

# Addendum to the Traralgon North Development Plan

JANUARY 2020

PLANNING & ENVIRONMENT ACT 1987  
LATROBE CITY COUNCIL

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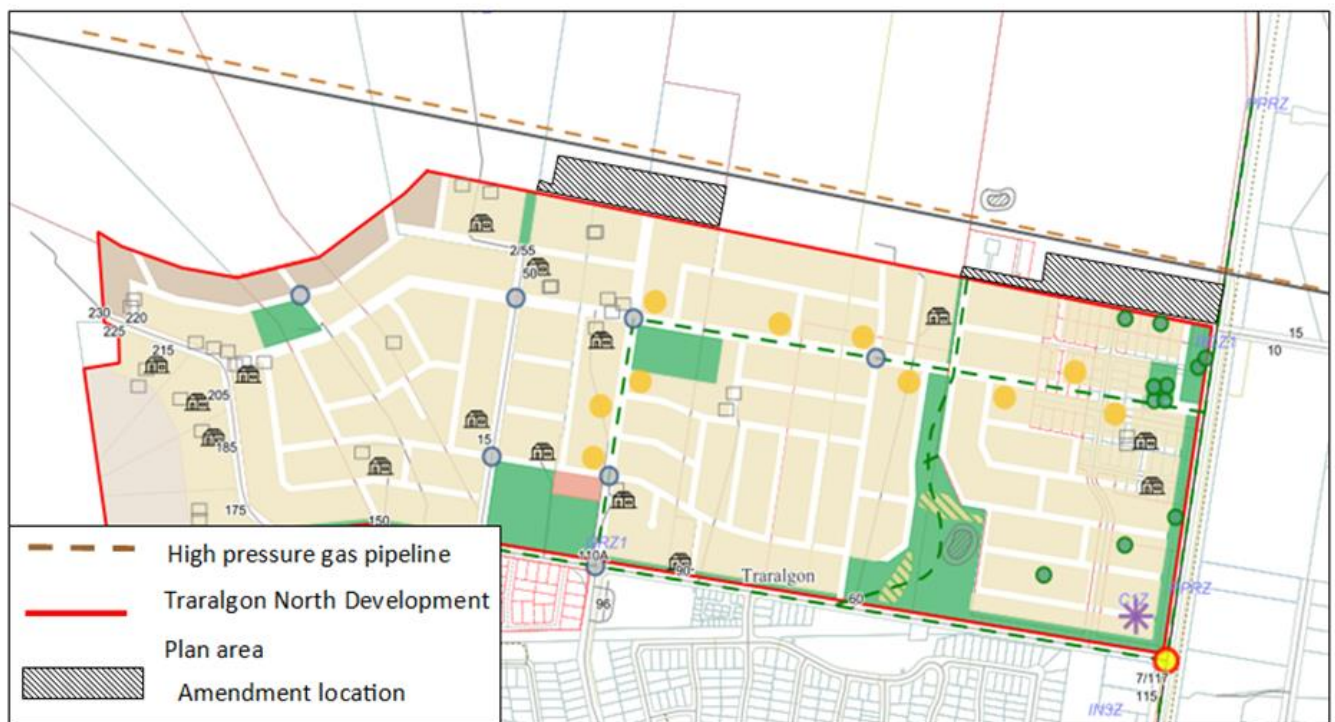
Sheet 1 of 110 sheet(s)

Date: 19/02/2020

Danielle Simpson  
Council Delegate

# Addendum to the Traralgon North Development Plan

This addendum to the Traralgon North Development Plan has arisen from Planning Scheme Amendment C114 which seeks to rezone three parcels of land located directly north of the Traralgon North Development Plan precinct. It is proposed to rezone the land from Farming Zone to General Residential Zone Schedule 1 (proposed General Residential Zone Schedule 3 under Amendment C105) and apply the Development Plan Overlay Schedule 7 (Traralgon North Residential Growth Area).



The additional areas of land are from the following properties:

- 50 Glendale Road, Traralgon (Lot 1 PS329021)
- 110 Marshalls Road, Traralgon (Lot 2 PS329021)
- Traralgon Maffra Road, Traralgon (Lot B PS729261)

The total area to be rezoned is 5.23 hectares which includes the existing road reserve of Baldwin Road. The land proposed to be rezoned has been included in the Traralgon North Development Plan precinct.

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Sheet 2 of 110 sheet(s)

Date: 19/02/2020



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A general overall check of the Development Plan has also been undertaken following on from the issuing of permits and the implementation of the Development Plan and permits to date within the precinct.

The updated maps also:

- identify the rezoning of the corner of Traralgon Maffra Road and Marshalls Road to Commercial 1 Zone and the approval of a supermarket and specialty shops in this location.
- show roads, lots and public open space that have already been constructed as well as approved layouts for subdivisions that have received planning permits since the Development Plan was approved. These approvals show road layouts that differ from the layouts that were originally approved under the Development Plan.
- relocate retarding basins to where they have been or are likely to be constructed.
- relocate the sewer pump station, rising main, overland flow path and outfall sewer.
- make additional changes to correct drafting errors and omissions.

The updated maps can be found at Attachment 1.

Addendums have also been added to the following reports:

- Servicing Strategy
- Biodiversity Assessment
- Bushfire Risk Assessment

### **Servicing Strategy**

The addendum to the Servicing Strategy does not indicate that there will be any additional stress put on the existing network of utilities as a result of the amendment. The additional lots fall within existing catchment areas identified within the Traralgon North Development Plan. The addendum can be found at Attachment 2.

### **Biodiversity Assessment**

The Biodiversity Assessment identified no significant flora and fauna exist in the extended study area. However if any of the large trees were to be removed as part of subsequent development, a planning permit will need to be obtained. The addendum can be found at Attachment 3.

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Sheet 3 of 110 sheet(s)

Date: 19/02/2020



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Sheet 4 of 110 sheet(s)

## Bushfire Risk Assessment

The Bushfire Risk Assessment identified that the lots to be created in the subject area can achieve a BAL 12.5. The Bushfire Risk Assessment can be found at Attachment 4.

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## Access

The Review was referred to the Department of Transport for comment. Access onto Traralgon Maffra Road, including future temporary access should be discouraged. Any future bus stops should not be constructed until such time as a service has been established for the area.

## Development Contributions

A review and update of the Development Contributions has been undertaken. This provides updated figures and tables to include the additional rezoned land as well as an updated Infrastructure Summary Table 2 (Non-Drainage Items) and Infrastructure Summary Table 3 (Drainage Items) to include the additional land. It also provides a review of the costings of infrastructure items in the tables. This can be found at Attachment 5.

The increase in the land area and projected number of dwellings in the Traralgon North Development Plan precinct has brought about changes to the land budget as shown in the table below.

	DP (2015)	Expansion Area	Total (Revised)
<b>TOTAL AREA</b>	118.60	5.23	123.83
Existing Road reserves	2.21	0	2.21
<b>TOTAL AREA WITHIN TITLES</b>	116.39	5.23	121.62
Encumbered land (eg. conservation, native vegetation)	5.26	1.48	6.74
Land to be acquired for widening of Marshalls Road	0.68	0.00	0.68
Land to be acquired for internal retarding basin	0.51	0.00	0.51
<b>GROSS DEVELOPABLE AREA</b>	109.94	3.75	113.69
Community Facility	0.35	0.00	0.35
Active Open Space	2.44	0.00	2.44
Passive Open Space	6.09	0.00	6.09
<b>NET DEVELOPABLE AREA</b>	101.06	3.75	104.81
<i>Estimated No. of dwellings</i>	1,077	34	1,111

Source: Urban Enterprise, 2019. 4.41ha of land with limited development potential excluded from DP areas.



## Background

Since the Traralgon North Development Plan was first approved, a number of changes have occurred to the planning controls in the Latrobe Planning Scheme, and implementation of the Development Plan area has commenced.

## Planning Scheme Changes

When approved in 2013, the Traralgon North Development Plan precinct was subject to Development Plan Overlay Schedule 5 – Residential Growth Areas. This was removed and replaced with Development Plan Overlay Schedule 7 – Traralgon North Residential Growth Area as part of Planning Scheme Amendment C78.

Bushfire considerations have also been amended so that priority is given to the protection of human life over all other policy considerations.

The south-east corner of the site has been rezoned to Commercial 1 Zone and a maximum leasable floor area of 4,700 square metres for shop and 780 square metres for office in the Schedule to the Commercial 1 Zone has been applied via Planning Scheme Amendment C89. This amendment also included the approval of a planning permit for a supermarket for the site (among other things).

The Traralgon Growth Areas Review has been approved and does not impact the Traralgon North Development Plan precinct.

Planning Scheme Amendment C105 Live Work Latrobe proposes to rezone the precinct from General Residential Zone Schedule 1 to General Residential Zone Schedule 3. Schedule 3 refers to new housing estates and sets out specific Clause 54 and 55 requirements with regard to minimum street setbacks, landscaping, side and rear setbacks, and walls on boundaries.

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LATROBE CITY COUNCIL

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Sheet 5 of 110 sheet(s)

Date: 19/02/2020

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# Attachment 1: Updated maps

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Sheet 6 of 110 sheet(s)

Date: 19/02/2020

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FIGURE 1: SURROUNDING CONTEXT

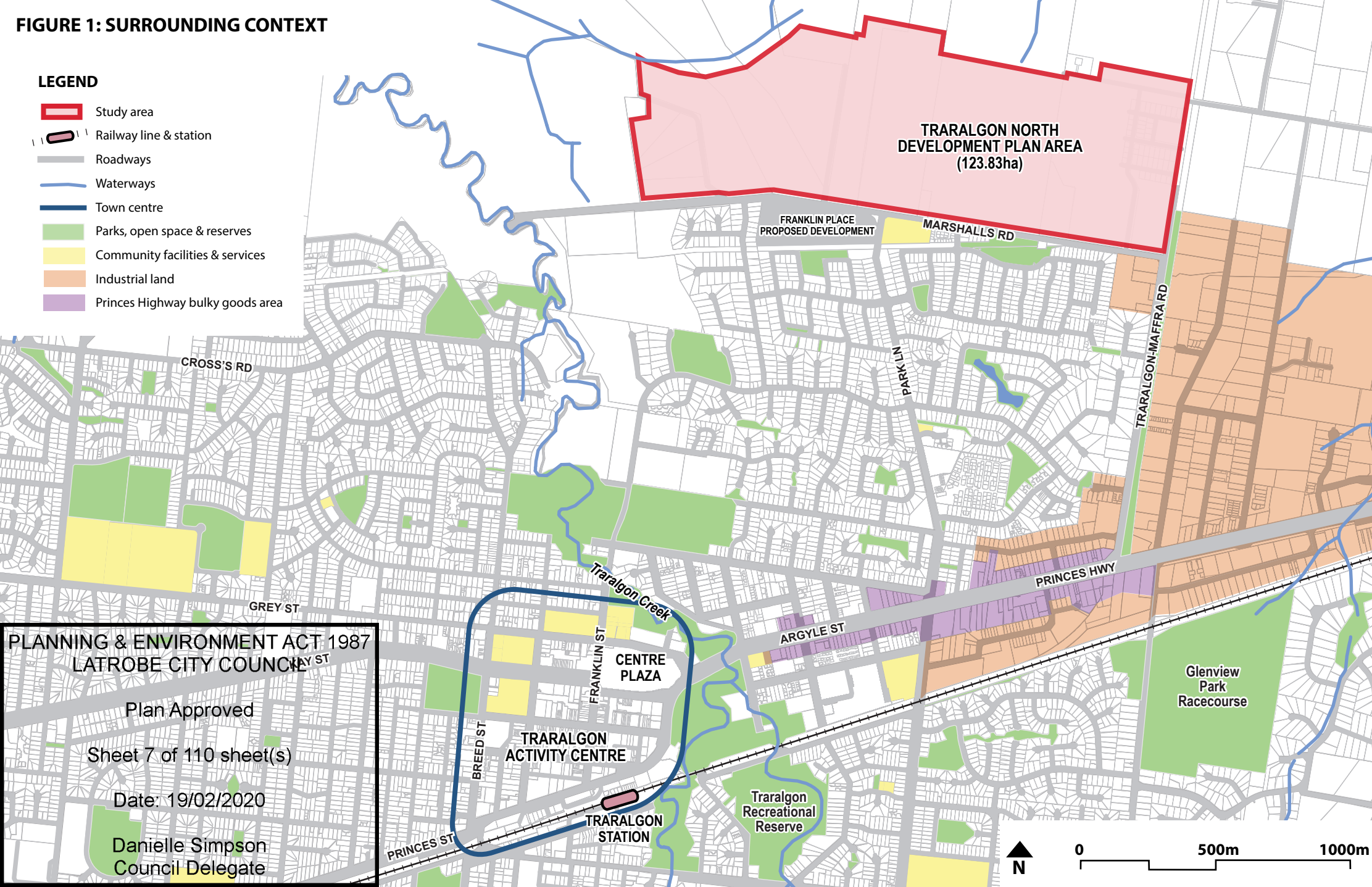
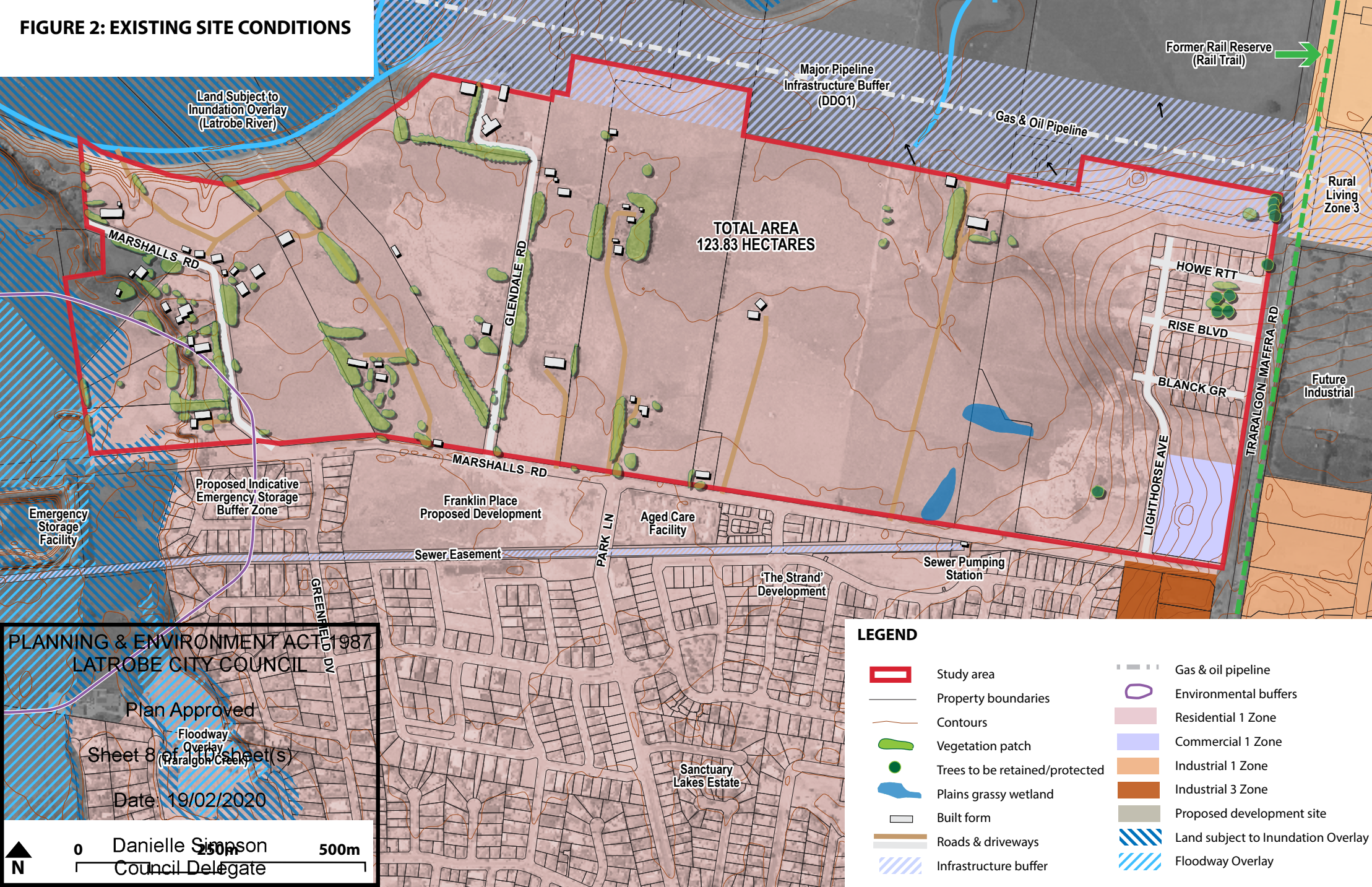




FIGURE 2: EXISTING SITE CONDITIONS



TOTAL AREA  
123.83 HECTARES

LEGEND

- Study area
- Property boundaries
- Contours
- Vegetation patch
- Trees to be retained/protected
- Plains grassy wetland
- Built form
- Roads & driveways
- Infrastructure buffer
- Gas & oil pipeline
- Environmental buffers
- Residential 1 Zone
- Commercial 1 Zone
- Industrial 1 Zone
- Industrial 3 Zone
- Proposed development site
- Land subject to Inundation Overlay
- Floodway Overlay

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Sheet 8 of 110 sheet(s)

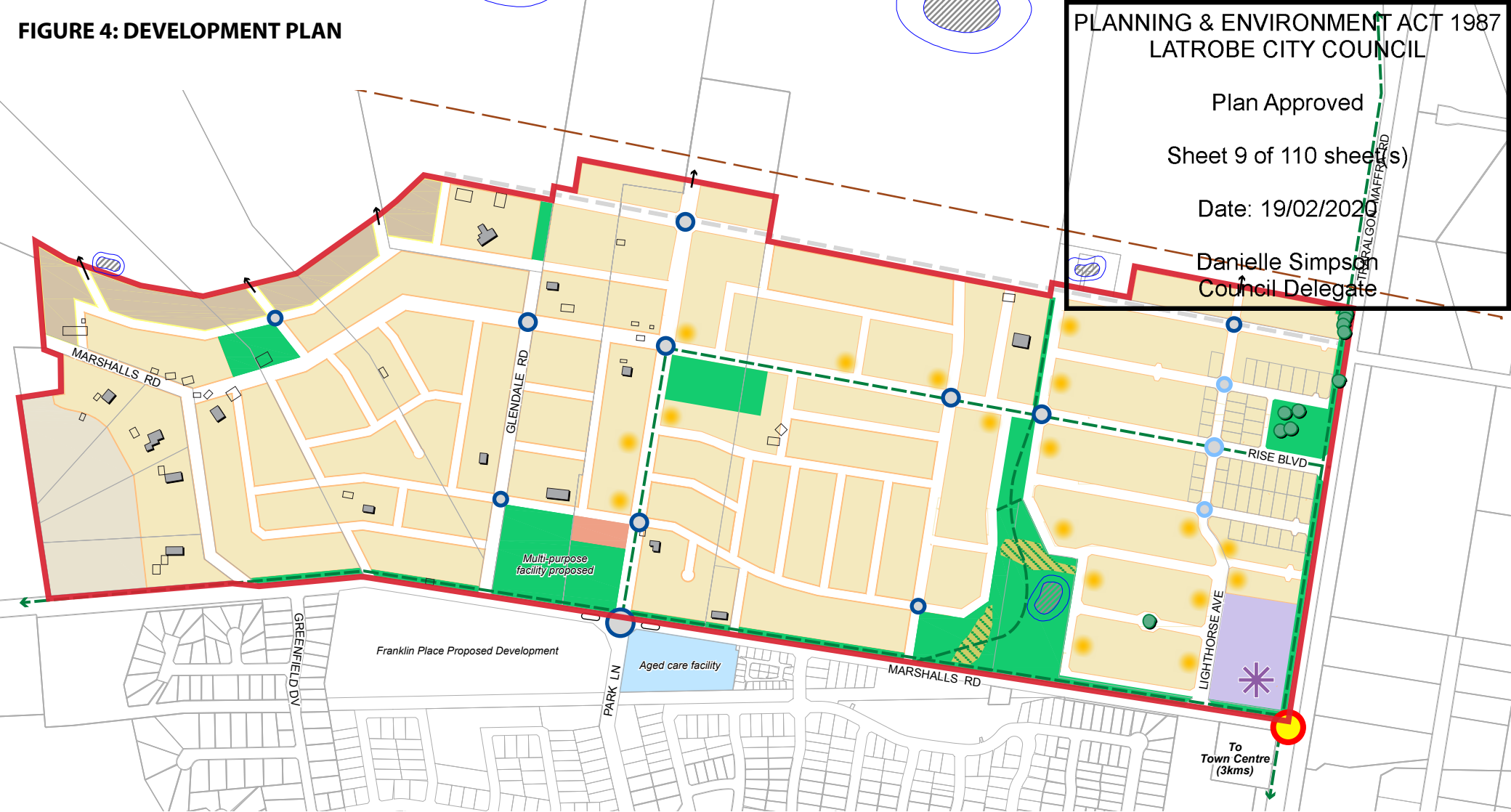
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0 250m 500m

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FIGURE 4: DEVELOPMENT PLAN



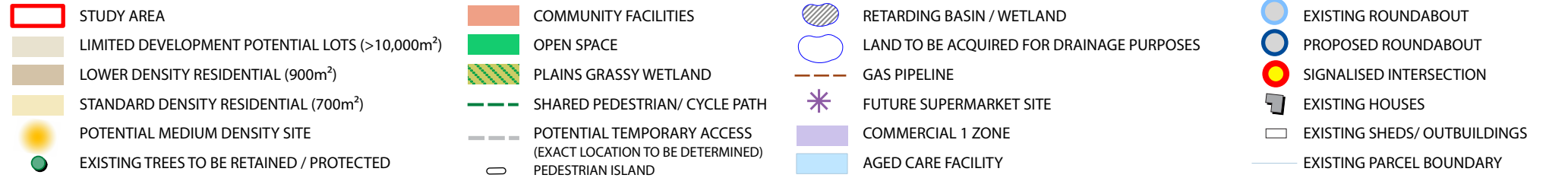
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Sheet 9 of 110 sheets(s)

Date: 19/02/2020

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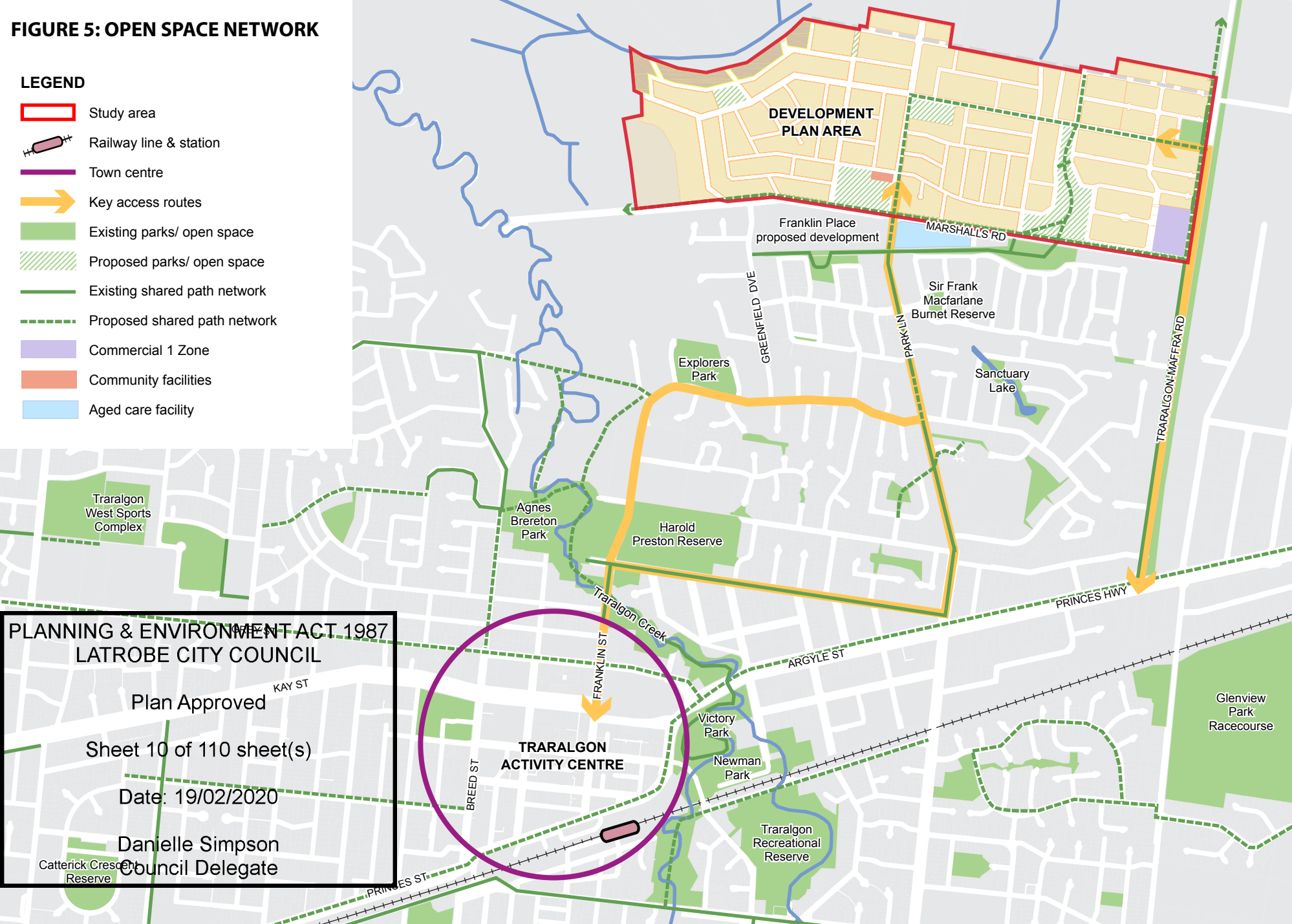
Note: Details of additional infrastructure items are provided on the Movement & Access Plan (Figure 7)





FIGURE 5: OPEN SPACE NETWORK

- LEGEND**
- Study area
  - Railway line & station
  - Town centre
  - Key access routes
  - Existing parks/ open space
  - Proposed parks/ open space
  - Existing shared path network
  - Proposed shared path network
  - Commercial 1 Zone
  - Community facilities
  - Aged care facility



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Sheet 10 of 110 sheet(s)

Date: 19/02/2020

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FIGURE 6: WATER MANAGEMENT PLAN

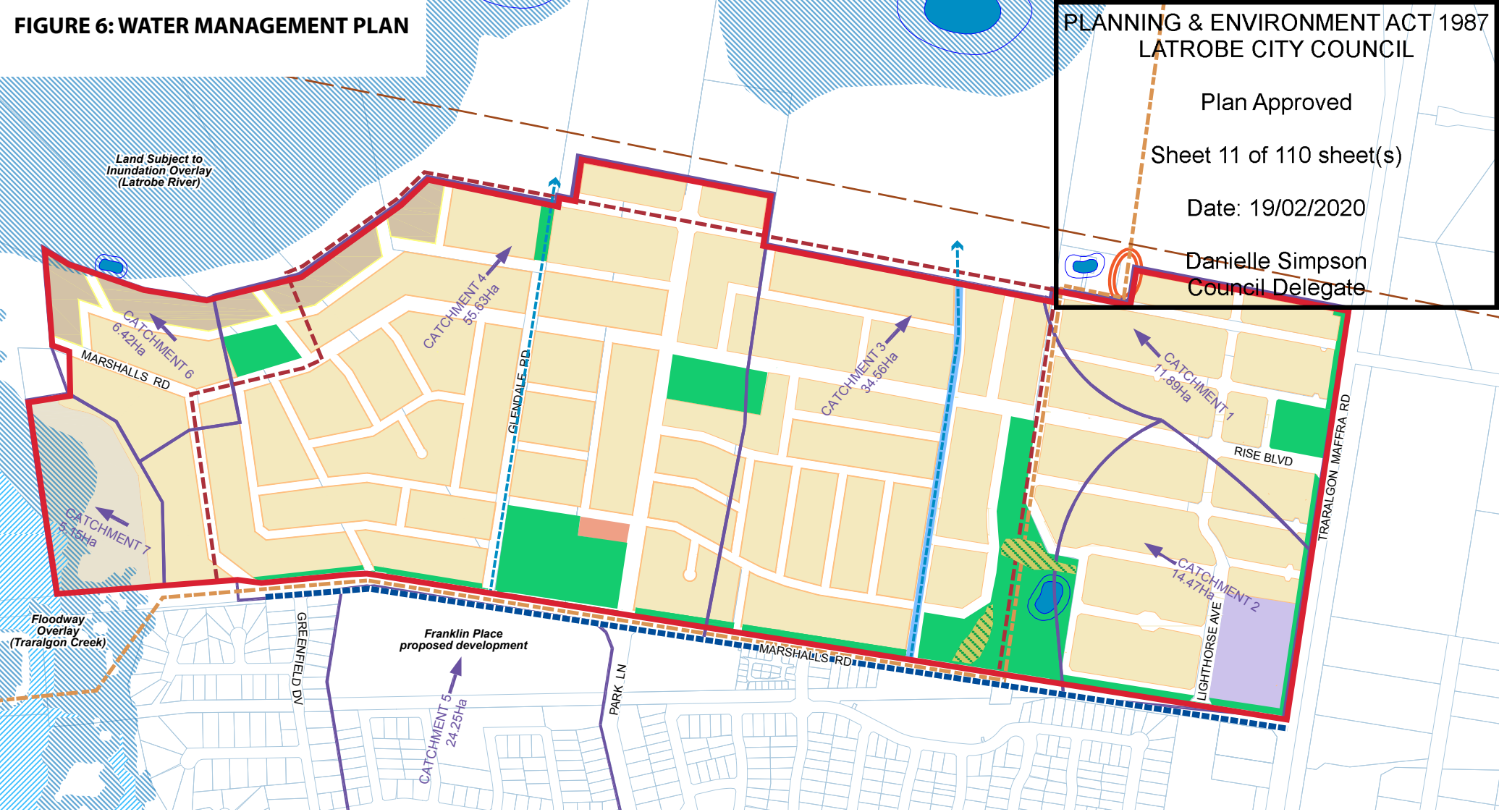
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












Sheet 11 of 110 sheet(s)

Date: 19/02/2020

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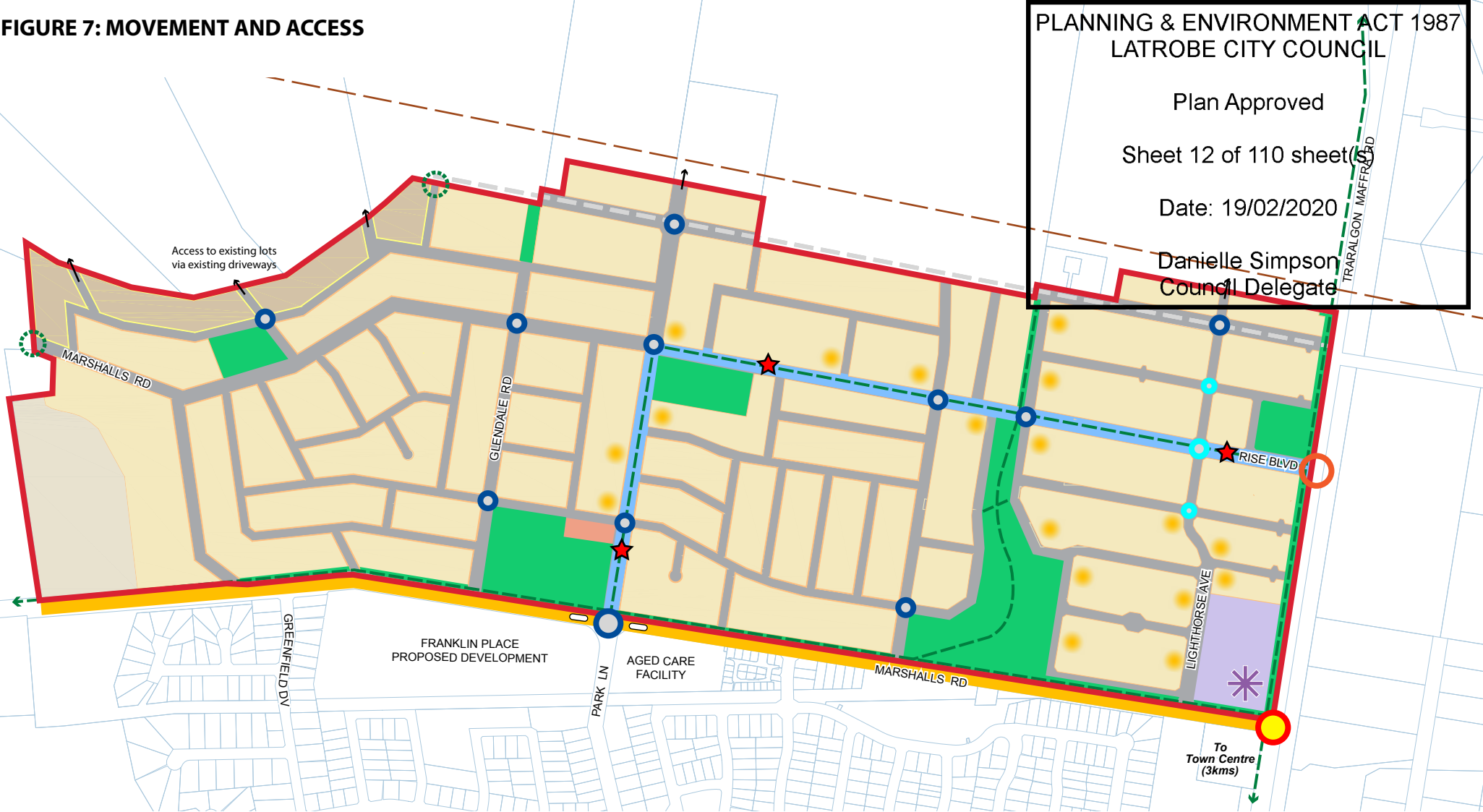
LEGEND

- |  |                                    |   |   |   |                             |   |                      |
|--|------------------------------------|---|---|---|-----------------------------|---|----------------------|
|  | STUDY AREA                         |  | EXISTING STORMWATER DRAIN                 |  | EXISTING GAS PIPELINE       |  | COMMUNITY FACILITIES |
|  | PROPOSED DEVELOPMENT PLAN LAYOUT   |  | STORMWATER OVERLAND FLOW PATH             |  | PROPOSED SEWER RISING MAIN  |  | COMMERCIAL 1 ZONE    |
|  | PROPOSED OPEN SPACE                |  | RETARDING BASIN / WETLAND                 |  | PROPOSED OUTFALL SEWER      |   |                      |
|  | FLOODWAY OVERLAY                   |  | LAND TO BE ACQUIRED FOR DRAINAGE PURPOSES |  | STORMWATER CATCHMENT AREAS  |   |                      |
|  | LAND SUBJECT TO INUNDATION OVERLAY |  | PROPOSED DISTRIBUTION WATER MAIN          |  | PROPOSED SEWER PUMP STATION |   |                      |

metres 200 400



FIGURE 7: MOVEMENT AND ACCESS



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Plan Approved

Sheet 12 of 110 sheet(s)

Date: 19/02/2020

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LEGEND

- |  |   |  |   |  |  |  |                         |
|--|---|--|---|--|--|--|-------------------------|
|  | STUDY AREA  |  | COMMUNITY FACILITIES                        |  | PROPOSED UPGRADES TO EXISTING ROADS                          |  | EXISTING ROUNDABOUT     |
|  | LIMITED DEVELOPMENT POTENTIAL LOTS (>10,000m <sup>2</sup> ) |  | OPEN SPACE                                  |  | PROPOSED COLLECTOR ROAD (BUS ROUTE)                          |  | PROPOSED ROUNDABOUT     |
|  | LOWER DENSITY RESIDENTIAL (900m <sup>2</sup> )              |  | COMMERCIAL 1 ZONE                           |  | PROPOSED INTERNAL ACCESS ROADS                               |  | SIGNALISED INTERSECTION |
|  | STANDARD DENSITY RESIDENTIAL (700m <sup>2</sup> )           |  | PROPOSED SHARED PATHWAY (PEDESTRIAN/ CYCLE) |  | POTENTIAL TEMPORARY ACCESS (EXACT LOCATION TO BE DETERMINED) |  | INTERSECTION UPGRADE    |
|  | POTENTIAL MEDIUM DENSITY SITE                               |  | GAS PIPELINE                                |  | TEMPORARY TURNAROUND POINT                                   |  |                         |
|  | FUTURE SUPERMARKET SITE                                     |  | INDICATIVE BUS STOP LOCATIONS               |  | PEDESTRIAN ISLAND  |  |                         |

metres 200 400



