

**21.10**09/07/2020  
C115latr**IMPLEMENTATION****21.10-1****Application of Zones and Overlays**

The objectives, strategies and policy guidelines in the Planning Scheme are implemented through the application of appropriate zones and overlays as follows:

**Zones**

- Apply the General Residential Zone, Neighbourhood Residential Zone or the Residential Growth Zone to existing residential areas.
- Apply the General Residential Zone to 'Future Local Activity Centres or Neighbourhood Activity Centres' when they have been established.
- Consider applying the Urban Growth Zone to large future urban growth areas.
- Apply the Urban Growth Zone to land where a precinct structure plan has been prepared or where a strategy has been prepared which clearly identifies that the land is suitable for future urban development.
- Apply the Mixed Use Zone to areas close to town centres with potential for complementary residential, commercial and industrial activities.
- Apply the Mixed Use Zone to local and neighbourhood activity centres in the larger urban centres.
- Apply the Township Zone generally to small and district towns, particularly the town centres.
- Apply the Low Density Residential Zone to larger residential lots on the fringes of the main towns that are not within urban growth corridors.
- Apply the Industrial 1 Zone to main industrial estates.
- Apply the Industrial 3 Zone to light industrial and service industrial areas.
- Apply the Commercial 1 Zone to principal shopping and primary office areas excluding the Traralgon Activity Centre.
- Apply the Activity Centre Zone to the Traralgon Activity Centre.
- Apply the Commercial 2 Zone to the primary office areas and to peripheral sales areas.
- Apply the Farming Zone Schedule 1 to commercial agricultural areas.
- Apply the Farming Zone Schedule 2 to mixed farming areas.
- Apply the Rural Living Zone to areas committed to rural residential type use, including areas in Jeeralang, Toongabbie, Glengarry, Tyers, Hazelwood North, Hazelwood South, Callignee, Yinnar South and Moe South.
- Apply the Public Park and Recreation Zone to public open space areas.
- Apply the Public Conservation and Resource Zone to scenic, natural feature and conservation reserves, State, Regional and National parks, public forest areas and the like.
- Apply the Special Use Zone – Schedule 1 Brown Coal over Category A coalfields.

**Overlays**

- Apply the Development Plan Overlay and or Development Contribution Plan Overlay (including development contribution plans) to future urban growth areas and large undeveloped tracts of land requiring infrastructure, social services, recreation and open space coordination.
- Apply the Design and Development Overlays to areas requiring specific design solutions.

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- Apply the Design and Development Overlays to protect major gateways.
- Apply the Environmental Significance Overlay to areas where amenity buffers are required.
- Apply the Environmental Significance Overlay to protect sites, areas and corridors of environmental significance.
- Apply the Environmental Significance Overlay – Schedule 1 Urban Buffers to provide reciprocal protection for urban areas and the mines and their associated activities.
- Apply the Heritage Overlay to heritage places and precincts.
- Apply the Land Subject to Inundation to floodprone areas as identified by the West Gippsland Catchment Management Authority.
- Apply the Floodway Overlay to floodprone areas as identified by the West Gippsland Catchment Management Authority.
- Apply the Bushfire Management Overlay to bush fire prone areas where there is potential for extreme bushfire behaviour, consistent with state hazard criteria and mapping.
- Apply the State Resource Overlay – Schedule 1 Gippsland Brown Coalfields to Category B and C areas to identify the balance of the Gippsland coalfields located within the municipality.
- Apply the Airport Environs Overlay - Schedule 1 and Schedule 2 to areas impacted by aircraft noise generated by the Latrobe Regional Airport.
- Apply the Design and Development Overlay - Schedule 7, Schedule 8, Schedule 10 and Schedule 11 to ensure the safe operations of the Latrobe Regional Airport.

### Other

- Apply Development Contribution Plans to large areas of undeveloped residential, commercial, and industrial land.
- Apply Development Plans or Precinct Structure Plans to undeveloped residential land which incorporate Urban Design Good Practice principals and the provision of infrastructure and community services through developer contribution plans if required.

### 21.10-2 Further Strategic Work

Council is committed to undertaking the following strategic work:

- Retail Demand and Supply Strategy including an investigation of the implications of the new commercial zones and ‘out-of-centre’ developments.
- Infrastructure Needs Analysis for existing and future significant shared infrastructure across the municipality.
- Create landscape Design Guidelines and infrastructure improvements to work towards the objective of fostering connected communities.
- Undertake a landscape assessment of rural areas and apply appropriate planning scheme tools to protect significant landscapes, views and vistas.
- Align the *Latrobe Regional Hospital Master Plan* recommendations with appropriate zones and overlays.
- Prepare small town structure plans for Yinnar, Traralgon South, Toongabbie and Yallourn North.
- Complete a neighbourhood character assessment of small towns and district towns to inform the revision of appropriate land use policy which recognise their unique character attributes, housing form and type

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- Prepare a land use response to the State Government's Strategic Plan for Coal or any other adopted relevant coal resource strategy.
- Introduce planning provisions into the Planning Scheme to control land use and development within the Amenity Lifestyle Precinct, Amenity Lifestyle Investigation Precinct and Amenity Rural Buffer that resolves industrial/sensitive use interface issues.
- Prior to any future rezonings, investigate the application of the Amenity Rural Buffer and Amenity Lifestyle Investigation Precinct (Area 8) in Tyers, by undertaking odour modelling.
- Discourage any rezoning in the Amenity Lifestyle Investigation Area.
- Revise and update existing Main Town structure plans as required.
- Rezone land in accordance with the future land use and staging outlined in Structure Plans and the Traralgon Growth Area Framework.
- Prepare a detailed drainage study for land within the Traralgon West Growth Corridor to establish development capability and infrastructure investment requirements.
- Prepare a Development Plan or Precinct Structure Plan for land in the Traralgon West Growth Corridor in accordance with the Structure Plan.
- Prepare a Development Contribution Plan for land in the Traralgon West Growth Corridor in accordance with the Structure Plan.
- Prepare Masterplans for the Latrobe Regional Airport, Latrobe Regional Hospital and the open space and green movement corridors within the Traralgon West Growth Corridor.
- Investigate potential future uses for the land identified as employment investigation area within the Traralgon West Growth Corridor that will generate long term future employment opportunities.
- Prepare a Development Plan or Precinct Structure Plan for future residential and industrial land east, north and south of the Traralgon existing urban area to provide a broad framework for medium and longer term growth.
- Prepare a Development Contribution Plan for future residential and industrial land east of the Traralgon existing urban area.
- Investigate opportunity for open space, recreation and conservation uses in the area north of Traralgon bounded generally by Latrobe River to the north and Traralgon urban area to the south.
- Rezone land in accordance with the future land use and staging outlined in Structure Plans and the Traralgon Growth Area Framework.
- Prepare a coordinated Activity Centre Strategy across the four Main Towns (including the 'Hollydale' site) which considers the retail needs of the community, but also the cultural and social activities that occur in Activity Centres. Prepare Development Plans or Precinct Structure Plans.
- Develop Open Space Asset Management Plans (linked to GIS Systems) for all classes/types of open space assets (including vegetation) and park furniture to implement a costed, systematic approach to asset replacement, renewal and maintenance.
- Develop administration processes that improve the record keeping of open space contributions received (cash and land) to ensure transparency around the expenditure on passive and active open spaces (including land acquisition) and sources of funding.
- Develop a policy to guide open space contributions and expenditure, including circumstances where Council will accept encumbered land for open space in addition to unencumbered land.
- Monitor the application and efficiency of public open space contributions for new residential, commercial, industrial and mixed use subdivisions.

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- Investigate the need for an existing condition survey of dwellings and structures in Area 21 that may inform the need for engineering requirements for the construction of new structures in the Area.
- Prior to rezoning land for residential purposes adjacent to the existing Environmental Significance Overlay Schedule 1, advocate for the Minister administering the *Mineral Resources (Sustainable Development) Act 1990* to carry out an independent risk assessment that clarifies whether any revision of the Environmental Significance Overlay Schedule 1 is required around the southern boundary of Traralgon. This should be done in consultation with the Latrobe City Council and the State Government appointed Technical Review Board.
- Advocate for the Minister administering the *Mineral Resources (Sustainable Development) Act 1990* to provide clear guidance on the future form of the Environmental Significance Overlay Schedule 1 around the southern boundary of Traralgon in areas planned for the Traralgon Highway Bypass.
- Advocate for the Minister administering the *Mineral Resources (Sustainable Development) Act 1990* to continue to assess geotechnical monitoring information provided by coal mine licensees in determining the future form of the Environmental Significance Overlay Schedule 1 adjacent to urban settlements.
- Advocate for the Minister administering the *Mineral Resources (Sustainable Development) Act 1990* to conduct an independent risk assessment that clarifies whether any revision of the Environmental Significance Overlay Schedule 1 is required, so as to provide clear direction for future rezoning and urban development in areas adjacent to the existing Environmental Significance Overlay Schedule 1 in consultation with the Latrobe City Council and the State Government appointed Technical Review Board.
- Prepare Development Plans or Precinct Structure Plans
- Prepare a plan and facilitate the formal recognition of the Strzelecki-Alpine Biolink, incorporating plantation, public, private, road reserve land and mining areas ready or scheduled for rehabilitation through the appropriate application of zones and overlays, such as Rural Conservation Zone and Environmental Significance Overlay.
- Explore the application of appropriate Local Policy, Zone and Overlay Controls including the Rural Conservation Zone and/or Vegetation Protection Overlay to protect important values within the Strzelecki - Alpine Ranges biodiversity corridor and other core habitat locations, considering state-wide biodiversity information maintained by Department of Land, Water and Planning.
- Undertake a landscape assessment of rural areas and apply appropriate planning scheme tools to recognise locations of high hazard erosion and to protect significant landscapes, vistas or areas of significance.
- Identify locations and apply the Environmental Audit Overlay, including former landfill sites, fuel depots or industry locations identified for transition.
- Prepare an Industry Transition Strategy for the City. This should include opportunities to transition heavy industries to appropriate locations which provide appropriate buffers to sensitive land uses as well as good highway access.
- Prepare a Rural Living Strategy for the municipality and apply appropriate planning scheme tools to land identified as appropriate for Rural Living.
- Undertake an assessment of future Incremental change areas and apply appropriate zones through a Planning Scheme Amendment.
- Prepare a bushfire framework plan for the municipality to inform future settlement and urban growth planning for the municipality.
- Investigate and apply permit trigger(s) or policy to enable assessment and requirement for noise attenuation measures to be provided for new sensitive use developments within the 500 meter

buffer area surrounding the Janette Street Industrial Precinct (Traralgon Structure Plan Area 8a).

- Investigate the application of Industrial 3 Zone to land within the Janette Street Industrial Precinct surrounding the existing lime batching plant (Traralgon Structure Plan Area 8a).
- Implement recommendations from the Traralgon Activity Centre Plan including:
  - Prepare streetscape masterplans for the Traralgon Activity Centre in accordance with recommendations from the Traralgon Activity Centre Plan.
  - Prepare a masterplan for Post Office Place in accordance with recommendations from the Traralgon Activity Centre Plan.
  - Implement the recommendations from the Traralgon Station Precinct Masterplan.
  - Prepare a masterplan for the Princes highway Boulevard in accordance with recommendations from the Traralgon Activity Centre Plan.
  - Prepare a Laneway Activation Strategy for the Traralgon Activity Centre.
  - Update the Latrobe City Bike Plan.
  - Prepare active street frontage design guidelines.

### 21.10-3

#### Reference Documents

The following strategic studies have informed the preparation of this planning scheme. All relevant material has been included in the Scheme and decision makers should use these documents (as amended) for background research only. Material in these documents that potentially provides guidance on decision making but is not specifically referenced by the Scheme should be given limited weight.

- *Latrobe 2026.*
- *Council Plan (2018-2021).*
- *Latrobe City Municipal Public Health and Wellbeing Plan (2013-2017).*
- *Assessment of Agricultural Quality of Land in Gippsland (1984).*
- *Car Parking Framework Review Traralgon & Morwell (2014)*
- *Framework for the Future (1987).*
- *Land over Coal Buffers Study (1988).*
- *Latrobe Supply Area Extractive Industry Interest Areas Strategy (1999).*
- *Recreation and Leisure Strategy (2006).*
- *Municipal Domestic Waste Water Management Plan (2006).*
- *Lurgi Master Plan (2006).*
- *Transit City Master Plan: Towns Summary (2006).*
- *Latrobe Structure Plans Volumes 1-5 (2007).*
- *Moe Activity Centre Plan (2007).*
- *Latrobe City Bicycle Plan (2007-2010).*
- *Retail Strategy Review (2007).*
- *Healthy Urban Design Good Practice Guidelines (2008).*
- *Latrobe City Council Residential and Rural Residential Land Assessment (2009).*
- *Latrobe City Council Bulky Goods Retail Sustainability Assessment (2009).*

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- *Moe Rail Precinct Revitalisation Project: Master Plan (2009).*
- *Clifton Street Precinct (Moe) Urban Design Guidelines (2009).*
- *Latrobe Regional Airport Master Plan (2019).*
- *Latrobe Regional Hospital Master Plan (2009).*
- *Churchill Town Centre Plan (2010).*
- *Latrobe City Heritage Study (2010).*
- *Small Town Structure Plans: Boolarra, Glengarry & Tyers (2010).*
- *Traralgon Activity Centre Plan (2018).*
- *Traralgon Activity Centre Plan Background Reports (2010).*
- *Positioning Latrobe City for a Low Carbon Emission Future (2010).*
- *Latrobe City Waste Management Strategy (2010-2017).*
- *Gippsland Region Sustainable Water Strategy (2011).*
- *Economic Sustainability Strategy (2016-2020).*
- *Traralgon Station Precinct Master Plan (2011).*
- *Australian Paper: Maryvale Pulp Mill Buffer Requirements (July 2011).*
- *Gippsland Logistics Precinct Project Plan (2013)*
- *Latrobe City Public Open Space Strategy (2013).*
- *Churchill East West Link: Master Plan and Urban Design Framework (2013).*
- *Retail Advice – Lake Narracan Structure Plan (2013).*
- *Guidelines for Development in Flood Prone areas (2013)*
- *Traralgon West Structure Plan (August 2013).*
- *Traralgon Growth Area Review Framework (August 2013).*
- *Traralgon Background Report (August 2013).*
- *Municipal Emergency Management Plan (MEMP).*
- *Municipal Fire Management Plan (2017-2021).*
- *Wood Encouragement Policy (2014).*
- *Natural Environment Sustainability Strategy (2014-2019).*
- *Moe and Newborough Structure Plan (March 2015).*
- *Cultural Diversity Action Plan (2014-2018).*
- *Disability Action Plan (2013/2014).*
- *Review of Proposed Public Open Space Contributions Rates (2016).*
- *Latrobe Play Space Strategy (2016).*
- *Older Persons Strategy (2007-2021).*
- *Public and Urban Art Policy (2011).*
- *Public Toilet Strategy (2010).*
- *Tracks, Trails and Paths Strategy (2016).*
- *Transit Centre Precincts Volumes 1-5 (2007)*
- *Adopted development plans and contribution plans.*



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- *Planning for Intensive Agriculture in Gippsland (2016)*
- *Live Work Latrobe Rural Land Use Strategy (2019)*
- *Live Work Latrobe Housing Strategy (2019)*
- *Live Work Latrobe Industrial and Employment Strategy (2019)*
- *Latrobe City Urban Design Guidelines (as amended).*
- *Hazelwood Mine Fire Report (2014)*
- *Car Parking Framework Review Traralgon & Morwell 2014*
- *Protecting Victoria's Environment – Biodiversity 2037 (DELWP 2017)*
- *Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017)*
- *Morwell Traralgon Employment Corridor Investment Master Plan 2020*