

13.07-1L

28/05/2021
C122latr

Land use compatibility

General strategies

Discourage subdivision or the rezoning of Farming Zone and Rural Living Zone land within:

- The Amenity Lifestyle Precinct (Area 7 of the Morwell to Traralgon Structure Plan in Clause 11.03-2L and Area 11 of the Morwell Town Structure Plan in Clause 11.01-1L) due to its proximity to the Australian Paper Mill.
- The Amenity Lifestyle Investigation Area (Area 3 of the Tyers Town Structure Plan in Clause 11.01-1L).

Encourage industrial uses that have limited off-site amenity impacts and other compatible uses as a buffer between residential areas and more intensive industrial uses.

Gippsland Water assets strategies

Discourage development that would encroach on the easement for the Gippsland Water Regional Outfall Sewer.

Locate use and development that mitigates interface amenity issues with sensitive uses around Gippsland Water's emergency storage facilities.