

# Toongabbie Structure Plan

PLANNING SCHEME AMENDMENT C126






The Toongabbie Structure Plan seeks to guide land use and development in the town based on land use constraints, opportunities and the desires of the community. The Toongabbie Structure Plan builds on work undertaken through the Amendment C105 Live Work Latrobe Housing Strategy 2019, the Rural Land Use Strategy 2019 and community engagement and workshops held in 2019.

Amendment C126 implements the findings of the Toongabbie Structure Plan report and background reports and the recommendations from the West Gippsland Catchment Management Authority 2016 Flood Study for Toongabbie into the Latrobe Planning Scheme.

A new Neighbourhood Residential Zone, Schedule 5 for Toongabbie is proposed, as are rezonings and the application of additional flooding overlays consistent with the Toongabbie Structure Plan. Rural Living and other rezonings are being undertaken as part of Amendment C127.






*Delays have been experienced in the exhibition of these amendments due to delayed feedback from the CFA. Furthermore, the postponed finalisation of Amendment C122 (Planning Policy Framework) has resulted in deferred timeframes for exhibition of these amendments.*

## 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

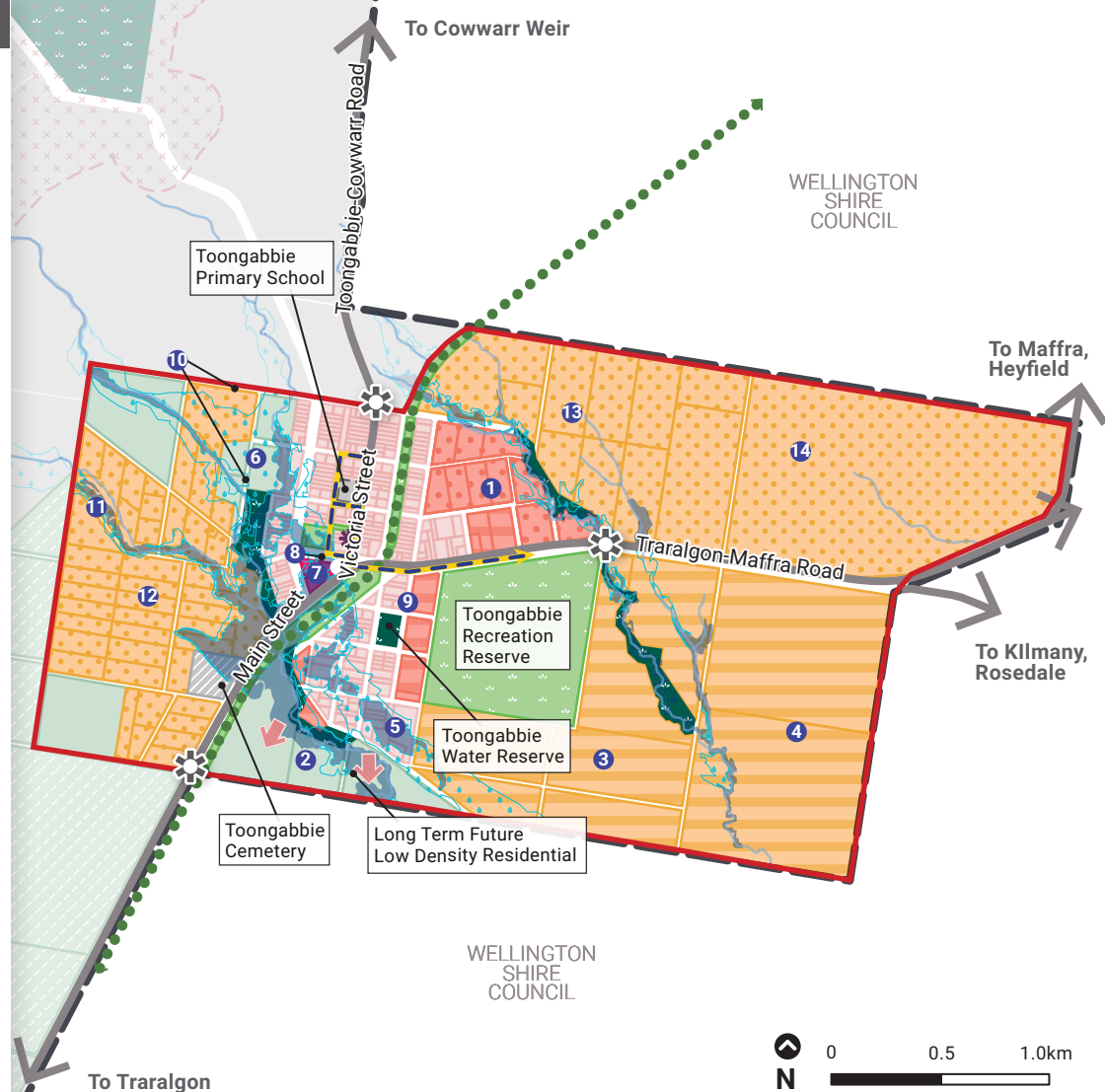
-  Public Open Space
-  Conservation
-  Service / Community / Civic Use
-  Public / Utility Land

#### Movement

-  Major Roads
-  Shared Pathways
-  Gippsland Plains Rail Trail

#### Overlays / Constraints

-  Bushfire Management Overlay
-  Land Subject to Inundation Overlay
-  Floodway Overlay



## Aim

- Guide appropriate changes to land use, development and built form to ensure the sustainable future growth of Toongabbie.
- Identify land use constraints that will impact on the growth and development of the locality.

## What Has Occured So Far?

### Stage 1

**2019/2020**

Consultation with landowners/stakeholders.

Background reports completed including Toongabbie Structure Plan July 2020.

### Delays

Delays were experienced between the completion of Council's work and the exhibition period due to ongoing delays in the receipt of feedback from the CFA and the drawn-out finalisation of Amendment C122 Planning Policy Framework by DELWP.

### Current

Development of Planning Scheme Amendment documentation and exhibition.

## View the Details

The draft Toongabbie Structure Plan Planning Scheme Amendment documentation can be viewed online at:

[www.latrobe.vic.gov.au/c126](http://www.latrobe.vic.gov.au/c126) and;  
[www.delwp.vic.gov.au/public-inspection](http://www.delwp.vic.gov.au/public-inspection)

Hard copies can be viewed at our service centres during business hours at:

- 34-38 Kay Street, Traralgon
- 141 Commercial Road, Morwell
- 1/29 George Street, Moe
- 9-11 Phillip Parade, Churchill
- Toongabbie General Store, 43 Main Street, Toongabbie

## Come and See Us

Anyone is welcome to arrange a 1:1 meeting with a Council Officer to discuss the proposed Toongabbie Structure Plan in more detail, please call us on 5128 5445 to schedule a meeting between 11am and 7pm during one of the below days:

- Toongabbie  
Wednesday 30 June
- Toongabbie  
Tuesday 20 July

If these times are not suitable for you, please phone us to discuss alternate options.

Please also note that these sessions are subject to any COVID restrictions in place at the time.

If restrictions are in place which limit our ability for face to face meetings, alternative arrangements will be made with the community. This could mean appointments via zoom or telephone.

## Have Your Say

We're looking for your feedback on proposed Amendment C126 Toongabbie Structure Plan.

Tell us what works or what could be improved.

Make a submission by:

**Post:** Latrobe City Council  
Attention: Strategic Planning Department  
PO Box 264 Morwell  
VIC 3840

**Email:** [latrobe@latrobe.vic.gov.au](mailto:latrobe@latrobe.vic.gov.au)  
Attention: Strategic Planning

**Online:** [www.latrobe.vic.gov.au/c126](http://www.latrobe.vic.gov.au/c126)

Please note that all submissions must include your name and address to be considered.

We appreciate and value your contribution and look forward to receiving your input. Please note that in accordance with the Planning and Environment Act 1987, Council must make available for inspection, a copy of any submissions made to Amendment C126.

**Submissions close at 5pm on Friday 6 August 2021.**

A summary of the amendment can be viewed on:

### Council's YouTube channel:

[www.youtube.com/c/LatrobeCityCouncilVic/videos](http://www.youtube.com/c/LatrobeCityCouncilVic/videos)

### Council's Neighbourhood Navigator (GIS):

[www.latrobe.vic.gov.au/City/The\\_Region/Moving\\_to\\_Latrobe\\_City](http://www.latrobe.vic.gov.au/City/The_Region/Moving_to_Latrobe_City)

## For More Information

Visit [www.latrobe.vic.gov.au/c126](http://www.latrobe.vic.gov.au/c126) or contact a member of the Strategic Planning Team on 5128 5445.

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*To obtain this information in languages other than English, or in other formats, please contact Latrobe City Council on 1300 367 700.*

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