

LATROBE PLANNING SCHEME

AMENDMENT C127 (BUSHFIRE ASSESSMENT AND RURAL REZONINGS)

DRAFT EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Latrobe City Council, which is the planning authority for this amendment.

The amendment has been made at the request of Latrobe City Council.

Land affected by the amendment

The amendment applies to the whole municipality.

A mapping reference table is attached at Attachment 1 to this Explanatory Report.

What the amendment does

The amendment proposes to introduce the recommendations of the draft Latrobe City Municipal Bushfire Risk Assessment 2020 and draft Latrobe City Rural Living Strategy 2020 into the Latrobe Planning Scheme. This includes changes to the Planning Policy Framework to introduce the Municipal Landscape Bushfire Risk Map and associated strategies, rezoning of land in accordance with the Rural Living Strategy and application of overlays for increased bushfire protection.

The amendment proposes the following:

- Rezone Boolarra Precinct C, Boolarra Precinct E, Moe South Precinct A, Traralgon South Precinct E, Traralgon South Precinct F, Tyers Precinct D and Yinnar Precinct B from Farming Zone, Schedule 1 to Farming Zone, Schedule 2;
- Rezone privately owned land in Koornalla Precinct A from Farming Zone, Schedule 1 to Farming Zone, Schedule 2;
- Rezone publicly owned land in Koornalla Precinct A that does not abut Traralgon Creek from Farming Zone 1 to Public Park and Recreation Zone;
- Rezone publicly owned land in Koornalla Precinct A that abuts Traralgon Creek from Farming Zone 1 to Public Conservation and Resource Zone;
- Rezone Hazelwood North Precinct F from Farming Zone, Schedule 1 to Rural Living Zone, Schedule 1;
- Rezone privately owned land in Flynn Precinct A from Farming Zone, Schedule 1 to Rural Living Zone, Schedule 1;
- Rezone publicly owned land in Flynn Precinct A from Farming Zone, Schedule 1 to Public Park and Recreation Zone;
- Rezone 106 Tyers-Walhalla Road, Tyers from Special Use Zone, Schedule 6 to Rural Living Zone Schedule 1;
- Apply the Design and Development Overlay to Boolarra Precinct F, Boolarra Precinct G and Toongabbie Precinct H;
- Rezone a Toongabbie Precinct C, Toongabbie Precinct D and a portion of Toongabbie Precinct H from Farming Zone, Schedule 1 to Rural Living Zone, Schedule 1, as identified;
- Rezone a portion of Toongabbie Precinct H from Farming Zone, Schedule 1 to Rural Living Zone, Schedule 2;
- Apply the Development Plan Overlay to new greenfield rural living precincts C and D in Toongabbie;

- Rezoning land to fix anomalies;
- Amend Clause 02.03 (Strategic Directions) to include strategies relevant to bushfire risk;
- Amend Clause 02.04 (Strategic Framework Plans) to incorporate the recommendations of the draft Latrobe City Municipal Bushfire Risk Assessment 2020 which includes the introduction of the Municipal Landscape Bushfire Risk Map;
- Amend Clause 11.01-1L (Tyers) to update the Tyers Town Structure Plan to remove an area from 'Future rural living';
- Amend Clause 12.03-1L (Rivers and Waterways) to include strategy relevant to bushfire risk;
- Inserts Clause 13.02-1L (Municipal Landscape Bushfire Risk Areas) to include policy relevant to bushfire risk;
- Amends Clause 14.01-1L (Subdivision in Farming Zone Schedule 1) to include additional strategies around bushfire risk and subdivision design;
- Amends Clause 14.01-3L (Forestry and Timber Production) to include strategies that address bushfire risk in relation to timber production;
- Amends Clause 15.01-3L (Subdivision Design) to include additional strategies around bushfire risk and subdivision design;
- Amends Clause 16.01-3L (Rural Residential Development) to support further analysis of areas identified for future rural living in the Rural Framework Plan;
- Amends Clause 17.04-1L (Major Attractions and Commercial Tourism in Latrobe) to include strategies that address bushfire risk in relation to rural tourism;
- Amends Clause 17.04-1L (Facilitating Rural Tourism) to include strategies that address bushfire risk in relation to rural tourism;
- Inserts Schedule 12 to Clause 43.02 (Design and Development Overlay) relating to development of residential land at significant bushfire risk;
- Inserts Schedule 10 to Clause 43.04 (Development Plan Overlay) relating to future planning of precincts with consideration to the bushfire risk;
- Amend Schedule 1 to Clause 44.06 (Bushfire Management Overlay) to update the mandatory condition requirements and decision guidelines;
- Amends the Schedule to Clause 72.03 (What Does This Planning Scheme Consist Of?) to update the list of planning scheme maps consistent with the changes listed above;
- Amends the Schedule to Clause 72.08 (Background Documents) to include the draft Latrobe City Municipal Bushfire Risk Assessment 2020, the draft Latrobe City Rural Living Strategy 2020 and the Design Guidelines Settlement Planning at the Bushfire Interface 2020;
- Amends the Schedule to Clause 74.01 (Application of Zones, Overlays and Provisions) insert new Schedule in the form of the attached document; and
- Amends the Schedule to Clause 74.02 (Further Strategic Work) insert new Schedule in the form of the attached document.

Strategic assessment of the amendment

Why is the amendment required?

The Amendment is required to implement the recommendations of the draft Latrobe City Municipal Bushfire Risk Assessment 2020 and Latrobe City Rural Living Strategy 2020. The Bushfire and Rural Rezoning project resulted from Amendment C105 Live Work Latrobe. Amendment C105 produced a Rural Land Use Strategy 2019 and sought to rezone pockets of land in Latrobe City for rural living purposes. However, Ministerial Amendment VC140: Bushfire State Planning Policy Amendment occurred after exhibition of Amendment C105 and prior to its finalisation. The amendment in the format it was created did not comply with the bushfire consideration directions of Ministerial Amendment VC140. Therefore, a decision was made to remove that component of the amendment from Amendment C105 and undertake further work to progress to a separate rural living amendment in future.

Municipal Bushfire Risk Assessment 2020

The draft Latrobe City Municipal Bushfire Risk Assessment 2020 will assist Council with its decision-making when identifying appropriate land for rezoning and whether further assessment of planning permit applications is required for bushfire risk as part of Clause 13.02 of the Latrobe Planning Scheme. The purpose of the draft Latrobe City Municipal Bushfire Risk Assessment 2020 is to identify where the areas of bushfire risk are based on a scoring matrix that considers 13 risk indicators.

The draft Latrobe City Municipal Bushfire Risk Assessment 2020 identified recommendations for changes to the Latrobe Planning Scheme and non-planning related mitigation measures for implementation by Latrobe City Council and other partners which would assist in the reduction of bushfire risk across the municipality.

Rural Living Strategy 2020

The draft Latrobe City Rural Living Strategy 2020 was prepared to inform future rural rezonings, both for Rural Living and Farming Zone, Schedule 2. Under a high growth scenario, it is estimated that Latrobe City has a shortfall of 102 rural living lots (approximately 204ha) to meet the 15 year supply required. Areas that passed the bushfire risk assessment, Clause 13.02 assessment and practice note tests have been recommended for rural living rezoning, or further investigation for future rezoning. This work has resulted in changes to the areas that were previously identified for rural living rezoning as part of Amendment C105.

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

The amendment implements the following objectives of planning in Victoria, set out in section 4(1) of the Planning and Environment Act 1987:

- a) To provide for the fair, orderly, economic and suitable use, and development of the land.
- c) To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.
- f) To facilitate development in accordance with the objectives of planning in Victoria.
- g) To balance the present and future interests of all Victorians.

The amendment proposes to update the Latrobe Planning Scheme with revised policy content which reflects the key strategic directions for the municipality. This will in turn provide for the orderly use and development of the municipality, consistent with the objectives of planning in Victoria. It facilitates development by rezoning land to meet a 15 year land supply for Rural Living Zone land. The draft Latrobe City Municipal Bushfire Risk Assessment 2020 and draft Latrobe City Rural Living Strategy 2020 consider the relevant policy and practice notes to ensure all considerations are balanced and protection of human life is prioritised over all other policy considerations.

The application of a Development Plan Overlay, Schedule 10 and a bushfire specific Design and Development Overlay, Schedule 12 will ensure a greater percentage of land and population across the municipality is protected from bushfire risk.

How does the amendment address any environmental, social and economic effects?

Environmental Effects

The draft Municipal Bushfire Risk Assessment 2020 considers bushfire risk on a municipal scale and in depth for 13 precincts which includes 72 sub precincts. The municipal assessment will guide planners in future rezoning applications and assessment of planning permit applications.

Impacts on native vegetation have been considered, with a balanced approach to be taken when considering prioritisation of human life and property. No areas proposed for rezoning contain vegetation of significance that cannot be avoided, or at least, impacts minimised.

Potentially contaminated land has also been considered as a part of this amendment in accordance with Planning Practice Note 30: Potentially Contaminated Land.

Several areas of Cultural Heritage Sensitivity have been identified. At the time of any future development, landowners will be required to consider whether a Cultural Heritage Management Plan is required.

This amendment provides direction that will consider the environment whilst protecting and prioritising human life and property.

Social and Economic Effects

This amendment provides beneficial social and economic benefits by recognising the correct and appropriate zoning and overlays that should apply to existing subdivisional and development patterns of land. It also provides clearer direction as to where rural living should occur. This amendment will facilitate rural living land use and development in areas where safe and appropriate opportunities have been identified and will promote the efficient use of existing infrastructure.

Does the amendment address relevant bushfire risk?

This amendment has been primarily guided by the draft Latrobe City Municipal Bushfire Risk Assessment 2020, with recommendations largely based on bushfire risk identified. For areas identified as appropriate for rural rezoning, Clause 13.02-1S (Bushfire Planning) assessments have been undertaken.

The CFA have been consulted with throughout the development of the draft Latrobe City Municipal Bushfire Risk Assessment 2020 and the draft Latrobe City Rural Living Strategy 2020.

The amendment is consistent with Clause 13.02-1S and has been considerate of the feedback provided by the CFA. Further consultation will be undertaken throughout the amendment process.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment is consistent with:

- The Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act and Ministerial Direction 11 Strategic Assessment of Amendments.
- Ministerial Direction No. 1 - Potentially Contaminated Land and Direction No. 19 - The Preparation and Content of Amendments that may Significantly Impact the Environment, Amenity and Human Health.
- Ministerial Direction No. 11 – Strategic Assessment of Amendments.
- Ministerial Direction No. 15 - The Planning Scheme Amendment Process.
- Ministerial Amendment No. 19 – The Preparation and Content of Amendments that may Significantly Impact the Environment, Amenity and Human Health.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment is strategically supported by the following objectives and strategies of the Planning Policy Framework and State policy:

- Clause 11 (Settlement)

Clause 11.01-1S and Clause 11.01-1R seek to promote sustainable growth and development whilst providing choice and opportunity. Clause 11.01-1L seeks to manage growth in rural living precincts by discouraging further rezoning of land.

Clause 11.02-1S seeks to ensure sufficient supply of land for uses, including residential land uses.

Clause 11.03-6S facilitates integrated place-based planning with planning considerations to provide specific direction for the planning of towns.

The amendment supports the relevant policies at Clause 11 by ensuring there is adequate supply of appropriately serviced rural living land to meet the forecast demands of the community over the next 15 years.

- Clause 12 (Environmental and Landscape Values)

Clause 12.01-1S and Clause 12.01-2S seek to protect and conserve Victoria's biodiversity and native vegetation. Impacts from land use and development should be avoided or minimised where possible and any removal of native vegetation should result in no net loss to the biodiversity of the state. Clause 12.01-1L seeks to ensure that the enhancement of biodiversity outcomes does not pose an unacceptable increase in bushfire risk to community and infrastructure.

Whilst the application of the DDO will result in defensible space requirements, it will only apply in Toongabbie and Boolarra as a result of the prioritisation of the protection of human life. This is deemed to be the most appropriate planning outcome, with impacts to be minimised to a level that appropriately protects human life.

Clause 12.03-1S seeks to protect and enhance river corridors, waterways, lakes and wetlands and Clause 12.03-1L seeks to enhance waterway corridors by increasing vegetation. The amendment does not propose to impact on any waterways, with further consideration to be given during the assessment of any subsequent planning permit applications.

- Clause 13 (Environmental Risks and Amenity)

Clause 13.02-1S and Clause 13.02-1L seek to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life. Areas for rural rezoning have been identified based on a municipal-wide bushfire risk assessment with an assessment matrix that considers 13 risk indicators. Following identification of areas that may be appropriate, a more detailed assessment against Clause 13.02-1S has been undertaken.

Clause 13.03-1S seeks to protect life and property from flood hazard and Clause 13.03-1L seeks to appropriately manage developments on 1:100 year floodplains. Land constraints such as flood have been considered during the assessment of land identified for rezoning for rural living purposes.

Clause 13.07-1L seeks to discourage subdivision and rezoning of land in Amenity Lifestyle Precinct areas. No land in these areas has been identified for rural living rezoning.

- Clause 14 (Natural Resource Management)

Clause 14.01-1S and Clause 14.01-1L seek to protect the state's agricultural base by preserving productive farmland and discouraging dwellings not associated with the agricultural use of the land in the Farming Zone, Schedule 1. Clause 14.01-1L supports dwellings under certain circumstances in the Farming Zone, Schedule 2. All land identified for rezoning for rural residential purposes has been considered against the Agricultural Capability Mapping in the Live Work Latrobe Rural Land Use Strategy May 2019, and land of a high agricultural class was omitted from further rezoning consideration. Suitable land has been identified for rezoning to Farming Zone, Schedule 2.

Clause 14.03-1S, Clause 14.03-1R and Clause 14.03-1L seek to encourage exploration and extraction of natural resources in accordance with acceptable environmental standards. Land identified as having a coal or stone resource have been omitted from further assessment for rural rezoning.

- Clause 15 (Built Environment and Heritage)

Clause 15.01-3S and Clause 15.01-6S seek to ensure the design of subdivisions achieve attractive, safe, accessible, diverse and sustainable neighbourhoods that respect the rural character. A Development Plan Overlay is to be applied to the greenfield Toongabbie Precincts identified for rural living rezoning so as to achieve an optimal subdivision design that is considerate of bushfire risk.

Clause 15.03-2S seeks to ensure the protection and conservation of places of Aboriginal cultural heritage significance. Areas of cultural heritage sensitivity have been identified and landowners are to make assessments as to whether a Cultural Heritage Management Plan is required when proposing to subdivide or develop their land.

- Clause 16 (Housing)

Clause 16.01 (Residential Development)

Clause 16.01-1S seeks to promote a housing market that meets community needs and a strategy at Clause 16.01-3S seeks to ensure housing stock matches changing demand by widening housing choice. Clause 16.01-5S seeks to identify land suitable for rural residential development and Clause 16.01-5L provides strategies for identifying areas that are suitable or unsuitable for rural residential development. The provision of additional rural living land to achieve a 15 year supply sees the adequate provision of a popular lifestyle choice in Latrobe City, consistent with the guidance in Planning Practice Note 37: Rural Residential Development.

- Clause 17 (Economic Development)

Clause 17.04-1S and Clause 17.04-1R seek to encourage tourism development to maximise the economic, social and cultural benefits of developing the state as a competitive domestic and international tourist destination. Clause 17.04-1L provides general strategies for identifying locations that are suitable for rural tourism. The amendment seeks to apply correction zonings to land more appropriate for Farming Zone, Schedule 2 as opposed to Farming Zone, Schedule 1. This rezoning will facilitate further tourism opportunities for this land.

- Clause 18 (Transport)

Clause 18.02-3S and Clause 13.02-3L seek to manage the road system to achieve integration, choice and balance by developing an efficient and safe network and making the most of existing infrastructure. The amendment seeks to provide for rural living rezonings in areas where existing road infrastructure is in place and has the capacity to accommodate rezoning.

- Clause 19 (Infrastructure)

Clause 19.01-3S and Clause 19.01-3L seek to ensure that gas, oil and other substances are safely delivered to users and to and from port terminals at minimal risk to people, other critical infrastructure and the environment. Consultation with APA has occurred in relation to major gas pipelines, so as to ensure their safe and efficient operation is not impacted upon.

Clause 19.03-2S and Clause 19.03-2L seek to provide timely, efficient and cost-effective development infrastructure that meets the needs of the community. This is to be achieved by the Development Plan Overlay in appropriate areas.

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

Not applicable.

How does the amendment support or implement the Municipal Planning Strategy?

The amendment is strategically supported by the following objectives and strategies of the Municipal Planning Strategy:

- Clause 02.03-1 (Settlement)

Clause 02.03-1 (District Towns, Small Towns and Rural Living Precincts) seeks to provide diversity in housing and lifestyle choice that is alternative to options available in the main towns.

The amendment supports the relevant policies at Clause 02.03-1 by ensuring there is adequate supply of appropriately serviced rural living land to meet the forecast demands of the community over the next 15 years.

- Clause 02.03-2 (Environmental and Landscape Values)

Clause 02.03-2 (Environmental and Landscape Values) seeks to balance development with the protection of the natural environment.

The draft Latrobe City Rural Living Strategy 2020 has considered environmental factors, ensuring no inappropriate environmental impacts as a result of the rezoning of land, inclusion of local policy or application of overlays.

- Clause 02.03-3 (Environmental Risks and Amenity)

Clause 02.03-3 (Bushfire) seeks to reduce bushfire risk through various bushfire protection measures and decrease the level of risk to life, property, the environment and biodiversity from bushfire.

Clause 02.03-3 (Floodplain Management) seeks to reduce the damage and costs associated with flood events.

Areas for rural rezoning have been identified based on a municipal-wide bushfire risk assessment with an assessment matrix that considers 13 risk indicators. Following identification of areas that may be appropriate, a more detailed assessment against Clause 13.02-1S was undertaken. Land constraints such as flood have been considered during the assessment of land identified for rezoning for rural living purposes.

- Clause 02.03-4 (Natural Resource Management)

Clause 02.03-4 (Agriculture) seeks to retain large lots and discourage the establishment of sensitive or non-agricultural related land uses on high quality agricultural land (Farming Zone Schedule 1) to retain its productive viability. Furthermore, it seeks to facilitate non-agricultural related use and development that respect settlement patterns, landscape, amenity and environmental values and adjacent land uses in highly fragmented rural areas (Farming Zone Schedule 2).

Clause 02.03-4 (Timber) seeks to minimise the impacts of timber coup operations on surrounding land.

Clause 02.03-4 (Stone Resources) seeks to balance land use and development with the protection of stone resources whilst Clause 02.03-4 (Coal) seeks to minimise land use conflict with coal resource development and ensure that development does not compromise coal resources.

All land identified for rezoning for rural residential purposes has been considered against the Agricultural Capability Mapping in the Live Work Latrobe Rural Land Use Strategy May 2019, and land of a high agricultural class was omitted from further rezoning consideration. Local policy has been drafted to ensure consideration of bushfire risk for timber operations. Land identified as having a coal or stone resource have been omitted from further assessment for rural rezoning.

- Clause 02.03-5 (Built Environment and Heritage)

Clause 02.03-5 (Heritage) seeks to protect places of heritage, cultural and social significance.

Areas of cultural heritage sensitivity have been identified and landowners are to make assessments as to whether a Cultural Heritage Management Plans are required when proposing to subdivide or develop their land.

- Clause 02.03-6 (Housing)

Clause 02.03-6 (Rural Residential Development) seeks to support rural living and associated land use that does not compromise agricultural productivity. It also seeks to avoid impeding the long term urban growth of settlements.

The provision of additional rural living land to achieve a 15 year supply sees the adequate provision of a popular lifestyle choice in Latrobe City, consistent with the guidance in Planning Practice Note 37: Rural Residential Development. Impacts on productive agriculture and long-term growth opportunities for townships has been considered in the development of the draft Latrobe City Rural Living Strategy 2020.

- Clause 02.03-7 (Economic Development)

Clause 02.03-7 (Tourism) seeks to facilitate tourism in rural areas that respects existing settlement patterns, landscape, amenity and environmental values.

The amendment seeks to apply correction zonings to land more appropriate for Farming Zone, Schedule 2 as opposed to Farming Zone, Schedule 1. This rezoning will facilitate further tourism opportunities for this land.

- Clause 02.03-9 (Infrastructure)

Clause 02.03-9 (Infrastructure Assets) seeks to manage land use and development in the vicinity of the pipelines to minimise risks to human life and the functional operation of the pipelines.

Clause 02.03-9 (Development Infrastructure) seeks to encourage a consistent approach to the design and construction of infrastructure across the municipality.

Consultation with APA has occurred in relation to major gas pipelines, so as to ensure their safe and efficient operation is not impacted upon. Consistency in development infrastructure is to be achieved by the Development Plan Overlay in appropriate areas.

- Clause 02.04-1 (Strategic Framework Plan)

The proposed amendment and its recommendations have considered the relevant Framework Plans.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victoria Planning Provisions. In particular, bushfire risk across the municipality has first been mapped and areas for rural rezoning then identified based on the risk assessment. The application of Schedule 12 to the Design and Development Overlay (DDO) and Schedule 10 to the Development Plan Overlay (DPO) ensures prioritisation of human life and property.

The amendment is generally consistent with the following relevant Planning Practice Notes and Planning Advisory Notes:

- PPN02: Public Land Zones
- PPN23: Applying the Incorporated Plan and Development Plan Overlays
- PPN30: Potentially Contaminated Land
- PPN37: Rural Residential Development
- PPN42: Applying the Rural Zones
- PPN46: Strategic Assessment Guidelines
- PPN64: Local Planning for Bushfire Protection
- AN39: Amendment VC83 – Bushfire Protection – Vegetation Exemptions
- AN40: Amendment VC83 – Bushfire Protection Planning Provisions
- AN46: Bushfire Management Overlay Mapping Methodology and Criteria
- AN48: Ministerial Direction No. 15 – The Planning Scheme Amendment Process
- AN53: Reformed Rural Zones for Victoria
- AN68: Bushfire State Planning Policy VC140

How does the amendment address the views of any relevant agency?

The following agencies were consulted in the preparation of the draft Latrobe City Municipal Bushfire Risk Assessment 2020:

- Department of Environment, Land, Water and Planning;
- Country Fire Authority / Fire Rescue Victoria;
- Forest Fire Management Victoria; and
- Victoria Police.

The following agencies were consulted in the preparation of the draft Latrobe City Rural Living Strategy 2020 and associated Planning Scheme ordinances:

- Department of Environment, Land, Water and Planning;
- Country Fire Authority / Fire Rescue Victoria;
- Aboriginal Victoria;
- APA Group;
- AusNet;
- Department of Jobs, Precincts and Regions;
- Department of Transport;
- Environment Protection Authority;
- Gippsland Water; and
- West Gippsland Catchment Management Authority.

Further consultation will be undertaken with the agencies and authorities as part of the exhibition of this Amendment.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The Amendment addresses the requirements of the *Transport Integration Act 2010*.

The Amendment is consistent with the transport system objectives of the Act, in particular those contained in Section 11 – *Integration of transport and land use*. This section requires a focus on maximising access to residences, employment, services and recreation, and reducing the need for private motor vehicle transport and the extent of travel.

The areas identified for rural living rezoning are co-located amongst other rural living and township areas that are already provided with adequate transport options and infrastructure. The Department of Transport was consulted with in the preparation of this amendment.

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 not expected to have unnecessary impact on the current or future resources or administrative cost of the Responsible Authority.

It is noted that there may be an increase in the number of planning permit applications received by the Responsible Authority, particularly in relation to areas where the DDO are to be applied. Furthermore, development plans will require assessment and approval for the precincts to be applied with a Development Plan Overlay.

It is anticipated that these additional assessment requirements can be absorbed by the relevant Council departments.

Where you may inspect this amendment

The amendment is available for public inspection, free of charge, during office hours at the following places:

Corporate Headquarters
141 Commercial Road
Morwell VIC 3840

Moe Service Centre
1-29 George Street
Moe VIC 3825

Churchill Service Centre
9-11 Phillip Parade
Churchill VIC 3842

Traralgon Service Centre
34-38 Kay Street
Traralgon VIC 3844

Also, Latrobe City Councils website at: <https://www.latrobe.vic.gov.au/HaveYourSay> and https://www.latrobe.vic.gov.au/Property/Development/Planning_Scheme_Amendments/Current_Planning_Scheme_Amendments

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the amendment must be received by 5.00pm on Friday 6 August 2021.

A submission must be sent to:

Latrobe City Council
Strategic Planning Department
PO Box 264,
Morwell VIC 3840

Or

Attention: Strategic Planning


latrobe@latrobe.vic.gov.au

Panel hearing dates

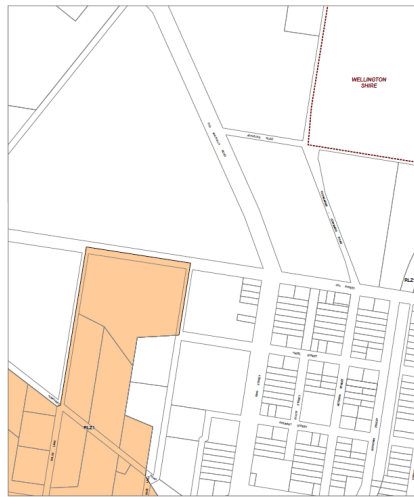
In accordance with clause 4(2) of Ministerial Direction No. 15 the following panel hearing dates have been set for this amendment:

- directions hearing: Week of 1 November 2021
- panel hearing: Week of 6 December 2021

ATTACHMENT 1 - Mapping reference table

Location	Land /Area Affected	Mapping Reference
<p>Toongabbie</p> <p>North of Cemetery Road, east of Harris Lane and south of Humphrey Road as per map provided</p>		<p>Latrobe C127 znMap05 Exhibition</p> <p>Latrobe C127 ddoMap05 Exhibition</p>

Toongabbie
South of Hill
Street and
Humphrey
Road and west
of Russells
Road as per
map provided



Latrobe C127 znMap06
Exhibition

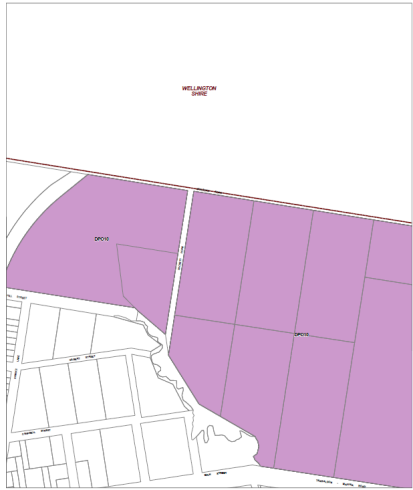


Latrobe C127 ddoMap06
Exhibition

Toongabbie
North of
Traralgon-
Maffra Road,
south of
Afflecks Road
and east of
Packett Road
as per map
provided



Latrobe C127 znMap07
Exhibition

Latrobe C127 dpoMap07
Exhibition

		
<p>Toongabbie</p> <p>North of Guyatts Road, West of Main Street and south of Humphrey Road as per map provided</p>	 	<p>Latrobe C127 znMap08 Exhibition</p> <p>Latrobe C127 ddoMap08 Exhibition</p>

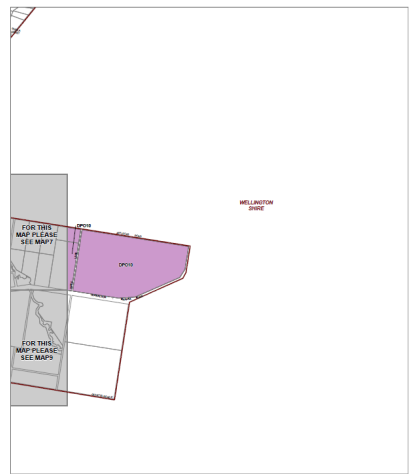
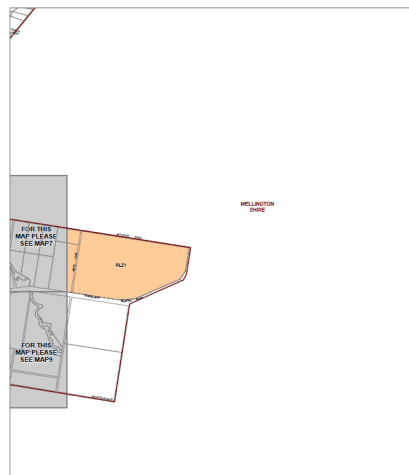
Toongabbie
North of
Traralgon-
Maffra Road as
per map
provided



Latrobe C127 znMap09
Exhibition

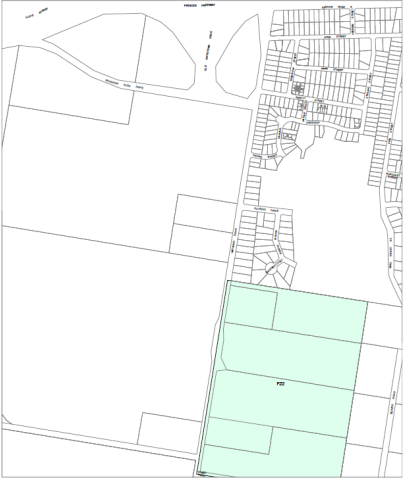
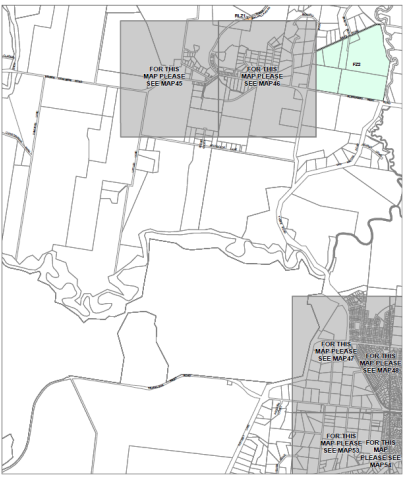


Latrobe C127 dpoMap09
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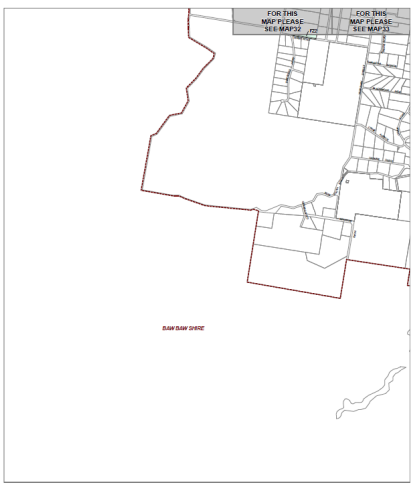

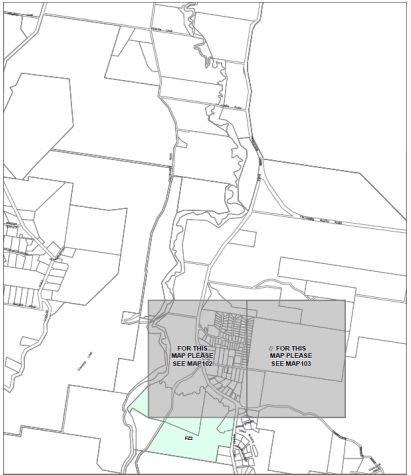
Toongabbie
North and west
of Traralgon-
Maffra Road
and south of
Afflecks Road
as per map
provided

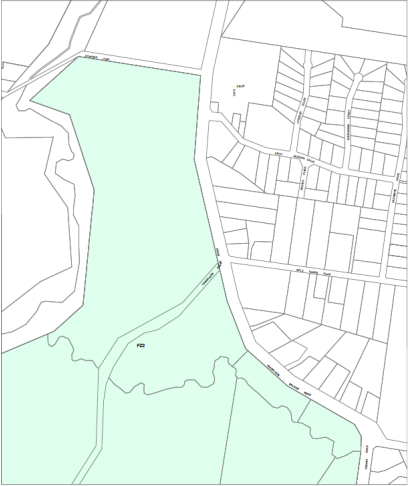
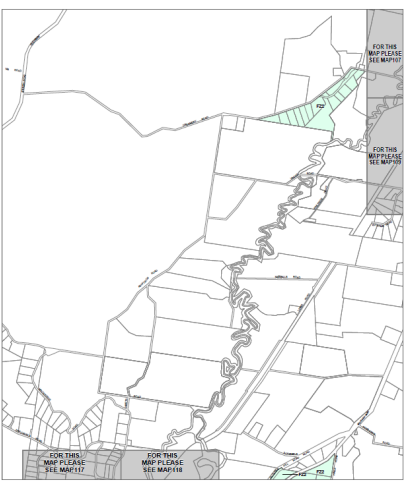
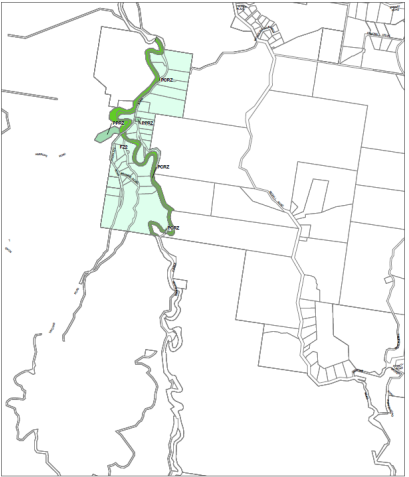


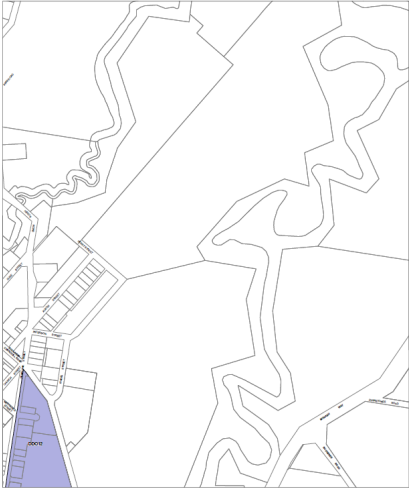
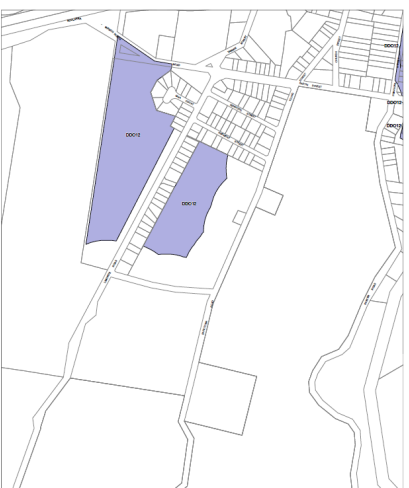
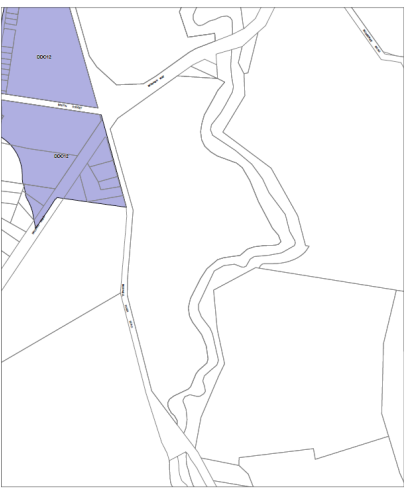
Latrobe C127 znMap10
Exhibition

Latrobe C127 dpoMap10
Exhibition

<p>Moe / Moe South</p> <p>East of Watsons Road and north of Tambo Road as per map provided</p>		<p>Latrobe C127 znMap32 Exhibition</p>
<p>Tyers</p> <p>106 Tyers-Walhalla Road, Tyers</p> <p>South of Mays Road, North of Glengarry West Road and east of Rintoul Creek as per map provided</p>		<p>Latrobe C127 znMap44 Exhibition</p>
<p>Tyers</p> <p>36 Main Road, Tyers</p>		<p>Latrobe C127 znMap45 Exhibition</p>
<p>Tyers</p> <p>106 Tyers-Walhalla Road, Tyers</p> <p>South of Mays Road, north of Glengarry West Road and east of Monaro Drive as per map provided</p>		<p>Latrobe C127 znMap46 Exhibition</p>

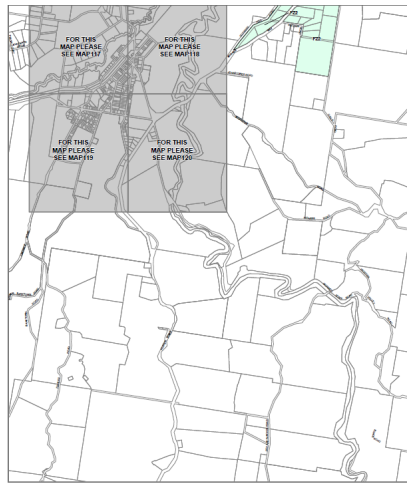
<p>Flynn</p> <p>South of Grahams Road and west of Flynn's Creek Road as per map provided</p>		<p>Latrobe C127 znMap65 Exhibition</p>
<p>Moe South</p> <p>45 Tambo Road, Moe South</p>		<p>Latrobe C127 znMap67 Exhibition</p>
<p>Hazelwood North</p> <p>925 Hazelwood Road, Hazelwood North</p>		<p>Latrobe C127 znMap100 Exhibition</p>
<p>Traralgon South</p> <p>West of Redhill Road and east of Traralgon Creek as per map provided</p>		<p>Latrobe C127 znMap101 Exhibition</p>

<p>Traralgon South</p> <p>South of Downies Lane, west of Redhill Road and east of Traralgon Creek as per map provided</p>		<p>Latrobe C127 znMap102 Exhibition</p>
<p>Yinnar and Boolarra</p> <p>South and east of Creamery Road, Yinnar as per map provided</p> <p>20 and 50 Halls Road and 2425 and 2450 Monash Way, Boolarra</p>		<p>Latrobe C127 znMap106 Exhibition</p>
<p>Koornalla</p> <p>1485 Traralgon Creek Road, Koornalla south to 11 Browns Road Koornalla as per map provided</p>		<p>Latrobe C127 znMap114 Exhibition</p>

<p>Boolarra</p> <p>East of Penaluna Street and east of Monash Way as per map provided</p>		<p>Latrobe C127 ddoMap118 Exhibition</p>
<p>Boolarra</p> <p>South of Mirboo North Road and east of Limonite Road</p> <p>West of Limonite Road and south of Fairmont Street</p> <p>East of Penaluna Street</p> <p>As per map provided</p>		<p>Latrobe C127 ddoMap119 Exhibition</p>
<p>Boolarra</p> <p>East of Penaluna Street, west of Morwell River Road and to the east and west of Brights Road as per map provided</p>		<p>Latrobe C127 ddoMap120 Exhibition</p>

Boolarra

East of Guthries
Hill Road, west
of Halls Road
and north and
east of Antonia
Road as per
map provided



Latrobe C127 znMap121
Exhibition