



Tomkinson

towongshire 

# *DRAFT* TALLANGATTA STRUCTURE PLAN

## EMERGING OPTIONS PAPER

2024 - 2044

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**Tomkinson acknowledges the Traditional Custodians of Country throughout Towong Shire and acknowledges their connections to land, water and community. We pay our respects to their Elders past and present and extend that respect to all Aboriginal and Torres Strait Islander peoples.**

VERSION	DATE	NOTES	REVIEW
V1 DRAFT	March 2024		AT
V2 DRAFT	March 2024	Update chapters, insert mapping, and spelling.	KX
V3 FINAL	April 2024		

## 01 - INTRODUCTION

### 1.1 WHAT IS THE TALLANGATTA STRUCTURE PLAN?

The Tallangatta Structure Plan (The Structure Plan) will set a 20-year vision to guide future planning of the township and surrounds.

Structure Plans are prepared with the involvement of the local community, Towong Shire Council, government agencies, other relevant stakeholders and technical experts.

A Structure Plan sets appropriate directions and opportunities for change that ensures an area will be environmentally, socially and economically sustainable. Structure plans include:

- A clear vision for the area.
- Plans to guide future land uses and associated infrastructure provision.
- Locations of community hubs (schools, health centres, kindergartens etc).
- Plans to grow and improve local town centres.
- Movement and access which cover traffic, car parking, walking, cycling, public transport, and freight transport routes.
- Plans to enhance open space, town entrances, public gathering spaces, parks and gardens.
- Ways to attract and develop stronger economic growth, business and tourism development.
- Protection and enhancement of key landscape and heritage assets.
- The structure plan does not directly change zoning or overlays, it merely signals for future change.

### 1.2 WHY PREPARE A STRUCTURE PLAN FOR TALLANGATTA?

Tallangatta is located approximately 25km from the neighbouring twin regional cities of Albury and Wodonga. The continued and promoted growth of these regional cities (Hum Regional Growth Plan 2014) will induce population pressures on Tallangatta due to its proximity to these centres and its own commercial, health and community facilities.

The Structure Plan will help identify what type of changes are required to strategically position Tallangatta in the region over the next 20 years.

The Structure Plan will build on Tallangatta's existing strengths and address challenges to facilitate positive change. The structure plan will manage the future development of the town, meeting the needs of residents, businesses and visitors.

Recommendations and actions in a structure plan will be implemented by many stakeholders over short, medium, and long-term time frames.



### 1.3 WHAT IS THE EMERGING OPTIONS PAPER?

Following the completion of the Issues + Opportunities Paper, Agency, Stakeholder and Community Engagement and the Our Towns Place Making Project, Emerging Options have been developed to help guide and inform a Structure Plan for Tallangatta.

The Structure Plan is being prepared to guide the future planning, development and infrastructure provision to guide future development to 2044.

The Emerging Options Paper gathers and progresses consultation and discussion results thus far, and brings a focus to the preferred ideas and goals for future changes to inform the Tallangatta Structure Plan.

#### PART 1 - OVERVIEW & KEY ISSUES

Part 1 of this document summarises the analysis that has occurred to date in relation to the draft Tallangatta Structure Plan 2024 - 2044.

It provides an overview of the outcomes of the targeted consultation process and outlines the key options, ideas, principles and aspirations that have been considered for Tallangatta now and into the future.

#### PART 2 - PILLARS - PRINCIPLES & OBJECTIVES

Part 2 puts forward the likely key themes, or pillars, that will inform the draft Structure Plan. This part of the document has been structured to provide a potential approach concerning each of the objectives of the Structure Plan.

### PART 3 – EMERGING OPTIONS & KEY QUESTIONS

Part 3 provides details of the potential settlement boundaries, key investigation areas and future land use changes and opportunities.

#### 1.4 CULTURAL LANDSCAPES

##### CULTURAL HERITAGE + LANDSCAPES

Towong Shire Council has engaged Tomkinson to prepare a study that will identify significant Cultural Heritage Landscapes, and develop planning policy and policy guidance to protect and manage these landscapes within the Towong Planning Scheme as part of a proactive approach to mitigating harm to Cultural Heritage. A copy of the Literature Review can be found in Appendix 4 as part of this report (see Figure 1 below illustrating landscapes in and around Tallangatta).

The purpose of the Managing Cultural Landscapes Project (The Study) is to inform the Emerging Options Paper by understanding cultural landscapes in Towong Shire and identify the knowledge gaps that are present regarding best practice planning policy. This report forms part of a wider investigation into the ongoing management of cultural landscapes within the municipality and supports the Emerging Options Papers that will guide the Tallangatta, Corryong and Tallangatta Structure Plans.

This project acknowledges the current gap that exists in contemporary planning practice in Victoria around culturally meaningful landscapes. Through this body of work, we aim to identify and capture significant

cultural landscapes within the structure plan areas and enshrine these in best practice planning policy and policy guidance, to be recognised now and into the future. The relationship between cultural and settler landscapes will also be considered.

We acknowledge that the information contained in this report may not be inclusive of all the local cultural values and does not reduce any legal requirements under the Heritage Act 2017, Aboriginal Heritage Act 2006 and / or other relevant legislation and policies. This report is intended as a starting point for recognition and will be built on over time.

The focus of the Study is:

- To identify the broad cultural values of proposed change areas relating to the Tallangatta Structure Plan.
- For Council, Traditional Owner, Heritage groups and relevant stakeholders to work together to improve the ways in which cultural values are identified and cultural heritage management occurs within planning
- To ensure that interested Aboriginal stakeholders are included within the planning process for Tallangatta that affect and impact Country
- To present cultural values that occur in and around the identified study areas with a particular focus on the identified change areas

- To recognise the importance of planned township expansion both as a way of ensuring that development meets demand and importantly, ensuring that existing local values are minimally impacted by such growth
- To examine and include information and data not traditionally included in cultural heritage surveys, such as important travel routes, identification of Food and Fibre resources, lookouts / peaks etc.
- To identify, conserve and enhance landscape characteristics and values for chosen growth areas
- To protect and manage highly sensitive landscapes
- To protect important vista and view corridors
- To enhance views and provide additional opportunities for the enjoyment of the views by the public
- To consider bushfire within the context of the proposed changes areas and town boundaries.

Towong Shire's landscapes and values have long been recognised as integral to the area's distinguishing features and key strengths.

From spectacular natural backdrops of National Parks and other protected lands as well as the complex patchwork of agriculture, rural landscapes, bushland, rivers, towns and communities. Both settler culture and traditional owner culture can be seen and experienced across the Shire.

This document provides an analysis and mapping of the culturally valued landscapes, used to inform the Emerging Options Papers associated with the Corryong, Tallangatta and Tallangatta Structure Plans.

Through a landscape lens, the document will consider:

- What makes the landscapes of Towong different or unique?
- Is a landscape of cultural value for contemporary reasons, settler heritage or aboriginal cultural value, or a combination?
- Are they worthy of protection? Is change acceptable?
- What are the emerging pressures and opportunities for scenic and cultural landscapes?
- What opportunities are there to protect and enhance culturally important landscapes through a structure planning process?



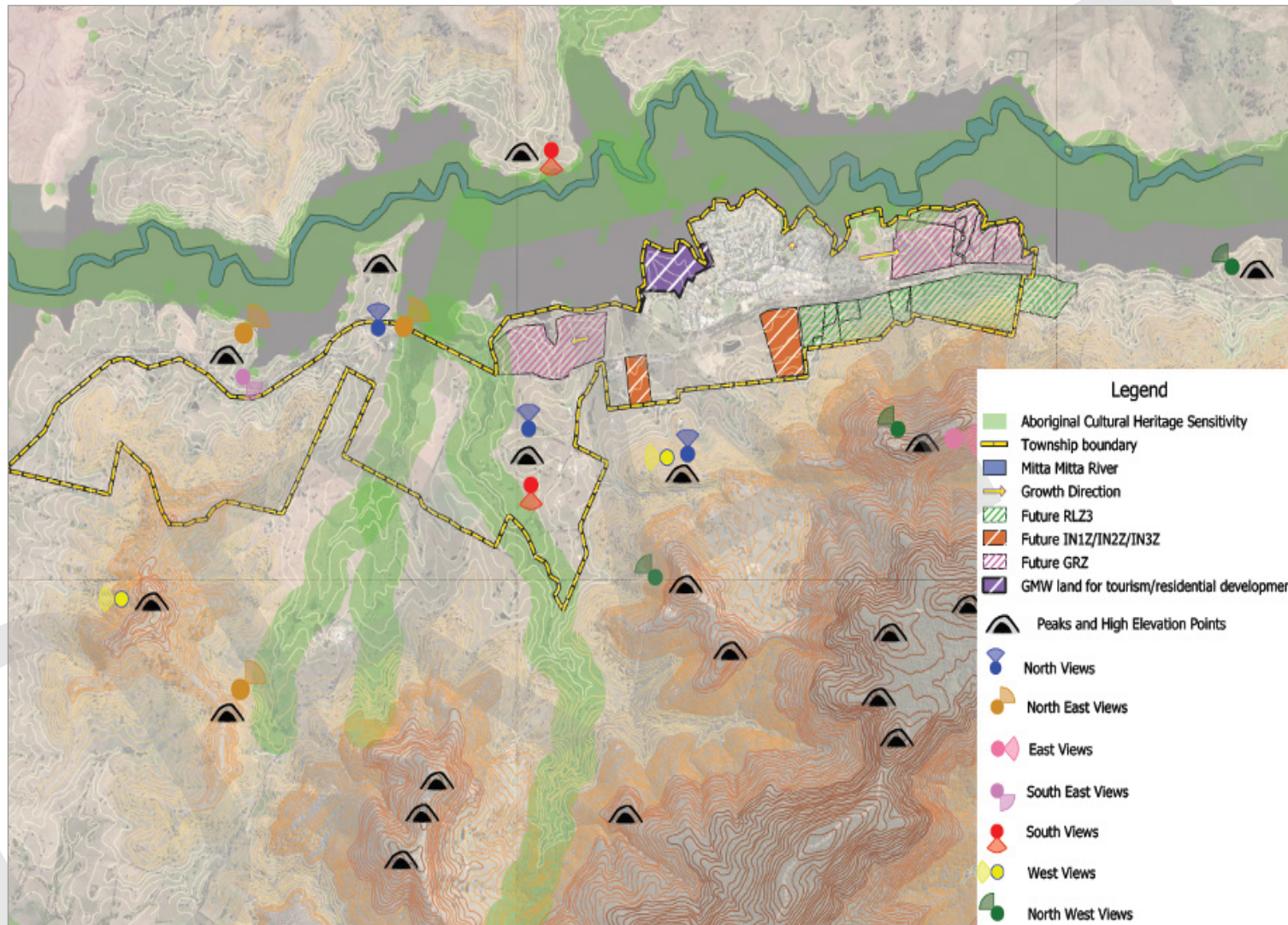


Figure 1: Tallangatta Cultural Landscape Plan. Tomkinson 2024.

## 02 - INTRODUCTION TO TALLANGATTA

The population of Tallangatta as calculated by the 2021 Census was 1,016 people. Population projections based on historical analysis of Tallangatta ABS data expect to see the town's population increase by 12% to approximately 1,137 (See section 2.6 below).

Tallangatta is located on the southern side of the arm of Lake Hume and the Mitta Mitta River. The township comprises a unique layout and character that stems from its relocation in the mid 20th century from its original location 8km to the east prior to the expansion of the Hume Dam and the subsequent rise in lake level. Tallangatta has scope to grow its population and improve its role and function as a satellite township.

### 2.1 STRUCTURE PLAN OBJECTIVES

1. Define a vision
2. Identify a settlement boundary
3. Identify opportunities for growth and supporting physical and social infrastructure
4. Opportunity to review local planning policy
5. Provide guidance and a level of certainty for future planning, development and investment into the township.
6. Identify constraints and plan appropriately with respect to bushfire hazards, waterways, topography and climate change.

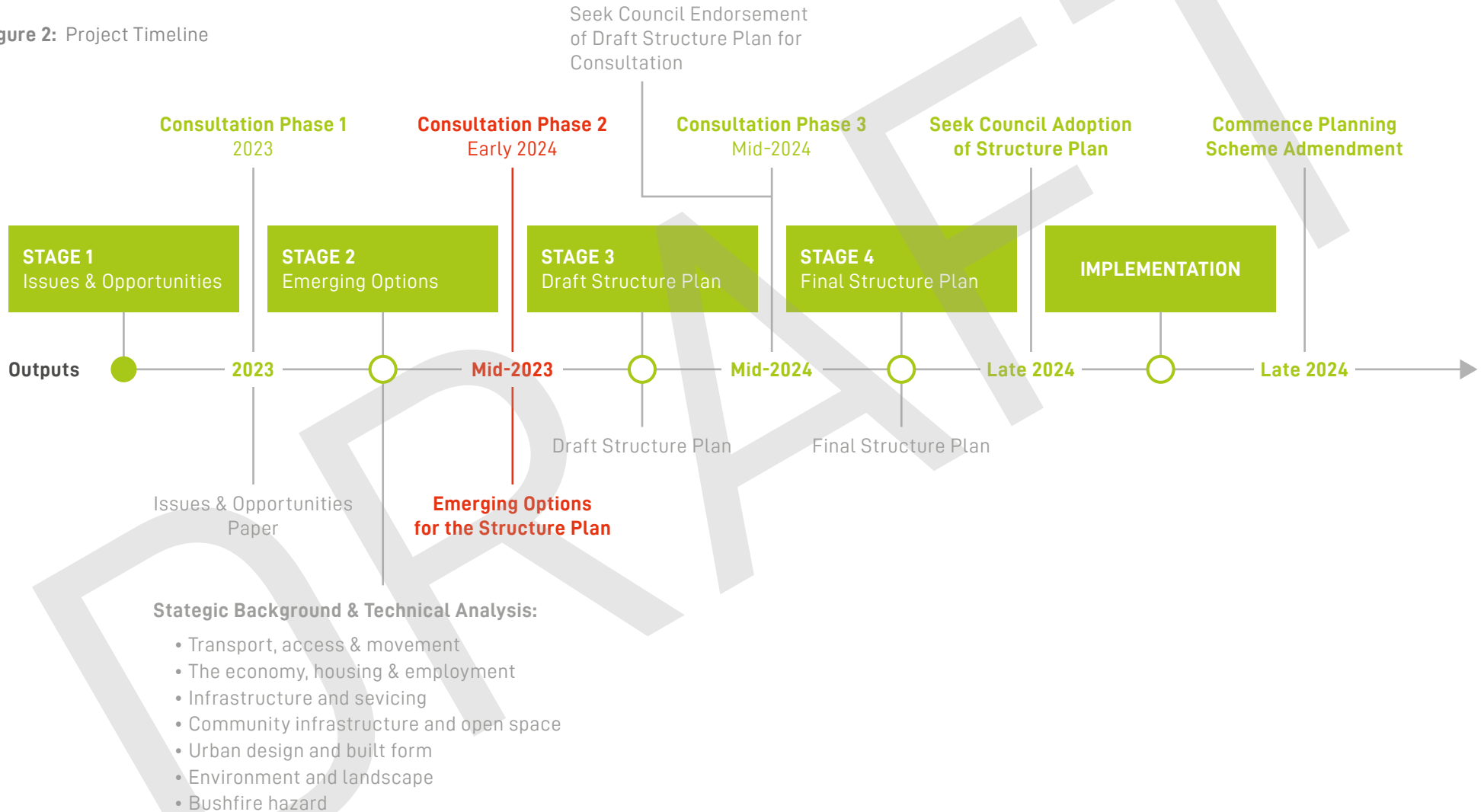
### 2.2 APPROACH AND METHODOLOGY

There are several key stages to the Tallangatta Structure Plan which are summarised in Figure 2.

A consultation strategy was developed and will continue to evolve over the course of the Structure Plan process. This will ensure the wider community and key stakeholders are able to engage and contribute to the Structure Plan from conclusion to end – helping to shape the ultimate plan and outcome for Tallangatta.



**Figure 2:** Project Timeline





## 2.3 TALLANGATTA TOWNSHIP CONTEXT

### EXISTING SETTLEMENT AREA

The township is located on the southern shore of Lake Hume on the western edge of the Towong Shire Local Government Area. Tallangatta is provided access to the east and west via Murray Valley Highway which runs adjacent to the southern edge of the township. The regional cities of Albury and Wodonga are located approximately 25km northwest of Tallangatta.

Areas of Rural Living are located to the southwest of the urban centre in the hills above Lake Hume. These areas comprise an area of approximately 260ha that are bisected by waterways and steep topography.

The urban area of the township is bound by Lake Hume to the north and Murray Valley Highway to the south. The character of the township is derived from the relocation of the town 8km west of its former position to accommodate the expansion of the Hume Dam in the 1950s. The subsequent town grid layout is emblematic of this time period with generous setbacks and lot sizes, with mostly single story detached dwellings. A defined town centre is provided on the southern side of town with landscaped parks and multiple access points to Lake Hume. Additionally, Tallangatta is provided with a hospital, schools, golf course and reticulated services.

### MOVEMENT NETWORK

Tallangatta is connected to Albury and Wodonga via the Murray Valley Highway that runs in an east to west direction that also provides access to Corryong in the east.

The drive from Tallangatta to the centre of Wodonga is approximately 30 minutes. This convenient access positions Tallangatta as a satellite township to the greater urban areas of both Albury and Wodonga.

The internal street network of Tallangatta contains sealed roads with curb and channel. Pedestrian footpaths are present sporadically throughout the streetscape which provides for a disconnected active transport network.

### TOPOGRAPHY

Tallangatta is located on the southern side of the southern arm of Lake Hume. The land is characterised by steep terrain rising from 200AHD at the lake edge in the township to over 732AHD to top of the ridge south of the township.

The urban footprint of Tallangatta is built on undulating land north of Murray Valley Highway and is generally flat compared to the hills to the south of the township.



## 2.4 DEMOGRAPHICS, CULTURAL IDENTITY AND EMPLOYMENT

The 2021 Australian Census has provided an extensive set of data on the Tallangatta Suburb And Localities (SAL) area 20196 below is a snapshot of the demographic makeup of the township.

- The 2021 population of greater Tallangatta stood at 1,016 people.
- The majority of the town's population were born in Australia at 82%, with the next largest demographics from England at 3% and the Places not stated at around 6%.
- 44.8% of the Tallangatta population is over 55 with the median age of persons at 49.
- Only 22 people of the Tallangatta community identifies as Aboriginal decent. There are no residents of Torres Strait Island descent.
- The Healthcare and Assistance industry employs 14.1% of Tallangatta's working population while 12% of those employed work in the manufacturing sector and 11% in the Retail Trade, reflective of the proximity to the growing regional cities of Albury and Wodonga and the older demographic profile of the township.
- Tallangatta contains a total of 452 private dwellings, with 45 of these as being unoccupied on census night (2021).

- Of the 406 total households in Tallangatta, 34% of these comprise people living alone and 32% are couples with no children. The number of three (3) or more person households represents 24.1% of all households, representing a significant portion of families within the township with children under the age of 19.
- Median personal income is \$605 a week while the median household income is \$1,092 a week.
- Median mortgage repayment is \$1,083 a month and the median rent is \$240 a week
- A higher proportion of the population own their dwelling outright or with a mortgage at 71.6%.

When compared to Australia, key characteristics of the Tallangatta community include:

- Low Cultural diversity (a large number of Australian-born residents with low numbers of Aboriginal or Torres Straight Island peoples);
- Key employment industries reflect typical employment generators for townships (a higher proportion of employed population working in manufacturing, health, retail and education);
- Higher proportion of young families (including one parent family households) and a higher proportion of pre-retirees and retirees; and
- Higher proportion of population over 55 years of age
- Lower proportion of people aged 18-34

## 2.5 HOW HAVE WE COMMUNICATED TO DATE?

A Government agency workshop was undertaken on the 6th March 2024 to further discuss the key Pillars and proposed direction of the Structure Plan.

Feedback from this meeting has been considered and where relevant incorporated into this Emerging Options Paper. The inserted image details the high-level feedback received by the stakeholder agencies during this session.

All feedback is provided in the Appendix 6 of this report.

Facilitated by Clarke Hopkins Clarke, 'Our Towns - Towards 2030' is a detailed Placemaking project that is occurring concurrently with the Tallangatta Structure Plan process. The outcomes of the Place Making project and the associated extensive community consultation have informed the Pillars of the Structure Plan.

Placemaking conversations were carried out in two (2) rounds of community consultation in Tallangatta, the feedback and outcomes from this work have helped create the Key Pillars that will be the foundation for the Tallangatta Structure Plan.

Key Pillars:

- Housing
- Transport & Access
- Critical Infrastructure & Utilities
- Character, Culture & Identity
- Environment

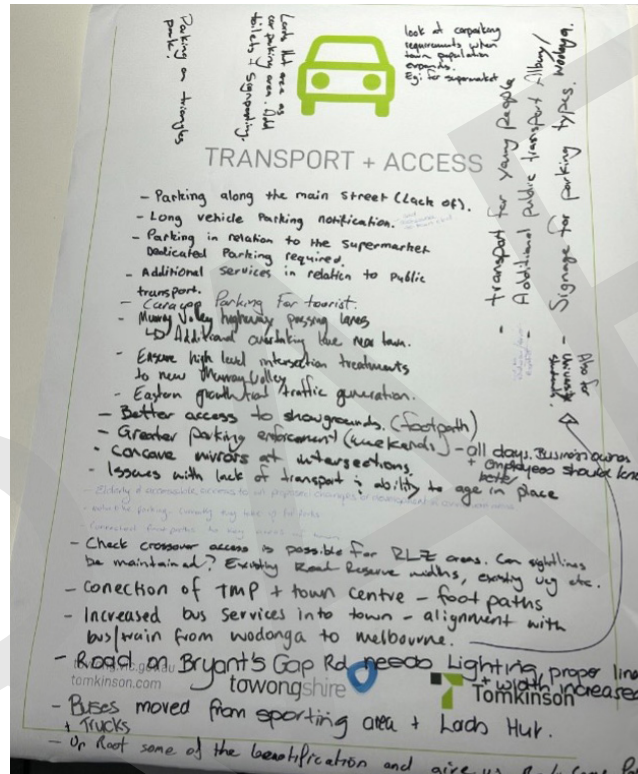
- Recreation & Open Space
- Community Infrastructure, Local Services & Education

The Our Towns - Towards 2030 community consultation provided the following Big Ideas and associated themes for Tallangatta:

BIG IDEA	THEME
Welcoming & visitor-friendly destination	<ul style="list-style-type: none"> <li>- Regional tourism hub at Tallangatta.</li> <li>- Connect to surrounding trails &amp; lookouts.</li> <li>- Improve accommodation &amp; town centre destinations</li> <li>- Upgrade Lake Hume foreshore</li> </ul>
Strengthen Tallangatta's strong & diverse community	<ul style="list-style-type: none"> <li>- New and upgraded community assets</li> <li>- Expand community facilities/services and events</li> </ul>
Celebrate Tallangatta's proud & unique heritage	<ul style="list-style-type: none"> <li>- Strengthen historic town</li> </ul>
Inviting & walkable streets for all ages & abilities	<ul style="list-style-type: none"> <li>- Improve streets/public spaces</li> <li>- Pop-up cycle paths</li> </ul>
Resilient, green & clean energy town	<ul style="list-style-type: none"> <li>- Ensure long-term resilience</li> <li>- Increase nature areas &amp; urban ecology</li> </ul>
Thriving retail core & enterprise precinct	<ul style="list-style-type: none"> <li>- Improve retail core</li> <li>- Enterprise precinct &amp; employment land</li> </ul>
Sustainable housing to support future growth	<ul style="list-style-type: none"> <li>- Short – medium term housing development sites</li> <li>- Long term housing opportunity.</li> </ul>

Additionally, a community consultation was held at the Tallangatta Library on the 22nd March 2024. The session was held for four (4) hours and over 20 people attended. General feedback can be summarised as follows:

- Car parking concerns around the town centre was a prominent concern following the street beautification.
- Public transport was raised as a desirable option to and from Albury and Wodonga with more frequency. Suggested stops included the hospital, train station and airport in Albury/Wodonga and education hubs.
- Consider traffic generation from new growth fronts and how these integrate with the existing streetscape.
- Parking for tourists and campervans in town.
- Greater footpath connectivity.
- Potential for better walking access from the showgrounds to the town centre.
- Introduce more wayfinding signage for tourists.
- Consider Murray Valley Highway intersections and access for new growth areas and on the south side of the highway.
- Check sightlines for new crossovers onto Murray Valley Highway for any new Rural Living Zone land.
- Retain existing established street trees.

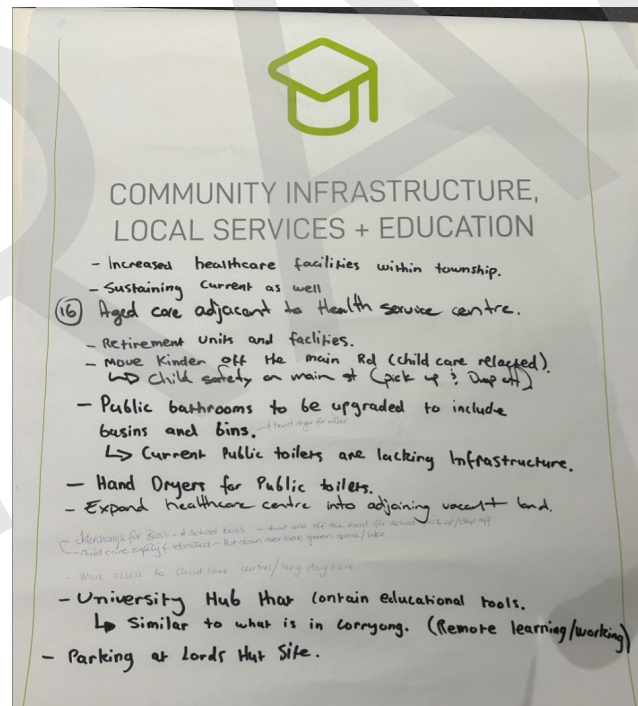


- Consider better protections for wetlands around the edges of the town.
- Promote better stormwater detention and treatment for new development.
- Promote greater reuse of stormwater for residential development.
- Ensure existing greenspaces are well maintained.

- Potential for creation of wetlands when the lake level is low to encourage interaction with the foreshore throughout the seasons.
- Consider streetscape and landscape policies for future residential rezonings for more attractive streetscapes.
- Potential for EV charging stations.
- Consider utilizing the tennis courts behind the town centre for a parking area for motorbikes and tourists. Alternatively this could be used for a skatepark
- Create aesthetically pleasing suburbs that tie into the existing subdivision pattern.
- Increase retirement living and independent living options. There is the potential to utilise the vacant GRZ land adjacent to the community health centre for this purpose.
- More affordable housing for young people to retain this demographic. Consideration for university housing to combine with more public transport to and from Albury Wodonga for students.
- More seasonal workers accommodation should be considered in the Structure Plan.
- Consider an increase in short term accommodation for tourists and seasonal workers.
- Ensure sufficient green spaces are provided in new residential estates as opposed to financial contributions.

- Consider multi generational housing and a range of dwelling types for all stages of life.
- Increase the capacity of the current healthcare facility for an aging population.
- Consider more appropriate locations for the early childhood centre for safer access and more parking.
- Provide better public toilet facilities.
- Consider a separate university hub to tie into the Albury and Wodonga Campuses for educational opportunities.
- Consider permanent structures along the foreshore for tourism and civic purposes, eg a sound shell
- A general theme was the provision of more greenspace across the township.
- Increase linkages to bike paths.
- Consider amenities along the High Country Rail Trail such as toilets.
- Consider a foreshore bike/walking track.
- Consider food and drink premises along the foreshore areas.
- Consider using the old hockey fields for a dog park.
- Promote the historic parts of Tallangatta for tourism and consider a historic precinct, potentially around the Lords Hut area.
- Increase historic wayfinding signage and plaques for context and tourism.

- Build upon the natural beauty of the area as the main tourism drawcard.
- Consider shire entrance signage.
- Utilise the triangles park for community markets and greater civic engagement.
- There was general support for future growth areas, predominantly by people considering relocating to Tallangatta from the hinterland to be closer to health services, to downsize and move off of the land in older age.



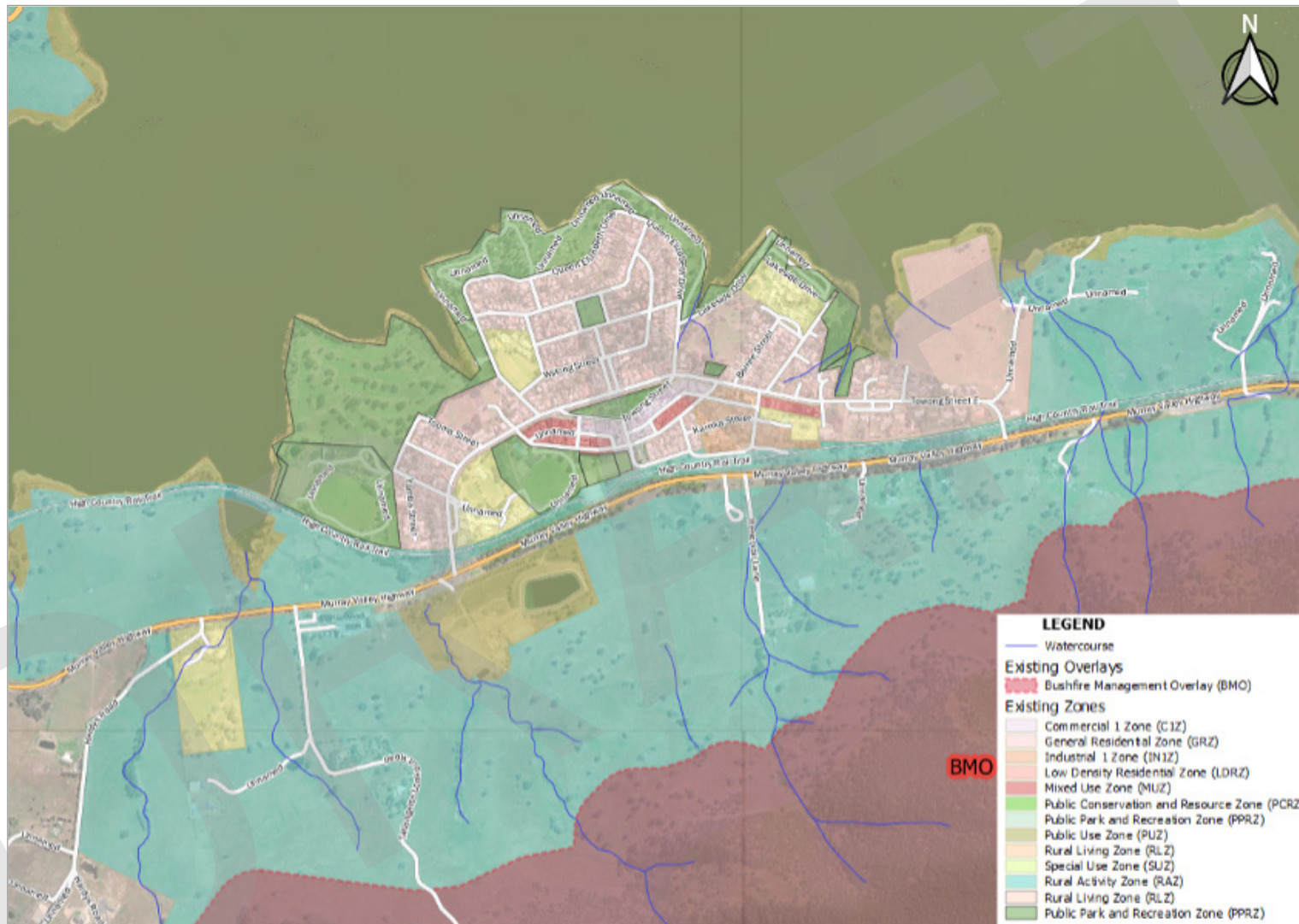


Figure 3: Tallangatta and the surrounding area showing existing zones. Tomkinson 2024.

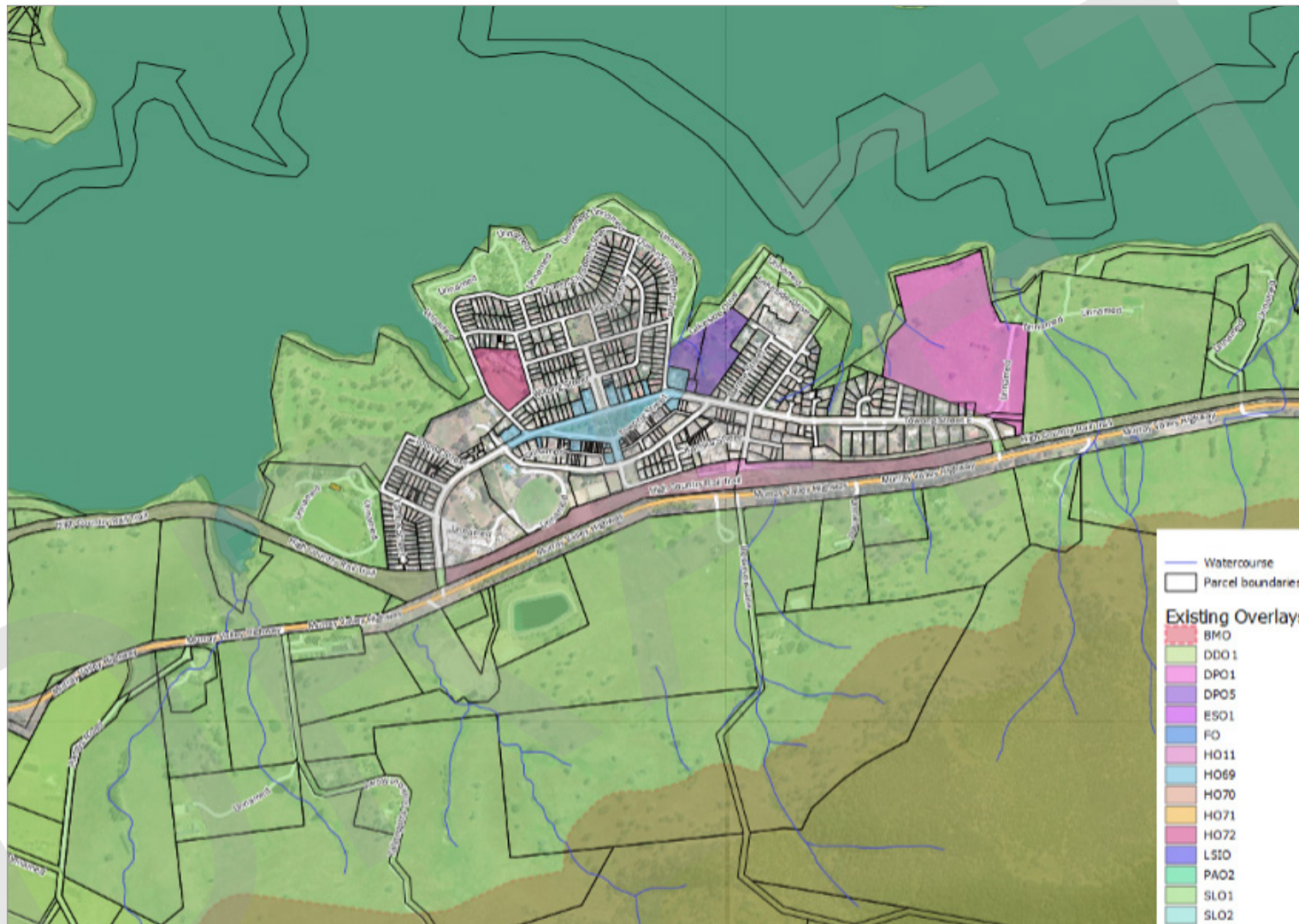


Figure 4: Tallangatta and the surrounding area showing existing Overlays. Tomkinson 2024.

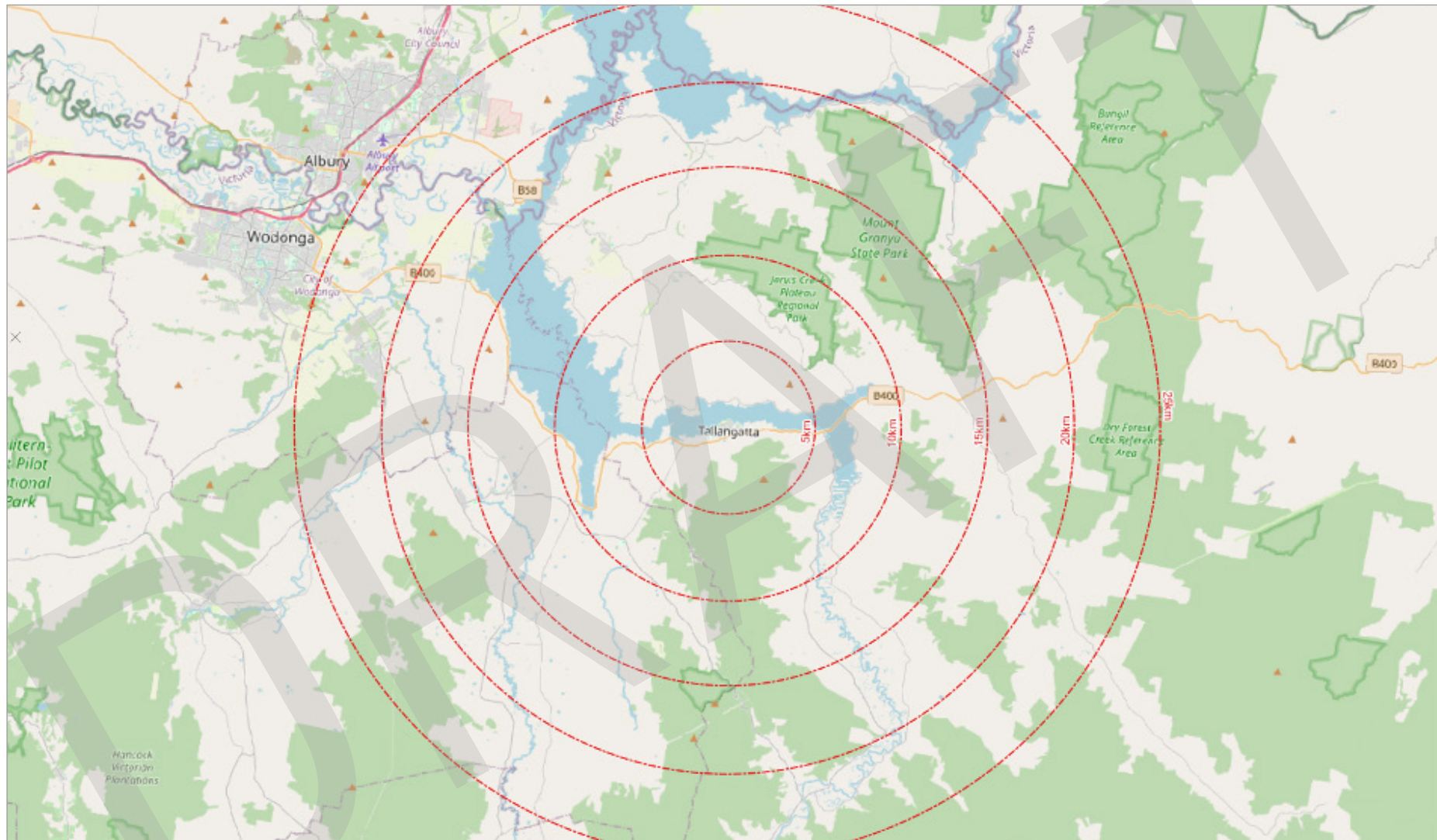
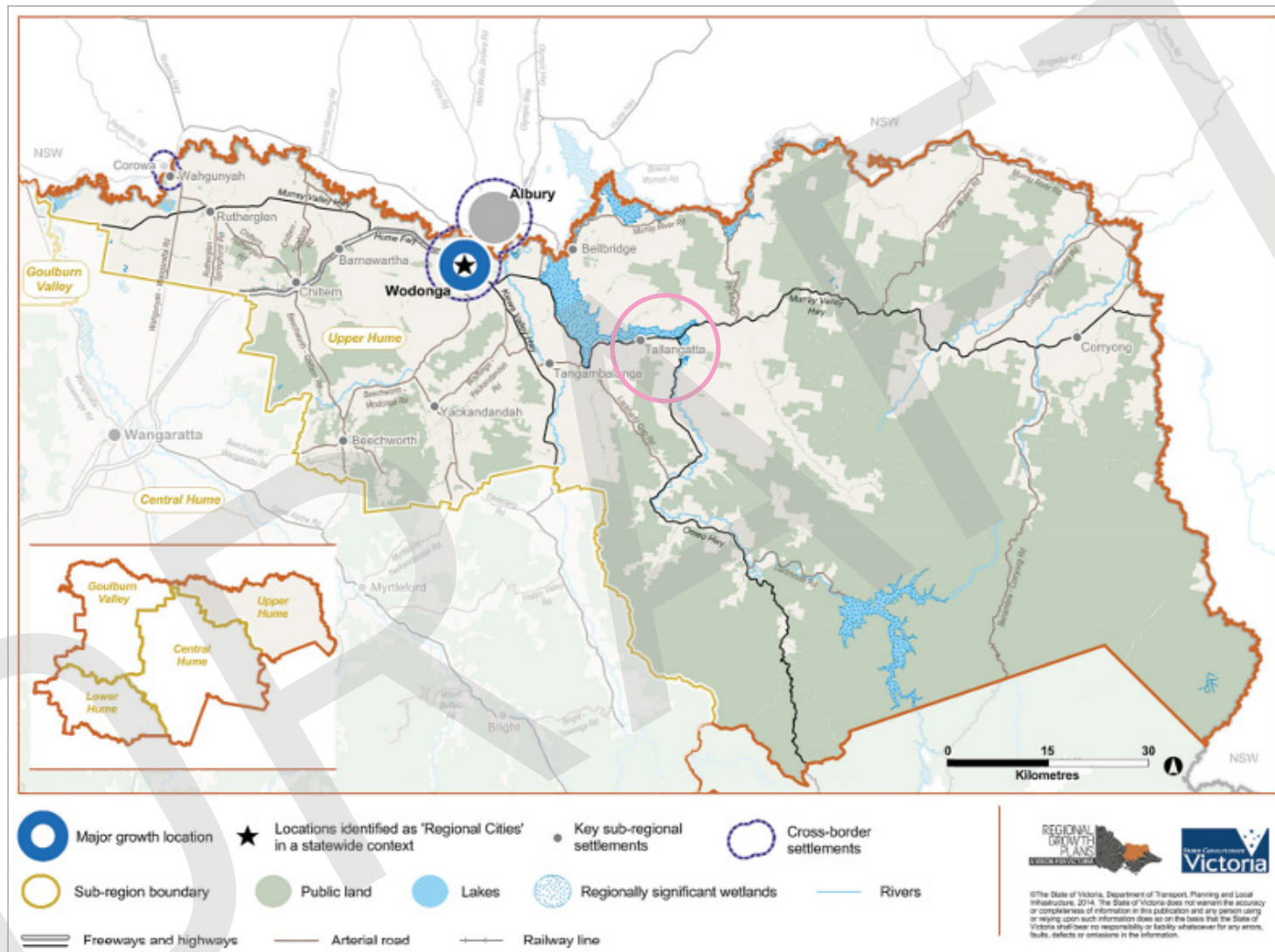


Figure 5: Tallangatta and surrounding area. Tomkinson 2024.





**Figure 6:** Hume Regional Growth Plan map of Upper Hume Region. Pink circle denotes subject area. Hume Regional Growth Plan 2014 page 53.

## 2.6 KEY ISSUES

### PLANNING POLICY CONTEXT

Tallangatta is located within proximity to the 'Major Growth Location' of Wodonga as shown in the Hume Regional Growth Plan (Figure 5 above). This proximity leads to expected growth pressures in Tallangatta as a satellite town to this major centre.

Clause 02.03-1 Settlement – Tallangatta highlights key issues and states:

*'Residential development is limited with few available lots. Existing zoned land to the east is seen as an opportunity in the short/medium term to address supply constraints. Demand for rural living development is limited by topographic constraints associated with steep land south of the Murray Valley Highway.'*

*'The proximity of the large urban area of Albury-Wodonga has made it difficult for Tallangatta to offer a more comprehensive range of commercial activities, with several prominent sites remaining vacant. There is scope for future additional aged care accommodation and facilities within the vacant land at the Kyilla Street / Lakeside Drive aged care facility. The town would also benefit from a broader range of community services, particularly updated tourist accommodation and improved access to the Lake Hume foreshore.'*

Clause 11.01-1L-03 of the Towong Planning Scheme lays out the current strategies for Tallangatta based upon the previous Structure Plan, which has been removed from the Towong Planning Scheme as part of the C37

Planning Scheme Amendment in December 2022. The strategies listed below remain in the Towong Planning Scheme:

*Establish a clear urban growth area between the Murray Valley Highway and Lake Hume by containing all development within these boundaries.*

*Facilitate rural living type development on rural land close to the town.*

*Support non-commercial uses in the commercial precinct.*

*Protect the character of the township including its mid-20th century streetscapes.*

*Encourage tourist accommodation development within the township area.*

*Develop the recreation potential of Lake Hume.*

*Protect the amenity of residential areas and Towong Street from industrial zoned land and the prominence of the industrial area.*

*Facilitate the provision of adequate levels of community services and facilities within the town.*

Clause 02.03-6 Housing lists the strategic directions below that pertain to housing in urban and rural areas of the municipality.

Strategic Directions:

- Facilitate an increase in diversity of housing sizes and types to meet the needs of the community.

- Encourage additional residential and rural living on the periphery of existing townships and settlements and close to urban facilities.
- Formalise existing rural living areas in western Towong Shire through rezoning.

The relevant zoning and overlays affecting the Tallangatta township and surrounds are illustrated in Figures 3 & 4 above



### HOUSING

The demographics of Tallangatta reflect conditions where the existing housing stock may not be fit for purpose in the long term for those wanting to age in place and / or for the trend towards smaller households size. The prevalence of three (3) bedroom, detached dwellings results in a lack of dwelling diversity for the township. A previous supply and demand assessment (Tallangatta: Residential and Industrial Assessment - 2019 Urban Enterprise) identified there were significant residential land supply constraints in Tallangatta that stem from having a single growth front available for

greenfield development and minimal infill development opportunities. The report suggests the low levels of available supply have contributed to the population decline from 2011 to 2016 shown in the ABS data.

The lack of available housing supply also influences market conditions of Tallangatta, presenting a greater barrier to entry into the housing market due to the township's attractiveness and proximity to Albury and Wodonga. These factors mean that the median house price is well above the Towong Shire median house price.



### **TOURISM AND ECONOMY**

Tallangatta is provided with a clearly defined commercial centre that presents as an elongated main street with commercial buildings on the south side of Towong Street and a triangular central park on the north side with established trees. The key issue that relates to the existing commercial centre is the range of goods and services and the proximity of the big box retailers in Albury and Wodonga.

The variability of the Lake Hume water level adjacent to Tallangatta inhibits a year round tourism industry that

directly relates to lake activities and views. Often there are extended periods of time where there is little or no water in the lake bed, which reduces the attractiveness of the accommodation options provided for by the lakefront caravan park and potential future lake front centred commercial operations.

Similar to the residential land supply issue, the previous 2019 assessment by Urban Enterprise identifies a lack of supply for Industrial land and that additional supply could help increase residential growth through the creation of jobs. Another issue with industrial land is the current location of Industrial 1 Zone land adjacent to the commercial centre and adjoining residential land in the heart of Tallangatta. Any expansion of industrial land would need to look outside the current township boundary to avoid future land use conflicts.

### **TRANSPORT AND ACCESS**

Issues that relate to transport and access primarily stem from the reliance on private motor vehicles for residents in Tallangatta to commute to nearby Albury and Wodonga. A bus service between Tallangatta and the Albury and Wodonga city centres operates once a week on a Friday.

The internal street layout of Tallangatta contains a patchwork of pedestrian linkages with poor network connectivity.

### **CRITICAL INFRASTRUCTURE AND UTILITIES**

Future development of Tallangatta is constrained by the location of the existing North East Water treatment plant on the south side of Murray Valley Highway. The required EPA setback buffer for sensitive uses overlaps with existing residential-zoned land and other parcels that have the potential for future residential or commercial development.

### **CHARACTER, CULTURE AND IDENTITY**

Tallangatta was recognised by the National Trust of Australia (Victoria) as the second Notable Town in Victoria, a designation which recognises that the town epitomises an aspect of architectural, political, economic, social or cultural development of the State and possesses an exceptional degree of environmental quality, homogeneity of design, or architectural excellence. The National Trust believes that Tallangatta possesses all of these aspects to a high degree. Source, Tallangatta Background Report 2020. Areas of the town centre and High Country Rail Trail are located under the Heritage Overlay. Taking this existing physical town character into consideration while planning for future growth will be crucial to ensure these aspects are not adversely impacted.

Tallangatta also lends itself as a lifestyle township tied to the fortunes of the nearby regional cities of Albury and Wodonga. Residents can enjoy a quiet residential experience against a beautiful natural backdrop from the hills and Lake Hume. Consideration must be given to prioritise these advantages to ensure this identity is maintained through appropriate growth.

## ENVIRONMENT

The impact of natural disasters is likely to increase in the coming years as a result of climate changes with more days over 30 degrees and reduced or sporadic rainfall. The risk of bushfire from the grassland interface with the township will remain a primary hazard and needs to be managed in future land use planning, as well as flash flooding and reduced lake levels. These issues may impact water quality, possible risk to human life from bushfire and reduced tourism from drought conditions.

Future consideration will need to be given to native vegetation and the potential impact on native grasslands in areas designated for future change within the Tallangatta Structure Plan.

## RECREATION AND OPEN SPACE

There are significant areas of open space and recreation in the Tallangatta township that are considered underutilised. A significant portion of Tallangatta is zoned Public Park and Recreation Zone including the foreshore areas, golf course, caravan park, showgrounds site, cricket oval and adjoining sports fields, Towong St park and the central Tallangatta Memorial Park, most of this land is owned by GMW. The structure plan will need to consider the hierarchy of these parks and how best to utilize them in line with the big ideas and themes from community consultation.

## COMMUNITY INFRASTRUCTURE, LOCAL SERVICES AND EDUCATION

Tallangatta contains several key pieces of community infrastructure, local services and education facilities including a hospital, primary and secondary schools and civic areas. With the growth of Tallangatta, consideration will need to be given in the Structure Plan to allow for the expansion of services in the future in line with a rising population.

## CULTURAL LANDSCAPES

As part of the Managing Cultural Landscapes project, several sites were identified as part of the desktop assessment in and around Tallangatta (see Appendix 1). Identified in the Planning Scheme, there are also existing areas of Aboriginal Cultural Heritage Sensitivity along the foreshore to Lake Hume, including some former Scar Tree sites identified as individual locations.

As part of the Managing Cultural Landscapes project, areas with significant views and vistas will be identified via a literature review and GIS mapping (see Figure 1). Part of the issues in identifying these include an absence of a Registered Aboriginal Party, relatively few local Indigenous Representatives and sparse written history of pre colonial activity, values and people. The Managing Cultural Landscapes project seeks to build a framework for identifying, cataloguing and protecting these landscapes via a proactive planning approach.

Appendix 4 includes the Literature Review and some high-level mapping for Cultural landscapes and vistas.

## POPULATION PROJECTION

The following data and population projections are derived from the Australian Bureau of Statistics Data. The population increase in Tallangatta from 2001 to 2021 equates to an average of 0.4921% per annum for an overall population increase of 100 people. Within this 20 year period, the population initially increased to 2011 then decreased by 20 to 2016 before rebounding in 2021. The Victoria In Future population projections for Tallangatta are included within the Statistical Area 2 which encompasses the Towong Shire as a whole, making specific population projections for the township difficult to discern from this data. Two key factors will likely act to balance the population growth rate over the next 20 years. The first is a possible slowing of the growth rate and a possible increase in the natural death rate within the township as the average age of the township increases past the retirement age in the 2030s given the average age of the existing population is 49. The counter factor is the proximity of the township to Albury and Wodonga which will increasingly exert population pressures on Tallangatta as a commuter satellite town as these regional cities continue to grow over the next 20 years. This reality will likely lead to an increase in the population growth rate of Tallangatta which will balance out any increase in the internal death rate and decrease in the fertility replacement rate within the township itself. For simplicity's sake, without knowing the exact rates of increase or decrease these two competing factors will have on future population change, the annual rate of increase will be set at 0.4921% based on the past 20 years of population figures released by the Australian Bureau of Statistics.

It is assumed that the population projections for the neighbouring Albury and Wodonga metro areas will continue to grow given the preference in the strategic framework as the growth areas and employment hubs for the region. This continued growth will directly affect the rate of population growth of Tallangatta which could lead to a period of exponential growth provided the available supply can be developed.

It is important to note that the below figures for Tallangatta are only estimates and should only be used as a guide based on the above assumptions.

Table Key:

ABS Data	Predicted Population
Year	Predicted Population
2001	916
2006	950
2011	955
2016	935
2021	1,016
2026	1,041
2031	1,067
2036	1,093
2041	1,120
2044	1,137





Figure 7: Map of Tallangatta and surrounds depicting topography and local roads. Tomkinson 2024.

## 03 - PILLARS - PRINCIPALS & OBJECTIVES

The Pillars are the overarching themes that have been distilled from Our Towns - Towards 2030 Project undertaken by CHC consultants and community consultation sessions. The following pillars seek to capture the main aspects of the township that issues, opportunities and actions can be grouped under.

### HOUSING

#### PRINCIPAL

The Structure Plan should provide guidance on future residential development options that meets the needs of the growing population while seeking to protect the character and village feel of the township. Where new opportunities are identified they should;

- Seek to protect and enhance valued character elements
- Make a positive contribution to the place and community
- Include appropriate policy guidelines to minimise risk to human life and property from bushfire and other risks
- Protect and provide for long term growth opportunities
- Ensure infrastructure provision is provided to support development

#### OBJECTIVE

In Tallangatta, it will be important to ensure that the emerging options that will inform the preparation of the Structure Plan are assessed in terms of the extent to which they:

- Provide for sufficient short, medium and long term residential housing supply.
- Address the bushfire interface to surrounding areas.
- Integrate new residential areas with the protection of Lake Hume from stormwater runoff.
- Promote a range of dwelling types and lot sizes to cater for different life stages of residents.

### TOURISM AND ECONOMY

#### PRINCIPAL

The Structure Plan should seek to promote the development of a stronger and more diverse local economy with a range of services and businesses.

#### OBJECTIVE

In Tallangatta, it will be important to ensure that the emerging options that will inform the preparation of the Structure Plan are assessed in terms of the extent to which they:

- Leverage off Lake Hume as the main driver of tourism.
- Facilitate short term accommodation options for the township.
- Provide a town/village centre that contains a commercial heart of Tallangatta.

### TRANSPORT AND ACCESS

#### PRINCIPAL

The Structure Plan should articulate the movement hierarchy in a manner that;

- Balances the needs of pedestrians, motorists, cyclists and public transport users.
- Promotes walkability and accessibility across the study area
- Ensures that any new development is well-connected and integrated with the existing network
- Where possible, provide more than one access and egress point for new subdivision sites

#### OBJECTIVE

In Tallangatta, it will be important to ensure that the emerging options that will inform the preparation of the Structure Plan are assessed in terms of the extent to which they:

- Enhance pedestrian and cyclist accessibility around the town, to more fully utilize the natural assets and reduce the reliance on motor vehicles for shorter journeys.
- Ensure future subdivisions have regard to its context and provides more than one point of access-egress.
- Improve the network of footpaths in and around the settlement and ensure new subdivision layouts factor in the existing network.

- Ensure that Tallangatta will be a well-connected and mobile community for all modes of transport;
- Will deliver additional pedestrian connectivity in the vicinity of the town centre;
- Provide connectivity between residential areas to open space and walking/cycling networks

## CRITICAL INFRASTRUCTURE AND UTILITIES

### PRINCIPAL

The Structure Plan should take into consideration existing limitations of available services and infrastructure while looking to highlight areas for future improvement.

### OBJECTIVE

In Tallangatta, it will be important to ensure that the emerging options that will inform preparation of the Structure Plan are assessed in terms of the extent to which they:

- Highlight potential areas for future growth with feedback from North East Water and GMW.
- Ensure there are appropriate setbacks to the EPA buffer area surrounding the wastewater treatment plant and waste transfer station.
- Consider areas to be set aside for stormwater detention and treatment for new residential areas.

## CHARACTER, CULTURE AND IDENTITY

### PRINCIPAL

The Structure Plan should incorporate the feedback provided as part of the Our Towns - Towards 2030 project and the community engagement sessions. The prevailing sentiment held by local residents pertains to the retention of the village-like feel of the township when considering the future.

### OBJECTIVE

In Tallangatta, it will be important to ensure that the emerging options that will inform preparation of the Structure Plan are assessed in terms of the extent to which they:

- Preserve the existing character and feel of the township while not prejudicing future growth and diversity of the township.
- Ensure built form is captured as part of the Towong Planning Scheme to protect neighbourhood character.
- Ensure new subdivisions provide a range of lot sizes to allow for a broad range of ages and household sizes to live within the community and age-in-place.

## ENVIRONMENT

### PRINCIPAL

The Structure Plan should consider the local environment and the broader environmental trends when delivering on future land use and development within the township and surrounding areas.

### OBJECTIVE

In Tallangatta, it will be important to ensure that the emerging options that will inform preparation of the Structure Plan are assessed in terms of the extent to which they:

- Consider existing native vegetation and the need to retain local flora where possible.
- Ensure future land use and development do not have any unreasonable detrimental effects on the local environment.
- Ensure new residential development appropriately considers stormwater detention and treatment.

## RECREATION AND OPEN SPACE

### PRINCIPAL

Ensure that the Structure Plan considers the need for recreation and open space for any future expansion of the township.

### OBJECTIVE

In Tallangatta, it will be important to ensure that the emerging options that will inform the preparation of the Structure Plan are assessed in terms of the extent to which they:

- Consider any new areas for open space carefully given the existing open space areas and the lake foreshore area.



## COMMUNITY INFRASTRUCTURE, LOCAL SERVICES AND EDUCATION



### PRINCIPAL

The Structure Plan will need to consider appropriate levels of community infrastructure provision balanced against the future growth of the township.

### OBJECTIVE

In Tallangatta, it will be important to ensure that the emerging options that will inform preparation of the Structure Plan are assessed in terms of the extent to which they:

- Ensure there are appropriate areas set aside for the provision of community infrastructure in the Structure Plan.



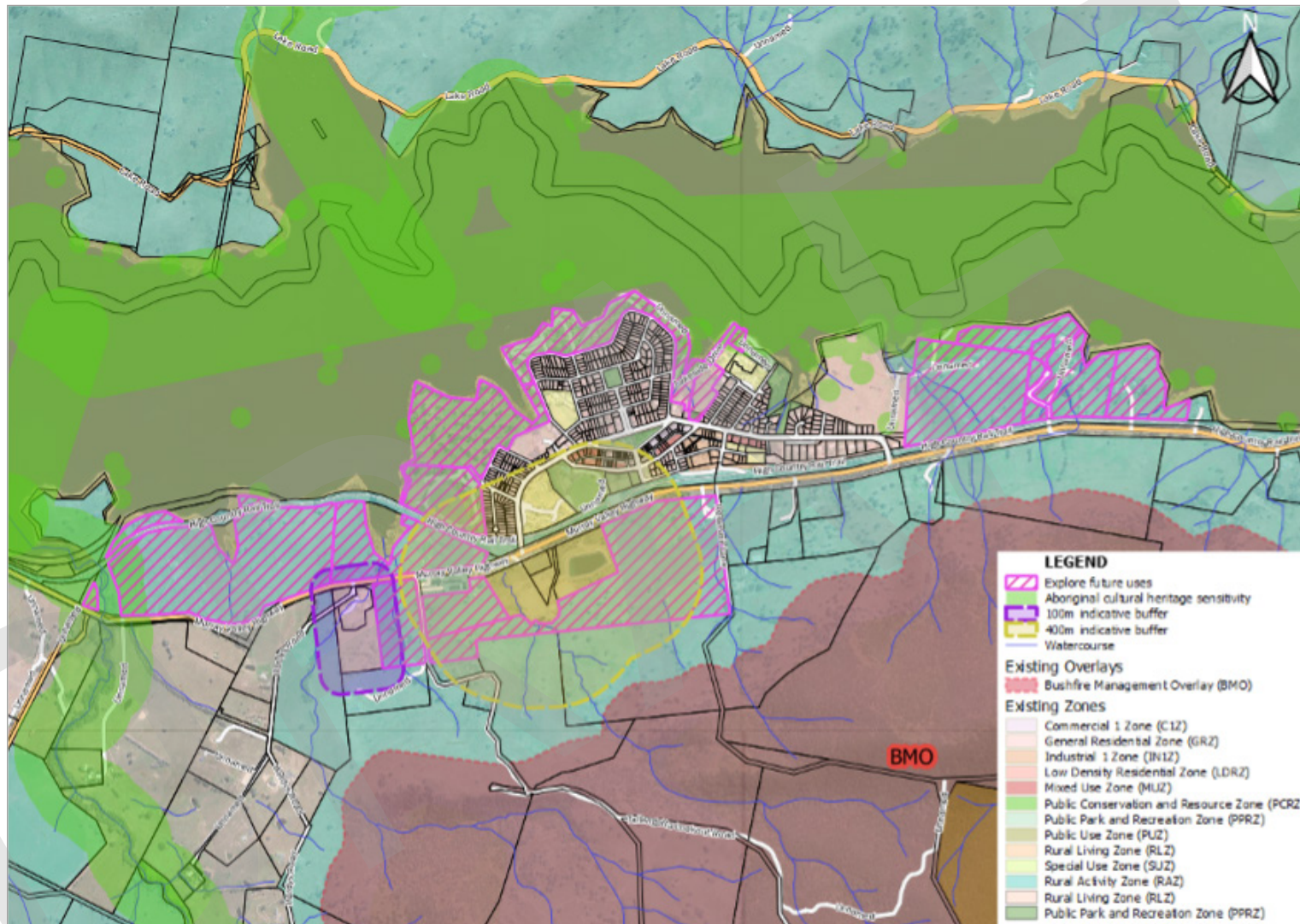


Figure 8: Tallangatta Opportunities and Constraints Map. Tomkinson 2024.

## 04 - KEY QUESTIONS

The Tallangatta Opportunities and Constraints Plan (see Figure 8 above) identifies key areas that can facilitate change across the township. It highlights the areas that could accommodate growth and change over the next 20 years. It attempts to represent the ideas, discussion and principles outlined in Parts 1 and 2 of the Emerging Options Paper.

The key themes are listed below with a series of questions that may assist in provoking thought on key issues and assist in providing a response to Council.

Questions for consideration and feedback:

### 4.1 VISION

What is your vision for the future of Tallangatta?

How do you see the township changing and taking shape over the next 20 years?

### 4.2 HOUSING

Are there dwelling types that are missing from the Tallangatta township?

Should Tallangatta expand to allow new residents to settle in the town?

Are there any particular design and siting features of the current residential areas that are important to the existing character of the town?

### 4.3 TOURISM & ECONOMY

Does the town provide for your needs currently?

Where do you do your higher-order shopping (i.e. clothing)?

Do you actively engage with the existing commercial core in Tallangatta?

Would you like to see more short term accommodation options provided in Tallangatta to support tourism?

Do you have any opinions on the existing golf course and/or caravan park?

### 4.4 TRANSPORT & ACCESS

Are there any significant transportation issues that you experience in your daily life in and around Tallangatta?

would you like to see active transport infrastructure (footpaths and cycle ways) constructed as part of new residential development?

Are there any issues with the existing interface with Murray Valley Highway?

Are there sufficient bus services available to Albury and Wodonga?

How often do you use the bus service to Albury and Wodonga?

### 4.5 CRITICAL INFRASTRUCTURE & UTILITIES

Do you experience any issues relating to the wastewater treatment plant in town?

Do you have any feedback on the current stormwater and drainage infrastructure that services the township?

Are there any other critical services or infrastructure that causes issues or is missing from Tallangatta?

### 4.6 CHARACTER, CULTURE & IDENTITY

How would you describe the character of Tallangatta in terms of its people and the physical built form?

What, if any, parts of the local town identity, character and culture would you like to see retained and is there any aspect you think should be promoted within Tallangatta?

Are there any intangible cultural aspects of Tallangatta that may not have been accounted for that should be known and retained?

Are there any significant views of vistas that should be protected as part of the structure?

### 4.7 ENVIRONMENT

How do you perceive the quality and health of the local environment in and around Tallangatta?

How do you interact with Lake Hume?

### 4.8 RECREATION & OPEN SPACE

How often would you say that you use the Lake Hume foreshore?

How often would you say you use the Golf Course?

Do you value the existing Golf Course?

Do you think the existing areas of open space are sufficient for the existing township?

#### 4.9 COMMUNITY INFRASTRUCTURE, LOCAL SERVICES & EDUCATION

What would identify as essential or desirable community infrastructure that is needed in Tallangatta?

Are there any other educational services that Tallangatta requires to have within the township?



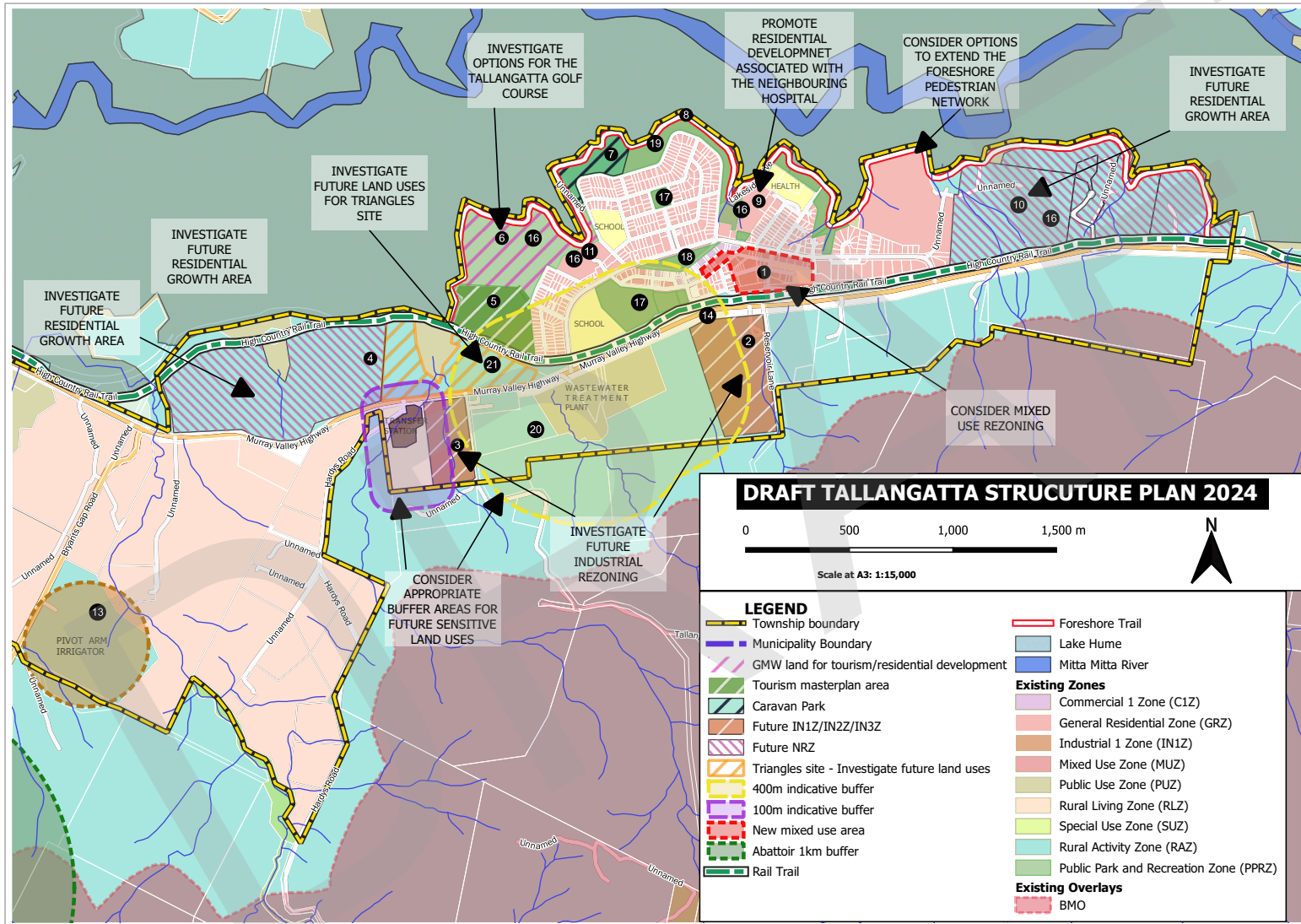
## 05 - MONITORING AND REVIEW

The Tallangatta Structure Plan has a 20 year timeframe which will require regular monitoring and review. A progress report on the implementation of the Structure Plan will be provided to Council every five years with an audit of the actions, commencing from when the Structure Plan is approved. Council can use the five-yearly progress report to adjust the implementation program to ensure that the plan is achieving the vision.

The Structure Plan review cycle is every five years to ensure that it remains relevant and consistent with Council's strategic policies, Municipal Planning Strategy (MPS) and the Council Plan, and to identify any changes required to respond to new trends, policies, strategies or changing circumstances. A holistic review of the Plan should commence in 10-15 years from the approval of the Plan by Council.



## 06 - STRUCTURE PLAN



**Figure 9:** Tallangatta Structure Plan. Tomkinson 2024.

The numbers on the plan correspond to the emerging options in the table in Chapter 7 of this report below.

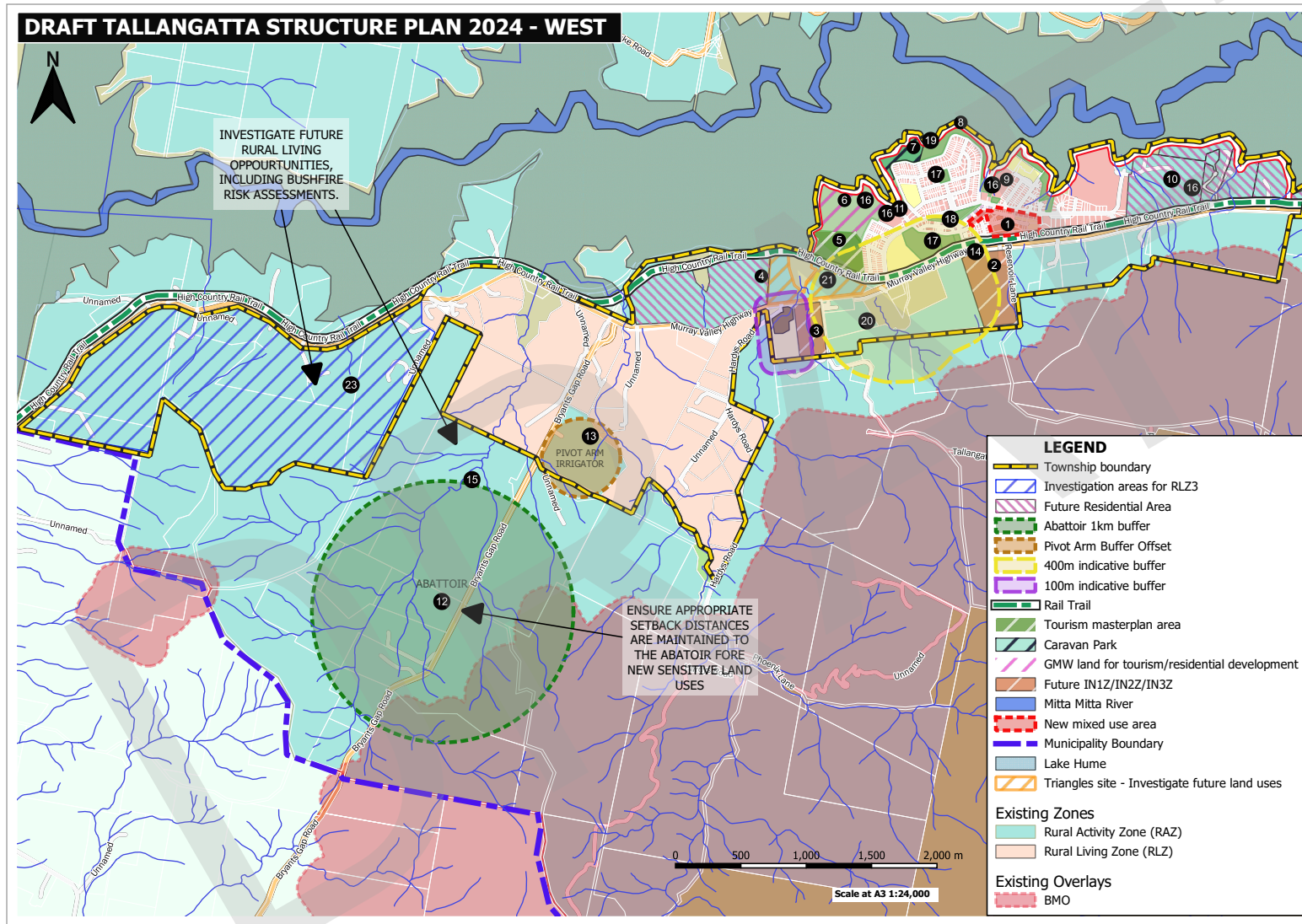


Figure 10: Tallangatta Structure Plan. Tomkinson 2024.

## 07 - STATUTORY AND NON-STATUTORY EMERGING OPTIONS

NON-STATUTORY EMERGING OPTIONS							
Action #	Action	Timing/ commenced	Duration	Council role	Priority	Partners	Stakeholder engagement
A5	Prepare a masterplan for the Tallangatta Showgrounds	Year 3-5	12 months	Implement	Medium	Residents, Landowner.	Yes
A6	Investigate options for the Tallangatta Golf Course	Year 10-15	12-24 Months	Investigate	Low	DTP, CFA, GMW, Residents	Yes
A7	Retain the Tallangatta caravan park in its existing footprint	Year 1	Ongoing	Implement/ maintain	Low	Landowners	No
A8	Consider options to extend the foreshore pedestrian network	Year 2-5	2-5 years	Implement	Medium	Landowner, Residents, Council Engineering Department.	Yes
A9	Promote Infill Residential development opportunities associated with the neighbouring hospital	Year 1	Ongoing	Investigate	High	Residents, Landowners, DTP, DEECA, CFA	No
A10	Promote infill development opportunities on the vacant sections of the school site	Year 5-10	Ongoing	Investigate	Medium	Landowners.	No
A13	Ensure no land use planning conflicts with the existing pivot irrigation system	Year 1	Ongoing	Implement	High	Landowners	No



## NON-STATUTORY EMERGING OPTIONS

Action #	Action	Timing/ commenced	Duration	Council role	Priority	Partners	Stakeholder engagement
A16	Review key development sites within the existing township for future development opportunities	Year 1-15	Ongoing	Implement	High	Landowners, Residents	No
A17	Support the existing hierarchy of green space	Year 1-10	Ongoing	Implement	Medium	Residents, Council Parks Department	Yes
A18	Introduce wayfinding signage to promote tourism accessibility	Year 3-5	12 months	Implement	Medium	Residents	Yes
A19	Expand opportunities for foreshore development	Year 2-5	12-24 months	Investigate	Medium	Residents, GMW, DTP	Yes
A20	Investigate potential land uses and possible zone changes compatible with the existing wastewater treatment plant	Year 15-20	24 – 36 months	Investigate	Low	CFA and NEWater, Residents, Landowners	Yes
A22	Identify engagement strategies with Traditional Owners	Year 1	Ongoing	Investigate	High	Traditional Owners, Residents	Yes
A24	Consideration of location and viability of an Emergency Services hub	Year 1	12-24 months	Investigate	Medium	CFA, Ambulance Vic, Residents	Yes

## STATUTORY EMERGING OPTIONS

Action #	Action	Timing/ commenced	Duration	Council role	Priority	Partners	Stakeholder engagement
A1	Consider future rezoning of existing Industrial 1 Zone land to Mixed Use Zone	Year 1-5	24 months	Investigate	High	Residents, Landowner, DTP, CFA	Yes
A2	Investigate future rezoning of land surrounding the Waste Water Treatment Plant to Industrial 1 Zone to replace the existing industrial-zoned land	Year 2-5	24 months	Investigate	High	Landowners, DTP, CFA	Yes
A4	Consider rezoning land to the north of the Murray Valley Highway to the Neighbourhood Residential Zone	Year 2-5	24 months	Investigate	Medium	Landowners, Residents, DTP, CFA	Yes
A10	Consider the expansion of the eastern growth front with future Neighbourhood Residential Zone rezoning	Year 5-10	24 months	Investigate	Medium	Landowners, DTP, CFA, Residents.	Yes
A12	Consider applying the Buffer Area Overlay around the Abattoir	Year 2-5	24 months	Investigate	High	Landowners, EPA, DTP	Yes
A14	Investigate traffic light intersection treatments for the future industrial precinct	Year 5-10	12 – 24 months	Investigate	Medium	DTP, Residents, Landowners	Yes
A21	Investigate options for the 'Triangles' site.	Year 5-10	12-24 months	Investigate	Medium	Landowners, Residents, DTP, CFA	Yes
A23	Investigate rezoning options for additional Rural Living Zone areas west of Tallangatta	Year 1	12-24 months	Investigate	Medium	Landowners, CFA, DTP	Yes

## APPENDIX 1 – TALLANGATTA ISSUE AND OPPORTUNITIES PAPER

DRAFT



## Key Issues and Opportunities

Tallangatta Township Structure Plan

Report for the Victorian Planning Authority

**Customer:**

**Victorian Planning Authority**

**Customer reference:**

Tallangatta Township Structure Plan

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1	23/07/2020	Issue number 1

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## Executive summary

The Tallangatta Township Structure Plan (Structure Plan) is one of the key guiding documents that will provide guidance to Towong Shire Council and the community about how Tallangatta Township should grow and change in the future. It will determine future land use and direct anticipated provision for residential and employment land to meet the long-term needs of the community and coordinate the provision of infrastructure.

The *Tallangatta Key Issues and Opportunities* report (the Report) provides a summary of the key issues and opportunities to be addressed as Tallangatta experiences growth. The Report builds upon the research undertaken through the *Tallangatta Background Report* to look to the future and the role that Tallangatta will play in its regional context.

The key advantages of Tallangatta include access to employment, existing town character, attractive lifestyle, affordable housing and existing infrastructure. The key issues that must be addressed through the Structure Plan include land supply, connectivity and accessibility and housing diversity. This report provides an analysis of these topics and ways they can contribute to growth in Tallangatta.

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# 1 Introduction

Ricardo have been engaged by the Victorian Planning Authority (VPA) to prepare the Structure Plan closely working with the Towong Shire Council (Council). The Tallangatta SP will guide development within the Tallangatta township to address issues and opportunities associated with growth and provide for the future needs of the community. Its role as a high-level strategy will assist Council officers, the development industry and community members in sharing a vision for Tallangatta. It will also ensure that development and infrastructure delivery is co-ordinated and located strategically.

## 1.1 Purpose of this report

The purpose of this *Key Issues and Opportunities* report is to inform the Structure Plan. It builds upon the analysis performed in the *Tallangatta Background Report*.

This report builds on key topics in the Towong Municipal Strategic Statement titled:

- Settlement (Clause 21.03)
- Environment (Clause 21.04)
- Economy (Clause 21.05)

Each Clause provides an overview of the topic and key issues, and outlines objectives and strategies to be employed to achieve the desired outcome.

Structuring the Structure Plan to follow these themes will ensure that the Strategy is aligned with the Towong Planning Policy Framework (PPF) and can implement the various objectives and strategies.



## 2 Growth context

According to 2016 census data, 935 people lived in the Tallangatta urban centre locality (UCL) mapped in **Error! Reference source not found.**. The population has a median age of 48, compared to the State median average of 37. The largest age groups were people between the ages of 50 and 74, with a particularly low proportion being between the age of 20 and 24 years. The *Tallangatta Background Report* provides a detailed summary of the population and demographics of Tallangatta.

### 2.1 Residential growth

Urban Enterprise undertook the *Tallangatta Residential and Industrial Assessment (2019)* (the UE report) to develop a detailed understanding of the towns land supply and demand situation. This report has been drawn upon by this assessment.

The assessment identifies significant residential land supply constraints in Tallangatta in recent years, with just a single unconstrained greenfield site only recently becoming available for development. As a result, recent residential development has been limited to small infill development which is almost exhausted. The supply constraints have made it difficult to understand what residential demand there is, though the assessment considers that this has contributed to the recent decline in population.

It concludes that there is likely to be unmet demand for new residential lots in Tallangatta due to a range of factors and anticipates a demand range of between 5-15 dwellings per annum in the General Residential Zone (GRZ) is appropriate. If we use this range there is between 8 and 24 years of residential land supply in Tallangatta, with likely latent demand that could result in a high take-up rate in the short term.

A key opportunity in the Tallangatta SP is to resolve issues associated with residential land supply to ensure there is 15 years available. It will also be important for the Plan to align this growth with services and infrastructure required to meet it.

*Identify and resolve residential land constraints to increase the quantum of land supply available in Tallangatta.*

*Identify infrastructure required to support the anticipated residential growth.*



**Figure 1 Residential land options**

Source: Tallangatta Residential and Industrial Land Analysis, Nov 2019, Urban Enterprise

## 2.2 Housing diversity

According to the UE report there were 444 private dwellings in Tallangatta in 2016 with 15% unoccupied. Most dwellings within Tallangatta, Towong and Wodonga are separate houses (94%), with a small number of semi-detached houses (5%).

Most dwellings in Tallangatta have three-bedrooms (55%), followed by four-bedroom (10%) and two bedrooms (16%). There were some dwellings with one-bedroom accounting for approximately 4% of housing stock in the town.

*Identify areas for alternate residential development and encourage a diversity of lot sizes.*

## 2.3 Industrial growth

There is one 3-hectare industrial precinct in Tallangatta, with two lots considered vacant accounting for around 0.2 hectares of industrial land supply.

There are a number of sites which present potential opportunities for industrial activity, including the Old Buttermilk factory which is no longer in use and covers approximately 0.5 hectares. The UE report poses the option that this site could be subdivided for further use.

In addition, there is potential for the DELWP depot to be relocated which would facilitate 3,000 square metres of zoned industrial land being made available to market.

Apart from the vacant lots in the industrial precinct, all potential industrial lots have multiple constraints that must be resolved to allow them to be used for industrial purposes. The Tallangatta SP will assess which sites are most suitable and address the constraints to ensure there is sufficient industrial land supply for the town.

*Identify the quantum of industrial land required for the town to support the residential growth.*



**Figure 2 Industrial land options**

Source: Tallangatta Residential and Industrial Land Analysis, Nov 2019, Urban Enterprise

## 3 Key advantages

Drawing on the characteristics of Tallangatta understood through the *Tallangatta Background Report* and its growth context, this section outlines the key advantages to enhancing Tallangatta's liveability.

### 3.1 Access to employment

Tallangatta's proximity to key regional towns Wodonga and Albury provide the opportunity for people to experience the residential lifestyle of a smaller town and obtain employment within a reasonable commuting distance. Wodonga is approximately a 30-minute drive and Albury a 40-minute drive.

The UE report provides an overview of the labour force in Tallangatta and identifies that between 2011 and 2016 the number of residents in Tallangatta participating in the labour force decreased by 33 residents. Likely due to the older age profile of Tallangatta, only 53% of residents were participating in the workforce in 2016.

Approximately 62% of Tallangatta residents work in the Towong Shire and 22% in Wodonga. The number of residents working in Wodonga increased between 2011 and 2016 suggesting that Tallangatta may have an increasing role as a commuter satellite town.

*Provide opportunities for employees that work in Towong Shire, Wodonga and Albury to live in Tallangatta.*

### 3.2 Existing town character

As the second of Victoria's most notable towns, there is an existing town character in Tallangatta that should be respected and continued. An increase in residents and employees offers opportunities for the town to develop and improve its physical infrastructure, and the Structure Plan will identify how this can be done to respond to the existing character. This will include objectives, strategies and actions that relate to the design of the town centre and key entrances into it.

The key aspects of the town centre development and characteristics to enhance will be investigated through the community consultation to understand those that are important to the community.

*Include strategies to enhance the existing town character whilst leveraging growth to facilitate improvements.*

### 3.3 Attractive lifestyle

A key advantage that Tallangatta offers is the attractive lifestyle of a small town with retail, community and leisure activities within walking or cycling distance. Lake Hume distinguishes the town from other regional towns with the Lake's environmental and recreational benefits. Lake frontage housing is sought after for these reasons though is currently limited. Other housing opportunities should be encouraged for people wanting to make the most of the attractive lifestyle that Tallangatta has to offer.

The Structure Plan will identify opportunities to enhance the liveability of the town such as by encouraging walking and cycling and access to Lake Hume.

*Identify opportunities to recognise and amplify the value of key community assets, such as Lake Hume and walking and cycling infrastructure.*

*Identify opportunities for housing that maximise Lake Hume frontage.*

### 3.4 Affordable housing

Tallangatta offers a relative level of housing affordability when compared to metropolitan Melbourne. According to the UE report the median house price in Tallangatta was \$275,000, approximately \$65,000 less than the median house price in Wodonga and \$45,000 less than the median house price of Indigo. The report indicates that resolving the constrained land supply of residential land in Tallangatta could lead to a decrease in the median house price.

The report also outlines the low numbers of unit and apartment sales in the Towong Shire, reflecting the limited amount of these types of housing for people. Increasing the opportunities for these types of housing could further improve housing affordability particularly for people living individually or as a couple. This further applies to the large proportion of housing that has 3 bedrooms or more.

Ensuring a consistent supply of land for residential purposes is a key element of ensuring the delivery of affordable housing.

*Monitor land supply for residential purposes in the Structure Plan to ensure housing affordability continues as a key strength for Tallangatta.*

### 3.5 Existing community infrastructure

Tallangatta has significant existing infrastructure for its size, including:

- Two primary schools
- One secondary college
- Maternal and child health centre
- 3 and 4-year-old kindergarten
- Childcare services
- Residential and Aged Care
- Allied Health services
- Hospital services
- Library
- Public swimming pool
- Parks and public spaces

Tallangatta is also located on the Murray Valley Highway which allows access to Albury and Wodonga, and a range of regional towns in all directions. This encourages the role that the town can play as a satellite commuter town.

The Structure Plan will ensure that the demands of future growth on existing infrastructure will be met and supported through an implementation plan identifying what is required and timeframes. In the town centre, the Structure Plan will enhance street infrastructure to ensure it is accessible for all members of the community, particularly those with specific needs such as people with disabilities or mobility constraints.

*Identify connection improvements between within the town centre and improvements to infrastructure to ensure accessibility for all members of the community.*

*Identify infrastructure requirements to meet expected growth and prepare an implementation guide.*

## 4 Key constraints

### 4.1 Land supply

As stated in Clause 21.03-2 and the UE report, Tallangatta has virtually no vacant residential allotments available to the market which places pressure on house prices, opportunities to maximise growth and housing opportunities for diverse groups such as those wishing to age in place. The similar situation applies to industrial land with only two vacant lots available. The UE report identifies potential industrial lots that would support a range of anticipated residential growth.

The Structure Plan will be crucial in identifying options to increase land supply and resolving some of the constraints associated with these options. It will take a staged approach to ensure that an appropriate amount of land supply is available to the market over the next 15 years.

*Identify priority development sites and resolve constraints to support them being available to the market.*

### 4.2 Amenity issues

The panel report for Towong Amendment C25 discussed issues around whether the amendment adequately responded to the need to provide buffers between existing facilities with “*adverse amenity potential*” and “*sensitive uses*” facilitated by the proposed application of the Rural Living Zone.

The relevant facilities in Tallangatta included:

- Tallangatta Wastewater Treatment Plant (WWTP) (subject to a “*Notional Sewerage Treatment Plant Buffer*” in the Tallangatta Structure Plan, Clause 21.03)
- Tallangatta pivot irrigation site (not subject to a specific buffer in the Tallangatta Structure Plan, Clause 21.03)
- Tallangatta Waste Transfer Station (WTS) (not subject to a specific buffer in the Tallangatta Structure Plan, Clause 21.03)

A number of submitters raised issues about the proposed RLZ3 rezoning on the south side of the Murray Valley Highway, Tallangatta, largely relating to sensitive uses in proximity to the abovementioned facilities. To address these concerns, the panel recommended not proceeding with the rezoning until further investigation into the buffer issues is undertaken with North East Water (NEW) and the Environment Protection Authority (EPA).

The Structure Plan will incorporate engagement with NEW and EPA to understand adequate buffers to apply to these facilities to assist in determining suitable zones and land uses in this area and regulate the establishment of sensitive uses.

*Engage with North East Water and Environment Protection Authority to investigate adequate buffers for the Wastewater Treatment Plant, pivot irrigation site and Waste Transfer Station to determine suitable zone and land uses around these facilities.*

### 4.3 Connectivity and accessibility

Tallangatta is centred around the main street town centre opposite a triangular park. To allow residents and visitors to access the town centre via bicycle or walking it's important to have good, clear connections within the town. This could involve improving pedestrian footpaths, bicycle paths or

wayfinding through the town centre, as well as a range of urban design measures to improve accessibility and connectivity.

The Structure Plan will assess and consult on desired improvements to improve connectivity and accessibility around the town centre and through the rest of the township. The assessment will take the demographics of the community into consideration such as the mobility requirements of an ageing population or people with disabilities.

Furthermore, the Structure Plan will ensure that areas earmarked for development are connected to the established areas.

*Identify connection improvements to the town centre, new residential areas and key community assets.*

## 4.4 Housing diversity

As identified in section 3.4 Affordable housing, Tallangatta and the wider Towong Shire have low numbers of unit and apartments and a high proportion of housing has 3 bedrooms or more. The Structure Plan will use the demographic assessment in the UE report to understand the types of housing required by the community in the future.

*Encourage a diversity of housing, particularly to suit the community into the future.*

## 4.5 Protection of Water Quality

All of Towong Shire is in a special water supply catchment area as identified in the *Catchment and Land Protection Act 1994*. Rural residential development is not appropriate in a special water supply catchment and development that may threaten water quality (eg septic systems) must be very carefully considered.

The EPA Victoria Code of practice – onsite wastewater management (Publication 891.4 July 2016) details that properties with more than 75% of their land area located with 300m of Lake Hume or 100m of a potable waterway pose a significant risk to water quality and should not be rezoned.

The Structure Plan will facilitate further discussion with North East Water to investigate appropriate land uses around Lake Hume.

*Engage with North East Water to determine appropriate land uses in areas adjacent to Lake Hume.*

## 4.6 Access off the Murray Valley Highway

The Murray Valley Highway runs adjacent to most of the development sites identified in the UE report. It is zoned Road Zone 1 and therefore is a major road managed and controlled by Regional Roads. Access and subdivision are controlled for adjacent land with all applications being referred to the road authority.

The Structure Plan will identify new infrastructure and upgrades required including roads and intersections. Engagement with the road authority will ensure that this infrastructure is appropriately located, and its implementation will be supported at the development stage.

*Engage with Department of Transport to identify transport infrastructure requirements to future development sites from Murray Valley Highway.*

## 4.7 Slope

Parts of land to the south of the Murray Valley Highway and in the future development sites have significant slope constraints for development. Planning practice note 37 states that buildings and works should be avoided on slopes greater than 15%. The Towong Planning Scheme has specific policy which discourages development on land with a slope greater than 20% (Clause 22.04 Steep Land).

The Structure Plan will consider slope constraints when identifying areas for future development, particularly rural residential land. Further guidance around development in these areas can be contemplated.

*Assess areas with slope constraints and implications on future development.*

## 4.8 Site-specific development issues

There are a series of issues that would be specific to either rural residential or township development to be addressed at the development stage.

### 4.8.1 Rural residential issues

Issues specific to rural residential land include:

- Bushfire Management Overlay
- Responding to slope
- Native vegetation

### 4.8.2 Township development

Issues specific to the township area include:

- Native vegetation
- Access into the development site
- Servicing



## 5 Issues and opportunities

Growth in Tallangatta will require addressing a number of issues and opportunities. The Structure Plan aims to develop a vision which draws upon the existing character and environment and positively addresses the range of issues and opportunities to strengthen the role of the town. As identified in section 1.1 of this report, the issues and opportunities component will be addressed within the following categories which have been drawn from the Towong Planning Scheme:

- Settlement
- Environment
- Economy

An additional section has been included to ensure that the Structure Plan addresses infrastructure requirements.

Settlement	
<b>Population growth and land supply</b>	There is an opportunity for Tallangatta to grow and offer housing for more residents seeking an alternate lifestyle to larger cities and towns. There is zoned and unzoned land in suitable locations appropriate for residential purposes.
<b>Housing type</b>	Dwelling growth provides opportunities to diversify housing product, which offers residents the chance to age in place or housing for different people.
<b>Development fronts</b>	Direction is required to ensure infrastructure coordination and delivery and urban consolidation.
<b>Housing affordability</b>	An increased supply of housing can support housing affordability.
<b>Town character</b>	It's important to ensure that new development responds to the existing character of the town.
<b>Social services</b>	Support the expansion of social services in the town.

Environment	
<b>Bushfire</b>	The resilience of settlements and communities should be strengthened through bushfire risk-based planning that prioritises the protection of human life.
<b>Water</b>	Lake Hume is clearly an important asset to the community, and efforts to preserve its environmental qualities, including water quality, whilst also allowing the community to have good access to the Lake.
<b>Changing climate</b>	Ensuring vegetation throughout the town can support Tallangatta as it experiences a changing climate.
<b>Flooding</b>	Ensure new development along the waterway is responsive to flooding issues.
<b>Open space</b>	Ensure that new development includes open space.

Economy	
<b>Employment land</b>	Ensure adequate employment land supply to support any residential growth.
<b>Tourism</b>	Leverage the tourist peak seasons by providing connections between tourist destinations and the High Street.
<b>High Street</b>	Ensure that the High Street maintains its character and attractive streetscape.

Infrastructure	
<b>Community</b>	Community infrastructure must be planned for to support an increase in population.
<b>Walking &amp; cycling</b>	New development offers opportunities for new walking and cycling infrastructure, particularly connections along the lake frontage and into town.
<b>Transport</b>	<p>It is important to ensure new developments are appropriately connected with transport links.</p> <p>Access arrangements off Murray Valley Highway into new developments must be consulted on with the Department of Transport.</p>

## 6 Conclusion

As informed by the issues and opportunities outlined in this report, the following steps will inform the preparation of the Structure Plan:

- Identify and prioritise residential and employment land supply quantum and locations.
- Revise the study area boundary to include new development sites.
- Outline requirements and guidelines for new development.
- Identify opportunities and constraints in the growth of the town centre to be considered in future strategic work.
- Resolve constraints associate with priority residential and employment land.
- Engage with key agencies to further understand these constraints and seek resolutions.



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## APPENDIX 2 – TALLANGATTA BACKGROUND REPORT

DRAFT



## Tallangatta background report

Tallangatta Township Structure Plan

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Report for Victorian Planning Authority

**Customer:**

**Victorian Planning Authority**

**Customer reference:**

Tallangatta Township Structure Plan

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## Executive summary

The *Tallangatta background report* has been prepared for the Victorian Planning Authority (VPA).

Tallangatta is a service centre for the west of Towong Shire and a satellite of Albury-Wodonga. Albury-Wodonga is anticipated to grow by an additional 35,000 people over the next 20-50 years. Evidence suggests that newer residents in Tallangatta primarily originated from Wodonga and an increasing number of Tallangatta residents work in Albury-Wodonga. Tallangatta is anticipated to grow due to its lifestyle and amenity offer, benefitting from its proximity to Albury-Wodonga thereby making liveability and amenity an important objective for future planning (including the town centre) which will need to be explored and realised as part of this project.

The Urban Enterprise Analysis identified there are two main classifications of people in Tallangatta, including older, existing residents who have lived in Tallangatta for many years (typically retirees and smaller households) and new residents who commute to work in Wodonga (typically younger families with larger households). This suggests that while Tallangatta has opportunities to grow with young families, it also has an existing ageing population placing competing demands on community services.

The Analysis also identifies market demand for families, first home buyers and retirees however lack of supply has restricted development. Therefore, future planning needs to ensure diverse housing types can be provided (e.g. smaller houses/townhouses/flats, family homes, rural lifestyle).

The Tallangatta Township Structure Plan (Structure Plan) is one of the key guiding documents that will provide guidance to Towong Shire Council and the community about how Tallangatta Township should grow and change in the future. It will determine future land use and direct anticipated provision for residential and employment land to meet the long-term needs of the community and coordinate the provision of infrastructure. The background report will be critical in understanding how this can occur.



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# 1 Introduction

Ricardo Energy, Environment and Planning have been engaged by the VPA to prepare the Tallangatta Township Structure Plan. The Structure Plan will guide land use and development in the Tallangatta Township.

The *Tallangatta background report* provides an analysis of current conditions and trends in Tallangatta and the surrounding region. It summarizes the town's regional and local context, the applicable planning framework, existing planning controls and policy and legislative and other planning considerations.

This Report will inform the *Tallangatta Key Issues and Opportunities* report and subsequently inform the Structure Plan.

## 2 About Tallangatta

### 2.1 Regional context

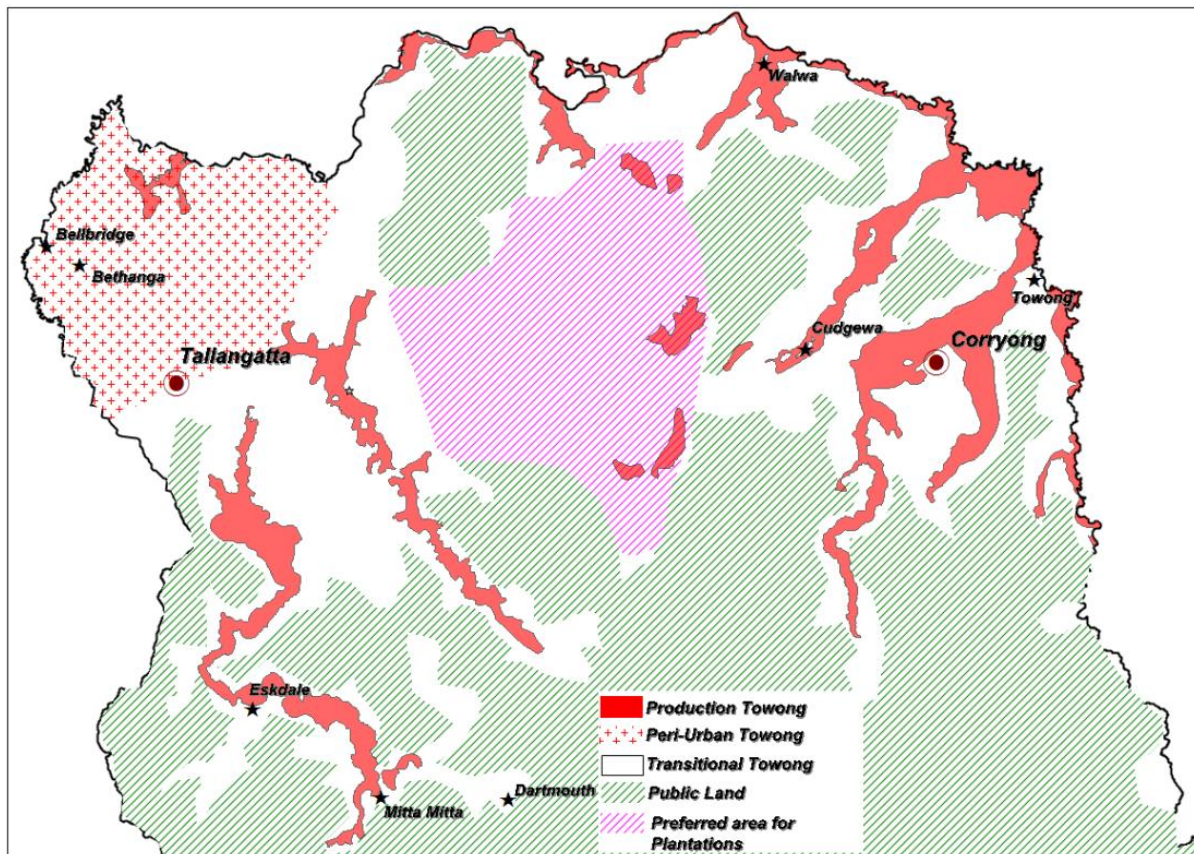
Towong Shire is a rural municipality in far north-east Victoria and is bounded by the Murray River to the north and east, the East Gippsland and Alpine Shires to the south, and Indigo Shire and the City of Wodonga to the west. It occupies an area of 6,635 square kilometres.

Today the Shire is characterised by having an ageing population with low birth rates and modest inward migration. Young people generally leave the Shire to seek employment and education opportunities as the employment sectors become outdated.

The Shire water catchment supplies high quality water for the Murray River which supports agriculture, communities and cities elsewhere in Victoria, New South Wales and South Australia. The entire Shire is within a declared Special Water Supply Catchment and contains significant wetland types and important waterways as identified in the North East Regional River Health Strategy.

Tallangatta is located in the western part of the Shire, on the border of 'Peri Urban' Towong as identified in Clause 21.02-5 of the Towong Planning Scheme. Peri-Urban Towong is land that is located within the 40-minute travel/commute time of nearby Albury-Wodonga where rural residential development is to be encouraged.

Towong Shire is one of the most productive agricultural areas within the region, though its economy is heavily dependent on this sector. Its tourism sector is focussed on key waterways, the Alpine National Park, nearby Kosciusko National Park, various State and National Parks, Hume and Dartmouth Dams and the legend of the "Man from Snowy River".



**Figure 1 Towong Shire Strategic Framework Plan**

Source: Clause 21.02-6 Towong Planning Scheme

## 2.2 Local context

Tallangatta is the 2<sup>nd</sup> largest town in the municipality after Corryong, and is often known as “the Town that moved” after it moved eight kilometres to allow for the expansion of the Hume Weir in the 1950s, and now represents planning and design elements of that era.

Its proximity to Albury-Wodonga offers an attractive lifestyle for residents wishing to commute to the regional centre for employment, with its affordable housing and lakeside picturesque location. The Towong Planning Scheme identifies the scarce vacant residential allotments available to the market and highlights that the situation needs “urgent resolution”. Furthermore, with the anticipated demographic change to residents there is a need for a broader range of community services, such as child-care services and improved tourist accommodation.

## 2.3 History of the town

The original inhabitants and traditional owners of the Murray River area near Albury and Wodonga are the Wiradjuri, Wavereoo and Dhudhuroa people. Albury was a resettlement area in the 1970’s and many Aboriginal people moved to the area at this time, particularly from western NSW.

European settlement of the area dates back to the 1830s. It wasn’t until the 1850s when growth increased on the back of the gold rush, leading to the establishment of several townships. Gradual growth continued into the end of the century, with the township of Corryong becoming the largest town in the Shire.

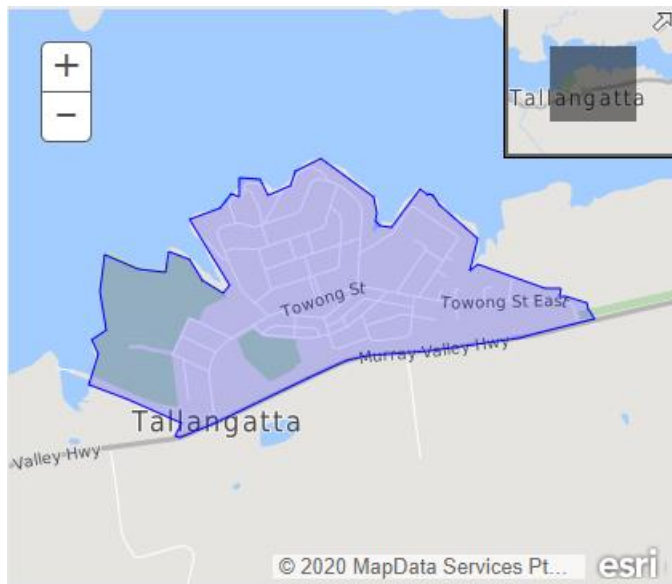
Tallangatta was relocated 8 kilometres to the west in 1956, with the move of 2 hotels, 4 petrol stations, shops and businesses, 4 churches, over 900 residents and associated public amenities. The original location was flooded under 6 feet of water to allow for the expansion of the Hume Dam.

## 2.4 Snapshot of Tallangatta

### 2.4.1 People




According to 2016 census data, 935 people lived in the Tallangatta urban centre locality (UCL) mapped in Figure 2. The population has a median age of 48, compared to the State median average of 37.

The largest age groups were people between the ages of 50 and 74, with a particularly low proportion being between the age of 20 and 24 years.



**Figure 2 Tallangatta UCL boundary**

Source: MapData Services Pty Ltd (MDS), PSMA Australia Limited, 2020

	<b>People</b>	<b>935</b>
	Male	50.1%
	Female	49.9%
	Median age	48
	<b>Families</b>	<b>235</b>
	Average children per family for families with children	1.7
	for all families	0.5
	<b>All private dwellings</b>	<b>461</b>
	Average people per household	2.1
	Median weekly household income	\$1,014
	Median monthly mortgage repayments	\$1,083
	Median weekly rent	\$193
	Average motor vehicles per dwelling	1.7

**Figure 3 2016 Census QuickStats for Tallangatta UCL**

Source: MapData Services Pty Ltd (MDS), PSMA Australia Limited, 2020

## 2.4.2 Employment

There were 390 people who reported being in the labour force in the week prior to Census night in Tallangatta. Of these, 49.5% were employed full time, 32.8% were employed part-time and 6.9% were unemployed. In comparison to the Victorian statistics, Tallangatta has a lower rate of people working full-time, a slightly higher rate of people working part-time and a larger rate of people away from work. Unemployment rates are relatively similar.

## 2.4.3 Housing

In 2016 the town comprised 235 families living across 377 (occupied) private dwellings. The total number of private dwellings in Tallangatta is 461 with approximately 67 unoccupied (or 15.1%). Of the occupied private dwellings, 93.6% were separate houses, 4.5% semi-detached, row or terrace houses, townhouses etc. 0% flats or apartments and 1.9% were other dwellings. This demonstrates the potential need for a diversity of housing product depending on community forecast needs. Similarly, approximately 76% of occupied private dwellings had 3 or more bedrooms, with only 3% having 1 bedroom.

## 2.4.4 Character

Tallangatta was recognised by the National Trust of Australia (Victoria) as the second Notable Town in Victoria, a designation which recognises that the town epitomises an aspect of architectural, political, economic, social or cultural development of the State and possesses an exceptional degree of environmental quality, homogeneity of design, or architectural excellence. The National Trust believes that Tallangatta possesses all of these aspects to a high degree.

As a result of the town being relocated, it provides an example of urban planning and the design style of the 1950s. It is architecturally significant with its combination of older civic and residential buildings laid out on a modern plan.

RBA Architects & Conservation Consultants undertook a heritage study of the town in 2009 as part of a wider study of the Shire which led to the protection of some heritage sites (refer



Figure 4).

Building on from this legacy, the Towong Planning Scheme identifies opportunities to enhance the town's character. These include streetscape improvements to create a more vibrant and attractive town and improving public facilities to strengthen visitor and residential amenity. Further, it is identified that there is a need for the development of a management plan for the foreshore environment below Queen Elizabeth Drive and Lakeside Drive to address the areas underutilisation.



**Figure 4 Heritage locations**

Source: State Government of Victoria, VicPlan

## 2.5 Commercial areas

As a result of the relocation in the 1950s, the town was laid out with approximately 700 metres of Commercial 1 Zone and Mixed-Use Zone frontage to Towong Street. This has created an elongated 'main street' style commercial precinct, reflective of the citizens ambitions for Tallangatta.

The proximity of Tallangatta to Albury and Wodonga creates difficulties in the commercial activities that it can offer. The Towong Planning Scheme describes the need to consider other non-commercial uses to assist the viability and vitality of the streetscape.

## 2.6 Drainage and flooding

Tallangatta is located on the Mitta Arm of Lake Hume.

Goulburn-Murray Water are responsible for managing the waterways adjacent to Tallangatta.

The planning process should seek comment from Goulburn-Murray Water and the North East Catchment Management Authority. These agencies might have an interest in the Structure plan given the extensive interface with Lake Hume.

## 3 Planning policy framework

The planning policy framework sets out state and local planning policies and provisions across the state and for each local government area.

### 3.1 Planning Policy Framework (PPF)

The PPF addresses strategic issues of State importance. A comprehensive set of Clauses are relevant to the NGMS, though the following Clauses are key considerations in its preparation:

Clause 11.01-1R Settlement Hume – To support growth and development in other existing urban settlements and foster the sustainability of small rural settlements.

Clause 11.02-3S Sequencing of development - To manage the sequence of development in areas of growth so that services are available from early in the life of new communities.

Clause 11.03-6S Regional and local places – To facilitate integrated place-based planning. Integrate relevant planning considerations to provide specific direction for the planning of sites, places, neighbourhoods and towns. Further consider the distinctive characteristics and needs of regional and local places in planning for future land use and development.

Clause 12.03-1S River corridors, waterways, lakes and wetlands – To protect and enhance river corridors, waterways, lakes and wetlands. This involves protecting the environmental, cultural and landscape values of all water bodies and wetlands, and ensuring development responds to and respects these areas.

Clause 13.01-1S Natural hazards and climate change – To minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.

Clause 13.02-1S Bushfire planning - To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

Clause 13.03-1S Floodplain management – To assist the protection of life, property and community infrastructure from flood hazard.

Clause 13.07-1S Land use compatibility - To safeguard community amenity while facilitating appropriate commercial, industrial or other uses with potential off-site effects.

Clause 14.01-1S Protection of agricultural land - To protect the state's agricultural base by preserving productive farmland.

Clause 15.01-1S Healthy neighbourhoods - To achieve neighbourhoods that foster healthy and active living and community wellbeing.

Clause 15.01-5S Neighbourhood character - To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Clause 15.01-6S Design for rural areas - To ensure development respects valued areas of rural character.

Clause 16.01-5S Rural residential development – To identify land suitable for rural residential development.

Clause 17.01-1R Diversified economy – Hume - Encourage appropriate new and developing forms of industry, agriculture, tourism and alternative energy production.

Clause 17.02-1S Business - To encourage development that meets the community's needs for retail, entertainment, office and other commercial services.

Clause 17.03-1S Industrial land supply - To ensure availability of land for industry.



Clause 17.04-1S Facilitating tourism - To encourage tourism development to maximise the economic, social and cultural benefits of developing the state as a competitive domestic and international tourist destination. Particular strategies have been development for the Hume region in Clause 17.04-1R.

Clause 17.04-2S Coastal and maritime tourism and recreation – To encourage suitably located and designed costal, marine and maritime tourism and recreational opportunities.

Clause 18.01-1S Land use and transport planning - To create a safe and sustainable transport system by integrating land use and transport.

Clause 18.02-3S Road system - To manage the road system to achieve integration, choice and balance by developing an efficient and safe network and making the most of existing infrastructure.

Clause 19.02-4S Social and cultural infrastructure - To provide fairer distribution of and access to, social and cultural infrastructure.

## 3.2 Local Planning Policy Framework (LPPF)

Clause 21.01 Municipal profile – describes the Shire in terms of settlement, environment, economy and 'Peri Urban' Towong.

Clause 21.02 Vision – outlines Council's corporate vision, as well as the Shire's vision for economy, environment, settlement, rural land use planning, and contains the Shire strategic framework plan.

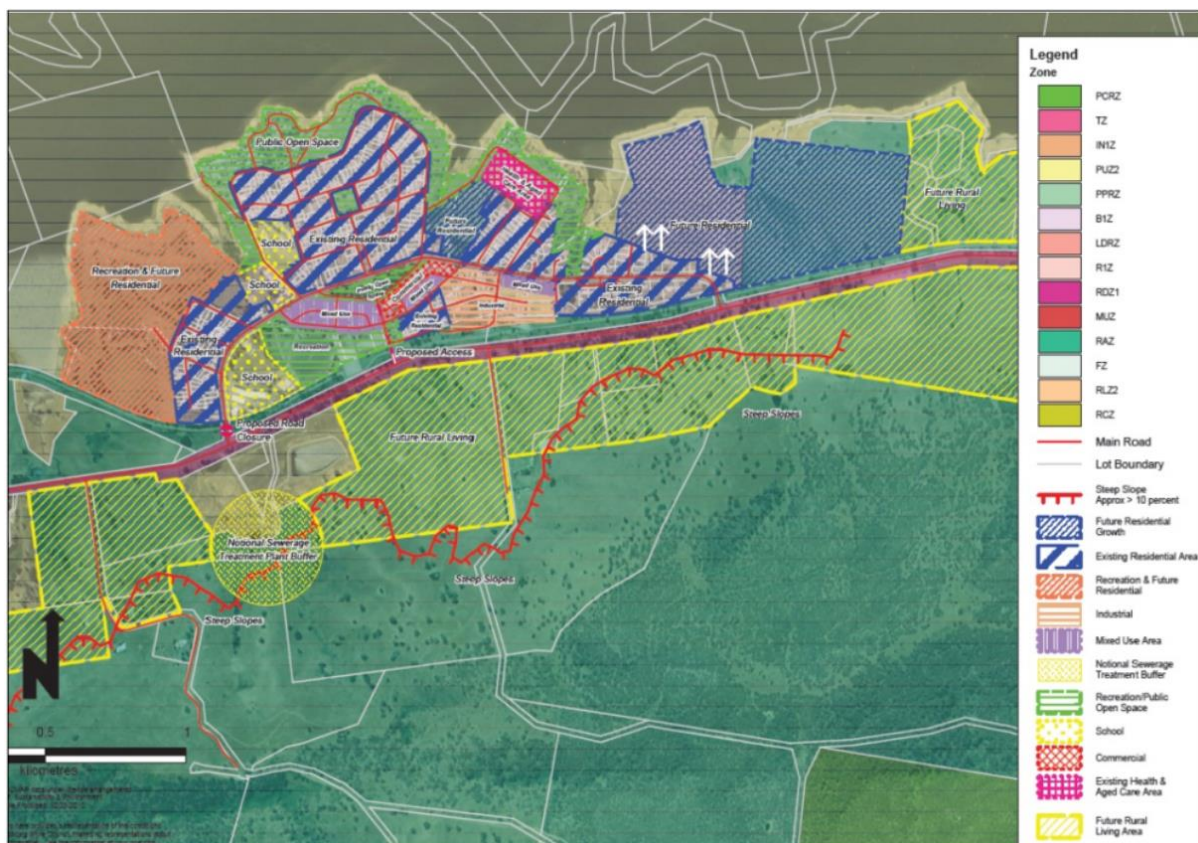
Clause 21.02 Sustainable Settlement – seeks to establish a strategic approach to future settlement across the municipality that acknowledges and provides for different residential market segments including:

- Standard residential lots in sewerred townships
- Higher density residential development in sewerred towns
- Low density residential lots in un-sewerred townships
- Rural residential type lots on the margin of existing townships and settlements and within proximity of urban facilities and services.

A series of strategic actions are listed in Clause 21.02, along with the existing Tallangatta Structure Plan (shown in Figure 5).

- Ensure development occurs in accordance with the Tallangatta Structure Plan.
- Implement the Council adopted recommendations of the *Tallangatta Tomorrow* plan for Tallangatta.
- Undertake rezoning's to progressively implement the Tallangatta Structure Plan. In particular the following:
  - Commercial 1 Zone (C1Z) to Mixed Use Zone (MUZ) in areas of central Tallangatta between Akuna Avenue and Towong Street.
  - Industrial 1 Zone (IN1Z) to Mixed Use Zone (MUZ) at Towong St East between Wagara St and Waller St.
  - Public Park and Recreation Zone (PPRZ) to General Residential Zone at vacant land on Lakeside Drive.
  - Rural Activity Zone (RAZ) to Rural Living Zone (RLZ) on land surrounding the town to the south, east and west, subject to further consideration of bushfire risk.
- Apply the Development Plan Overlay to all vacant residential land.
- Remove the Significant Landscape Overlay from land to be zoned General Residential Zone on Lakeside Drive.
- Encourage residential diversity to cater for the changing demography of the town by providing diversity of dwelling choice in order to cater for a variety of housing needs.

- Pursue an alternative town entrance through the use of an extension to Banool Road.
- Undertake further analysis of the Golf Course and Showgrounds sites.
- Improve the infrastructure capacity of the urban area to accommodate further growth and development.
- Establish a clear urban growth area, to be located between the Murray Valley Highway and Lake Hume and contain all development within these boundaries.
- Encourage further tourist accommodation development within the township area.
- Provision of appropriate separation distances from the wastewater treatment facility utilising recommended EPA approved buffer distances to avoid adverse impacts from residual odour emissions.



**Figure 5 Tallangatta Structure Plan**

Source: Clause 21.03-4 of the Towong Planning Scheme

Clause 21.04 Environment – seeks to address environmental hazards, water, biodiversity and native vegetation, soils and steep land, significant landscapes, heritage, farmland of strategic significance, and climate change.

Clause 21.05 Economy – addresses employment, tourism, timber plantations, agriculture and economic changes within the western part of the Shire.

Clause 22.05 Urban and Township development policy - this policy applies to development and subdivision within all townships. It seeks to promote a wider range of housing types by providing support for residential diversity, protection of residential amenity and adequate provision of infrastructure for development in these areas. A range of requirements for new development must abide by requirements relating to infrastructure, streetscapes and township entrances, medium density housing and public open space.

---

Clause 22.09 Industrial Development policy – this policy applies to all industrial development within land zoned Industrial 1 Zone and Mixed-Use Zone. It seeks to maintain a positive industry and investment attraction program to grow employment opportunities.

## 4 Strategies and Studies

There are a number of policies, strategies and studies which have relevance to the Structure Plan. They are summarised in this section.

### 4.1 Towong Shire Council Plan, 2017-21

The *Strathbogrie Shire Council Plan* describes Council's upcoming objectives and strategies to give effect to the Shire's vision. The vision for the Strathbogrie community is "We will be a World Class small Council and Towong Shire will be the ideal place to live".

### 4.2 Hume Regional Growth Plan 2014

The *Hume Regional Growth Plan 2014* (Victorian Government) demonstrates a regional approach to land use planning in the Hume Region, including the Alpine, Benalla, Greater Shepparton, Indigo, Mansfield, Mitchell, Moira, Murrindindi, Strathbogrie, Towong, Wangaratta and Wodonga municipalities.

The Hume Strategy vision for the region is:

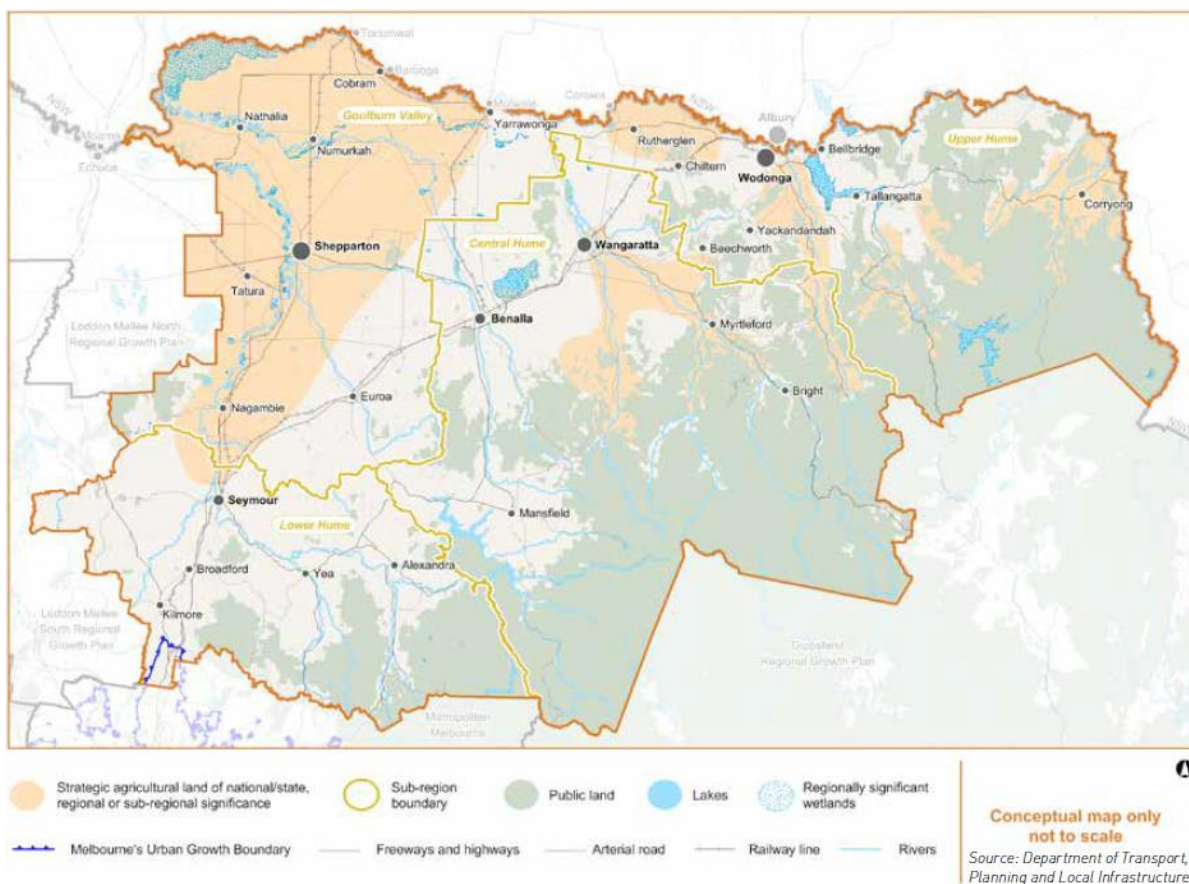
*The Hume Region will be resilient, diverse and thriving. It will capitalise on the strengths and competitive advantages of the four sub regions, to harness growth for the benefit of the region and to develop liveable and sustainable communities.*

The land use planning principles derived from the Hume Strategy are:

- Efficient and sustainable settlements
- Sustainable rural communities
- A healthy environment and a celebrated heritage
- Healthy, vibrant, resilient communities
- A thriving and dynamic economy
- A mobile and connected region

Towong, Indigo and Wodonga municipalities make up the Upper Hume Region, with Wodonga identified to accommodate majority of the population growth of approximately 35,000 people over 20-50 years. Tallangatta is nominated as a key sub regional settlement likely to accommodate some growth with its proximity to Wodonga and lifestyle opportunities. It notes that the Towong Shire is forecast to gain 300 people between 2011 and 2031.

Wodonga is identified as being the major economic area with the opportunity to attract a range of commercial and industrial sectors. No specific industrial nor commercial guidance is specified for Tallangatta.



**Figure 6 Hume region strategic agricultural land**  
 Source: Hume Regional Growth Plan 2014, Victorian Government

### 4.3 Tallangatta Revitalisation Strategy ‘Tallangatta Tomorrow’, 2012

As part of the Tallangatta Revitalisation Strategy, Towong Shire Council appointed ClarkeHopkinsClare Architects to engage with the local community to develop ‘Tallangatta Tomorrow’, a strategy to help Tallangatta become a thriving town.

The intention of the project was to set goals and initiatives over a 5-15-year period and set priorities. It involved extensive township-wide planning and consultation with the community.

A number of key projects identified through the project consultation have received government funding, including:

- Tallangatta Eco-Education and Integrated Services Centre
- Tallangatta Multi-Sport Precinct
- Sandy Creek Rail Bridge
- Tallangatta Bowls Club redevelopment
- Tallangatta Lookout redevelopment; and
- Lord’s Hut relocation.

To date, the plan has led to the delivery of \$15 million of community-initiated projects.



**Figure 7 Tallangatta Masterplan detailed design visualisation**

Source: Tallangatta Revitalisation Strategy, Clarke Hopkins Clarke Architects (2012)

## 4.4 Destination Tallangatta

In 2015, Council was awarded \$1 million from the Australian Government to initiate 'Destination Tallangatta' aimed at revitalising shopfronts and streetscape works. The objective of the project is to provide economic benefits to the Tallangatta Township, foreshore and Holiday Park, linking recreational, shopping, tourism, health, education and residential precincts. Many of these projects were identified in 'Tallangatta Tomorrow'.

The project involved community engagement to inform the upgrade works, including artwork proposals in the CBD area. It also involved upgrading a section of Towong Street by widening the road, additional kerb and gutter to both sides and stormwater drainage works to the existing open channel. Improvements to footpaths and crossing points were also included to improve pedestrian safety.

## 4.5 Tallangatta Residential and Industrial Land Analysis

Towong Shire Council engaged Urban Enterprise to undertake an analysis of residential and industrial land in Tallangatta and assess potential future land options for growth. This was largely borne out of Amendment C25 which sought to rezone land to Rural Living Zone Schedule 3. The Panel recommended that before some of the proposed rezonings proceed, Council prepare additional strategic justification and refine the quantum of land that is involved.

### 4.5.1 Residential

The report provides a profile of the Tallangatta population and demographics. In 2016, the town had 935 residents, decreasing by 0.4% since 2011 (or 20 people). It suggests that Tallangatta is strategically positioned to leverage population growth moving further east in the Shire from Wodonga

and Albury. It also suggests that the reason Corryong and Towong Shire had increases in population but not Tallangatta could be due to residential land supply constraints.

Urban Enterprise estimate that there was approximately 64.21 hectares of land zoned General Residential, of which 20.74 hectares is considered vacant. Of the 278.67 hectares of Rural Living Zone around 35.72 hectares were considered vacant, and of the 2.74 hectares zoned mixed use around 0.07 hectares were considered vacant.

ZONE	GRZ1	IN1Z	RLZ2	MUZ	C1Z
Occupied land (ha)	43.48	2.81	242.95	2.67	1.72
Vacant land (ha)	20.74	0.20	35.72	0.07	0.00
Total	64.21	3.01	278.67	2.74	1.72

**Table 1 Residential land area by zone**

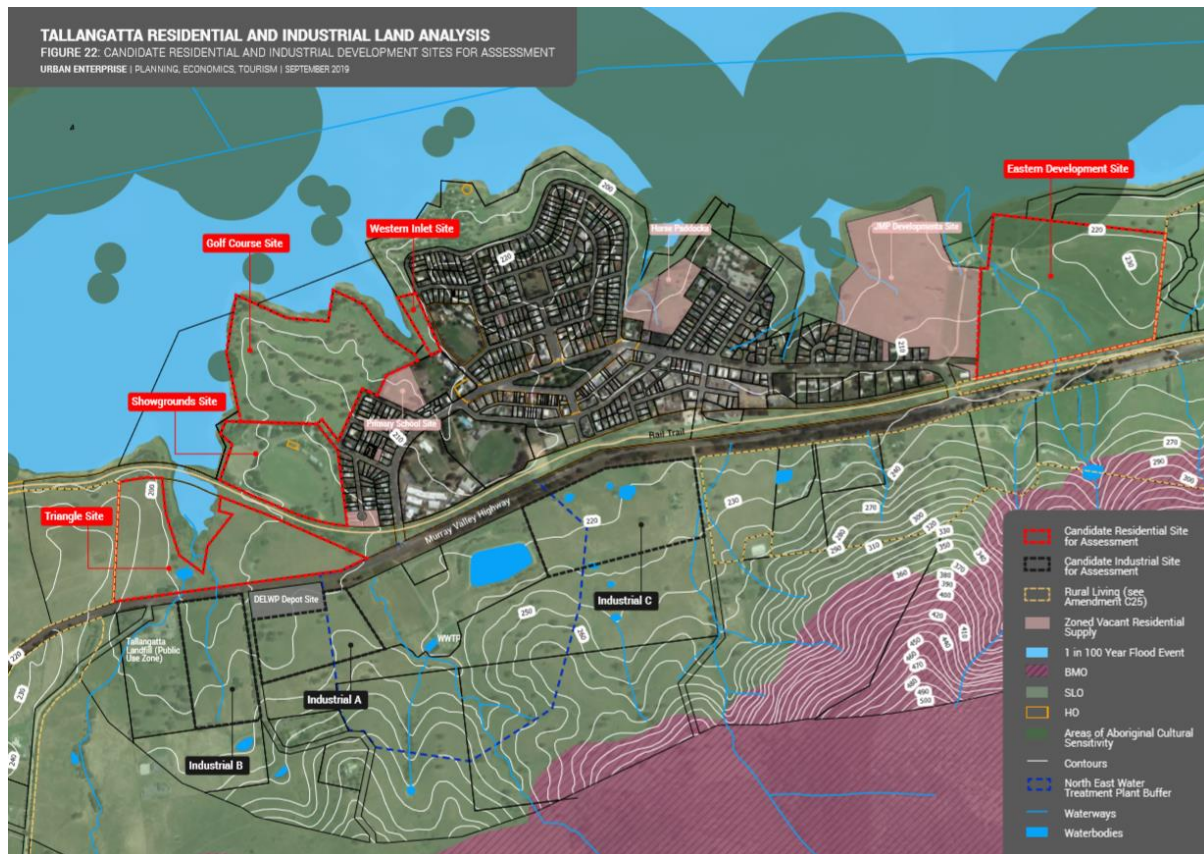
Source: Towong Shire Council, 2018

Figure 8 shows the potential zoned residential development site opportunities in Tallangatta. The report details the opportunities and constraints associated with each potential development site. The key findings of the report show that the ‘Fisher site’ has recently become available for residential development, representing the only unconstrained greenfield site in the town. The report concludes that until this site is approved and constructed, supply shortages will remain that could result in increased demand for new housing.

As most of the recent residential supply has been through infill lots, at this point few infill lots remain.

Residential land available to the market has typically lacked high amenity and has not been catered towards families, first home buyers and retirees.

There is current potential for 120 lots which could be made available to the market, though it could increase to 152 if two development parcels are divested from existing occupied sites.



### Figure 8 Candidate Residential and Industrial Development Sites for Assessment

Source: Tallangatta Residential and Industrial Land Analysis, Urban Enterprise 2019

In relation to dwelling demand, the report concludes that many factors suggest future demand for residential housing could be strong. It recommends a demand range of between 5 and 15 dwellings per annum in the GRZ. Based on this rate, there is estimated to be between 8 and 24 years of residential land supply in Tallangatta, likely to be taken up towards the end of the term due to immediate supply constraints.

#### 4.5.2 Industrial

The report estimates that there was approximately 3 hectares of industrial zoned land in Tallangatta, of which 0.2 hectares was vacant. There is also approximately 2.74 hectares of land zoned MUZ (0.07 vacant) and 1.72 hectares of C1Z (0 vacant).

	IN1Z	MUZ	C1Z
Occupied land	2.81	2.67	1.72
Vacant land	0.20	0.07	0.00
<b>Total</b>	<b>3.01</b>	<b>2.74</b>	<b>1.72</b>

**Table 2 Industrial land area by zone**

Source: Towong Shire Council, 2018

Tallangatta has an industrial precinct to the east of the town centre which provides approximately 3 hectares of IN1Z land. Two lots are considered vacant and provide approximately 0.2 hectares of industrial land supply. The Old Buttermilk factory presents the most opportune industrial development site of 0.5 hectares, totalling 0.7 hectares of potential industrial land.

There are various development constraints including site ownership, current on-site activity, sensitive land use interfaces, current improvements and potential contamination. Until these constraints are resolved the industrial land supply in Tallangatta remains at zero.

The Department of Land, Water, Environment and Planning are planning to relocate their depot to a site west of Tallangatta which could open up existing industrial land of 3,000 square metres to the market.

An assessment of future local industrial demand used the jobs/population ration applied to population growth to calculate projected demand of 12 to 37 industrial jobs by 2041 (based on a population growth range). Based on the average employment density of the town, this would require additional land between 0.15 and 0.4 hectares.

## 4.6 Plan Melbourne 2017-2050

*Plan Melbourne 2017-2050* (Department of Environment, Land, Water and Planning) outlines the Victorian Government's plan to manage growth in the State up to the year 2050. It seeks to integrate long-term land use, infrastructure and transport planning to meet the city's future environmental, population, housing and employment needs. The plan includes seven outcomes to set the directions and policies, with Outcome 7 seeking to achieve that 'regional Victoria is productive, sustainable and supports jobs and economic growth.' The two actions to achieve this are to invest in regional Victoria to support housing and economic growth and to improve connection between cities and regions.

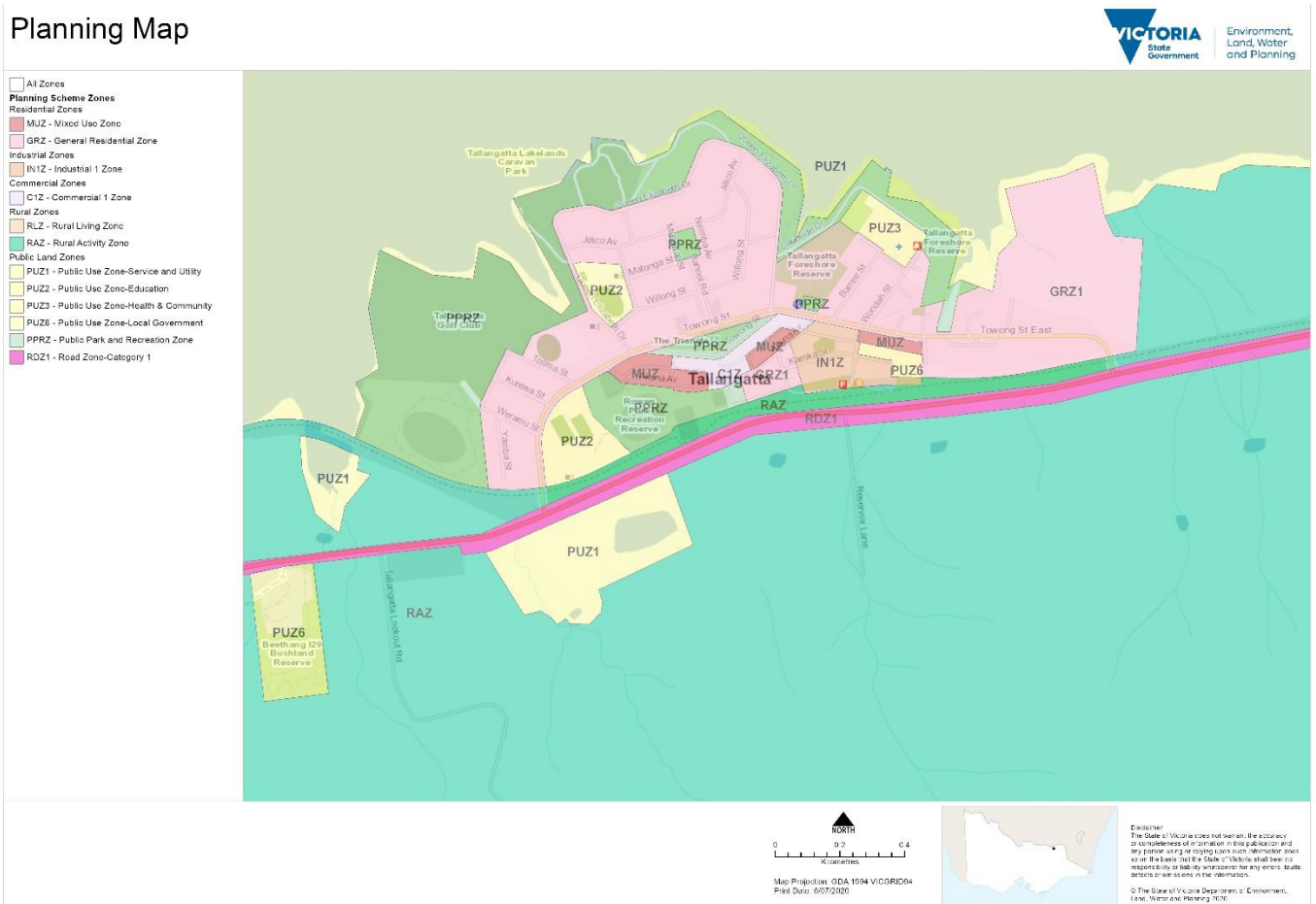


# 5 Existing planning controls

## 5.1 Existing zoning

Tallangatta currently includes the following land use zones:

- General Residential
- Mixed Use Zone
- Industrial 1
- Commercial 1
- Public Use 1 – Service and Utility
- Public Use 2 – Education
- Public Use 3 – Health and Community
- Public Use 4 – Transport
- Public Use 6 – Local Government
- Public Park and Recreation
- Road – Category 1
- Rural Activity Zone



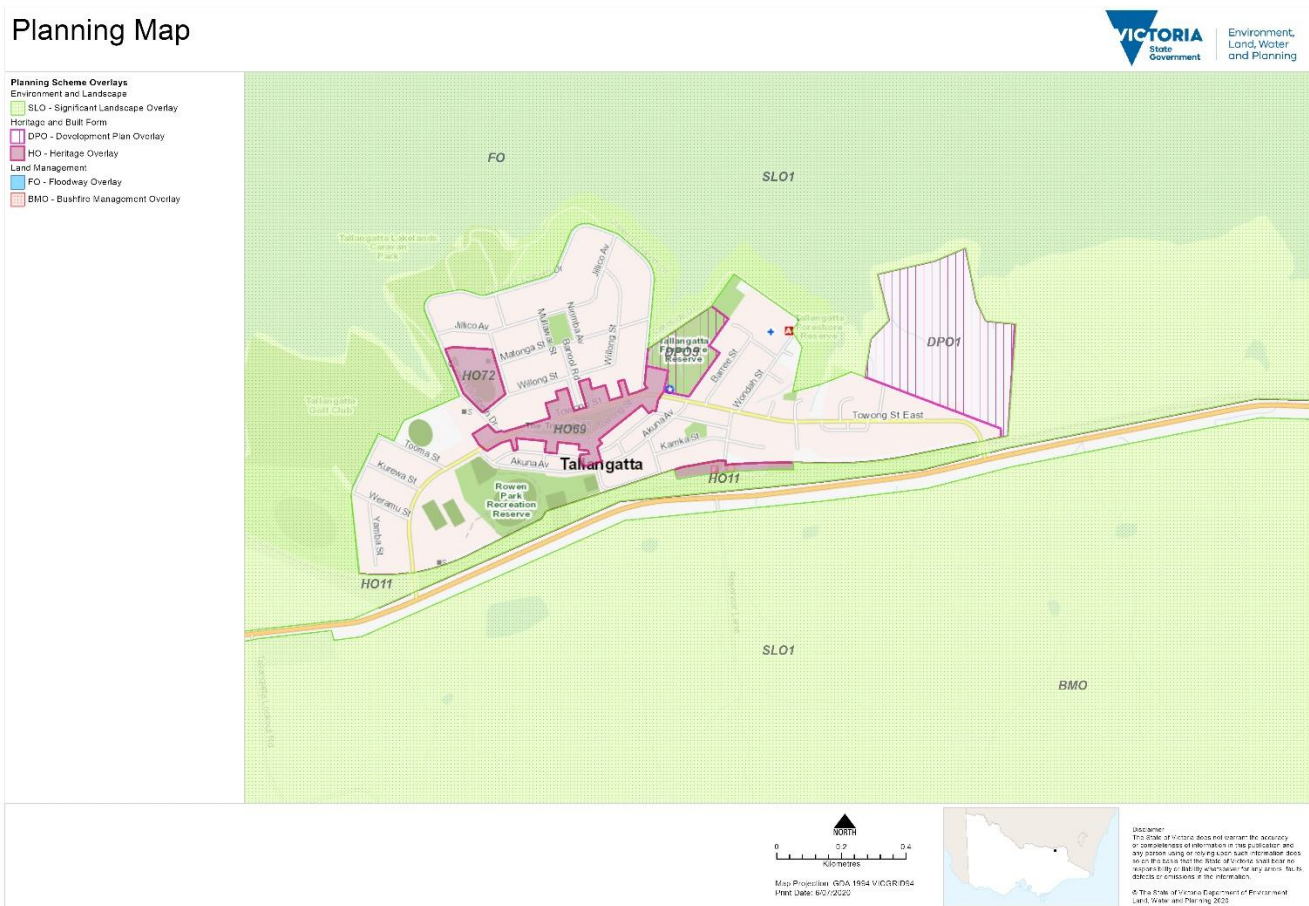
**Figure 9 Tallangatta Township Zoning**

Source: State of Victoria Department of Environment, Land, Water and Planning 2020

## 5.2 Existing overlays

Tallangatta currently contains the following planning overlays:

- Development Plan
- Heritage
- Floodway
- Land Subject to Inundation
- Bushfire Management
- Significant Landscape



**Figure 10 Tallangatta township overlays**

Source: State of Victoria Department of Environment, Land, Water and Planning 2020

## 6 Review of relevant legislative and policy changes

### 6.1 Local

#### 6.1.1 Draft Amendment C25

Amendment C25 to the Towong Planning Scheme applied the Rural Living Zone to extensive areas of the Shire, particularly in the north-western area and in association with various towns. The Amendment builds on earlier amendments, including Amendments C14 and C31 that introduced planning frameworks for the Shire's rural areas and towns. It also implements various findings and recommendations drawn from two key strategic documents: the Towong Shire Rural Land Use Study 2010 and the Towong Shire Settlement Strategy 2010.

The Panel Report recommended that the Amendment be adopted, subject to various changes to address specific issues. The most significant of these changes related to the proposed application of the Rural Living Zone Schedule 3 to the area immediately south of Tallangatta. Rural living development in this area is compromised by the need to provide buffers to various public infrastructure facilities and this issue has not been adequately dealt with in the Amendment. The Panel recommended that some of the proposed rezonings in this area not proceed until Council further investigates the need for, and extent of, buffers, and the implications of the buffers for determining which sites and areas might be suitable for rural living development.

The following deletions relevant to the Tallangatta Structure Plan were made from the amendment:

- Delete the rezoning of land from Rural Living Zone Schedule 2 to Rural Living Zone Schedule 3 on the south side of the Murray Valley Highway, south-west of Tallangatta.
- Delete the rezoning of land from Rural Activity Zone to Rural Living Zone Schedule 3 on the south side of the Murray Valley Highway, south-west of Tallangatta.

The Tallangatta Structure Plan will address the issues identified by the Panel during the C25 amendment.

### 6.2 State

#### 6.2.1 Amendment VC140 – Bushfire State Planning Policy

In December 2017 an Amendment made updates to the SPPF to provide directive strategies to manage bushfire risk in planning and decision making. The operation of the SPPF was amended via Clause 10.04 Integrated decision making to ensure that the protection of human life is prioritised over all other policy considerations in areas subject to bushfire risk.

Further, Clause 13.05 Bushfire was amended such that the objective of bushfire planning policy in Victoria is to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life. The strategies relate to land within a designated Bushfire Prone Area (BPA), subject to a Bushfire Management Overlay (BMO) or proposed to be used or developed in a way that may create a bushfire hazard. In settlement planning, responsible authorities must not approve and strategic planning document, local planning policy, or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more than a BAL- 12.5 rating under Australian Standard 3959-2009.

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## 7 Conclusion

This report provides an analysis of current conditions in Tallangatta and looks at current trends that are impacting the town. The town offers an alternative lifestyle to those on offer in the local and regional context and attracts permanent residents and visitors of various demographics. Analysing historical and regional population change, it is evident that the town is likely to experience growth in the future which can be accommodated in appropriate locations around the existing township.

According to census data, approximately 935 people lived in the central area of Tallangatta in 2016. The town has an ageing population with particularly low numbers of people between the age of 20 and 24. Generally in recent years young families and elderly people have made up the majority of the population. The Structure Plan will balance the needs of these key groups.

Tallangatta has been recognised by the National Trust of Australia (Victoria) as the second Notable Town in Victoria recognising its significance in multiple areas. The Structure Plan will build on this established character and ensure that future growth is responsive and enhances connections in the town.

The planning policy framework provides direction and guidance for the preparation of the Structure Plan, particularly through articulation of the Towong Shire objectives and strategies. The Structure Plan will build on the existing plan shown in Clause 21.03-4 of the Towong Planning Scheme.

Increasing available residential land supply is of critical importance to ensure that there is 15 years available and provide housing for those impacted by bushfire. The Urban Enterprise report will form the basis of the Structure Plan with its identification and prioritisation of residential and industrial development sites. The Structure Plan will resolve constraints associated with the priority development sites and provide strategies to resolve medium-long term site constraints.

The Structure Plan will also pick up aspects of Amendment C025 that relate to Tallangatta and rural residential areas and implement them to deliver diverse housing.



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## APPENDIX 4 – MANAGING CULTURAL LANDSCAPES LITERATURE REVIEW

DRAFT



Tomkinson

# TOWONG SHIRE COUNCIL MANAGING CULTURAL LANDSCAPES

LITERATURE REVIEW 2024



## Acknowledgement of Country

omkinson celebrates the history, culture and achievements of Aboriginal and Torres Strait Islander peoples. We acknowledge the Traditional Owners throughout Australia, their rich culture and spiritual connection to the Country on which we work. We pay our respects to their Elders past and present.



A cultural landscape is a place with many layers of history that evolves through design and use over time. A cultural landscape embodies the associations and uses that evoke a sense of history for a specific place. Physical features of cultural landscapes can include trees, buildings, pathways, site furnishings, water bodies – basically any element that expresses cultural values and the history of a site.

Cultural landscapes also include intangible elements such as land uses and associations of people that influenced the development of a landscape. Cultural landscapes include neighbourhoods, parks and open spaces, farms and forests, sacred places, etc.

We acknowledge this project is a starting point of change. We acknowledge that there is tension between the aboriginal heritage cultural landscape values and the post-settlement cultural landscape values. Pre-settlement values were often subsumed by post-settlement values, and there are positives and negatives arising from both. For example, if there was no settlement, the environmental values of the area would be pristine, but on the other hand settlement is what has fostered growth and productivity for a large number of people.

This is a tension that we all live with and I like to think we can acknowledge this and still celebrate our rich and diverse history.



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The purpose of this report is to review the existing literature around cultural landscapes in Towong Shire and identify the knowledge gaps that are present regarding best practice planning policy. This report forms part of a wider investigation into the ongoing management of cultural landscapes within the municipality and will inform the Emerging Options Papers that will contribute to the Tallangatta, Corryong and Bellbridge Structure Plans (2024 – 2044).

This project acknowledges the current gap that exists in contemporary planning practice in Victoria around culturally sensitive landscapes. Through this body of work, we aim to identify and capture significant cultural landscapes within the structure plan areas and enshrine these in best practice planning policy and policy guidance, to be recognised now and into the future. The relationship between cultural and settler landscapes will also be considered.

We acknowledge that the information contained in this report may not be inclusive of all the local cultural values and does not reduce any legal requirements under the Heritage Act 2017, Aboriginal Heritage Act 2006 and / or other relevant legislation and policies. This report is intended as a starting point for recognition and will be built on over time.



## 2.0 Broad Thinking

Towong Shire's landscapes and values have long been recognised as integral to the area's distinguishing features and key strengths.

From spectacular natural backdrops of National Parks and other protected lands as well as the complex patchwork of agriculture, rural landscapes, bushland, rivers, towns and communities. Both settler culture and traditional owner culture can be seen and experienced across the Shire.

This document provides an analysis and mapping of the culturally valued landscapes used to inform the Emerging Options Papers associated with the Corryong, Tallangatta and Bellbridge Structure Plans.

Through a landscape lens, the document will consider:

- What makes the landscapes within Towong different or unique?
- Is a landscape of cultural value for contemporary reasons, settler heritage or aboriginal cultural value, or a combination?
- Are they worthy of protection? Is change acceptable?
- What are the emerging pressures and opportunities for scenic and cultural landscapes?
- What opportunities are there to protect and enhance culturally important landscapes through a structure planning process?



### 3.0 Cultural Landscapes

'Cultural landscapes' are defined as landscapes that have been transformed by human interaction as the result of ongoing development and land uses (The Victorian Traditional Owner Cultural Landscapes Strategy 2020).

Cultural heritage is not just a remnant of history. It is constantly changing and evolving – often expressed through cultural traditions that have been reclaimed and revitalised in a contemporary setting.

Cultural landscapes include tangible and intangible characteristics, including: natural systems and features, spatial organization, land use, cultural traditions, cluster arrangement, circulation, topography & vegetation.

This relationship is reciprocal; culture adapts to a particular place, and that place is changed by people. Cultural ecology refers to the types of landscapes created by the interaction of people and their physical environment.

*“Traditional Owner cultural landscapes are both material and symbolic and include Traditional Owner societies' unique worldview, ontology, history, institutions, practices and the networks of relationships between human and non-human animals, plants, ancestors, song lines, physical structures, trade routes and other significant cultural connections to Country”*

The Victorian Traditional Owner Cultural Landscapes Strategy 2020.

The VTOCLS suggests that Cultural landscapes are generally divided into three (3) categories:

Designed Landscapes	Organically Evolved Landscapes	Associative Landscapes
Designed landscapes are those that have a high degree of modification from the original natural landscape and are typically planned to be a certain way. These landscapes include parks, gardens, cemeteries, and Aboriginal burial grounds.	Organically evolved landscapes are those that have been influenced by interactions between land use and natural systems over time. These landscapes are generally not planned but rather moulded as a result of the ongoing land use in the area. They include productive and industrial landscapes such as goldfields, train lines and dams. Aboriginal-sensitive areas with evidence of scar trees and firestick farming are also included within these landscapes.	Associative landscapes are those that are important to people due to religious, artistic, or social associations and connections. The associations may be intangible and often contain a dominant landform such as a mountain, river or forest.

## 4.0 Why are cultural landscapes important?

Through this work, we aim to understand the scenic and cultural values of landscapes within areas identified for growth by way of the Structure Plans for Corryong, Tallangatta and Bellbridge and to provide recommendations for policies and programs to protect, maintain and enhance these landscapes now and into the future.

### 4.1 The document will be used by Council to:

- Inform the Emerging Options Papers for the Bellbridge, Tallangatta and Corryong Structure Plans.
- Provide recommendations to support amendment(s) to the Towong Planning Scheme by way of the Bellbridge, Tallangatta and Corryong Structure Plan(s)
- Identify important scenic landscapes, significant views / vista's and visually sensitive landscapes to be protected within the proposed town boundaries for Tallangatta, Corryong and Bellbridge.
- Understand the various characteristics of the landscapes identified for change and the potential risks to these landscapes
- Provide a management framework to conserve, maintain, enhance and manage these landscapes

### 4.2 The scope of the study is:

- To identify the broad landscape values of proposed change areas relating to the Bellbridge, Tallangatta and Corryong Structure Plans.

- For Council, Traditional Owner, Heritage groups and relevant stakeholders to work together to discuss the ways in which cultural values are identified and Cultural Heritage Management is addressed in planning within planning
- To ensure that interested Aboriginal parties and/or elders have opportunity to be included within the planning process for Bellbridge, Corryong and Tallangatta that affect and impact Country
- To present cultural values that present in and around the identified study areas with a particular focus on the identified change areas
- To recognise the importance of planned township expansion both as a way of ensuring that development meets demand and importantly, ensuring that existing local values are minimally impacted by such growth
- To examine and include information and data not traditionally included in cultural heritage surveys, such as important travel routes, identification of Food and Fibre resources, lookouts / peaks etc.
- To identify, conserve and enhance landscape characteristics and values for chosen growth areas
- To protect and manage highly sensitive landscapes
- To protect important vista and view corridors
- To enhance views and provide additional opportunities for the enjoyment of the views by the public
- To consider bushfire hazards and/or risks within the context of the proposed changes areas and town boundaries

## 5.0 Geographic Context

Towong Shire is located within the eastern part of the Hume Region and includes a large amount of the region's environmental and cultural heritage assets. The region is rich with a diverse range of environmental and cultural heritage assets. These include snow-covered mountains, alpine areas, lush river valleys, forests and woodlands, granite outcrops, floodplains and a myriad of cultural heritage, including both Aboriginal and historic places and objects.

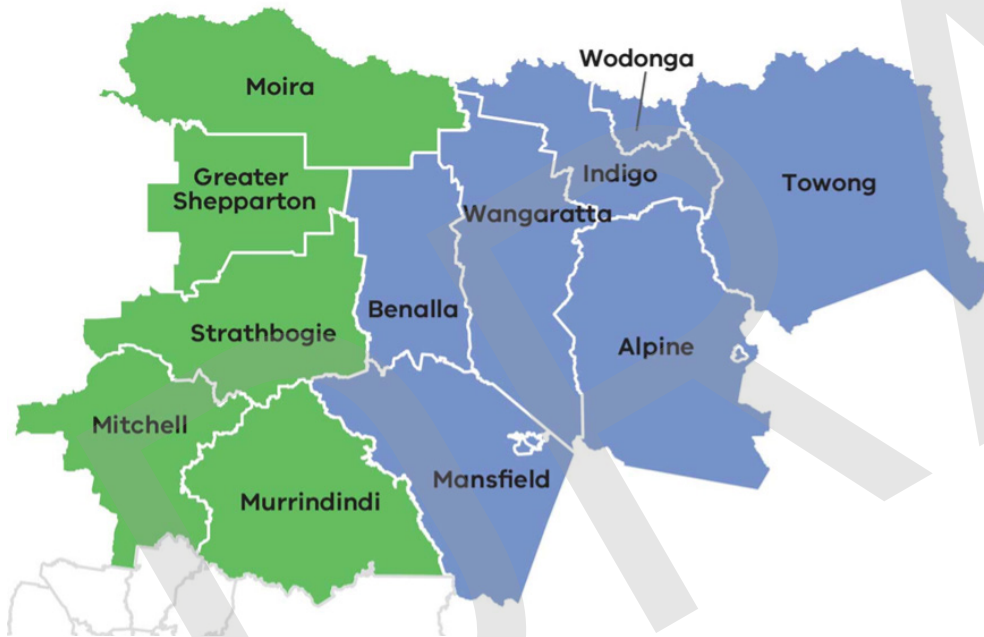


Figure 1: Hume Region – Regional Development Victoria 2024

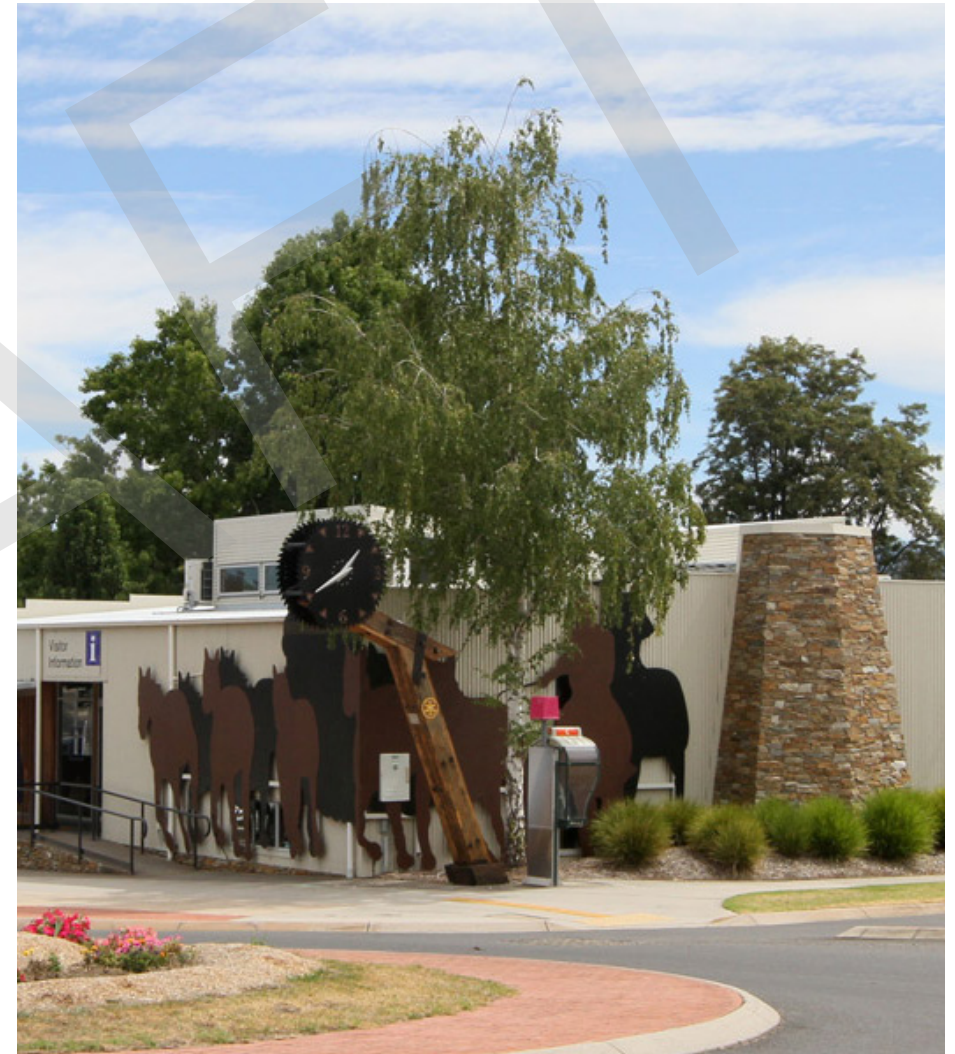
## 6.0 Aboriginal Cultural Landscapes

Victoria contains a diverse range of Aboriginal Cultural Heritage Places and Landscapes. This includes areas where Aboriginal people lived, ate, expressed themselves artistically, passed on creation stories and cultural values, engaged in conflict, established alliances and social networks, traded goods, celebrated rites of passage and committed the departed to their final resting places.

Places and objects of Aboriginal Cultural Heritage significance are usually found around food sources such as rivers, swamps, lakes and the coast. Some examples of the types of Aboriginal Cultural Heritage that shape the landscape include:

- Aboriginal Scar Trees
- Aboriginal mounds
- Aboriginal freshwater middens
- Aboriginal flaked stone tools
- Aboriginal burials
- Aboriginal surface scatters
- Aboriginal quarries
- Aboriginal ground-edge axes
- Aboriginal grinding stones
- Aboriginal stone arrangements
- Aboriginal axe-grinding grooves
- Aboriginal coastal shell middens
- Aboriginal rock art
- Aboriginal historical places
- Aboriginal places on private property

In the context of Towong Shire, there is evidence of such places and objects located throughout the municipality.





## 7.0 Local Planning Context

The Towong Planning Scheme provides some reference to the protection of significant landscapes. The policies look to protect and enhance significant landscapes and areas of cultural heritage. The Planning Scheme does not define what makes a landscape 'significant' or identify specific areas, apart from those classified in the National Trust, and rather looks to provide more broad-ranging protection measures by way of local planning policy and planning controls.

These are summarized below:

### 7.1 Clause 02.03-2 Environmental and Landscape Values

Towong Shire is located in the upper Murray River Catchment and contains significant areas of environmental biodiversity and landscape value including four (4) landscapes within the Towong Shire that are classified by the National Trust:

- Bethanga Lookout
- Burrowa-Pine Mountain National Park
- Mitta Mitta Valley
- Former Wodonga-Tallangatta-Cudgewa Railway Line

Additional significant protected areas include the Alpine National Park, Burrowa-Pine Mountain National Park, Wabba Wilderness Park, Mount Lawson State Park and Mount Granya State Park. The eastern part of the municipality is of landscape significance as it interfaces along the NSW border with the Kosciuszko National Park.

Lake Hume, the Murray River and Mitta Mitta River environs are of significant landscape value, particularly in the eastern part of the Shire, and at other specific locations including Tintaldra Station, Towong Hill Station and Tom Groggin Station.

Significant rural landscapes are also considered a key component of the Shire's attractiveness as a visitor destination. Apart from extensive views across pastoral landscapes to the treed slopes and hilltops beyond, there are also many views of significance from scenic lookouts and vantage points including Bethanga Lookout, Farran's Lookout, Mt. Alfred Lookout and Towong Gap.

#### 7.1.1 Strategic directions

- Protect and enhance areas of identified landscape and environmental value.
- Assist the protection and conservation of biodiversity, particularly remnant vegetation.
- Protect and enhance river and wetland health.
- Site and design development so it does not detract from the natural and aesthetic values of significant landscapes.

### 7.2 Clause 02.03-5 Built Environment and Heritage

The overall cultural heritage of the Shire is evident in buildings, archaeological sites, trees, and other significant places that have scientific, aesthetic, architectural, cultural, historical, or social significance.

Being one of the earliest areas to be settled in Victoria it contains many surviving heritage places. These include those associated with its early post-contact occupation (such as homesteads of early pastoralists and selectors), its agricultural heritage (such as the Eskdale Butter Factory and Old Tallangatta Butter Factory), and its extant mining heritage.

### 7.2.1 Proposed Strategic directions

- Protect places of identified natural or cultural heritage significance, including pre-settlement heritage.
- Conserve and enhance elements that contribute to the significance of heritage places.
- Support development that does not adversely affect the significance of heritage places.

## 7.3 Clause 11.03-5S Distinctive areas and landscapes

### 7.3.1 Objective

To recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes.

### 7.3.2 Strategies

- Recognise the unique features and special characteristics of these areas and landscapes.
- Implement the strategic directions of approved Localised Planning Statements and Statements of Planning Policy.
- Integrate policy development, implementation and decision-making for declared areas under Statements of Planning policy.
- Recognise the important role these areas play in the state as tourist destinations.
- Protect the identified key values and activities of these areas.
- Enhance conservation of the environment, including the unique habitats, ecosystems and biodiversity of these areas.
- Support use and development where it enhances the valued characteristics of these areas.
- Avoid use and development that could undermine the long-term natural or non-urban use of land in these areas.
- Protect areas that are important for food production.

## 7.4 Clause 12.05-1S Landscapes

### 7.4.1 Objective

To protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.

## 7.4.2 Strategies

- Ensure significant landscape areas such as forests, the bays and coastlines are protected.
- Ensure development does not detract from the natural qualities of significant landscape areas.
- Improve the landscape qualities, open space linkages and environmental performance in significant landscapes and open spaces, including green wedges, conservation areas and non-urban areas.
- Recognise the natural landscape for its aesthetic value and as a fully functioning system.
- Ensure important natural features are protected and enhanced.

## 7.5 Clause 15.03-2S Aboriginal Cultural Heritage

### 7.5.1 Objective

To ensure the protection and conservation of places of Aboriginal cultural heritage significance.

### 7.5.2 Strategies

- Identify, assess and document places of Aboriginal cultural heritage significance, in consultation with relevant Registered Aboriginal Parties, as a basis for their inclusion in the planning scheme.

- Provide for the protection and conservation of pre-contact and post-contact Aboriginal cultural heritage places.
- Ensure that permit approvals align with the recommendations of any relevant Cultural Heritage Management Plan approved under the Aboriginal Heritage Act 2006.
- The Towong Shire Council does not have a specific local policy on Aboriginal Cultural Heritage, instead relying on the State policy found in Clause 15-03-2S.



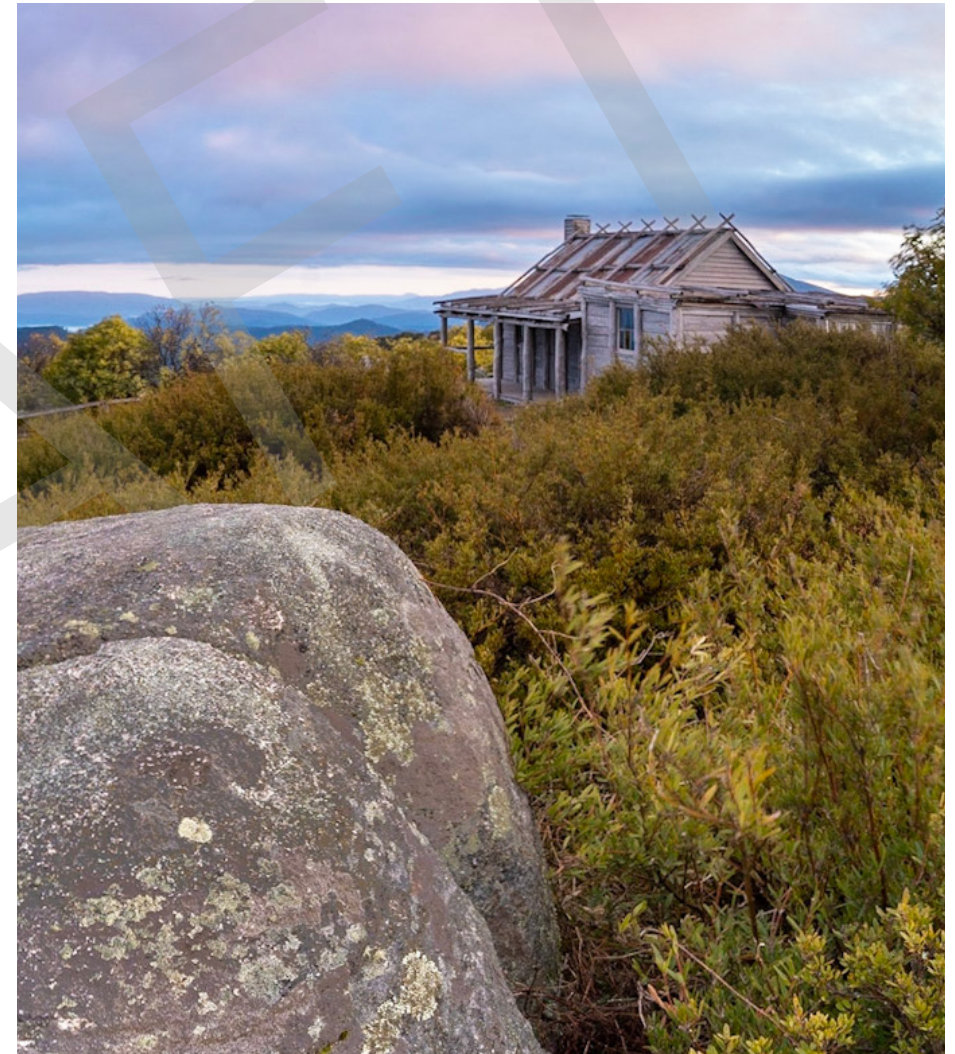
## 8.0 Planning Overlays

### 8.1 Schedule 1 To Clause 42.03 Significant Landscape Overlay

The Towong Shire Planning Scheme contains one Schedule to the Significant Landscape Overlay. The Schedule predominately applies to the west of the Shire along Lake Hume and its foreshore. Other parts of the shire to the west do not include any landscape-specific planning overlay controls.

#### 8.1.2 Landscape character objectives to be achieved

- To ensure that development is sited and designed so as to minimise the visual impact from an aesthetic and landscape impact perspective.
- To protect the Lake and the surrounding landscapes from visual intrusion from obtrusive development that may spoil the landscape attributes.
- To maintain, protect and enhance the character and diversity of Lake Hume landscapes including sites of remnant vegetation and sites of environmental significance.
- To encourage land development that does not degrade environmental values.
- To prevent land use and development from degrading water quality and polluting Lake Hume.



## 9.0 Strategic Planning Context and Review

### 9.1 Issues and Opportunities Identified in Hume Regional Growth Plan and Background Report 2014

The Hume Regional Growth Plan 2014 aims to protect and enhance the Hume Region's environmental assets for current and future generations by conserving these assets, protecting their intrinsic values and supporting sustainable communities.

Towong Shire is located within the eastern part of the Hume Region and includes a large amount of the region's environmental and cultural heritage assets. The map shown in Figure 3 demonstrates the entirety of the Towong Shire to the east of the region is located within an area of potential scenic landscape amenity.

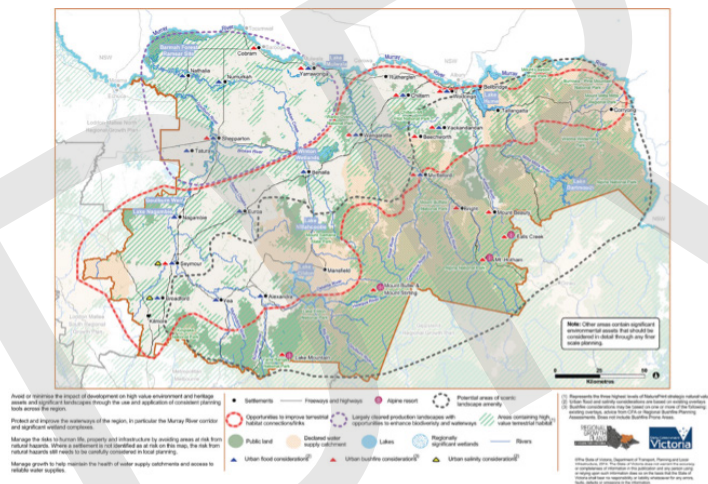


Figure 3: Future Directions – Environment and Heritage Map

The Hume region as a whole contains important river systems that run through Towong Shire, including the Murray River and the Mita Mita River. Additionally, it is estimated there are over 3000 wetlands in the Hume region.

While no scenic amenity studies have been conducted at the time of the report (2014), the report details that the Hume region likely contains areas of national, state and regional significance. A preliminary assessment was conducted that identified areas that may have some significant scenic value and elevated areas above 4000 metres and areas visible from strategic vantage points to foothills and mountains or down to the valleys, rivers and water bodies (Figure 4). Key locations include the Australian Alps, Great Dividing Range, Murray River, other river corridors and ribbons of roadside vegetation.

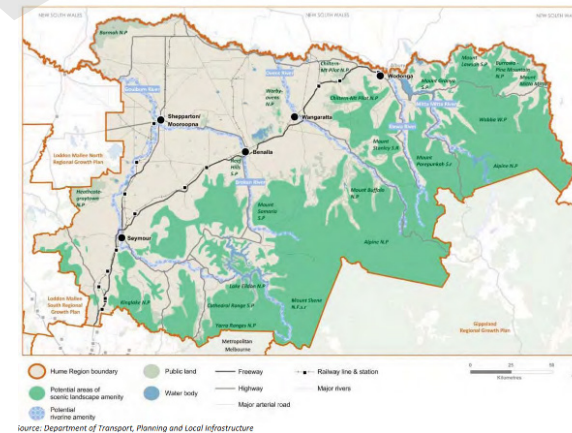


Figure 4: Hume Region Scenic Features and Vistas.

The Hume Regional Growth Plan 2014 (the Plan) identifies both Aboriginal and post-contact colonial heritage as important aspects of expressing, strengthening, and maintaining relationships with these places. The Plan states that when planning for growth and land use changes, cultural heritage is considered to be a community, economic and social asset. The Hume Regions' cultural assets, both Aboriginal and post-contact, are important to contemporary communities and heritage is integral to creating a sense of place.

The background report details that some mechanisms are in place to manage visual amenity and heritage values on public land, but a consistent, whole-of-region view of landscapes, across public and private land, has not been developed. It was identified that landscapes need to be identified, described and classified in a consistent way so that those with significant values (including aesthetic or heritage values) can be protected and maintained.

The Hume Regional Growth Plan 2014 formally identifies and recommends that an integrated and comprehensive regional landscape study is needed to identify landscapes of value within the region, including consideration of both the scenic quality and heritage values of landscapes, and to identify suitable planning mechanisms for their protection.

### **Lake Hume Land and On-Water Management Plan**

Given the prominence of Lake Hume within the region, the Lake Hume Land and On-Water Management Plan (The Management Plan) aims to identify and protect important values associated with our waterways by outlining priority issues and identifying key actions to be implemented over the next five years.

The foreshore of Lake Hume is identified as a valuable asset to the surrounding area due to the scenic landscape values it presents in terms of recreation and tourism for the area. The Management Plan outlines the need for landscape plans or foreshore master plans for priority areas around the foreshore to preserve the values of the lake and foreshore and enhance the recreational use and facilities of the land surrounding Lake Hume.

The plan identifies strategies specifically relating to both the Aboriginal cultural heritage around Lake Hume, as well as the post-settlement cultural heritage.

- Develop a program to increase community appreciation of Aboriginal heritage at Lake Hume and implement recommendations of the Lake Hume Aboriginal Heritage Study.
- Identify, preserve and protect significant post-settlement cultural heritage at Lake Hume.



## 10.0 Significant Views and Landscape Character

Together with elements of the natural environment such as vegetation and wildlife, views are one of the key elements that Towong Shire is most valued for by the community and visitors and that contribute to making the Shire a special place. Views:

- Are integral to the scenic character and the experience of the landscape in Towong Shire
- Add significant tourism value
- Are essential to the sense of place and in establishing connections with surrounding areas

Visual connections are mirrored by historic and ongoing social and cultural connections between communities across the municipality. Examples of these include deliberately planned vistas between early homesteads and churches and towns that enforced social and cultural order of the 19th century.

Due to scenic and cultural importance of regional and district views, both are highly sensitive to unsympathetic development. Recommendations for the protection of views within Council's planning and policy framework are provided further in the Emerging Options Papers as relevant.

Landscape character is the result of a combination of natural, built and cultural elements that create a distinct and consistent pattern within a part of the larger landscape.

The landscape character of an area is more than a 'snap shot' from a single view point – it is experienced through the interaction of natural and cultural elements as one moves through the landscape. Views and scenery or scenic values contribute strongly to landscape character, especially when they convey a distinct sense of place. It is important to note that landscape character differs from scenic quality – a landscape can have a unique character and be of low scenic quality.



## 11.0 Summary

Towong Shire is comprised of traditional lands of the Jaitmatang, Yaithmathang, Duduroa Dhargal, Waveroo, Way-Wurru, Wiradjuri and Ngarigo people whose culture has for thousands of years practised environmental stewardship and shaped the landscape. This body of work is the start of Towong Shire acknowledging and continuing the traditional owners landscape values, stories and connections.

Despite widespread recognition of landscape and scenic values, the extent to which scenic and cultural landscapes have been defined, mapped or described to date remains limited. This presents challenges for the planning system in determining what is valuable and how to protect scenic or cultural landscape values from unsympathetic development.

The preparation of this work has been identified as a high priority action by Council in order to address this information gap and enable the planning system to integrate appropriate mechanisms for scenic and cultural landscape protection.







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## APPENDIX 5 – COMMUNITY ENGAGEMENT RECORDS

Parking on highways  
 Looks like we are as  
 for parking area. Add  
 facilities Signposting.




look at carparking  
 requirements when  
 town population  
 expands.  
 Eg: for supermarket

look for  
 transport for young people  
 Additional public transport Albany/  
 Signage for parking types. Wodonga.

### TRANSPORT + ACCESS

- Parking along the main street (Lack of).
- Long vehicle Parking notification.
- Parking in relation to the Supermarket  
 Dedicated Parking required.
- Additional Services in relation to public  
 transport.
- Caravan Parking For tourist.
- Murray Valley highway passing lanes  
 ↳ Additional overtake lane near town.
- Ensure high level intersection treatments  
 to new Murray Valley
- Eastern growth road traffic generation.
- Better access to showgrounds. (Footpath)
- Greater parking embankment (weekends)
- Concave mirrors at intersections.
- Issues with lack of transport i. ability to age in place  
 - all days. Business hours + employees should know better
- Elderly & accessible access to all proposed changes or development in community areas
- when the parking capacity may take up full parks
- Connect bus routes to key areas of town
- Check crossover access is possible for RLZ areas. Can sightlines  
 be maintained? Existing Road Reserve widths, existing veg etc.
- Connection of TMP + town centre - foot paths
- Increased bus services into town - alignment with  
 bus/train from Wodonga to Melbourne.
- Road on Bryant's Gap Rd needs Lighting, proper lining  
 + width increased  
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- Buses moved from sporting area + Lads Hut.
- Up roof some of the beautification and give us Back some Parks




### RECREATION + OPEN SPACE

Weekly pool (under Wodonga)

- Maintain the towns Green Spaces and Parks  
 as they make up a big Part of towns identity
- Encourage retention of Park trees.
- Permanent structures along foreshore (Soundshells)
- More Park and green spaces across the  
 town, not just in the centre of town.
- Integrating dog Parks within open spaces. use old hockey field
- Water fountains.
- Rose garden in grounds of Butterfactory.
- Old tennis courts - Revitalisation including skatepark
- Incorporating open space within Residential  
 areas to Reduce urban heating and over urbanisation.
- Increased bike tracks and linkages.
- Having toilets and amenity blocks along trails and  
 Pedestrian links.
- longer pool hours
- Shady green spaces for children - preferable trees over shades
- Walking tracks that connect Rail trail to town centre then foreshore
- amphitheatre for events music ect.
- pop-up theatre live music/ice trail to the east Wodonga lesson court will be extremely close to existing  
 residential back yards a will be heavily opposed.
- facility along foreshore - food/drink/cafe/dinner ect.  
 - live music

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### CHARACTER, CULTURE + IDENTITY

- Green spaces (triangle park)
  - ↳ more parks
- Aesthetically pleasing
- Lake Hume
- refresh of spaces
- up lift + safety of current playground in triangles
  - ↳ natural barriers to protect kids
- large block sizes
- Green native spaces

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### CRITICAL INFRASTRUCTURE + UTILITIES

- Water quality (High concentrations of chlorine).
- Town Solar Battery Considerations.
- Public toilet amenities - need to be @ Lords Hut.
- Increased access and opening hours for the tip. Only open two days a week for minimal hours. - Advertise hours @ front of tip
- Connectivity of Pedestrian network should be increased/expanded.
- Investigate smart stormwater treatment for street trees.
- upgrade of medical centre - big enough to accommodate future services.
- Hall upgrade
- under ground powerlines

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## ENVIRONMENT

- Retain street trees for works in Road Reserve
- Wetlands need better protection - Higher priority
- Better stormwater detention & treatment before discharge.
- Transfer station monitoring for stormwater runoff quality.
- Greater reuse of domestic greywater/stormwater.
- Maintain Green spaces.
- Introduce wetlands within the lake to account for periods when the lake is low.
- Consider streetscape & landscape policy for future residential development. Eg: Boulevards with landscaping, parking
- Consideration of local wildlife
- EV charging
- Green waste
- Plant labels - tourists want to know what are in council gardens.
- Trim trees regularly so cars do NOT get scratched when parking. (There is more than Towong St in the Bus. District)

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## COMMUNITY INFRASTRUCTURE, LOCAL SERVICES + EDUCATION

- Increased healthcare facilities within township.
- Sustaining current as well
- ⑩ Aged care adjacent to Health service centre.
- Retirement units and facilities.
- Move Kinder off the main Rd (child care relaxed).  
↳ Child safety on main st (pick up & drop off)
- Public bathrooms to be upgraded to include basins and bins. ↳ hand dryer for water
- ↳ Current public toilets are lacking infrastructure.
- Hand Dryers for Public toilets.
- Expand healthcare centre into adjoining vacant land.
- Interchange for Buses - school buses - that are off the road for school pick up/drop off.  
↳ child care safety if elevated - put down over local green space/lake
- More access to child care centres/long day care
- University Hub that contain educational tools.  
↳ Similar to what is in Corryong. (Remote learning/working)
- Parking at Lords Hut Site.

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## TOURISM + ECONOMY

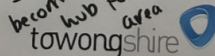
- Old garage for historic museum at end of town.
- Proposal for historic committee for a museum (9 Edgars).
- Bird watching
- Boardwalk
- Wild flowers near
- Grazers
- Destination Tallangatta historic precinct.
- Lots of
- Historic walking tour. Utilising signage Old Tallangatta

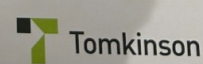
- Utilization of existing rail trail infrastructure
- Freedom campers & waste
- Track tourism spending (receipts)
- Build upon natural beauty of the area to boost tourism
- Gateway township - ~~to~~ Maintain a high standard to invite further travel to upper Murray.
- Dog park to promote tourism for local businesses
- Higher quality street art / murals.  
↳ explore sites for future art works.
- Walking tours is history wayfinding.
- Active transport from showgrounds to town.
- Clearer roadside signage from highway to lake edge  
↳ Signs on highway
- Shore entrance signage.

A consultation

- Starting a tourism active Group again.
- Old Homestead recognition in caravan park location, between palm trees. Butler family.
- Triangles to be used for community markets. Increase regularity of events.  
↳ possible splash park.
- Lake level tied to vacancy rate.
- Wildlife tours when lake is low
- Night life - spaces for dinner spots
- Revamp of caravan park
- Tallangatta becomes the hub for this area
- Walking tracks / utilisation of rail trail

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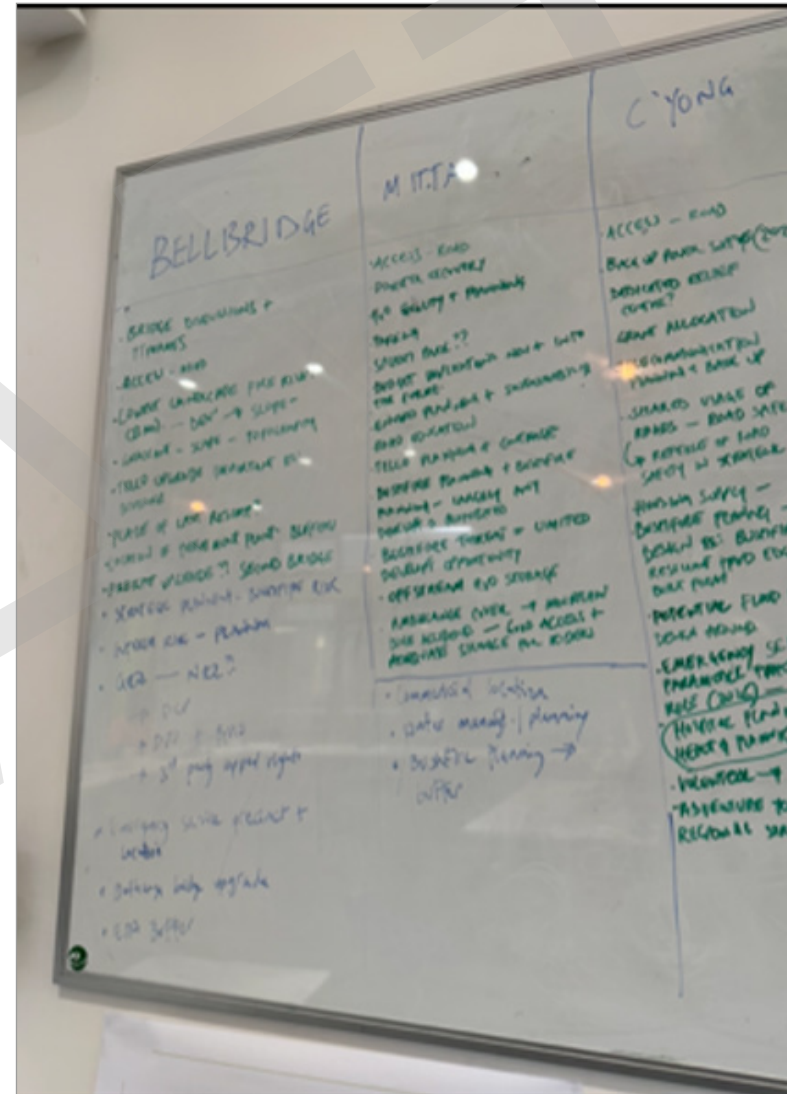
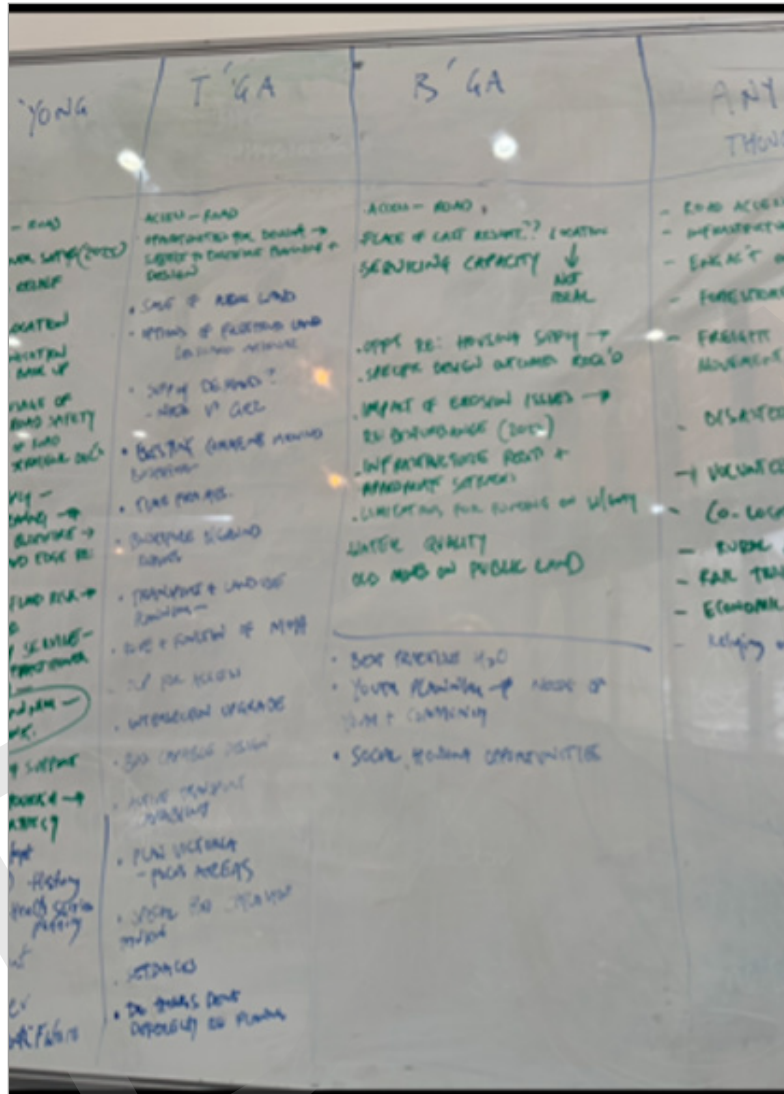


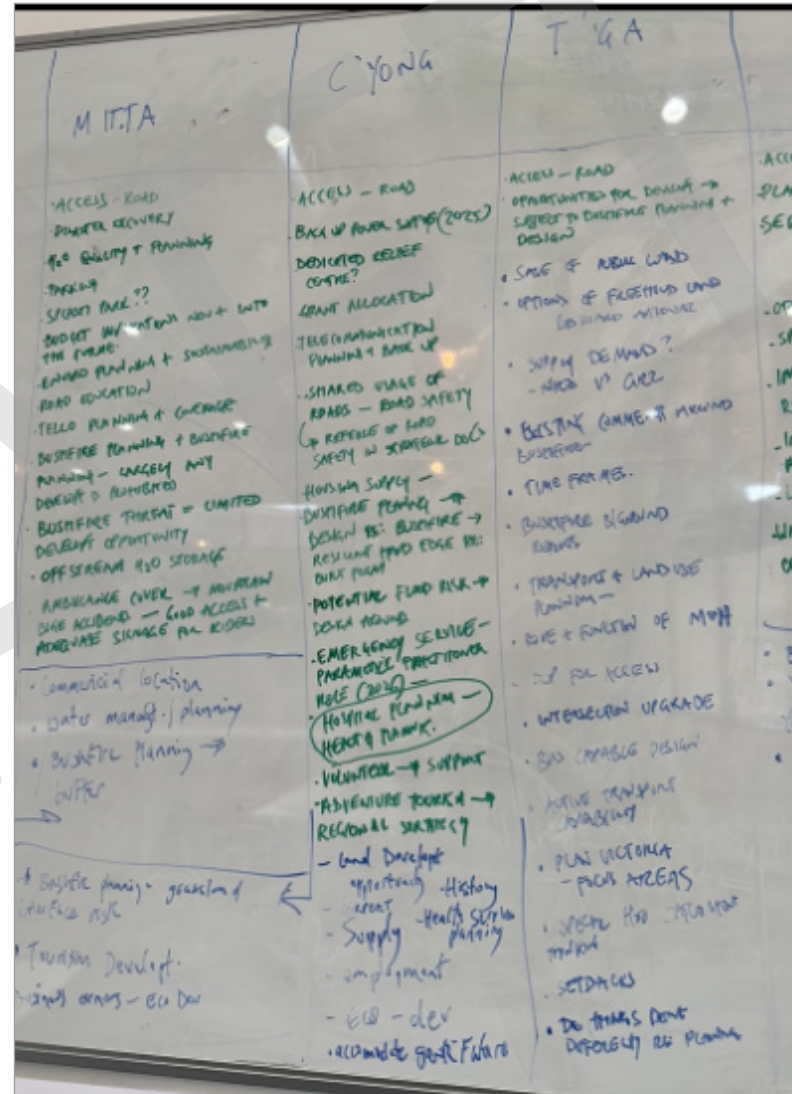
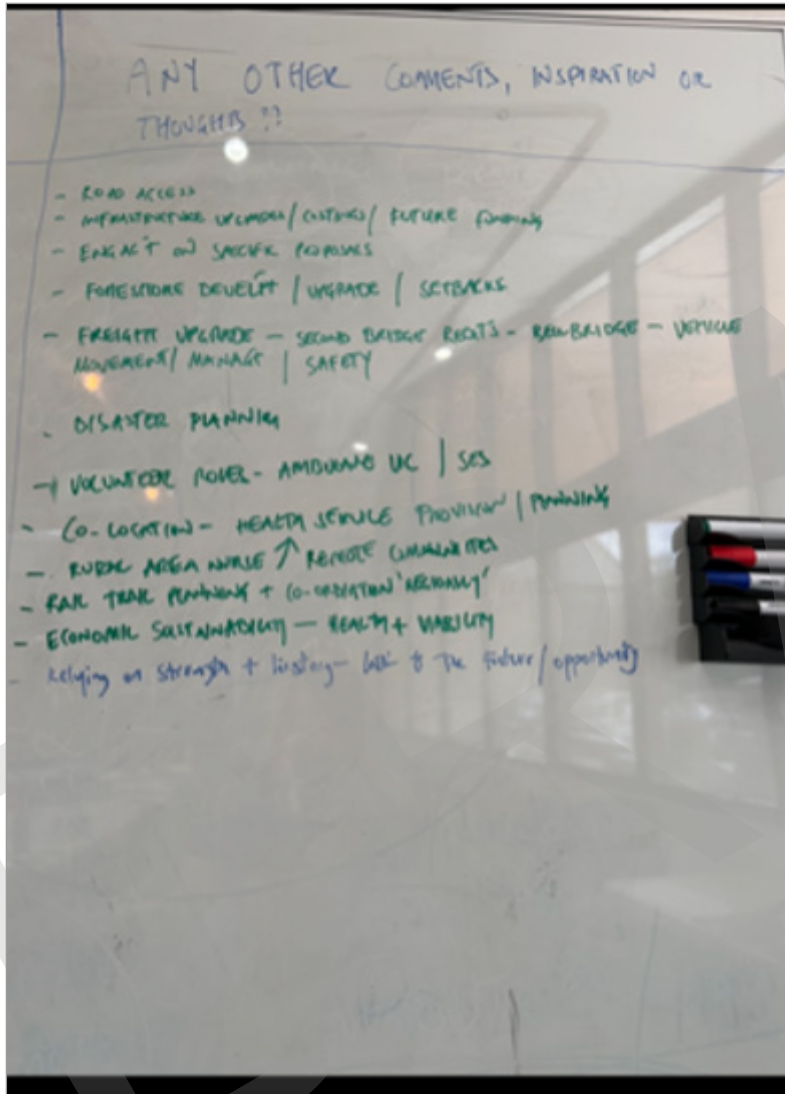


# APPENDIX 6 - AGENCY ENGAGEMENT RECORDS

MITTA	C'YONG	T'GA	(Partial)
<ul style="list-style-type: none"><li>ACCESS - ROAD</li><li>DIMINISH SECURITY</li><li>NO QUALITY PLANNING</li><li>TAKING</li><li>SUBJECT MATTER INTO THE FUTURE</li><li>ENTIRE PLANNING + SUSTAINABILITY</li><li>ROAD EDUCATION</li><li>TELLO PLANNING + GROWTH</li><li>BUSHFIRE PLANNING + BUSHFIRE PLANNING - LACKING ANY DIRECTION + AUTHORITY</li><li>BUSHFIRE THREAT - LIMITED DEVELOPMENT OPPORTUNITY</li><li>OFF STREAM AND STORAGE</li><li>AMBULANCE COVER - AMBULANCE COVER - GOOD ACCESS + APPROPRIATE STORAGE FOR RISKS</li></ul>	<ul style="list-style-type: none"><li>ACCESS - ROAD</li><li>BACK UP FROM STATE (2025)</li><li>DEDICATED RELIEF CENTRE?</li><li>GRANT ALLOCATION</li><li>TELECOMMUNICATIONS PLANNING + BACK UP</li><li>SHARED VALUE OF ROPS - ROAD SAFETY</li><li>ROAD SAFETY IN SCARCE DCS</li><li>HOUSING SUPPLY - BUSHFIRE PLANNING - BEST PRACTICE BUSHFIRE - RESILIENT TPOD EDGE RESILIENT PLAN</li><li>POTENTIAL FLOOD RISK - SOLID HOUSING</li><li>EMERGENCY SERVICES - PARAMEDICAL PROFESSIONALS</li><li>ROLES (2025)</li><li>HOUSING PLANNING - HEALTH PLAN - HEALTH PLAN</li><li>INDUSTRIAL - SUPPLY</li><li>ASBESTOS TOXIC - REGIONAL STRATEGY</li><li>Land Develop</li><li>Opportunity - History</li><li>great</li><li>Supply - Health Services</li><li>Planning</li><li>employment</li><li>ECO - dev</li><li>reconcile good future</li></ul>	<ul style="list-style-type: none"><li>ACCENT - ROAD OPPORTUNITIES FOR DESIGN - SUBJECT TO DIVERGENT PLANNING + DESIGN</li><li>SIZE OF RURAL LAND</li><li>OPTIONS IF FLOODING LAND - LAND ROAD NETWORK</li><li>SUPPLY DEMAND? - MIX OF GRL</li><li>BEST PRACTICE (GROWTH + AROUND BUSHFIRE)</li><li>PLAN FOR ROPS</li><li>BUSHFIRE SIGNING BOARD</li><li>TRANSITION + LAND USE PLANNING -</li><li>GIVE + FUNCTION OF MPP</li><li>UP FOR ACCESS</li><li>INTERSECTION UPGRADE</li><li>BAD CONCEPT DESIGN</li><li>ACTIVE TRANSIT</li><li>URGENT</li><li>PLUS VICTORIA - FROM AREAS</li><li>WESTERN ROAD - SCARCE TRAFFIC</li><li>SETBACKS</li><li>DO THINGS DON'T DEVELOPMENT OR PLANNING</li></ul>	<ul style="list-style-type: none"><li>ACCESS - ROAD</li><li>PLACED SER</li><li>OP</li><li>SP</li><li>IM</li><li>23</li><li>IN</li><li>PL</li><li>LI</li><li>UN</li><li>CL</li></ul>

C'YONG	T'GA	B'GA	ANY OTHER THOUGHTS?
<ul style="list-style-type: none"><li>ACCESS - ROAD</li><li>UP FROM STATE (2025)</li><li>DEDICATED RELIEF CENTRE?</li><li>GRANT ALLOCATION</li><li>TELECOMMUNICATIONS PLANNING + BACK UP</li><li>SHARED VALUE OF ROPS - ROAD SAFETY</li><li>ROAD SAFETY IN SCARCE DCS</li><li>HOUSING SUPPLY - BUSHFIRE PLANNING - BEST PRACTICE BUSHFIRE - RESILIENT TPOD EDGE RESILIENT PLAN</li><li>POTENTIAL FLOOD RISK - SOLID HOUSING</li><li>EMERGENCY SERVICES - PARAMEDICAL PROFESSIONALS</li><li>ROLES (2025)</li><li>HOUSING PLANNING - HEALTH PLAN - HEALTH PLAN</li><li>INDUSTRIAL - SUPPLY</li><li>ASBESTOS TOXIC - REGIONAL STRATEGY</li><li>Land Develop</li><li>Opportunity - History</li><li>great</li><li>Supply - Health Services</li><li>Planning</li><li>employment</li><li>ECO - dev</li><li>reconcile good future</li></ul>	<ul style="list-style-type: none"><li>ACCENT - ROAD OPPORTUNITIES FOR DESIGN - SUBJECT TO DIVERGENT PLANNING + DESIGN</li><li>SIZE OF RURAL LAND</li><li>OPTIONS IF FLOODING LAND - LAND ROAD NETWORK</li><li>SUPPLY DEMAND? - MIX OF GRL</li><li>BEST PRACTICE (GROWTH + AROUND BUSHFIRE)</li><li>PLAN FOR ROPS</li><li>BUSHFIRE SIGNING BOARD</li><li>TRANSITION + LAND USE PLANNING -</li><li>GIVE + FUNCTION OF MPP</li><li>UP FOR ACCESS</li><li>INTERSECTION UPGRADE</li><li>BAD CONCEPT DESIGN</li><li>ACTIVE TRANSIT</li><li>URGENT</li><li>PLUS VICTORIA - FROM AREAS</li><li>WESTERN ROAD - SCARCE TRAFFIC</li><li>SETBACKS</li><li>DO THINGS DON'T DEVELOPMENT OR PLANNING</li></ul>	<ul style="list-style-type: none"><li>ACCESS - ROAD</li><li>PLACED SER</li><li>OP</li><li>SP</li><li>IM</li><li>23</li><li>IN</li><li>PL</li><li>LI</li><li>UN</li><li>CL</li></ul>	<ul style="list-style-type: none"><li>EASY ACCESS</li><li>INTERSECTION UPGRADE</li><li>EASY ACCESS</li><li>FUTURE UPGRADE</li><li>AMBIENT PLANNING</li><li>DISASTER PLAN</li><li>WATER QUALITY</li><li>DO NOT DO PUBLIC LAND</li><li>DO NOT RECEIVE AND</li><li>SUBJECT MATTER - NEED OF STATE + COUNTRY</li><li>SOCIAL - HEALTH OPPORTUNITIES</li></ul>









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