

## 3.1 Study Area

The study area is bordered by Harris Lane to the west, Guyatts Road to the south, Antons Lane and Traralgon-Maffra Road to the east, and Afflecks and Old Walhalla Road to the north.

Major roads include Traralgon - Maffra Road, running south-east to north-west through the centre of town, Toongabbie-Cowwarr Road (Victoria Street) running north-south and Stringer Road as other main thoroughfares.

## 3.2 Study Precincts

To determine the best areas for growth within Toongabbie, nine different study precincts have been looked at as potential growth areas in the preparation of the Toongabbie Structure Plan. Three of these were from the proposed rural living precincts in Amendment C105, the other precincts were identified if they were adjoining those proposed precincts and/or had submissions that related to a zone change from previous strategic planning projects.

The precincts and possible zones (Rural Living Zone (RLZ) or Low Density Residential Zone (LDRZ)) are listed in Table 1 and shown in Figure 3. A tenth area includes infill within the township boundary. These study precincts are not an indication that the precinct will be rezoned, more so, it is a tool to determine approximate lot yield and to guide further discussion.

**Table 1: Study precincts**

Precinct Name	Description	Number of Dwellings	Number of Lots	Number of People
A	Lots to the north of Toongabbie between the Gippsland Plains Rail Trail, Afflecks Road, Hill Street and the lot at 30 Walhalla Road.	25	25	68
B	All lots generally bounded by the Gippsland Plains Rail Trail, Afflecks Road, Packett Road, the creek, Main Street, Campbell Street, and Sparks Lane. Precinct B overlaps with Precinct C as they considered different zones.	84	84	227
C	Lots to the east of Sparks Lane not including a residential zoned lot up to the 5 lots east of Packett Road.	23	22	62
D	Lots to the east of Toongabbie, including two lots to the west of Nippe Lane and all lots east of Nippe Lane between Traralgon-Maffra Road and Afflecks Road.	27	27	73
E	Lots South of Traralgon – Maffra Road east of Nippe Lane and Anton Lane Including the title west of Nippe Lane until the creek.	26	26	70
F	Lots South of the Toongabbie golf course, between Heywood Street, Hendersons Road, Guyatts Road and Nippe Lane.	34	33	92
G	Lots south of Toongabbie between the Gippsland Plains Rail Trail, Henderson Road and Guyatts Road.	10	10	27
H	All lots to the west of Toongabbie, bound by Hill Street, Harris Lane, Guyatts Road, Main Street and King Street excluding residential lots.	26	11	70
J	Lots south of Toongabbie between the Gippsland Plains Rail Trail, Henderson Road and Guyatts Road.	63	63	170



Figure 3: Study area and study precincts

