

Bushfire and Rural Rezoning

PLANNING SCHEME AMENDMENT C127

The Rural Land Use Strategy 2019 was adopted through Amendment C105. State government changes to bushfire considerations for rezoning applications meant that rural land rezonings needed to be separated from Amendment C105. Amendment C127 aims to finally complete this piece of work whilst increasing bushfire consideration and awareness in a land use planning context.

Amendment C127 implements and facilitates the directions set out within the *Rural Living Strategy 2020* and the *Latrobe City Municipal Bushfire Risk Assessment 2020* by rezoning specified areas of rural land and identifying bushfire risk municipal-wide via a 'traffic light map' that is to inform local planning policy and strategic land use planning.

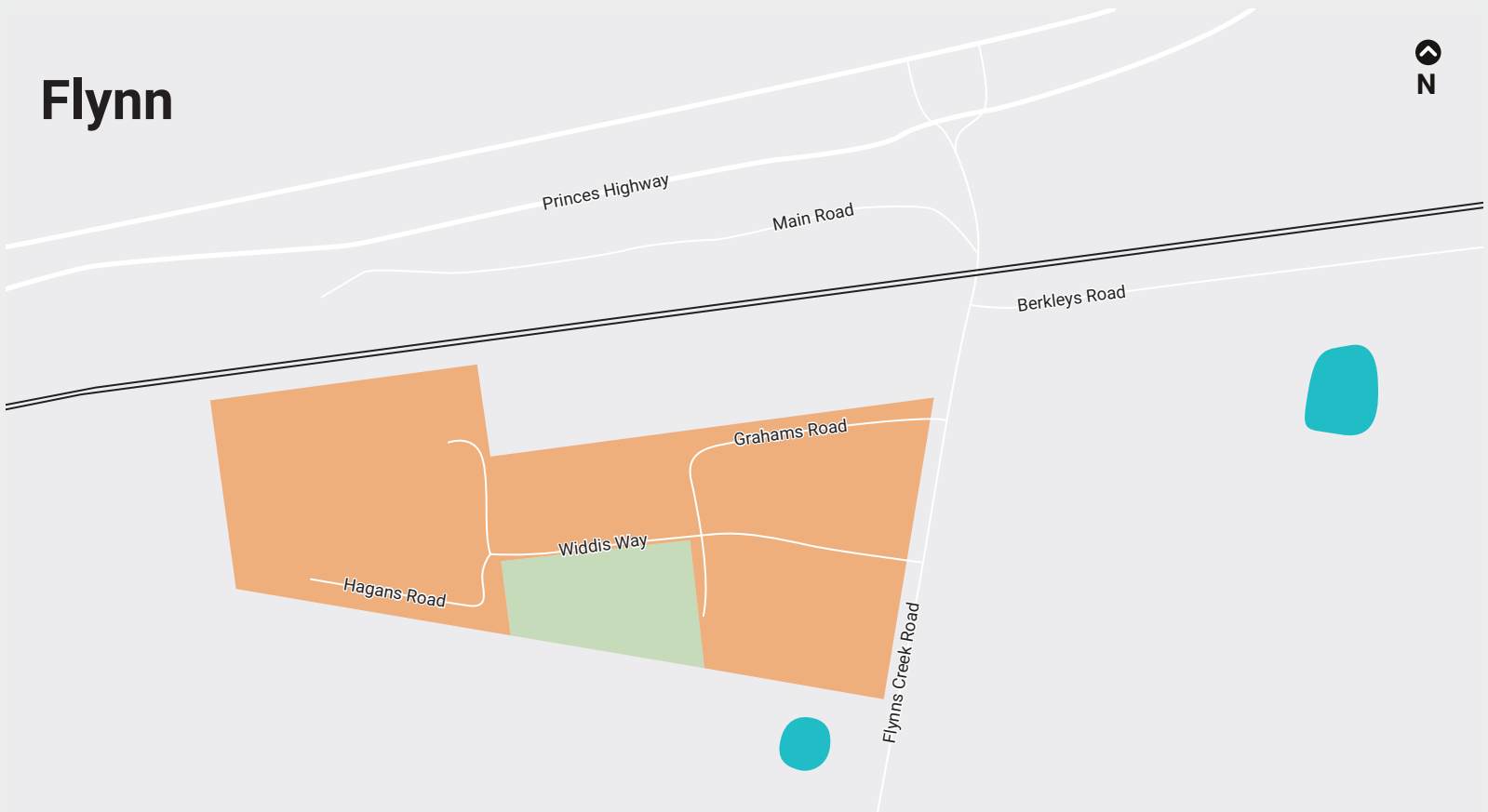
Amendment C127 also sees the application of a newly-created Development Plan Overlay, Schedule 10 and Design and Development Overlay, Schedule 12 to a limited number of precincts in Toongabbie and Boolarra to ensure that future development occurs with regard to the identified bushfire risk.

The Amendment affects the existing land zoning in 16 precincts, including minor correction rezonings around crown and publicly owned land.

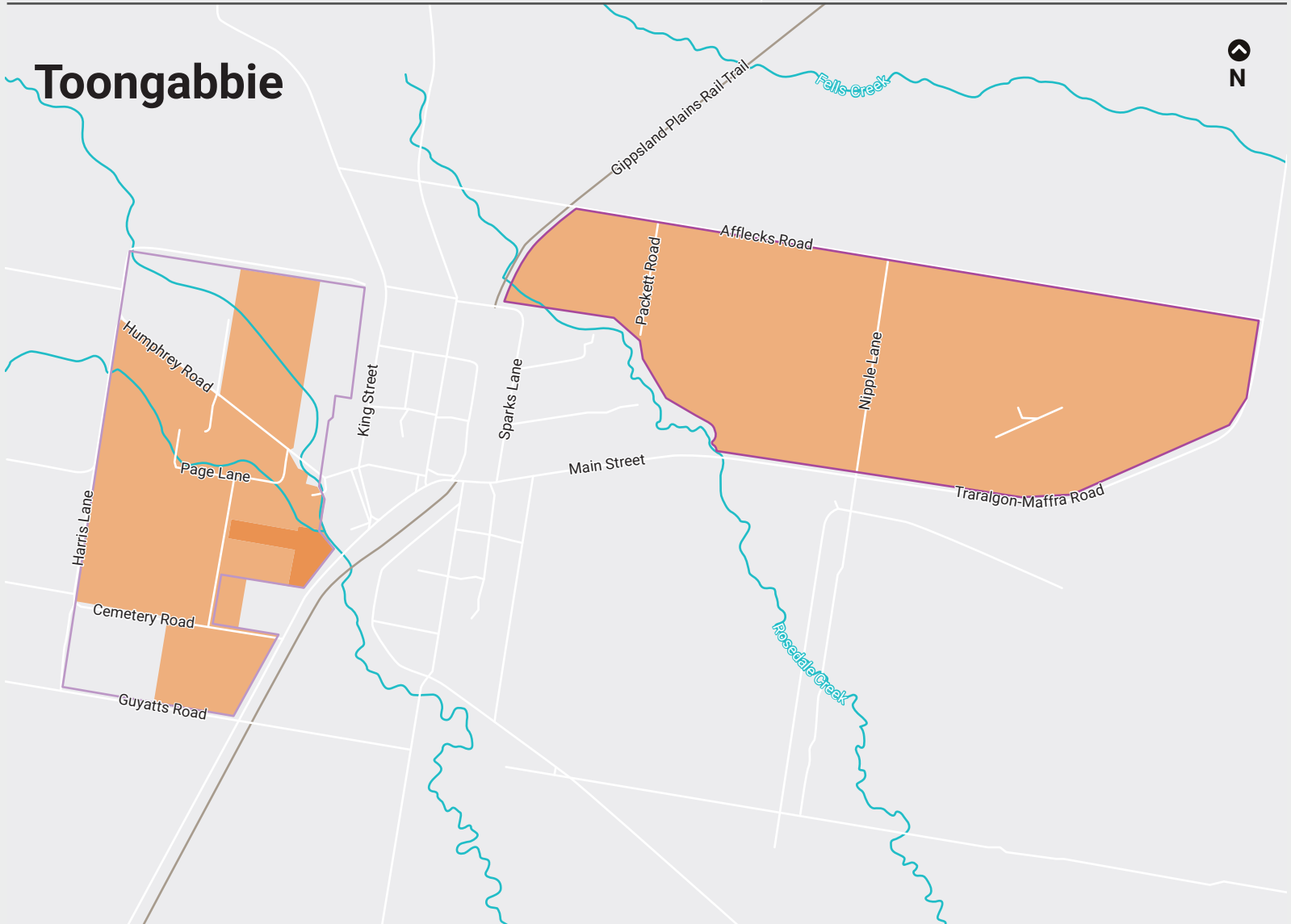


Delays have been experienced in the exhibition of these amendments due to delayed feedback from the CFA. Furthermore, the postponed finalisation of Amendment C122 (Planning Policy Framework) has resulted in deferred timeframes for exhibition of these amendments.

Flynn



Toongabbie



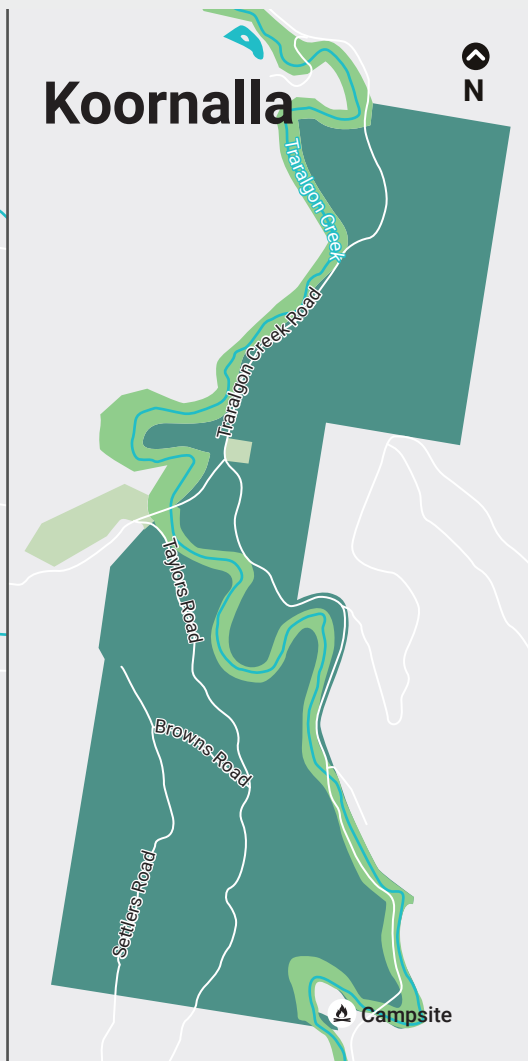
Drawing Key

- | | | | |
|-------------------------------|---------------------------------|---|---------------------------------------|
| Township Zone | Public Park and Recreation Zone | Public Conservation and Resource Zone | Farming Zone, Schedule 2 |
| Rural Living Zone, Schedule 1 | Rural Living Zone, Schedule 2 | Design and Development Overlay, Schedule 12 | Development Plan Overlay, Schedule 10 |

Traralgon South



Koornalla



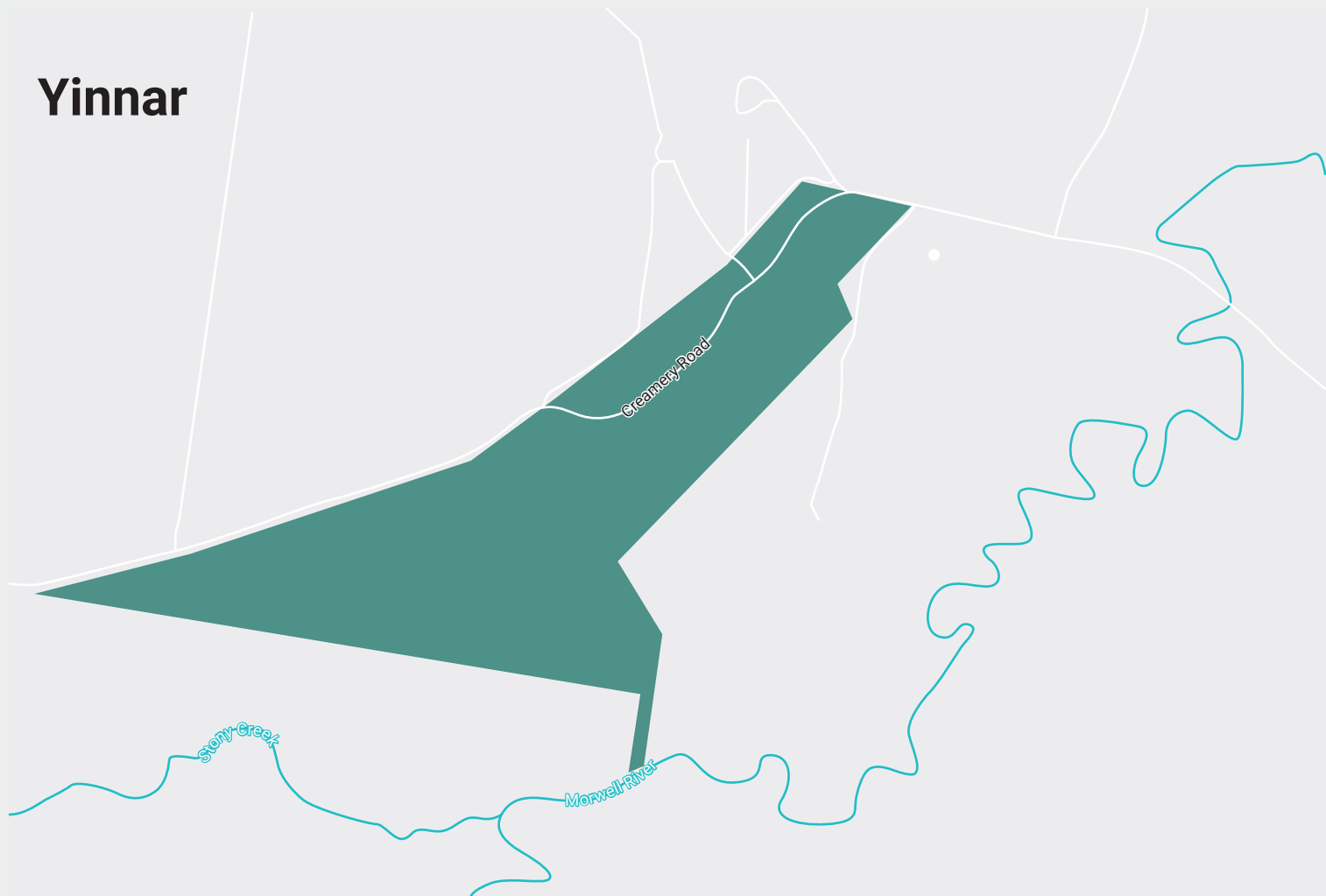
Hazelwood North



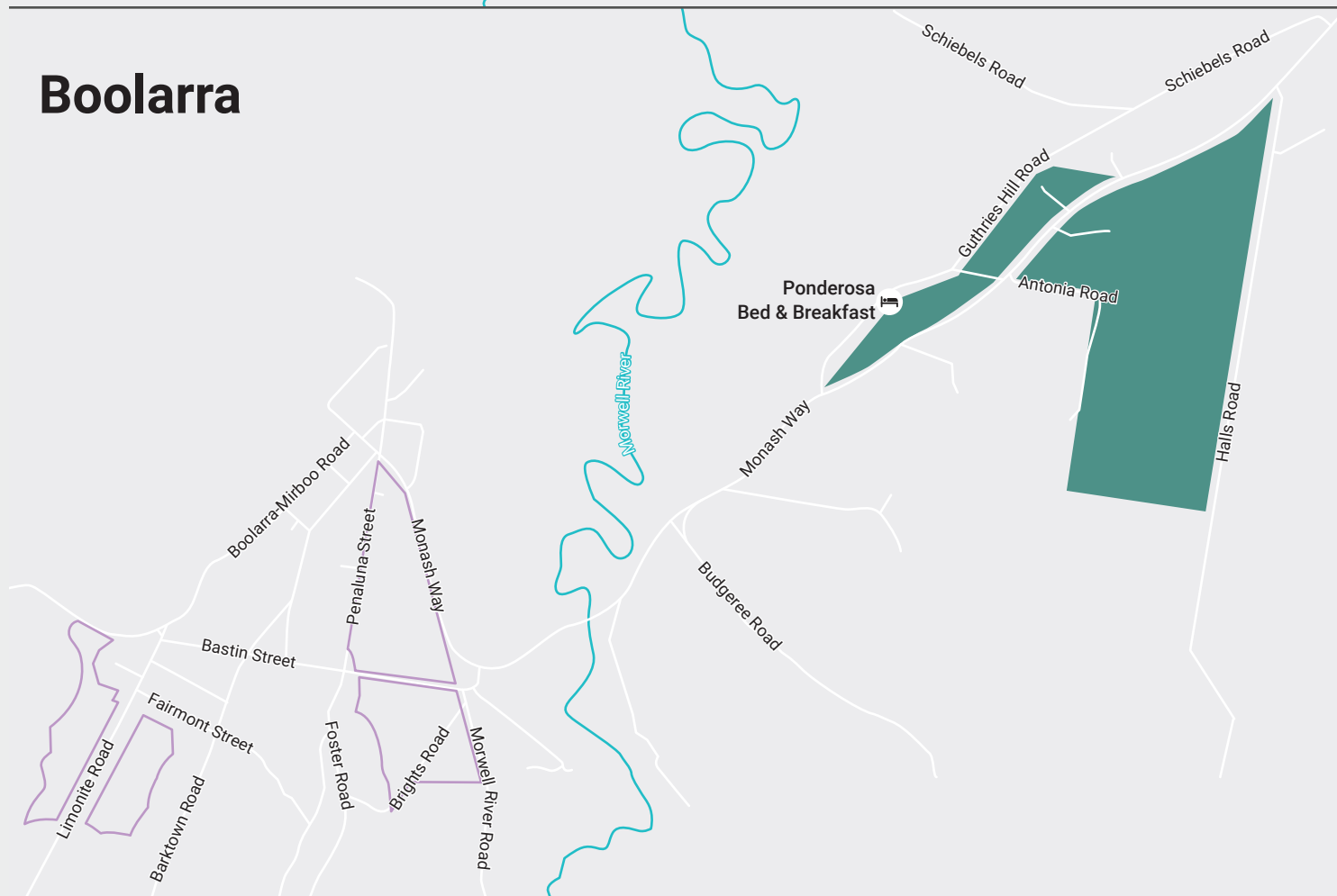
Drawing Key

- | | | | |
|---|---|--|--|
| Township Zone | Public Park and Recreation Zone | Public Conservation and Resource Zone | Farming Zone, Schedule 2 |
| Rural Living Zone, Schedule 1 | Rural Living Zone, Schedule 2 | Design and Development Overlay, Schedule 12 | Development Plan Overlay, Schedule 10 |

Yinnar



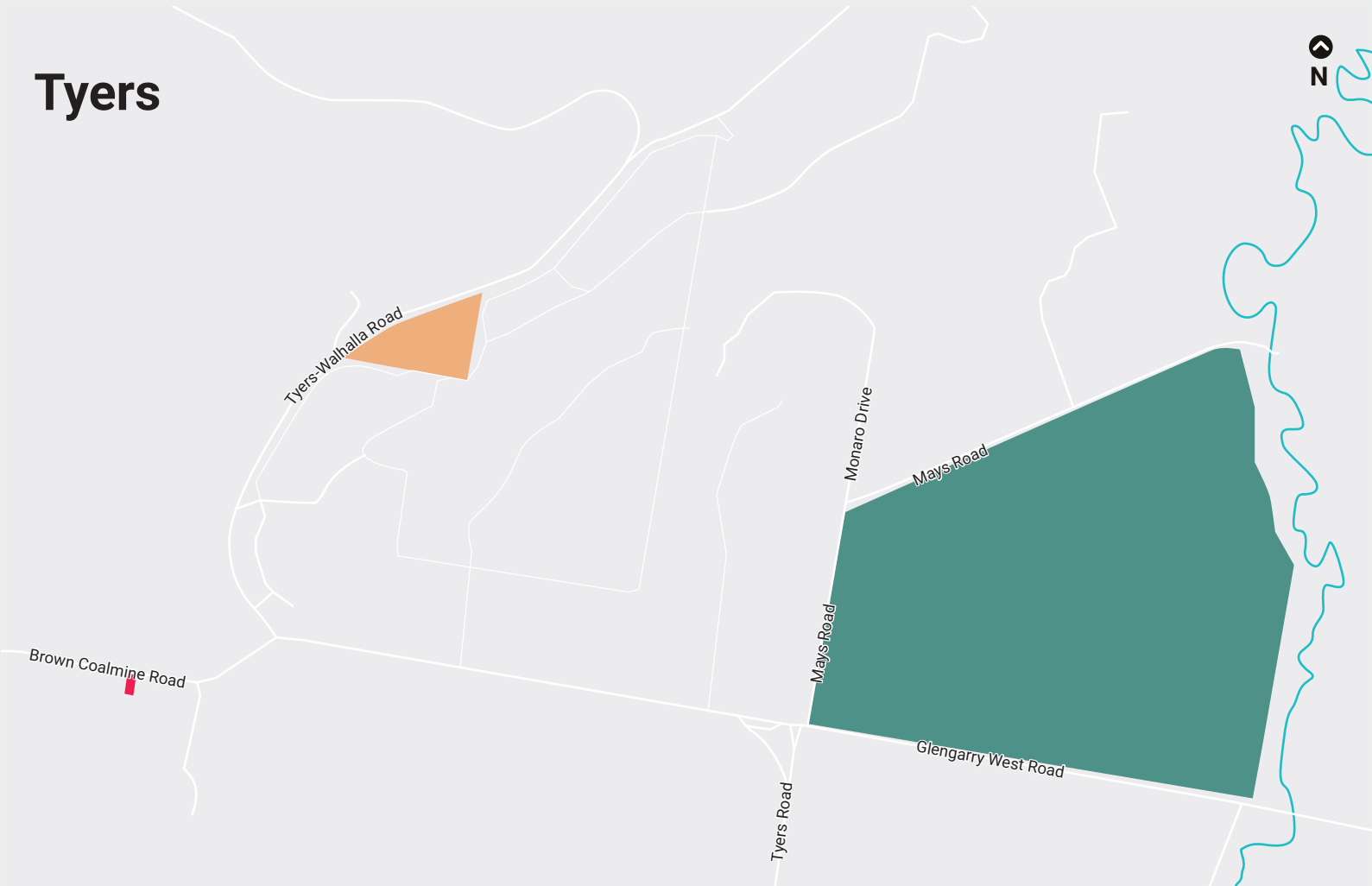
Boolarra



Drawing Key

- Township Zone
- Public Park and Recreation Zone
- Public Conservation and Resource Zone
- Farming Zone, Schedule 2
- Rural Living Zone, Schedule 1
- Rural Living Zone, Schedule 2
- Design and Development Overlay, Schedule 12
- Development Plan Overlay, Schedule 10







Tyers




Moe/Newborough








Drawing Key

- | | | | |
|--|---|---|---|
|  Township Zone |  Public Park and Recreation Zone |  Public Conservation and Resource Zone |  Farming Zone, Schedule 2 |
|  Rural Living Zone, Schedule 1 |  Rural Living Zone, Schedule 2 |  Design and Development Overlay, Schedule 12 |  Development Plan Overlay, Schedule 10 |




Drawing Key

 Latrobe City Boundary




Settlement Hierarchy

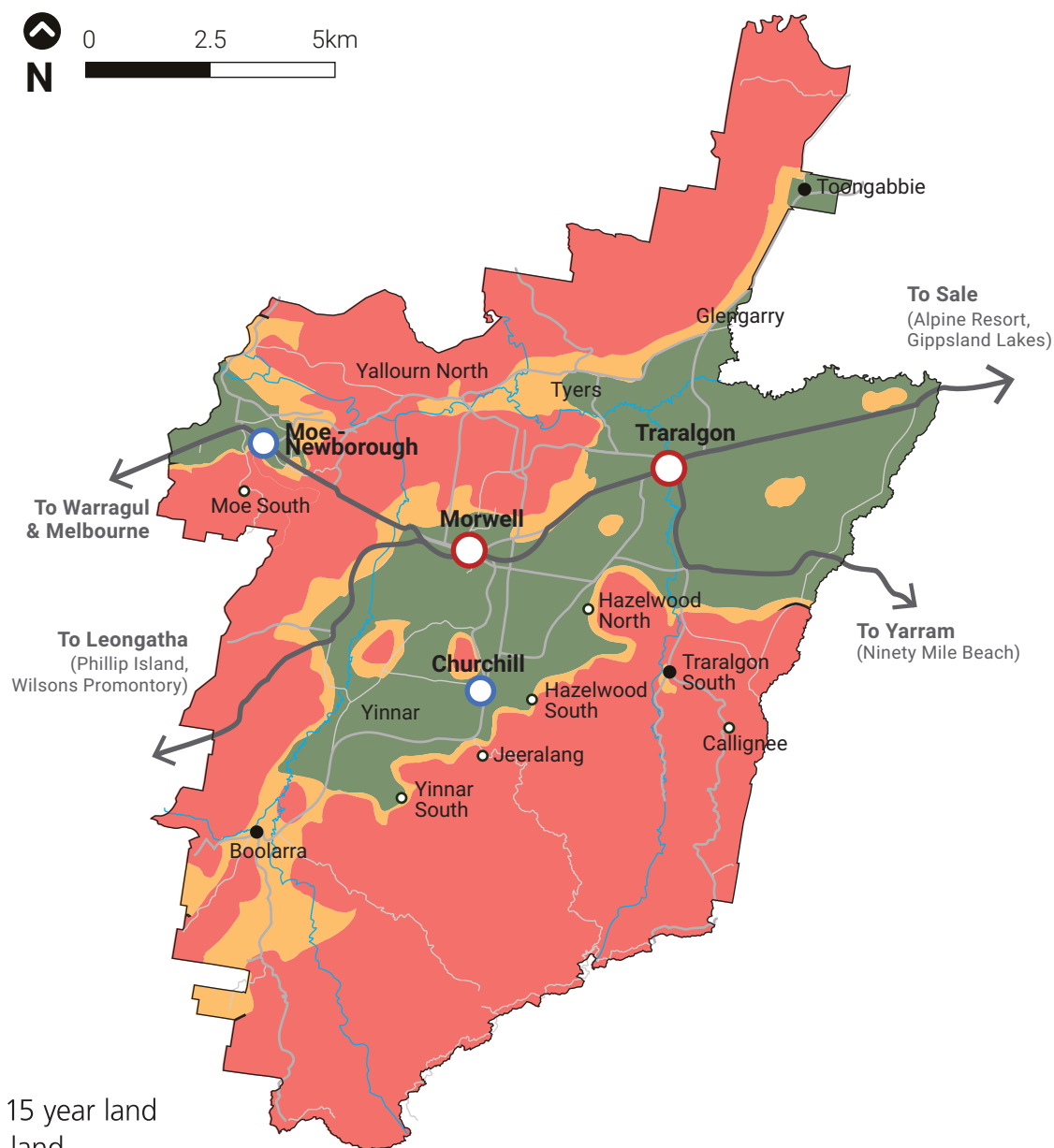
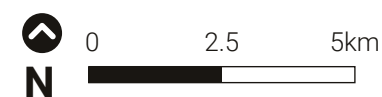
-  Population Centre
-  Supporting Network Towns
-  District Towns
-  Small Towns
-  Rural Living Precincts

Movement Network

-  Freeways/Highways
-  Major Roads
-  Key Local Roads

Bushfire Risk Rating

-  Red
-  Yellow
-  Green



Aim

Ensure that there is a 15 year land supply for rural living land.

Ensure rural land that is fragmented is zoned Farming Zone, Schedule 2 (where appropriate).

Ensure municipal-wide bushfire risk is considered for future strategic land use planning purposes.

Ensure bushfire risk and mitigation measures are appropriately considered.

What Has Occured So Far?

Stage 1

2019/2020

Consultation with landowners/stakeholders.

Background reports completed including Municipal Bushfire Risk Assessment 2020 and Rural Living Strategy 2020.

Delays

Delays were experienced between the completion of Council's work and the exhibition period due to ongoing delays in the receipt of feedback from the CFA and the drawn-out finalisation of Amendment C122 Planning Policy Framework by DELWP.

Current

Development of Planning Scheme Amendment documentation and exhibition.

View the Details

The draft Bushfire and Rural Rezoning Planning Scheme Amendment documentation can be viewed online at:

www.latrobe.vic.gov.au/c127
and;
www.delwp.vic.gov.au/public-inspection

Hard copies can be viewed at our service centres during business hours at:

34-38 Kay Street, Traralgon
141 Commercial Road,
Morwell
1/29 George Street, Moe
9-11 Phillip Parade, Churchill
Toongabbie General Store,
43 Main Street, Toongabbie

Come and See Us

Anyone is welcome to arrange a 1:1 meeting with a Council Officer to discuss the proposed Bushfire and Rural Rezoning in more detail, please call us on 5128 5445 to schedule a meeting between 11am and 7pm during one of the below days:

Toongabbie
Wednesday 30 June

Traralgon South
Wednesday 14 July

Yallourn North
Thursday 15 July

Toongabbie
Tuesday 20 July

Churchill
Monday 19 July

If these times are not suitable for you, please phone us to discuss alternate options.

Please also note that these sessions are subject to any COVID restrictions in place at the time.

If restrictions are in place which limit our ability to face to face meeting, alternative arrangements will be made with the community. This could mean appointments via zoom or telephone.

Have Your Say

We're looking for your feedback on proposed Amendment C127 Bushfire and Rural Rezoning.

Tell us what works or what could be improved.

Make a submission by:

Post: Latrobe City Council
Attention: Strategic
Planning Department
PO Box 264 Morwell
VIC 3840

Email: latrobe@latrobe.vic.gov.au
Attention: Strategic
Planning

Online: www.latrobe.vic.gov.au/c127

Please note that all submissions must include your name and address to be considered.

We appreciate and value your contribution and look forward to receiving your input. Please note that in accordance with the Planning and Environment Act 1987, Council must make available for inspection, a copy of any submissions made to Amendment C127.

Submissions close at 5pm on Friday 6 August 2021.

A summary of the amendment can be viewed on:

Council's YouTube channel:

www.youtube.com/c/LatrobeCityCouncilVic/videos

Council's Neighbourhood Navigator (GIS):

www.latrobe.vic.gov.au/City/The_Region/Moving_to_Latrobe_City

For More Information

Visit www.latrobe.vic.gov.au/c127 or contact a member of the Strategic Planning Team on 5128 5445.

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To obtain this information in languages other than English, or in other formats, please contact Latrobe City Council on 1300 367 700.

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