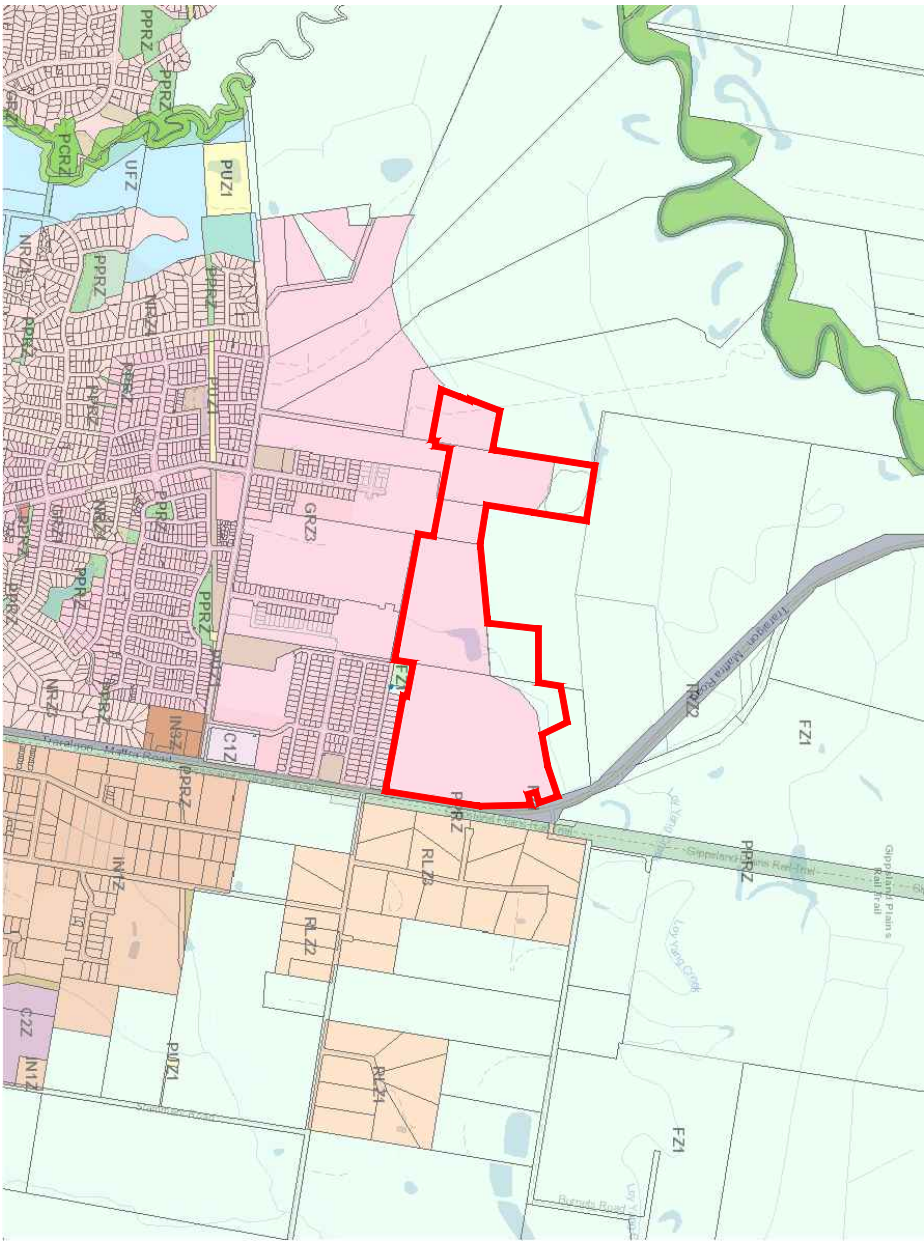


Street Directory (not to scale)



Zoning Map (not to scale)

Notes

1. **Site:** The titles subject to this amendment comprise of the following allotments as show hereon:

- Property 1: 55 Glendale Road, Traralgon (CA 26F).
- Property 2: 50 Glendale Road, Traralgon (Proposed Lot C on PS826058).
- Parcel 3: 50 Glendale Road, Traralgon (Res 1 on PS917901)
- Property 4: 110 Marshalls Road, Traralgon (Proposed Lot G on PS907112).
- Property 5: 50 Baldwin Road, Traralgon (Lot 2 on PS835779).
- Property 6: Lot H on PS826075.
- Proposed Parcel 7: 50 Baldwin Road, Traralgon (Res1 on PS917899).

2. **Surrounding Area:**

The site interfaces with several land uses which include residential, rural living and farming land, as follows:

- Land to the east of Traralgon - Maffra Road is generally contained within the Rural Living Zone and comprises of developed allotments that vary in sizes.
- Land to the south comprises of developing residential areas, in accordance with the Traralgon North Development Plan.
- Land to the north and west comprise of broadacre farming land, with the Latrobe river and Loy Yang Creek key landscape features.

3. **Topography:** The southern part of the land is flat to gently sloping towards an escarpment which offers a significant level change. North of the escarpment are river flats.

4. **Views:** Views across the river flats and distant mountains are available to the north of the site.

5. **Infrastructure:** There are a number of drainage lines traversing the site, one of which presents as a large man made dam (DEECA Wetland 86304). A significant pipeline easement dissects the southern part of the land and an AGN gas facility is located adjacent to the site near Traralgon-Maffra Road a Safety Management Study has been undertaken for this infrastructure. Large wetland has been constructed in the north-western corner of the site (property 3) and the centre of the site (property 7) and are situated within existing reserves.

6. **Flora & Fauna:** Given the long farming history, the site has little environmental significance. Targeted

Surveys have been undertaken for flora, aquatic and terrestrial fauna with the following key findings:

- Scattered Gipsland Red Gums are present in the south-east corner of the site .
- One threatend terrestrial fauna species was identified on site, The Glossy Grass Skink.
- One aquatic fauna species was assessed as possibly present, The Flinders Pygmy Perch (occasional visitor)

7. **Cultural Heritage:** A small patch along the north-eastern boundary of the site is identified as an area of 'Aboriginal Cultural Heritage Sensitivity' and a Cultural Heritage Assessment has been prepared.

8. **Planning:** The site has the following planning controls:

- General Residential Zone - Schedule 3 (GRZ3).
- Farming Zone - Schedule 1 (FZ1).
- Buffer Area Overlay - Schedule 1 (BAO1).
- Development Plan Overlay - Schedule 11 (DPO11).
- Land Subject to Inundation Overlay (LSIO) - part of land as shown coloured on sheet 1.
- Bushfire Prone Area.
- Traralgon-Maffra Road is contained within a Transport Zone 2 (TRZ2).
- Cultural Heritage Overlay (Property 6 only).

Opportunities:

- To provide additional residential development within close proximity to the township of Traralgon.
- To provide a definitive and attractive edge to the urban/rural interface.
- To provide an integrated stormwater treatment that meets best practice guidelines.
- To incorporate the pipeline easement in a reserve.
- To limit sensitive land uses within proximity to pipeline infrastructure (ie. childcare).
- To meet market gaps in medium to premium housing and contributing to diversity of choice.
- To retain native vegetation if practicable.
- To enhance the communities resilience to bushfire.
- To link with existing roads to the south.
- To make use of residentially zoned land.

Constraints:

- The topography;
- Parts of land subject to flooding.
- Location of drainage lines.
- The bushfire threat posed by surrounding grassland.
- The location of the existing pipeline easement.
- Traralgon Maffra Road is within a TRZ2.
- The location of native vegetation.
- Identified Fauna habitat.

SITE & CONTEXT DESCRIPTION - NOTES

Traralgon Maffra Road, Traralgon
Latrobe City Council
25950P1 Version 4
Sheet 3 of 3
Date: February 2025

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