

Trafalgar 2030 Land Use Strategy Plan Key Findings



Visioning Workshop
13 February 2006

Overview

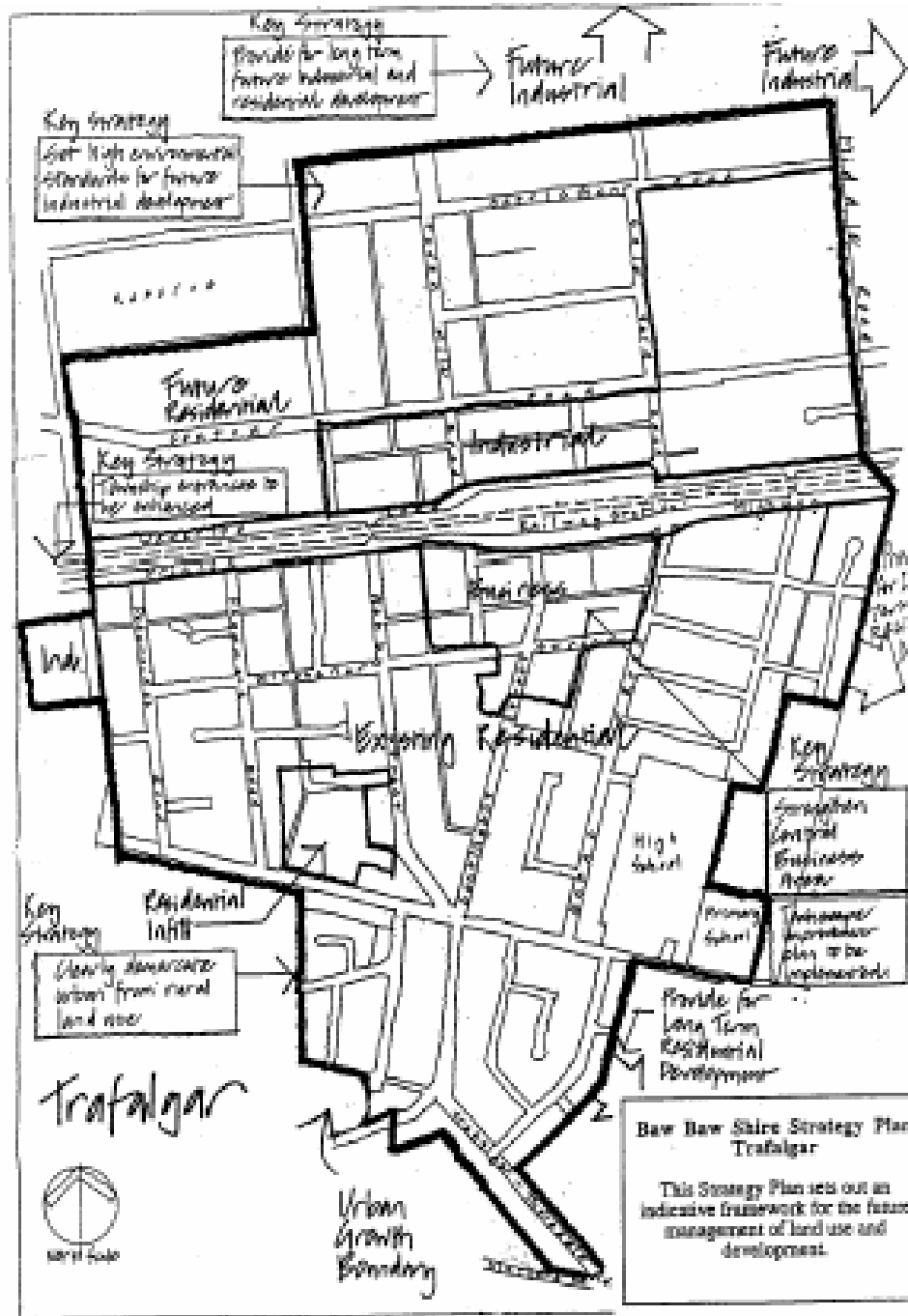
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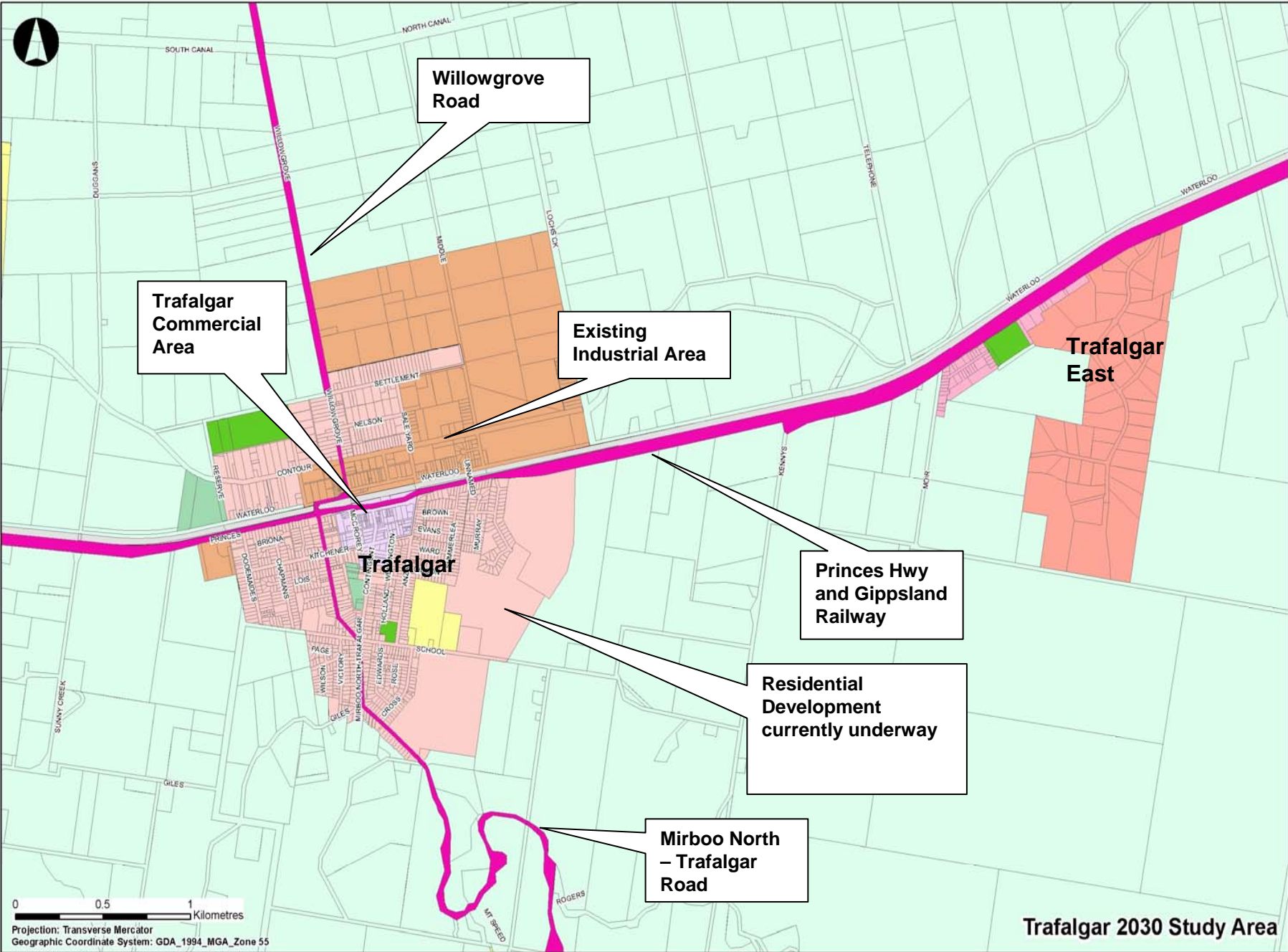
Introduction

- **What has been completed so far?**
 - A background report has been prepared which presents the basis for tonight's discussion
 - The background report presents facts, not recommendations.
 - Recommendations will follow in the final report which will be informed by tonight's discussion
 - The following presentation will provide a summary only of the key findings of the background report

Introduction

- **What is a strategy plan?**
 - A big picture document which provides an overarching guide to future development
 - Does not get into finite details about future land use
 - Must be flexible document as future cannot be predicted with certainty





Willowgrove Road

Trafalgar Commercial Area

Existing Industrial Area

Princes Hwy and Gippsland Railway

Residential Development currently underway

Mirboo North - Trafalgar Road

Trafalgar East

Trafalgar

Trafalgar 2030 Study Area

0 0.5 1 Kilometres
 Projection: Transverse Mercator
 Geographic Coordinate System: GDA_1994_MGA_Zone 55

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2030 Residential Demand Forecast

Introduction

- Residential development trends were identified through analysis of dwelling approvals and residential subdivision activity.
- An analysis of population growth within the study area from 1996 is then documented and projections made to the year 2030.
- Future residential demand within the study area is determined through comparing:
 - Dwelling approvals
 - Subdivision approvals
 - ABS population projections
- Cant predict future, many factors influencing future demand

2030 Residential Demand Forecast

Dwelling Approvals

- The number of residential dwelling approvals (building permits) issued by Council on an annual basis provides a valuable insight into past demand for housing in the study area.
- For the 10 year period 1996 – 2005, a total of 192 dwelling approvals were issued within the study area, at an average of 19.2 dwelling approvals per annum

Year	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	TOTAL	Average Per Annum
Total	12	9	9	12	16	13	25	24	15	57	192	19.2

2030 Residential Demand Forecast

Residential Subdivision

- 250 residential lots were created between 1996 – 2005, at an average rate of 25 lots per year.
- A significant jump in subdivision approvals occurred in 2004 and 2005 with 150 lots created (in Trafalgar Meadows and Brindlewood Park estates).

Year	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	TOTAL	Average Per Annum
Residential 1 Zone (Trafalgar)	0	0	0	0	0	0	18	0	46	150	214	21.4
Low Density Residential Zone (Trafalgar East)	0	0	15	0	21	0	0	0	0	0	36	3.6

2030 Residential Demand Forecast

Base Line Projections of Housing Demand Based on Historical Dwelling Commencement and Residential Subdivision Records

- Three growth scenarios were identified from the dwelling approvals data, namely:
 - A moderate future growth projection has been derived from the average dwelling approvals (11.6 per annum) from 1996 – 2001
 - A high future growth projection has been derived from the average dwelling approvals (30 per annum) from 2002-2005.
 - A very high future growth projection has been derived from the estimated dwelling approvals to be issued in 2006 and 2007, being 75 dwellings per year (based on a 100% up-take of the 150 lots created in 2005).

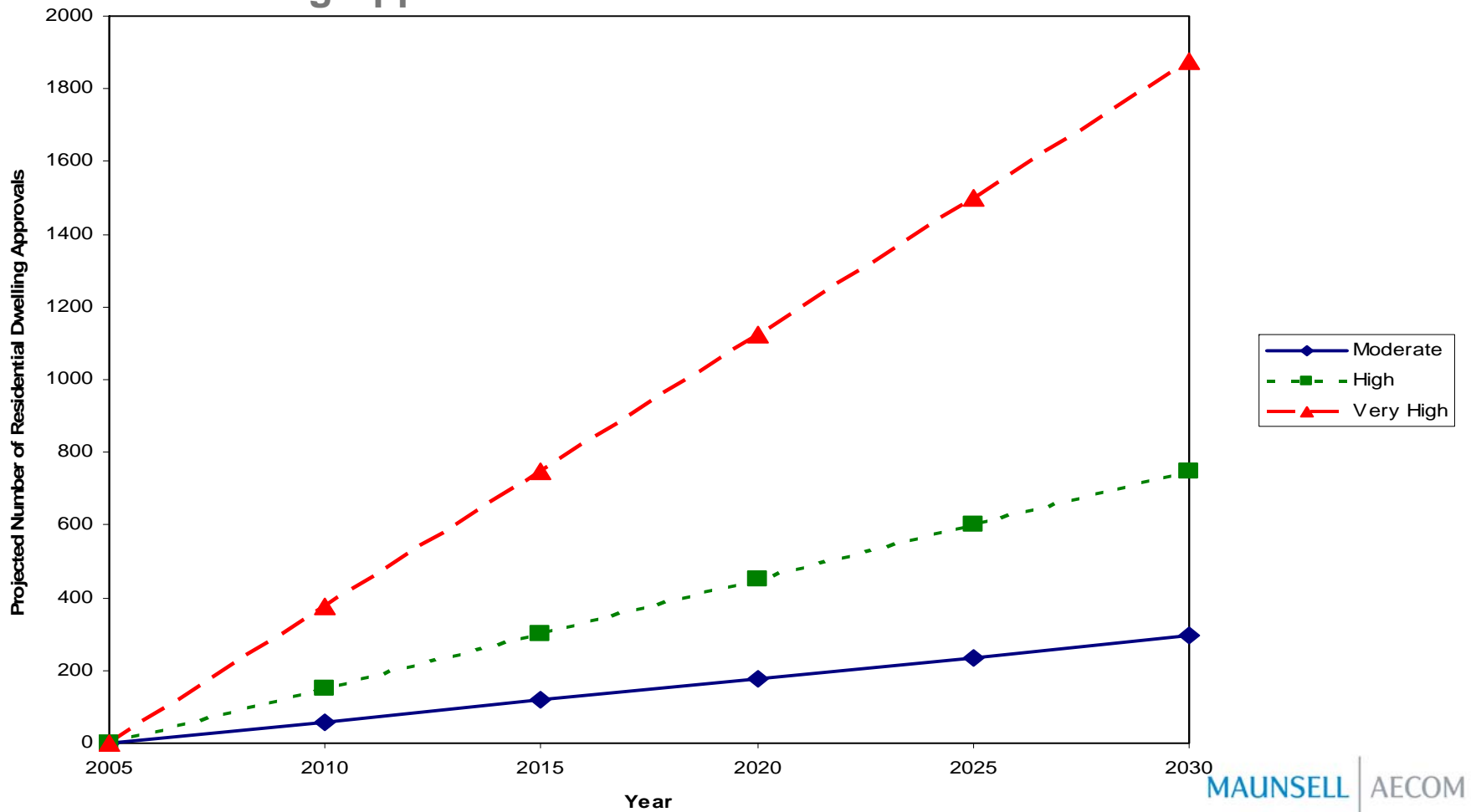
2030 Residential Demand Forecast

Projections of Housing Demand based on Historical Residential Dwelling Approvals Records

Cumulative Totals at 5 Year Increments	Moderate Projection (Based on 11.8 dwellings per annum)	High Projection (Based on 30 dwellings per annum)	Very High Projection (Based on 75 dwellings per annum)
2010	59	150	375
2015	118	300	750
2020	177	450	1125
2025	236	600	1500
2030	295	750	1875

2030 Residential Demand Forecast

Forecast of Housing Demand based on Historical Residential Dwelling Approvals



2030 Residential Demand Forecast

Population Increase Based on Projections

- It is possible to estimate the number of additional people that will be accommodated in the study area via the estimates of housing demand growth.
- The average household size for the study area in 2001 was 2.7 persons per household. This figure is projected to decrease in the future.
- If the moderate housing growth prediction is realised (295 additional dwellings by 2030) the population of the study area may grow by approximately 796 people.
- If the high housing growth projection is realised, the population of the study area may grow by approximately 2025 people.
- Were the very high housing growth projection to be realised, the population would increase by some 5062 people.

2030 Residential Demand Forecast

Current and Forecast Population Projections

Population Growth

- ABS census data indicates that the total population of Trafalgar was 2,279 in the year 2001 and that a growth rate of 0.4% per annum has been experienced in the study area for the 5 year period 1996 to 2001.
- Applying this growth rate to 2005, it is estimated that the total population of Trafalgar in 2005 is in the order of 2,319 people.
- The Department of Infrastructure publication titled *Know Your Area* estimated that the population growth rate for the Baw Baw Shire Local Government Area at 1.1% for the period 1996 - 2001.

2030 Residential Demand Forecast

Current and Forecast Population Projections

Population Forecasts for Study Area Based on Application of Historical Population Growth Rates

- Low and medium population forecasts for the study area can be estimated by projecting past average annual growth rates identified (eg 0.4% = low projection, 1.1% = medium projection).
- The medium projection (1.1%) produces an estimated total study area population of 3110 in the year 2030 reflecting a net increase of 831 people
- The low projection (0.4%) results in an estimated total study area population of 2556 people in the year 2030 reflecting a net increase of 277 people.

2030 Residential Demand Forecast

Recommended Population Growth Projections

- Recommended population growth projections have been developed from a comparison of the dwellings approvals data and the population projections, with the following low, medium and high projections of population for the study area to the year 2031 being adopted

Conservative / Low Projection

- Total Estimated Population within study area at 2030 = Approximately 3125
- Net Population Increase (2006 – 2030) = Approximately 810
- Annual Average Population Growth Rate = Approximately 1.1%

It is anticipated that population growth will occur at a faster rate than this projection provides, particularly in the short term.

2030 Residential Demand Forecast

Current and Forecast Population Projections

Medium Projection

- Total Estimated Population within study area at 2030 = Approximately 4340
- Net Population Increase (2006 – 2030) = Approximately 2025
- Annual Average Population Growth Rate = Approximately 2.3%

This rate of growth is considerably higher than that experienced by the Baw Baw Shire between 1996 – 2001. However, this projection is considered an appropriate medium projection given recent growth.

While this projection may in time prove to have been slightly ambitious, this is considered to be a better outcome than the forecasts becoming outdated in the short term.

2030 Residential Demand Forecast

Current and Forecast Population Projections

High / Ambitious Projection

- Total Estimated Population in study area at 2030 = Approximately 7377
- Net Population Increase (2003 – 2031) = Approximately 5062
- Annual Average Population Growth Rate = Approximately 4.4%

This projected rate of growth is considered an appropriate ambitious / high projection given recent subdivision approvals.

2030 Residential Demand Forecast

New Dwellings Required

- The number of new dwellings required in the study area by the year 2030 will be influenced not only by the projected population increase, but also by a range of factors which will govern household structure, including household size (expected to decrease slightly) and age profile (ageing population)

Estimate of New Dwellings Required in Study Area by 2030

	Conservative Projection	Medium Projection	Ambitious Projection
Projection of Net Population Increase (2006 – 2030)	810	2025	5062
New Dwellings Required by 2030 @ 2.6 Persons Per Household	312	779	1947
Average Number of New Dwellings Required per Annum	12	31	78

2030 Residential Supply Analysis

Area of Undeveloped Residential 1 land (2005)

- Approximately 48 ha of land currently zoned Residential 1 Zone within the study area remains undeveloped
- Indicative plans submitted to Council suggest that this land will accommodate in the order of 165 residential lots
- The 165 additional lots for this area when added to the 214 additional lots planned within the Brindlewood and Trafalgar Meadows Estates in stages yet to be developed, provide a total of 379 additional residential lots that can be accommodated.

2030 Residential Supply Analysis

Estimate of Number of Years Supply in the Study Area

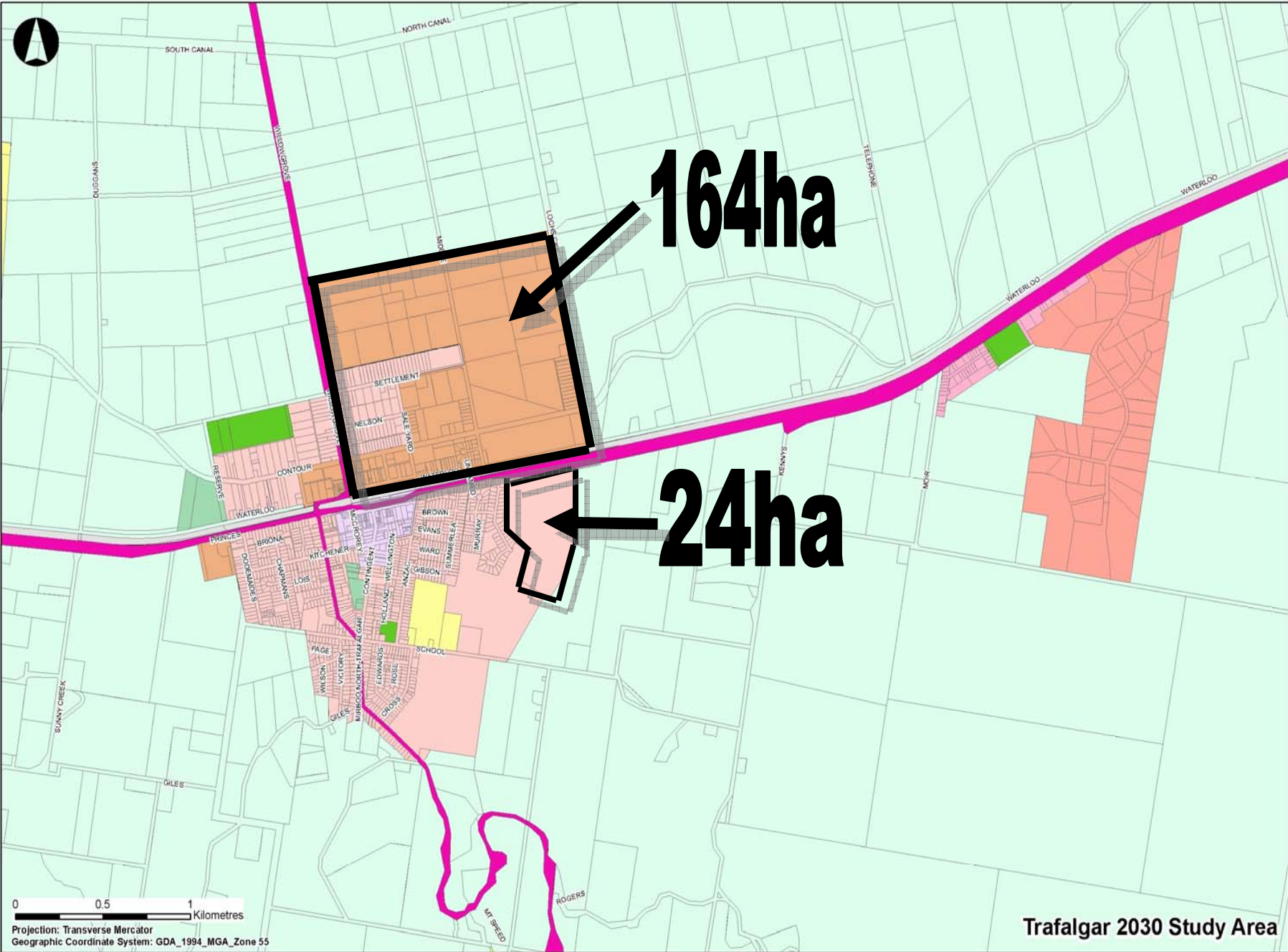
- Should the conservative growth projection be realised, it is estimated that the current area of undeveloped Residential 1 Zoned would provide 31.5 years supply
- If the medium growth projection is realised, this area would provide 12 years supply.
- Should the ambitious growth projection be realised, this area would accommodate 4.9 years supply
- State Government policy is that local government should provide 10 years land supply

2030 Residential Supply Analysis

Identification of Additional Residential Land Requirements

An estimate of the total area of additional land that is required outside the existing available undeveloped Residential 1 Zoned land has been made based on the number of additional lots required

- If conservative growth projection is realised no further land is required.
- If medium growth projection is realised 24 hectares of additional land is required
- If high growth projection is realised 164 hectares of additional land would be required.



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0 0.5 1 Kilometres
 Projection: Transverse Mercator
 Geographic Coordinate System: GDA_1994_MGA_Zone 55

Trafalgar 2030 Study Area

Strategic Context

- The background report contains an examination of the relevant planning documents that guide planning for the study area focusing on the Baw Baw Planning Scheme
- State Government policies such as Melbourne 2030 identifies towns in the Latrobe Valley along the Princes Highway transport corridor as locations where growth can and should be accommodated.
- The Baw Baw Planning Scheme emphasises Council's position that growth should be focused on the twin towns of Warragul and Drouin, which are identified as the primary tertiary and service centres.
- The continued south easterly growth of the Melbourne Metropolitan Area is identified as having considerable implications for growth pressures in the municipality.
- The need to protect the Shire's high quality agricultural land from urban encroachment and other incompatible uses is emphasised.

Strategic Context

- Trafalgar is identified in the Baw Baw Planning Scheme as an important centre for industrial development with a strong service, employment and recreational role
- Trafalgar should be planned as a major local centre for agricultural service provision, residential development and for commercial and industrial opportunities
- Trafalgar is to be promoted as providing affordable and attractive housing choices with excellent educational facilities and opportunities for retirement living.
- All future residential development is to be located south of the Princes Highway.

Commercial Land Use Analysis

- The commercial land use analysis conducted by Applied Development Research commenced with a Floorspace Survey and subsequent Operator Survey
- The operator survey identified a multi-dimensional town centre which has contracted in response to market forces, and as a consequence had commercial space opportunities at a level attractive to a diverse range of businesses that have and will continue to enhance the appeal of the centre
- The commercial land use analysis found that there is scope for both expansion and redevelopment within the Trafalgar Business 1 Zone.

Commercial Land Use Analysis

Three future options for the commercial centre based on its current structure and function are put forward, namely:

Keeping the status quo

- Based on the assumption that the centre will continue to function competitively and successfully without significant modification
- A number of shortcomings identified.

Precinct Definition

- Defining precincts within the commercial area including; local shopping precinct, passing trade / regular commuters precinct, a tourism / destination shopping precinct and a services precinct.

Major Restructure

- Major restructure which defines the precincts outlined in option two but not their location.

Industrial Land Use Analysis

The industrial land use analysis consolidates two studies previously undertaken by Maunsell, the Trafalgar Industry Area Profile and the Trafalgar Industrial Precinct Framework.

Trafalgar Industry Area Profile

- Identifies the types of industries Council may seek to attract to this area including:
 - Dairy processing (cheese and other milk products);
 - Fruit and vegetable processing;
 - Wood processing;
 - Meat processing;
 - Building materials manufacturing;
 - Agricultural services (eg equipment maintenance, fertiliser distribution); and
 - Packaging materials

Industrial Land Use Analysis

Trafalgar Industry Area Profile cont'd

Identifies strategies for attracting industrial development including:

Minimal involvement

- Council responding with encouragement and information about the Trafalgar industrial area when approached by prospective new businesses.

Targeted development

- Actively plan the development of the Trafalgar industrial area and promote it to certain types of industries

Cluster concept

- Encourage establishment of related or complementary agri-businesses and achieve some of the benefits of clustering.

Agriculture based tourism

- Food processing businesses that establish at Trafalgar could be encouraged to provide tours, product tastings and sales on-site

Industrial Land Use Analysis

Trafalgar Industrial Precinct Framework

- Provides a strategic ‘snapshot’ of the Trafalgar Industrial Precinct through the carrying out of an audit of existing industrial land use in the precinct.
- Identifies availability of infrastructure within the precinct

Industrial Land Use Analysis

Trafalgar Industrial Precinct Framework cont'd

- Identifies strengths, weaknesses and opportunities and threats to the industrial area.

<p>Strengths</p> <ul style="list-style-type: none">▪ Good access to Princes Highway;▪ Variety of existing businesses;▪ Only 123 kilometres from Melbourne; and▪ Businesses in the Industrial Precinct support the local agricultural sector.	<p>Weaknesses</p> <ul style="list-style-type: none">▪ Current Residential 1 zoning directly abutting Industrial 1 zoning;▪ Vacant land might deter potential business;▪ Inappropriate subdivision for parts of the industrial zoned area.
<p>Opportunities</p> <ul style="list-style-type: none">▪ Re-zoning of land to reduce land use conflict;▪ Sufficient supply of vacant land to develop for industrial purposes;▪ Potential for Trafalgar to grow as a town,.	<p>Threats</p> <ul style="list-style-type: none">▪ Possibility of businesses re-locating to other towns for perceived greater growth opportunities; and▪ Rural Floodway Overlay might deter businesses from purchasing properties in the north of the site (i.e. additional construction and civil engineering costs).

Where to from here?

- Tonight's discussion will inform the preparation of the final report
- The final report will recommend changes to the existing Trafalgar Strategy Plan contained in the Baw Baw Planning Scheme.
- A draft final report will be presented to community for discussion, following which comments will be sought from the community