Who is the planning authority?

This Amendment has been prepared by the Minister for Planning, who is the planning authority for this Amendment.

The Amendment has been made at the request of Castlerock Property.

Land affected by the Amendment

The Amendment applies to land required for the Latrobe GovHub project. The land is formally described as Lot 1 on Plan of Subdivision 064244 (61 Church Street), Lot 8 on Plan of Subdivision 013729 (5 Fleming Street), Plan of Consolidation 373985F (1-3 Fleming Street and 65 Church Street), Lot 1 on Title Plan 855954E (63 Church Street), Lot 7 on Plan of Subdivision 013729 (7 Fleming Street) and Lot 6 on Plan of Subdivision 013729 (9 Fleming Street) as shown within the red outline on the map below:
What the Amendment does

The Amendment facilitates the use and development of the Latrobe GovHub. Specifically, the Amendment:

- Rezones 5, 7 and 9 Fleming Street from a Residential Growth Zone Schedule 1 (RGZ1) to a Mixed Use Zone (MUZ)
- Introduces Clause 45.12 Specific Control Overlay (SCO) and Schedule 1 (Latrobe GovHub) and inserts Incorporated Document, Latrobe GovHub Incorporated Document into the Schedule
- Introduces Planning Scheme Map 76SCO into the Scheme and applies it to the land
- Amends the Schedule to Clause 72.04 ‘Documents Incorporated in this Planning Scheme’ by inserting the Latrobe GovHub Incorporated Document
- Amends the Schedule to Clause 72.03 by inserting the 76SCO into the map row.
Strategic assessment of the Amendment

Why is the Amendment required?

On 23 August 2018, the Premier announced that Castlerock Property would lead the development of a new integrated office and community building accommodating Government offices and a series of community spaces comprising (but not limited to) café, incubator spaces, exhibition space, meeting rooms and associated car and bicycle parking.

The building will comprise three-levels and approximately 2,890 square metres of office space on the first and second floor levels that will support total of 300 workers, including 150 government jobs of which half will be newly advertised positions. At street level, a series of flexible community and ancillary spaces promote activation and community engagement.

The Amendment is required to facilitate the timely, coordinated and consistent delivery of the Latrobe GovHub, which is part of an ongoing State Government commitment to support economic growth, create jobs and drive the future businesses and industries of the Latrobe Valley. Its delivery is of State and regional significance. As such, it is considered that the most appropriate mechanism is a tailored approach which, along with approving the project, can establish design, development and ongoing use parameters for the site and the facility.

The subject site is currently in more than one zone in the Latrobe Planning Scheme which makes guiding the future use and development of the site for this unique facility under the ambit of this framework difficult. Furthermore, although both zones allow use of the land for Office, there are conditional requirements for which the Office use does not fully satisfy.

Arguably the range of uses proposed don't fit any specific definition and as such default to a 'Permit required - Section 2 Use' that isn't limited to any conditions contained in either the MUZ or RGZ however given the unique land use and operational aspects of this facility a specific control to provide for its use, development and ongoing operation is the most transparent and appropriate planning mechanism.

Given the unique nature of the building and its Government and community importance, it is considered the inclusion of an Incorporated Document to guide the development and use of the building is the most appropriate method.

How does the Amendment implement the objectives of planning in Victoria?

The Amendment implements the following objectives set out at Section 4 (1) of the Planning and Environment Act 1987, in particular:

(a) To provide for the fair, orderly, economic and sustainable use, and development of land;

The Amendment will provide for the fair, orderly, economic and sustainable use and development of the land by facilitating the use and development of a primarily office-based, community and mixed-use building and revitalised precinct within the Morwell Activity Centre. This initiative will support the continued growth of Latrobe City as the primary regional centre for growth, services and employment within eastern Victoria as envisaged by State and local policy.

(b) To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;

The Amendment will provide increased opportunities for business, residents and visitors to access a pleasant, efficient and safe working and recreational environment for the Latrobe City community.

(c) To balance the present and future interests of all Victorians.

The Amendment will provide clear and consistent direction for the use and development in the Morwell Activity Centre and will facilitate a project that builds on the region’s strengths as a home to many of the regions civic institutions, administrative functions and infrastructure.
How does the Amendment address any environmental, social and economic effects?

Environmental Effects

The Amendment does not impact on any significant environmental features. The site is developed with existing office buildings and car parking. The Incorporated Document requires the preparation of a landscape plan including details of vegetation to be planted on site and within the public realm, timing of implementation and ongoing maintenance.

It is envisaged that the site will be significantly improved with high quality-built form and new and public spaces and landscaping. Furthermore, the building is proposed to be designed utilising key sustainable design principles.

Social Effects:

The Latrobe GovHub delivered via this Amendment is expected not only to have positive social benefits for Morwell and the wider Latrobe Valley community, it will also deliver a significant community and government facility that not only provides an office for government staff but also provides a genuine community hub for the region more generally. It will generate a high level of local spend; create employment both during construction and as part of the ongoing operation of the centre. Investment of over $30 million will expressively assist in the renewal of the northern end of the Morwell Activity Centre, with a viable and diverse civic, community and commercial range of land uses.

A Consultation and Engagement program of community and stakeholder engagement has been developed and delivered in consultation with the City of Latrobe. Ongoing consultation with State Government agencies, the Council, Latrobe Valley Authority, Regional Development Victoria, local interest groups and the Morwell community has been carried out and has informed the project and the proposed planning controls to assist in its delivery.

Economic Effects:

The Amendment is expected to generate positive economic benefits for Morwell and the wider Latrobe Valley community through facilitating the use and development of the Latrobe GovHub.

The Amendment will facilitate the growth in employment density through the Victorian Government’s commitment for the Latrobe GovHub to house a total of 300 workers, including 150 government jobs of which half will be newly advertised positions.

The project will involve investment of over $30 million and will also represent a significant catalyst to the regeneration of the northern end of the Morwell Activity Centre as well generating a high level of local spend and creating employment through both the construction stage and the ongoing operation of the Latrobe GovHub.

 Provision of approximately 3,735 square metres of new office space further strengthens Morwell as a centre for government and will be the catalyst in attracting further investment and people to live and work in the area further strengthening the capacity of Morwell to attract a range of new businesses and add value to the existing goods and services offered most particularly within the northern end of the Activity Centre.

Diversification and expansion of local industry is fundamental to achieving the community vision and ensuring continued growth of the local workforce. Business attraction and investment is one way in which this will be achieved.

Does the Amendment address relevant bushfire risk?

The land is not identified as bushfire prone or within a Bushfire Management Overlay (BMO). The site is within the central commercial core and is surrounded existing town infrastructure.
Does the Amendment comply with the requirements of any Minister’s Direction applicable to the Amendment?

The Amendment complies with the following relevant Ministerial Directions:

- **Ministerial Direction – The Form and Content of Planning Schemes**
  
  The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Planning and Environment Act 1987.

- **Ministerial Direction 11 – Strategic Assessment of Amendments**
  
  The Amendment has been prepared having regard to the Ministerial Direction 11 and Planning Practice Note 46: Strategic Assessment Guidelines for Planning Scheme Amendments, as set out in the relevant documentation.

How does the Amendment support or implement the Planning Policy Framework?

The proposed Amendment will implement the relevant objectives of the Planning Policy Framework (the “PPF”). The Amendment will assist in achieving objectives in relation to the following clauses:

- **Clause 11 – Settlement**
  
  Clause 11 applies strategic guidance for existing and future communities through the provision of economically viable land that is appropriately zoned and serviced and facilitates investment in transport and communication, water and sewerage and social facilities.

- **Clause 11.01-1S (Settlement)** contains the objective to develop sustainable communities that have convenient access to jobs, services, infrastructure and community facilities. Latrobe City is specifically nominated as a place of state significance for the focus of investment and growth.

- **Clause 11.01-1R (Settlement – Gippsland)** contains the objective to develop Latrobe City as Gippsland’s regional city by creating a vibrant and prosperous town centres that are clearly defined and provide commercial and service activities that respond to changing population and market conditions. It also seeks to provide regional social infrastructure in the regional city.

- **Clause 11.02-1S (Supply of urban land)** seeks to ensure a sufficient supply of land is available to support sustainable urban development.

- **Clause 11.03-1S (Activity centres)** contains the objective to encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.

- **Clause 15 – Built Environment and Heritage**
  
  Clause 15 applies strategic guidance for built form and recognition of urban design, building design, heritage and energy and resource efficiency in delivering liveable and sustainable cities, towns and neighbourhoods.

- **Clause 15.01-1S (Urban design)** contains the objective to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

- **Clause 15.02-1S (Energy and resource efficiency)** seeks to encourage land use and development that is energy and resource efficient, supports a cooler environment and minimises greenhouse gas emissions.

- **Clause 17 - Economic Development**
Clause 17 applies strategic guidance for fostering economic growth and wellbeing development by providing land, facilitating decisions and resolving land use conflicts, so that each region may build on its strengths and achieve its economic potential.

- Clause 17.01-1S (Diversified economy) seeks to strengthen and diversify the economy by facilitating growth in a range of employment sectors, improving access to jobs closer to where people live and supporting rural economies to grow and diversify.
- Clause 17.01-1R (Diversified economy - Gippsland) seeks to support Gippsland’s industry sectors.
- Clause 17.01-2R (Innovation and Research – Gippsland) seeks to facilitate opportunities for innovation and industry development arising from climate change and initiatives to reduce greenhouse gas emissions.
- Clause 17.02-1S (Business) seeks to encourage development that meets the communities’ needs in relation to their viability, accessibility and efficient use of infrastructure and also locating commercial facilities in existing or planned activity centres.
- Clause 17.02-1R (Commercial centres – Gippsland) seeks support redevelopment initiatives in commercial centres such as Morwell that will be subject to significant growth to improve their attractiveness and usability.
- Clause 17.02-2S (Out-of-centre development) gives preference to locations in or on the border of an activity centre for expansion of single use retail, commercial and recreational facilities.

Clause 18 – Transport

Clause 18 applies strategic guidance to ensure an integrated and sustainable transport system that provides access to social and economic opportunities, facilitates economic prosperity, contributes to environmental sustainability, coordinates reliable movements of people and goods, and is safe.

- Clause 18.02-1S (Sustainable Personal Transport) seeks to promote the use of sustainable personal transport and thus encourage walking and cycling.
- Clause 18.02-2S (Public Transport) seeks to facilitate greater use of public transport and promote increased development close to high quality public transport routes.
- Clause 18.02-4S (Car Parking) seeks to ensure an adequate supply of car parking that is appropriately designed and located subject to the existing and potential modes of access including public transport, the demand for off-street car parking, road capacity and the potential for demand management of car parking.

Policy in relation to Settlement is central to the location of the Latrobe GovHub. The Amendment supports Clause 11 by introducing an Incorporated Document that includes controls to allow for the development of an integrated government and community facility which will provide community and complementary uses within a major regional centre.

Clause 11 requires that proposals ultimately achieve a net community benefit and sustainable development for present and future generations: the focus for investment being in Victoria’s major regional cities. As the only major regional city in Gippsland, Latrobe City will directly benefit from an environmentally sustainable development within an existing activity centre thereby generating a significant net community advantage for the Gippsland community.

The Amendment supports an existing activity centre, diversifying the range of uses available to the community and fulfilling its need for increased sustainability and function as critical nodes in the public transport system. As an Activity Centre within an existing public transport system, it offers a convenient alternative to car-based travel.

The Amendment supports Clause 15 by introducing a Specific Controls Overlay, which includes controls to allow for the particular land use and development outcome; being an integrated government and community facility which will allow for community use along with employment opportunities in the area.
The Latrobe GovHub responds to the expectation of Clause 17 with the provision of a genuine mixed-use development which meets the communities’ needs for office and other complementary commercial enterprises and provides a significant community benefit to part of the Morwell Activity Centre that is in need of a ‘anchor’ and landmark space.

Locating the Latrobe GovHub in an existing Activity Centre, within easy walking distance of public transport promotes sustainable transport and is therefore consistent with Clause 18. Provision of bike parking and end of trip facilities directly align with the vision for cycling as alternative mode of transport and will genuinely assist with car parking demand.

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**How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?**

The Amendment implements the following objectives and strategies of the Local Planning Policy Framework (LPPF) of the Latrobe Planning Scheme as detailed below:

- **Clause 21 – Municipal Strategic Statement (MSS)**
  The MSS provides the overarching strategic policy directions of the municipality and provides for the planning scheme’s policy foundation, based on its location and regional context, history, assets, strengths, key attributes and influences.

- **Clause 21.01-1 (Municipal profile)** predicts the population will steadily increase reaching approximately 95,000 people by 2036. The median age of the population is 39 years with 35% of residents in the 0-24 age group and only 12% aged over 65 years.

  The Gippsland Regional Growth Plan 2014 (GRGP) identifies the following challenges for growth in the region:
  - Sustaining and expanding economic activity through a period of diversification and transition;
  - Enhancing the resilience of the regions industries to economic restructuring and supporting business to reduce carbon emissions;
  - Building on tourism opportunities in the region;
  - Accommodating population growth, including managing growth with consideration of resources, environment and natural hazards;
  - Responding to changing community profiles including the increasingly aged population;
  - Planning and adapting settlements and infrastructure to respond to the impacts of climate change, including increased risk from natural hazards;
  - Improving the efficiency, reliability and service levels of the regions transport network; and
  - Delivering services and communications infrastructure for community, commercial and industrial users.

- **Clause 21.01-3 (Vision and strategic framework plan)** highlights sustainability, liveability and leadership as the three core principles that encompass Councils commitment to achieving its vision.

- **Clause 21.02 – Housing and settlement**
  Clause 21.02 applies strategic guidance for urban growth in delivering liveable and sustainable towns that have distinct settlement boundaries.

- **Clause 21.02-2 (Key Issue – Main Towns and Growth Corridors)** seeks to facilitate development in accordance with specific Main Town Structure Plans, the Traralgon West Growth Corridor Structure Plan and the Traralgon-Morwell Growth Framework Plan. It remains Latrobe City Council policy that each town grows (acknowledging that Traralgon and Morwell may connect in the future) and maintain at least a 15-year urban land supply within them.
Clause 21.02-7 (Key Issue – Liveability) seeks to enhance the quality of residents’ lives by encouraging positive interrelated elements including safety, health, education, quality of life, mobility and accessibility, and sense of place.

Clause 21.02-8 (Key issue – Healthy urban design) seeks to provide for walkable neighbourhoods, ensuring public transport, shops, public open space and mixed-use community centres are close to all dwellings.

Clause 21.04 – Environmental Risks

Clause 21.04 applies strategic guidance for delivery of environmentally sustainable development.

Clause 21.04-1 (Key issue – Greenhouse and Climate Change) which seeks to promote the use of water sensitive urban design (WSUD), including stormwater re-use by encouraging all commercial, industrial and residential developments incorporate WSUD techniques, particularly into their landscaped areas. It also seeks to promote energy efficient building design to reduce the effects of climate change by encouraging all new commercial and industrial buildings to incorporate energy efficient design measures.

Clause 21.06 – Built Environment and Heritage

Clause 21.06 applies strategic guidance to achieve high quality architectural and urban design outcomes.

Clause 21.06-1 (Key Issue – Built environment) seeks to improve the visual quality of development through improved design, siting and landscaping to provide a visually attractive urban environment which reflects a high level of civic pride, community satisfaction and a positive image. It also seeks to encourage articulation of building facades and street integration to provide for safe and active neighbourhoods, design that is practical, flexible and which meets the needs of people of different ages and abilities without the need for major adaptation post construction and creates high quality, safe and active retail areas.

Clause 21.06-3 (Key issue – Township identity) contemplates design response assessment as an important consideration in terms of balancing the tension in policy between promoting growth and consolidation with the desire to respect residential amenity and neighbourhood character thus ensuring the scale and design of development and its impacts on existing amenity are addressed.

Clause 21.07 – Economic Development

Clause 21.07 applies strategic guidance for meeting the Latrobe City Economic Sustainability Strategy 2016-2020 has an emphasis on job creation, industry diversification and the ability to offer opportunities to prospective investors Latrobe City.

Clause 21.07-1 (Key issue – Economic growth) seeks to facilitate a vibrant and dynamic economic environment and new development and employment opportunities in Latrobe.

Clause 21.07-2 (Key issue – Activity centres) identifies Latrobe City as the retail centre for Gippsland and seeks to facilitate the growth of the Morwell, Moe, Traralgon and Churchill Town Centres.

Clause 21.08 – Transport and Infrastructure

Clause 21.08 applies strategic guidance to guide an integrated, safe and efficient transport network.

Clause 21.08-2 (Key issue – Community infrastructure) seeks to promote a sense of community with a high priority on safety and wellbeing in planning, developing and providing physical and social infrastructure to build diverse, inclusive, well designed and accessible local communities.

Clause 21.08-3 (Key issue – Development infrastructure) seeks to maintain and enrich the built environment to achieve positive outcomes in areas including the design of private developments
and public spaces, parks and gardens, infrastructure provision and the maintenance of civil infrastructure.

- **Clause 21.09 – Local Areas**

  Clause 21.09 applies strategic guidance relating to a particular precinct, settlement or town and is to be read in conjunction with the rest of the MSS.

- **Clause 21.09-3 (Morwell)** seeks to encourage new retail, office and residential mixed-use developments within Morwell Primary Activity Centre and Mid-Valley. The vision for Morwell is to:
  - Acknowledge its role as part of Gippsland’s regional city that achieves greater integration across the four centres of Churchill, Moe-Newborough, Morwell and Traralgon to support them functioning as a single urban system;
  - Support its function as one of the region’s key commercial and government office centres; and
  - Support its function as the key regional distributive and manufacturing centre.

In considering the above, the Amendment is supported for the following reasons:

The Amendment meets the challenges outlined in Clause 21.01-1 by providing up to half of the 150 Victorian Government roles as newly advertised positions and therefore new opportunities for local job-seekers, thus expanding economic activity through a period of recognised diversification and transition.

The Amendment will provide a building and community space to the municipality that assists Council in achieving its vision (Clause 21.01-3) of facilitating a building the community will use. It will also contribute to economic sustainability with the creation of new jobs.

Provision of approximately 3,735 square metres of new office space for a total of 300 workers, including 150 government jobs of which half will be newly advertised positions further strengthens Morwell as a centre for government (Clause 21.02-2 and 21.07-2).

The investment in the Latrobe GovHub will be the catalyst in attracting further investment and people to live and work in the area (Clause 21.02-7 and 21.07-1). The Latrobe GovHub will inevitably strengthen the capacity of Morwell to attract a range of new businesses and add value to the existing goods and services offered most particularly within the Northern Town Centre.

Healthy urban design (Clause 21.02-8) is given the highest priority with pedestrians and cyclists fully accommodated as part of the scheme brief. Bicycle parking provision for the public and staff has been well considered. Bicycle facilities are conveniently accessible to adjacent to existing bike paths, thus encouraging and promoting the site to cyclists. The end of trip facilities are secure and accessible for staff and encourage cycling as alternative mode of transport. This will also genuinely assist with car parking demand.

By applying Specific Control Overlay and the Latrobe GovHub Incorporated Document in the Schedule to Clause 72.04 in this Planning Scheme, there is the capacity to consider Council’s local policies relating to environmentally sustainable development and water sensitive design since conception (Clause 21.04-1).

Clause 21.06-1 has been fully considered. The built form and distribution of uses has been purposefully designed to respond to the sites interface with the residential neighbourhood to the west while maximising opportunities for activation along Church Street and Fleming Street. The building is arranged to ensure entrances, openings, and architectural detailing enhance the visual and social experience of the user particularly across Church Street with various passive spaces that foster a positive place to work and visit.

The opportunity for a distinctive landmark building has been delivered with the presentation of a contemporary built form that wraps around the corner expressing a depth, rhythm and vertical grain to both street frontages. Setbacks, materials and projections have also been employed to achieve and interesting and well resolved design response.
Being located at a residential/employment interface, the landscaped carpark provides a ‘default’ buffer to the residential properties to the west and will deliver a high standard of design as sought by Clause 21.06-3. The fully integrated landscaping scheme serves to soften the appearance of the building and carpark and demonstrates design excellence inspired by the site and surrounding area. While the building will have a relationship to both street frontages, its main entrance and focus will be to Church Street.

The Latrobe GovHub is consistent with the objective of Clause 21.08-3 to maintain and enrich the built form environment and hence the public realm. The distinctively designed and activated interfaces will assist in attracting new investment and make efficient use of existing infrastructure with a recognised Activity Centre.

**Does the Amendment make proper use of the Victoria Planning Provisions?**

The Amendment applies the Specific Control Overlay (SCO). The specific control is contained in a document listed in the schedule to Clause 72.04 of the Latrobe Planning Scheme. Map 76 as specified in the schedule to this clause shows how the land is zoned and whether land is affected by an overlay.

The Amendment rezones part of the site to a Mixed Use Zone to enable delivery of the development and its associated on-site car parking. This part rezoning also regularises the zoning framework in this part of the Morwell Activity Centre.

**How does the Amendment address the views of any relevant agency?**

The views of the following agencies were sought and considered during the preparation of this amendment:

- Department of Environment, Land, Water and Planning (DELWP)
- Office of the Victorian Government Architect (OVGA)
- Regional Development Victoria
- Latrobe valley Authority
- Department of Economic Development, Jobs, Transport and Resources (DEDJTR)
- Department of Premier and Cabinet
- Latrobe City Council

**Does the Amendment address relevant requirements of the Transport Integration Act 2010?**

The Amendment implements the transport system objectives and decision-making principles set out in the Transport Integration Act 2010 by focussing new economic and social opportunities proximate to existing transport infrastructure.

Division 2 specifies the transport system objectives and Division 3 the decision-making principles. The proposal responds to these as follows:

- The location of the land within the Morwell Activity Centre along with direct accessibility to the Principal Public Transport Network aligns with the social economic inclusion objective to allow persons to access social and economic opportunities.
- The proposal will support approximately total of 300 workers, including 150 government jobs of which half will be newly advertised positions and will support the integration of transport and land use by maximising access to employment opportunities.
- The proposal incorporates best practice end of trip facilities and bicycle parking in tandem with a sustainable level of carparking provision to encourage a high level of health and well-being and environmental sustainability.

**Resource and administrative costs**

**What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**
The Amendment is unlikely to have an adverse impact on resource and administrative costs to the responsible authority.

**Where you may inspect this Amendment**

The Amendment is available for public inspection, free of charge, during office hours at Latrobe City Council:

Latrobe City Council
141 Commercial Road
MORWELL VIC 3840

<table>
<thead>
<tr>
<th>Location</th>
<th>Land/Area Affected</th>
<th>Mapping Reference</th>
</tr>
</thead>
<tbody>
<tr>
<td>Morwell</td>
<td>5-7 Fleming Street, Morwell</td>
<td>Map 76</td>
</tr>
<tr>
<td>Morwell</td>
<td>1-9 Fleming Street and 61-65 Church Street</td>
<td>Map 76</td>
</tr>
</tbody>
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