

11.01-1L29/06/2023
C126latr**Toongabbie****Policy application**

This policy applies to land within the Toongabbie Town Structure Plan (ToonTSP).

Strategies

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

Encourage low density residential development in ToonTSP Area 2 in the long term (15 years or more) subject to bushfire risk assessment.

Encourage future potential rural residential land in ToonTSP Areas 12, 13 and 14 in the short to medium term (0-15 years) subject to bushfire risk assessment.

Encourage future potential rural residential land zoned farming in ToonTSP Areas 3 and 4 in the long-term (15 years or more) subject to bushfire risk assessment.

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

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

Maintain 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) generally consistent with the Toongabbie Housing Framework Plan.

Encourage the development of the town centre hub to the south of Cowen Street (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 Toongabbie Primary School.

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

Protect road reserves, such as Ries Street, Russell Street, and Hill Street (ToonTSP Areas 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)

