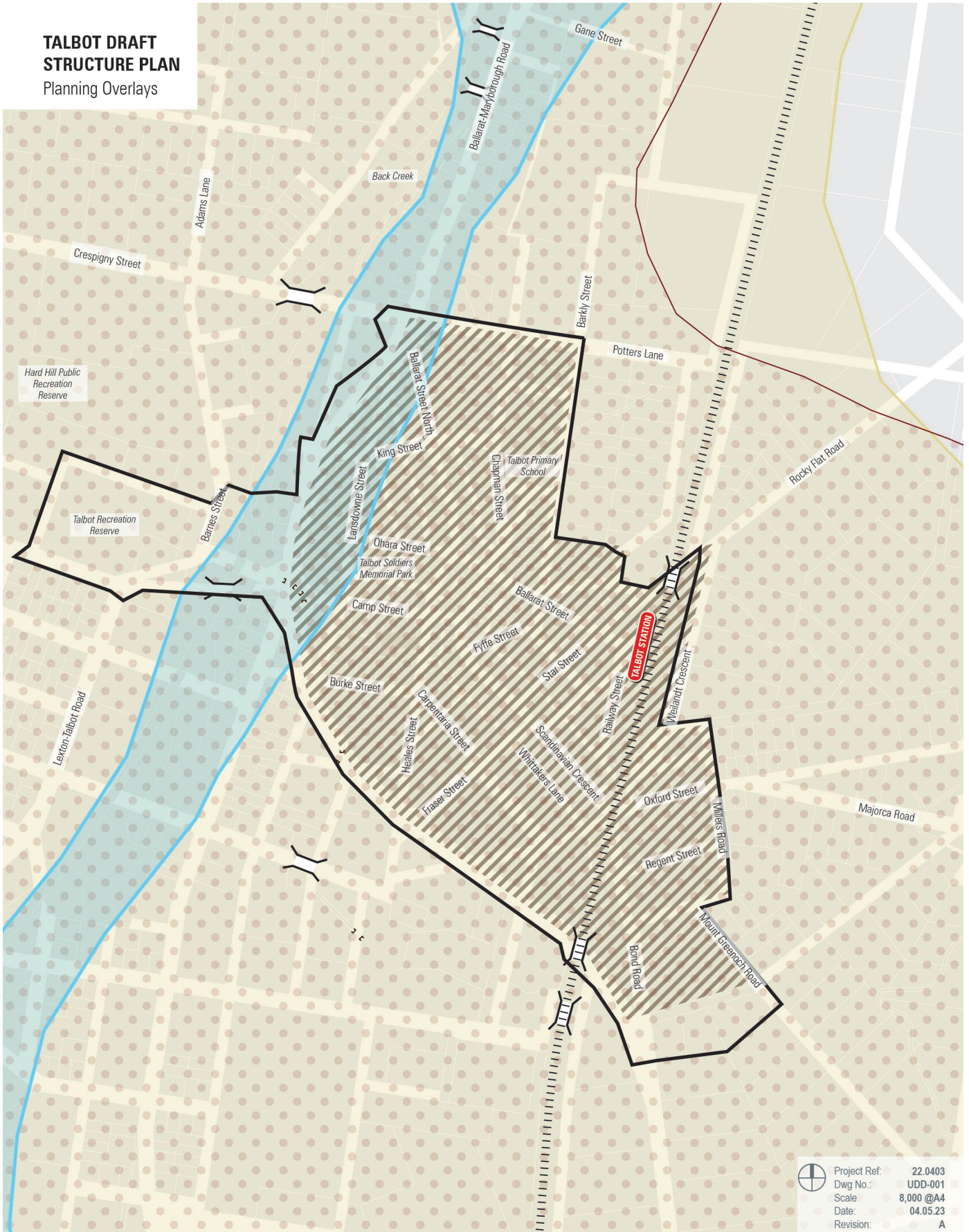
Farming Zone (FZ)

Principal Road Network (TRZ2)

Bridge

Figure 3: Existing Zones Map

**TALBOT DRAFT
STRUCTURE PLAN**
Planning Overlays



Project Ref: 22.0403
 Dwg No.: UDD-001
 Scale: 8,000 @A4
 Date: 04.05.23
 Revision: A

Legend

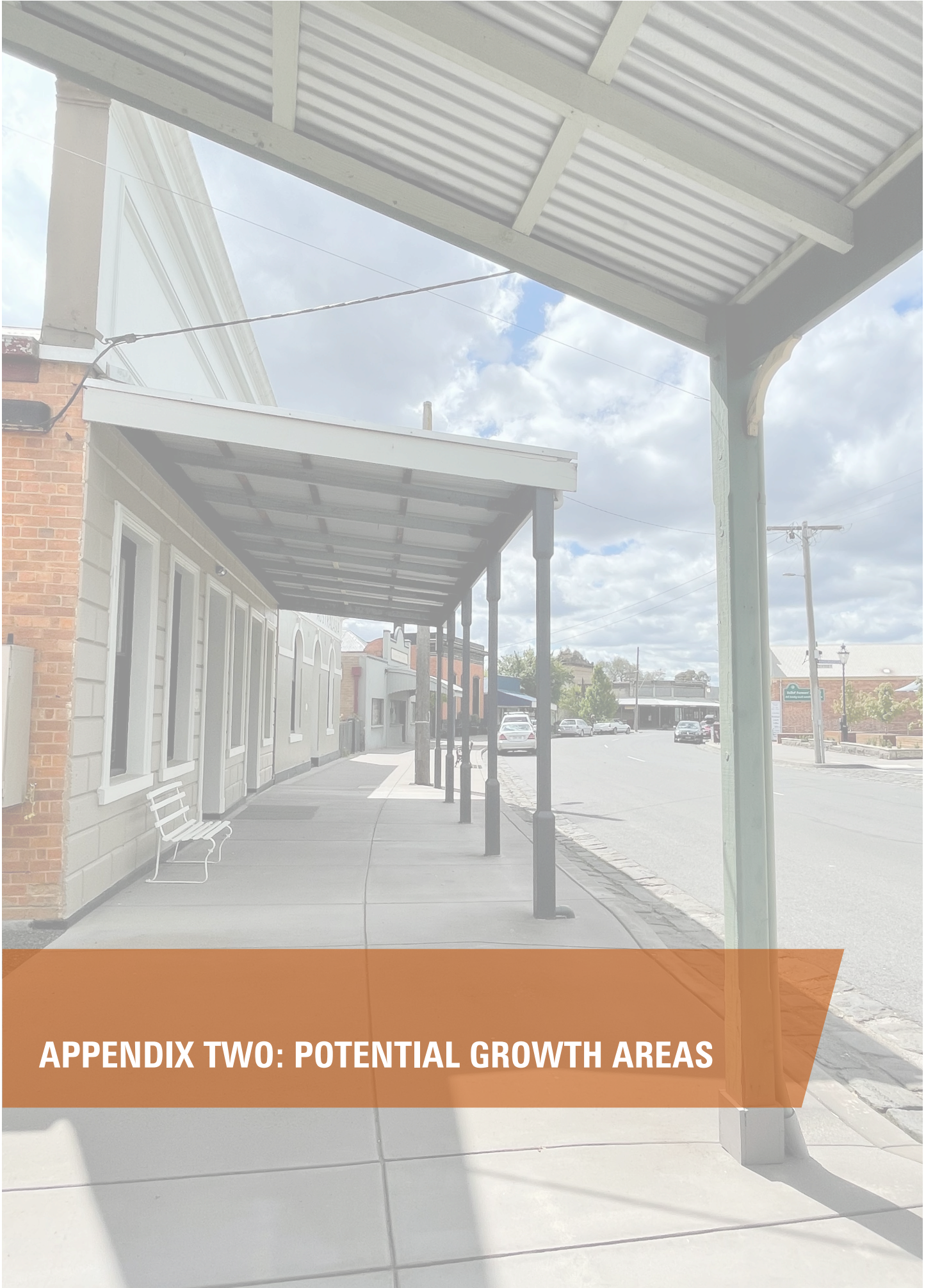
Existing Township Boundary

- Salinity Management Overlay (SMO)
- Erosion Management Overlay (EMO)
- Heritage Overlay (HO)
- Land Subject to Inundation Overlay (LSIO)

- V/Line Trainline
- Drainage Tunnel
- Bridge
- Waterbodies

Urban Block

Figure 4: Existing Planning Overlays



APPENDIX TWO: POTENTIAL GROWTH AREAS

Housing Growth Potential in Different Areas

Different areas across the existing Township Zone and in the immediate surrounds were identified to help facilitate a finer grain analysis of housing growth potential across Talbot (refer to Figure 6 on page 28). Directions for each area are provided below.

Area A

- This is an area west of Ballarat - Maryborough Road, comprising property not currently within the Township Zone. It has poor connectivity to the main settlement area.
- It is located in an area that the Bushfire Assessment prepared for the Structure Plan identified as being at the middle to higher end of bushfire risk in Victoria (Landscape type 3 area). That assessment recommends that new subdivisions to enable growth be directed to land east of Ballarat-Maryborough Road (described as Landscape type 2 areas).
- Not suitable for urban expansion.

Area B

- This area is not within the township boundary and is currently zoned for rural living. It benefits from close proximity to the train station and Primary School.
- There is some existing development on Barkly Street and off Potters Lane. The area includes some larger lots.
- A drainage line runs east-west along Potters Lane and a small EVC is located near the train line. Includes a small section with a high Strategic biodiversity value (from desktop analysis).
- This area is considered a logical extension to the township to the north east. Potential to rezone to GRZ or NRZ to support resubdivision of larger lots to support town growth.
- Rezoning is subject to determining the impacts of an EPA buffer from the Landfill and Transfer Station, potential relocation of the Transfer Station, and further investigations including potential land contamination, ecology and bushfire risk.
- Coordination of orderly subdivision of this area via a Development Plan Overlay would be required.

Area C

- This is an area not currently within the township boundary, located east of the railway line, and north-east of the township. The area is within the Farming Zone. The railway line presents a barrier to town centre access.
- The area is close the existing Talbot Transfer Station and Landfill, and may be impacted by the presence of an EPA buffer. Further investigation into potential land contamination risk required.
- Not suitable for urban expansion at this point in time. In the longer term, review the growth potential again.

Area D

- This is an area to the east of the railway line, and beyond Area E. It is not currently within the township zone boundary.
- It is largely within the Rural Living Zone, with some land in the Farming Zone.
- Presence of some EVCs and a large section with moderate Strategic biodiversity value (from desktop analysis)
- Potential longer term opportunity for the Rural Living Zone part of this area to be a secondary growth area (after Area B).
- Potential longer term rezoning options for the Rural Living Zone part of this area could include the GRZ or NRZ and/or a Low Density Residential Zone (LDRZ).
- Potential longer term rezoning is subject to addressing a range of issues including the impacts of an EPA buffer from the Landfill and Transfer Station, and the findings of further investigations such as potential land contamination, ecology, and bushfire risk.
- In the event of a longer term rezoning being supported, coordination of the orderly development of the area via a Development Plan Overlay is recommended.

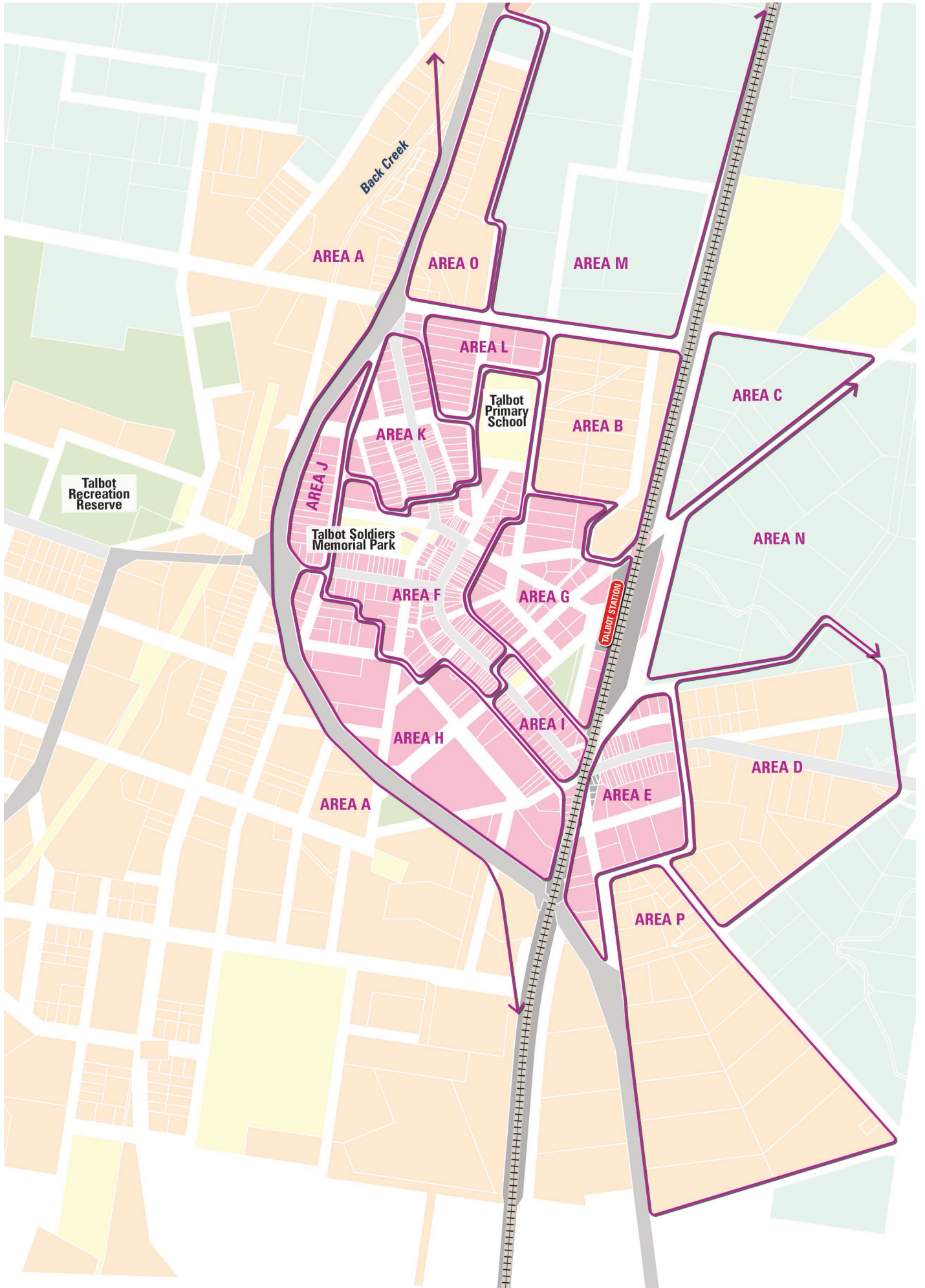


Figure 6: Areas reviewed in relation to growth potential

Area E

- This area is within the township boundary. Lots are largely within the Township Zone except for some TRZ1 and two small RLZ parcels.
- It is to the east of the railway line. It includes part of the Bond Street entry route to the township.
- Considered to have potential for further subdivision and redevelopment of existing lots if sewerred.
- Rezone to either GRZ or NRZ except for the RLZ parcels at township gateway from Ballarat-Maryborough Road.

Area F

- This area includes the historic core of the township, and a number of significant heritage buildings.
- There are a number of small lots, particularly along Scandanavian Crescent. This may limit future subdivision potential, although subdivision on some lots may be possible.
- New development will be possible but will need to carefully respond to the sensitive heritage context in this area.
- Rezone in part to either NRZ or GRZ and Town Centre to C1Z (Refer to the discussion under the 'Town Centre and Commercial' sub-section on page 31 in relation to proposed C1Z).

Area G

- This area comprises a section of the existing township generally between the Railway Station and Scandinavian Lane. Includes a historic threatened fauna record.
- Considered to have potential for further subdivision and redevelopment of existing lots if sewerred.
- Rezone to either GRZ or NRZ.

Area H

- A large area located to the south of the town core and abutting Ballarat-Maryborough Road. It comprises a significant amount of vacant or underutilised land.
- Highly visible location on main road and at town gateway which provides a rural setting for historic core. Includes a small area subject to flooding (per updated flood mapping) to the north-west portion of the area close to Camp Street. Includes an EVC area and a section with moderate Strategic biodiversity value (from desktop analysis), and historic threatened fauna record.

- A small number of properties are within an area of Aboriginal cultural heritage sensitivity. Development potential of land within that area would need to be further reviewed.
- Considered to have potential for further subdivision and redevelopment of existing lots if sewerred. Rezone to either GRZ or NRZ.
- Coordination of orderly subdivision of area would be required, with consideration of access, provision of physical infrastructure, flood risk and protection of ecological values. A Development Plan Overlay should be applied to most of the area.

Area I

- Includes properties fronting Scandinavian Crescent west of the Railway line, through to Fraser Street and Star Street.
- Considered to have potential for further subdivision and redevelopment of existing lots if sewerred. Rezone to either GRZ or NRZ.
- Development will need to be responsive to highly visible location at entry to historic core.

Area J

- Located north of Camp Street, between Ballarat-Maryborough Road and Lansdowne Street.
- Within an area of Aboriginal cultural heritage sensitivity. Also includes a small area subject to flooding (per updated flood mapping) near Camp Street. Visual sensitivity adjacent to Ballarat-Maryborough Road.
- Considered to have potential for further subdivision and redevelopment of existing lots if sewerred. Rezone to either GRZ or NRZ.
- Development would need to be sensitive to highly exposed location and minor flood risk. Development potential within the area of Aboriginal cultural heritage sensitivity would need to be further reviewed.

Area K

- Located to the north of the town core, and dissected by Ballarat Street North. Existing subdivision pattern includes a number of smaller legacy lots.
- Development will need to be responsive to visually prominent location as northern gateway to historic core.
- Considered to have potential for further subdivision and redevelopment of existing lots if sewerred. Rezone to either GRZ or NRZ.

Area L

- Located at the northern edge of the Township Zone area. Includes a small area subject to flooding (per updated flood mapping). Includes a section with moderate strategic biodiversity value (from desktop analysis), and potential threatened flora record.
- Considered to have potential for further subdivision and redevelopment of existing lots if sewerred. Rezone to GRZ or NRZ.
- Rezoning is subject to resolving the impact from any EPA buffer from the existing Talbot Transfer Station and Landfill on this area.
- Coordination of orderly subdivision of area would be required, with consideration of access, provision of open space corridor, provision of physical infrastructure, and ecological assessment. A Development Plan Overlay should be applied.

Area M

- This area is located outside the township boundary, to the north of Potters Lane (and east of Area O). It is within the Farming Zone. A large parcel in this area has been developed for intensive agricultural purposes.
- Part of the area is within an area of Aboriginal cultural heritage sensitivity. A large part of the Area is also within an area where the introduction of bushfire hazards should be avoided.
- The area is to the west of the existing Talbot Transfer Station and Landfill, and may be impacted by the presence of an EPA buffer.
- Not recommended for urban expansion.

Area N

- Located east of the Train Station, but with no nearby access across train line. Not currently within the Township boundary, and zoned Farming Zone.
- The area is to the south/south-east of the existing Talbot Transfer Station and Landfill, and may be impacted by the presence of an EPA buffer. Further investigation into potential land contamination risk required.
- Review growth potential again in the longer term.

Area O

- Largely within the Rural Living Zone, with some Farming Zone.
- Within an area of relatively higher bushfire risk. Includes a small area subject to flooding (per updated flood mapping). Partly within an area of Aboriginal cultural heritage sensitivity.
- Not recommended for urban expansion.

Area P

- Within the Rural Living Zone.
- Presence of some EVCs and large section with moderate Strategic biodiversity value (from desktop analysis).
- Potential longer term opportunity for the Rural Living Zone part of this Area to be a secondary growth area (after Area B).
- Potential longer term rezoning options for the Rural Living Zone part of this area could include the GRZ or NRZ and/or a Low Density Residential Zone (LDRZ).
- A potential longer term rezoning must be subject to findings from further investigations, including land capability, ecology, bushfire risk, visual impact and any buffer distances needed from the Timberyard on Biltons Lane.
- In the event of a longer term rezoning being supported, coordination of the orderly development of the area via a Development Plan Overlay is recommended.



APPENDIX THREE: BUSHFIRE ADVICE

