

## Traralgon

Traralgon is the largest of the four main towns in Latrobe City and has a population of approximately 26,700. To the north of Traralgon are the Latrobe River and the foothills of the Great Dividing Range; to the south is the Strzelecki Ranges. The Princes Freeway and Gippsland Railway connect Traralgon to Morwell, Moe and Melbourne. Relative to Melbourne, Traralgon is the last of the four main towns within Latrobe City and is approximately 160 kilometres from Melbourne.

The Strategic Framework Plan identifies Traralgon, combined with Morwell, as the Primary Population Centre in Latrobe City. Over recent years, Traralgon has experienced higher population and urban growth compared to than the other Latrobe towns and according to population forecasts, that this trend is expected to continue. Traralgon has both a role in the provision of goods and services to its local community as well as the wider population of the Latrobe City and the surrounding region.

Traralgon is part of Gippsland's regional city under the Gippsland Regional Growth Plan where urban and population growth and regional infrastructure and service investment are encouraged.

### Vision

- Recognise Traralgon as the commercial centre of Gippsland's regional city, and the primary population centre of Latrobe City.
- To continue to build on Traralgon's strength as one of the key regional commercial centres of Gippsland.

### Local area implementation

- Facilitate development in accordance with the *Traralgon Town Structure Plan* (TTSP), Traralgon Housing Framework Plan (THFP) and the *Traralgon Activity Centre Plan* (TACP)

### Residential

- Seek the views of the Minister administering the *Mineral Resources (Sustainable Development) Act 1990* regarding the assessment of geotechnical risk within 2,000 metres from the crest of the mine around the southern boundary of Traralgon prior to supporting the rezoning of land, subdivision, or an increase in dwelling density in TTSP Areas 5, 12b and 21.
- Investigate flooding impact upon land designated as having existing or future residential opportunities in the structure plan.
- Mitigate flooding and encourage residential development in TTSP Areas 1, 2, 3, 4, 6 and 7 in the short term.
- In the longer-term, encourage residential intensification of land zoned rural living in TTSP Area 12a and facilitate the orderly planning of Area 11 and 13 for residential development with an appropriate interface with the Major Gas Pipeline.
- Manage urban development urban renewal in existing residential or mixed use zones within the 500 m buffer of the Sibelco facility to mitigation potential noise impacts from continuing operation of the Sibelco site.
- Defer the conversion of farming zoned land south of the Janette Street Industrial Precinct (Traralgon South Structure Plan are 8b) to urban use while the Industrial 1 Zone applying to the precinct remains in the planning scheme.
- In the medium-term, facilitate the orderly planning of TTSP Areas 9 and 10 for residential development with an appropriate interface with the Major Gas Pipeline and buffer to industrial zoned land.
- Encourage higher density and diverse housing within the Transit City Precinct and existing and future Activity Centres in Traralgon.

- Support shop-top or upper level residential opportunities within the Traralgon Activity Centre as outlined within the Traralgon Activity Centre Plan (TACP).
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- Investigate opportunity for open space, walking and cycle trails, recreation and conservation uses in the area north of Traralgon (TTSP Area 14) bounded generally by Latrobe River to the north and Traralgon urban area to the south
- Discourage rezoning that would result in further subdivision of Farming Zone and Rural Living Zone land within the Amenity Rural Buffer, due to its close proximity to the Australian Paper Mill.

### **Commercial**

- Establish Neighbourhood and Local Activity Centres in key locations as outlined in the TTSP and encourage basic goods, services, community services and facilities in these clusters.
- Encourage the development of new retail, office and residential mixed use developments within Traralgon Primary Activity Centre (TTSP Area 15) and Argyle Street (TTSP Area 15).
- Discourage significant new retail and office development outside TTSP Area 15, Argyle Street (TTSP Area 16) and Princes Highway and Stammers Road (TTSP Area 18).
- Encourage Restricted Retailing to locate within Argyle Street (TTSP Area 16) and Stammers Road (TTSP Area 17).
- Encourage increased densities and vertical growth of Traralgon's Primary Activity Centre (TTSP Area 15) to support the growth of the retail and office sectors.
- Discourage dispersion of the office sector.
- Support the development of the land generally bounded by Grey Street, Franklin Street and the Traralgon Creek for mixed use purposes (TTSP Area 18).
- Support the development of a Neighbourhood Activity Centre on the corner of Traralgon Maffra Road and Marshalls Road (TTSP Area 3) in accordance with the Traralgon North Neighbourhood Activity Centre Development Plan to meet the local convenience needs of the local area.
- Support the development of land within the Traralgon Primary Activity Centre as identified within the TACP by:
  - ○ Supporting the consolidation of lots to facilitate the creation of viable development sites.
  - ○ Activating smaller streets and laneways to provide additional connections between streets in the town centre.
  - ○ Supporting the development of the back of lots, through the increased activation of the existing laneway system.
  - ○ Requiring new multi-level buildings to incorporate carparking within their form.
  - ○ Requiring any redevelopment of strategic development sites as identified within the TACP to include integrated car parking.

### **Industrial**

- Plan for the ongoing operation of the Sibelco Lime facility within the Janette Street Industrial Precinct (Traralgon Structure Plan area 8a) and support light industrial and other compatible uses within the precinct as a development buffer between the Sibelco plant and nearby residential and mixed uses.
- Protect industry in TTSP Area 20 from encroachment of sensitive uses, particularly with the development of residential uses to the north and east.
- Seek the views of the Minister administering the *Mineral Resources (Sustainable Development) Act 1990* regarding the assessment of geotechnical risk within 2,000 metres from the crest of

the mine around the southern boundary of Traralgon prior to supporting the rezoning of land in TTSP Area 19.

## **Rural**

- Retain large farming lots to the east of the existing urban area of Traralgon until land is required for urban development.
- Investigate rezoning of existing farming zoned land currently used for rural living purposes to a rural living zone (TTSP Area 21).

## **Infrastructure**

- Connect Traralgon's network of on and off road cycling paths to provide for safe cycle links through the town centre and connecting the Morwell-Traralgon Shared pathway to Victory Park.
- Explore the feasibility of extending the east-west road links over Traralgon Creek north and south of Princes Highway.
- Ensure that future decisions regarding the Environmental Significance Overlay Schedule 1 and rezonings are informed by geotechnical monitoring data.
- Protect the designated alignment for the Traralgon Highway Bypass. Investigate route options for traffic, especially large vehicles, entering Traralgon from the southern route to the town centre and industrial precincts.
- Consider the impact of the proposed Highway Bypass and Bypass Ramps when planning for future development within TTSP Areas 12b, 19 and 21.
- Maintain and enhance the township gateway (TTSP Areas 22, 23, 24 and 25). In particular, the enhancement of Traralgon's southern entrance (TTSP Area 23) should be designed with consideration to the implications of the Traralgon Bypass Route.
- Support implementation of the recommendations of the Traralgon Station Precinct Masterplan (TSPM), including:
  - Stage 1: Construction of a new bus interchange, plaza and station building;
  - Stage 2: Works to Southside commuter car park, Southern Plaza and VRI Hall;
  - Stage 3: Development of residential and community facilities to the east and west of the Southside commuter carpark.
- Implement the *Car Parking Framework Review Traralgon & Morwell 2014*.
- Protect and acknowledge the important operation of the Gippsland Water Regional Outfall Sewer while allowing compatible use and development around the sewer easement.
- Acknowledge that Gippsland Water's emergency storage facilities may have potential interface amenity issues with sensitive uses while allowing complimentary use and development around these facilities.
- Implement the recommendations of the TACP by:
  - Improving public realm infrastructure.
  - Encouraging activation of the creek corridor by upgrading facilities along the creek.
  - Upgrading Wright Street as a key pedestrian link between Traralgon Creek and from Post Office Place.
  - Providing improved pedestrian safety on streets that will accommodate higher levels of foot traffic.
  - Supporting multi-deck car parks in accordance with the TACP.
  - Providing additional, secure bicycle parking in the town centre.

Upgrading connections to shared paths along Kay Street.

- Providing additional on-road cycle paths as shown on the Access and Movement Plan.
- Improving pedestrian access between key public transport sites.
- Creating a Princes Highway Boulevard as outlined within the TACP upon completion of the Princes Highway Bypass.

## Traralgon Town Structure Plan [deleted]







# Traralgon Activity Centre Plan

