

11.01

--/--/---
Proposed C126latr

TOONGABBIE**Policy application**

This policy applies to land within the Toongabbie Town Structure Plan (ToonTSP) in Clause 11.01-1L.

Strategies

Encourage low density residential development in Toongabbie Town Structure Plan (ToonTSP) Area 1 in the medium term (10 to 15 years).

Encourage low density residential development in ToonTSP Area 2 in the long term (15 years or more).

Encourage rural residential intensification of land in ToonTSP Areas 12, 13 and 14 in the short to medium term (0-15 years).

Encourage rural residential intensification of land zoned farming in ToonTSP Area 3 and Area 4 in the long-term (15 years or more).

Encourage the development of large allotments within existing residential ToonTSP Area 5 subject to flooding constraints.

Facilitate the restructuring of old and inappropriate subdivisions in Area 6.

Enforce clear settlement boundaries that consider local character, bushfire risk, infrastructure capacity, and the impacts on other land uses, particularly agriculture.

Encourage the development of retail, office and residential mixed use developments within the Toongabbie Local Activity Centre (ToonTSP Area 7).

Facilitate Cowen Street as the town centre hub (ToonTSP Area 8).

Support the further expansion of retail uses by extending commercial activity west along Cowen Street.

Encourage shared path links between Toongabbie Recreation Reserve, the town centre (ToonTSP Area 7), and around Toongabbie Primary School.

Limit access from development and individual allotments to Main Street (Traralgon-Maffra Road).

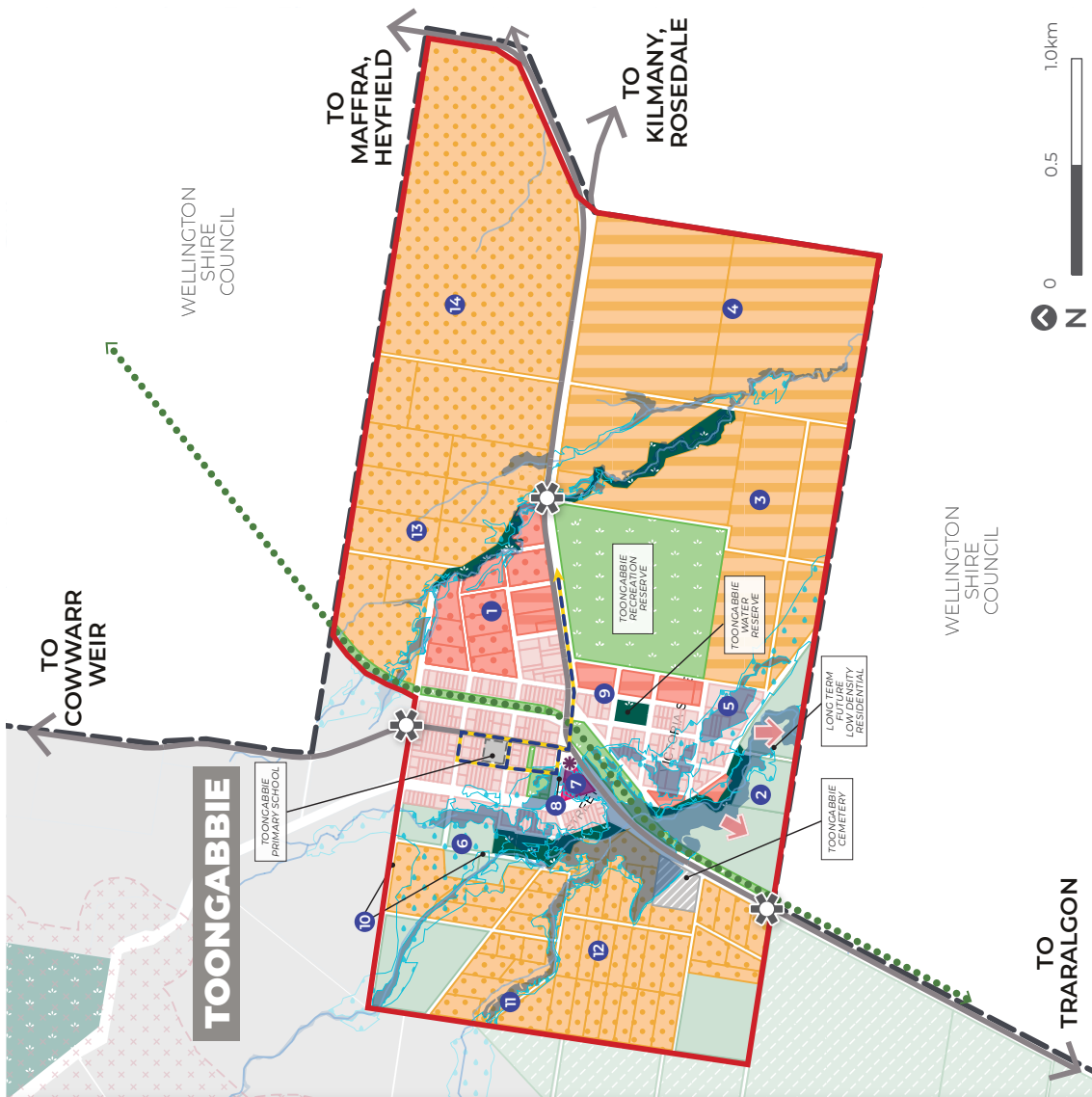
Protect road reserves, such as Ries Street, Russell Street, and Hill Street (ToonTSP Area 9, and 10), to allow for future access to proposed development areas.

Policy documents

Consider as relevant:

- *Toongabbie Structure Plan* (Latrobe City Council, 2020)
- *Toongabbie Structure Plan – Background Reports* (Latrobe City Council, 2020)

Toongabbie Town Structure Plan (ToonTSP)



DRAWING KEY

- TOONGABBIE TOWNSHIP BOUNDARY
- TOWNSHIP GATEWAY
- TOONGABBIE TOWN STRUCTURE PLAN AREA
- LAND USE**
- RESIDENTIAL**
- TOWNSHIP AREA
- RESIDENTIAL
- FIRST STAGE LOW DENSITY RESIDENTIAL
- SECOND STAGE LOW DENSITY RESIDENTIAL
- PREFERRED DIRECTION FOR FUTURE GROWTH
- AGRICULTURE / RURAL**
- FARMING
- PRODUCTIVE AGRICULTURAL LAND
- FIRST STAGE FUTURE RURAL LIVING
- SECOND STAGE FUTURE RURAL LIVING
- COMMERCIAL**
- LOCAL ACTIVITY CENTRE
- COMMUNITY INFRASTRUCTURE / OPEN SPACE**
- PUBLIC OPEN SPACE
- CONSERVATION
- SERVICE / COMMUNITY / CIVIC USE
- PUBLIC / UTILITY LAND
- MOVEMENT**
- MAJOR ROADS
- SHARED PATHWAYS
- GIPPSLAND PLAINS RAIL TRAIL
- OVERLAYS / CONSTRAINTS**
- BUSHFIRE MANAGEMENT OVERLAY
- LAND SUBJECT TO INUNDATION OVERLAY
- FLOODWAY OVERLAY