

# TARRINGTON STRUCTURE PLAN

# REPORT

MARCH 2014



**Tarrington Structure Plan**

27 February 2014

The Tarrington Structure Plan was prepared by SED on behalf of Southern Grampians Shire Council, with the assistance of the Victorian State Government.

The Tarrington Structure Plan was developed in partnership with:



# CONTENTS - PART A

EXECUTIVE SUMMARY	1	Walkenhorst Road North Precinct	45
1. INTRODUCTION	1	Main Street South Precinct	46
1.1 Project brief	2	School/Church Precinct	46
1.2 What is a structure plan?	2	Picnic Road Precinct	47
1.3 Preparing the plan	3	East Tarrington Precinct	48
1.4 How will the plan be used?	4	Civic/Commercial Precinct	49
1.5 Consultation	5	Visitor/Play Precinct	50
		Sports/Community Precinct	50
2. STRATEGIC CONTEXT	7		
2.1 Study area	7	TABLES	
2.2 Demographics	10	Table 1 – Tarrington resident workers by occupation	10
2.3 Policy setting	11	Table 2 – Tarrington dwelling type	10
2.4 Background research and analysis	11	FIGURES	
2.5 Rural zone reform	12	Figure 1: Regional context map	8
2.6 Current zoning and overlay controls	12	Figure 2: Tarrington study area	9
		Figure 3: Current zonings and overlay controls	13
3. TARRINGTON STRUCTURE PLAN	15	Figure 4: Tarrington structure plan	16
3.1 The vision	15	Figure 5: Tarrington precincts	41
3.2 Key outcomes and elements	17		
4. KEY DIRECTIONS	18		
4.1 Maintain key views and vistas	18		
4.2 Diversify the tourism offer	19		
4.3 Support home-based employment and agri-business opportunities	22		
4.4 Enhance Tarrington’s ‘main street’ core	27		
4.5 Enhance key community and recreational assets	29		
4.6 Improve the network of open spaces, public places and the overall pedestrian experience	31		
4.7 Retain and advance the hamlet/village character of the Township	33		
4.8 Support sustainable waste water management and drainage practices and strategies	34		
4.9 Preserve and enhance existing native vegetation and biodiversity	37		
4.10 Recognise and enhance community-driven initiatives	38		
5. URBAN DESIGN GUIDELINES	40		
Overall	40		
West Tarrington Precinct	43		
Central Tarrington Precinct	44		

# CONTENTS - PART B

6.	IMPLEMENTATION	51	TABLES	
6.1	Bringing the plan to life	51	Table 3 – Proposed amendments and changes to zones and overlays	52
6.2	Strategic actions	51	Table 4 – Tarrington land budget	56
6.3	Future/long term growth	55	Table 5 – Community Park implementation schedules	64
6.4	Other actions	58	Table 6 – Town Centre implementation schedules	73
			Table 7 – Picnic Road implementation schedule	79
7.	CONCEPT MASTER PLANS	59	Table 8 – Township implementation and funding	84
7.1	Area 1: Community Park	59	Table 9 – Community Park implementation and funding	85
7.2	Community Park Master Plan implementation	64	Table 10 – Community Park implementation and funding	86
7.3	Area 2: Town centre	66		
7.4	Town Centre Master Plan implementation	73	FIGURES	
7.5	Area 3: Picnic Road	75	Figure 6: Tarrington proposed zonings	53
7.6	Picnic Road Master Plan implementation	79	Figure 7: Tarrington proposed overlays	54
7.7	Proposed materials palette	80	Figure 8: Community Park master plan concept	60
			Figure 9: Existing and proposed changes to sport precinct area	61
IMPLEMENTATION PLAN AND FUNDING STRATEGIES		83	Figure 10: Existing and proposed changes to visitor and play area	62
8.1	Funding strategies	87	Figure 11: Cross sections of Community Park	63
			Figure 12: Town Centre master plan concept	67
<b>APPENDICES</b>			Figure 13: Existing and proposed changes	
APPENDIX A - TREE SPECIES		91	to main street commercial precinct	68
APPENDIX B – PLANT LIST		92	Figure 14: Existing and proposed changes	
APPENDIX C - CONSULTATION		93	to main street civic precinct	69
APPENDIX D – RELEVANT STATE & LOCAL POLICY		99	Figure 15: Existing and proposed changes	
APPENDIX E – INDICATIVE DESIGN & DEVELOPMENT OVERLAYS		107	to Cafe Catalpa area	70
			Figure 16: Cross section Cafe Catalpa area	71
			Figure 17: Cross section of Highway	72
			Figure 18: Picnic Road master plan option 1	76
			Figure 19: Picnic Road master plan option 2	77
			Figure 20: Cross section Picnic Road	78

# I. INTRODUCTION

The Tarrington Structure Plan was commissioned by Southern Grampians Shire Council (Council) with support funding from the Victorian State Government's Putting Locals First program, and is part of Council's ongoing strategic program of township structure plans. The project commenced in late 2012, and through a program of research and analysis, community engagement and consultation and land and infrastructure assessment the Structure Plan for Tarrington was finalised in March 2014.

The Tarrington Structure Plan articulates a shared vision for the future social, economic and environmental well-being of the community by providing a framework for integrated development over the next 20 years with whole of community, all levels of government and relevant stakeholders. The Structure Plan assesses and makes recommendations relating to a range of factors that will enable the achievement of the shared vision for the community. These include recommendations regarding land, infrastructure and assets, the built environment, connections, networks and mobility, economic and community development and environmental management.

Council has prepared the Tarrington Structure Plan with input and assistance from community business groups and individuals, government departments and service agencies. A Project Control Group provided oversight to the development of the Plan with further inputs from the Project Steering Committee and the Technical Reference Group.

The Structure Plan provides guidance to Council, community, government, business and the development industry about appropriate directions and opportunities for growth and change. The Plan reflects community values and aspirations for the future growth of Tarrington. It is a document that should form part of the Southern Grampians Planning Scheme and be the basis for future decision making in relation to planning and design matters within the township. It seeks to address long term ambitions for Tarrington's growth and sustainability and also provides recommendations and directions for short term to longer term growth and community enhancement and development.



## **1.1 Project brief**

The project brief detailed the key areas of focus for consideration under the Structure Plan.

- Engaging with the community and business in articulating a shared vision for the town and protecting the core values which define the special township character of Tarrington;
- Identifying and capturing residential and tourism growth opportunities and potential new sources of income and employment generation;
- Preventing speculative interest which results in the fragmentation of valuable agricultural land and identifying agri-tourism opportunities contiguous with and/or within the township;
- Supporting the provision of distinct lifestyle opportunities within Southern Grampians Shire by providing a distinct and separate rural hamlet lifestyle in close proximity to Hamilton, the Shire's regional centre;
- Creating increased opportunities for passive recreation;
- Identifying infrastructure solutions to issues such as wastewater treatment, environmental barriers (e.g. fire, flooding, native vegetation) and vehicle and pedestrian networks to support cost-effective development;
- Providing strategies to support the local and regional transport, health, community, education, recreation and environmental opportunities of the town;
- Identifying inappropriate zonings immediately contiguous to the township zone and rezone if uses do not reflect the purpose of the existing zones;
- Identifying and eliminating subdivision constraints that are preventing orderly development of the town such as inadequate road reserves;
- Identifying viable waste-water treatment solutions for the township;
- Improving investor and community confidence by providing a greater degree of certainty about development opportunities, design expectations and infrastructure delivery; and
- Improving community satisfaction as a result of a more comprehensive and responsive strategy for Tarrington's future that has strong commitment within the community and at all levels of government.

## **1.2 What is a structure plan?**

Structure plans provide the foundation for planning and managing growth in communities by setting preferred directions and recommendations on how growth and change should occur. Each structure plan is as unique as the communities they cover and although there are guiding principles, they need to consider and represent the unique characteristics of individual communities including community aspirations and values.

A structure plan provides the framework for integrated development to guide public and private sector actions for significant and incremental change in land use and built form, infrastructure, community networks and public spaces with an overall aim to achieve the economic, social and environmental objectives described in the vision.

It also provides the framework for statutory land use controls which will be implemented through the Southern Grampians Planning Scheme. Structure plans are informed by extensive public consultation and discussion and expert inputs by government agencies and service authorities to ensure that recommendations are achievable and realistic. It should reflect a broad community consensus whilst allowing a wide range of stakeholders to plan and manage development and growth and to make informed and fair decisions under the guidelines and recommendations presented in the Plan.

The Tarrington Structure Plan provides a long term framework for the next 25 years that:

- Provides reasonable certainty for community, Council, agencies and developers as key implementers of the Structure Plan
- Set's a vision for major strategic actions, investment and changes in non-urban land to urban land;
- Establishes design guidelines for the management of waste water and best practice urban design
- Establishes a township footprint and land use structure that responds to demand, land capability and local community values;
- Coordinates the planning of social and community infrastructure including the Town Centre and Community Park facilities

### **1.3 Preparing the plan**

The Tarrington Structure Plan has been developed in partnership with Council, the community, key stakeholders and communities of interest. Background reporting supported the preparation of the Structure Plan. This included demographic and economic analysis and assessment of regional and local policy. In addition site assessment of Tarrington, considering urban design principles, land use and built form, infrastructure and latent environmental conditions was completed. The finalisation of a Background report enabled the project team to identify growth and township enhancement opportunities and constraints.

A key element of preparing the Plan was ensuring robust and timely engagement and consultation with community and stakeholders. A Tarrington Structure Plan Communication and Engagement Plan was developed to guide engagement activities and to ensure that consultations were appropriately timed against key project activities and outputs. More information on consultation and engagement is provided in the Consultation section.

#### **1.3.1 Project outputs**

The project has also delivered a range of supporting documentation and development activities including:

- Project Plan including the Engagement Strategy, project methodology and project program.
- Background Report which comprises of:
- Profile of Tarrington including demographics, economic and employment trends, residential market indicators and retail and commercial indicators;
- History of the community;
- The strategic and statutory planning context including State and local planning policy frameworks;
- Existing land use and urban design features and characteristics including land use, built form and neighbourhood character;
- Landscape and environment profiles including agricultural, land resources, landscapes, views and vistas, biodiversity, gateways, streetscapes and sustainability;
- Access and movement to and around the township including road networks, private and public transport, paths and trails, pedestrian infrastructure and recreational activities;

- Infrastructure and services including utilities, water and waste management, telecommunication, fire and flood and access to services;
- A vision for Tarrington developed from community engagement and consultation activities; and
- Identification of key issues, challenges and opportunities to be considered and addressed in the final Structure Plan.
- A program of community engagement including project bulletins, workshops and exhibitions, community postcards and surveys;
- Three detailed master plans for strategic development sites including one for the commercial core within the central part of town;
- Urban design guidelines and street tree schedules for public and private development in response to significant view lines and township character;
- Preparation of a Waste Water Feasibility and Management Strategy; and
- Planning Scheme Amendment documents in the form of changes required to the Municipal Strategic Statement, local policies, zones and overlays and all other required planning scheme administration documentation.

#### **1.3.2 Project oversight**

The Tarrington Structure Plan has been developed with the support and input of a range of organisations and individuals. There were two project committees convened namely:

**Project Steering Committee** comprising of representatives from Tarrington including community groups and business and land owners, Southern Grampians Shire Council, government departments and agencies and the consultancy project team. The role of the Project Control Group was to:

- Assist in guiding the development of the Tarrington Structure Plan;
- Act as a link with key stakeholders and the broader community; and
- Assist the Council in developing and implementing the consultation strategy to ensure the Plan is readily accessible to the community.

**Technical Reference Group** comprising of representatives from Council, government departments and agencies, water authorities, emergency services and utility providers. The role of the technical reference groups was to:

- Provide the key point of contact to provide specialist expertise and advice on technical requirements of the project;
- Provide advice to the Project Control Group members on issues related to their specific skills area;
- Support the Project Control Group as required through participation in stakeholder workshops and provision of advice on issues related to their specific skills area;
- Provide or assist appropriate participant agency representation at workshops as required; and
- Assist in the orderly exchange of information required for the development and preparation of technical assessments and materials relevant to the project.

**Project Control Group** comprising an internal working group from Southern Grampians Shire Council, the role of the Project Control Group included:

- Oversee and monitor progress of the project;
- Provide guidance and direction to the project team to ensure that the project fulfils its objectives and completion date;
- Direct the project in response to emerging issues and influences and identify any associated risks;

Through this project oversight structure, outcomes of research and analysis, preliminary assessments, development of recommendations and the exchange of ideas was fostered. The process also allowed for the testing and review of analysis and recommendations with a range of interest groups and who potentially, will be partners in the realisation of the Plan over the short, medium and longer term.

#### **1.4 How will the plan be used?**

The Tarrington Structure Plan will be the guiding document to support the achievement of the vision for Tarrington. It will have a range of strategic and statutory applications and uses by a variety of organisations and individuals in relation to community growth and development. It will also be a key reference document that will inform co-ordinated planning and associated policy, investment

and community action planning initiatives between Council, the Victorian Government and local community groups and volunteers.

##### **1.4.1 Southern Grampians Shire Council**

Council will use the Plan as a basis and reference to set growth and development policy and strategic planning directions for Tarrington. This will include:

- Introducing new planning policies, zones and overlay controls into its planning scheme (as appropriate);
- Assessing planning permit applications;
- Assessing requests to rezone land;
- Guiding non-statutory initiatives, arrangements or partnerships to assist in realising potential future opportunities within the township;
- Preparing capital works budgets to implement public works; and
- Delivering community services.

##### **1.4.2 Community of Tarrington**

The community of Tarrington can use the Plan to inform and support community development based on preferred land use principles including economic, social and environmental initiatives through:

- Understanding how the township, and specific precincts within the township, are likely to change and develop in the future;
- Assisting community groups (such as the Tarrington Progress Association, primary school and Lutheran Church, Tarrington Community Park Committee and others) to prioritise future work and support funding applications for projects;
- Understanding how the township, and specific precincts within the township, are likely to change and develop in the future;
- Assisting community groups (such as the Tarrington Progress Association, primary school and Lutheran Church, Tarrington Community Park Committee and others) to prioritise future work and support funding applications for projects;
- Creating greater certainty and direction on economic development opportunities to assist business to grow and flourish and attract appropriate new investment; and
- Providing a framework integrate relevant priorities through the development of a community plan

- Assist with the development of community planning priorities that are achievable in the next 3-5yrs
- Advocate for the needs of the community in a coordinated and strategic evidence based approach
- Use established key directions to assist with funding submissions to all levels of government

#### ***1.4.3 Developers and land owners***

Through the consolidation of existing township land use planning and providing direction on future land use development, the Tarrington Structure Plan will provide developers and land owners with:

- An understanding of the development opportunities and planning policy that will be taken into account when assessing development proposals;
- Developer contributions that may be applied to support infrastructure provision including waste water management systems, culverts, path and roadways;
- A profile of preferred built form and urban design principles that should be considered when formulating development projects.

#### ***1.4.4 Government agencies and other stakeholders***

The Tarrington Structure Plan will enable government agencies and authorities to strategically plan and co-ordinate infrastructure and service provision including:

- Infrastructure improvements to support residential and economic development; and
- Service planning for the community.

The Plan should be subject to periodic review to ensure it reflects the development and growth conditions and characteristics of the community and that achievements are acknowledged and recognised.

#### **1.5 Consultation**

A program of consultation and engagement was undertaken to support the development of the Plan under the Tarrington Structure Plan Consultation and Engagement Strategy (TCEP). The TCEP helped to guide and inform a range of communication and engagement activities over the life of the project and enabled management and review of consultation to be undertaken.



*Community engagement included an information stall at the Laternenfest celebrations.*

### ***1.5.1 An informed approach***

As mentioned previously, there were three project committees established to help inform, review and contribute to the development of the Tarrington Structure Plan. In addition to these committees, a program of community engagement was undertaken to ensure that communities of interest had the opportunity to contribute to and review the development and thinking associated with the Plan. The main aims of the engagement process were to:

- Develop a shared vision for the town based upon an understanding of what the community values about Tarrington (now and future), and what they see as being its positive and negative features;
- Capture perceptions and opinions on residential, community, environmental, commercial, agri and tourism development opportunities for the community;
- Facilitate the development of ideas and solutions to community, economic, social, environmental, liveability and infrastructure issues/opportunities;

- Ensure timely communication with project managers and key stakeholders and support good project management processes and outcomes;
- Enable the sharing of knowledge and build relationships between Council, community, stakeholders and the project consultancy team to improve understanding and collaboration over the life of the project and longer term;
- Manage stakeholder expectations and concerns regarding project outcomes, policies, community change and implications from findings and recommendations;
- Manage risk, release of information, accuracy and processes for feedback, submissions and reviews; and
- Enable the evaluation of communication and engagement processes and outcomes.

The project team also regularly consulted with Council project managers and staff as well as convening project team review and planning meetings.

## 2. STRATEGIC CONTEXT

### 2.1 Study area

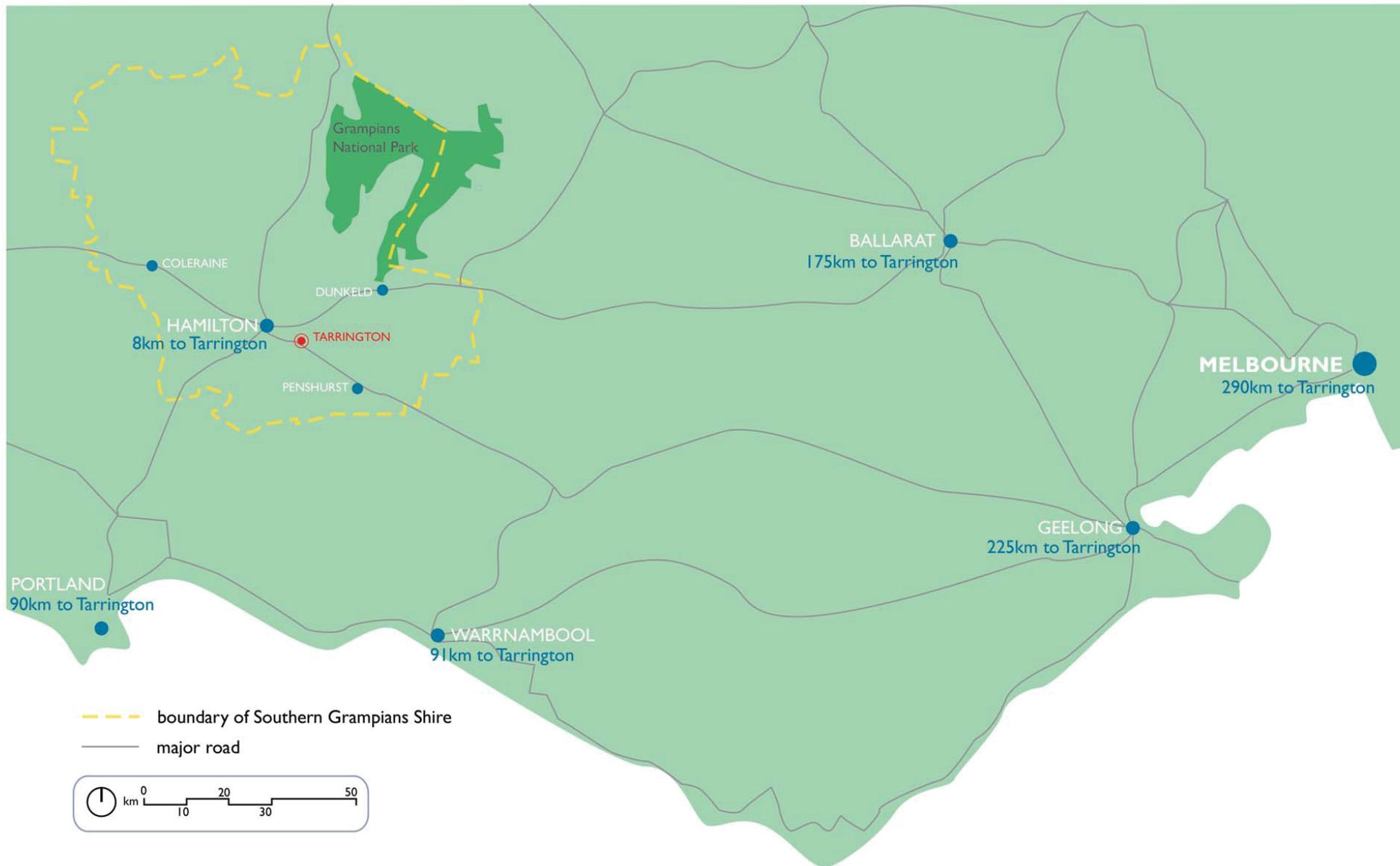
The Tarrington Township is a small rural community with a population of approximately 200 people. It lies on the Hamilton Highway approximately two kilometres east of Hamilton in western Victoria. Hamilton serves as the primary retail, service and industrial centre for the Tarrington community.

This is a vibrant community with a rich and interesting heritage. The historic stories of picnics, early Lutheran settlers, German architecture and the Hernhuff commune all contribute to Tarrington's strong visual identity. Tarrington's beautiful setting, striking agricultural land uses and geological landmarks, prominent community activities and structures, and conglomeration of small businesses, all contribute to the town's distinctive rural, artisan character.

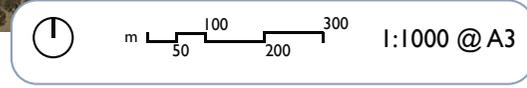
While no formal settlement boundary for the Township has been adopted through previous strategic work, a desktop investigation of Tarrington's 'urban' form reveals informal gateway entries exist at the Thompson's Road-Hamilton Highway intersection to the west and the Hamilton Highway-Yatchaw Road to the east. Tarrington's urban form is bound to the north by the rear of residential properties along Walkenhorst Road and to the south by the rear of properties along the Hamilton highway and Picnic Road.

Although this project does not have a specific boundary for investigation, it considers and addresses the growth and development issues of the main township of Tarrington as well as areas beyond the current existing township zoned land. An outline of the study area is provided in Figure 2.





**Figure 1**  
Regional context map



**Figure 2**  
**Tarrington study area**

## 2.2 Demographics

The population of Southern Grampians Shire at 2011 was approximately 16,510 persons based on ABS Estimated Resident Population (ERP) data. The Shire experienced a decline of over 1,000 persons between 1996 and 2011. This represents an average annual growth rate of -0.41% over the period. Most of this decline has occurred over the past five years.

The Township of Tarrington is home to approximately 450 people. The community has a rounded age spread, however the nature of the residential development supports a strong representation of younger working families with children. The following table shows that Tarrington has a much higher proportion of highly skilled workers (53.9%) compared to both Hamilton SLA (28.2%) and Victoria Rural Balance (40%).

**Table 1: Tarrington Resident Workers by Occupation (2011)**

Occupation	Tarrington (Suburb)	Hamilton (SLA)	VIC Rural Balance
Managers	34.7%	11.6%	25.2%
Professionals	19.2%	16.6%	14.8%
Community & Personal Services Workers	8.4%	17.3%	14.5%
Clerical & Administrative Workers	6.3%	10.8%	8.0%
Sales Workers	7.9%	12.4%	11.0%
Technicians & Trade Workers	6.7%	11.3%	7.2%
Machinery Operators & Drivers	5.4%	6.2%	6.6%
Labourers & Related Workers	11.3%	12.3%	10.8%
Inadequately described or N.S.	0.0%	1.7%	2.0%
Total Working Residents	100%	100%	100%

(Source: ABS Census Time Series Publication 2003.0 Tarrington Suburb, Hamilton SLA, Victoria Rural Balance)

As indicated in the following table, based on ABS Census data from 1996 to 2011, Tarrington only comprises detached dwellings. Hamilton as a regional centre has a greater diversity of residential choice with around 10% of dwellings nominated as including semi-detached/terrace/townhouse or flat/unit/apartments.

**Table 2: Tarrington Dwelling Type (2011)**

Dwelling Type	Tarrington (Suburb)	Hamilton (SLA)	VIC Rural Balance
Separate House	100%	88.8%	97.5%
Semi-Detached, Terrace, Townhouse	0%	1.9%	0.6%
Flat, Unit or Apartment	0%	8.2%	0.3%
Other Dwelling	0%	1.1%	1.6%
Not Stated	0%	0%	0.1%
Total	100%	100%	100%

(Source: ABS Census Catalogue No. 2003.0 Tarrington Suburb, Hamilton SLA, Victoria Rural Balance)

Of note to the direction of the Structure Plan, Tarrington exhibits:

- The greater rate of home ownership and family households in Tarrington (85.4%) when compared to Hamilton SLA (69.5%);
- Greater representation of couple families with children (71%) in Tarrington compared to both Hamilton SLA (52.4%) and the Victoria Rural Balance (61.5%); and
- The lower proportion of couple families without children in Tarrington (23.1%) compared to Hamilton SLA (32.8%) and the Victoria Rural Balance (29.5%).

## 2.3 Policy Setting

### 2.3.1 Regional strategic growth plans

The State Government in partnership with regional Councils has undertaken a program of regional strategic growth planning across Victoria. The Structure Plan aligns to the overarching key principles and directions for growth contained in the Draft Great South Coast Regional Growth Plan (RGP) including:

- Building on the network of towns and the roles they play in our region;
- Sustainably managing our natural resources and environmental assets; and
- Ensuring that land and infrastructure needed to support growth is identified and appropriately planned.

The RGP also details future directions and land use policies and strategies for small towns in the region which the Structure Plan supports including:

- Planning for small towns to respond to local challenges including changes in demographics, migration and economic trends and helping these communities to be adaptable and resilient;
- Encouraging planning and service delivery that takes account of communities of interest;
- Undertaking planning for settlements significantly affected by changes in demographic, migration and economic trends;
- Directing residential development to existing townships;
- Supporting flexibility in planning schemes to facilitate economic development, including tourism and industrial development.

### 2.3.2 State & Local Planning Policy Framework

The Structure Plan is implemented through the Southern Grampians Planning Scheme including:

- State Planning Policy Framework
- Local Planning Policy Framework (including MSS)
- Existing Strategies adopted by the Southern Grampians Shire Council
- Other requirements of the Planning Scheme.

Clauses relevant to the future direction of Tarrington relate to urban growth, open space, landscape and environment, heritage, tourism and community infrastructure. An inclusive list of relevant State and Local Planning Policy is included in Appendix C.

## 2.4 Background research and analysis

The Background Report details a number of learning and implications that emerged from research and analysis of documents, statistics and physical and technical analysis of Tarrington and its features, assets and surrounds. These included:

- Economic and employment growth opportunities in the township particularly in hospitality and tourism, agribusiness and home based business expansion;
- Opportunities to refine existing zoning and recommend new zones for consideration;
- The analysis of built form and character describes a town that has some strong characteristics that need to be considered in future planning for the town;
- Opportunities to improve the appearance and function of community and open spaces including improved path networks and other pedestrian facilities, a planting strategy for street trees and the recreation reserve, and the potential for the café to be made a more integral part of this character precinct;
- Management issues associated with remnant indigenous vegetation in and around the town, providing habitat for native fauna;
- Assessments of traditional solutions to issues such as stormwater and sewerage within the town which have served the town relatively well in a relatively sustainable way for decades. However, issues with these systems need to be resolved to ensure that the town has a system that works, as well as a system that is sustainable over the longer term;
- The visual cues given to visitors regarding their arrival at the centre of the town are very subtle, and are likely to be missed by many potential visitors. This provides an argument that 'gateway'-type projects might be best used to define the centre of the town, rather than the edges;
- Street trees, gardens and built form create a sense of enclosure within the boundaries of the town, and help to define it against the surrounding open rural area. This is a strong contributor to the character of the town, creating the sense of a defined village, rather than a loose collection of buildings. This character needs to be considered in the future development of the town;
- Views to the Grampians and to the surrounding rural countryside are strong positive attributes for the town, and should be used to their best advantage;

- Consideration of attracting more passive users to the Tarrington Recreation Reserve through the provision of pedestrian and user infrastructure including paths, seating and landscaping treatments;
- Consideration of ways to make better use of the relatively high quality cricket oval within the recreation reserve, including the potential for more intensive usage and improved facilities to allow this (e.g. pavilion upgrade);
- Consideration of the role that tennis should play within the recreation reserve, including finding a sustainable number of courts that meet standards and can be maintained; and
- The ability, construction cost and potential apportionment to an effective efficient and authority owned wastewater management system for the township need to be analysed and considered.

## 2.5 Rural Zone Reform

On 11 July 2012, the Minister for Planning announced reforms to Victoria's planning zones. The reforms included Business Zones, Residential Zones and Rural Zones.

In a policy context, the findings from the Victorian Competition and Efficiency Commission Inquiry into tourism and Victoria's regulatory framework (2011) called for more flexibility for tourism investment in the Farming Zone. In addition the government is seeking to implement its planning election commitments to "cut red tape" and improve the ability for the private sector to invest efficiently.

Specific relevance to the planning context of the Tarrington Township includes changes to the Farming Zone and other associated planning zones including the Rural Activity Zone and Rural Living Zone.

Fundamentally the intent of the reformed rural zones does slightly vary. The following provides a short overview of the Farming Zone, Rural Activity Zone and Rural Living Zone to clearly articulate the differences of the land use provisions.

The Farming Zone seeks to:

- Provide for the use of Agriculture including encouraging the retention of agricultural land.

- Ensure that residential land uses do not adversely effect agricultural activities.
- Retain local employment through agricultural activities.

The Rural Activity seeks to:

- Also provide for the use of land for agriculture, in addition it supports uses and development, in appropriate locations, which are compatible with agriculture and the environmental and landscape characteristics of the area.
- To ensure that use and development does not adversely affect surrounding land uses.
- Enable use and development of land that has been specified in a schedule to the zone;
- To protect and enhance natural resources and the biodiversity of the area.

The Rural Living Zone seeks to:

- To provide for residential use in a rural environment.
- To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses.
- To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area.

All three zones seek to ensure alignment with State and Local policy and encourage use and development of land that will be based on sustainable land management practices combined with appropriate infrastructure provision.

## 2.6 Current zoning and overlay controls

The land is currently zoned Township (TZ) and to the periphery Farming Zone (FZ).

The purpose of the TZ is:

- To provide for residential development and a range of commercial, industrial and other uses in small towns; and
- To encourage residential development that respects the neighbourhood character.

The purpose of the FZ is:

- To provide for the use of land for agriculture;
- To encourage the retention of productive agricultural land;
- To ensure that non-agricultural uses, particularly dwellings, do not adversely affect the use of land for agriculture;



**Figure 3**

**Current zonings & overlay controls**

(Current Suite of Zones for Tarrington as at June 20 2013 Source: <http://services.land.vic.gov.au/maps/pmo.jsp>)

- To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision; and
- To protect and enhance natural resources and the biodiversity of the area.

There are five Heritage Overlays in the Tarrington settlement.

- HO490 Boonar 7925 Hamilton Highway;
- HO491 Glenhope Hamilton Highway;
- HO492 St Michael's Lutheran Church and School Complex. (School) 7901 Hamilton Highway, (Church) 7887 Hamilton Highway;
- HO493 Blacksmith's Shop (former) and residence 7926 Hamilton Highway; and

- HO494 Stone Cottage (Hochkirch House) 7918 Hamilton Highway

The purpose of the Heritage Overlays is to:

- To conserve and enhance heritage places of natural or cultural significance;
- To conserve and enhance those elements which contribute to the significance of heritage places;
- To ensure that development does not adversely affect the significance of heritage places; and
- To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.



*Existing heritage overlays include the prominent St Michael's Lutheran Church and School.*

# 3. TARRINGTON STRUCTURE PLAN

The Tarrington Structure Plan provides a framework for the coordinated provision and development of land, community assets, public open space and development standards over the next 25 years. The Plan acknowledges the vision the residents have for their community and recognises the contribution the natural and built environment elements make to the liveability characteristics and its attractiveness as a place to live. It also reflects growth trends and patterns predicted for the community.

The Tarrington Structure Plan is the guiding document for Council's planning and development for Tarrington and will be incorporated into Council's planning scheme. In addition, the Structure Plan provides a strategic framework for the development of a local Community Plan.

The Structure Plan recognises that communities, government policy and local and regional strategic priorities change over time. It therefore predicts and plans for a future based on our understanding of today by setting out land use and development frameworks that encourage sustainable development and provide for economic and social outcomes for residents. It also detail projects and initiatives to achieve the objectives of growth and development, improvements to assets and infrastructure and overall community development and well-being including statutory land-use planning and zonings.

The Structure Plan has been developed around 10 key directions and also presents three master plans for key activity and development precincts in the township and a suite of Urban Design Guidelines. There has also been a supporting Waste Water Guidelines that include design guidance and feasibility assessment to inform strategies and policy responses in relation to waste water contained in the Structure Plan.

## 3.1 The vision

*Tarrington will be a place that makes the most of its existing and improved recreational and natural landscape features. By providing a range of housing options including heritage cottages and houses and low density rural lots, it will be lifestyle choice for a diversity of people. Through community gatherings and events, we will recognise and celebrate our past and our community values. We will retain the village atmosphere of our community whilst supporting the growth and attraction of appropriate business and cultural activities.*



# TARRINGTON STRUCTURE PLAN



**Figure 4**  
Tarrington Structure Plan

### 3.2 Key outcomes and elements

From the background research and analysis, feedback and community commentary gathered through engagement activities and assessments of the townships infrastructure and assets, the following are the key elements upon which the Plan has been developed:

- Retain and enhance the village atmosphere and attractive natural environment the townships presents;
- Build upon the unique features of the township including the cafe area, community park and school and church precinct;
- Ensure growth occurs in areas and lots that support sustainable development and protect the natural environment;
- Improve walking and pedestrian networks to link the key activity areas of the township; and
- Remove land use zoning anomalies and create greater certainty for residents and investors around development sites and planning.

Important features of the township and acknowledging what residents value about their community have been the key considerations used to develop the Tarrington Structure Plan. The Plan has also considered Tarrington's location to Hamilton and the influence this proximity has on the nature and type of services that are currently provided and could be attracted to the township. The contribution of agriculture on employment and economic activity, the importance of the primary school, church, recreation reserve and cafe to the community and infrastructure and service constraints have also been critical themes. In particular, the nature and type of services and infrastructure that could be brought to Tarrington have been carefully assessed so that the principles and guidelines for land and community development do not exceed likely investment outcomes.

The Plan has been structured around 10 key directions as below:

- **Maintain key views and vistas:** includes streetscapes, landmarks, agricultural and farming land and the Grampians National Park;
- **Diversify the tourism offer:** includes boutique accommodation, agri-tourism and food and wine experiences;
- **Support home-based employment and agri-business opportunities:** including market gardens and horticulture, small livestock-based businesses, support services and professional business services;
- **Enhance Tarrington's 'main street' core:** including the Cafe area, bus stop, post office box and telephone space, landscaping and pavement treatments;
- **Enhance key community and recreational assets:** in particular considers the community recreation reserve and facilities at the reserve;
- **Improve the network of open spaces, public places and the overall pedestrian experience:** includes pathways, linkages, signage, landscaping, seating and improving safety and amenity;
- **Retain and advance the hamlet/village character of the Township:** considers the scale, nature and location of development, landscaping and streetscapes and liveability characteristics;
- **Support sustainable waste-water management and drainage practices and strategies:** waste water collection and treatment systems, appropriate lot sizes to accommodation on-site treatments, monitoring and regulatory compliance issues;
- **Preserve and enhance existing native vegetation and biodiversity:** indigenous trees and vegetation, native flora and fauna, streetscapes, landscapes, private gardens and public open space; and
- **Recognise and enhance community driven initiatives:** including community development projects, festivals and events, business and social opportunities and history and culture.

# 4. KEY DIRECTIONS

## 4.1 Maintain key views and vistas

The relatively small scale of the township of Tarrington means that open rural land is visible from many parts of the town. This includes views over a rural landscape to the Grampians to the north/north east, and to the Western Volcanic Plains to the south (Mt Pierrepoint and Mt Napier).

In addition to these external views, there are elements within the town that are visual landmarks from within and outside the town. The church spire is the most obvious of these and is an important landmark given the importance of the church in both the history of the town and its contemporary functioning.

In contrast to the relatively open pastoral land surrounding Tarrington, there is a visual enclosure within the township created by buildings, street trees, domestic gardens and other vegetation. This visual enclosure helps to define the town, especially as experienced by drivers travelling along the Hamilton Highway. In this way, the township is clearly differentiated from the surrounding rural land and from the edges of Hamilton.

These views and visual enclosure are an important part of the existing character of Tarrington, and this plan seeks to make them a character trait that is retained.



The view north-east of Tarrington to the Grampians.

### 4.1.1 Objectives

- Maintain key views and vistas (particularly views to the church within the town, to the rural landscape surrounding the town, and to the Grampians to the north).
- Retain rural land uses around the township so that views from within the township to the surrounding pastoral landscape and geological features (particularly the Grampians) are not impeded.
- Retain a differentiation between the surrounding rural land uses and the township, including a sense of visual enclosure, to ensure that there is a sense of entry to the town and that the township maintains a distinct identity from Hamilton (i.e. it is not seen as a sprawling suburb of Hamilton).
- Retain low building heights across the township to avoid competing with established visual landmarks or blocking views to them. Single storey buildings are strongly preferred.
- Maintain a simple and contained street layout, avoiding additional layers of streets and houses that will block views to the surrounding countryside.
- Achieve growth via infill development within the existing built-up area, rather than by creating new growth areas on the edges of the town that will impede views from within the town to the surrounding landscape and geological features.
- Position building envelopes within any new development sites to maximise the retention of views to significant landmarks and features, including the church spire and the Grampians.

### 4.1.2 Strategies

Prepare and implement an Amendment to the Southern Grampians Planning Scheme to implement the Tarrington Structure Plan by:

- Modifying the Municipal Strategic Statement;
- Amending the Local Policy Framework
- Applying recommended Zone and Overlay changes
- Ensure landscaping treatments contribute to framing vistas/ views along roadsides and public spaces within the extent of the townships.

## 4.2 Diversify the tourism offer

Growth in the Tarrington local economy is likely to be largely driven by expansion of the existing tourism offer in the township and surrounding local area. Tarrington has a very limited retail component and as such relies on tourism for investment of money and capital from beyond the township and local area. The township is blessed with high scenic and natural qualities (including the Grampian Ranges) which give it an advantage over other small towns in the region and state. Land around Tarrington has also been shown to be conducive to producing wine grapes, with a Land Resource Assessment undertaken by DNRE listing the area around the township as being moderately capable of production.

As one of the key economic industries for Tarrington, there is a need to expand and diversify the tourism offer in order to attract further investment into the township and strengthen the local economy. Part of this diversification will build on expanding the range and offer of facilities and activities associated to existing tourism sectors in the local area including bed and breakfast accommodation, viticulture and cultural, sporting and community events, markets and festivals and viticulture, however part will come from the identification and promotion of tourism sectors which have previously not been associated with Tarrington and surrounds.

Council can play a lead role in attracting and creating further initiatives through policy and program development that encourages and promotes tourism in the township and local area.



*Bed and breakfast accommodation on Picnic Road.*

The size and location of any development site must be such as to ensure sustainable amenity to the surrounding neighbourhood; of particular importance in the Tarrington area is the suitable treatment and disposal of wastewater which would have a direct impact on the general amenity of the Township.

The treatment and disposal of wastewater produced from the expansion of current facilities and/or the future development of tourism related activities/businesses needs to be considered in the context of development boundaries or alternatively form part of an approved overall wastewater treatment and disposal scheme.

The implementation and ongoing regular maintenance of infrastructure associated with the treatment and disposal of wastewater produced from any future tourism initiatives would need to form an integral component of a comprehensive Land Capability Assessment and waste water management program provided at the application stage of any development proposal.

### 4.2.1 Existing tourism offer

There are currently a number of tourism operators in and around Tarrington. The local offer is generally focused on accommodation and wine tourism, including a number of small bed and breakfast establishments and some niche wineries including Mount Pierrepont Estate, Hochkirch Wines, Mount Napier Wine and Tarrington Vineyards.

Beyond the accommodation and winery operators there are very few other tourism facilities or activities for interested parties within the township or surrounds apart from the Tarrington heritage walk/trail which is an attractor for visitors and popular with the local community.

### 4.2.2 Future development

The future development of tourism facilities and activities in Tarrington and surrounds should focus on the following tourism sectors:

- **Boutique accommodation**

There is an opportunity to build on the existing component of smaller, boutique style accommodation providers in the area around Tarrington. The strong natural strengths and visual amenity of Tarrington and surrounds make it a good location for bed and

breakfast style accommodation. There is scope to further develop this market and promote Tarrington as a renowned destination for boutique style bed and breakfast accommodation.

- **Food and wine**

Growth in this sector has the potential to leverage off and capitalise on the existing range of niche wineries situated in and around Tarrington and could potentially tap into higher end tourist expenditure. Cellar door operations remain popular in many regional locations and with the opportunity to accompany wine tasting with dining options that highlight and utilise quality local produce there is potential to further diversify and expand this sector. The potential to reinforce Café Catalpa as the commercial hub of Tarrington with a cellar door type operation was discussed with Café management and local wineries. The response to this proposed economic initiative from relevant parties and stakeholders was generally positive and further discussion should be facilitated between those interested groups to further progress the concept.



The annual hay bale art event draws many visitors to the town.

- **Agri-tourism**

Agri-tourism is a potential growth area for Tarrington and offers a chance to diversify the tourism mix in the local area. Agri-tourism may involve such things as farm tourism experiences including demonstrations, guided tours, hands-on activities and market gardens with produce tastings. Agribusiness tourism can also link in with established and potential tourism industries including the accommodation, and food and wine sectors through cottage style accommodation and cellar door operations for small local producers (including market gardens) on smaller 'hobby farm' type allotments.

The equine industry in Southern Grampians Shire includes breeders, trainers / coaches and several specialist horse vets. The area around Tarrington in particular includes some horse stabling. There is an opportunity to leverage off equine activity in and around the township by creating and facilitating further trail rides which would potentially act as a tourism attractor.

- **Events, Markets and Festivals**

Existing cultural events are a key strength for Tarrington, giving the chance for the local community to mingle and socialise but more importantly, drawing visitors and tourists from beyond the township, including in some instances from as far afield as Melbourne. The hay bale display and Lanternfest are existing events / festivals which encourage visitation and tourism. There is scope to further the range of events, festivals and markets in the township by capitalising and leveraging off key community meeting spaces and assets such as the Church, Lutheran Primary School and the underutilised Recreation Reserve.

In particular the attraction of further sporting events such as the Sungold 20/20 Cricket Series or Premier Cricket competitions at the Recreation Reserve would further utilise this excellent facility. There may also be scope to attract Equestrian Victoria competitions over the long-term in conjunction with the establishment of an equestrian club in Tarrington.

Other events could include:

- A wine festival that promotes tastings and sales of locally produced wines. Fresh food and other local produce (including cheese and meats) could also be provided at the festival which

could potentially run over the course of a weekend and may comprise live music, wine tasting competitions and wine making tutorials.

- A community market. May include such things as fresh food and wine produce, baked goods, preserves, antiques and collectibles and home-made clothing or accessories. Whilst it is recognised that a farmers market currently operates in Hamilton at the Hamilton Institute of Rural Learning (HIRL), there is scope for a more diverse, less frequent market to start in Tarrington.
- Health and wellbeing. Given the impressive natural setting in which Tarrington is located, there may be an opportunity to establish the township as a centre of health and wellbeing, including the development of therapeutic gardens and other initiatives. This type of experience would differentiate Tarrington from other small towns in the region. However it may require the development of an initial retreat or day-spa to instigate further progress in this area.

#### **4.2.3 Objectives**

In order to achieve growth and diversity in tourism activities in Tarrington and the surrounds, Council should seek to ensure the following objectives:

- Maintain existing tourism experiences, activities and facilities;
- Ensure that any tourism expansion initiatives tie in with Tarrington's strong local character and unique sense of place;
- Capitalise on tourism industry development opportunities that leverage off existing tourism activities and the unique geographic and land use attributes of land in and around Tarrington;

#### **4.2.4 Strategies**

The following are key actions in order to develop, grow and diversify the tourism offer in Tarrington and the local area:

- Recognise the important role of tourism and related activities through inclusion of Tarrington and Structure Plan strategies through amendment to the Southern Grampians Planning Scheme, with particular reference to clause 21.07-2 and 21.10-9 of the Local Planning Policy Framework.
- Seek to link tourism development in Tarrington with experiences and facilities in Hamilton and encourage synergetic activities;

- Continue to encourage key target markets as set out in the Tourism Strategic Plan 2010-2015, including young couples, young families, older couples and cycling and walking markets;
- Ensure that any tourism development in Tarrington and local area does not detract from the amenity and historic charm or negatively impact the natural environment through integrated decision making and community participation; and
- Tourism activity in and around Tarrington should continue to encourage overnight stays.
- Acknowledge the role of Café Catalpa as the key service provider to Tarrington for tourism;
- Facilitate meetings between Café Catalpa management and interested local wineries to further progress the cellar door concept and identify ways in which Council can expedite concept development of the former garage building on the site for cellar door activities and/or community uses, crafts, art studio, show room or other appropriate uses;
- Utilise meetings with wineries, Café Catalpa and the local community to investigate the potential for and interest in a winery festival and/or a community market.
- Encourage the development of a 'bike hub' at the Café as identified in the Tarrington Town Centre Masterplan;
- Retain and extend the application of the Township zone in Tarrington to ensuring flexibility of both residential and commercial land use within the town
- Development of a branding / marketing strategy that addresses why people should visit and increase their length of stay in Tarrington along with measures to improve relationships between vineyards located in Tarrington, Hamilton and the Henty and Grampians regions; and
- The hospitality and tourism strategies identified above should be part of a broader tourism strategy for Tarrington through an update to the Southern Grampians Shire Tourism Strategic Plan 2010-2015 or alternate Tourism Strategy for the township itself.
- Investigate the feasibility for establishment of 'anchor' health retreat enterprise to capitalise on existing town framework and conditions.
- Upgrade any existing horse trails and explore the potential for new trails / tracks around Tarrington.

### 4.3 Support home-based employment and agri business opportunities

The small population and limited urban growth in Tarrington, and a community vision to retain the historic charm of the township does constrain significant commercial activity. As a result it is not expected that significant employment growth in retail, industry or office developments will occur.

However, a combination of further home-based business development and agribusiness expansion will provide employment and economic growth opportunities that do not negatively impact the amenity of Tarrington over the long-term.

Small enterprises and home-based businesses have a range of specific needs, many of which have not in the past been addressed by either the private or public sector. For home-based businesses, concerns such as access to capital, regulatory requirements, access to business advisory services and networking are important and cannot be addressed through the creation of physical infrastructure only.

However, it is recognised that a lack of infrastructure and enabling services can be a significant economic constraint for rurally located businesses. A lack of appropriate waste water management systems can constraint the type and volume of



Existing businesses in Tarrington include Cafe Catalpa.

products that can be produced, the number of people that can be employed or restrict the expansion of existing activities. In addition, the current provision and service levels of mobile telephony and broadband are also seen as economic constraints for existing and potential businesses. The enhancement of knowledge workers and small businesses operating out of residential dwellings in Tarrington would also be significantly aided by the development of the National Broadband Network (NBN) and critical improvements to mobile telephony services.

The potential for Tarrington residents to run high quality wireless networks from their homes may help to support small businesses and employment growth across a broad range of industry sectors. It is understood that existing internet services are not adequate for business expansion and diversification within the township.

Historically, the agriculture and forestry sectors have been important economic strengths of the local and regional economies. There is an opportunity to leverage off the strong agricultural base of the local area through agribusiness development in Tarrington and surrounds. Some of these opportunities may occur on farmland surrounding the township, whilst some may be physically located within Tarrington itself. They also may involve expanding existing agribusiness operations or encouraging the development of new businesses.

The size and location of any development site must be such as to ensure sustainable amenity to the surrounding neighbourhood; of particular importance in the Tarrington area is the suitable treatment and disposal of wastewater which would have a direct impact on the general amenity of the Township.

The treatment and disposal of wastewater produced from the expansion of current facilities and/or the future development of tourism related activities/businesses needs to be considered in the context of development boundaries or alternatively form part of an approved overall wastewater treatment and disposal scheme.

The implementation and ongoing regular maintenance of infrastructure associated with the treatment and disposal of wastewater produced from any future tourism initiatives would

need to form an integral component of a comprehensive Land Capability Assessment and waste water management program provided at the application stage of any development proposal.

#### ***4.3.1 Existing agribusiness and home based employment***

Tarrington and farmland surrounding the township accommodates a number of existing agri and home-based businesses including horse stabling on lots to the south of Hamilton Highway, the Kitty Kare Cattery, soil auditing, lawn mowing machinery sales and an antique store amongst others. There is an opportunity to further develop agri and home-based businesses in and around Tarrington in order to improve employment opportunities for township residents and enhance the local economy.

#### ***4.3.2 Future development***

There are a number of agribusiness and home-based employment opportunities which would be appropriate to occur in Tarrington and surrounds, including:

- ***Equine activity***

Equine services in and around Tarrington could service the horse racing industry in the broader region as it is one of the key economic and employment sectors. Race tracks are located at Hamilton, Dunkeld, Coleraine and Penshurst within the Shire and an Equine Study conducted in 2013 indicated that equine activity should be concentrated around the Hamilton Racing Club, Hamilton Harness Racing Club and the Hamilton and Alexandra College and Hamilton Showgrounds. Given that Tarrington is located in such close proximity to Hamilton and there are already some horse stables located south of the Hamilton Highway on larger lots within the township, encouragement of horse breaking, agistment and veterinary services could lead to a hub of equine activity in Tarrington.

Furthermore, consultation with people in the equine industry conducted as part of the Equine Study in Southern Grampians Shire indicated that there is an existing lack of venues capable of hosting major sport horse events such as dressage, eventing and pony clubs. Therefore, an opportunity to develop an equestrian club in Tarrington to provide training and trials in jumping, dressage and eventing may be appropriate. Tarrington could

potentially leverage off its proximity to farmland and existing equine activity by attracting equestrian competitions as part of the Equestrian Victoria Eureka Eventing Series. The closest existing equestrian club is located at Caramut (approximately 47km to the south-east).

Equine activity could also link in with a diversification of the tourism offer through the provision of trail rides in the local area.



*Equine activity presents a number of potential opportunities for Tarrington.*

#### • **Market gardening**

The predominance of dark, heavy clay soils of land around Tarrington renders the area conducive to small scale fruit, vegetable, flower and herb production, particularly on smaller lots / hobby farms which are common in the township and surrounds. The benefit of market gardening in Tarrington is that the size of lots in and around the township are generally of an order that could easily support this type of business development. Produce could be on sold directly to local cafes and restaurants and to tourists and those passing through the town from a central road-side stall. The stall could act as a form of community co-operative arrangement with a range of different fresh food and produce provided by different local growers. Ideally, the stall would be permanently located within the commercial precinct in order to create a hub of commercial activity in the township. The stall could be manned by volunteers and local growers with profits shared amongst stall members.

#### • **Small lot animal husbandry**

The development of free range animal production, kennels and catteries and more intensive production such as poultry and pig farming and feedlots present an opportunity for employment and business growth in Tarrington and the surrounding area. However, adequate seperatoin between the township and residential activities and surrounding niche farming opportunities requires careful consideration in accordance with EPA guidelines. There is a need to ensure amenity of local residents and retention of larger productive farms however when proposing any new small lot animal husbandry development.

#### • **Home-based employment**

Fluctuations and changes in the importance of certain industries to the local and regional economy are constantly occurring. It is therefore important for Tarrington to diversify its economic base to ensure sustainability and viability and reduce the impact of sudden downturns in particular industries. Home-based business is particularly suited to a number of industries which have little current representation in the township, including creative industry (painting, dress making, pottery, writing, architecture and glass blowing and staining), professional services (accountants, IT consultants and web designers), private medical suites and

health / well-being related industry (physiotherapy, acupuncture, naturopathy) and some retail (further antique stores, craft goods and art).

Additional development of the agribusiness sector would also contribute to opportunities for home-based business expansion through greater demand for a range of related services.

Growth and expansion of home-based employment is closely linked to the provision of the NBN which will make a range of tasks simpler and more effective from the home including consultation, communication, research, analysis and business management.

At the present time, it is not known whether the NBN infrastructure at Tarrington will include fibre optic cable or fixed wireless. Tarrington is currently serviced through the satellite network. Fibre optic cable is preferable given it has much higher download and upload capacities than fixed wireless services and would better contribute to home-based business expansion and employment growth.

#### • **Assisting Business Development and Expansion**

It is recognised that whilst Council has a number of services aimed at encouraging and facilitating small business development (including mentoring and training workshops), there are currently issues in identifying and locating home-based businesses. In order to address this issue, the development of a Local Traders Group would significantly improve the ability to communicate with home-based businesses in order to provide further training and assistance. A potential Local Traders Group could be set up as a new entity or could be an offshoot of the existing Tarrington Progress Association. A Traders Group could meet regularly or on an ad-hoc basis and would contribute to:

- Knowledge sharing;
- Networking;
- Peer advice and support; and
- Pooling of resources and capital to assist in training programs.

In terms of encouraging and assisting development of home-based business, it is also important to provide business support infrastructure to assist small and home-based business development, including:

- Business mentoring;
- Start up business planning (e.g. how to research and assess the viability of a business idea, how to register a business name, insurance needs, taxation and record keeping requirements, licensing and Council requirements);
- Strategic business planning;
- Legal and accounting support;
- Provision of networking activities; and
- Advising on government programs and funding available to small business and other industries.

It is recognised that some of these services may already be provided as part of Council led workshops which are provided through Southern Grampians Shire funding and State Government grants such as 'Street Life'.

#### **4.3.3 Objectives**

In order to achieve home-based employment and agribusiness development, Council should seek to ensure the following objectives:

- Encourage agribusiness development on land in and around Tarrington that:
- Is conveniently located and sufficiently sized, in single ownership and which has an appropriate microclimate for certain forms of agribusiness production including market gardening, horticulture, wine production, equine activity and small lot animal husbandry;
- Is capable of incorporating appropriately sized buffers to protect sensitive uses (including residential) in nearby areas from more intensive agribusiness/es;
- Is accessible to secure, clean and affordable water and energy; and
- Does not threaten valuable large productive farm lots around the township.
- Encourage the development of small home-based businesses in Tarrington through the provision of business support services and the development of local business associations.

#### **4.3.4 Strategies**

The following are key actions in order to expand and develop agribusiness and home-based employment in Tarrington and surrounds:

- Contact Equestrian Victoria to understand process of affiliation for an equestrian club in or around Tarrington and requirements in terms of facilities for eventing.
- Ensure that zoning allows for the further development of equine activity around the township.
- Confirm timeframes for delivery of the NBN to Tarrington and surrounds and organise an information session around its benefits for small and home-based business development.
- Depending on the services proposed for Tarrington, lobby NBN Co to provide fibre optic cable services to the township rather than fixed wireless.
- Organise an information session to gauge interest in the creation of a Local Traders Group. Invitations to the session could be circulated through the Tarrington Progress Association and Tarrington Community Newsletter.
- Work with interested parties to prepare a business case for the development of a road-side stall offering market garden, other fresh food produce and potentially household goods.
- Strengthen and expand the existing range of support and training services provided by Council through its workshop sessions.
- Facilitate partnership opportunities between local entrepreneurs and home-based businesses in Tarrington and surrounds and government agencies including Regional Development Victoria (RDV), Ausindustry and Business Victoria.
- Create an online forum on Council's website for small and home-based businesses in which knowledge and ideas can be shared.

#### 4.4 Enhance Tarrington's 'main street' core

The main street of Tarrington is the Hamilton Highway, with the key civic and commercial activities being concentrated between the reserve to the east and the Catalpa Café to the west. This section of street is approximately 500 metres in length, and includes the aforementioned café and reserve, as well as St Michael's Lutheran Church, Tarrington Lutheran School, bus stops, post box shelter, and other commercial and residential buildings. This section of street plays a key role in the operation and presentation of the town.

Two key activity nodes have been identified within the main street core, being the 'commercial precinct' around the existing café, and the 'civic precinct' around the post box shelter and bus stops. In addition the linear nature of the township straddling Hamilton Hwy demands improved pedestrian connectivity. There is a clear opportunity to improve the function, legibility or aesthetics of these two key precincts through streetscape design.



*The cafe plays an important role in defining and activating the main street core.*

This section of street also holds the bulk of the older buildings that help to define the character of the town, including many with relatively small setbacks from the road due to their origins as roadside businesses.

Walkenhorst Road has developed as an enclave of Rural living allotments that adjoin the rear of land within the Township Zone and developed to the north away from Hamilton Highway. Development in this locations reflects the opportunity for views to the crags and range of the Grampians National Park. In response, it is recommended that development respects this open expanse. While enhancing pedestrian connectivity is encouraged, significant planting and landscaping is not recommended.

The road reserve in this section of the Hamilton Highway includes many mature street trees, predominantly *Fraxinus excelsior* (European Ash) and *Grevillea robusta* (Silky Oak). Many of the trees on the northern side have suffered from insensitive pruning around overhead services, reducing their attraction and usefulness as street trees.

There are also footpaths to both sides of the road in this section linked by a school crossing. The footpath on the south side of the road is continuous, but occurs only at the eastern end on the north side. A supervised crossing operates to coincide with school arrival and departure times, but there are no other formalised road crossing points. This makes the wide highway a significant barrier to activity 'spilling' from one side of the road to the other.

##### 4.4.1 Objectives

- Strengthen the presence of Tarrington's 'main street' core
- To ensure that future development and capital works better articulate and define the established heart of Tarrington and associated commercial and community activities.
- To positively respond to established built form character that fronts Hamilton Hwy and defines the essence of Tarrington by establishing a human scale within the landscape.
- To apply best practice urban design principles to improve function, legibility and the sense of place within Tarrington.

#### 4.4.2 Strategies

- Implement the Town Centre Master Plan

##### **Character**

- Differentiate the main street core from the rest of the highway, so that visitors get a sense of having arrived at the centre of the town. Options identified to achieve this include garden bed planting within the road reserve and the installation of seats and bicycle racks.
- Build upon the existing reputation that Tarrington has of being a unique and somewhat quirky community that does things its own way (e.g. community organised festivals, hay bale art). Proposals for the main street (including potential public art) should keep this in mind, rather than directly copying ideas from elsewhere.
- Build upon the heritage of the town, including the strong German Lutheran roots, while recognising the increasingly broad demographic that now call Tarrington home.
- Limit landscaping and closed amenity planting along Walkenhorst Road to protect opportunities for views to the Grampians Range.

##### **Commerce**

- Encourage new businesses wanting to locate within the town to do so within the existing commercial precinct to consolidate the existing commercial activity (generated primarily by the café).
- Explore opportunities for adaptive re-use of the redundant water tower located within the main street core. Such uses should complement, rather than compete with, existing commercial uses.
- Work with new businesses to establish commercial usage of the existing building abutting Café Catalpa (the former garage), to diversify the commercial offerings of the town. These could include cellar door, community uses, crafts, arts studio, show rooms or other complementary activities.
- Undertake place management activities and support community initiatives or fund 'lighter, cheaper, quicker' activation of the Water Tower. This could include temporary art; yarn-bombing; event related marketing activity.

##### **Circulation**

- Reinforce the role of the civic precinct as a key pedestrian zone within the town by more clearly differentiating it from the roadway, and improving pedestrian accessibility and facilities.
- Improve pedestrian accessibility to both sides of the highway including upgrading existing sealed paths, building new sealed paths where none exist and providing additional pedestrian crossing points.
- Provide pedestrian crossing outstands at existing and new crossing points, reducing the effective width of the road for pedestrians to cross, and reducing the perceived width of the road for traffic (which will encourage adherence to existing speed limits).
- Define pedestrian areas in front of Café Catalpa to ensure safe and easy through access for pedestrians when outdoor tables are being used.
- Provide bicycle parking hoops within the commercial and civic precincts to encourage bicycle usage and to visually convey the idea of this being a bicycle-friendly town.
- Ensure that any new street tree planting considers overhead power lines on the north side of the road. Species should be carefully chosen to be; species that do not grow too big and have a form that can be effectively pruned (a spreading form, rather than a strong central leader) planted in locations allowing the best growth opportunities.
- Consider replacement of existing street trees on the north side of the road that have not been sensitively pruned.
- Consider under-storey planting to help define the centre of town in a way that is highly complementary to the existing heritage 'cottages' within the main street core. The planting proposed should be carefully chosen to be:
  - hardy enough to not require any irrigation after establishment;
  - relatively maintenance free (e.g. perennial species, not annuals);
  - visually interesting, including a variety of foliage and flower colours and textures; and
  - low growing to ensure that view lines across the road reserve are maintained.

#### **4.5 Enhance key community and recreational assets**

The community and recreational assets within Tarrington are relatively modest due to the small population size and the proximity of the town to Hamilton. Many of the assets that exist are the result of projects initiated and/or implemented by the community. This community organisation and energy is an asset to the town, and is something that can benefit from support, encouragement and physical infrastructure.

The community spirit evident in the town is one of the things that attracts new residents. Attracting new residents including young families to the town ensures the diversity of population that helps to make the town population sustainable and resilient.

Community and recreational assets are currently focussed around the park and the 'civic precinct' on the main street.

The community park has traditionally been focussed upon sporting usage, but the relatively recent addition of the war memorial and

play ground has highlighted a move toward the park being more integrated into the functioning of the whole community.

The 'civic precinct' on the main street is a relatively recent development within the town, with the key functions of this space having been provided at the post office/general store (now Café Catalpa) until the early 1990s. This Structure Plan provides an opportunity to recognise and formalise the separation of the commercial and civic precincts on the main street.

Public facilities and assets are supplemented by the facilities available at the Lutheran Church and school, also centrally located within the town. These include an oval, play grounds and a hall/sport facility. The Tarrington Lutheran School have developed a Master Plan that outlines future possible directions for the school and church with regard to the physical site and facilities. These include relocation of the playground, extension to learning facilities and refurbishment of facilities.



*The community park is a key community asset within Tarrington.*

#### **4.5.1 Objectives**

- To enhance existing open space and community facilities as a central community hub as a focal point for community activity, events and interaction within Tarrington.
- To ensure recreational assets support and compliment community initiatives and commercial activities within Tarrington.
- To support the ongoing enhancement, renewal and investment in community and social facilities.
- To built capacity within the Tarrington community to better advocate for community needs that deliver outcomes within the Township.

#### **4.5.2 Strategies**

- Engage with community to develop partnerships that enable community-lead initiatives similar to those that have delivered many benefits to the Tarrington Community in the past (including but not limited to the construction of the oval, the construction of the park club house, the organisation of Laternenfest, and the hay bale art event).
- Build on the momentum of the Tarrington Structure Plan process to develop Community Plan that enables local community to: identify and strengthen partnerships; define and prioritise key community actions; build community capacity; and, celebrate Tarrington's unique attributes and strengths.
- Engage, encourage and build community capacity to lead and new works within the township, to allow the community to continue to shape their built environment.
- Provide any new community or recreational assets within the community park or the civic precinct of the main street to consolidate these areas as the key community places within the town, and to ensure facilities are centrally-located and easily accessed.

- Support the development of appropriate and complementary community and recreation facilities and uses within Tarrington Community Park.
- Avoid duplication of facilities between public spaces and the church/school, and where appropriate facilitate school use of public facilities and vice versa.
- Support the community and sports clubs in their efforts to fund an extension to the multi-purpose community centre including toilet and change room facilities, that enables a range of future uses (eg. music, crafting, photography, pottery, cooking)
- Investigate opportunities to convert the tennis court surface closest to the club rooms to a multi-purpose outdoor event space, able to be used for community events (with the option of adding marquees and porta-loos for events), cricket spectating, and informal day to day usage.
- Investigate opportunities to convert one of the tennis courts to a multi-purpose sport facility, able to be used for tennis as well as basketball and wheeled sports (including skateboarding). This facility would not be used for formal competition, but would provide play opportunities for older children as they grow out of the offerings of the existing play ground, as well as providing facilities that could be used by adults for informal recreation.
- Provide additional pedestrian infrastructure throughout the town (including continuous sealed footpaths to the main street core), allowing access to the civic, commercial, educational, religious and recreational nodes, as well as providing better opportunities for informal exercise such as walking prams.
- Provide public seating opportunities within the main street core and within the park.
- Reinforce the role of the main street civic precinct as a key pedestrian zone within the town by more clearly differentiating it from the roadway, and improving pedestrian accessibility and facilities.

#### 4.6 Improve the network of open spaces, public places and the overall pedestrian experience

The relatively small size of Tarrington means that the network of open space and pedestrian paths is simple, consisting primarily of an east-west pedestrian spine along the Hamilton Highway and the single large open space reserve, the Tarrington Community Park. The scale of the town also promotes opportunities for a high level of pedestrian accessibility due to the short distances involved.

There is currently only one 'block' in Tarrington, being the wedge formed by the Hamilton Highway to the south, Walkenhorst Road to the north, and the park to the east. This circuit is used for recreational walking and also forms the basis of the heritage walk that includes interpretation boards around the town. Although currently having a rural character and a relatively low density of residential development, existing subdivision indicates that this road will see additional development on both sides in the coming years. This increased density supports an argument for adding a pedestrian path to Walkenhorst Road linking residents to the activity nodes within the town.

##### 4.6.1 Objectives

- A simple and permeable township structure that retains village (rather than suburban) attributes.
- To increase connectivity throughout the Tarrington Township for the benefit of the community.
- To capitalise on the scale of Tarrington by encouraging a walkable community.
- To capitalise on partnerships between community, Council and relevant agencies that encourage investment and enhancement of Tarrington's public spaces.

##### 4.6.2 Strategies

###### Open spaces

- Explore opportunities to develop pedestrian nodes within the wide Hamilton Highway road reserve. This provides opportunities for locals and visitors to linger within the town in the non-commercial environment and to diversify the open space offering within the town.
- Explore the opportunity to establish a small ephemeral wetland associated with any revegetation, providing a link to the history of the park (which was originally a swamp).



A walking circuit with interpretation boards communicates the history of the town.

- Explore the opportunity to supplement the existing indigenous vegetation along the north-eastern edge of the park with indigenous understorey planting, reduce mowing-related maintenance and providing habitat opportunities for indigenous fauna.

#### ***Public places***

- Continue to support the development of the Tarrington Community Park as a community and sporting facility.
- Investigate opportunities to convert the tennis court surface closest to the club rooms to a multi-purpose outdoor event space, able to be used for community events (with the option of adding marquees and porta-loos for events), general spectating, and informal day to day usage.
- Reinforce the role of the main street civic precinct as a key pedestrian zone within the town by more clearly differentiating it from the roadway, and improving pedestrian accessibility and facilities.

#### ***Pedestrian experiences***

- Explore the opportunity to take advantage of the documented history of the town and the existing heritage walking tour by upgrading existing ageing interpretive signage. Should mobile

telephony services be improve, this can be supplemented tour with digital information accessible via smart phones and other devices.

- Provide continuous sealed footpaths to both sides of the street in the main street core, linked by defined pedestrian crossing points.
- As the density of development on Walkenhorst Road increases (based upon existing land subdivision), consider the installation of a footpath along the south side of the road to link Walkenhorst Road to the rest of the town.
- Provide public seating opportunities within the main street core and within the park.
- Explore the opportunity to provide a 'nature walk' path through a revegetated area along the north-eastern edge of the park.
- Any areas of new growth are to be close to the centre of town and able to be easily connected to the pedestrian network (defined by the Structure Plan).
- Where additions to the street network are required, these should retain connectivity, with cul-de-sacs being discouraged.
- Where additions to the street network are required, new streets should follow existing patterns and hierarchy (ie. be of similar width and rectilinear in form).

#### 4.7 Retain and advance the hamlet/village character of the Township

The hamlet/village character of Tarrington is genuine, and something that has over time, formed naturally to achieve its current appearance. While recent development of the town has not destroyed the elements that contribute to this character, it has also not enhanced the character to any great degree. There is an opportunity to recognise the potential for enhancement of this character in any design proposals for the town.



*The village character of the town is strongly related to the scale and character of existing buildings.*

The village character is already very appealing to visitors and has allowed the Café to be economically sustainable in a town with a small population base.

##### 4.7.1 Objectives

- Maintain and celebrate the ‘village’ character of the town.
- Strengthen the identity of Tarrington as a unique place with a character of its own.
- Maintain the strong sense of history relating to the settlement and development of the town.
- To ensure new development positively responds to existing built form.
- To encourage improved connection between Tarrington’s public spaces through increased amenity and appropriate landscape treatment.

##### 4.7.2 Strategies

- Avoid the use of unnecessary ‘suburban’ infrastructure within the streetscape (e.g. bollards, parking bay line marking) that could detract from the heritage village character of the town.
- Consider under-storey planting to help define the centre of town in a way that is highly complementary to the existing heritage ‘cottages’ within the main street core.
- Explore streetscape works to the Café frontage to break up the expanse of hard stand paving and enhance the setting for the outdoor tables.
- Create opportunities for pedestrians to linger within the main street core (including public seating), allowing residents and visitors alike to appreciate the character and history of the place.
- Explore opportunities, including public art, to help interpret the story of the town both to provide touristic interest and to help enhance the sense of pride and place among residents.
- Discourage construction of new buildings and structures that imitate heritage (faux). Encourage housing forms that respect heritage values and are sympathetic to existing heritage homes.
- Investigate rural living zone opportunities on lots that currently appear anomalous to the Farming Zone, in the western and eastern parts of Tarrington.
- Monitor the level of non-agricultural activity within the Farming Zone to ensure compatibility with surrounding land uses and adjoining areas of Farm land.

#### **4.8 Support sustainable waste water management and drainage practices and strategies**

A collective stakeholder approach is required to initiate, engage, develop and implement viable and sustainable waste water management and drainage practices and strategies for the Tarrington Township. The viability of sustainable waste water management and drainage initiatives for both existing and future development of the Tarrington Township need to consider economic, social and environmental criteria.

Whilst Wannon Water is responsible for waste water infrastructure associated with any off-site collection and/or treatment systems; where these systems are not provided it is the responsibility of the landholder to provide an on-site waste water management system that will contain all wastewater that the property generates within the confines of the site boundaries. The landholder is responsible to ensure the system is suitably operated, maintained through regular servicing and monitored through regular sampling in accordance with regulatory guidelines.

It is the responsibility of the local Council through regulatory requirements to assess development applications to determine the suitability of a site for an onsite wastewater management system, issue planning permits (with Conditions), assess onsite wastewater management permit applications, issue Permits to install/alter and Certificates to use onsite wastewater management systems.

The State Environment Protection Policy, Waters of Victoria (Clause 32) and the Victorian Planning Provisions prohibit the offsite discharge of waste water from on-site waste water management systems to stormwater drains and/or waterways; it is acknowledged that pre-1988 such practices were permitted.

Regulatory requirements specify that where a lot providing existing offsite discharge is too small to contain all the effluent onsite throughout the year, it is preferable to find a practicable solution that reduces the impact or risk to prevent further impact to the local environment and waterways as well as protect public health.

#### **4.8.1 Existing waste water management and drainage conditions**

Tarrington has no 'common' waste water collection and/or treatment system and the sewerage of the Tarrington Township cannot currently be economically substantiated on the basis of current population and currently predicted future growth.

Whilst the topography of the Township is generally considered suitable for on-site waste water management the sub-surface soil types are not considered 'ideal' for the use of septic tanks. In addition many of the existing developed lots are not large enough to accommodate effective and efficient waste water management systems.

Currently a large number of existing properties discharge grey water off-site to stormwater and table drain in contravention of the State Environment Protection Policy, Waters of Victoria (Clause 32) and the Victorian Planning Provisions. The problems associated with the off-site discharge of grey water are further extenuated by swale and table drains not effectively draining after rainfall events.

Whilst the topography of a large portion of the township provides sufficient grade the predominately flat nature of the land in the town centre provides insufficient grade and subsequent capacity of the road-side table drains to suitably convey stormwater (and grey water) runoff from this area.

Background research and community feedback has indicated localised ponding of surface water in table and catch drains; this was particularly conveyed around the Walkenhorst Road area where ponding of surface water has regularly been observed in the road-side table drains. A review of the evidence of the localised ponding of surface water suggests that the cause has predominately been the result of blocked culverts at property crossovers and/or stormwater drainage outfall locations.

Whilst temporary localised ponding of stormwater is not considered to be a major concern the current practices of discharging grey water to the townships stormwater infrastructure network poses some potential health related risks in these areas.

The Local Government Act provides Council with the opportunity to initiate local By-Laws to implement and regulate waste water management and drainage provisions provided such By-Laws can be substantiated to be consistent with state policy and legislation.

#### **4.8.2 Objectives**

Whilst not providing complete compliance with current regulations, objectives for consideration in assessing and upgrading existing on-site waste water systems to reduce Council's current risks may include:

- Improve current existing waste water systems to help ensure treatment systems do not pose an unacceptable health or environmental risk;
- Provision of a By-Law to assist Council in further regulating land owners to maintain through regular servicing and monitor through regular sampling existing on-site wastewater management systems in accordance with regulatory guidelines.
- Work with the community on an engagement and education program to raise awareness of the responsibilities of on-site waste water management systems;
- Ensure future developments adhere to regulatory and waste water compliance requirements that are sustainable and equitable; and
- Plan and undertake maintenance and renewal of existing municipal and non-private water and drainage systems to ensure acceptable standards are achieved from public infrastructure.
- Improve the maintenance of current drainage infrastructure to prevent the localised ponding of surface water, particularly in open table and catch drains in those areas that have reasonable high public contact
- Assess the potential implementation of underground stormwater infrastructure in those areas where there is sufficient 'natural' grade to readily convey stormwater flows in open table or catch drain e.g. the central township

#### **4.8.3 Strategies**

- Whilst it is generally preferred from a wastewater management strategy that lot sizes are greater than 10,000m<sup>2</sup> for the efficient and effective on-site treatment of wastewater the Tarrington Structure Plan is to provide a framework for the

co-ordinated provision and development of land over the next 20 years; consequently a variety and diversity of lot sizes should be duly considered.

- Lot sizes under 4,000m<sup>2</sup> are considered small allotments (EPA Code of Practice), where principles of efficient design, water reduction and efficient use and disposal practices are required to ensure wastewater is effectively managed on site. It is expected that lots sized under 4,000m<sup>2</sup> will be required to dispose of excess waste water from site during the system's lifetime unless the creation of wastewater discharge is limited.
- Considering the potential inability to effectively manage and minimize future health, social and environmental impacts lots sizes less than 2,000m<sup>2</sup> are not generally considered in current day planning unless reticulated sewer infrastructure is available.
- The principles of efficient resource use should also be applied when considering the options for all onsite wastewater management. The scale of dwelling and number of bedrooms directly impacts on the size of land required to manage waste. This is especially the case for homes on small blocks of land in unsewered areas such as Tarrington where to effectively contain (recycle) all wastewater onsite, there must be measures implemented to firstly minimize the amount of wastewater generated.
- Council should establish and implement a rigorous process to ensure early assessment and consideration of waste water management including cumulative effects, monitoring, compliance and maintenance. Consequently in considering future growth and development of Tarrington, Council may contemplate a review and potential amendment to the existing Planning Scheme to integrate the provision of waste water management initiatives for a suite of lot sizes in potential residential areas in unsewered Townships. The parameters may include:
  - The submission of Land Capability Assessments (LCA's) at Planning Application stage for all residential subdivisions is mandatory.
  - Land Capability Assessments (LCA's) shall be required for all septic tank applications including implementing new or altering existing wastewater managements systems.
  - Lot sizes greater than 10,000m<sup>2</sup> are encouraged with a comprehensive Land Capability Assessment to be

provided to exhibit the property can contain and manage waste water without detrimental effects to the natural environment and pollute watercourses and/or other properties; and

- Lots between 4,000m<sup>2</sup> - 10,000m<sup>2</sup> may be acceptable with the approval of a Land Capability Assessment and waste water management program.
- The waste water management program should as a minimum include a feasible maintenance and monitoring regime and assessment and attention to the levels of risk to the natural environment, watercourses and other properties.
- A comprehensive audit of existing waste water systems for all existing properties less than 10,000m<sup>2</sup>.
- An audit and assessment of existing open stormwater drainage infrastructure that currently conveys a combination of grey water and stormwater.

- Consider the implementation of dedicated underground pipe and pit stormwater infrastructure networks to accept the discharge of combined stormwater and grey water discharge from individual lots, particularly in those areas that are regularly pond surface water and are prone to significant public presence. This initiative should be complemented with the landowner reducing the quantity and/or improving the quality of discharge from their site.
- Implement a formal testing and monitoring program of stormwater discharge; particularly in those areas of potential high public contact.
- The issue of formal notification notices for breaches.
- The development, delivery and engagement of an education program to raise awareness of the responsibilities of land holders for the management, maintenance and operation of on-site waste water management systems.



*The predominantly flat nature of the land in the centre of the town creates drainage challenges.*

#### **4.9 Preserve and enhance existing native vegetation and biodiversity**

Remnant stands of eucalypt trees are a strong part of the visual character of Tarrington and the rural surrounds. These trees and other plant species also provide habitat for a wide variety of indigenous fauna.

While stands of remnant trees have survived, there are few instances of regeneration of new trees within and around the town, meaning that as older trees die they are not being replaced. This is typical of land that has supported sustained agricultural usage, where large trees are far more resilient to the threats of grazing or trampling. These threats apply equally to tree seedlings and to smaller growing indigenous plants and grasses. A focus on native vegetation and biodiversity provides the opportunity to replace some of the understorey vegetation and to grow the trees that will shape the character of the town for the enjoyment and visual amenity of future generations of residents.

##### **4.9.1 Objectives**

- To maintain existing stands of remnant native vegetation within and adjoining Tarrington Township.
- To recognise the significance of remnant vegetation in the landscape of the Tarrington Township.
- To enhance the age structure and biodiversity of remnant stands throughout the Structure Plan study area.

##### **4.9.2 Strategies**

- Continue to encourage the retention of existing indigenous trees around the town, recognising the role they play in the character of the town and the provision of habitat for indigenous fauna.
- Encourage the planting of locally indigenous trees on public and private land, so that there are replacements for the existing mature remnant trees in the future.
- Encourage the establishment of a greater diversity of habitat types and indigenous vegetation species, not just trees.

- Explore the potential for reconstructed wetlands and ephemeral wetland planting in existing drainage lines as a part of the drainage system for the town.
- Explore the enhancement of stands of native vegetation on public land throughout the town through the addition of indigenous understorey planting. This kind of planting can improve the habitat values of the stand, protect the stand from soil compaction due to pedestrian or vehicle traffic, and discourage human activity under older trees where there is a risk of tree limb drop.
- Council to explore partnerships with local nurseries and concurrently engage with local community to enhance propagation of local provenance plant material within the Township
- To apply the Vegetation Protection Overlay to significant stands of vegetation throughout the study area. This includes vegetation along roadsides that enhance the character of Tarrington and stands of native vegetation on private land within the Tarrington Township.

##### **4.9.3 Revegetation species**

- This document identifies indigenous species that might be considered for use for any revegetation works in Tarrington. Note that local provenance plant material is strongly preferred. Local provenance refers to plants that are propagated from locally sourced seed, thereby maintaining biodiversity through protection of local variants of particular species, and taking advantage of any adaptation to local conditions that these plants have developed over time.
- Two Ecological Vegetation Classes (EVCs) have been identified within Tarrington. They are Plains Grassland (EVC 132\_61) and Plains Grassy Woodland (EVC 55\_61). A comprehensive list in Appendix D shows commonly occurring species within these EVCs (refer to the Dept of Sustainability and Environment website for more details).

#### **4.10 Recognise and enhance community-driven initiatives**

The community of Tarrington is a strong and inclusive community that takes great pride in the town and its history. There are a number of community development and committees of management who play an important role in the community life and managing community assets. These groups include:

- Tarrington Progress Association;
- Tarrington Lutheran School Parents and Friends Association;
- Tarrington Community Park Committee;
- Tarrington CFA Rural Fire Brigade;
- Tarrington Senior Citizens;
- Tarrington Ladies Collective;
- Tarrington Play Group;
- Pierrepoint Landcare Group;
- Tarrington Youth Group;
- Tarrington Brass Band; and
- Tarrington Tennis Club.

Community events include the annual Laternenfest and hay bale displays prior to Christmas, sporting events, Australia Day celebrations, school fairs and regular meetings of community groups and associations. The community also manage a Hello Tarrington Facebook page and a community newsletter.

There have been a number of successful initiatives and projects delivered by the community over the years that demonstrate their willingness and commitment to seeing positive things happen. These include the installation of the memorial gates at the recreation park, community events like Laternenfest, the hay bale display and a range of social activities for residents.

The community has already indicated that improvements to the recreation reserve may support the attraction of sporting events and competitions, allow for the development of new community events such as farmers markets, support the expansion



*The annual Laternenfest is one example of an existing community event.*

of Laternenfest and provide opportunities for the community to participate in community life. The TSP supports greater interaction between residents and visitors by enhancing existing community meeting spaces, assets and precincts and improving physical connections within the township.

#### **4.10.1 Objectives**

The Tarrington Structure Plan recognises the important contribution residents make to community development projects and support the following objectives for continued community development:

- Ensuring that appropriate land use planning and the progression of the presented master plans enhances the attraction of the Tarrington as a place to live, work and be active in community life;
- Encourages opportunities for further participation in community development initiatives;
- Protects and enhances the built and natural assets that contribute to community well-being;
- Takes a practical approach to what can be achieved in term of developing community assets given the financial capacity of Council, governments and the community to fund projects; and
- Fosters a partnership approach between Council and the community towards implementation of the TSP that allows for the staging of projects and collaborative funding and development planning.

#### **4.10.2 Strategies**

- Initiatives include the recreation reserve master plan that describes improvements to facilities and the natural environment to encourage greater use of this precinct, upgrades to pedestrian pathways and accessibility and

general streetscaping and landscape treatments to create an attractive environment for residents and visitors. Council to work with the Reserve Committee of Management and other stakeholders to identify Reserve projects that can be supported and delivered in partnership. This may also require a revision and update of the Committee's terms of reference to reflect any changes to Reserve maintenance and other operational and usage issues;

- Support the development and attraction of new recreation activities at the Recreation Reserve including additional sporting and community events;
- Opportunities may exist to expand on the current Laternenfest and hay bale initiatives into community arts programs including the installation of more permanent displays at the Catalpa precinct and the Recreation Reserve as park of the proposed landscaping proposals;
- Work with the School and Church to identify avenues to increase usage and patronage of facilities to reduce duplication of assets and build stronger links between these organisations and the community;
- Encourage the establishment of walking and cycling groups and activities that align to principles in the Municipal Public Health and Wellbeing Plan;
- Undertake a feasibility study into the establishment of a farmers market in Tarrington including produce suppliers, volunteers, marketing, business and risk modelling. This may be a project that could come under the auspice of Tarrington-Hochkirch Development Inc; and
- Identify and communicate community working bee opportunities to support the implementation of the Tarrington Structure Plan.

# 5. URBAN DESIGN GUIDELINES

The following Urban Design Guidelines for Tarrington provide guidance on future development within Tarrington. These guidelines include overall guidelines that apply to the whole of Tarrington, as well as precinct-specific guidelines that cross reference to the Tarrington Precincts plan (on page 42).

## Overall

(applying to all of Tarrington)

### Design Objectives

A simple and permeable township structure that retains village (rather than suburban) attributes.

A high level of pedestrian amenity and connectivity within the town.

Maintain key views and vistas (particularly views to the church within the town, to the rural landscape surrounding the town, and to the Grampians to the north).

### Design Guidelines

- Encourage infill development within the existing town (while maintaining minimum lot sizes to ensure effluent treatment capacity), thereby minimising the need for new roads.
- Where additions to the street network are required, these should retain connectivity, with cul-de-sacs being discouraged.
- Footpaths provided should be at least 1.5m wide within road reserves.
- Provide defined road crossing points to link the pedestrian network, particularly on the Hamilton Highway.

- Maintain a simple and contained street layout, avoiding additional layers of streets and houses that will block views to the surrounding countryside.
- Retain rural land uses around the township so that views from within the township to the surrounding pastoral landscape and geological features (particularly the Grampians) are not impeded.
- Ensure new built form respects established views to the Church by avoiding blocking views or contributing to framing township vistas.



*Defined pedestrian crossing points on the Highway would reduce the impact of what is a significant barrier to pedestrian movement.*

### ***Design Objectives***

Maintain and celebrate the 'village' character of the town.

### ***Design Guidelines***

- Avoid the use of unnecessary 'suburban' elements and infrastructure within the streetscape (e.g. bollards, kerb and channel, parking bay line marking) that could detract from the heritage village character of the town.



*The streets of Tarrington include few urban infrastructure and furniture elements (such as kerbs and bollards), contributing to a heritage village character.*

Strengthen the identity of Tarrington as a unique place with a character of its own.

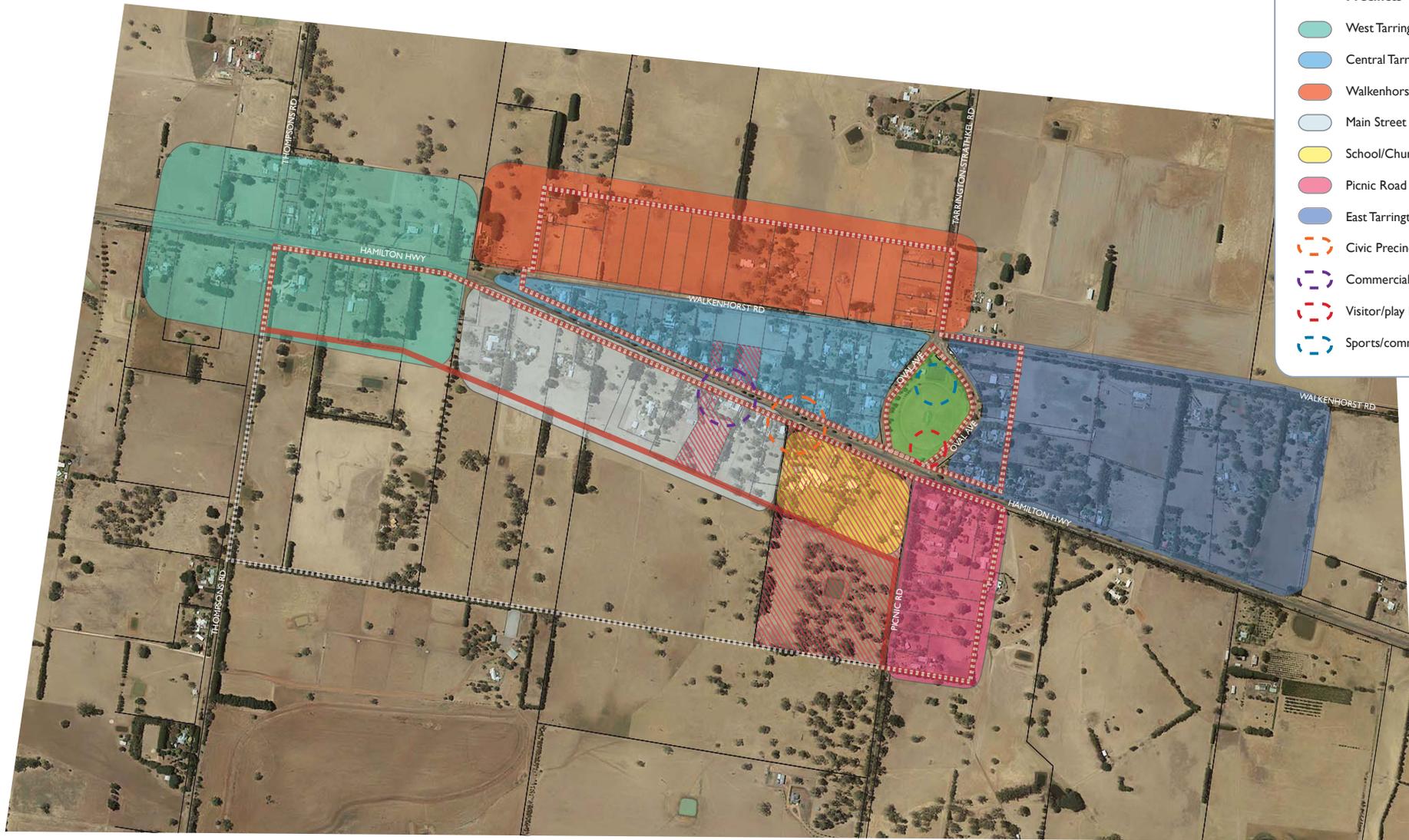
- Establish a consistent suite of street furniture elements (seating benches, etc) to help to visually unite the public spaces within the town.

Encourage new dwellings and structures that are sympathetic to the strong and established character of the town.

- New buildings and structures should not be designed to have a 'heritage' appearance (the effect of this can be to dilute the genuine heritage elements within the town).
- Low building heights should be retained across the township to avoid competing with established visual landmarks or blocking views to them. Single storey buildings are strongly preferred.
- Consider the setbacks of existing buildings in the vicinity when siting new buildings. New buildings should in most cases match the setbacks of neighbouring buildings, with a strong preference for buildings that address the street and visually contribute to the streetscape character.
- Garages and sheds should not be located in front of the habitable parts of a building, ensuring a connection between the building and the street and a positive contribution to streetscape character.



*Tarrington has a genuine built heritage. New buildings designed to have a heritage appearance can dilute this genuine character.*



**LEGEND**

- Current extent of Township Zone
- - - - - Potential consolidated Township zone if properties currently bisected by zone boundary are fully included.
- Public Park and Recreation Zone

**Precincts**

- West Tarrington
- Central Tarrington
- Walkenhorst Road North
- Main Street South
- School/Church
- Picnic Road
- East Tarrington
- Civic Precinct
- Commercial Precinct
- Visitor/play Precinct
- Sports/community Precinct

**Figure 5**  
Tarrington Precincts

## West Tarrington Precinct

### ***Design Objectives***

A precinct that acts as a township gateway by defining a clear transition between rural surrounds and the township.

### ***Design Guidelines***

- Subdivision and development must be contained within the Township Zone and Rural Living Zone to create a strong differentiation between the town and the surrounding rural land.
- New buildings should generally match the setbacks of neighbouring buildings, with a strong preference for buildings that address the street and visually contribute to the streetscape character.



*The entry to Tarrington is highlighted by the differentiation between the rural surrounds and a clearly defined township edge.*



*Setbacks in this precinct vary considerably, but the preference is for buildings that visually address the street.*

Ensure that stands of indigenous vegetation continue to be a part of the character of the town.

- Retained existing remnant indigenous trees should be supplemented with the planting of new indigenous vegetation so that there are replacements for the existing mature remnant trees in the future.

## Central Tarrington Precinct

### ***Design Objectives***

A precinct with a village character that complements existing heritage elements.

### ***Design Guidelines***

- Any new buildings should match the setbacks of neighbouring buildings, which address the street and visually contribute to the streetscape character.
- Low front fences should be provided that allow a visual connection between the building and the street.
- New buildings must be single storey, to avoid visually dominating the existing building stock.



*Relatively small setbacks (4 to 6m) and low fences are typical in the Central Tarrington Precinct.*

A high level of pedestrian amenity within the town.

- Provide footpaths at least 1.5m wide within the road reserve.

## Walkenhorst Road North Precinct

### ***Design Objectives***

A precinct that acts as a transition between the central township and the surrounding rural land.

### ***Design Guidelines***

- New buildings should address the street and visually contribute to the streetscape character.
- Low front fences (maximum 1.2m high) should be provided that allow a visual connection between the building and the street.



*A visual connection should be maintained to the street, despite typically larger building setbacks in the Walkenhorst Road North Precinct.*

Maintain views to the Grampians and the surrounding rural land uses.

- New buildings should be designed and positioned to maximise the retention of views from within the town to the surrounding rural land and to the Grampians.
- New buildings and streetscape design should avoid visually enclosing or cluttering Walkenhorst Road in order to maintain an open landscape and views



*New buildings should maximise the retention of views to surrounding rural land.*

Ensure that stands of indigenous vegetation continue to be a part of the character of the town.

- Retained existing remnant indigenous trees should be supplemented with the planting of new indigenous vegetation so that there are replacements for the existing mature remnant trees in the future.

## Main Street South Precinct

### ***Design Objectives***

A precinct with a village character that complements existing heritage elements.

### ***Design Guidelines***

- New buildings should have setbacks similar to existing buildings at the eastern end of this precinct, to help define a sense of enclosure appropriate to the centre of the township.
- New buildings should address the street and visually contribute to the streetscape character.
- Low front fences should be provided that allow a visual connection between the building and the street.



*Building setbacks in the Main Street South Precinct should contribute to the sense of enclosure in the centre of the township by matching setbacks typical of the eastern end of this precinct, including heritage cottages.*

## School/Church Precinct

### ***Design Objectives***

A precinct that retains a parkland setting for the church, and respects the historic and contemporary importance of the church and school within the community.

### ***Design Guidelines***

- New buildings should be set back from the church, to maintain the prominence of the church as a visual landmark.
- Low front fencing should be retained that allows a strong visual connection between the buildings and the street.



*The church is an important visual and cultural landmark in the town, and the respectful setting for this building needs to be maintained.*

## Picnic Road Precinct

### *Design Objectives*

A precinct that acts as a transition between the central township and the surrounding rural land, with native vegetation that forms a green gateway to the town.

### *Design Guidelines*

- Retained existing remnant indigenous trees should be supplemented with the planting of new indigenous vegetation so that there are replacements for the existing mature remnant trees in the future.
- New buildings should generally match the setbacks of neighbouring buildings, with a strong preference for buildings that address the street and visually contribute to the streetscape character.



*Indigenous vegetation forms a green gateway to the town at the Picnic Road entry.*



*Relatively large building setbacks on Picnic Road reflect the area being a transition zone from rural to township.*

Maintain key views and vistas, including to the church and to the rural landscape surrounding the town.

- New buildings should be positioned to maximise the retention of views to the church and surrounding rural land from the road reserve.



*Views to the church spire should be maintained through the scale and siting of new buildings.*

## East Tarrington Precinct

### ***Design Objectives***

A precinct that acts as a township gateway by defining a clear transition between rural surrounds and the township.

### ***Design Guidelines***

- Subdivision and development must be contained within the Township Zone to create a strong differentiation between the town and the surrounding rural land.
- New buildings should generally match the setbacks of neighbouring buildings, with a strong preference for buildings that address the street and visually contribute to the streetscape character.



*Setbacks in this precinct vary considerably, but the preference is for buildings that visually address the street.*

Ensure that stands of indigenous vegetation continue to be a part of the character of the town.

- Retained existing remnant indigenous trees should be supplemented with the planting of new indigenous vegetation so that there are replacements for the existing mature remnant trees in the future.

## Civic and Commercial Precinct

### ***Design Objectives***

Strengthen the presence of Tarrington's 'main street' core.

### ***Design Guidelines***

- New commercial buildings should be located within the Commercial or Civic Precincts to consolidate existing activity
- New buildings should have setbacks similar to existing buildings in these precincts to help define a sense of visual enclosure appropriate to the centre of the township.
- New buildings must address the street and visually contribute to the streetscape character.
- Where required, low front fences should be provided where that allow a visual connection between the building and the street.



*As the key commercial building within the town, Café Catalpa defines a desirable commercial building type that strongly addresses the street and contributes to the sense of visual enclosure that helps define the centre of the town.*

A high level of pedestrian amenity within the town.

- Reinforce pedestrian spaces within the main street civic and commercial precincts by more clearly differentiating them from the roadway.
- Provide footpaths at least 1.5m wide within the road reserve.



*Little differentiation currently exists between roadway and pedestrian spaces in key pedestrian nodes around the town.*

## Visitor/Play Precinct

### ***Design Objectives***

Reinforce Tarrington Community Park as a key community space within the town.

### ***Design Guidelines***

- Any new facilities built within this precinct should allow the retention of an uncluttered parkland character.
- Any new facilities built within this precinct should have a clear community focus and purpose
- Fencing should be minimised within this precinct to emphasise the public nature of the space.



*The Visitor/Play Precinct at Tarrington Community Park should continue to have a uncluttered parkland character with a clear community focus.*

## Sports/Community Precinct

### ***Design Objectives***

Reinforce Tarrington Community Park as a key community space within the town.

### ***Design Guidelines***

- Any new facilities built within this precinct should allow the retention of an uncluttered parkland character.
- Any new facilities built within this precinct should have a clear community focus and purpose
- Fencing should be minimised within this precinct to emphasise the public nature of the space.



*The Sports/Community Precinct at Tarrington Community Park should continue to have a clear community focus.*