

A photograph of a street scene in Talbot, Australia, showing a covered sidewalk with a bench, a street with cars, and buildings under a cloudy sky. An orange geometric overlay is present in the bottom left corner.

TALBOT STRUCTURE PLAN

Prepared by **Hansen Partnership**
(with SGS Economics & Planning and Hello City)

for **Central Goldfields Shire Council**

November 2023

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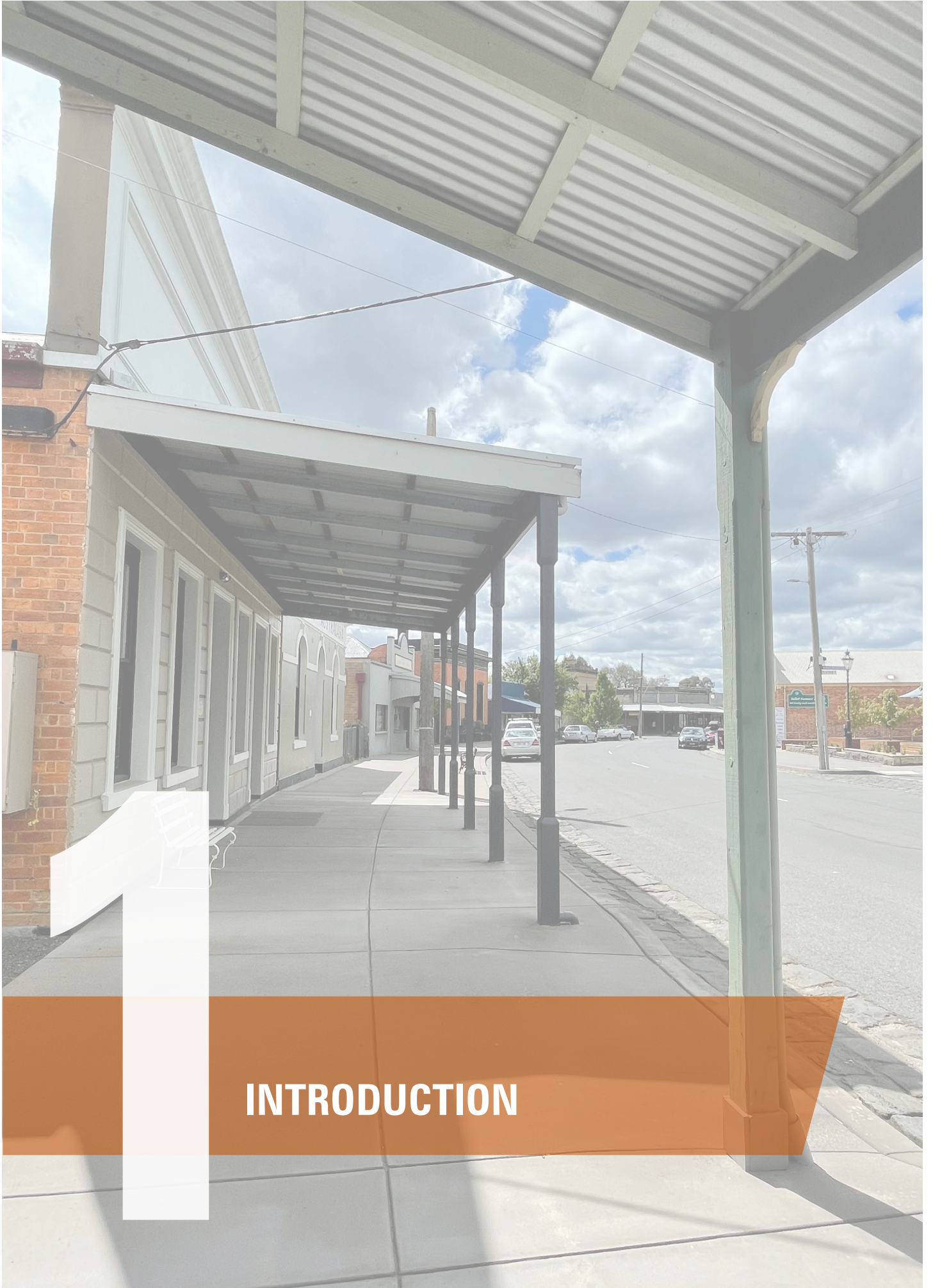
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INTRODUCTION

**TALBOT
STRUCTURE PLAN**
Aerial



Legend
 Existing Township Boundary



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 Scale: 8,000 @A4
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Figure 1: Aerial Photograph (date: sept 2023)

1.1 Project Overview

Central Goldfields Shire Council has engaged Hansen Partnership and their project partners (SGS Planning & Economics and Hello City) to undertake a structure planning process for Talbot. The project forms part of the wider Talbot Futures Project, which includes the two core components of a town Structure Plan overseen by Council and an updated and fully costed sewerage scheme plan (occurring in parallel to the Structure Plan) overseen by Central Highlands Water.

1.2 What is a Structure Plan and why is it needed?

A Structure Plan is a long-term plan to guide Council decisions about future development on private and public land within a town or precinct. It outlines a vision and key objectives, strategies and actions to implement it's goals in line with community expectations. Structure Plans guide the major changes to land use, built form, access and movement networks, and public spaces that together can achieve environmental, social and economic outcomes for a place.

Numerous Council strategies and reports have highlighted the provision of sewerage infrastructure to Talbot as a key priority. However, Talbot is a unique and historic township that has not seen any significant development over previous decades, and so future development and change must be carefully managed to ensure the key heritage and character attributes of the township are protected.

The Structure Plan will guide the location of future development and growth in Talbot and outline a long-term strategic vision so that important opportunities for the Shire are identified.

The purpose of this Structure Plan is to:

- Identify locations for planned future subdivision and development zones to inform considerations of any sewerage scheme;
- Ensure future development is managed in accordance with Council and community objectives for the township.
- Identify changes to the planning scheme needed to facilitate the directions in the Structure Plan, and provide direction on the assessment of planning permit applications and amendments to the planning scheme.
- Provide input into Council's program of projects and works for Talbot.
- Provide greater certainty to landowners, developers, and businesses about the future potential of land in Talbot.

1.3 Project Process

The project was conducted in three key phases, outlined below:

- Phase 1 - Preparation of Technical Assessments including: *Talbot Structure Plan Technical Assessments* (Hansen Partnership), *Housing and Commercial Technical Assessment* (SGS Economics & Planning), and *Bushfire Assessment* (Kevin Hazell Bushfire Planning).
- Phase 2 - Preparation of *Talbot Futures Structure Plan Discussion Paper* which identified potential areas for growth and issues that would need to be addressed by the Structure Plan (Hansen Partnership)
- Phase 3 - Preparation of the Structure Plan for Talbot. This was prepared in draft form first and exhibited for comment by the community and key stakeholders before being finalised.

Community and stakeholder engagement activities occurred across the project, with engagement in Phase 1 facilitated and guided by Hello City, and led by Hansen Partnership and Council in Phases 2 and 3. The details of this engagement are outlined in the *Stakeholder Engagement Summary* and summarised at Section 1.5 of this report.

Alongside this work Jacobs (an engineering consultancy) has been working independently on the preparation of an assessment and business case for the provision of sewerage for the township. These projects were conducted independently, but project teams liaised at key points in the process to ensure alignment.

1.4 The Study Area

The Talbot locality is much wider than the core township area. The Structure Plan primarily focuses on the area of land within the Township Zone, and land immediately surrounding this area. It is recognised however, that both from an economic and social perspective, who has a relationship with the township is just as important as who lives within Township zoned areas. The contribution of residents who live beyond the core area to catchments on demand for facilities and services must be considered. The key study area (aligning with the township boundary identified at Clause 02.04 of the Central Goldfields Shire Planning Scheme as of early May 2023) is shown by the red outline in Figure 1, but the broader study area has been considered as well.

1.5 Community Consultation

It is vital that the values of the community are heard and included in the planning process. The community is the heart and soul of a small town and has an intimate understanding of the town's values, potential opportunities and the key issues which could have a bearing on future growth potential. The community and stakeholder consultation that has been undertaken thus far has been integral to the development of this draft Structure Plan and progress with the wider Talbot Futures project. The community engagement process for Talbot Futures began in October 2022 and has so far included the following elements:

- **Talbot Futures News** - is a multi issue limited run publication in both poster and newsletter formats designed to inform, connect and spark conversations with and between locals around the sewerage upgrades and structure planning process. Issues were published in October 2022, November 2022 and March 2023.
- **Walk & Talk** - On November 23rd 2022, Talbot locals, the project team, Key Council Staff and Stakeholders gathered for a place audit and creative conversation.
- **Talbot Futures Community Design Lab** - A community design lab took place on March 25th 2023, in which the community were invited to help explore the details of Talbot's possible futures.
- **Activities and surveys** which were shared in issues of Talbot Futures News, via email, on local community social media pages and promoted online by Council using their website and social media pages.

A brief summary of Phase 1 engagement findings is available in the *Talbot Futures Vision Report* and more detailed summary of engagement findings is available in the *Function and Identity Study* (both prepared by Hello City).

Phase 1 findings informed the vision for the township (see Chapter 3) and an understanding of values and issues from the community's perspective. A separate Technical Lab was held alongside the Community Design Lab with key stakeholders including internal council staff and representatives from the sewerage scheme team.

Hansen Partnership then facilitated engagement during exhibition of the draft Structure Plan and reviewed all submissions received during the exhibition period, recommending a number of changes. Details of all engagement undertaken have been recorded in the relevant summary report.



Community Design Lab



Participants in the 'Walk and Talk' across Talbot, as part of the Place Audit

1.6 Structure of the Document

The structure of this document is broken into five sections:

- This introduction Chapter.
- The second Chapter outlining the background information that has informed the development of the plan including relevant statistics, strategies and policies, and previous background work. Key issues and drivers of change identified in the Discussion Paper are summarised.
- The third Chapter confirms the vision statement for Talbot.
- The fourth Chapter represents the body of this report and outlines the main objectives and strategies of the Structure Plan and associated actions required for its implementation. This section is arranged thematically.
- The fifth Chapter provides direction on implementation, identifying changes to planning controls and summarising and prioritising other identified actions.



Talbot Futures News Poster in a window in town

BACKGROUND ANALYSIS

Identifies the background information that has informed the Structure Plan and summarises the key drivers of change and guiding issues.

VISION

The vision defines the overarching aspirations to guide the long term growth and development of Talbot.

STRUCTURE PLAN ELEMENTS

- + Future Urban Structure
- + Environmental Risks & Climate Change
- + Land Use
- + Housing Choice, Diversity & Affordability
- + Character, Heritage & Design
- + Access & Movement
- + Tourism & Economic Development
- + Community Infrastructure
- + Environment & Landscape
- + Physical Services & Utilities

OBJECTIVES

Identifies the key overarching directions for each Structure Plan element.

STRATEGIES

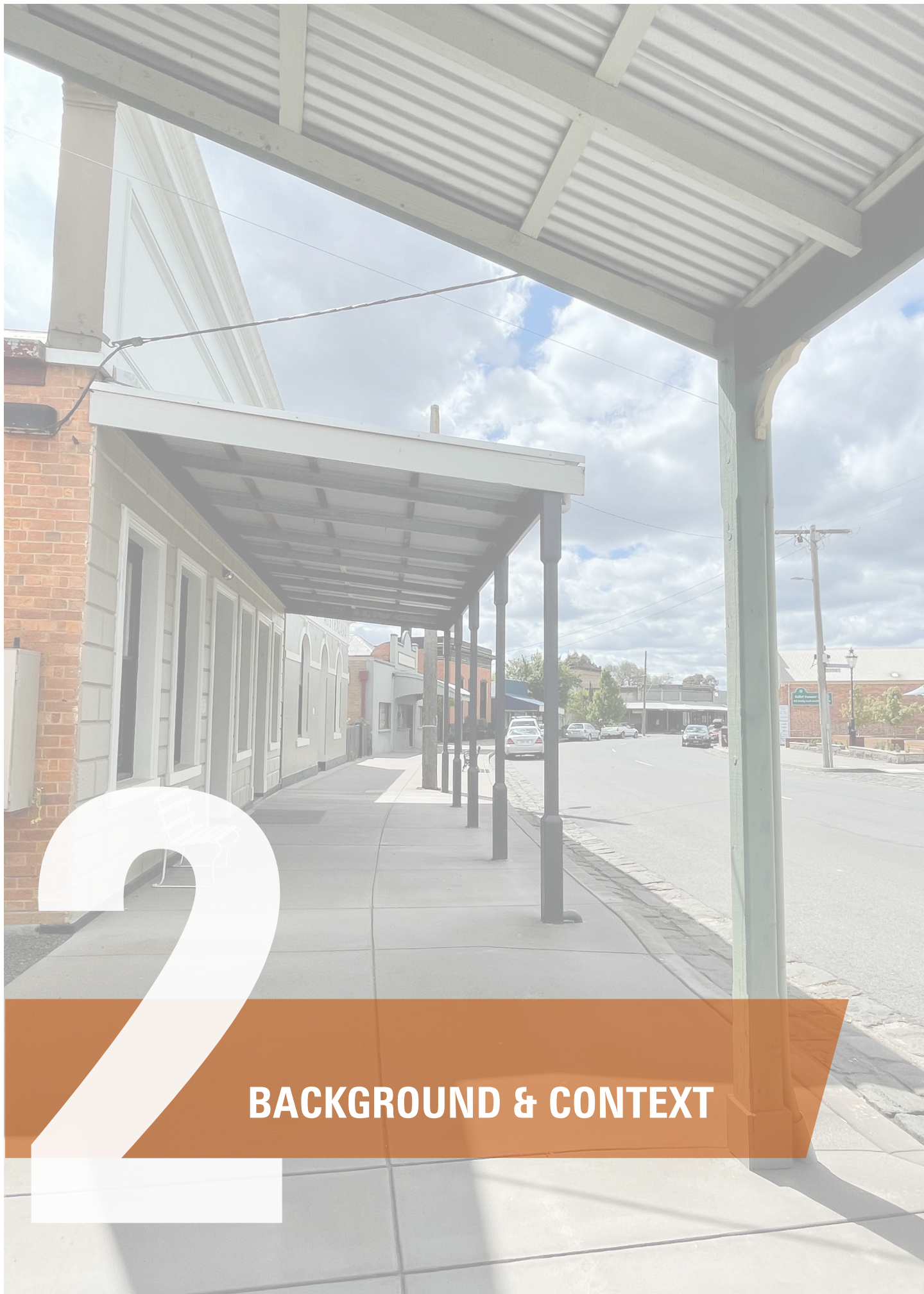
Outlines how the objectives will be achieved for each Structure Plan element.

ACTIONS

Sets out tangible actions to implement the strategies for each Structure Plan element.

IMPLEMENTATION

Outlines a plan to implement the various actions identified through the Structure Plan, with key mechanisms, responsibilities and timing identified.



2

BACKGROUND & CONTEXT

2.1 About Talbot

Talbot is located within the Central Goldfields Shire, approximately 130km to the north-west of Melbourne. It is the fourth largest settlement in the Shire (by population) after Maryborough, Carisbrook and Dunolly. According to the 2021 census, Talbot (as a statistical area) had a population of 452 persons.

Talbot is located within the Victorian Goldfields region, and is approximately 16km south of Maryborough, 18km north-west of Clunes, and 53km north of Ballarat. It sits on the Maryborough to Melbourne railway line, while the Ballarat-Maryborough Road provides the main access to Talbot, from Maryborough to the north, and Clunes/ Creswick and Ballarat to the south.

Talbot is situated within a broadly agricultural and forested landscape setting. Volcanic rises are a significant landscape feature within Talbot's broader landscape context.

The Dja Dja Wurrung people are the Traditional Owners of the land on which Talbot is located. Goldfields were opened in the Talbot district in 1852 and Talbot rapidly grew to become one of Victoria's most significant gold rush townships. In 1865 Bailliere's Victorian Gazetteer recorded Talbot as having two breweries, a soap and candle works, a hospital, a mechanics' institute, a county and other courts, 19 hotels, private schools and a National school. While much of this heritage fabric is no longer present, Talbot retains an intact and rich heritage. It is graced with fine civic buildings and charming cottages, while the main street of Talbot is amongst the most intact heritage streetscapes in the Goldfields region.

Talbot's 'core' is centred around Scandinavian Crescent and Camp Street. Key focal points for commercial and social activity include the London House Café, the adjoining community garden and the market square, where the Talbot Farmers Market is held every month, alongside the Town Hall Market, attracting thousands of visitors.



Community Garden adjoining the London House Cafe

Talbot's central area was laid out before the motor vehicle, meaning the urban form is walkable, legible and on a human scale. Talbot's town square, museum, local pub, book stores, and library are all within close walking distance of each other. The Talbot railway station, located on the north-east edge of the township, is within a five-minute walking distance of the town centre.

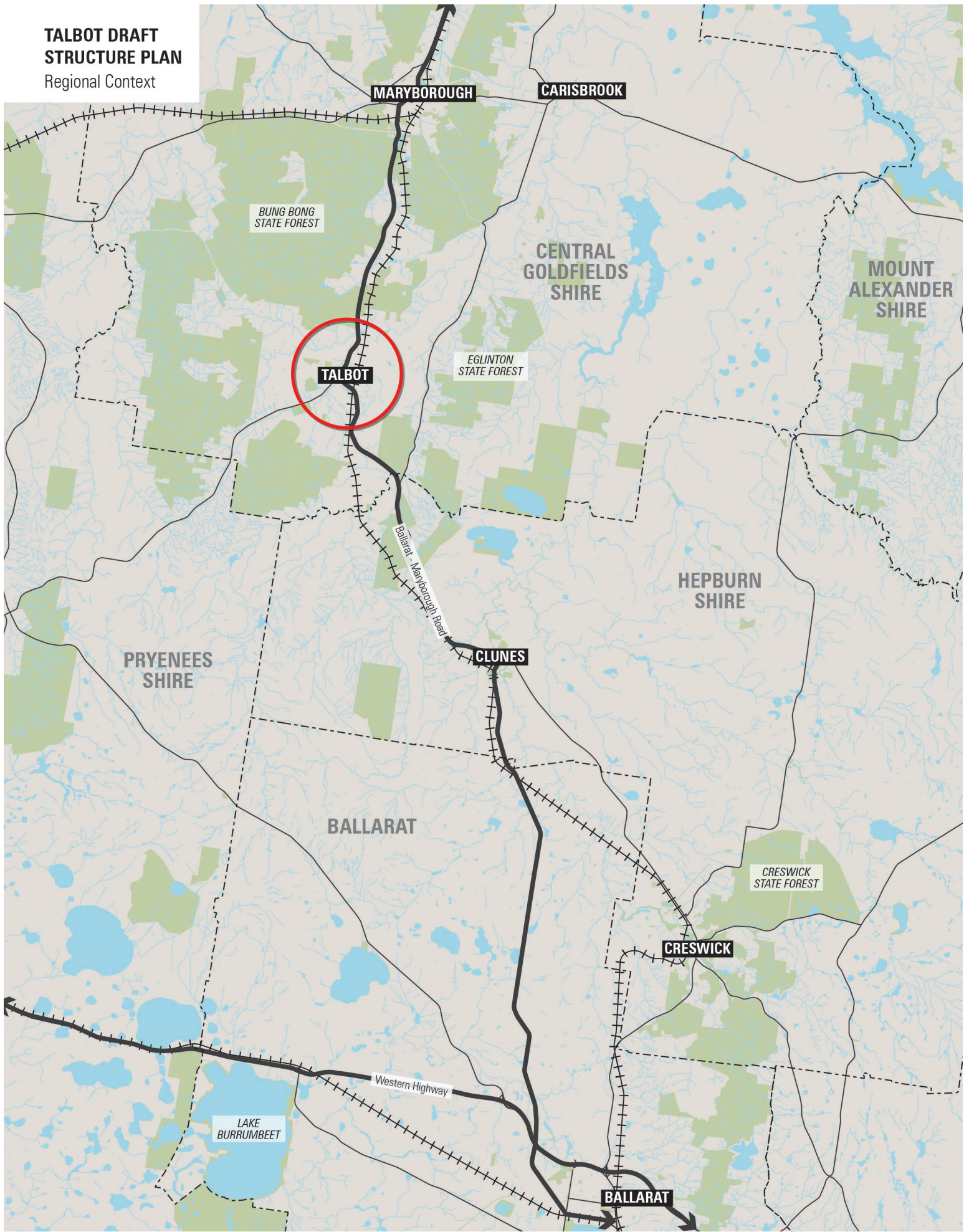
Most existing urban development within Talbot is located to the east of Ballarat-Maryborough Road and Back Creek, which runs parallel to that road and separates the main township area from the Hard Hill Public Recreation Reserve and the town's Recreation Reserve. The central township area is surrounded by lower density lots in the Rural Living Zone, particularly to the south and west.

There are numerous vacant lots within the township itself, particularly to the western and northern edges. Except for reticulated sewer, Talbot is currently connected to all urban services. Established vegetation is a key characteristic of the township, including significant trees and several very beautiful private gardens. Existing community infrastructure is somewhat dispersed throughout Talbot rather than clustered, with the Talbot Recreation Reserve relatively disconnected from the township on the west side of the Ballarat-Maryborough Road.



Historic buildings on Scandinavian Crescent

**TALBOT DRAFT
STRUCTURE PLAN**
Regional Context



Legend

-  Municipal Boundary
-  Major Regional Roads
-  Parks and Recreational Areas
-  Trainline
-  Key Arterial Roads
-  Waterways / Waterbody



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Figure 2: Regional context

2.2 Population & Profile

Talbot has a total population of around 452 residents. This figure captures the population of the statistical locality of Talbot, which spans some 32.5sq kms. The population of the Central Goldfields Shire is 13,483.

There has been negligible growth in population in Talbot over the last five years, with the addition of only 10 people. It is noted that the population of Talbot was 586 persons in 2006, and 715 in 2011. However the 2006/2011 figures are not comparable due to the use of different statistical geographic areas for those years. In regard to population projections, four scenarios for future dwelling growth in Talbot have been identified, from which future population estimates can be extrapolated from (refer to section 4.2 of this document).

The median age of people in Talbot is 59 years, compared to 52 in Central Goldfields, and 38 in Victoria. The median age in Talbot increased from 55 to 59 years from 2016-2021. A trend of an ageing population is particularly pronounced in Talbot, with the lack of new development seeing few younger households joining the community. 31.6% of Talbot’s population is over 65 years, compared to 31.1% across the Central Goldfields, and 16.8% across Victoria.

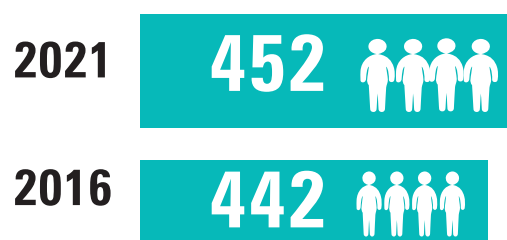
The average household size in Talbot is 1.9 persons, compared with 2.1 in Central Goldfields Shire. Across the four largest settlements in the Shire, Talbot and Dunolly share the lowest average household size.

The median total weekly household income in Talbot increased from \$710 to \$733 between 2016 and 2021. A more significant increase occurred across the Central Goldfields Shire as a whole, where median total weekly household income increased from \$775 to \$904 over the same four year period.

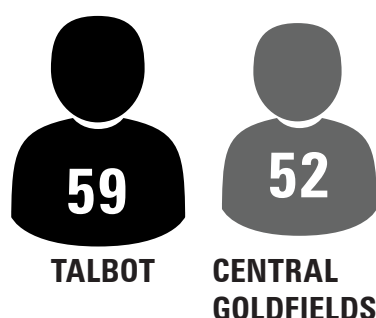
(Source: ABS Data, 2006, 2011, 2016 and 2021 & SGS Economics and Planning, Housing and Commercial Technical Assessment, 2022)

Statistics Snapshot

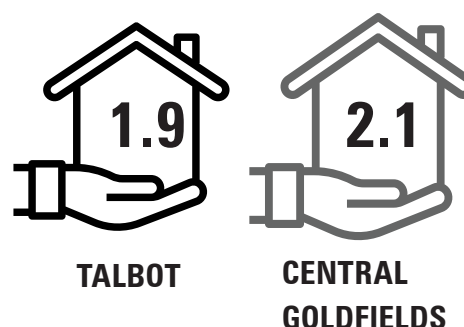
Talbot - Population



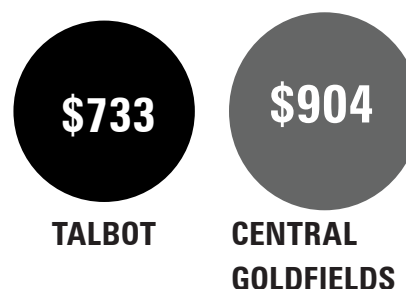
Median Age



Average Household Size



Median Total Household Income (Weekly)



2.3 Drivers of Change and Guiding Issues

Based on the background work carried out as part of this project, a number of key issues and drivers of change have been identified. They are discussed in more detail in the *Talbot Future Structure Plan Discussion Paper*, but have been summarised as follows:

SEWERAGE

The provision of sewerage to the township is the key driver of change.

CLIMATE CHANGE

Climate change will impact Talbot and the effects must be planned for, and mitigation actions supported.

CHARACTER & MANAGING CHANGE

New development will need to be sympathetic to the character of the town. Change will need to be carefully managed.

POPULATION & DEMOGRAPHICS

Talbot's population is stable and ageing, but new development could change the demographic mix.

TOURISM

The World Heritage bid of Central Victorian Goldfields, if successful, could have a significant impact.

PROTECTING & RESTORING THE ENVIRONMENT

Opportunities to restore local ecology through planning and design should be encouraged.

HERITAGE

The heritage of Talbot, including but not limited to the historic urban form, heritage buildings and streetscapes, needs to be protected and enhanced as Talbot grows.

MOVEMENT

Better connecting the town core to the Recreation Reserve and supporting walking and cycling across the town is a priority.

COMMERCIAL

The town has limited commercial offer. A supermarket and pharmacy are notably absent.

HOUSING

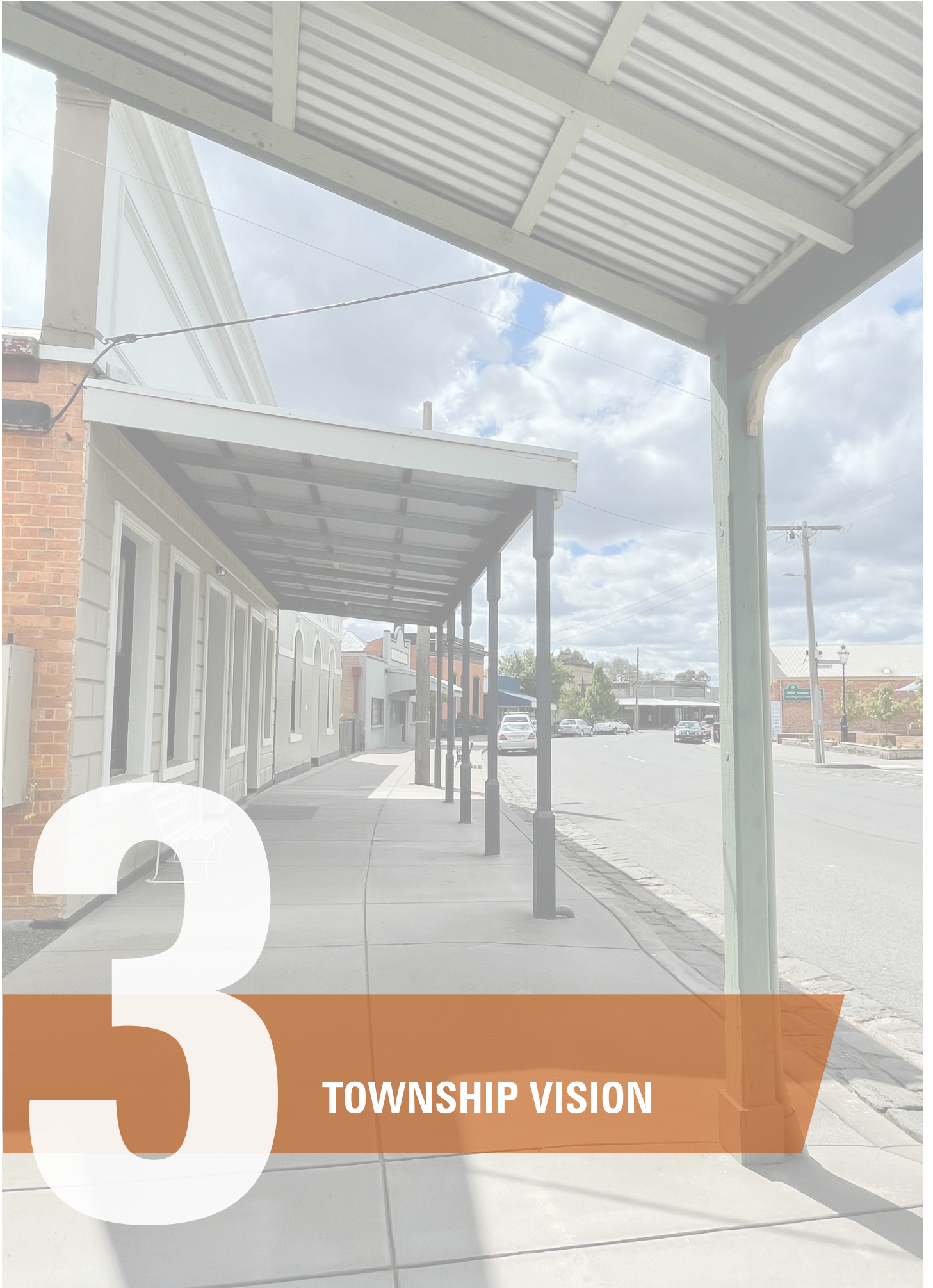
There is an opportunity to provide an attractive alternative to larger towns and ensure housing remains affordable.

RISKS

Change in Talbot will need to be planned in relation to bushfire and flood risk, as well as from incompatible activity.

ACCOMMODATING GROWTH

Develop vacant land in the existing township as a priority, but identify new growth areas to support longer term planning.



3

TOWNSHIP VISION

3.1 Vision Statement

A vision statement has been prepared for Talbot shaped by two stages of consultation with the Talbot community. The vision articulates what the town will be like in the future and was part of the *Talbot Futures Vision Summary* prepared by Hello City as part of the structure planning project, and is repeated overleaf.



Talbot offers a peaceful respite from city life. The community is growing slowly and steadily, with visitors and new residents enjoying the personality, charm and history of the town. Locals both new and old put down deep roots, know their neighbours and have a strong sense of pride in place.

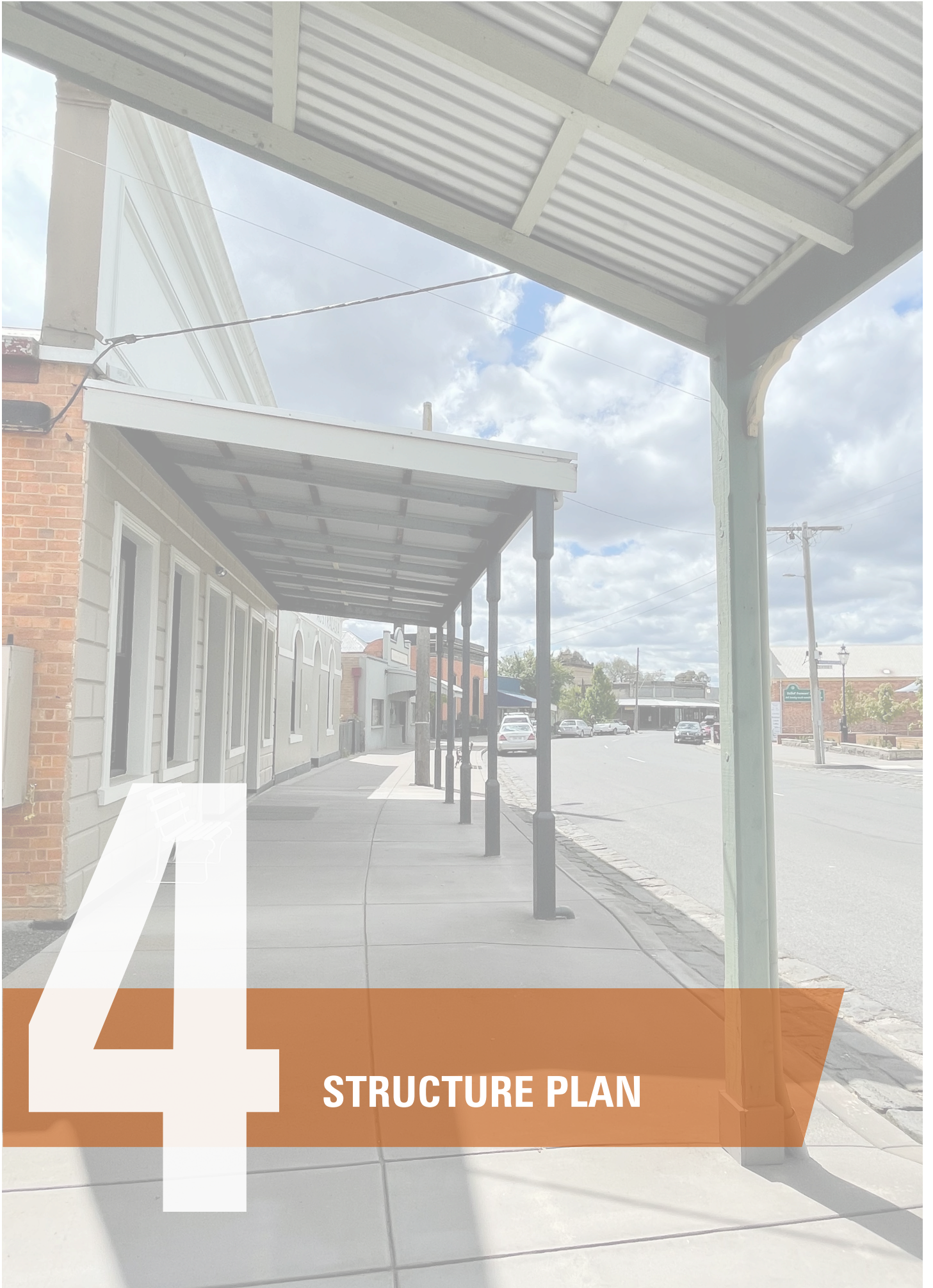
The town has everything you need for a comfortable life including sewerage, local doctors, a pharmacy, a choice of places to eat, a small independently run supermarket and a thriving monthly market. Local employment is limited; most locals commute or drive to nearby towns to work using regular public transport services or they take advantage of improved internet and phone connection to work remotely.

Walking around the township, you will discover its historic core with small houses, both new and old, knitted together tightly on small original lots that extend the look & feel of Scandinavian Crescent. Larger surrounding properties in the township have spacious gardens with wide views of big skies, sunsets and the landscape. Contemporary homes and well-preserved historic architecture strike a sensitive balance between past and present.

Both young families and those looking to enjoy retirement will find a welcoming and secure place to call home in Talbot. It has a thriving kindergarten and primary school and accessible housing for people on fixed or lower incomes. Older residents are included socially and economically and the town has high walkability and many targeted community programs for both the young and old alike. It also boasts dedicated housing with universal design that allows residents to age in place.

Full of trees and birds, Talbot is known for its beautiful gardens and landscapes, with shady streets, community projects and green backyards. It is surrounded by farmland, natural box-ironbark and grassy woodland. It is a place of beautiful journeys, with forest paths, cobblestone lanes and myriad walking and cycling paths.

Talbot tells the stories of its past and present; celebrating the living culture of Dja Dja Wurrung people and preserving its Gold Rush past. Making a home in Talbot is an invitation to be part of a living history, and join a friendly, well-knit community.



4

STRUCTURE PLAN

4.1 About the Structure Plan

Structure Plan elements

This section outlines the Structure Plan for Talbot, which provides a roadmap for the future planning of the town. It is broken into a number of key elements which each have a range of objectives, strategies and actions to assist with implementation. Each element has been informed by the overarching directions provided by the Vision. The key elements are outlined as follows:

- Environmental Risks & Climate Change
- Land Use
- Housing Choice, Diversity & Affordability
- Character, Heritage & Design
- Tourism & Economic Development
- Access & Movement
- Community Infrastructure
- Environment & Landscape
- Physical Services & Infrastructure

The structure of each section is as follows:

- Overview: provides either an overview/summary, or discussion by theme, of the key issues of each element to assist with understanding the topic and approach taken.
- Objectives: defines high level statements that provide direction for each Structure Plan element.
- Strategies: outlines key ways in which the objectives should be achieved.
- Actions: sets out key tangible actions to implement the strategies such as further Council works or strategic projects.

As part of background investigations the township was broken into a series of different Areas to inform consideration of growth potential. These are shown in Figure 3, and referred to throughout the document. Discussions around the growth potential of each area are included at Appendix 2.

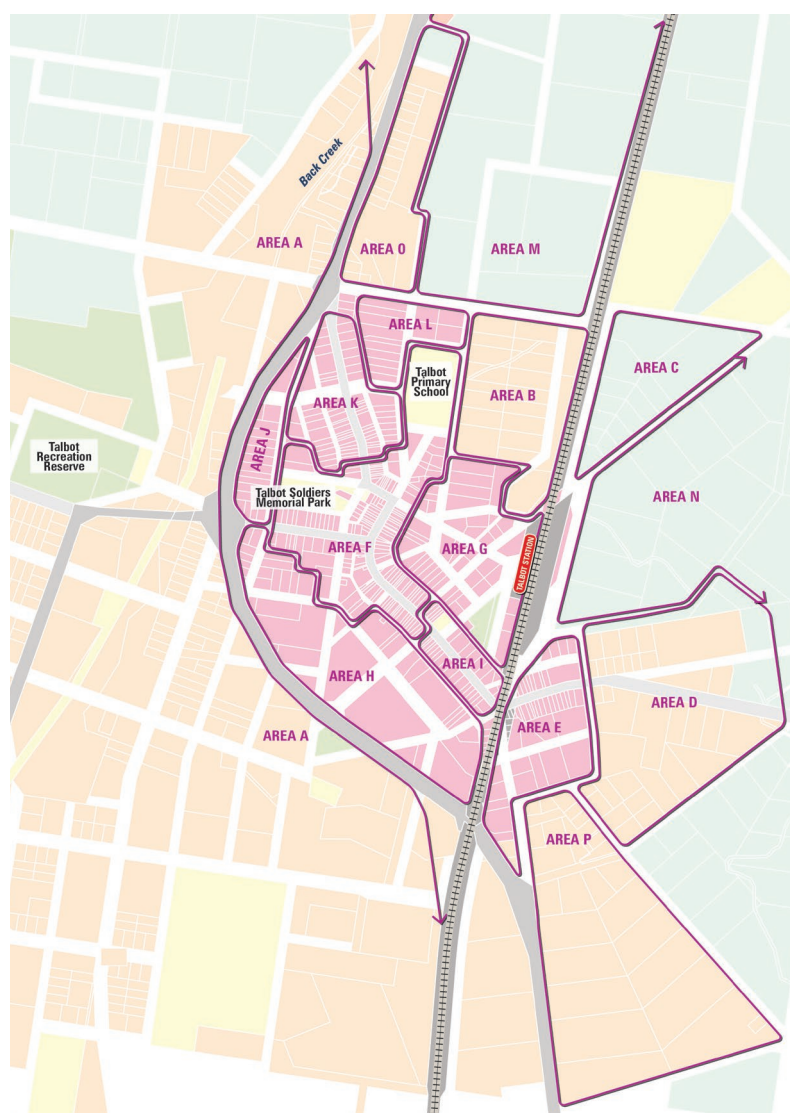


Figure 3: Township Areas (Talbot Futures Discussion Paper)



Future Urban Structure

The overall Structure Plan is outlined in Figure 5.

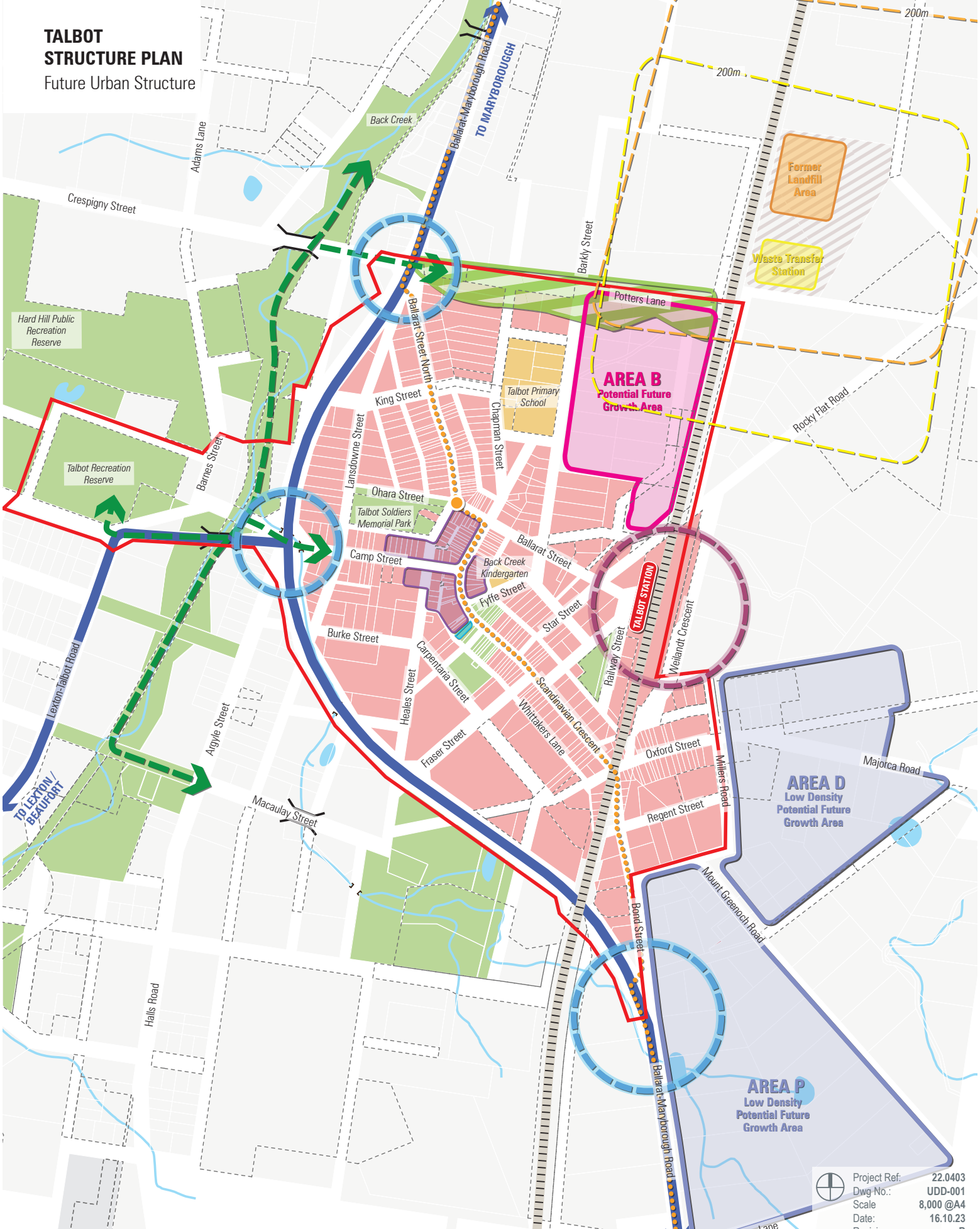
The key spatial elements of the Structure Plan are outlined below:

- Direct new housing to areas within the existing Township Zone, and rezone to the Neighbourhood Residential Zone.
- Identify a short-medium term potential growth area ('Area B'), pending decision on the Transfer Station relocation.
- Identify two potential growth areas to accommodate Low Density residential development ('Area D' and 'Area P').
- Redefine the Township Boundary to align with existing zoning and include Area B. Consider further expansion of the township boundary to include the Low Density growth areas, should they be rezoned.
- Protect the town's heritage values, particularly within the town core.
- Identify a Town Centre area and rezone that area to a Commercial 1 Zone.
- Create a new northern open space corridor along the Potters Lane / drainage line alignment, with potential linkage to the Back Creek Corridor as part of the proposed Back Creek Trail
- Explore opportunities to deliver a nature trail / celebration of culture / exercise loop along Back Creek, forming a loop trail for the township for use by both residents and visitors.
- Investigate the relocation of the Transfer Station to support growth opportunities.
- Continue delivering footpaths, and undertake on-road painting of key cycle routes.
- Deliver safer connections between the town and the Recreation Reserve.
- Explore opportunities to invest or fund infrastructure to support Talbot as a climate ready township (electric vehicle charging, cool zones, community battery, biodiversity improvements, resource recovery).

Strategies and actions relating to other matters such as design controls for new development are discussed in the relevant sections of the Structure Plan.

TALBOT STRUCTURE PLAN

Future Urban Structure



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Figure 4: Future Urban Structure

| Legend | |
|--------|--|
| | Township Boundary |
| | Arterial Road |
| | Public Open Space |
| | Talbot Residential Areas |
| | Talbot Town Centre |
| | Residential Growth Area |
| | Potential Future Low Density Residential Growth Areas |
| | Talbot Transfer Station & Landfill Lot boundary |
| | Township Gateway |
| | 200m Buffer (buffer distance subject to confirmation with EPA) |
| | Regional Bus Route Bendigo to Ballarat |
| | Talbot Swimming Pool |
| | New Linear Open Space |
| | Crown Land |
| | Back Creek Natural Trail |
| | Protect and explore opportunities for longer term township growth around station |
| | Bridge |
| | Waterbodies |
| | V/Line Trainline |
| | Drainage Tunnel |

4.2 Environmental Risks & Climate Change

Climate Change

The key impacts that are likely to be felt in Talbot under climate change revolve around increased heat and bushfire risk, as well as changing patterns of rainfall, which will have implications for flood risk. There are also likely to be impacts on agriculture, but those are of less relevance to this project. Significant impacts anticipated on biodiversity and flora and fauna can be somewhat mitigated by good planning.

Impacts associated with bushfire risk and flood risk are key in determining future settlement patterns, which are reflected in the proposed urban structure. However, while fire and flood are significant disruptors, urban heat kills far more people and should be a key consideration in Talbot, particularly given the township's demographics. Vegetation and permeability are critical for ensuring that Talbot does not increase the 'urban heat effect' as the town develops, but balancing these outcomes with management of bushfire risk is important (discussed further below).

While many of the actions required to support community resilience in the face of climate change sit outside the 'planning' space, nonetheless there are a number of aspects of climate resilience, or emissions reduction, which are integrated throughout this Structure Plan. These include:

- Managing improvements to urban tree cover in the public and private realm.
- Ensuring increased development does not significantly alter the level of permeability and vegetation across the town to support cooling.
- Seeking to development and enhance linear corridors to support movement of flora and fauna.
- Ensuring protection of areas where endangered flora and fauna may be located through planning and development processes.
- Seeking to ensure application of Integrated Water Management informs planning at precinct scale for larger areas of vacant land within the township.
- Reinforcing building scale sustainability outcomes articulated through state or local policy.
- Encouraging consideration of community scale batteries and both private and public local renewable energy generation to increase energy resilience.
- Exploring options to develop town 'cool zones' for example, installing spray misters in Pioneer Park.

Bushfire Risk

Talbot is located in a designated bushfire prone area. A Bushfire Management Overlay (BMO) applies generally to peripheral bushland and forested areas, beyond the immediate agricultural surrounds. At its nearest point, the BMO applies to the western edge of Hard Hill Public Recreation Reserve and some Rural Living Zone areas to the west/ south-west.

Kevin Hazell Bushfire Planning prepared a bushfire assessment for Talbot. This assessment has informed the settlement planning discussed in the following section of this report, including the identification of areas potentially suitable for urban development and growth. For long term strategic planning, it is consideration of these Landscape types and the associated level of risk that should underpin decision-making. Using the landscape typologies approach, different landscape types have been applied to the study area. Landscape Type 2 covers the central part of Talbot and its immediate surrounds. This positions those areas at the middle end of bushfire risk in Victoria. Landscape Type 3 aligned with areas generally to the west of Ballarat-Maryborough Road and a Rural Living Zone area just to the east of that road. This positions those areas at the middle to higher end of bushfire risk in Victoria.

The assessment recommends that new growth and development should be directed to land east of Ballarat-Maryborough Road (Landscape Type 2). The bushfire assessment also makes further recommendations in regard to interfaces with a bushfire hazard, vegetation in completed development, perimeter roads and recognising lower fuel areas in decision making.

The challenge of balancing the need for maintained or increased vegetation to manage the very significant urban heat impacts with the need to manage fuel loads to reduce bushfire risk is real. It is recommended that available Country Fire Authority (CFA) guidelines for landscaping in bushfire prone areas be used to inform public plantings, particularly at the periphery and be pro-actively distributed to residents in any new growth areas. Nonetheless new canopy plantings throughout the town are encouraged, but the program for this delivery should include input from the CFA.

Strict rule for planning assessments are already in place through the Central Goldfields Planning Scheme but the Structure Plan also identifies:

- The preparation of a site specific bushfire hazard assessment for areas where more significant growth is anticipated (see Figure 7).
- The delivery of perimeter roads in these area to create a robust township boundary, including ensuring suitable land uses in adjoining areas.

Flooding Risk

The extent of the existing Land Subject to Inundation Overlay (LSIO1) that applies to land near Back Creek is considered outdated and inaccurate. An updated LSIO extent will need to be implemented into the planning scheme.

A rapid flood mapping project was completed in 2020 which covered the township and provided updated flood mapping based on both 1% AEP (1 in 100) and 0.5% AEP (1 in 200) flood extents. AEP means Annual Exceedance Probability. The 0.5% AEP is considered to more accurately reflect the flooding scenarios under climate change. In Talbot, the difference from 1% AEP modelling is very minimal. These updated extents are shown on Figure 7.

Erosion and Salinity Management

The entirety of the existing township and surrounding areas are affected by the Salinity Management Overlay (SMO) and the Erosion Management Overlay (EMO). The SMO applies to areas which are subject to saline ground water discharge or high ground water recharge, and which may pose a threat to a variety of assets. The EMO applies to areas where there is the potential for landslip or other disturbances that may need to be considered as part of any application for a permit. Both these overlays have been applied as a result of the areas goldmining history. Council has an agreement with the relevant State Government department regarding the application of standard conditions in place of individual reporting requirements contained in the Overlays. No further action is recommended.

Potential Contamination

Given Talbot’s history, an investigation to determine the likelihood of potentially contaminated land may need to be undertaken, in accordance with the Environment Protection Framework to ensure that appropriate controls (generally an Environmental Audit Overlay) are applied to sites with potential contamination risks.

Waste Transfer Station and Former Landfill

There is currently a Transfer Station located to the north east of the township. The same site also accommodated a former landfill. Careful consideration needs to be given to the potential impacts of these on area proposed for growth and development. The Environmental Protection Agency publishes guidelines for separation distances and advice on how to manage these potential impacts. New legislation also imposes a General Environmental Duty on all. The Transfer Station does not currently accept organic waste and as a result a 200m buffer from buildings is required.

This conflicts with one of the logical areas for township expansion (Area B). In addition, former landfill sites can continue to have impacts long after they have been closed and separation distances vary depending on what was put in the landfill.

In this instance it has been established (via the *Talbot Landfill Rehabilitation Plan, 2011*) that waste in Talbot’s landfill is generally construction waste (Page 2: “*These wastes are solid inert wastes such as timber, concrete, plastic and steel*”) and therefore a 200m buffer is required. Both these buffers are shown on Figures 4- 6. Both existing and former facilities are located within a larger parcel of Council owned land. It could be expected that the Transfer Station will see increased use, both with population growth and with an increased focus on the circular economy at both State and Local level. As such, the Structure Plan represents an opportunity for Council to seek to relocate the current Transfer Station to the north of the site and, should sewerage be provided, to establish a more sustainable resource recovery facility at the site, in a location which does not conflict with residential growth opportunities in Areas B, or in the longer term in Area C.

| OBJECTIVES | |
|------------|--|
| 01.1 | To recognise and respond appropriately to environmental risks of flooding and bushfire. |
| 01.2 | To recognise and respond appropriately to environmental risks associated contamination, erosion, and salinity. |
| 01.3 | To encourage a climate resilient township that responds to the increasing severity of environmental risks. |
| 01.4 | To recognise and protect human health and safety from uses with potential adverse off-site impacts. |

| STRATEGIES | |
|--------------|--|
| S1.1 | Avoid all development, other than suitably designed public infrastructure, in areas of flooding risk. |
| S1.2 | Direct development to lower bushfire risk locations, described as Landscape Type 2 areas. |
| S1.3 | For all areas where significant new development is anticipated (marked on Figure 5 with a yellow circle) require a bushfire hazard site assessment to confirm vegetation type, slope and final setbacks. This should refer to recommendations from the CFA detailed in Appendix 3. |
| S1.4 | Seek to improve protection from bushfire by requiring perimeter roads at township edges, and managing land use in adjoining areas to discourage uses which would increase fire risk. |
| S1.5 | Support the provision of vegetation cover in the public and private realm which reduces the urban heat island effect, while not unacceptably increasing bushfire risk. |
| S1.6 | Explore opportunities to develop 'cool zones' within the township. |
| S1.7 | Ensure development does not contribute to an increase in salinity or erosion. |
| S1.8 | Support the continued use of standard conditions in place of individual reporting requirements for applications in the EMO and SMO. |
| S1.9 | Seek to develop an understanding of contaminated areas prior to any significant growth to improve ease of management. |
| S1.10 | Review the location of the transfer station and investigate relocation opportunities. |
| S1.11 | Ensure development is setback from uses which may cause offence or unacceptable risk. |
| S1.12 | Support the development of local renewable energy generation and storage to increase resilience. |
| S1.13 | Encourage zero carbon and climate resilient development. |
| S1.14 | Ensure new infrastructure delivered in the township is climate resilient and zero carbon wherever practicable. |
| S1.15 | Improve the provision of active transport, advocate for increased public transport frequency, consider the installation of EV charging stations and other actions to support a modal shift to sustainable transport. |

| ACTIONS | |
|--------------|--|
| A1.1 | Update flood mapping within the planning scheme via planning scheme amendment. |
| A1.2 | Undertake investigations into the potential for land contamination across the township where necessary, and apply the Environmental Audit Overlay (EAO) to potentially contaminated sites where appropriate. |
| A1.3 | Seek review of new planning controls and design requirements for the township by a qualified bushfire planning professional. |
| A1.4 | Ensure requirements for a bushfire assessment for identified areas is clearly articulated in planning policy and any applicable overlay applied to guide development. |
| A1.5 | Consider opportunities to educate the community about bushfire resilient planting, including through distribution of relevant guidelines. |
| A1.6 | Apply a Buffer Area Overlay (BAO) to the former landfill site buffer zone and consider the need for a BAO for the transfer station (depending on the outcomes of action A1.7). |
| A1.7 | Undertake a review of the location of the transfer station and facilitate relocation to the north-east if feasible. |
| A1.8 | Explore options for funding relocation in conjunction with improved circular economy practices. |
| A1.9 | Support sustainable transport improvements (see section 4.5). |
| A1.10 | Support sustainable building improvements (see Section 4.4). |
| A1.11 | Explore funding opportunities to deliver local energy generation and storage, as well as 'cool zones'. |
| A1.12 | Ensure Council's public works in the township consider climate change impacts in their design and delivery. |

TALBOT STRUCTURE PLAN

Environmental Risks & Climate Change



Note: Continue to manage salinity and erosion risks in line with current practice.

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Figure 5: Environmental Risk and Climate change

| | | | |
|-------------------|--|--|--------------------|
| Legend | | | |
| Township Boundary | Active Fire Runs | New Linear Open Space | Landscape Type 2 * |
| Arterial Roads | Existing Vegetation | Talbot Transfer Station & Landfill | Landscape Type 3 * |
| Public Open Space | Current 1% AEP Flood Extent | Maintain cleared areas to provide buffer from bushfires | Waterbodies |
| | Potential additional flood risk areas under climate change | Neighbourhood Safer Place | V/Line Trainline |
| | | Perimeter Road | Drainage Tunnel |
| | | 200m Buffer (buffer distance subject to confirmation with EPA) | |

*See bushfire report for explanation of landscape types

4.3 Land Use

Housing Supply and Demand

State planning policy requires that local governments plan to accommodate projected population growth over at least a 15- year period and provide clear directions on locations where growth should occur. Residential land supply is to be considered on a municipal basis.

A 2019 *Residential Land Supply and Demand Assessment* (by Spatial Economics) found that there is 18-25 years of zoned urban residential land supply in Central Goldfields Shire. However, there is a mismatch between supply and demand geographically - Maryborough is where demand is concentrated (based on historical trends) but most capacity is in other townships.

According to ABS census data, the Shire’s population increased by 490 people between 2016 and 2021 with an average annual growth rate of 0.8%. Talbot’s population growth was relatively modest in the context of the Shire over that five year period, at an annual rate of 0.5% (from 442 to 452). There were 288 private dwellings in Talbot as of 2021.

In Talbot, historical growth has been negligible due largely to the lack of sewerage. The town sees relatively little building activity. With the potential introduction of sewerage to Talbot, the opportunity for more significant growth and development in a high amenity location close to Maryborough may be unlocked.

Analysis by SGS Economics and Planning (SGS) in its *Housing and Commercial Technical Assessment* identified four housing growth scenarios for Central Goldfields Shire and Talbot specifically, as reproduced below:

| Scenario | Shire-wide AAGR (dwell-ings) | Share of growth for Talbot | Additional dwellings required 2020-2051 | Total Dwellings 2051 | Additional dwellings per year 2021-2051 |
|-----------------|------------------------------|----------------------------|---|----------------------|---|
| 1 VIF19 | 0.6% | 4% | 55 | 343 | 2 |
| 2 Recent Growth | 0.9% | | 86 | 374 | 3 |
| 3 Big Melbourne | 1.1% | 16% | 435 | 723 | 15 |
| 4 Post-Covid | 1.5% | | 631 | 919 | 21 |

Table 1: Talbot Growth Scenarios

The first three scenarios assume the growth rates identified in the *Population, Housing & Residential Strategy* (based on the 2019 Supply and Demand Assessment), adopted in May 2020. VIF19 and recent growth scenarios are based on historical trends and State Government forecasts and anticipate relatively modest growth for the Shire in the future. The ‘Big Melbourne’ scenario envisions somewhat greater growth in larger nearby centres. The fourth scenario (post-COVID) builds on the these assumptions and factors in additional growth due to entrenched post-COVID pull factors and strategic interventions that unlock additional land for development, ultimately resulting a growth rate less than but more closely resembling nearby Mount Alexander LGA. The scenarios also indicate a potential share of growth across different townships of the Shire. The first two scenarios assume a spread of development broadly reflecting historical trends (i.e. growth being concentrated in Maryborough), while the two scenarios with higher growth assume higher shares of development in Talbot and Carisbrook.

The Structure Plan has been prepared to respond to the ‘upper’ scenario (Scenario 4, with sewerage provided to the township), which suggests an additional 631 dwellings between 2020-2051, requiring around 21 additional dwellings per year. For the purpose of identifying a population size of Talbot at 2051, assuming an average household size of 1.9, and a total number of dwellings of between 723 and 919 (reflecting the two higher scenarios), a population of between 1373 - 1746 could be anticipated.

There are numerous vacant allotments (across a range of sizes) in Talbot, including some very small lots from 19th century subdivisions. Currently, a minimum site area of 5,000sqm is needed to provide for on-site sewerage disposal, with that size including a sufficiently sized effluent field, dwelling, garden, sufficient setbacks of the fields to boundaries, etc.

According to the *Population, Housing and Residential Strategy*, 15 additional dwellings is considered the realistic unsewered capacity for Talbot township. The assessment identified that in March 2019, zoned broadhectare lot supply in Talbot was 15 lots, while there was 39 vacant urban lots.

Hansen Partnership undertook an assessment of future development capacity of existing Township Zone areas in the event that they were seweraged. That estimate made a number of assumptions, which are detailed in the *Talbot Structure Plan Technical Assessments* document, including that future subdivision would be limited to creating lots with a minimum subdivision size of 400sqm. Under the seweraged scenario, it was estimated that an additional 718 lots could hypothetically be developed in the existing Township Zone area. That figure is an estimate only and does not address the range of considerations which could reduce the effective capacity in some existing Township Zone areas.

Growth areas and township boundary

Given the significant potential for infill development within existing Township Zone boundaries if sewerage is provided, it is considered that infill development within the Township Zone area should be supported as the priority to meet housing demand.

SGS Economics and Planning have identified in their assessment, that, given existing lot and ownership fragmentation in the township, optimistic growth rates such as that suggested by the 'post-COVID' scenario are unlikely to be achieved without clear guidance regarding infill development and potentially, the addition of town extensions in conventional or low-density residential precincts. It is therefore appropriate for this Structure Plan to consider and identify potential areas for residential expansion, to provide an alternate growth front should sewerage be provided and demand for dwellings increase. In identifying areas for future urban expansion and consequential rezoning, a range of matters have been considered, including but not limited to:

- Whether the land is contiguous to the existing urban boundary and has the ability to be integrated into the existing road network.
- Capacity to be serviced by physical infrastructure.
- The level of bushfire risk and the presence of clear defined and defensible boundaries
- Slope, drainage or flooding constraints.
- The need to avoid impacts on ecological values.
- The need to avoid impacts on high quality agricultural land.

The Township boundary is proposed to be expanded in the short term to include 'Area B' as a future growth area. Given the location and context it is appropriate to include Area B within the boundary, even if rezoning is not undertaken immediately. While sufficient growth potential exists on current Township zoned land, given the location, it is suggested that there may be merit in rezoning this small area of Rural Living land (Area B) in order to better reflect the current function and integration of this land with the township (noting issues related to buffer discussed elsewhere in this report).

In the longer term, if the town is seweraged, growth should be focused around the train station (Areas C & N), noting this would require the provision of both car and pedestrian access across the rail line to be delivered, as well as the relocation of the Transfer station discussed elsewhere.

The Township boundary could also be expanded further to include the potential Low Density Growth Areas identified if they are rezoned, although low density areas can remain outside the nominated town boundary (further discussion following).

Larger lot development

Previous work by Central Goldfields Shire has identified that the municipality is currently lacking provision of Low Density Residential land, with most land zoned for housing in urban residential zones or the Rural Living Zone. Talbot has extensive areas of Rural Living Zoned land to the west and south. Rural living opportunities are generally assessed through strategic work that considers the role of rural areas more broadly, and the future of the Rural Living areas close to Talbot would be subject to planning through a different process. While areas to the west are identified as being in Landscape Area 3, subject to higher levels of fire risk, land to the south and south-east is in Landscape Area 2.

Land in the Low Density residential zone has a minimum lot size of 4000sqm *unless sewerage connection is provided*, when this size can be reduced to 2000sqm. Opportunities to transition land in the Rural Living Zone to the south of the township to the Low Density Residential Zone should be confirmed. This would provide an increased diversity of housing opportunities and ensure that a range of options were available. Importantly, it also makes more efficient use of land in proximity to the township while not precluding longer term growth which will more sustainably be located close to the train station to the east of the township.

Township residential zoning

While the Township Zone provides flexibility, as towns evolve and grow, a more clearly defined town centre and residential areas can be of benefit. For example, in Talbot the majority of the 'town centre' is currently used for the purpose of accommodation, rather than more traditional commercial uses.

The application of the Neighbourhood Residential Zone to existing Township Zone areas (in the short-medium term) is proposed by the Structure Plan. The purpose of the Neighbourhood Residential Zone is to:

- *To recognise areas of predominantly single and double storey residential development.*
- *To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

This zone is the most suitable for Talbot considering the current application of a Heritage Overlay across the whole township area. While recommendations are made regarding the current extent of this Overlay (see page 30), given the significant heritage of the township, the proposed zoning would remain relevant even if the extent of area covered by the Overlay were reduced.

Potential Zoning Anomalies

There are a number of zoning anomalies which should be addressed as part of any implementation including the alignment of the Transport Zone with associated public land and the zoning of recreational facilities such as the public parks and recreation areas within the township. The vegetated area of public land to the southwest of the township should also be assessed to ensure zoning aligns with current use and ownership patterns.

Minimum Subdivision Size

The Talbot Urban Design Guidelines (Michael Smith & Associates, 2016) included as a principle the setting of a 400sqm minimum lot size for new residential development. While this document was not adopted by Council, it does represent the most comprehensive assessment of the design responses that would be appropriate given Talbot's important heritage characteristics.

As a result of its historic subdivision pattern Talbot has a number of very small lots which have the potential, should the town be seweraged, to deliver a pattern of development that may compromise the valued characteristics of the settlement. It is therefore important that a minimum lot size is established. In the absence of other documentation, 400sqm has been adopted as the proposed minimum. As with most planning controls, this minimum will remain discretionary and it is considered where suitable proposals are presented (for example, those which provide for aging in place or co-housing outcomes where a smaller lot size is likely to still deliver outcomes in keeping with the objectives of the Structure Plan) this discretion should be utilised. It is noted that 400sqm is a minimum only and permit applicants can proposed larger lots where preferred. Implementation of this minimum lot size should be via the relevant zone schedule at the time of rezoning.

Commercial uses & the Town Centre

SGS has estimated that within Talbot there is approximately 3,430sqm of active (or recently active) commercial space, located across central Talbot, generally concentrated around Camp Street, Ballarat Street, and Scandinavian Crescent. Commercial activity is generally occurring within single-storey, historical buildings. There are also a number of these buildings that are not currently in use and have been converted to dwellings, or remain vacant.

Types of active commercial space uses include accommodation, hospitality and some limited retail uses. The post-office doubles as a general store, servicing day-to-day needs of the township. The pub opposite serves as a local meeting place. Two local markets also run in central Talbot once a month. Maryborough and Clunes are the nearest towns where supermarket shopping is available.

The vision statement for Talbot identifies a future desire for a pharmacy, more cafes and small local supermarket in the town. Future residential growth in Talbot should ideally be supported by additional retail floorspace in town, allowing residents to meet more needs locally.

SGS Economics and Planning have analysed the potential future retail needs of Talbot, drawing on comparisons with small towns of Harcourt and Newstead. Their analysis suggests that a small supermarket of 500-600sqm of floorspace, potentially supported by 2-3 smaller shops (of approximately 100-300sqm total), could be anticipated once the town has accommodated a further 250-300 dwellings in approximately 15-20 years' time (assuming approximately 15-20 dwellings a year).

The Structure Plan presents an opportunity to clearly identify a Town Centre in Talbot. The area identified is considered to be relatively compact, to improve vibrancy, and support walkability. A potential small scale supermarket and 2-3 additional smaller shops would ideally locate within the town centre, potentially within a converted former shop building, or vacant land in close proximity. Avoiding the possibility of 'out-of-centre' development which could undermine the town centre in the long term is critical. Other options for small scale retail offer includes land between Whittakers Lane and Carpenteria Street, noting that would require a rezoning as part of any application. This would be appropriate should this location be preferred over conversion of an existing heritage building.

It is considered appropriate to rezone a 'town centre' area (as identified on the Land Use Plan), to the Commercial 1 Zone to encourage the consolidation of commercial uses in that area, and to manage the intrusion of non-commercial uses. Uses such as a medical centre (subject to conditions) and home based businesses would however be permitted as of right within surrounding residential areas. Should all existing commercial land be utilised then additional land along Scandinavian Crescent should be the first priority to ensure consolidation of services and facilities.

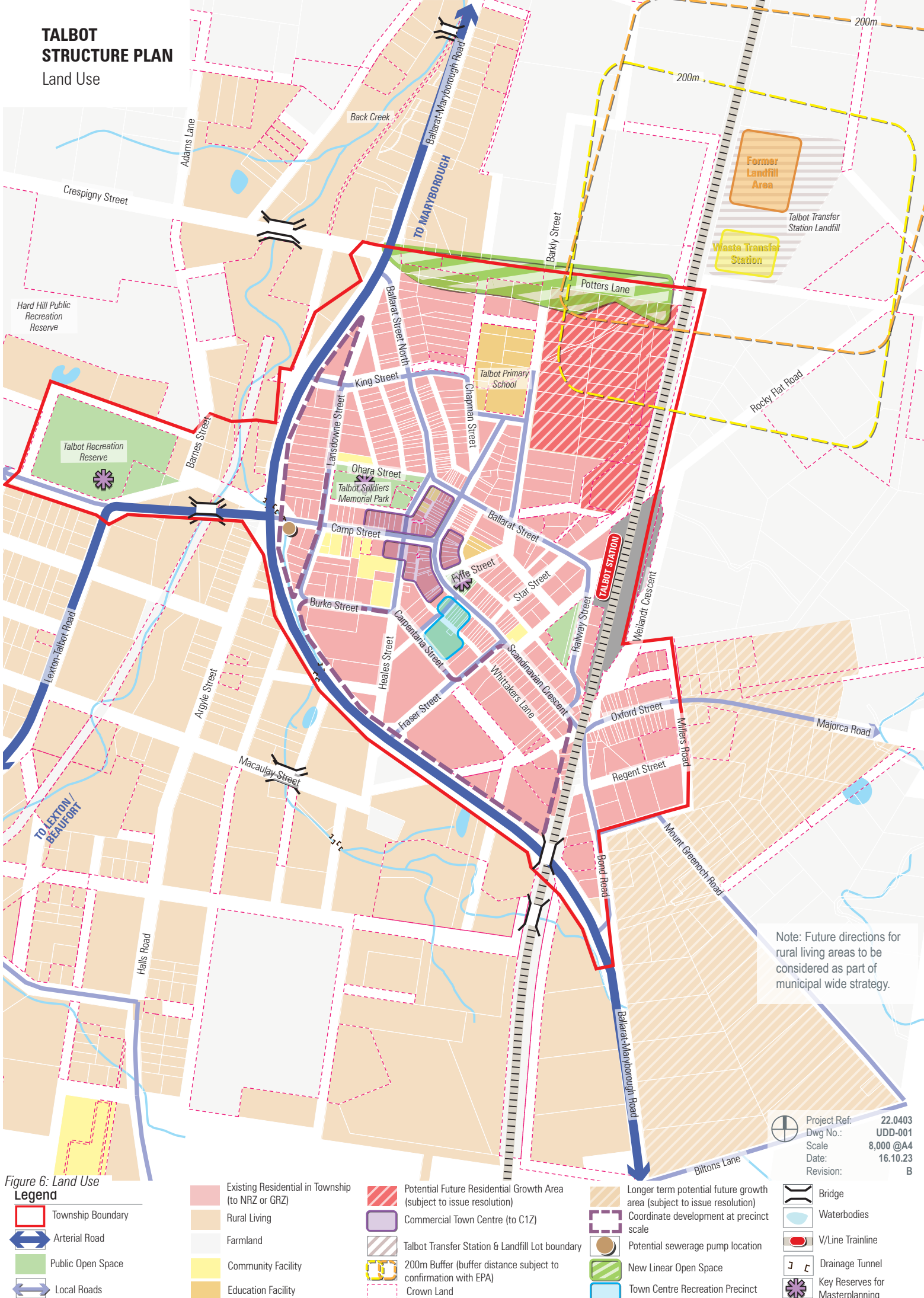
Other Land Use Directions

Talbot's Transfer Station is currently located on public land to the north-east of the township. The location of this transfer station should be reviewed, with relocation to the north-east of the same site (next to the former landfill site) to avoid impacting upon growth potential of the town should be pursued.

The location of a potential sewerage treatment plant to service the town will also need to be resolved, with a buffer applied to manage potential off-site amenity impacts. However, it is understood that if a local treatment plant was developed, that this would be located some distance from the existing township should the sewerage scheme be funded, although a pump station would be required in town.

TALBOT STRUCTURE PLAN

Land Use



Note: Future directions for rural living areas to be considered as part of municipal wide strategy.

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Figure 6: Land Use Legend

- Township Boundary
- Arterial Road
- Local Roads
- Public Open Space
- Local Roads
- Existing Residential in Township (to NRZ or GRZ)
- Rural Living
- Farmland
- Community Facility
- Education Facility
- Potential Future Residential Growth Area (subject to issue resolution)
- Commercial Town Centre (to C1Z)
- Talbot Transfer Station & Landfill Lot boundary
- 200m Buffer (buffer distance subject to confirmation with EPA)
- Crown Land
- Longer term potential future growth area (subject to issue resolution)
- Coordinate development at precinct scale
- Potential sewerage pump location
- New Linear Open Space
- Town Centre Recreation Precinct
- Bridge
- Waterbodies
- V/Line Trainline
- Drainage Tunnel
- Key Reserves for Masterplanning

| OBJECTIVES | |
|-------------|---|
| 02.1 | To manage growth and development in Talbot in a coordinated and sustainable manner that ensures Talbot retains its character and respects its heritage. |
| 02.2 | To ensure that residential capacity in Talbot is managed to accommodate an increased proportion of municipal growth. |
| 02.3 | To encourage infill development and the subdivision of existing larger lots within the township boundary. |
| 02.4 | To encourage a broadening of the commercial offer in the township, and direct commercial uses to appropriate locations. |
| 02.5 | To ensure zoning accurately reflects preferred future land uses. |
| 02.6 | To provide opportunities for larger lot development in locations that do not compromise longer term growth or increase exposure to bushfire risk. |
| 02.7 | To define a longer term township boundary to consolidate township growth around existing services. |

| STRATEGIES | |
|-------------|--|
| S2.1 | Contain growth within an identified township boundary, that can be modified to include recommended areas for rezoning. Review the township boundary as needed and only amend if township growth becomes constrained. |
| S2.2 | Support the provision of reticulated sewerage to enable increased residential development. |
| S2.3 | Support contemporary infill development that is complementary to the townships heritage character. |
| S2.4 | Implement a minimum subdivision size of 400sqm to reduce potential impacts of existing subdivision pattern. |
| S2.5 | Require the delivery of large areas of vacant land, and growth areas, to be planned at a 'precinct' scale to ensure appropriate coordination of transport networks, services etc. |
| S2.6 | Clearly define a Town Centre area comprising parts of Scandinavian Crescent and Camp Street. |

| | |
|-------------|---|
| S2.7 | Support appropriately located and designed proposals for a small supermarket in the Town Centre, or in close proximity. |
| S2.8 | Support commercial proposals in the town centre, and the sensitive adaptive reuse of heritage buildings. |

| ACTIONS | |
|-------------|---|
| A2.1 | Undertake a Planning Scheme Amendment to rezone land and apply overlay controls (see page 52 for details) as well as including relevant local policy in the Central Goldfields Planning Scheme. |
| A2.2 | Confirm minimum lot sizes for low density areas pending outcomes of sewerage scheme investigations and funding applications. |
| A2.3 | As part of a municipal wide Rural Land Strategy, review existing RLZ areas around Talbot and associated minimum lots sizes having regard to bushfire risk. |
| A2.4 | Commence feasibility assessment for the relocation of existing Transfer Station operations to the north-east prior to increase in township growth. |
| A2.5 | Implement a monitoring program to assess increases in demand should sewerage be provided. |

4.4 Housing Choice, Diversity & Affordability

At present, more than 90% of the existing housing stock in Central Goldfields Shire comprises single detached dwellings. This type of housing is also observed to dominate across Talbot. Greater housing diversity will likely be required to cater to different housing needs of a larger Talbot, both existing residents who may wish to ‘age in place’ and for new residents.

Population growth in Talbot will increase the mix of people and will influence the type and style of housing required to meet their needs. A mix of housing options is important for young families, first home owners and single and shared households.

Consideration will also need to be given to the housing needs of an ageing existing population in Talbot. Housing diversity is particularly important for older people in the community who may seek alternatives to the traditional family home as they age. Being able to provide housing options, including smaller dwellings or retirement/ aged care living, is very important to ensure that people can ‘age in place’ and remain within their community.

An analysis of rent and mortgage repayments in Talbot and Central Goldfields is provided in SGS’s *Housing and Commercial Technical Assessment*. This assessment found in relation to Talbot that:

- Median weekly rent in Talbot increased from \$85 in 2011 to \$160 in 2021.
- Median monthly mortgage repayments slightly decreased overall between 2011-2021 from \$900 to \$867.
- Households in Talbot are spending around 20% of their income on weekly rent, or around 27% of their income on monthly mortgages in 2021. This means that media household rent/mortgage costs are currently within an acceptable range to avoid housing stress on average (where 30% of a low-income households income being spent on housing costs is generally considered a threshold for experiencing housing stress).

It will be important to ensure that as Talbot grows, housing costs remain affordable for lower-income households. It is noted that there are significant areas of public land holdings within the township and it is recommended that Council seeks to understand ownership patterns and likely longer term usage of these parcels. Surplus land has the potential to be integrated in to development areas or to be used for the delivery of social and affordable housing or aged care development in the future.

OBJECTIVES

| | |
|-------------|---|
| O3.1 | To encourage housing diversity to cater for different housing needs. |
| O3.2 | To ensure that opportunities to ‘age in place’ are available to Talbot’s residents. |
| O3.3 | To maintain housing affordability as Talbot grows. |

STRATEGIES

| | |
|-------------|---|
| S3.1 | Support retirement /aged care living at a scale, density and design that respects the character and heritage qualities of the town. |
| S3.2 | Ensure the design of streetscapes and access is aligned with accessible design of individual buildings to prevent barriers to movement. |
| S3.3 | Support innovative housing models that increase the mix of housing options, and respond to community needs. |
| S3.4 | Encourage the development of housing that incorporates Universal design and adaptable internal dwelling design. |

ACTIONS

| | |
|-------------|---|
| A3.1 | Ensure planning policy explicitly supports the delivery of housing models and design outcomes identified above. |
| A3.2 | Undertake an audit of publicly owned land within Talbot and seek input from landowners as to whether the land is surplus to requirements. |
| A3.3 | Monitor housing prices in Talbot and seek the delivery of targeted social and affordable housing if affordability in the town declines. |

4.5 Character, Heritage & Design

Built Heritage

The heritage qualities of Talbot are the defining aspect of the town, and any future growth must proceed in a manner that ensures the careful protection of these qualities. A Heritage Overlay (HO208 - Talbot Heritage Area) covers the township where the Township Zone applies (except for some minor alignment differences), and some rural living zoned land between Bond Street and Mt. Greenock Road.

The heritage of Talbot has been documented comprehensively in the *Talbot and Clunes Conservation Study* (Aitken, 1988). That study made a range of recommendations for the future conservation of the Talbot area. The *Central Goldfields Shire Heritage Review* (Rowe and Jacobs, 2005) recommended that the existing Talbot Heritage Area (HO208) be retained, and that objectives and policies for the area should be prepared to support the conservation and management of the area. The review also recommended that the analysis, statement of significance, policies and recommendations outlined in the *Talbot and Clunes Conservation Study* be used as a basis for a local policy for the area. That review also made a range of recommendations for the future conservation of the Talbot area, (which were identified in the *Talbot Structure Plan Technical Assessments*)

Despite the direction of the 2005 heritage review, it is considered now appropriate to review the extent of HO208. The 'blanket' nature in which HO208 has been applied means that the overlay applies to a number of large vacant lots within the Township Zone that have development potential, but little or no heritage value, other than their broad influence on the townships character. It is considered for those areas an alternate tool, such as a Design and Development Overlay, is more appropriate to manage built form in the absence of any specific heritage values at a site level. In the context of Talbot's future development, it will be important to ensure that the level of heritage protection in place is appropriate

to protect heritage significance, but also does not unreasonably inhibit development potential. There are however, some parts of the township, such as the central area (identified on Figure 7) which should certainly remain under a precinct wide Heritage Overlay. It is recommended that work be undertaken to determine the appropriate reduction in the extent of HO208, which may need to be accompanied by site specific HO's where there are known buildings of heritage significance outside the precinct boundary. Further, there are some areas where a greater visual sensitivity has been identified, and will be important to ensure guidelines for development reflect given the influence these areas have on perceptions of the township. These perceptions are very important having regard to Talbot's tourism growth potential, and the current World Heritage bid for Victoria's goldfields.

In addition, for any sites that are confirmed as having State \ Significance by Heritage Victoria (see following discussion) an individual as well as the precinct Overlay should apply. A potential conservation precinct in the core of Talbot was proposed in the *Talbot and Clunes Conservation Study* (1988), which could form the basis of a refined and reduced HO208 extent. It is noted that guidelines could also draw on the relevant suggestions provided in the *Talbot Urban Design Guidelines* (Michael Smith & Associates, 2016), where appropriate.

It is recommended that heritage design guidelines be prepared for HO208 by a qualified professional. While a wide range of guidelines were identified in the 2016 *Talbot Urban Design Guidelines*, there is considered benefit in specialised advice given the importance of Talbot's built heritage. There is the potential for this guidance to be similar to any which would apply to heritage in other towns such as Maryborough and a Shire-wide heritage policy may be a suitable approach to the introduction of appropriate guidelines for development.

Talbot is significant as one of the most intact small goldmining towns in Victoria and Australia. The town contains a significant number of buildings, sites and works relating to the period c.1860-1930 which form the major attributes of the area. The significance of the area is especially enhanced by the relatively high number of buildings from the period c.1860-75. The Government block contains the most complete collection of buildings of any small gold rush town in Victoria and one of the best precincts of modest government buildings in Australia. Talbot is significant for the manner in which geological factors influencing mining are reflected in the street pattern still used as the major streets in the town. The setting of the town is enhanced by the proximity of mining areas on Back Creek, Rocky Flat, Mount Greenock and the Amherst area.

The Significance of Talbot - Talbot and Clunes Conservation Study (Richard Aitken, 1988)



Talbot Observatory



The Former St. Andrews Presbyterian Church



Talbot Primary School



Former Primitive Methodist Church

Individually Significant Heritage Buildings

The *Talbot and Clunes Conservation Study* (Aitken, 1988) included a number of recommendations regarding buildings of significance, including that a number of buildings be listed as of State Significance or registered as part of the National Estate. Aside from the listing on the Victorian Heritage Register of the Former Talbot Police Residence and Lock-Up at 19 Heales Street, the recommendation has not progressed. It is critically important that additional protection is provided for buildings of State or National significance in Talbot. The buildings recommended for Victorian Heritage Register listing (noting the original recommendation was for register of historic buildings and listing as part of the national estate) in the 1998 study are as follows:

- Former Talbot Borough Hall, Ballarat Street
- A.N.A Hall, Corner Heales and Ballarat Streets
- Ramsay Shop and Residence, Ballarat Street North
- Former Bull and Mouth Hotel, Ballarat Street
- Former Burdess Residence, Barkly Street
- Former Presbyterian Manse, Barkly Street
- Former Willox Residence, Bond Street
- Former Church of England Vicarage, Brougham Street
- Former Hopkins Residence, Camp Street
- Post and Telegraph Office, Corner Heales and Camp Street
- Free Library (Former Court of Petty Sessions), Camp Street
- Former Dowling Residence, Camp Street
- Former Primitive Methodist Church, Camp Street
- Shops and Residence, Corner Camp Street and Scandanavian Crescent
- Former Elder Residence, Camp Street
- Former Camp Hotel, Camp Street
- Former Wesleyan Church, Camp Street
- Fire Brigade Engine House, Heales Street
- Former Sub-Treasury, Heales Street
- Former Presbyterian Church, Heales Manse, Bond Street
- Former London Chartered Bank Coach House and Stables, Heales Street
- St Michael's Church of England, Landsdowne Street
- Talbot Railway Station Building, Railway Street
- Prince Alfred State School No.954 and former Common School, Rowe Street
- Shop, Scandanavian Crescent
- Former London Chartered Bank, Scandanavian Crescent
- Former Talbot Gasworks, Whittakers Lane.

Aboriginal Cultural Heritage

The Dja Dja Wurrung are the Traditional Owners of the land on which Talbot was established. The *Dja Dja Wurrung Country Plan* (2014-2034) provides a source of information on the documented Cultural Values of the land on which Talbot has developed.

An area of Aboriginal Cultural Heritage Sensitivity runs along the Back Creek Corridor, and applies to some parts of land currently within the township (within Areas H, J & K), and some land outside the township (within Areas A, M & O). An Aboriginal Maternity Tree is located over 2km north of the township and is included in a Heritage Overlay (HO148). A Cultural Heritage Management Plan (CHMP) would be required for a 'high impact activity' in an area of 'cultural heritage sensitivity', with these terms defined in the *Aboriginal Heritage Regulations 2018*.

The future growth of Talbot presents opportunities for greater recognition of Aboriginal Cultural Heritage. Specific opportunities could include a proposed trail along Back Creek with educational and interpretive signage, and the embedding of local Aboriginal language, design and names in public spaces across the township, both subject to consultation with the Traditional Owners.

Sustainable Building Design

It is becoming increasingly clear that the delivery of energy efficient and sustainable buildings is key to both reducing greenhouse gas emissions, but also in ensuring climate resilient housing. Well designed housing which incorporate passive design reduces energy and financial costs, but can also be critical in maintaining human health in times of insecure energy delivery (for example, if electricity is cut off during a heatwave).

Central Goldfields does not have a municipal wide sustainable buildings policy, although State policy at Clause 15.01 has recently been strengthened. It is recommended that ESD-related measures be included within the proposed design-focused planning controls to be prepared, as well as the proposed Development Plan Overlays (DPOs) discussed in the following section.

One sustainable building design issue of particular relevance to Talbot, is the tension between the installation of solar panels to support renewable energy generation and the protection of heritage values. The *Talbot Urban Design Guidelines*, suggest that:

- *Solar panels must not overhang the roof edge;*
- *Panels should be in simple rectangular banks, not staggered; and*
- *Solar panels are discouraged on frontages to heritage buildings visible from the street(s) or along a significant view-line.*

The last point may compromise the ability for properties to generate energy and should be treated as discretionary, depending on the ability of the property to accommodate panels or elsewhere. Recent changes to the Heritage Overlay Schedule in Victoria allow Councils to 'schedule-out' solar energy system controls, in order to support renewable generation and associated emissions reduction. This should be considered for the Talbot Area (HO208) as part of the development of guidelines.

Design guidelines

Talbot's urban design is inextricably linked to the heritage of the township. Heritage buildings are found throughout the township. While the township's subdivision pattern was established during Victoria's gold rush era, subsequent changes meant that the development potential of the settlement was never fully realised. Today, many of the lots within the township, including within the core, remain vacant.

Key attributes that contribute to the character of the township are drawn out in the *Talbot Urban Design Guidelines* (2016) These include:

- Development is characterised by wide front and side setbacks, with little to no encroachment, meaning that views to trees and surrounding countryside are maintained.
- These large setbacks as support a degree of informality and a prominence of landscape within the town.
- While the setbacks are large they do vary. For example, in the town core, buildings are built to the front lot line, but in this context there are also significant breaks between the buildings which accommodate the prominent landscape aspect.
- The laneways and unformed roads within the township also support both the sense of informality but also the heritage character of the town.
- The streetscape character plays an important role in perceptions of the township's character and materials such as bluestone and brickwork alongside signage, vegetation, lighting, furniture and picket and woven wire fences are important considerations in regard to built form.
- Fencing within the town is diverse but generally permeable, supporting that visual permeability and prominence of heritage built form.

The role of corner sites and vacant sites in the township is discussed in the Guidelines, and the potential for unsympathetic development on these sites (and adjoining laneways) is highlighted as a key risk. The Guidelines draw attention to a number of key views across the township and to key buildings.

These should be protected, where possible. There are also other identified viewpoints to the township, and areas of visual sensitivity (such as those associated with key arrival corridors), which are not identified in the Guidelines, that development should respond to (shown in Figure 7).

Key entrances to Talbot are also important in defining the character and identity of the town. Existing signage and treatments at key gateway entrances should be reviewed in accordance with the Guidelines, with an opportunity for new interventions at those locations in consultation with the community.

While this Structure Plan recommends a review to reduce the extent of the current Heritage Overlay, it is critical to the protection of Talbot existing and highly valued character that where these heritage related controls are removed there are replacement controls put in place to ensure that development within the township is complementary to this heritage setting.

The use of a Design and Development Overlay with tailored schedules should be considered as a potential planning tool to apply the level of design control and guidance needed to sufficiently protect the various elements which contribute to the town's character. The Overlay would need to be applied in a manner that complements requirements applied through HO208 (with potentially refined extent), and directions provided by any additional heritage guidance prepared. It should also consider specifying different design requirements across different parts of the township, such as designating different requirements for areas directly adjoining the heritage core and more peripheral residential areas.

The *Talbot Urban Design Guidelines* provide a series of principles and performance criteria which address the design considerations of development density, height, architectural detailing, materials and colour, roofs, walls, windows, eaves and verandahs, energy efficient buildings and sustainable design elements, open drainage channels, greenfield development, view-lines, vegetation patterns, pedestrian permeability and comfort, entrances, active frontages, gathering locations, furniture palettes and adaptive re-use of buildings. New planning controls should use the *Talbot Urban Design Guidelines* as a starting point, drawing upon the principles and performance criteria, with opportunity for further refinement

Residential Zone schedules provide another approach to potentially address built form design considerations, and relevant aspects of controls (such as site coverage for example) would need to be applied via a Schedule to the proposed Neighbourhood Residential Zone. The limitation of what can be addressed via a zone schedule however, mean an additional overlay control would still be required.



Heritage buildings in garden setting



Current northern gateway presentation



Residential property



Former Primitive Methodist Church

Lot sizes

As noted, the existing subdivision pattern in Talbot comprises numerous very small lots. The development of lots in this much smaller range is likely to significantly change the character of the township if allowed unimpeded. The *Talbot Urban Design Guidelines* suggest a minimum of 400sqm to ensure that this detrimental impact on character is avoided. It is considered that in the context of a small rural township, applying a minimum lot size is appropriate, and 400sqm is not overly restrictive, particularly given the current availability of land. It is also an existing benchmark in the Neighbourhood Residential Zone, under which it is considered more challenging to provide required garden area, which is a notable feature of Talbot's character. Encouraging the consolidation of lots is an added benefit. In some areas, for example on large vacant lots close to the town centre, discretion should be exercised where an innovative model or notably high quality design is proposed. Minimum lot sizes can be scheduled into the zone.

Growth areas

There are a number of areas identified within and adjoining the settlement for which a 'precinct' approach would be beneficial to guide future development. These areas include land identified for future growth, as well as large areas of vacant land in the south-west and north-west of the existing Township Zone. A Development Plan Overlay is recommended for these areas - which places a requirement on landowners to work together to deliver a precinct scale outcomes, rather than each landowner / lot being developed in isolation. This will allow for a number of important issues to be flagged and addressed at the next level of planning detail. These include:

- Coordinating and realigning road networks, including the provision of perimeter roads where necessary.
- Ensuring good urban design principle are applied to facilitate lots with good solar orientation.
- Connecting and co-ordinating footpaths and other infrastructure.
- Developing a consistent approach to materials and finishes, which should reflect the both the rural nature of the township, and its heritage character.
- Ensuring natural feature such as drainage lines or remnant vegetation are retained and are the focus of areas of open space.
- Managing risks such as bushfire and flooding.
- Ensuring the proposed design of areas responds to sensitive interfaces and areas of visual sensitivity.

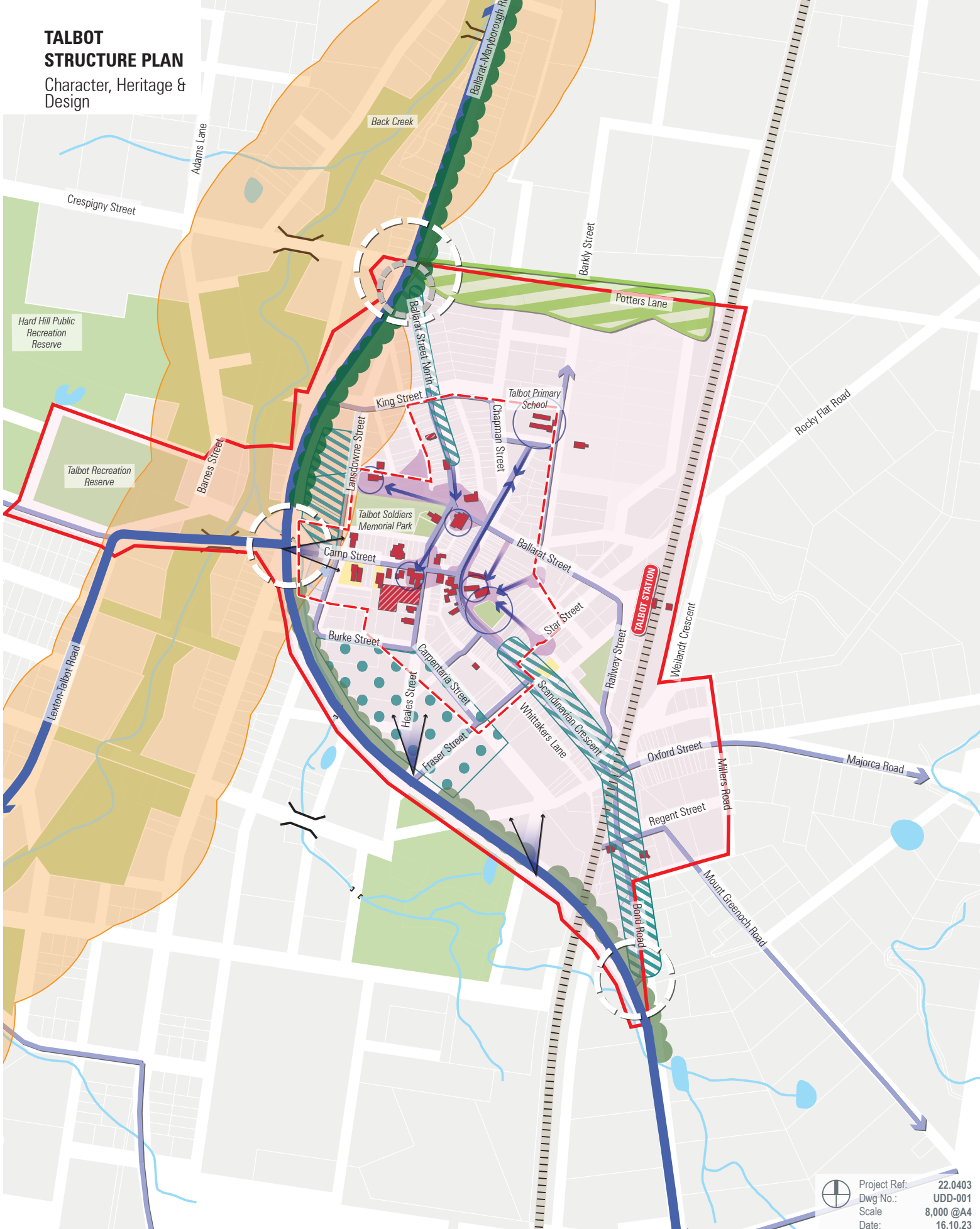
- Ensuring the coordination and sensitive design of infrastructure such as drainage.

The public realm

A number of examples were identified by the community where recent public realm works have been unsympathetic to the heritage context of the township. It is important, as the town grows and develops, that consistent guidelines are also developed to inform public works undertaken by Council, or by others (for example, if sewerage is provided) to ensure that works in the public realm are coordinated in terms of the style and sensitive to the context. For towns where tourism associated with built heritage is likely to be the main income generator, ensuring this is not undermined by works in the public realm should be a key point of focus.

TALBOT STRUCTURE PLAN

Character, Heritage & Design



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Figure 7: Character, Heritage & Design

| | | | | | |
|--|--|--|--|---|--|
| Legend Township Boundary Identified area of cultural heritage sensitivity Conservation Precinct in 1988 Conservation Study Primary Gateway Recommended listing on Victorian Heritage Register Existing on Victorian Heritage Register New Linear Open Space to form northern township boundary Views Across Open Land | | Significant Vistas within Existing Township Boundary Maintain open views to town centre treeline and churches Maintain corridor view to heritage forms Low Planter Treatment (subject to bushfire risk assessment) Maintain existing vegetation where feasible along road edge | | Heritage Overlay (HO208) - Extent to be reviewed Improve landscape presentation at the town gateway responding to road reconfiguration Visual Sensitivity Public Open Space Local Roads Arterial Roads Bridge Waterbodies V/Line Trainline Drainage Tunnel | |
|--|--|--|--|---|--|

| OBJECTIVES | |
|-------------|--|
| O4.1 | To protect and enhance the valued attributes and heritage of Talbot that contribute to its character. |
| O4.2 | To protect Aboriginal Cultural Heritage and support enhanced engagement with, and understanding of, this heritage. |
| O4.3 | To support new development that is energy efficient and climate resilient. |
| O4.4 | To provide a sense of arrival to Talbot along key routes through defined gateways and entrances. |

| STRATEGIES | |
|-------------|--|
| S4.1 | Ensure appropriate built form controls are in place to protect Talbot's heritage and character. |
| S4.2 | Ensure that heritage controls are applied appropriately and complementary controls applied where there are no specific heritage values. |
| S4.3 | Ensure individually significant buildings are identified and protected in addition to precinct based controls. |
| S4.4 | Support residents and businesses in sensitively adapting and reusing heritage forms. |
| S4.5 | Ensure 'precinct' scale planning for undeveloped areas in the township appropriately considers matters of cultural heritage. |
| S4.6 | Celebrate cultural heritage and share knowledge of First Nations traditions and practices via the Back Creek Trail, in collaboration with the Dja Dja Warrung. |
| S4.7 | De-clutter signage and ensure a new suite of coordinated township wide signage supports tourism and the further definition of the township's character. |
| S4.8 | Improve presentation at key gateways and interfaces, including the station surrounds and northern town entrance. |
| S4.9 | Ensure heritage and character considerations also support sustainable building design outcomes. |

| ACTIONS | |
|-------------|--|
| A4.1 | Review the extent of the current Heritage Overlay develop clear design guidelines for development in heritage areas and apply them via the Planning Scheme. Consider mapping of significant, contributory and non-contributory buildings to support decision-making. |
| A4.2 | Apply a complementary control (Design and Development Overlay) to areas from which the HO is to be removed and ensure appropriate built form guidance is provided. |
| A4.3 | Submit identified places for inclusion on the Victorian Heritage Register. |
| A4.4 | Consider 'scheduling-out' solar energy system controls in the Heritage Overlay Schedule for HO208. |
| A3.5 | Apply a Development Plan Overlay to growth areas to ensure protection of heritage and character in the design of new areas of housing. |
| A4.6 | Develop 'public realm' guidelines to ensure works in the public realm are sensitive to the character of the township. |
| A4.7 | Provide content in the design guidelines as to how ESD measures including energy efficiency and integrated water management can be applied in a heritage and non-heritage context. |
| A4.8 | Undertake a signage audit and seek to de-clutter signage in the township. |
| A4.9 | Consider opportunities to improve presentation at key gateways, particularly the northern gateway, through landscape and signage improvements. |

4.6 Access and Movement

Active Transport - Walking and Cycling

While the town has recently seen some footpath upgrades, including the west side of Prince Alfred Street, there is an opportunity for further improvements to footpaths and other paths. A number of projects are identified in Council's *Walking and Cycling Strategy* which should form the basis for initial improvements to footpaths and on/off road paths.

Completing a footpath along Fyffe Street between Scandinavian Crescent and Ballarat Street to support a more direct formal pedestrian link to the Town Centre from the Station should be investigated. It is very important, having regard to the impacts of climate change, that the installation of any new footpaths is also supported by the concurrent delivery of new canopy vegetation to ensure that footpaths remain shaded and amenable during periods of heat.

The closure of a 110m section of Rowe Street between Barkly Street and Chapman Street was identified in Council's *Integrated Transport Strategy* as a way to improve public open space and make pedestrian movement safer. This action does not appear appropriate given the functions of the road.

Investigation into on-road marking of key pedestrian crossing points should be undertaken, with a view to improving pedestrian safety, and in particular student safety.

In growth areas, new footpath infrastructure should be funded and provided by development proponents, and connected with existing footpaths, or where yet to be built footpaths in existing areas would logically be located.

Two regional cycling trails, the Ballarat – Maryborough Heritage Trail and the Talbot Heritage trail, pass through Talbot. There is an opportunity to better identify the location of these trails by way of on-road painted treatments to support the creation of safe cycling corridors. Along Prince Alfred Street and Camp Street this could serve a dual purpose of providing a safer cycling corridor for students from the School to the town centre and on to the Recreation Reserve.

Future walking and cycling interventions in Talbot beyond those already identified should be identified via future updates to Council's *Integrated Transport Strategy* and *Cycling and Walking Strategy*.

The Back Creek Trail

There is a lack of off-road walking / cycling trails in Talbot that provide local residents and visitors with the opportunity to walk to a local attraction, or to undertake exercise, whether walking or jogging, in an amenable setting. The provision of a 'nature trail'

along Back Creek, would help address this deficiency. There would be a need to further explore access and land tenure conditions to understand the potential for the creek corridor to be utilised, and the need for a shared, rather than pedestrian only path should also be further explored. It is suggested, however that a loop of around 3.5km could be established which includes the length of Back Creek in proximity to the township, and which connects through the town to the train station, via Fraser Street and the new northern linear park (Potters Lane / Crespigny Street, and then back to the creekline should be the starting point for consideration.

Public Transport

Talbot is on the Maryborough to Melbourne train line which runs via Ballarat. Current services only run twice a day on weekdays, and once a day on the weekend, with only a coach service available to Melbourne on a Sunday.

Two separate bus routes run through Talbot. One provides access to Maryborough and Ballarat. The Mildura to Melbourne service also runs through Talbot and is accessible to residents. Council runs community bus services in the Shire, and there is an opportunity for community bus services to Talbot to be enhanced.

Council should continue to advocate to the Department of Planning and Transport for more frequent passenger train services, including both on weekends to facilitate tourist arrivals (including to better suit the 'day trip' market), and weekdays to support workers commuting to Ballarat and Maryborough. Should the township be seweraged, the growth potential this delivers should be supported by corresponding improvements in public transport. Advocating for early provision of increased frequency, alongside any roll-out of a sewer system will be important to establish sustainable modal choices in new residents.

The delivery of a more direct connection from the Station to the Town Centre, and improvements to the currently poorly maintained station area should also be pursued to support increased use of public transport.

Crossing points & barriers

Improved pedestrian connectivity between the town and the Recreation Reserve, along Camp Street and across key barriers of Ballarat-Maryborough Road and Back Creek will need to be provided. This the key access improvement required within Talbot. Currently there is no pedestrian or cycle path connecting the Recreation Reserve and no safe crossing at the intersection of Camp Street and Ballarat-Maryborough Road. Council must consider opportunities for upgrades to the public realm to include a formal crossing point and pedestrian path / cycle or shared

path to be delivered in conjunction with the installation of any sewerage connection to the Recreation Reserve.

Initial safety measure could include a reduction in speed on the road adjoining the township to 60km (from current 80km) and the installation of a pedestrian refuge and or painted crossing to highlight to motorists the need to watch out for pedestrians.

There are presently two railway line crossing points, one on Ballarat-Maryborough Road and the other adjacent to the meeting point of Scandinavian Crescent, Oxford Street and Bond Street. This latter crossing should be reviewed to improve safety and pedestrian/cycling access. Consultation with relevant authorities is required to determine the functioning and safety of the Ballarat-Maryborough Road crossing.

In the longer term, a new crossing point for vehicles, pedestrian and cyclists across the railway line in a position generally north of the Railway Station (noting the existing road reservations) should be explored, at such time as planning for growth requires consideration of Areas C & N.

Key Road Access & Network

The Ballarat-Maryborough Road provides the main access to Talbot, from Maryborough to the north, and Clunes/ Creswick and Ballarat to the south. The key entry gateways into town from the Ballarat-Maryborough Road are via Camp Street, Ballarat Street North and Bond Street, although access via other streets is also possible. Avoca Road and Lexton-Talbot Road provide access from destinations to the west of Talbot. The access arrangements at the northern gateway have been adjusted to ensure a T junction but the older road remains and presentation at this northern gateway is poor. Improvements to this, and the potential establishment of a small park or gateway feature and links to the Back Creek, and to the proposed new linear park along the township's northern boundary, should be explored.

Majorca Road provides access to the township from Red Lion and Majorca. While not a major gateway or primary entry route to the township, Majorca Road and Oxford Street (which Majorca Road becomes on arrival to town) is only single lane, and should growth in Talbot increase, this road may need to be upgraded to accommodate two lanes in the future.

The existing road network in Talbot comprises key sealed roads including Scandinavian Crescent, Camp Street, Ballarat Street North and Prince Alfred Street, other local roads (both sealed and unsealed) and a number of unsealed lanes. The ongoing maintenance of these unsealed roads and laneways will need to continue across the township.

Future growth and subdivision in some areas of the township will likely require the formation of new public roads (with accompanying footpaths/ nature strip). Existing unbuilt roads in road reserves can logically be utilised, in at least 'Area B', 'Area H', 'Area L' and potentially other areas. However, the potential for boundary realignments to deliver more logical urban structure should be considered. Further roads connections to the Ballarat-Maryborough Road are not considered necessary or likely appropriate given the current structure of the road network.

Sustainable transport

While support for active and public transport usage is critical, it must be acknowledged that private vehicle usage will be the primary mode of transport for many residents of Talbot. The impact on congestion (which is currently non-existent) will need to be considered as part of any Development Plan for new growth areas. Built form guidelines for the township are the appropriate place to ensure dwellings are not dominated by garages, given this is not in keeping with the town's character.

Serious consideration should however, be given to the establishment in Talbot of a rapid electric vehicle (EV) charging station. As well as supporting residents who choose to drive electric vehicles (and who may need fast charging options to supplement home chargers) EV charging stations are also important pieces of tourism infrastructure, and this is something that may have benefit for the township. Recent studies have shown that EV charging stations in rural and regional areas can become gathering points and opportunities for local small businesses to leverage off these notable 'stopping points' are made possible.

TALBOT STRUCTURE PLAN

Access & Movement



Figure 8: Access & Movement

Icon Legend

- Recreation Reserve Entry
- Review of Level Crossing
- Road Upgrade

Legend

- Township Boundary
- Arterial Roads
- Unsealed Road - ensure appropriate maintenance
- Local Roads
- Road Reserve on Crown Land
- Township Gateway
- Perimeter Road
- Potential Connections from station (consider upgrade to two lane road should low density rezoning be pursued)
- Priority cycle paths / shared path routes
- Regional Coach Route: Melbourne to Mildura
- Regional Bus Route: Bendigo to Ballart
- Proposed Footpath
- Provide safe pedestrian/cycle connection (Camp St. to Recreation Res.)
- Unmade Road
- 400m Walkable Catchment
- Proposed Back Creek Natural Trail & Links
- Ensure Future Development Plan deliver clear
- Ballarat to Maryborough Heritage Trail - introduce on-road coloured surface
- Bridge
- Waterbodies
- V/Line Trainline
- Drainage Tunnel
- Public Open Space

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| OBJECTIVES | |
|-------------|---|
| O5.1 | To provide a safe transportation network for all users by minimising conflict between pedestrians, cyclists, and vehicles. |
| O5.2 | To prioritise sustainable transport, determine safe attractive and connected walking and cycling networks, and improve links to sustainable transport infrastructure. |
| O5.3 | To improve pedestrian and cyclist connectivity between key community infrastructure across the township. |

| STRATEGIES | |
|--------------|---|
| S5.1 | Expand the footpath and on-road/off-road path network, drawing on the projects identified for completion in Council's <i>Walking and Cycling Strategy</i> . |
| S5.2 | Investigate completing a footpath along Fyffe Street, between Scandinavian Crescent and Ballarat Street. |
| S5.3 | Improve the maintenance of unsealed roads and laneways, but recognise the important role these play in the town's character. |
| S5.4 | Undertake improvement to support a safer crossing at Camp Street / Ballarat-Maryborough Road. |
| S5.5 | Develop a footpath and cycle route from Camp Street to the Recreation Reserve. |
| S5.6 | Better identify the location of cycling tourist trails through the town by way of on-road painted treatments, and support the creation of safe cycling corridors. |
| S5.7 | Develop a new Back Creek Trail, forming a town loop. |
| S5.8 | Ensure growth is supported by corresponding upgrades to roads. |
| S5.9 | Enhance and expand Community Bus Services to better serve Talbot. |
| S5.10 | Review the functioning and safety of the railway crossing adjacent to the meeting point of Scandinavian Crescent, Oxford Street and Bond Street. |

| | |
|--------------|--|
| S5.11 | In the longer term, investigate the potential for second crossing of the train line, in a location generally north of the Train Station. |
| S5.12 | Seek to ensure the better provision of public transport options in the town as it grows. |
| S5.13 | Explore options for the provision of an EV charging pint within Talbot. |

| ACTIONS | |
|-------------|--|
| A5.1 | Advocate to the Department of Planning and Transport for more frequent passenger train services. |
| A5.2 | Use sensor data to better understand how people are accessing and moving through Talbot. |
| A5.3 | Use the Development Plan Overlay to ensure that proponents provide an appropriate movement network and access arrangements in the design of new subdivisions, and deliver pedestrian and cycling infrastructure. |
| A5.4 | Future walking and cycling interventions in Talbot beyond those already identified, or delivered via new development, should be identified via future updates to Council's <i>Integrated Transport Strategy and Cycling and Walking Strategy</i> . |
| A5.5 | Liaise with VicRoads regarding safety improvements at the Camp Street / Ballarat-Maryborough Road intersection. |
| A5.6 | Liaise with the Dja Dja Wurrang regarding a potential Back Creek Trail. |
| A5.7 | Establish the feasibility and begin a masterplanning process for the Back Creek Trail. |
| A5.8 | Ensure plans for new growth are considered in conjunction with necessary upgrades to the existing road and footpath networks. |

4.7 Tourism & Economic Development

The Town Centre

Talbot's town centre currently has only limited retail and other facilities. Hospitality venues are also currently limited. Increased growth will have a significant benefit in the viability of commercial ventures within the township, but it will be important that appropriate locations for these are identified. Under the current zoning there is nothing that distinguishes the town centre from other parts of the township and many of the buildings are used for residential or short stay accommodation purposes. While accommodation is important in supporting tourism in Talbot (see below), encouraging a consolidation of commercial activity, and activation of these important historic buildings is also critical.

The proposed rezoning of the town centre to a commercial zone will shift the emphasis and allow Council to consider the strategic merits of new uses as they are proposed (noting existing uses would retain their use rights). Council may wish to consider advocating for changes to land use definitions to support the ability of Council to manage the cumulative impacts of short stay accommodation such as Airbnb on the availability of commercial space in areas of high exposure to visitors, such as Scandinavian Crescent.

In addition, the physical appearance of the town centre, both privately owned buildings and the public realm are of significant importance in the continued growth and economic development of Talbot which is most strongly connected to tourism. These areas are the focus for Talbot's highly popular markets as well. The retention of its heritage fabric and a high quality public realm are therefore fundamental to retaining and growing tourism in Talbot. See earlier discussion in section 4.4.

Heritage preservation

As noted above, the protection and enhancement of Talbot's heritage is intrinsic to the town's economic development. However, the sheer number of heritage buildings and the limited number in public ownership, coupled with the absence of site specific controls, mean there is a risk to the preservation of this heritage. Without maintenance or repair, there is a risk that some heritage buildings across the town may gradually deteriorate. The process of maintenance and repair can be costly, and existing efforts to seek funding to support these activities should continue to be pursued.

Should the current bid for the World Heritage listing of the Central Victorian Goldfields be successful, Talbot would potentially stand to benefit from the resulting expected increase in tourist visitation to the Shire. Ensuring the quality of these buildings is maintained will be important in this context, and additional avenues of funding may open up.

Signage

Capturing passing trade is understood to be an increasingly important source of trade for local businesses. Promotional and wayfinding signage can play a critical role in attracting people to stop and spend in town. Opportunities to improve existing or add new appropriately designed signage, or to generally beautify key town entrance points should be reviewed in accordance with the direction provided in the *Talbot Urban Design Guidelines* (2016), noting the location of gateways identified on Figures 6 and 9.

The current provision of wayfinding and tourist signage across the town, including between the train station and town, should also be reviewed to ensure it is suitable. There are a number of different heritage trails and signage that has been implemented over the years and the consolidation of this material into a single, township wide series of markers would support increased legibility and awareness of the township's history. A centrally located map of a heritage trail around the town would also support tourism visitation.

Markets, Events and Festivals

The Talbot Farmer's market and Talbot Town Hall market attract significant visitor numbers. Expansion and development potential of Farmer's Market is however understood to be limited due to resourcing capacity. There is an opportunity to explore developing complementary/ aligned ancillary event(s) to the Talbot Farmers' Market which do not cause resourcing issues.

Another potential opportunity to explore is the development of unique arts and cultural events, and small festivals, which could also be a significant attractor. It will be important to ensure that such events or festivals are sufficiently unique and do not compete with events and festivals in nearby towns.

Tourist Routes & Accommodation

Two regional cycling trails, the Ballarat – Maryborough Heritage Trail and the Talbot Heritage Trail, pass through Talbot, and greater regional promotion of these trails could benefit the township. It is also recommended (see section 4.5) that more prominent coloured on-road marking of this trail through the township could support both awareness of the trail but also serve a dual purpose of providing a safe cycle link between the school and the recreation reserve, noting the alignment of the current cycle trails.

The Talbot train station also has the potential to be revitalised in the interests of tourism and a higher quality public realm and interface between the heritage station environs and the new train station would benefit the town, particularly if train services increase and more tourists arrive via rail. There is also

an opportunity to explore the potential for rail-related tourism (including heritage trains, or the like).

It will be important to ensure that a sufficient and diverse supply of tourist accommodation is available in Talbot into the future. It is likely the character of Talbot would support more small scale and high end boutique accommodation.

There is also significant tourism potential in the development of the Back Creek nature trail (see section 4.5) which could incorporate signage about the areas history, in particularly First Nations history, as well as information about the local environment. These trails are increasingly popular and the cross over between the existing heritage cycle links and any future Back Creek trail provides further synergy.

Existing dispersed businesses

It is also acknowledged that various businesses operate across the Township zoned area. Noting the proposal to rezone land outside the town centre to a residential zone, it is important to note that these businesses would have existing use rights which would mean their operations would not be compromised by any rezoning.

| OBJECTIVES | |
|-------------|--|
| 06.1 | To consolidate commercial activity in the Town Centre and encourage commercial rather than residential use of this area. |
| 06.2 | To support a more diverse range of commercial activity in the township. |
| 06.3 | To ensure that both the public and private realm retains and enhances Talbot’s important heritage fabric. |
| 06.4 | To support existing tourist attractors, and to encourage new tourism uses and development which are suited to the character of the township. |
| 06.5 | To provide for sufficient contextually sensitive accommodation and encourage additional hospitality uses. |

| STRATEGIES | |
|-------------|---|
| S6.1 | Encourage tourist accommodation including bed and breakfasts and other small-scale accommodation in the town, but seek to lessen its impact on availability of commercial premises. |
| S6.2 | Continue to identify and communicate avenues of funding for residents seeking to maintain and repair heritage buildings, alongside maintenance of council owned buildings. |
| S6.3 | Ensure any new development associated with the accommodation or commercial uses is sensitively designed and appropriate to the town’s character. |
| S6.4 | Review and improve existing promotional signage at key entrance gateways, and wayfinding signage across the township. |
| S6.5 | Support the ongoing operation of the two markets within Talbot and encourage opportunities for new unique arts and cultural events, and small festivals. |
| S6.6 | Increase focus on paths and trails throughout and through Talbot to support self guided tourism activity. |
| S6.7 | Seek to minimise ‘visual clutter’ caused by excess signage which may impact on the town’s heritage values. |

| ACTIONS | |
|-------------|---|
| A6.1 | Contribute to the greater promotion of the Ballarat – Maryborough Heritage Trail and the Talbot Heritage Trail and mark on-road. |
| A6.2 | Continue to support the bid for World Heritage Listing of the Central Victorian Goldfields. |
| A6.3 | Continue to advocate for further funding for restore and maintain heritage assets across the township. |
| A6.4 | Advocate to State government to include a definition of short stay accommodation (such as airbnb) to provide more scope for Council to manage the spatial distribution of these uses. |
| A6.5 | Rezone and apply relevant overlay controls to ensure built outcomes are sensitive and commercial uses supported in the town centre. |
| A6.6 | Review all existing heritage information signage in the township with a view to consolidating into a single package. |

4.8 Community Infrastructure

Parks and Recreation reserves

Talbot contains a variety of recreation facilities and a mix of active and lower-order passive open spaces. Active recreation facilities are focused on two areas:

- The Talbot Recreation Reserve with ovals for Football and Cricket and courts for Netball and Basketball.
- The 'Town Centre Recreation precinct', which includes the Lawn Bowling Club, an Outdoor Swimming Pool and the Tennis Club.

The 18 hole Talbot Golf Club is located outside the township.

In terms of the appropriate provision of active open space, Talbot has a generous range of facilities considering the current population. The main issues with active recreation reserves in Talbot relate to access, with the Recreation Reserve (which is removed from the township) having no current pedestrian or cycle connections, and to the ad-hoc nature of development in these areas.

Local passive open spaces within the township include Pioneer Reserve and Talbot Soldiers Memorial Park. The community garden on Scandanavian Crescent is also an important space within the township. There is also a large triangle of public land which was originally intended to be an ornamental plantation but which was never implemented.

Pioneer Reserve has been provided with a playground, exercise station, shelter and public toilets and is the town's 'main' park. Soliders Memorial has only had a small portion developed as formal parkland, with the recent reintroduction of a Avenue of Honour along its northern edge, although public toilets are available adjacent.

Opportunities for improvement

There is an opportunity to improve the function and presentation of the Talbot Recreation Reserve through a masterplanning process, which should also include consideration of improved pedestrian and cycle access. In addition, the majority of Talbot Soldiers Memorial Park remains unused. A masterplanning exercise for this site could look to the integration of the new Avenue of Honour and the provision of a new 'bush setting' picnic stopping point for visitor (in contrast to the more 'formal' parks currently available).

There is also another large are of public space the triangular 'Ornamental Plantation' for which appropriate future use should be determined. One option would be to install a simple fence and waste disposal to facilitate the use of this area as a dog park.

The Town Centre recreation precinct would benefit from some potential future work to 'knit' these existing facilities together and to improve presentation of the area.

The provision of a 'nature trail' along Back Creek (also discussed in section 4.6), would help address the specific a lack of recreational off-road walking/cycling trails across the township. Further investigation will be necessary in relation to Aboriginal cultural heritage sensitivity and land access along the corridor. In the longer term, extension to existing areas such as the Talbot Bushland Reserve could be considered.

Updated flood mapping across Talbot identifies an area at the northern edge of the township along the Crespigny Street / Potters Lane alignment, as subject to flooding. The creation of a new open space corridor is proposed in and around this area, with the opportunity for this corridor to link with the Back Creek corridor further west. This would provide an attractive northern boundary to the township while improving biodiversity, supporting flood management and providing access to public space. Coordinating and delivering this corridor could be framed as a 'model' for integrated water management.

Community Facilities

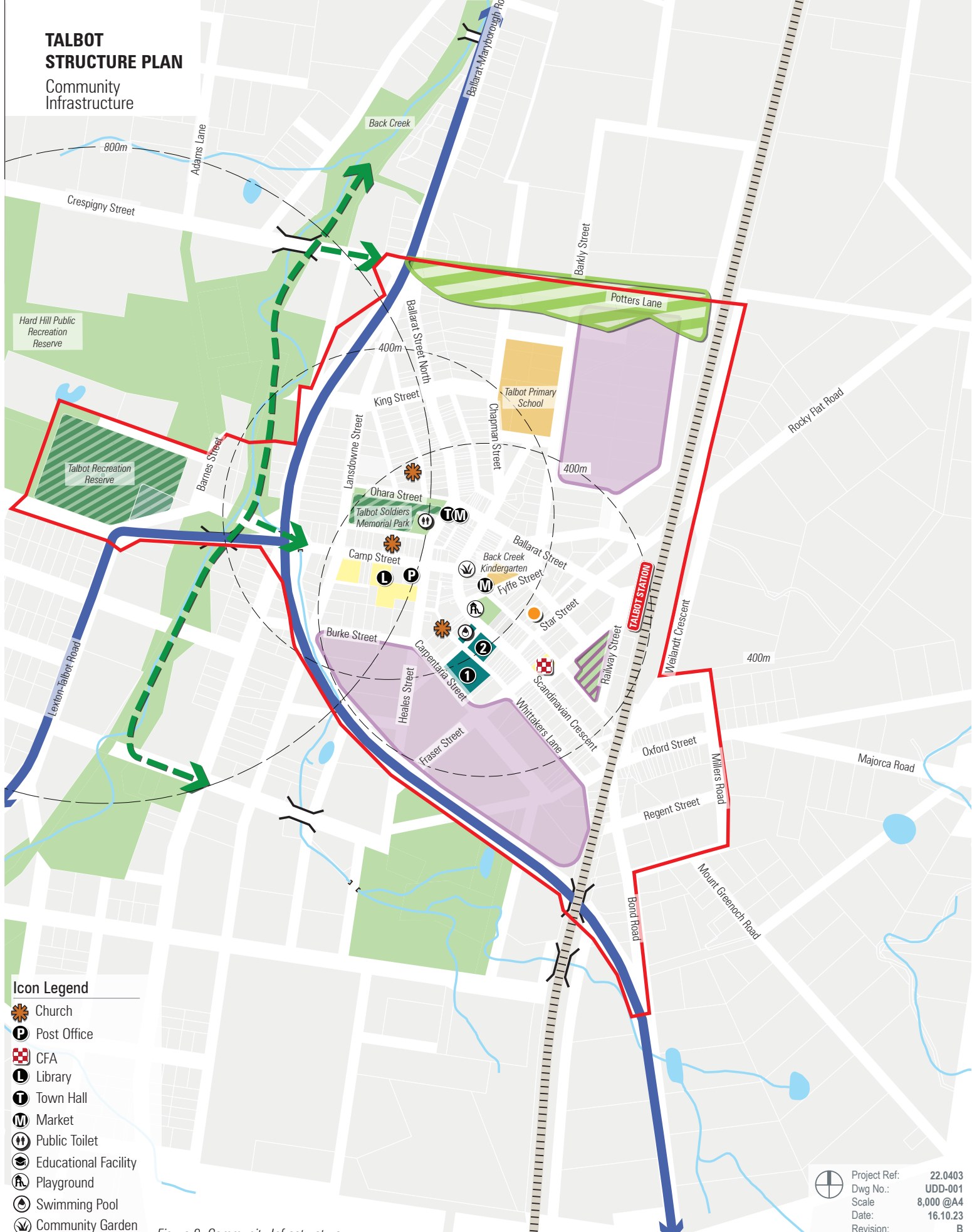
Community facilities within Talbot include the existing Talbot Primary School on Rowe Street, the Kindergarten on Fyffe Street, the Town Hall and ANA Hall, and the Talbot Library (limited opening hours). A general practitioner was operating in the township but has recently reverted to telehealth.

The Talbot community must travel to Maryborough for some services, including a secondary education facilities (Maryborough Education Centre or Highview), a maternal and child health centre and public library with standard opening hours.

Based on an assessment of the existing level of provision of community facilities, additional community facilities are not considered to be needed this time. The level of provision relative to level of community need will however require monitoring and regular review as the population of the town increases, and community needs potentially evolve.

TALBOT STRUCTURE PLAN

Community Infrastructure



Icon Legend

- Church
- Post Office
- CFA
- Library
- Town Hall
- Market
- Public Toilet
- Educational Facility
- Playground
- Swimming Pool
- Community Garden

Legend

- Township Boundary
- Arterial Roads
- Public Open Space
- Active Open Space or Recreation Facility
- Educational Facility
- Community Facility
- New Linear Open Space
- Undertake Masterplanning for Key Open Space Areas
- Encourage delivery of new Local Open Space as part of development
- Consider Future Use for Open Space
- Proposed Back Creek Trail

Figure 9: Community Infrastructure

- Neighbourhood Safer Place Evacuation Zone
- Talbot Tennis Club
- Talbot Bowling Club
- Open Space Catchment Radius
- Waterbodies
- Drainage Tunnel
- Bridge
- V/Line Trainline

Project Ref: 22.0403
 Dwg No.: UDD-001
 Scale: 8,000 @A4
 Date: 16.10.23
 Revision: B

OBJECTIVES

| | |
|-------------|--|
| 07.1 | To support a range of well located and accessible community facilities that meet the needs of the community. |
| 07.2 | To provide a high-quality open space network that provides for a range of active and passive recreational opportunities. |

STRATEGIES

| | |
|-------------|--|
| S7.1 | Support the development of a new open space corridor along the town’s northern boundary, and explore linkages between that corridor and Back Creek. Ensure that the design of this open space corridor is acceptable from a bushfire risk perspective. |
| S7.2 | Investigate the provision and design of a nature trail along Back Creek, with appropriate linkages back to the township. |
| S7.3 | Support the development and upgrade of community facilities, in response to future community needs. |
| S7.4 | Support the masterplanning of Talbot Recreation Reserve and the Talbot Soliders Memorial Reserve. |
| S7.5 | Identify an appropriate use for the obsolete Talbot Ornamental Plantation area. |
| S7.6 | Improve linkages and access to, and between, areas of open space and community facilities. |
| S7.7 | Reframe the recreation facilities in the township as a ‘Town Centre recreation precinct’ and plan these facilities in a coordinated manner. |



Talbot Recreation Reserve

ACTIONS

| | |
|-------------|---|
| A7.1 | Monitor and review community needs with respect to community facilities and services, particularly if sewerage is provided. |
| A7.2 | Undertake a master planning process for the Talbot Recreation Reserve. |
| A7.3 | Undertake master planning process for the Talbot Soliders Memorial Park. |
| A7.4 | Identify the new northern open space corridor in relevant planning controls to apply to the proposed corridor location. A Development Plan Overlay is recommended across the Areas where the open space corridor is proposed. |
| A7.5 | Explore whether public acquisition may be necessary to facilitate the delivery of the northern open space corridor or whether open space contributions can facilitate this. |
| A7.6 | Establish a working group to investigate and support the design of the Back Creek Trail. |
| A7.7 | Establish the boundary of a new Town Centre Recreation Precinct to support future planning for this area. |
| A7.8 | Consider interim and longer term uses for the Talbot Ornamental Plantation area. |



Post Office on Camp Street - an important focal point at present

4.9 Environment & Landscape

Landscape Setting

Talbot is located on the lands of the Dja Dja Wurring people, who have shaped the landscape and cared for Country for thousands of years.

It is within the 'Goldfields' bioregion, although it is noted that the boundary with the Victorian Volcanic Plain bioregion is close by, to the east of the township. Talbot is also within the broader Maryborough – Paddy Ranges Landscape, which is a 'focus landscape' for on-ground biodiversity conservation action in Victoria. Talbot sits in open farmland, with some views to treed ridges in the distance. It is not considered that growth and development within the township will significantly impact on the views to this broader landscape setting, with vegetation within the township exerting a stronger influence (see below).

Biodiversity

The Victorian Government's biodiversity dataset (*NatureKit*) identifies the strategic biodiversity value of different areas across the township, with the darker the colour indicating a higher value. This indicates the township area of Talbot subject to this report has low value, although higher along the Back Creek corridor as expected. A desktop understanding of potential ecological values across the township has been used in formulating the directions provided for the areas of potential urban growth. Given the limited area proposed for rezoning and the nature of the township this was considered appropriate.

This Structure Plan will seek to ensure the protection of the significant ecological values of Talbot, as part of the town's growth. More detailed ecological assessments will be required in relation to potential future growth areas 'Area B', 'Area D' and 'Area P', and some existing Township Zone areas, including at least 'Area L' and 'Area H'. Ecological Assessments should also be sought, where necessary, across new development within other existing township areas.

It is also noted that the Hard Hill Public Recreation Reserve, located to the west of the Talbot Recreation Reserve, contains a significant population of Spiny Rice-Flower (*Pimelea spinescens* subsp. *spinescens*). This vegetation should be protected in the planning scheme through the application of a Vegetation Protection Overlay, as requested by Department of Environment Land Water and Planning.

Vegetation in the Private Realm

The private gardens of Talbot are a defining feature of the township. The plantings in these gardens make a significant contribution to the landscape character of the town and likely

provide habitat for birds and insects. There are a significant number of canopy trees on private lots which form the backdrop to a number of historic buildings.

The *Talbot Urban Design Guidelines* include directions around controls that may be needed in support of vegetation outcomes in the private realm. Suggested performance criteria in the guidelines include an sizeable envelope to support canopy growth and the provision of clearance between trees and buildings. A suggested principle is the retention of significant existing vegetation or private property. It is suggested that these performance criteria relating to vegetation from the guidelines be implemented on a discretionary basis, and reviewed as part of new design controls to protect the character of the township. Ensuring lot sizes and site coverage requirements have regard to this landscape character is also noted. Council will need to determine a definition of 'significant' existing vegetation as part of the formulation of these controls, which should draw on commonly used thresholds across Local Government. Significant existing vegetation should be protected via planning controls or local laws.

The finalisation of the design controls should be subject to review by a bushfire planning expert to ensure that risk is not unacceptably raised in the township area given that the core town is identified as a 'lower fuel area' in bushfire risk assessments.

Other Vegetation across the Township

Vegetation coverage should generally be increased across the public realm in Talbot subject to ensuring any new plantings are appropriate with respect to bushfire risk. While the *Talbot Urban Design Guidelines* include a list of suggested species, this should be reviewed in light of pest or invasive species and the importance of climate change resilience and risk management. Increased street tree planting, and associated understorey planting will be important in both community resilience to increased heat, but also in supporting the adaptation of local flora and fauna, and these two aspects should strongly inform species selection.

Opportunities to increase vegetation cover in public open space should be explored via proposed masterplanning processes for the Soldiers Memorial Reserve and the Recreation Reserve.

The potential open space corridor proposed at the northern edge of town presents another opportunity for new planting, however it will be important to ensure that the landscaping adopted for this open space is suitable in regard to bushfire risk.

TALBOT STRUCTURE PLAN

Environment & Landscape

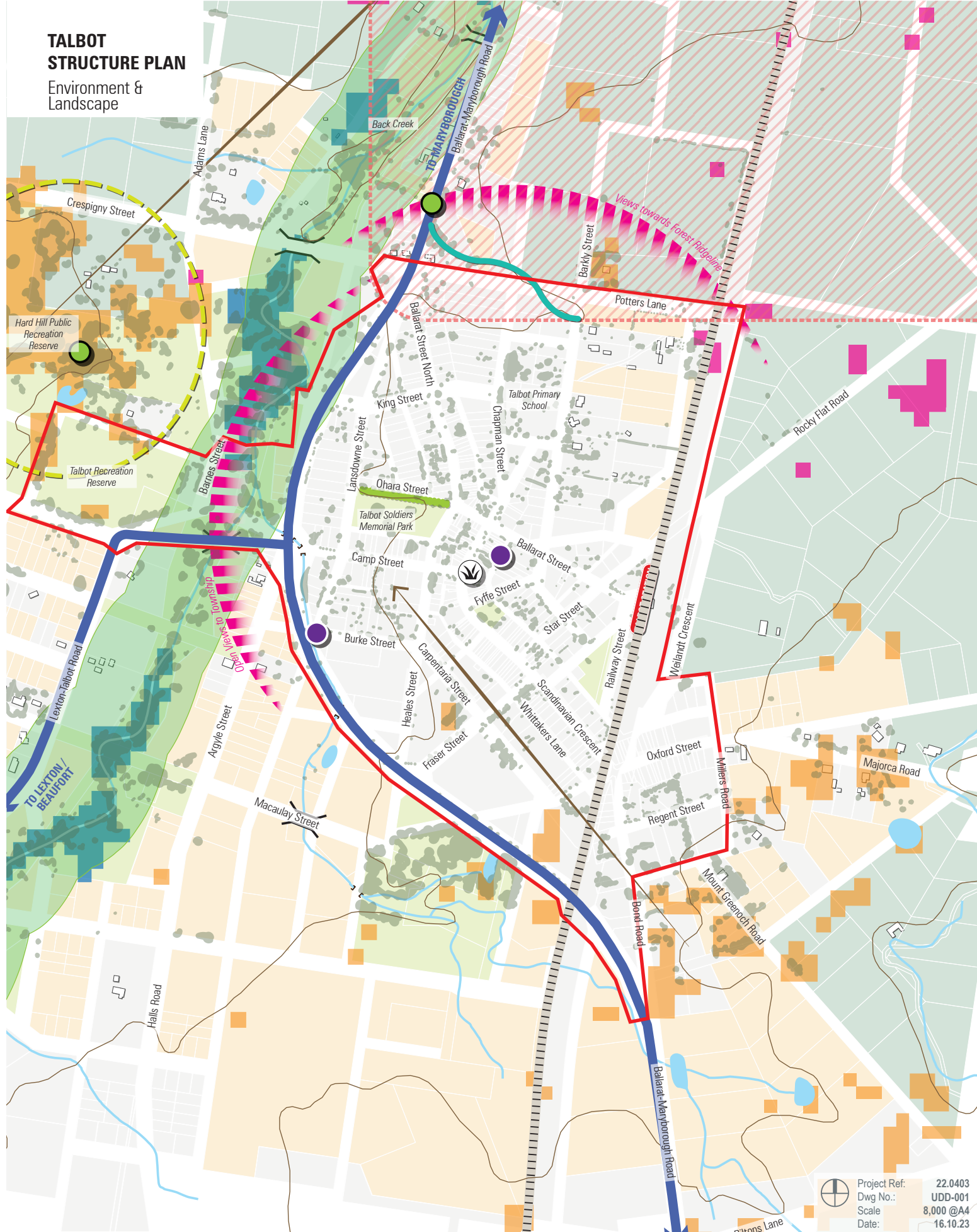


Figure 10: Environment & Landscape

| | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|
| 2003 EVC Grassy Woodlands (EVC 76 & 175) Creekline Grassy Woodland Plains Grassy Woodland Woodland | | Legend Township Boundary Arterial Roads Public Open Space DELWP Overlay Control | | Record of threatened Fauna Record of threatened Flora Canopy Cover Avenue of Honour (planted) Community Garden | | Existing drainage line / ephemeral creek Open farmland / paddock (rural living areas) Open agricultural land (Farming zoned) Slope Contours 10-20m | | Views to surrounding rural land and the more distant forested areas Require ecological assessment to consider lowly greenhood orchid Back Creek Ecological Corridor | | Bridge Waterbodies V/Line Trainline Drainage Tunnel | |
|---|--|--|--|--|--|--|--|--|--|--|--|

Project Ref: 22.0403
 Dwg No.: UDD-001
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| OBJECTIVES | |
|-------------|---|
| 08.1 | To protect the significant ecological values in and around Talbot. |
| 08.2 | To protect existing and support increased tree canopy to reduce the urban heat island effect and enhance habitat. |
| 08.3 | To recognise and integrate natural features into the design of new subdivisions and development. |
| 08.4 | To support the retention and enhancement of the landscape character across the township. |
| 08.5 | To increase awareness of and exposure to Talbot’s natural environmental assets. |

| STRATEGIES | |
|-------------|---|
| S8.1 | Require the protection of existing canopy trees and / or provision of new canopy trees as part of any development. Consider statutory definition of ‘significant’ vegetation. |
| S8.2 | Ensure the majority of lots are of sufficient size to accommodate vegetated areas to preserve the township’s character. |
| S8.3 | Ensure that vegetation provided, particularly in peripheral areas of the township are developed with regard to the relevant guidelines relating to fire risk. |
| S8.4 | Protect known areas of significant vegetation (such as the Spiny Rice-flower) via an appropriate planning mechanism. |
| S8.5 | Ensure that key development areas (see Figure 6) include landscape plans as part of their requirement, and ensure they appropriately balance the enhancement of local biodiversity and management of fire risk. |
| S8.6 | Include guidelines relating to vegetation in any new controls for the township. |
| S8.7 | Explore increasing vegetation cover on existing open space through master planning processes. |
| S8.8 | Integrate opportunistic for ecological restoration along Back Creek, a part of any Trail development, as well as drainage lines which run through areas proposed for development. |

| ACTIONS | |
|-------------|---|
| A8.1 | Protect the significant population of Spiny Rice-Flower (<i>Pimelea spinescens subsp. spinescens</i>) in the planning scheme through the application of a Vegetation Protection Overlay. |
| A8.2 | Ensure that design controls for the township include consideration of the ambition of maintaining view-lines and increasing (appropriate vegetation). |
| A8.3 | Ensure that vegetation-related directions in the design controls proposed for the township are subject to review by a bushfire planning expert to ensure that risk is not unacceptably raised in the township area. |
| A8.4 | Determine a definition of “significant” existing vegetation as part of the formulation of the design controls to be implemented, and appropriate mechanisms by which to protect this vegetation (planning scheme or local law). |
| A8.5 | Ensure ecological assessments are carried out for areas proposed for future subdivision in those areas, to ensure key areas are protected by including in relevant controls. |
| A8.6 | Integrate information about Talbot’s natural environment along the proposed Back Creek Trail. |

4.10 Physical Services & Utilities

Sewerage

Ensuring the Structure Plan is consistent with the provision of essential services to Talbot is important for coordinating service provision strategies and for highlighting any required upgrades.

Talbot currently has no access to sewerage which is a widely acknowledged constraint to the township's growth. Some septic systems across township are also understood to be performing poorly and on-going maintenance issues have been identified. The lack of sewerage also imposes significant restrictions on development.

A proposal for sewerage the town is being developed concurrently with this Structure Plan. It is understood the new system would initially service existing dwellings in Township Zoned areas, but will provide the potential for new growth to connect into the system as new areas develop, and would be designed to accommodate future growth. At the time of writing a local treatment plant to the east was proposed with a pump station location at the Camp Street / Ballarat-Maryborough Road intersection. Given the importance of this gateway, ensuring this pump station is sensitively designed is noted. More detailed sewerage system design options would be prepared by Central Highlands Water or their consultant should the scheme received funding.

Integrated Water Management

Drainage in Talbot is relatively ad-hoc and there is a need for a more comprehensive review and plan for the management of water should the town be sewerage and additional growth be expected. Current drainage, mostly consisting of open swales, has proven difficult to maintain in some areas, and can become blocked. Meanwhile the limited areas of pipe may not have the capacity to accommodate additional flows.

While swales are a good option, in keeping with the character of the township, they do need regular maintenance and careful and integrated design to ensure they are effective. How new growth areas will interact with and impact upon existing drainage systems requires further investigation, and a drainage plan for existing and growth areas of Talbot should be prepared to support growth. There will also be a need to ensure that developers of land in identified growth areas and some areas within the township provide a servicing plan as part of planning for development and future subdivision which should be coordinated with this overarching plan.

Integrated Water Management (IWM) and Water Sensitive Urban Design (WSUD) Principles should be embedded into the design of future development and there may be benefit in identifying

specific outcomes within guidelines that can support this in a locally relevant manner.

Other services

The township area has access to potable water (provided by Central Highlands Water) and electricity (Powercor).

Internet and mobile phone coverage is understood to be inadequate across the township, and continued advocacy for improved coverage and performance will be required. Improved coverage has implications for economic development, and is particularly important in the context of the recent increased opportunities for those in the labour force to work from home.

Council also provides waste collection services to the township. As also identified in the land use section of this plan, Talbot's transfer station is currently located on public land to the north-east of the township. The location of this transfer station should be reviewed, with relocation to avoid limiting potential growth areas. While there are stated aspirations to increase the provision and rates of recycling in the township there is currently no infrastructure to support these ambitions (see recommendations on Page 21).

A number of small townships across Victoria are beginning to explore opportunities to generate renewable energy locally and support this generation with community batteries. Community batteries would provide a level of sufficiency which improves the resilience of community in times of disasters / hazard events. Opportunities for Talbot to have sensitively located community batteries should be explored.

Continued planning and ongoing liaison with service providers will be required through the implementation of this Structure Plan.

| OBJECTIVES | |
|-------------|--|
| 09.1 | To ensure that essential services for water, sewerage, electricity, and telecommunications are provided to the existing and future community in a timely manner. |
| 09.2 | To ensure new development is staged appropriately to enable the appropriate provision of services. |
| 09.3 | To ensure that the design of all infrastructure has regard to the highly valuable heritage character of the township, its landscape setting and rural location. |
| 09.4 | To ensure that IWM and WSUD principles are embedded in the provision of infrastructure and design of new development. |
| 09.5 | To ensure the delivery of infrastructure in the township supports community resilience in the face of climate change. |

| STRATEGIES | |
|-------------|---|
| S9.1 | Undertake a Drainage Plan for the township, should sewerage proceed to ensure drainage capacity is also sufficient to accommodate growth. |
| S9.2 | Advocate for the deliver of sewerage system for the town to manage existing environmental issues associated with septic tanks and to allow Talbot to fulfil its potential for sustainable growth. |
| S9.3 | Apply the principles of Integrated Water Management through all relevant projects within Talbot |
| S9.4 | Support the undergrounding of existing services where possible. |
| S9.5 | Support the development of a community battery in Talbot. |
| S9.6 | Should a local Waste Water Treatment Plant be developed, avoid sensitive development encroaching within the buffer of the plant. |
| S9.7 | Require the preparation of a servicing plan in Development Plan Overlay schedules. |

| ACTIONS | |
|-------------|--|
| A9.1 | Ensure new Development Plan Overlay schedules to be applied to selected areas include requirements for Servicing Plans. |
| A9.2 | Investigate the feasibility of developing a neighbourhood scale battery, and seek Government funding to support its development. |
| A9.3 | Investigate the feasibility of relocating the Transfer Station to the north of the site and expanding operations to support a circular economy. |
| A9.4 | Prepare a Drainage Plan for existing and growth areas of Talbot. |
| A9.5 | Implement IWM and WSUD requirements into the planning scheme, as appropriate. Include in new controls relating to Talbot, where appropriate, otherwise explore changes to local planning policy. |

5.1 Structure Plan Implementation

This section outlines proposed actions required to implement the Structure Plan, with key mechanisms, responsibilities, and timing identified.

The Structure Plan will be implemented by:

- Planning Scheme Amendments: key changes to various controls and policies of the Central Goldfields Shire Planning Scheme.
- Further Investigations: a range of actions require further investigation to understand the implications before a decision can be made.
- Advocacy Work: Council plays an active role in advocating for various funds from State Government and other agencies to contribute to projects across the Shire.
- Council Works Program: Ongoing Council capital works and strategic projects.

Statutory Implementation

The Structure Plan will need to be adopted by Council and be implemented via a Planning Scheme Amendment into the Central Goldfields Planning Scheme.

In terms of Planning Scheme Amendments, as identified in the Implementation Table (Table 2 see following page), the Structure Plan will involve changes across the following aspects of the Central Goldfields Shire Planning Scheme:

- Zones: the Structure Plan recommends a number of zoning changes which will alter the statutory land use implications for various parcels of land. Further investigations are required to undertake a number of rezonings.
- Overlays: the Structure Plan recommends the application of some new overlays and the review and potential removal or adjustment of some overlays. Further work may be required in relation to some changes.
- Policy: changes to planning policy will ensure consistency in Council decision making to ensure key objectives and strategies of this document are considered.

The Planning Scheme Amendment process represents another important opportunity for members of Talbot's community, and landowners to input into the future plans for the township. Planning Scheme Amendments are subject to public notification, and given the changes proposed, all landowners are likely to be notified of the process directly. Community members and landowners can participate through making submissions during the exhibition of the Planning Scheme Amendment, and attend an independent Planning Panel if one is deemed necessary.

Monitoring and review

This Structure Plan will require monitoring and review.

The Structure Plan should be formally reviewed after 10 years to ensure it remains consistent with changes within the town, Councils local policies, the Council Plan, and State and Regional level Planning Policy. Mandated Planning Scheme Reviews (which occur every five years) may also identify updates to planning controls for the township.

However, should sewerage be funded and provided within Talbot it is recommended an interim review be undertaken 2 years following the delivery of any sewerage system. In particular the first review should assess the take-up of land for residential development, in order for Council to review development capacity in the township based on actual rates of development that have been achieved after sewerage of the town or parts of the town.

Such a review period will also identify any changes required in response to new development proposals, shifts in residential demand or any need for additional retail floorspace.

5.2 Action Implementation Tables

As noted, implementation will be through both changes to the Central Goldfields Planning Scheme as well as various activities which sit beyond this. It is recommended that, as much as possible, planning scheme changes be packaged together to form a single amendment, allowing due consideration of issues in an interrelated manner.

Table 2 below outlines proposed changes to the planning scheme,

The table (Table 3) on the following pages collates the key actions identified within this document and assigns the following:

- Mechanism: how the action will be implemented.
- Responsibility: who is responsible for its implementation.
- Timing: whether it is a short term (0 to 2 years), medium term (3 to 5 years), or long term action (6 years plus).

Table 2: Planning Scheme Amendments

| PLANNING SCHEME AMENDMENTS | |
|----------------------------|---|
| Zoning changes | |
| 1 | Rezone Township zoned land (residential) to Neighbourhood residential Zone, with a schedule which includes relevant elements of design guidelines. |
| 2 | Rezone land within the Town Centre to Commercial 1 Zone. |
| 3 | Rezone public recreational facilities in the Town Centre to Public Park & Recreation Zone. |
| 4 | Rezone Rural Living zoned land to the south and south-east of the township to the Low Density Residential Zone. Note: minimum lot size will depend on funding of sewerage scheme. |
| 5 | Correct minor zone anomalies following confirmation of public land uses. |
| Overlay changes | |
| 1 | Apply a Development Plan Overlay to Areas B, D and P. |
| 2 | Apply a Development Plan Overlay to large areas of vacant land in the north-west and south-west of the township to ensure consideration of biodiversity and cultural heritage and coordinated responses to: <ul style="list-style-type: none"> • Reconfiguration of access reserves and roads. • Delivery of a perimeter road and other required measure to reduce bushfire risk. • Integration of the current swale drain and appropriate drainage arrangements. • Attractive presentation to the Ballarat Maryborough Road interface. |
| 3 | Pending advice from heritage professionals, review the extent of the current Heritage Overlay. |
| 4 | Apply a Design and Development Overlay to areas from which the Heritage Overlay is removed to ensure key aspects of design are responsive to the heritage context and existing character. |
| 5 | Amend the existing Land Subject to Inundation Overlay to reflect latest modelling. |
| 6 | Apply a Buffer Area Overlay (BAO) to the former landfill site buffer zone and consider the need for a BAO for the transfer station (depending on the outcomes of action A1.7). |
| 7 | Apply a Vegetation Protection Overlay to protect the significant population of Spiny Rice-Flower (<i>Pimelea spinescens subsp. spinescens</i>) identified by DELWP (now DECCA/ DTP). |
| Policy changes | |
| 1 | Develop a Local Policy that summarises key objectives and supported outcomes and articulates spatial aspects (including the township boundary) on a map for inclusion within the Planning Scheme to guide decision makers. |
| 2 | Consider statutory definition of 'significant' vegetation to support the protection of existing canopy trees and / or provision of new canopy trees as part of any development. |
| 3 | Consider the need for a Heritage Policy and if this could be applied at a municipal rather than township scale. |
| 4 | Implement IWM and WSUD requirements into the planning scheme, as appropriate. Include in new controls relating to Talbot, where appropriate, otherwise explore changes to local planning policy. |

Table 3: Consolidated and Prioritised actions

| ACTIONS | | Responsibility | Timing / Priority |
|---|--|--|-------------------|
| Strategic work or investigations | | | |
| 1 | Undertake an audit of publicly owned land within Talbot and seek input from landowners as to whether the land is surplus to requirements. Confirm anticipated future use of publicly owned land within Talbot. | Central Goldfields Shire Council (CGSC), in collaboration with other public landowners | Medium |
| 2 | Commence feasibility assessment for the relocation of existing Transfer Station operations to the north-east prior to increase in township growth. Explore options for funding relocation in conjunction with improved circular economy practices. | CGSC | Short |
| 3 | Explore opportunities to develop 'cool zones' within the township as part of a community climate resilience program. | CGSC | Long |
| 4 | Undertake investigations into the potential for land contamination across the township where necessary, and apply the Environmental Audit Overlay (EAO) to potentially contaminated sites where appropriate. | CGSC | Medium |
| 5 | Review the functioning and safety of the railway crossing adjacent to the meeting point of Scandinavian Crescent, Oxford Street and Bond Street. | CGSC in collaboration with VicTrack | Medium |
| 6 | Investigate completing a footpath along Fyffe Street, between Scandinavian Crescent and Ballarat Street. | CGSC | Medium |
| 9 | Identify an appropriate use for the obsolete Talbot Ornamental Plantation area. | CGSC in collaboration with the Talbot community | |
| 10 | Undertake a Drainage Plan for the township, should sewerage proceed to ensure drainage capacity is also sufficient to accommodate growth. | CGSC | Short |
| 11 | Investigate the feasibility of developing a neighbourhood scale battery, and seek Government funding to support its development. | CGSC, Greenhouse Alliance | Medium |
| 12 | Seek review of new planning controls and design requirements for the township by a qualified bushfire planning professional. | CGSC | Short |
| 13 | As part of a municipal wide Rural Land Strategy, review existing RLZ areas around Talbot and associated minimum lots sizes having regard to bushfire risk. | CGSC | Long |
| 14 | Determine a definition of "significant" existing vegetation as part of the formulation of the design controls to be implemented, and appropriate mechanisms by which to protect this vegetation (planning scheme or local law). | CGSC | Medium |
| 15 | Undertake a review of the content of the Talbot Urban Design guidelines to determine which guidelines are appropriate to inform a future DDO, and identify gaps in guidelines required to deliver the objectives of this Structure Plan. | CGSC | Short |

| ACTIONS | | Responsibility | Timing / Priority |
|---------------------------------|---|----------------|-------------------|
| 18 | Develop clear design guidelines for development in heritage areas and apply them via the Planning Scheme. Consider mapping of significant, contributory and non-contributory buildings to support decision-making. | CGSC | Short |
| 17 | Develop 'public realm' guidelines to ensure works in the public realm are sensitive to the character of the township. | CGSC | Short |
| Advocacy & Education | | | |
| 1 | Continue to support the bid for World Heritage Listing of the Central Victorian Goldfields. | CGSC | Short |
| 2 | Continue to advocate for further funding for restore and maintain heritage assets across the township. | CGSC | Short |
| 3 | Advocate to State government to include a definition of short stay accommodation (such as Airbnb) to provide more scope for Council to manage the spatial distribution of these uses. | CGSC | Medium |
| 4 | Refer individually significant buildings to Heritage Victoria for consideration. | CGSC | Short |
| 5 | Advocate for the delivery of sewerage system for the town to manage existing environmental issues associated with septic tanks and to allow Talbot to fulfil its potential for sustainable growth. | CGSC | Short |
| 6 | Consider opportunities to educate the community about bushfire resilient planting, including through distribution of relevant guidelines. | CGSC | Medium |
| 7 | Advocate to the Department of Planning and Transport for more frequent passenger train services. | CGSC | Medium |
| Projects | | | |
| 1 | Apply coloured road treatments to identify the heritage cycling trail through town, and use this to process to inform discussion on safe cycle routes. | CGSC | Short |
| 2 | Review all existing heritage information signage in the township with a view to consolidating into a single package. | CGSC | Medium |
| 3 | Undertake a signage audit and seek to de-clutter signage in the township. Consider commissioning a new suite of coordinated township wide signage which supports tourism and the further definition of the township's character. | CGSC | Long |
| 4 | Improve presentation at key gateways and interfaces, including the station surrounds and particularly the northern gateway, where landscape and signage improvements would be beneficial. | CGSC | Medium |
| 5 | Enhance and expand Community Bus Services to better serve Talbot. | CGSC | Medium |
| 6 | Investigate the provision and design of a nature trail along Back Creek, with appropriate linkages back to the township and proposed northern linear park, as well as integration of ecological restoration and celebration of First Nations culture. | CGSC | Short |

| ACTIONS | | Responsibility | Timing / Priority |
|-----------------------------------|---|---|-------------------|
| 7 | Develop a continuous footpath and cycle route from Camp Street to the Recreation Reserve and undertake improvements to support a safer crossing at Camp Street / Ballarat-Maryborough Road. | CGSC | Medium |
| 8 | Support the development of a new open space corridor along the town's northern boundary, and linkages between that corridor and Back Creek. Begin planning for this area to integrate with any Development Plan Overlay. | CGSC | Medium |
| 9 | Reframe the recreation facilities in the township as a 'Town Centre recreation precinct' and plan these facilities in a coordinated manner. | CGSC | Short |
| 10 | Implement a monitoring program to assess increases in demand for housing should sewerage be provided. This program should also monitor housing prices in Talbot and seek the delivery of targeted social and affordable housing if affordability in the town declines and monitor and review community needs with respect to community facilities and services. | CGSC | Medium |
| 11 | Undertake a master planning process for the Talbot Recreation Reserve. | CGSC in collaboration with the Talbot community | Short |
| 12 | Undertake master planning processes for the Talbot Soliders Memorial Park. | CGSC in collaboration with the Talbot community | Medium |
| Statutory Planning Related | | | |
| 1 | Ensure internal practice emphasises permit stage due diligence on key matters such as native vegetation, bushfire and cultural heritage as relate to Talbot, and establish model permit Conditions. | CGSC | Short |
| 2 | For all areas where significant new development is anticipated (marked on Figure 5 with a yellow circle) require a bushfire hazard site assessment to confirm vegetation type, slope and final setbacks. This should refer to recommendations from the CFA detailed in Appendix 3. | CGSC | Short |
| 3 | Support the continued use of standard conditions in place of individual reporting requirements for applications in the EMO and SMO, where appropriate. | CGSC | Short |
| 4 | Ensure that key development areas (see Figure 6) include landscape plans as part of their requirement, and ensure they appropriately balance the enhancement of local biodiversity and management of fire risk. | CGSC | Medium |
| 5 | Require the preparation of a servicing plan in Development Plan Overlay schedules. | CGSC | Medium |
| 6 | Ensure ecological assessments are carried out for areas proposed for future subdivision in those areas, to ensure key areas are protected by including in relevant controls. | CGSC | Medium |