

**22.08**  
19/01/2006  
VC37

## **TARADALE**

This policy applies to the township of Taradale as defined on the township structure plan.

### **Policy Basis**

Taradale is a small rural township located on the Calder Highway, Taradale is home to approximately 200 people (1996).

The main role of Taradale is to provide a residential environment and provide the local community with essential services. Given the proximity to Castlemaine, Bendigo and Melbourne and the location of the town on the Calder Highway, there is considerable potential for commuting to the larger regional centres.

The surrounding topography creates a pleasant village atmosphere. With its unique collection of historic buildings and items such as the railway bridge Taradale has much to offer its residents and also visitors passing through the town.

VicRoads have not as yet committed to a location for the Calder Highway upgrade and this has led to uncertainty for future residential, rural residential and commercial development.

### **Policy**

It is policy that:

- Development is provided for within the township boundary which has been determined with regard to:
  - the need to contain development until reticulated sewerage is available,
  - the need to ensure Outline Development Plans are prepared for areas of vacant land which can be subdivided into a number of lots, and
  - the need to avoid conflict with a future Calder Highway upgrade route.
- The historic buildings and views to the railway bridge, heritage buildings and places and landscapes around the township be protected.
- Existing walking trails and paths be protected and enhanced. A landscaped open space system along the creek could be developed.
- Residential development densities take into account effluent disposal limitations and ultimate provision of sewerage services.
- Avenue tree planting along the Calder Highway alignment through the township be supported.
- Commercial development is consolidated within the existing commercial centre.

### **Reference documents**

Historic mining sites in the Castlemaine/Fryers Creek mining divisions, David Bannear 1993.

