

Taggerty

Description of the Town

LOCATION & LANDSCAPE SETTING

Taggerty is a small town located on the Maroondah Highway approximately 20 kilometres south of Alexandra. The town is located in the scenic Acheron Valley at the point where the Little River meets the Acheron River.

The town is surrounded by rolling hills and pastures, which are hemmed in by the Black Range to the west and Blue Range to the east. The dominant landscape feature of the surrounding area is the Cathedral Range, which rises steeply from the landscape to the south of the town.

The character of the town itself is distinguished by its location at the confluence of the Acheron and Little Rivers, and by the natural vegetation that lines the rivers.

HISTORY

According to the *History of the Taggerty School and District (1975)*, little is known about the original inhabitants of the Taggerty district. The history notes that Aborigines from the Kulin tribes inhabited the area from the Yarra River to the Alps and that the principal tribe in the Taggerty district was the Yauung-Illam Baluk tribe.

The Taggerty area was established as a cattle run in the mid 1800s. Up until the 1890s the township area and post office was called Acheron. At this time, the area known as Taggerty was south of the town in the vicinity of Taggerty Station (Kerr, P. 1998). Following further subdivision and settlement of the district, the Taggerty School was opened in 1875 and the Post Office changed its name to Taggerty. The Taggerty Hall was opened in 1898.

DEVELOPMENT PATTERN

The town has developed around the Maroondah Highway and Taggerty-Thornton Road. The central point in the town from a geographical point of view is the main intersection. The key features of this area are the bridges, visitor information booth, Taggerty Hall and garage building. The main community facilities (Primary School, Hall and general store) are located on the Taggerty-Thornton Road.

ROLE & LOCAL ECONOMY

Today, the town acts as a service centre for the residents of the town and surrounding rural area. The general store is an important business in the town, providing postal and other basic services for the district. High numbers of tourists pass through the town en route to Lake Eildon and Mansfield and recreation attractions in the area. Taggerty also has several restaurants and cafes that are popular with locals and visitors.

The agricultural land surrounding the township is suited to large and small-scale agricultural enterprises and rural residential living. There is a large olive farm on the east side of the township.

POPULATION & COMMUNITY STRUCTURE

The population of the town cannot be accurately determined from Census data. This is because the Census Collector District that includes Taggerty covers a large area outside the district and includes other small settlements including parts of Narbethong and Marysville.

Although the town itself is small, Taggerty is the focal point for a large community of people who live in the surrounding rural district. Local residents estimate that around 300 people identify themselves as residents of Taggerty. Of these people, an estimated 50% are non-permanent residents (weekenders, holiday home owners).

The town has a number of active community groups including the CFA, Hall Committee, School Council, Friends of the Cathedral Group and Taggerty Community Planning Group. The Primary School has traditionally been an important focal point of the Taggerty community. At present, however, only six students attend the school and it is under threat of closure.

ACTIVITIES & EVENTS

Various community activities are held in the hall throughout the year. Up until recent times, community markets were held at the Taggerty Hall, although insurance costs have caused the markets to cease operating. The CFA building is also used as a venue for community events.

SERVICES

There is no reticulated water or sewerage in the town.

Policy & Strategy Context

The Urban Design Framework for Taggerty needs to be consistent with existing Council policies and strategies that relate to the town. The key strategies and policies have been identified below.

RECREATION, RESERVES & PLAY STRATEGY

This report makes the following comments and recommendations

Key Issues

- *Provide for fishing activity at the Reserve near the Hall, fishing and rafting at Glendale Lane.*
- *Restrict camping at Glendale Lane.*
- *Review opportunities to provide public access along the Acheron River near Cathedral Lane & eventually to create a public link along the entire river.*

Priorities

- *Review options to create a circuit trail along the rivers.*

RURAL RESIDENTIAL STRATEGY

The Shire of Murrindindi Rural Residential Study includes an assessment of the land supply and demand for land zoned Rural Living Zone (RLZ) and Low Density Residential Zone (LDRZ).

The study found that there is currently no LDRZ land in Taggerty and that the township does not qualify for its introduction. It also found that there is no RLZ land in Taggerty and surrounds, however there are opportunities for its introduction.

The study notes that the demand for rural residential land in Taggerty is unknown, however the town is strategically located on the Melbourne Route to Eildon and is within commuting distance of Alexandra.

RURAL RESIDENTIAL DEVELOPMENT (AMENDMENT C14)

Council has prepared Amendment C14 to the Murrindindi Planning Scheme. The amendment proposes to rezone:

- a large area of Rural zoned land on the north side of Cathedral land to Rural Living Zone; and

- a smaller portion of Rural zoned land on the west side of Maroondah Highway south of the town to Rural Living Zone.

UPPER GOULBURN RECREATIONAL WATERWAY STRATEGY

The Goulburn Broken Catchment Management Authority (GBCMA) has undertaken an analysis of the Acheron River Reserve as part of the Upper Goulburn Recreational and Waterway Strategy. The following actions are identified in the study:

Action A.2 – Install "no camping" signage (Lead agency – Local Govt), high priority).

Action A.3 – Provide signage advising users of their legal responsibility to take rubbish with them (Lead agency – Local Govt, high priority).

Action A.5 – Creation and management of fishing zones and installation of signage in these areas (Lead agency – DNRE (Fisheries)/VR Fish, medium priority).

Action A.6 – Identify and erect signage identifying crown water frontages and access points (Lead agency – DNRE, medium priority).

Action A.7 – Provide suitable signs for walking trails (Lead agency Local Govt/GBCMA/DNRE, medium priority).

Action A.13 – Provide toilet facility at Taggerty for public use (Lead agency – Local Govt, high priority).

MURRINDINDI SHIRE LAND CAPABILITY ANALYSIS AND ENVIRONMENTAL VALUES

This Study, carried out by DNRE in 2002, identifies the land around Taggerty as being in the Very High class for agricultural quality.

ZONING & OVERLAYS

Taggerty is zoned Township Zone (TZ) apart from the Primary School and Hall, which are zoned for Public Use.

The Environmental Significance Overlay (ESO1) applies to the rural land to the north of the town. The purpose of this Overlay is to identify and protect high quality agricultural land.

The Floodway Overlay (FO) applies to the land adjoining the Acheron River. The Land Subject to Inundation Overlay (LSIO) applies to most of the residential properties between the Acheron River and the Maroondah Highway.

The Significant Landscape Overlay (SLO1) applies to the area to the west of the township. The purpose of this overlay is to identify, conserve and enhance significant landscapes. This Overlay refers specifically to the Cathedral Range, recognising it as a dominant land mass that is classified by the National Trust. This overlay aims to protect the nature of the Cathedral Range in terms of visual intrusion and inappropriate development. A town planning permit is required for most buildings and works.

A zone map of Taggerty is displayed on the following page.

MURRINDINDI PLANNING SCHEME - LOCAL PROVISION



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This map should be read in conjunction with additional Planning Overlay Maps, if applicable as indicated on the INDEX TO MAPS.

- PUBLIC LAND**
- Public Conservation and Resource
 - Public Use Zone Education
 - Public Use Zone Local Government
 - Public Use Zone Other
- RESIDENTIAL**
- Residential Neighbourhood Zone
 - Residential Medium Density Zone
 - Residential Rural Zone

INDEX TO ADDITIONAL METRIC SERIES MAP

AUSTRALIAN MAP GRID ZONE 55

0 100 200 300 400 500 M

North Arrow

Amendment C11
Printed: 8/11/2013



Issues & Opportunities

VISION FOR THE TOWN

An Urban Design Framework can play an important role in defining the future vision for a town. Once a preferred vision for a town has been established, the Urban Design Framework can help set directions for particular sites and the town as a whole. These directions influence capital budgets and town planning guidelines and controls.

The residents of the Taggerty district see the town as a focal point for community activities in the district. They identify strongly with the parkland and bushland that adjoins the rivers. Local residents are keen to protect the environmental attributes of the district, including the views of rolling hills and the ranges.

ZONING

The land use controls in the Township Zone are reasonably flexible. The Township Zone would allow for motor mechanic, car sales and service stations, subject to a planning permit.

During the town walks, it was evident that the Maroondah Highway in the southern part of the town has attributes that would make it attractive for retail or commercial development such as a service station. It is straight, which provides good visibility, and it carries high volumes of through traffic.

Commercial development along the Highway could result in unsightly signage and buildings that would detract from the low density, leafy entrance to the town. There is a need to restrict non-tourist related commercial uses in this part of the town through statutory measures in the planning scheme. There may also be a need to apply overlay controls to the properties fronting the Maroondah Highway to ensure that any development is set back an appropriate distance from the Highway and to require landscaping along the highway frontage to soften visual impact.

ENTRANCES

There are three entrances to Taggerty Township; two entrances from the south and north along Maroondah Highway and from the east along Taggerty-Thornton Road.

The southern entrance to the town is on a long straight stretch of the Maroondah Highway. It is marked by the "Taggerty" township sign and the presence of residential properties on the east and west sides of the Highway. The 60km/h speed limit signs give the final impression of having arrived in the township.

The northern entrance to the town is characterised by a descent and right hand bend along the Maroondah Highway. The sense of having arrived in town occurs upon reaching the 60km/h speed limit signs and crossing the bridge over the Acheron River.

The eastern entrance to the township is on the Taggerty Thornton Road, which takes a sweeping bend before the edge of the town. The first landmark in the town is the general store, which is set back from the road, thereby reducing its visibility somewhat.

In most small towns (eg Thornton, Strath Creek), the Main Activity Area is located on the busiest road in the town. This, however, is not the case in Taggerty where the Main Activity Area is located on the Taggerty-Thornton Road. For the visitor travelling along the Maroondah Highway, this can contribute to a sense of having "missed" the town.

TOWN CHARACTER

Taggerty's strengths are not in the built form of the Main Activity Area, but in its rivers, bushland and areas of open space. The town does not have formal avenues of deciduous trees, for instance, but is characterised by the more random "natural" distribution of the native trees of the river valleys (eg Eucalyptus viminalis, Eucalyptus radiata, Acacia melanoxylon). Where deciduous trees occur they appear more as isolated specimens. It is therefore suggested that the best opportunities to enhance the existing character of the town lie in improving the natural areas of open space and making them attractive and accessible spaces for locals and visitors.

One area that could be improved is the Taggerty-Thornton Road, which has a wide road reservation but few street trees. There is an opportunity to create a more defined entry to the town at this point through carefully considered tree plantings.

It is interesting to note that the "informal" character of the town extends even to the general lack of formal kerbs and channels along roads – a fact prized by members of the local community.

MAIN ACTIVITY AREA

At present, there are two active businesses in the Main Activity Area, the general store and garage. These are dislocated from each other, being separated by residential properties.

Community representatives have told us that it is very important to ensure that existing business within the Main Activity Area in Taggerty remain viable, particularly if the school closes. One strategy that would help to achieve this objective is to consolidate any new commercial development proposals for the township area in the area between the garage and the general store. The site that has the most potential for redevelopment is the large allotment on the south west corner of Kerr Street and Taggerty-Thornton Road. There is a timber residence on the site.

From an urban design point of view, it is apparent that the low density built form and open spaces within the Main Activity Area actually contribute to the rural character of the town by allowing views to the trees within the town and ranges beyond. It will be therefore be important to ensure that the design and siting of any new development in the Main Activity Area has regard to these elements. This also applies to sites that are prominently located at key junctions and gateways in the town.

For example, the garage building located on the main intersection in the town is unattractive and is in a poor state of repair. There is a need to ensure that any future use or development of this site is in keeping with its high-profile location. Current access to this corner site is also less than satisfactory and any redevelopment should improve this aspect.

Taggerty also has several restaurants and cafes that are located on residential properties in the town. At least one of these properties backs on to the Little River on the east side of the town, allowing patrons to enjoy the river and bushland setting.

According to local residents, these businesses have become an important feature of the town and are widely known in the region, however they do not have a high exposure to the main roads in the town and can be easily missed by the first-time visitor to the town. Tourist-related uses should be encouraged within the town, however it will be important to ensure that appropriate controls are in place regarding signage, setbacks and landscaping, particularly along the Maroondah Highway.

COMMUNITY FACILITIES

The community facilities in Taggerty are located on the north side of the Taggerty-Thornton Road and comprise the Primary School and Taggerty Hall.

The Primary School has historically been an important focal point of the Taggerty community. At present, however only six students attend the school and it is under threat of closure. If the school closes, there will be a need to consider possible alternative uses for the land and buildings. It may be preferable, for instance for the land to continue to be used for public or community purposes.

The Taggerty Hall is an important community facility in the town and is used for Tai Chi, dancing and community markets. Land adjacent to the hall is used for car parking, however car spaces have not been delineated in any way. There is an opportunity to formalise this car park to improve the efficient use of this space.

KERR STREET & COOMB STREET

Kerr Street and Coomb Street provide access from Taggerty-Thornton Road to a cafe and a restaurant. The intersection of Kerr Street and Taggerty-Thornton Road is one of the few points within the Taggerty township where the Cathedral Range is clearly visible. There are also clear views to the Range along Coomb Street.

Kerr Street and Coomb Street have few defining features, with a scattering of street trees of different species and vacant land interspersed by houses. As the gateway to the cafes and restaurants, there is an opportunity to improve the appearance of these streets. One way that this could be achieved is by planting street trees, however, consideration would need to be given to preserving views to the Cathedral Range.

RESIDENTIAL AREAS

The residential areas in the town can be divided into two precincts; to the south west of Little River (the 'south western precinct') and to the north east of Little River (the 'north eastern precinct').

The pattern of subdivision in the south-western precinct consists of one and two acre allotments in Southam Drive near the southern boundary of the town and a pocket of quarter acre and half acre allotments near the junction of the rivers. The houses that front the Maroondah Highway in this precinct are generally set back from the Highway and many are hidden by large trees. Many of the houses in this precinct are oriented to take advantage of views to the Cathedral Range.

The north-eastern precinct resembles more closely the appearance of a typical country town. It has a more defined grid pattern of streets and the stands of trees are not as dense, giving a more open feel. The pattern of subdivision in this precinct consists of half acre and one acre allotments in Kerr Street, a cluster of smaller allotments between Kerr Street and Wylie Street and one acre and two acre allotments on the east side near the eastern boundary of the town. The houses that abut the rural land in this precinct are oriented to take advantage of views to the Cathedral Range.

Although a detailed assessment of demand for housing in Taggerty was outside the scope of this study, building approvals data suggests that the demand for housing within the town is relatively low. Building approvals data shows that no new dwellings were approved in Taggerty township between May 2003 and May 2004.

The MSS states that there should be no further development of the township until servicing issues have been address. Advice from Goulburn Valley Water is that there is no plan to provide reticulated water and sewerage to the town in the foreseeable future.

New residential development in the town will therefore be restricted to vacant lots within the Township Zone or the subdivision of the larger allotments within the town. There are several large vacant allotments on Kerr Street and at the southern end of Wylie Street that have the potential for subdivision, although lot yield may be limited by requirements regarding on-site waste water treatment.

RURAL RESIDENTIAL DEVELOPMENT

Although the population of Taggerty Township is small, a large number of people live in the surrounding rural district and have strong associations with the town. The most populated rural areas are on the east side of the Maroondah Highway. These areas have been developed for a mix of hobby farms and "lifestyle" properties and it appears there is ongoing demand for this type of development. Building approvals data from Council indicates that approvals for six new dwellings were granted in the rural areas surrounding Taggerty between May 2003 and May 2004, whilst no new dwellings were approved in Taggerty Township during this period.

The ridgelines of the hills surrounding the town are a defining feature of the town and district. In particular residents value the views to the Cathedral Range and have expressed a desire to protect these ridgelines from inappropriate development.

Future development should therefore seek to minimise the visual impact on the rural landscape through:

- appropriate siting of buildings;
- use of colours and materials that reflect the rural character and existing landscape;
- minimising earthworks; and
- landscaping around buildings and structures.

As part of Amendment C14, land to the south of the town on the Maroondah Highway is proposed to be rezoned from Rural Zone (RUZ) to Rural Living Zone (RLZ). In this zone, a range of commercial uses are allowed subject to planning approval, including convenience shop, service station and tavern. There is a need to investigate controls in the planning scheme that will prevent such uses along the Highway that could detract from the rural character of the Highway. There is also an opportunity to apply overlay controls to the properties fronting the Highway to ensure that any development is setback from the Highway and to require landscaping along the Highway frontage.

ACHERON RIVER RESERVE (ADJACENT TO THE HALL)

A strong element of the town's character is derived from the bushland that lines the two rivers. The Little River effectively divides the town into two parts and the bushland along its banks effectively gives the town a "green heart".

The Acheron River Reserve adjacent to the Highway and the Hall is an attractive space with great charm, providing easy access to the water of the Acheron River. As such, it is currently used for fishing and for picnics. It is not sign-posted from the Highway and could easily be missed by visitors passing through the town.

The Reserve could be enhanced through the establishment of picnic facilities, sign-posts from the road, and through additional tree planting to provide a visual buffer to traffic passing along the Highway. Access to the Reserve from the Hall could also be improved.

SIGNAGE & VISITOR INFORMATION BOOTH

There are 67 signs of all types in Taggerty, within the area between the three speed restriction signs. There is an opportunity to rationalise signage (eg remove obsolete signs, repair damaged signs, consolidate similar sign types) and to develop a consistent signage theme within the town (consistent design, size, materials).

Although the visitor information booth is located in a prominent position on the Highway, it appears to be under-utilised. Possible reasons for this are the lack of a visible access point and formalised car park directly from the Maroondah Highway. There is an opportunity to make improvements to this parking area as discussed previously.

LITTLE RIVER RESERVE

The Reserve at Little River is an attractive public open space that is popular with local people and is used by children to access a local swimming hole in the river. The area contains a mix of established exotic and native trees and picnic tables.

There are few facilities in the area apart from some basic picnic tables, although power is available. Facilities that could be established include shelter, seating, BBQs and rubbish bins. In providing such facilities, however, it will be important to ensure that the intimate and informal nature of the reserve is not lost.

The Reserve is largely hidden from the Highway. If signage is improved to facilitate use of the area by visitors, then the design and management of access (vehicle access, parking) needs to be carefully considered. Formal facilities for pedestrian access to these rest areas along the Little River are non-existent and improvement plans should include the installation of pedestrian paths that link these assets with the rest of the Township.

The riverbanks in the area have also become degraded and require maintenance to remove weeds and willow trees. The impact that more intensive use of this area will have on the river and its banks need to be carefully considered.

TRAFFIC

According to local residents, the speed of traffic through the town is a major problem with the time-based 40 km/h zone for the school in Taggerty-Thornton Road being largely ignored. Despite the proliferation of signage in the town, there are ongoing problems with the speed of log trucks and traffic on the weekends. There is an opportunity to improve traffic signage in an attempt to reduce speed. This should be incorporated into any rationalisation of signage within the town.

There is an opportunity to better define the car parking outside the general store and rationalise traffic signage in the town as described previously.

GOLF RESORT PROPOSAL

Overview

Council has been approached by a development company to consider a proposal for an integrated golf course and residential development south of Taggerty. The proposed site is approximately 380 hectares in size and is located 1 kilometre from Taggerty Township on the west side of the Maroondah Highway. The site is located opposite the Cathedral Range Park and the Acheron River runs through the site. The site is zoned Rural and is currently used as a beef cattle farm.

As yet, Council has received no formal submission in respect of the proposal, which is in the early stages of concept development. The proponent has, however, advised that it is likely to include:

- An eighteen-hole championship golf course and a second nine or eighteen-hole golf course. Both of these courses will be public access courses.
- A clubhouse with associated facilities and attached golf apartments.
- A five star resort hotel complex complete with accommodation, day spa, restaurant and leisure facilities.
- A residential subdivision of about 50 hectares consisting of clusters of allotments of varying sizes, from 1,500sqm to 4,000sqm, interspersed with native corridors and common recreational areas. Around 200 lots are proposed although this is still to be confirmed.
- A vineyard/winery complex, sited along the Maroondah Highway frontage of the property.
- An eco-adventure centre to coordinate the many outdoor sporting and adventure tourism activities that are available in the valley and surrounding areas.

- A tourist information centre, that also focuses upon the environmental aspects of the Acheron Valley and surrounds.
- Educational and training opportunities within the complex, including hospitality training and turf management training.
- Reticulated water and sewerage system, with sewerage to be treated on-site and re-used to irrigate the golf course.

The developer will need to address a wide range of town planning issues as part of the application process. Some of the key issues that will need to be considered are road access and traffic management, fire risk, vegetation removal, sewerage reticulation, water usage and catchment health.

It is not appropriate for the Urban Design Framework to discuss the site-specific issues relating to the proposal. These will be investigated in detail as part of the planning application process with Council. Nevertheless, the UDF has identified how the proposed development might affect Taggerty Township if it proceeds given that it is such a large development project. The potential consequences of the project are many and varied, so an attempt has been made to identify the most significant issues and opportunities, with reference to how these are likely to affect land use planning.

Issues and Opportunities

The project has the potential to provide substantial social, economic and tourism benefits to Taggerty. The total cost of construction is estimated to be in the order of \$40-\$60 million, with the cost of the golf course estimated to be \$8-\$10 million. This will include a long construction period and substantial visitation from contractors outside the region. If the development proceeds in line with the current proposal for 200 houses, the permanent population of the Taggerty district could increase substantially. The course would also be likely to attract high numbers of visitors to the region.

As Taggerty is the closest township to the proposed site, it is conceivable that it will experience a demand for a range of services and facilities that do not currently exist in the town. This in turn will create opportunities for the establishment of new businesses in the town, which may include cafes, restaurants, service station and shops. One of the key land use planning issues is where it will be appropriate for such businesses to locate. Community representatives emphasise that it is important to prevent the Main Activity Area in Taggerty from shifting to the Golf Resort. It will therefore be important to ensure that any commercial uses at the Golf Resort have a strong association with the recreational facilities at the Resort (eg golf pro-shop) and that all other retail and commercial uses that may be attracted to the area locate in the existing Main Activity Area in Taggerty.

If it proceeds, the Golf Resort has the potential to strengthen the local economy and provide a range of employment opportunities in the town. Community representatives have indicated that it is important that local businesses and the Primary School remain viable and active. It will be important to that the Golf Resort community actively support the existing businesses and facilities in the town such as the town hall and general store.

If it proceeds, the Golf Club Resort will be open to the public and has the potential to be a major recreational asset for the residents of Taggerty and the region. As the site is approximately 1.5 kilometres from the township, there is an opportunity to create a cycle and pedestrian circuit along the Acheron River and Maroondah Highway that would link the township with the development.

One further opportunity that could arise from the Golf Resort is for the town to connect to the waste-water treatment plant provided by the Golf Resort development. Goulburn Valley Water advises that this should only be considered if there are major health risks with septic systems in Taggerty and all other options have been explored. It is, however, an option that could be preserved as a long-term option for the town.

Some community representatives have expressed concerns about the possible impact of the Golf Resort on the quiet, rural character of the town. They are concerned that the development of a golf resort and dwellings on rural land will detract from the rural landscape and views to and from the Cathedral Range. They are also concerned that the Golf Resort will change this character by increasing traffic and activity in the area. It will therefore be important that the proposed buildings are designed and sited to minimise the visual impact on the surrounding rural landscape. In particular, consideration will need to be given to building heights, materials, landscaping and lighting in the vicinity of Maroondah Highway and on the elevated ridgelines.

COMMUNITY SURVEY

A local consulting firm, The Urban Transport Institute (TUTI), conducted a survey of Taggerty residents in May and June 2004 as a voluntary contribution to the UDF process. The purpose of the survey was to gather demographic information about residents of the district and obtain views about various planning-related matters.

The survey did not reveal any significant planning issues and opportunities that were not identified on the town walks. Nevertheless, the survey results reinforce the views expressed by community representatives about the importance of the landscape setting of Taggerty (views, rivers, hills) and the need to protect these attributes from inappropriate development. The survey also indicates that the community facilities in the town (hall, store and school) are focal points for the district and that the ongoing viability of these facilities is very important.

According to the Survey Report (TUTI, 2004), the survey was distributed to 227 known residential addresses in Taggerty based on a definition of the district sourced from DSE. Valid responses were obtained from 72 households, giving a response rate of 32%.

The survey consisted of open-ended questions about the strengths, weakness, opportunities and threats in the Taggerty district. The comments for each question were categorised by TUTI. The top categories for each question have been summarised below in order of frequency of comment:

Strengths

- Nature (eg natural beauty, views to and from Cathedral Range, mountains, rivers).
- Lifestyle (eg quietness, country lifestyle, safety, security).
- Access (eg access to Melbourne, access to other towns - Alexandra, Marysville).

Weaknesses

- Lack of facilities and services (eg no town water, possible school closure, no petrol station).
- Transport and traffic related problems (eg log trucks, little public transport).
- People related problems (eg little employment, low sense of community).

Opportunities

- Planning issues (eg preservation of rural environment, ensuring that development is appropriate).
- Facilities & services development (eg improved shops and services, service station).
- Activities development (eg improving park and play facilities, more local activities).

Threats

- Development issues (eg golf course proposal, loss of farmland through subdivision).
- Environmental issues (eg damage to waterways, decrease in water quality, protection of ridgelines).
- Inadequate planning (eg lack of development regulation).

Summary of Issues

Land Use & Development

- Absence of water and sewerage infrastructure limits further expansion of the town for residential purposes.
- No residential building approvals between 2003 and 2004 indicates low demand for new housing within the township.
- Strong demand for rural residential development in the rural district surrounding the town.
- Flexibility of land uses in the Township Zone could allow inappropriate commercial uses in the town, particularly along the Maroondah Highway.
- Need to control the location, siting and design of new commercial development in the town, which could be stimulated by the proposed Golf Course Resort.

Landscape, Views & Vistas

- Inadequate announcement of arrival at Taggerty.
- Protection of the unique informal character of the Taggerty streetscape, particularly along the Maroondah Highway.

- Protection of views to surrounding features, particularly the Cathedral range to the south.
- Lack of visual definition of the Main Activity Area on Taggerty-Thornton Road.
- Proliferation of signs along the major traffic routes through the township.
- Potential impacts of golf course resort proposal on rural landscape and ridgelines and views to and from the Cathedral Range.

The Built Environment

- Achieving consistency of setbacks and scale is an important issue in protecting the existing informal and “green” character of the Maroonah Highway streetscape.
- Existing businesses within the Main Activity Area are dislocated from each other.

Pedestrian Circulation & Amenity

- Lack of pedestrian facilities linking destinations within township.

Open Space & Recreation Areas

- Taggerty’s community and open space resources are an important part of the township’s community life, but could be better integrated and presented.
- River banks have been degraded by weeds and public access.

Traffic

- High traffic speeds, particularly at the eastern (Thornton Road) entrance to the township.

- Unruly traffic movements in the vicinity of the highway intersection with Thornton Road.
- High vehicle speed along Maroonah Highway within the township area.

Tourism & Economic Development

- Primary school is under threat of closure.

KEY LEGEND

- 1 Southern Entrance - need for planning protection
- 2 Northern Entrance
- 3 Eastern Entrance
- 4 Commercial / Community Precinct
- potential to encourage new uses
- 5 Prominent Indigenous Trees
along Maroondah Highway
- important component of local landscape character
- 6 Proposed Golf Course Development
- to south, outside town boundaries
- 7 Acheron River Reserve
- Potential for Improved Facilities / Amenities
and Trail Connections
- 8 Little River Reserve
- Attractive Informal Open Space
- Potential for Improved Signage and Amenities
- 9 Main Truck Route through Taggerty
- Issues with Excessive Speed
- 10 Lack of pedestrian access across river and
river reserves
- pedestrians required to use highway shoulder
- 11 Community Hall/visitor information
- provides connection to Acheron River



Urban Design Framework

This section of the report identifies concepts to address issues and to realise opportunities in Taggerty over the next 20 years. It outlines the preferred vision and objectives for the town, and provides detail about the recommended strategies and actions that have been identified to achieve the vision and objectives.

Vision

The vision provides a guide for the sort of development that will be encouraged in the future to preserve, enhance and capitalise upon key local characteristics.

Taggerty will be recognised for its natural beauty, located at the junction of the Acheron and Little Rivers and beneath the Cathedral Range.

Development within the township will proceed in ways that protect views to the ranges, rivers and the rural atmosphere of the township. Tourism development will be the primary focus in the town and surrounding rural district.

Whilst the township will not expand beyond its current boundaries unless servicing issues are addressed, there will be further rural residential development on the fringes of the town to cater for people seeking a relaxed rural lifestyle.

Key Objectives

Land Use & Development

- Limit the extension of the existing township until servicing issues have been addressed.
- Consolidate commercial activities within the existing Main Activity Area.

Landscape, Views & Vistas

- Protect and enhance the vegetation, streetscapes and riverbanks that contribute to the landscape character of Taggerty.
- Protect and enhance the character and setting of Taggerty's open spaces and parkland.

The Built Environment

- Maintain the low density, village townscape of Taggerty.
- Ensure that road and pedestrian access through the town is safe and convenient.

Open Space & Pedestrian Circulation

- Improve the access to and facilities for Acheron River Reserve and the Community Hall.

Traffic

- Reduce traffic speeds, particularly on the Thornton Road entry to the town.

Tourism & Economic Development

- Encourage tourism-related uses in the town that will create employment and strengthen the local economy.

Specific Strategies and Actions

LAND USE & DEVELOPMENT

Strategy U1: Amend the Planning Scheme with policy statements regarding the vision for the town and the preferred type of land use and development.

Action a) Include the following statements in Clause 21 of the MSS relating to Taggerty:

- The Vision statement for Taggerty.
- Direct all commercial and community land use and development to the Main Activity Area in the town.
- Encourage the establishment of tourist-related uses on the Maroondah Highway and Taggerty-Thornton Road within the township such as restaurants, cafes and accommodation establishments.
- Ensure that use or development adjacent to existing open space links and public parkland does not damage its character or setting.
- Ensure that use or development does not have an adverse impact on existing vistas, views and landmarks including views to the surrounding ranges and the Acheron and Steavenson Rivers.
- Ensure that the siting, form and appearance of any development along the Maroondah Highway to the south of the township has regard to the rural character of the area.

- Ensure that any development along the Maroondah Highway to the south of the township provides for pedestrian linkages with the township.
- Levy development contributions from new residential developments in the district to fund new trail connections within the township.

LANDSCAPE, VIEWS & VISTAS

Strategy L1: Improve the identification of gateways to the town, ensuring that these coincide with the 60 km/h speed restriction signs (refer Traffic Movement Strategy 2 below). Actions to achieve this strategy will include:

- Action a) Extend and strengthen the existing informal indigenous character of Maroondah Highway to the northern and southern gateways.
- Action b) Install a common signage scheme at each gateway, integrated with the layout of proposed tree planting.
- Action c) Extend the strengthened planting character to be established in the Main Activity Area to the Thornton Road gateway (refer Strategy 2 below).
- Action d) Preserve existing large exotic trees.
- Action e) Install a common signage scheme at each gateway, integrated with the layout of proposed tree planting.

Strategy L2: Establish a streetscape theme on the Thornton-Taggerty Road that will unify and define the Main Activity Area and help manage traffic speeds in this area.

Action a) Undertake focussed community consultation to define appropriate species and planting approach.

Action b) Prepare a detailed planting plan locating trees in relation to services, property entries etc.

THE BUILT ENVIRONMENT

Strategy B1: Ensure that any new building or development within the town does not adversely impact on the existing character.

Action a) Prepare siting and design guidelines to guide any development that may occur along Maroondah Highway. This should take the form of a Design and Development Overlay with guidelines to address setback, scale, materials and landscape treatment along the Highway (these parameters are considered in more detail in strategy S2 below). The proposed DDO schedule is contained in Appendix C.

PEDESTRIAN CIRCULATION & AMENITY

Strategy P1: Provide a pedestrian link between the River Reserves.

Action a) Construct a footpath along the eastern side of the Highway from the Thornton Road intersection to Little River Reserve.

Strategy P2: Review and rationalise signing throughout the town.

Action a) Conduct an audit of highway signs in conjunction with VicRoads.

Action b) Develop a signing strategy with VicRoads and Council that rationalises sign types and formats with the aim of reducing the number of signs required.

Strategy P3: Investigate provision of a trail link along the Little River, between the Cathedral Range and the Taggerty Township.

Action a) Undertake specific consultation with adjoining landowners in order to identify all potential interface issues.

Action c) Determine a feasible route for the trail, including connections to residential areas. This should include the identification of a staged approach to construction of the trail.

Action d) Seek grants for construction of trail.

Action e) Undertake construction of trail on a staged basis.

OPEN SPACE & RECREATION AREAS

Strategy O1: Improve access and facilities at Acheron River reserve.

Action a) Prepare a masterplan to address both the Acheron River Reserve and the community hall, and the connection between the two.

Action b) Provide additional picnic and general park facilities as defined by the proposed masterplan.

Action c) Provide planting to the Maroondah Highway batter on the eastern edge of the reserve, to provide a visual buffer between the reserve and Highway traffic.

Action d) Provide signage directing visitors to the reserve.

Strategy O2: Improve the presentation of the community hall and integrate it with its setting.

Action a) Formalise car parking to reduce the overall area taken up by the car park, and provide additional space for planting etc.

Action b) Undertake planting around the hall to integrate it with its setting, particularly utilising vegetation indigenous to the river corridor.

Strategy O3: Improve public awareness of the Little River Reserve.

Action a) Provide signage directing visitors to the reserve.

Action b) Undertake weed removal and revegetation within the river corridor.

Action c) Provide low-key visitor amenities, following community consultation as to the appropriate level of provision.

TRAFFIC MOVEMENT

Strategy T1: Create lower speed environment through the township.

Action a) Extend the short 60 km/h urban speed and 80 km/h buffer zones along the Thornton Road to provide extra time for motorists to react to the change in traffic environment.

Action b) Construct "Gateway Treatments" on the three major entries in conjunction with Landscape Strategies L1 & L2.

Strategy T2: Improve access controls to abutting land in the vicinity of the main intersection.

Action a) Develop a master plan for the hall that includes:

- access controls from the main road;
- parking strategy for functions held at the hall and visitors to the river;
- management of access to the river reserve.

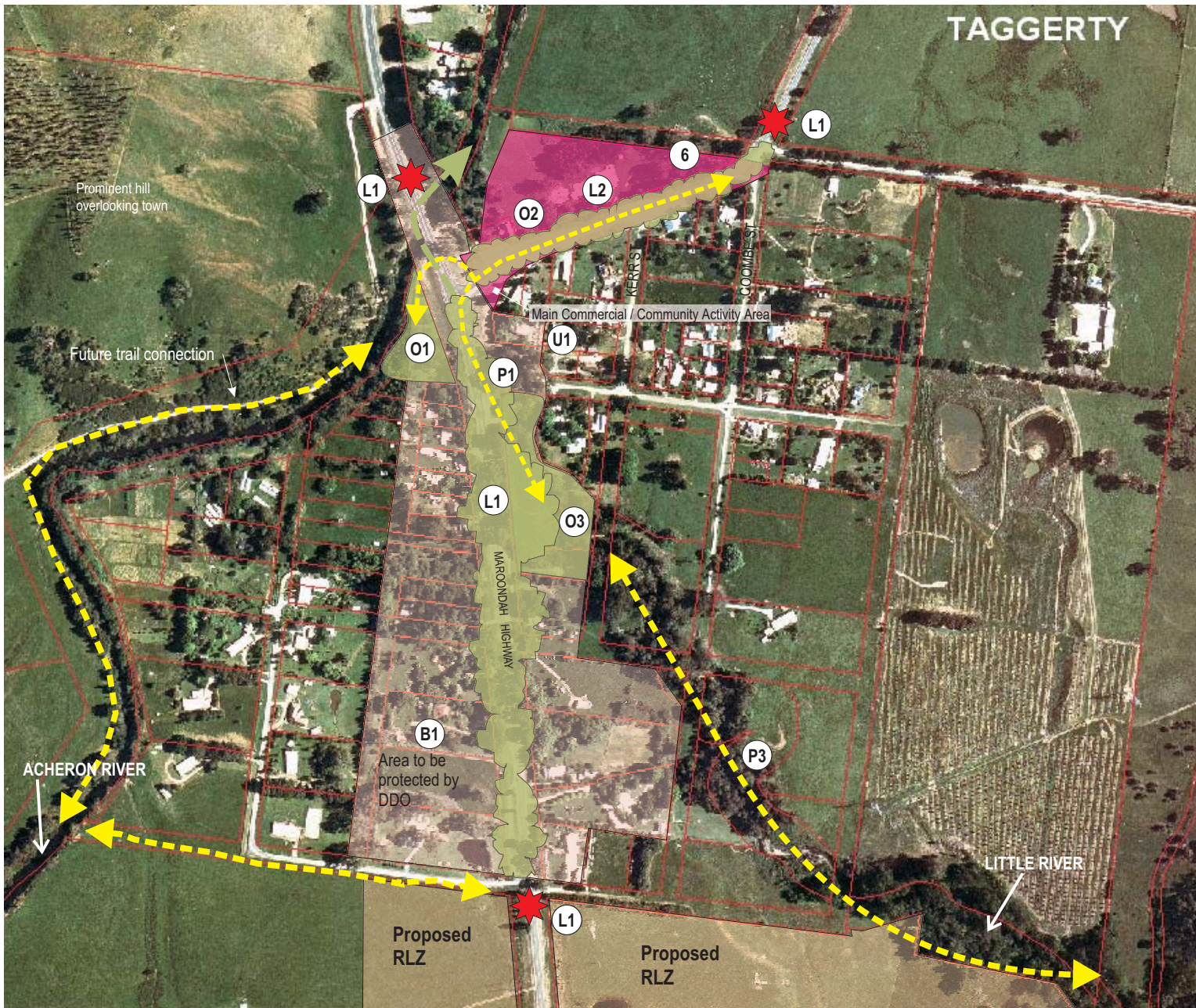
Action b) Formulate an access control strategy for the garage on the south east corner to be implemented if/when the site is redeveloped.

DEVELOPMENT CONTRIBUTIONS

Strategy D1: Levy development contributions from new residential developments in the district to fund new trail connections with the township.

- Action a) Require contributions from new subdivisions in the proposed RLZ along Maroondah Highway to the south of the town to the construction of pedestrian and cycling linkages with the township.
- Action b) Require contributions from major recreational and residential developments in the Taggerty district to the construction of pedestrian and cycling linkages with the township.
- Action c) Prepare a Development Contributions Plan for inclusion in the planning scheme.

TAGGERTY



KEY LEGEND

- L1. Extend and strengthen the informal character of Maroondah Highway, linking the northern and southern town gateways.
- L2. Develop streetscape theme on Thornton Road at intersection utilising exotic deciduous trees to contrast with Maroondah Highway.
- L1. Identify northern gateway, just north of Acheron River, through planting of indigenous species and thematic signage.
- L1. Identify southern gateway at Southam Road, through planting of indigenous species and thematic signage.
- L1. Identify eastern gateway on Thornton Road at intersection with Coombe Street, through start of deciduous avenue and thematic signage.
- P1. Provide pedestrian link between Acheron River Reserve, Little River Reserve and Commercial and Community Precinct on Thornton Road.
- P3. Investigate provision of trail link along Little River between Taggerty Township and Cathedral Range.
- O1. Improve access to and facilities at Acheron River Reserve.
- O3. Improve profile of Little River Reserve.
- O2. Improve presentation of community hall setting and integrate with Acheron River Reserve and Thornton Road Precinct.
- B1. Prepare siting and design guidelines to guide any development which may occur along Maroondah Highway
- U1. Direct all commercial and community land use and development to the main activity area in the town

NOTE: Plan must be read in conjunction with detailed strategies and actions outlined in the Urban Design Framework report.

URBAN DESIGN FRAMEWORK Taggerty Township KEY STRATEGIES AND ACTIONS

Prepared for Murrumbidgee Shire Council

December 2004



Urban Design Framework Plan

Priorities for Implementation

Based on consultation with the community, the following priority strategies and actions have been identified for Taggerty. Implementation may not necessarily take place in this order and timing will be usually be determined by the availability of funding. Strategies and actions that do not appear in this list may become priority actions if circumstances change or funding becomes available.

Strategy / Action	Estimated Cost	Timeframe
Action U1a): Update Clause 21 of the MSS relating to Taggerty.	N/a	Year 1
Action B1a) Prepare siting and design guidelines to guide any development which may occur along Maroondah Highway. Implement Design & Development Overlay.	\$ 10,000	Year 1
Action O1a) Prepare a masterplan to address both the Acheron River Reserve and the community hall.	\$ 10,000	Year 1
Action L1a) Extend and strengthen the existing informal indigenous character of Maroondah Highway to the northern and southern gateways.	\$ 20,000	Year 2

Strategy / Action	Estimated Cost	Timeframe
Action L1b) Install a common signage scheme at each gateway, integrated with the layout of proposed tree planting.	\$ 20,000	Year 1
Action T1a) Extend the short 60 km/h urban speed and 80 km/h buffer zones along the Thornton Road.	\$500	Year 1
Action D1 Levy development contributions on new subdivisions	N/a	Year 1-2