

## **LATROBE PLANNING SCHEME**

### **AMENDMENT C138latr**

#### **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.

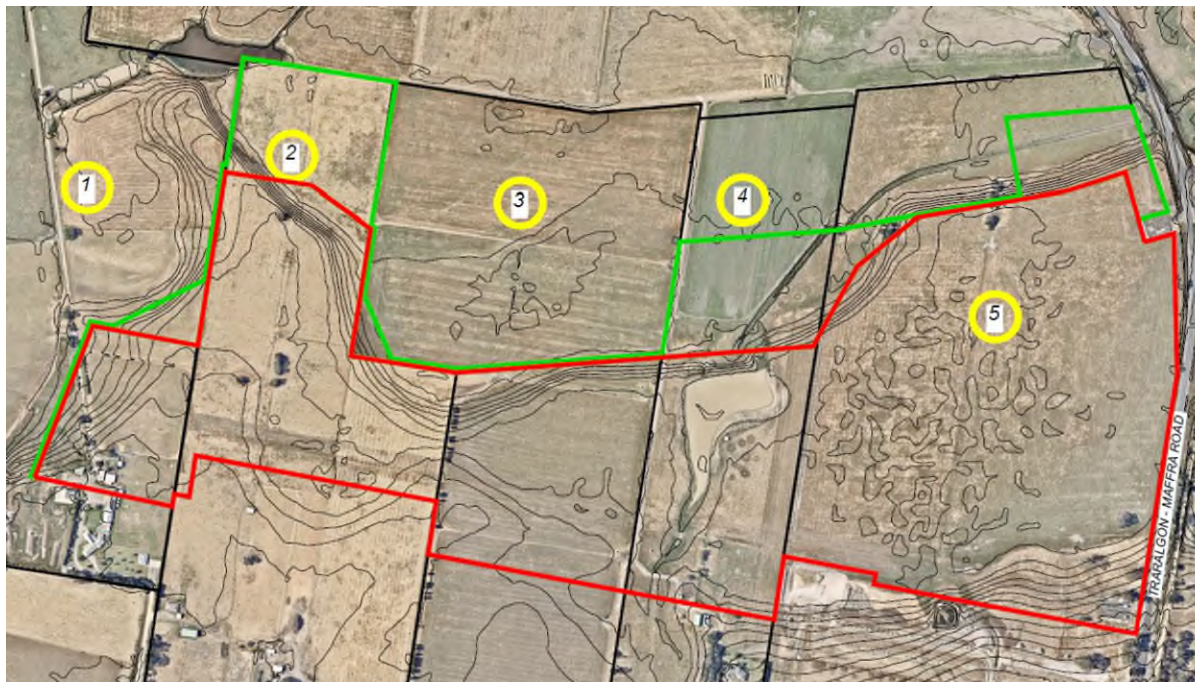
The amendment has been made at the request of NBA Group Pty Ltd on behalf of Central Gippsland Development Group Pty Ltd and Marshalls Road Developments Pty Ltd.

##### **Land affected by the amendment**

The amendment applies to 5 parcels of land north of Baldwin Road, Traralgon specifically described as:

1. Part Unit 2, 55 Glendale Road, Traralgon (Crown Allotment 26F Parish of Traralgon);
2. Part 50 Glendale Road, Traralgon (Lot 1, PS329021) and Part 110 Marshalls Road, Traralgon (Lot 2, PS329021);
3. Part 60 Marshalls Road, Traralgon (Lot 2, PS323156);
4. Part 60 Marshalls Road, Traralgon (Lot 1, TP4167);
5. Part Traralgon Maffra Road, Traralgon (Lot C, PS821062).

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



**Figure 1:** Properties impacted by the proposal. Red line shows land to be rezoned (51.07ha), green line shows extent of proposed reserves.

The site is located immediately north of the approved Traralgon North Development Plan (TNDP).

The TNDP encompasses an area of 118 hectares bounded by Traralgon-Maffra Road to the east, Marshalls Road to the south, the Traralgon Creek floodplain to the west, and a Design and Development Overlay associated with a high-pressure oil pipeline buffer to the north.

The TNDP provides for the development of approximately 1,077 residential lots, community facilities, public open space and a neighbourhood activity centre along with associated infrastructure.

### **What the amendment does**

The amendment rezones approximately 51.07ha of land (shown in Figure 1) from Farming Zone Schedule 1 (FZ1) to General Residential Zone Schedule 3 (GRZ3) in accordance with the Traralgon Structure Plan.

The amendment applies the Development Plan Overlay Schedule 11 (DPO11) to support the future residential subdivision of the land. The amendment also makes administrative changes to the *Morwell to Traralgon Framework Plan*, *Traralgon Structure Plan* and *Traralgon Housing Framework Plan* located in the Planning Policy Framework.

The amendment specifically:

- Rezones part of land at Unit 2, 55 Glendale Road, (Crown Allotment 26F Parish of Traralgon); 50 Glendale Road, Traralgon (Lot 1, PS329021) and 110 Marshalls Road, Traralgon (Lot 2, PS329021); 60 Marshalls Road, Traralgon (Lot 2, PS323156); 60 Marshalls Road, Traralgon (Lot 1, TP4167); Traralgon Maffra Road, Traralgon (Lot C, PS821062) from FZ to GRZ3;
- Amends Planning Scheme Map 63ZN;
- Amends Planning Scheme Map 63DPO;
- Amends Clause 02.04 (Strategic Framework Plan) by inserting an updated *Morwell to Traralgon Framework Plan* that makes administrative changes consistent with the amendment;
- Amends Clause 11.01-1L (Traralgon Structure Plan) by making minor policy changes including removing area 1 and updating the subject area from 'future residential' to 'long term future residential', inserting an updated *Traralgon Structure Plan* that makes administrative changes to be consistent with the amendment; and
- Amends Clause 16.01-1L (Housing Supply) by inserting an updated *Traralgon Housing Framework Plan* that makes administrative changes to be consistent with the amendment.
- Inserts at Clause 43.04 Development Plan Overlay, a new Schedule 11 to facilitate the future residential development of the precinct and require development contributions.

### **Strategic assessment of the amendment**

#### **Why is the amendment required?**

The amendment is required to implement the recommendations of the *Traralgon Structure Plan* and the *Morwell to Traralgon Framework Plan* which identifies the land for future residential purposes. In particular, the strategy at Clause 11.01-1L (Traralgon) states:

*Encourage short to medium term (within 0-15 years) residential development in TTSP Areas 1, 2 and 13.*

The area rezoned is within Area 1 on the *Traralgon Structure Plan*.

The Strategy at Clause 11.02-1S requires Council to:

*Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis.*

Whilst as a municipality Latrobe City Council has a 15 year supply of residential land, it is recognised that with 4 main towns and 7 small towns, development in Latrobe City Council happens differently.

Each town has different constraints, development rates and other considerations for land supply. Therefore, it is considered reasonable that Traralgon will require its own land supply to keep up with the consistently high development rates.

The land supply assessment prepared for the Amendment states that there is currently 12 years land supply in Traralgon. This is a more conservative estimate than what has been prepared by the former Department of Environment, Land, Water and Planning (DELWP) as part of the Urban Development Program which identified that under the current growth rate, Traralgon has an estimated land supply of 8 years.

Therefore, the amendment is required to increase the land supply of Traralgon to 15 years as per planning policy. It is estimated the proposed rezoning of approximately 51.07ha will provide an additional 3 years of land supply providing between 11 (UDP estimate) and 15 (Land supply assessment) years land supply.

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

The Planning Policy Framework seeks to ensure that the objectives of planning in Victoria (as set out in section 4 of the Act) are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

The relevant objectives of section 4 of the Act include (*inter alia*):

- *S.4(1)(a) to provide for the fair, orderly, economic and sustainable use, and development of land;*
- *S.4(1)(c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;*
- *S.4(1)(e) to protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;*
- *S.4(1)(f) to facilitate development in accordance with the objectives set out in paragraph (a)(c) and (e).*

The amendment implements the objectives of planning in Victoria by providing for and facilitating the fair, orderly, sustainable and economic development of residential land in a strategic location.

The site benefits from its location within an undeveloped growth area (north of the TNDP where infrastructure is provided), allowing the site to be planned in an orderly manner to achieve desirable land use and development outcomes.

High quality development outcomes will be achieved through application of the DPO and introduction of a new schedule which will require the preparation of a detailed Development Plan specific to the subject land. The Development Plan will ensure that the living and recreational needs of future residents are provided for in a coordinated way.

The amendment recognises the importance of the high-pressure oil pipeline within the vicinity of the site and provides for its protection through the retention of planning mechanisms to control development that is within close proximity to the pipeline. Future development of the rezoned land will need to consider and respond to the location of the pipeline and the views of the relevant authorities.

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

#### **Environmental**

The rezoning of the land will not impact on the environmental values of the site.

The Flora Assessment found the site to be dominated by exotic pasture grasses and degraded from past agricultural practices. A cluster of Gippsland Red Gums are present within the site however no native understorey is present. Opportunity for retention and protection of these significant species is available at the Development Plan stage.

The Fauna reporting indicated potential habitat for the Growling Grass Frog and avifauna within the water bodies on the subject site. Targeted surveys are recommended pre-development and should these species be located on site, appropriate design responses can be implemented at the development plan and subdivision stage. The potential for habitat for these species in a small area of the site does not preclude the land being rezoned and developed.

The site is affected by the Land Subject to Inundation Overlay (LSIO) and a report has been prepared which considers the drainage and stormwater issues. The proposal also considers the overlay changes proposed as part of Amendment C131 (Land Subject to Inundation Overlay and Flood Overlay). Alongside this work, the Baldwin Road Residential Area Rezoning Report (NBA Group, 2022) recommends the development of an extensive wetland system within open space along the northern reaches of the site to assist with managing drainage and stormwater and to keep development out of the LSIO affected areas. Such recommendations can be implemented at the Development Plan stage of development.

The site contains a drainage line that traverses property 4 and 5 within the proposed rezoned area. The Stormwater Management report provides development recommendations in response to the location of the drainage line. The drainage line does not preclude the land from being suitable for rezoning and future residential development.

### **Social & Economic**

The amendment will have a net community benefit through implementation of planning controls to facilitate future development within an area recognised by the *Traralgon Town Structure Plan* as 'future residential'.

The subject site is capable of increasing land supply within Traralgon from 12.2 years to 15.1 years as detailed in the Land Supply Assessment prepared for the rezoning. Opportunity is provided for an extensive open space and wetland area which ensures future residents have access to recreational spaces.

The rezoning of this particular site within the TTSP has the locational benefit of being immediately north of the TNDP where significant infrastructure has already been provided which can be extended to the subject land, thus providing an economical benefit.

### **Does the amendment address relevant bushfire risk?**

The land is not covered by a Bushfire Management Overlay however it is within a designated Bushfire Prone Area (BPA). A Bushfire Assessment has been prepared in response to Integrated Decision Making (Clause 71.02-3) which states that '*in bushfire affected areas, planning and responsible authorities must prioritise the protection of human life over all other policy considerations*'.

The assessment addresses the requirements of Clause 13.02-1S Bushfire Planning, providing advice on the bushfire hazard landscape assessment and bushfire hazard site assessment. A review of alternative locations is also included and the assessment demonstrates that bushfire risk can be mitigated to an acceptable level at development stage. The following recommendation is made:

*It is recommended that the Development Plan Overlay proposed to be applied to the land includes a section on bushfire protection and that Council undertake liaison with CFA to discuss appropriate wording for the DPO to achieve implementation of bushfire protection measures.*

The DPO Schedule 11 has been drafted to accord with the recommendation outlined above.

As part of the exhibition of the Amendment the CFA were notified and a submission of support to the rezoning and DPO11 was received.

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

This Planning Scheme Amendment has been prepared in accordance with various Ministerial Directions and Planning Practice Notes. The following is noted:

### Ministerial Direction Form & Content of Planning Schemes

The amendment complies with the form and content requirements through the use of the correct ordinance templates, appropriate maps and the provision of the correct documentation required for an amendment.

### Ministerial Direction No. 1 and Planning Practice Note 30: Potentially Contaminated Land

Both *Ministerial Direction No. 1* and *Planning Practice Note 30* have been considered and a Preliminary Site Investigation has been prepared in accordance with this direction and planning practice note and it forms part of the background information to the amendment.

The Preliminary Site Investigation concludes that the subject land is not contaminated. The investigation has determined:

- That the land has been used for grazing since the 1940s and no agricultural or production uses listed in Table 2 of PPN30 have occurred on the site;
- Stockpiles were observed on site and through aerial photography have been confirmed to be excavated soils from the central and west dam and have not been imported to the site. Therefore, the stockpiles are not considered to be a medium risk in Table 2 of PPN30;

Therefore, under Ministerial Direction 1 and based on the Preliminary Site Investigation undertaken, there is not the potential for contamination on the site. In areas where there is potential or contamination (gas pipeline) the appropriate assessment has been undertaken and it has been deemed that no audit is required and that the land will be suitable for future growth and development.

As part of the exhibition of the Amendment the EPA were notified and a submission of support to the rezoning and DPO11 was received.

### Ministerial Direction 11 Strategic Assessment Guidelines

Supporting reports have been prepared to aid in the strategic evaluation of the Amendment as per *Ministerial Direction 11 Strategic Assessment of Amendments*. There is also existing strategic work within the Latrobe Planning Scheme which supports this amendment, namely the *Morwell to Traralgon Framework Plan* and the *Traralgon Structure Plan*.

To assist with preparing a comprehensive strategic evaluation, *Planning Practice Note 46: Strategic Assessment Guidelines for preparing and evaluating planning scheme amendments* was relied upon for guidance. The Strategic Assessment Guidelines provide a consistent framework for preparing and evaluating a proposed planning scheme amendment and its outcomes.

### Ministerial Direction 15 The Planning Scheme Amendment Process

This direction sets timing for completing steps in the planning amendment process which have been followed in the assessment and delivery of this Amendment.

### Ministerial Direction 19 – Preparation and Content of Amendments that may significantly impact the Environment, Amenity and Human Health

Amendments that may result in impacts on the environment, amenity and human health requires planning authorities to seek the views of the EPA. The views of the EPA have been sought throughout the preparation of this amendment and the amendment documentation has been updated to address their advice (including the preparation of a preliminary contamination assessment).

### Planning Practice Note 23 Applying the Development Plan Overlay

Planning Practice Note 23 was utilised to determine that the DPO was the appropriate planning tool to guide future development of the subject land. The proposed schedule was drafted in accordance with the PPN and the future preparation of the Development Plan will be guided by the PPN.

### Planning Practice Note 91 Using the residential zones

Planning practice Note 91 has been reviewed and the principals contained in the PPN considered in determining the most appropriate zone for the subject site. The *Latrobe City Council Housing Strategy*,

which was prepared in accordance with the practice note, has also been considered. It was determined that General Residential Zone Schedule 3 (GRZ3) was the most appropriate zone because:

- The *Traralgon Housing Framework Plan* identifies land south of the pipeline as a 'Limited Change Area',
- The *Latrobe City Council Housing Strategy* notes the most appropriate zone for the 'Limited Change Area' is the General Residential Zone,
- The General Residential Zone Schedule 3 applies to surrounding land (south of the pipeline), and applying this zone will continue the zoning pattern and density south of the pipeline.

#### Planning Practice Note 92 Managing buffers for land use compatibility

As assessment has been undertaken as part of the Preliminary Site Investigation and Rezoning Report on any potential issues between existing industrial uses and the proposed sensitive uses.

In particular the Preliminary Site Investigation (page 18) concluded that:

- *The nearby light industrial estate located along Eastern Road, southwest of the proposed development site are unlikely to present a risk of air, noise, odour or other emission risk to the subject land.*

There are no industrial uses with buffers under Clause 53.10 that extend to the proposed amendment area. Therefore, no further requirements have been put into place.

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

The amendment supports the Planning Policy Framework by providing for the orderly development of the subject land, is consistent with the Planning Policy Framework (PPF) and supports its objectives as follows:

The amendment supports the objectives of **Clause 11 Settlement**, particularly **Clause 11.01-1R (Settlement – Gippsland)** to ensure that regional centres can support urban growth, **Clause 11.02-1S** to accommodate projected population growth over at least a 15 year period, **Clause 11.02-2S** to facilitate orderly development of urban areas, **Clause 11.02-3S (Sequencing of Development)** to ensure that sequencing of development in growth areas facilitates infrastructure planning and funding, and **Clause 11.03-6S (Regional and Local Places)** to consider the characteristics and needs of regional places for future land use and development.

**Clause 11.01-1L (Traralgon)** contains the *Traralgon Town Structure Plan (TTSP)* where the subject land is identified as Area 1 'Future Residential and Future Public Open Space'. The strategies of the TTSP include encouraging short to medium term (0-15 years) development within TTSP Area 1. The rezoning is completely compatible with these objectives.

It is noted that the TTSP also identifies a potential school site on the subject land. The potential for a school on the subject site has been investigated and preliminary conclusions suggest the site may not be suitable for this sensitive land use due to the proximity of the gas pipeline infrastructure. The proposed GRZ zoning of the land provides opportunity for a school, should further investigations as part of the Development Plan process determine that one is required and suitable for this location.



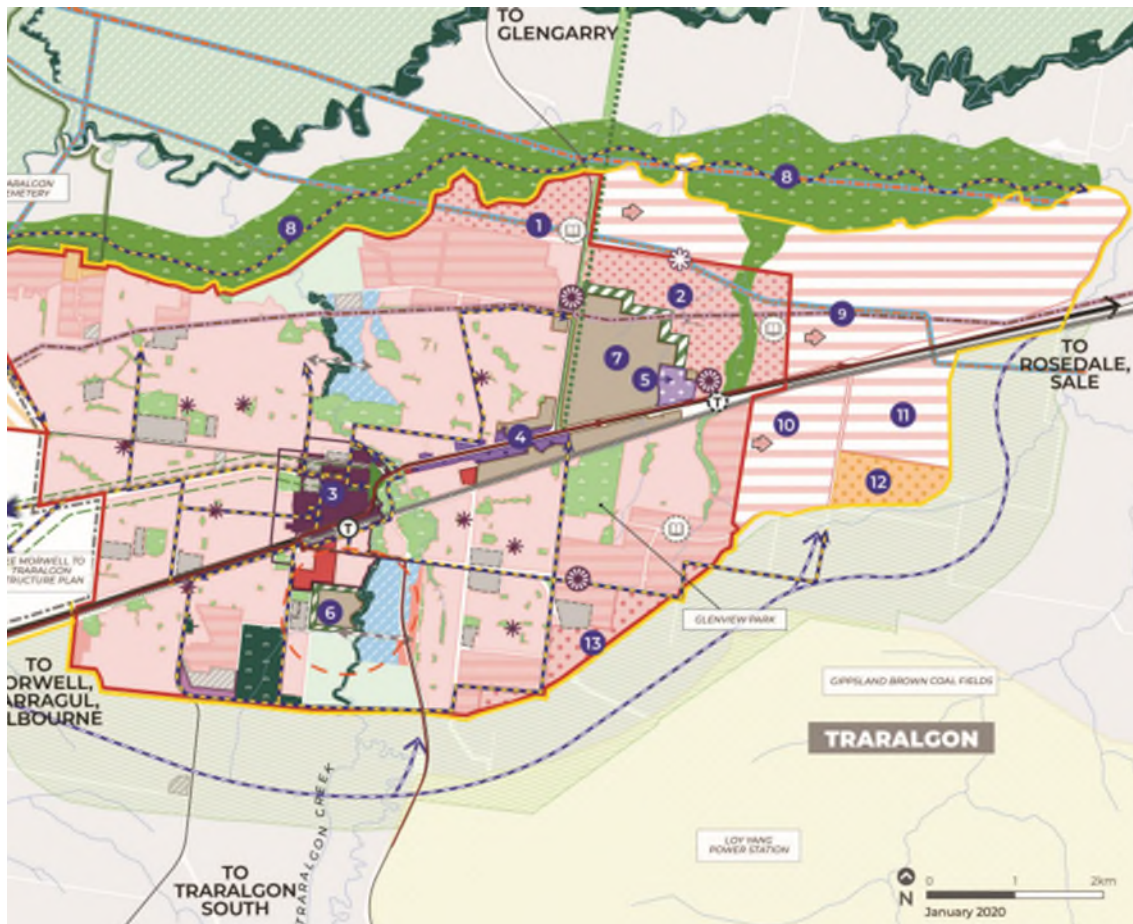


Figure 2 - Current Traralgon Town Structure Plan

The amendment supports the Gippsland Regional Growth Plan and its objectives of strengthening community resilience, providing for sustainable growth and delivering timely and accessible infrastructure, by providing zoned land in an appropriate location where sustainable growth can occur.

Traralgon currently has between 8 and 12 years of existing vacant zoned residential land supply. The rezoning of the subject site and its potential to support in the order of 450 lots would increase land supply to between 11 and 15 years. Whilst land supply is required at a municipal wide basis of 15 years, we believe that the development patterns, mix of townships, constraints and development rates means that Traralgon's land supply should be considered independently of the municipal wide land supply statistics. Traralgon has had a consistently high development rate and is required to be considered on its own merits.

The amendment is consistent with **Clause 12 Environmental and Landscape Values** (and various sub objectives including Latrobe specific objectives at clauses **12.01-1 L** and **12.03-L**) including the objectives of ensuring no net loss to biodiversity, as the land is generally degraded and modified and supports little environmental significance. The appropriate implementation of the Victorian Planning Provisions at the development stage will ensure no net loss to Victoria's Biodiversity and that the nearby waterways are protected.

The amendment is consistent with **Clause 13 Environmental Risks and Amenity**, particularly clause **13.02-1S (Bushfire Planning)** and **13.02-1-L (Planning in the Bushfire Management Overlay)** by directing growth and development to a location where the risk to life and property can be managed to an acceptable level through application of Bushfire Protection measures specified in the DPO. The interface between farming land and residential land will require consideration, with the indicative concept suggesting a multi-purpose reserve network north of the residential land that can be managed to low threat conditions and offer a suitable buffer between land uses. The DPO schedule includes bushfire protection measures that will need to be implemented in a future Development Plan.

The amendment is also consistent with **Clause 13.03-1S (Floodplain Management)** as demonstrated by the flood modelling report which concludes that the rezoning and future development can occur in a manner that will have no impact on the floodplain.

The amendment has addressed **Clause 13.04-1S (Contaminated Land)** through the preparation of a Preliminary Site Investigation which determined that the site was not contaminated. The amendment

has also addressed **Clauses 13.07-1S and 13.07-1L (Land Use Compatibility)** through appropriate separation from industrial and farming land and no obvious land use conflicts under existing conditions.

The amendment is consistent with **Clause 15 Built Environment and Heritage**, particularly **Clause 15.01-1S (Urban Design)**, **Clause 15.01-3S and 15.01-3L (Subdivision Design)**, **Clause 15.01-4S (Healthy Neighbourhoods)** and **Clause 15.01-5S and 15.01-5L (Neighbourhood Character)** by extending the existing residential area and offering opportunity to create urban environments that are safe, functional and contribute to a sense of place and identity. A detailed development plan will need to be prepared and approved prior to the subdivision of land. Such plans should be prepared in accordance with the relevant objectives contained in these clauses.

The amendment is supported by **Clause 16 Housing** in that it seeks to provide zoned and serviceable land ready for residential development to increase housing opportunities within Latrobe. The *Traralgon Housing Framework Plan* is proposed to be updated to reflect the changes of the rezoning as part of this amendment.

The amendment is considered to be in accordance with **Clause 19 Infrastructure Clause 19.01-3S & 19.01-3L (Pipeline Infrastructure)** which seeks to ensure that gas, oil and other substances are safely delivered to users from port terminals at minimal risk to people, other critical infrastructure and the environment. The amendment recognises the existing high-pressure oil pipeline located within the site. Appropriate measures will be put in place to protect the operations and safety of the pipeline via a Safety Management Plan which will be developed in conjunction with the pipeline operator following rezoning of the land. The proposed amendment is consistent with Amendment C121 which proposes to remove the Design and Development Overlay from the pipelines and replace with the Buffer Area Overlay. Amendment C121 has a positive effect on this proposal and will reduce permit triggers required for development in the area. Amendment C121 was submitted to the Minister for Planning for approval on 6 July 2022, and at the time of writing, is awaiting approval.

**Clause 19.03-1S (Development and Infrastructure Contribution Plans)** require the timely and efficient provision of cost-effective development infrastructure through development contributions. As part of a future development plan, a Development Contributions Plan will be prepared.

**Clause 19.03-2S and 19.03-2L (Infrastructure Design and Provision)** encourages the timely, efficient and cost-effective development infrastructure that meets the needs of the community. The amendment is considered consistent with this objective in that it directs residential growth to an area where substantial infrastructure is already provided or proposed to be provided for by the TNDP. The site is a logical expansion to an existing residential area.

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

The Municipal Planning Strategy (MPS) provides local content to support the PPF and as such the amendment is considered to be supported by the MPS. In particular:

Strategic Directions (02.03) notes the following:

*Traralgon is the largest of the four main towns in Latrobe. It is the key Regional Retail Centre for Gippsland. Compared to other towns in Latrobe, due to its role as a commercial centre, Traralgon is experiencing higher population and urban growth. This trend is expected to continue.*

Councils settlement planning seeks to:

- Promote growth in Traralgon-Morwell as the primary population centre, serving as the dominant residential, commercial and retail node.
- Strengthen Traralgon's role as the Regional Retail Centre for Gippsland.

The proposed rezoning is completely compatible with these settlement objectives in that it introduces additional residential land to the main township of Latrobe to cater for the high population growth and to provide adequate land supply.

**Built Environment & Heritage (02.03-5)** includes a number of objectives that relate to heritage and neighbourhood character. The rezoning of the land can occur in a manner that allows future development to protect and continue the preferred neighbourhood character of the area. The implementation of the DPO will provide council with the opportunity to ensure any future development plan is prepared in accordance with the objectives contained in this clause.



**Housing (02.03-6)** notes Councils aspirations to grow the municipality population to 100,000 by 2050 and as such the provision of additional residential land to cater for this population increase is considered to be consistent with this planning policy.

**Infrastructure (02.03-9)** the rezoning of the subject site acknowledges the infrastructure requirements needed to deliver the additional housing proposed. As such preliminary investigations into infrastructure delivery have been undertaken and recommendations that can be included in a future DCP provided. The DPO will require the preparation of a DCP prior to development of the land.

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

The amendment makes proper use of the Victoria Planning Provisions through the application of the General Residential Zone and Development Plan Overlay to land that is fully serviceable and situated within a growth area. Applying the Development Plan Overlay Schedule 11 will ensure the ongoing orderly planning of the Traralgon North area.

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

The amendment was formally referred to all relevant agencies as part of the public exhibition process.

The following agencies have been contacted during the preparation of this amendment: Aboriginal Affairs Victoria, APA Group, SP Ausnet, Country Fire Authority, Department of Energy, Environment and Climate Action, Department of Jobs, Skills, Industry and Regions, Energy Safe Victoria (ESV), Environment Protection Authority Victoria (EPA), Exxon Mobile, Gippsland Water, Southern Rural Water, Department of Transport and Planning, Department of Education, and the West Gippsland Catchment Management Authority (WGCMA).

The following comments have been provided by the Department of Education (updated from 21 February 2023 submission):

*DE notes that the Traralgon Structure Plan identifies a potential school site on the subject land, and has requested that the Traralgon Development Plan Overlay (DPO11) schedule, include a requirement that any subsequent Development Plan identify a proposed government school site within the precinct, with the location and general dimensions of the school site to be the satisfaction of the Department of Education. This request has not been accepted by Council.*

*DE has sought to better understand the constraints that would make the subject land unsuitable for a school site, including proximity of the gas pipeline infrastructure and flooding and inundation issues, and does not currently consider that sufficient detailed justification for the exclusion of a proposed school site in the location shown in area 2 has been provided.*

*DE has advised that if the land owner is able to demonstrate that existing constraints such as proximate gas pipeline infrastructure and flooding and inundation issues result in there being no suitable locations within the subject land for a government school site that is to DE's satisfaction, that the Council should subsequently update the Traralgon Structure Plan to identify a location for a government school co-located with a proposed community hub in area 9 of the Traralgon Structure Plan, and that this should occur prior to the approval of a development plan for area 9.*

DE requested changes to the Development Plan Overlay Schedule 11 to ensure appropriate consideration of the proposed government school at the time of the Development Plan.

Latrobe City Council believes that the issue of the school site does not need to be addressed at the amendment stage. The Development Plan Overlay Schedule 11 has been drafted to include requirements to consider the school site. The *Traralgon Structure Plan* also shows an indicative school site location however the school and its location does not have to be determined at this time.

The EPA provided a submission to the Amendment. The Preliminary Site Investigation (PSI) Report has been updated to remove uncertainty and ambiguity in the assessment of potentially contaminated land, separation distances, noise and air quality considerations. EPA are supportive of the changes that have been made.

Eight submissions from other agencies and authorities have been received during the exhibition of the Amendment. Submissions were supportive of the amendment and in some instance's submissions have requested minor changes to the Development Plan Overlay Schedule 11 to strengthen and clarify requirements for road network and access, subdivision layout, flora and fauna assessment and pipeline infrastructure. These changes have been made to Schedule 11.

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

The amendment is not likely to have a significant impact on the transport system, as defined by Section 3 of the *Transport Integration Act 2010*. Planning Practice Note 94 has been considered in making this determination, including a referral to the Department of Transport to determine any impacts.

### **Resource and administrative costs**

The amendment is not anticipated to have a significant impact on the resources and administration costs of the responsible authority. The amendment will provide the mechanism for a future detailed development plan to be prepared which will provide guidance and direction on development outcomes for future planning permit applications.

It is acknowledged that the current Design & Development Overlay – Schedule1 (DDO1) that applies to the subject land includes permit triggers for buildings and works. Creation of lots within the DDO1 will have an impact on Council administrative costs because planning permits will be required for the construction of a dwelling within the DDO1 area.

### **Where you may inspect this amendment**

The amendment is available for public inspection, free of charge, at Latrobe City Council's website [www.latrobe.vic.gov.au](http://www.latrobe.vic.gov.au).

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

The service centres of the planning authority Latrobe City Council located at:

- 141 Commercial Road, Morwell VIC 3840;
- 34-38 Kay Street, Traralgon VIC 3844;
- 9-11 Philip Parade, Churchill VIC 3842; and
- 1-29 George Street, Moe VIC 3825.

The amendment can also be inspected free of charge at the Department of Transport and Planning website at [www.planning.vic.gov.au/public-inspection](http://www.planning.vic.gov.au/public-inspection).

ATTACHMENT 1 – Mapping Reference Table

Location	Land/Area Affected	Mapping Reference
Traralgon North	Part Unit 2, 55 Glendale Road, Traralgon (Crown Allotment 26F Parish of Traralgon), Part 50 Glendale Road, Traralgon (Lot 1, PS329021), Part 110 Marshalls Road, Traralgon (Lot 2, PS329021), Part 60 Marshalls Road, Traralgon (Lot 2, PS323156), Part 60 Marshalls Road, Traralgon (Lot 1, TP4167) and Part Traralgon Maffra Road, Traralgon (Lot C, PS821062).	63ZN
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