

LIVE WORK LATROBE

RURAL LAND USE STRATEGY

MAY 2019



NAME	NO.	PM APPROVED	PD APPROVED	DATE
Exhibition Strategy	1	JMR	LR	08/08/2017
Post-Exhibition	2	NM	LD	30/11/2018
Final Strategy	3	NM	LD	06/05/2019

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ACKNOWLEDGEMENTS

The Study Team recognises that the State of Victoria has an ancient and proud Aboriginal history and complex ownership and land stewardship systems stretching back many thousands of years. We would like to acknowledge the Traditional Owners of this land, and offer our respect to the past and present Elders, and through them to all Aboriginal and Torres Strait Islander People.

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LIVE WORK LATROBE

Latrobe City has a number of strategic advantages to underpin and facilitate its future growth, prosperity and liveability. The City is currently experiencing a period of economic restructuring. Live Work Latrobe provides a framework to re-frame and reconsider the City's assets, land use and development future.

Live Work Latrobe encompasses the development of three distinct, yet complementary strategies to guide the City's long term growth and development associated with housing, industry and employment and rural land use. It provides an integrated municipal-wide approach to land use planning that forms the basis for both statutory planning controls and a framework for growth, that targets investment and collaborative action with businesses, community agencies and authorities.

The following summarises the key initiatives collectively facilitated by the Live Work Latrobe strategies.

GROWTH TO SUPPORT REGIONAL CITY ROLE

The Live Work Latrobe strategies support the growth of Latrobe City to 100,000 residents to reinforce and fulfil its role as Gippsland's only Regional City. The Strategies encourage Morwell and Traralgon to grow together to create a single Regional City centre, supported by Moe-Newborough and Churchill. Latrobe City will compete strongly with other regional cities to attract investment, youth and skilled labour, meaning that factors such as employment, education, lifestyle, amenity and transport will be fundamental in supporting future growth.

DIVERSIFY JOBS AND PROVIDE LONG TERM EMPLOYMENT

Latrobe City is currently experiencing a period of economic restructuring associated with the decline of traditional employment sectors such as manufacturing and power production. Industry diversification and employment generation are therefore major priorities of Live Work Latrobe. These Strategies contain initiatives to strengthen Latrobe City's role as a regional services hub, realise the City's role as a food processing, manufacturing and distribution centre for the Gippsland food bowl and to build on our strengths as the engineering capital and home to State-significant heavy industry.

ATTRACTIVE AND INCLUSIVE LIVING ENVIRONMENTS

Latrobe City contains a variety of residential settings, ranging from compact urban areas, to conventional Australian suburbs and expansive rural acreages. The Live Work Latrobe Strategies secure and encourage a range of residential opportunities across the City. It advocates that future growth is commensurate with access to services, infrastructure, transport and the protection of natural resources and environmental risks and hazards. The Housing Strategy establishes a Settlement Hierarchy for Latrobe City and identifies residential areas for substantial, incremental, limited and minimal change.

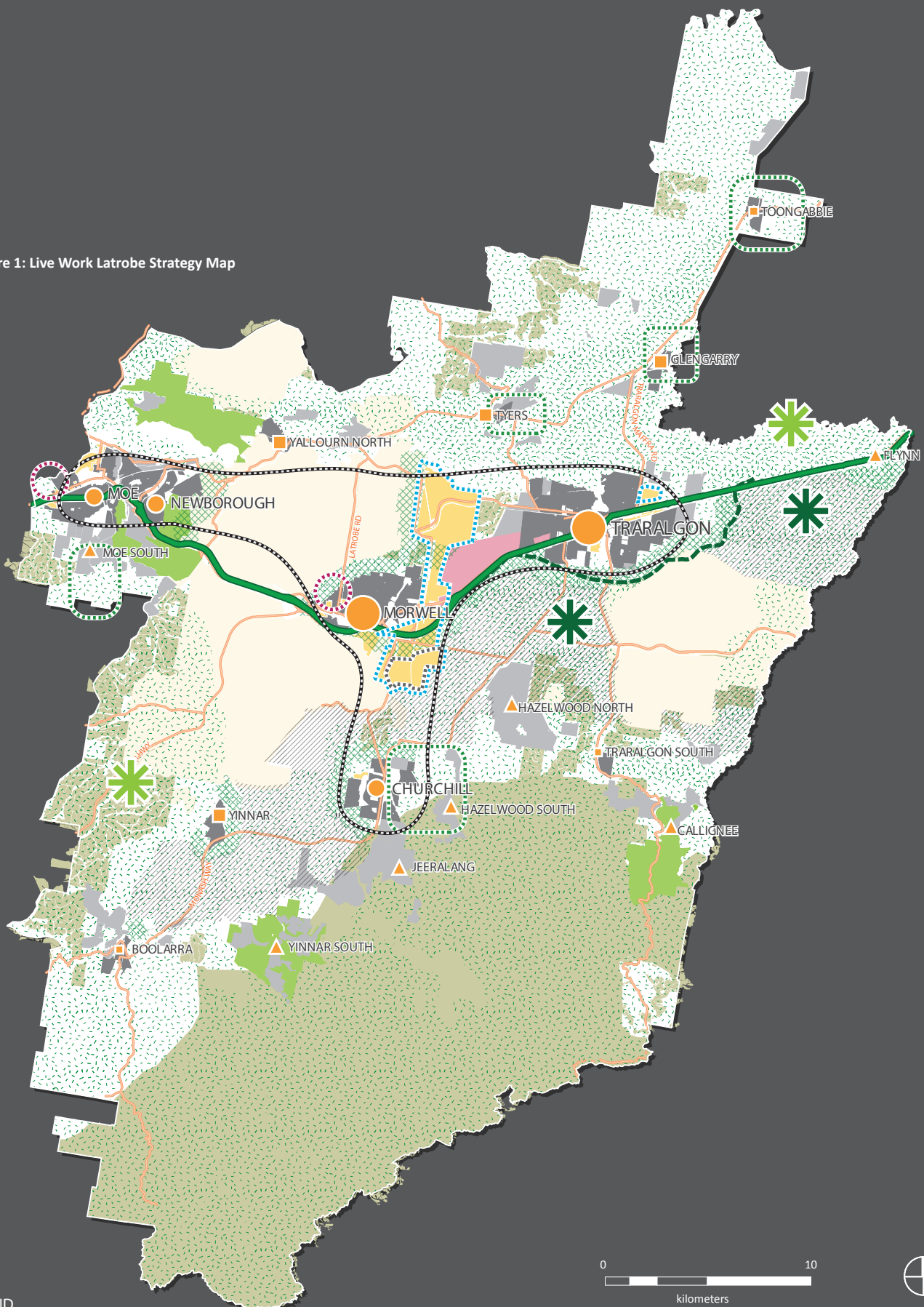
ENHANCE AGRICULTURAL OPPORTUNITIES

Gippsland contributes significantly to Victoria's overall food production. Agriculture is a relatively small, but vibrant element of the Latrobe City economy, containing areas of valuable or high class agricultural land. This, coupled with the possible expansion of irrigation, underpins the continued importance of agriculture to the local economy and landscape. Live Work Latrobe identifies locations where commercial scale agriculture, including intensive agriculture, can be sustained and protected as the primary land use in the future by protecting such areas from encroachment and fragmentation.

LEVERAGE NATURAL ASSETS

Latrobe City includes a number of important areas of biodiversity which are home to flora and fauna of national and State significance. Locally significant native habitat, waterways, lakes, forests, and rural views and vistas to natural landscapes greatly add to the liveability and amenity of Latrobe City. Additionally, other environmental issues such as bushfire risk, mine fire risk and flooding are recognised as constraints to particular future land uses and development in order to minimise any potential risk to life and property. Live Work Latrobe acknowledges the significance of environmental values and landscapes to the liveability and sustainability of Latrobe City.

Figure 1: Live Work Latrobe Strategy Map



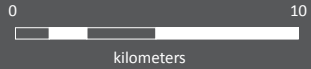
LEGEND

- Municipal Boundary
- Princes Freeway
- Major Road Network
- Residential Zoned Land
- Rural Living Zone
- Industrial Zoned Land
- Special Use Zone 1
- State Resource Overlay (SRO)
- Environmental Significance Overlay 1 (Coal Buffer)

- RURAL LAND USE
- Productive Agricultural Land
 - Mixed Farming
 - Potential Intensive Agriculture Area (without SRO)
 - Potential Intensive Agriculture Area (with SRO)
 - Productive Forestry Area
 - Future Rural Living Zone Investigation Areas
Note: environmental values to be mapped

- INDUSTRY & EMPLOYMENT
- Proposed Traralgon Bypass Alignment
 - Future Mixed Use Precinct (TGAR)
 - Future Industrial Growth Area
 - Transition Areas
 - Heavy Industry Precinct

- SETTLEMENT HIERARCHY
- Population Centre
 - Supporting Network Towns
 - District Town
 - Small Town
 - Rural Town
 - Networked City



1 INTRODUCTION



1.1 INTRODUCTION

This Rural Land Use Strategy is the first of its kind for Latrobe City. The Strategy seeks to protect and promote economic, environmental and landscape values associated with rural land as well as respond to competing demands and legacy issues.

The Strategy responds to the City's diverse rural circumstances, supports established rural industries such as agriculture and forestry, promotes emerging opportunities in rural tourism and addresses policy gaps recognising important environmental and landscape values.

THIS STRATEGY

The purpose of the Rural Land Use Strategy is to provide a framework to support rural and agricultural enterprise as well as providing opportunities for rural living.

The key components of this Strategy are:

Strategic Framework – Presents the key objectives for rural land use across Latrobe

Agriculture - Outlining objectives and actions relating to agriculture. It identifies areas of agricultural productivity and discusses the future for this industry in Latrobe.

Forestry - Outlining objectives and actions relating to forestry.

Intensive Agriculture - Outlining objectives and actions relating to intensive agriculture, particularly intensive animal husbandry and protected cropping.

Rural Tourism – Outlining objectives and actions relating to the promotion of rural tourism across Latrobe.

Environment and Landscape - Outlining objectives and actions relating to the protection and enhancement of environmental and landscape values

Rural Living – Details objectives and actions to ensure there is a long term supply of rural living land in appropriate locations.

Implementation Plan – Presents a long term action plan to implement this Rural Land Use Strategy and provides further detail on proposed changes to the Latrobe Planning Scheme.

STUDY AREA

Latrobe City is located approximately 100 kilometres east of Melbourne in the heart of the Gippsland Region. The study area incorporates all rural land, this includes areas zoned Farming Zone, Rural Living Zone and Rural Conservation Zone.

Rural land accounts for approximately 74% of all land in Latrobe City.

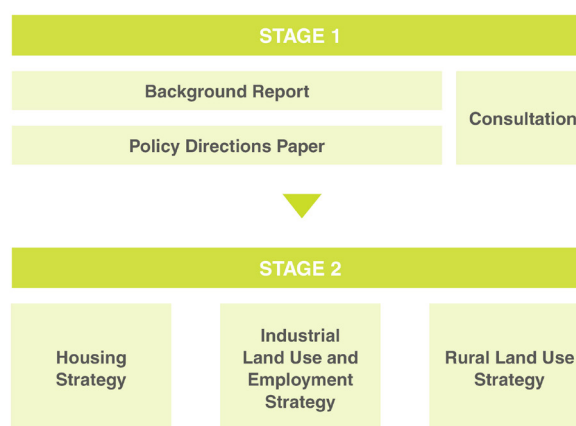
APPROACH

The Live Work Latrobe Project has been undertaken over two stages. Stage 1, which was completed in May 2016, included comprehensive community engagement and produced a Background Report, Consultation Report and Policy Directions Report.

Stage 2 has focused on the development of three strategies: Housing, Rural Land Use, and Industry and Employment. It has built on the Stage 1 documents and involved further research as well as stakeholder and industry engagement.

The following diagram represents the relationship between the Stage 1 and Stage 2 deliverables of the Live Work Latrobe Project.

Figure 2: Project Deliverables



STAGE ONE POLICY DIRECTIONS

The Policy Directions Report identifies the emerging principles and key directions from background analysis and community engagement. This document has informed the scope and approach adopted in developing the Housing Strategy, Industrial and Employment Strategy and Rural Land Use Strategy.

Overarching policy directions include:

1. Recognise the interconnected nature of a strong economy, cleaner and greener environment and healthy and connected community.
2. Develop the three Stage 2 strategies concurrently to ensure that common issues are comprehensively addressed across all three strategies.
3. Build upon the existing 'networked city' policy within the Latrobe Planning Scheme and strengthen the establishment of Latrobe City as a single urban system to secure its role as one of Victoria's four Major Regional Cities.
4. Land use and development constraints are to be recognised in the preparation of all three strategies. These constraints include:
 - Biodiversity
 - Environmental risks and extreme weather events (including flooding, bushfire)
 - Geology
 - Land capability
 - Infrastructure access and serviceability
 - State Resource and Environmental Significance Overlays
 - Land use separation buffers (i.e. separation of major industry/mining from urban areas).
5. Seek the participation of the Victorian State Government, major industries, community and other key stakeholders to assist in the development of effective policy and strategy responses, particularly in relation to land affected by coal related policies.

1.2 ENGAGEMENT

A wide range of stakeholders have been consulted as part of the development of Live Work Latrobe. The input from these diverse groups has informed the development and refinement of the Housing, Industrial and Employment, and Rural Land Use Strategies.

Engagement has occurred over two stages as described below.

STAGE 1 CONSULTATION

Live Work Latrobe Stage 1 was completed in January 2016 and included a comprehensive program of community and stakeholder consultation aimed at encouraging public discourse and capturing aspirations for the future around the themes of housing, industrial land use and employment and rural land use.

Over 370 people were involved in the engagement process which included a range of mechanisms to gain community input, including listening posts, surveys, workshops and one-on-one interviews. Refer to the Live Work Latrobe Consultation Report (2016) for a full summary of the approach and consultation findings.

ASPIRATIONS FOR LATROBE

Key messages from the community regarding their aspirations for the City are:

- Reposition Latrobe's role as a thriving regional centre by attracting new industries that create more employment opportunities that go beyond the energy sector.
- Plan for a greener and cleaner future and celebrate the natural environmental features that make Latrobe an attractive place to live.

KEY MESSAGES FOR RURAL LAND USE

Key messages from the community with regard to rural land use include:

- Continue to support our existing farming industries that positively contribute to the local, State and national economies.
- Take a more systematic approach when reviewing applications for planning permits within the Farming Zone that look at productivity and not just lot size.
- Support diversified farming that will create a new niche in the agri-tourism sector for Latrobe.
- Work collaboratively with local farmers, Federation University and the State Government to provide education that encourages younger people to become involved in farming.

STAGE 2 CONSULTATION

Live Work Latrobe Stage 2, undertaken from October 2016 to July 2017, included extensive consultation with government stakeholders and industry representatives to gather further information, test emerging directions and refine the Strategies. Consultation was undertaken in the form of one-on-one meetings and workshops.

Live Work Latrobe Stage 2 was also overseen by a Key Stakeholder Reference Group which included representatives from the agencies and organisations listed below. The purpose of this group was to provide technical advice and direction to shape and test the Strategies.

A number of these organisations have made written submissions which have been considered in the development of this Strategy.

- Department of Environment, Land, Water and Planning (DELWP)
- Department of Economic Development, Jobs, Transport and Resources (DEDJTR)
- Regional Development Victoria (RDV)
- Latrobe Valley Authority (LVA)
- Committee 4 Gippsland
- Agribusiness Gippsland
- Clean Coal Victoria (CCV)
- Environmental Protection Authority Victoria (EPA)
- West Gippsland Catchment Management Authority (WGCMA)
- VicRoads
- Gippsland Water
- Latrobe City Council, including the following departments:
 - Strategic Planning
 - Economic Development
 - Urban Growth
 - Statutory Planning



1.3 CURRENT PLANNING CONTROLS

This section provides an overview of the current zone and overlay controls that apply to rural land throughout Latrobe City. It also assesses the current performance of the Latrobe Planning Scheme with regard to rural land use.

ZONES

The zones that apply to land in the rural areas are:

Farming Zone (FZ): The main zone for agricultural areas aimed at encouraging retention of productive agricultural land.

Rural Conservation Zone (RCZ): Aims to protect land with significant environmental, heritage or cultural values.

Rural Living Zone (RLZ): Provides for residential use in a rural environment.

The minimum lot sizes associated with these zones range in size from 0.4ha to 40 hectares (Table 1).

Direct translation to the Latrobe City Planning Scheme of a new suite of rural zones in January 2006 (Amendment C43) resulted in the application of the Farming Zone to land previously zoned Rural Zone and Rural Conservation Zone and Environmental Rural Zone. Direct translation means that the new zones were applied without strategic justification or analysis to ensure that the zone objectives and minimum lot size schedules were appropriate to the existing uses, land attributes and promotion of the desired land use outcomes.

Ministerial amendment (VC 103) to the Farming Zone in 2013 resulted in removing the prohibition on some uses and making more uses discretionary. In deleting the requirement for an applicant to prove 'whether the dwelling is reasonably required for the agricultural activity conducted on the land', and in the absence of a local policy, there is a question as to whether there is adequate policy guidance for assessment of planning permit applications particularly in the Farming Zone.

Currently, the Rural Conservation Zone is applied to around 155 ha of rural land. The planning scheme does not identify the particular values that are being protected within these areas.

The Rural Living Zone applies to approximately 7,121ha of rural land. The Zone has six schedules ranging in size from 0.4ha to 8ha. The development of this Strategy provides an opportunity to review the schedule provisions and their appropriate application across the municipality.

TABLE 1: RURAL ZONE MINIMUM LOT SIZES

ZONE		MINIMUM SUBDIVISION AREA (HA)	MINIMUM AREA FOR WHICH NO PERMIT IS REQUIRED FOR A DWELLING (HA)
FARMING	North of Princes Drive and east of Alexanders Road, Morwell to the boundary of the Special Use – Brown Coal Zone	8	
	All other land	40	40
RURAL CONSERVATION	Purvis Road, Tanjil South	8	All dwellings require a planning permit
	Fitzgibbons and Brady's Roads, Tyers	25	
	Land adjacent to the unmade road off Mays Road, Glengarry West	30	
	Hakea Court, Glengarry West	8	
RURAL LIVING ZONE	Schedule 1	0.4	0.4
	Schedule 2	1	1
	Schedule 3	2	2
	Schedule 4	4	4
	Schedule 5	5	5
	Schedule 6	8	8

OVERLAYS

The overlays that apply to rural land are described below along with an explanation of their impact on rural land use in the City.

TABLE 2: OVERLAYS

OVERLAY	PURPOSE / SIGNIFICANCE	IMPACT ON RURAL LAND USE
Environmental Significance Overlay, Schedule 1 – Urban Buffer	The coal industry is of national and State importance due to its use as the primary energy source for electricity generating industry in Victoria. The impact on the environment is profound. Buffers protect those elements of the Coal Buffers Policy Area such as urban settlements from the impact of the radical change to the environment from the coal industry.	Limits the type of development which can occur in the Gippsland Coalfields Policy Area in order to provide for the mutual protection of urban amenity and the coal resource.
Environmental Significance Overlay, Schedule 2 – Water Catchment	Protects Latrobe’s Special Water Supply Catchment Area and seeks to protect the municipality’s potable water supply.	Limits development to protect the natural asset. Limits development to protect the natural asset particularly near water supply etc. Encourages the retention of native vegetation.
Bushfire Management Overlay	Identifies areas across the City that are at risk of bushfire hazard. The overlay seeks to ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire.	Identifies areas where the bushfire hazard warrants bushfire protection measures to be implemented and ensures development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.
Land Subject to Inundation Overlay	Identifies land in a flood storage or fringe area affected by a 1 in 100 year flood or any other area determined by the floodplain management authority.	Limits the location and form of development to minimise impacts from flooding on property and the natural environment.
Floodway Overlay	Identifies waterways, major flood paths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding.	Limits the location and form of development to minimise impacts from flooding on property and the natural environment.
Airport Environs Overlay	Identifies areas which are or will be subject to high levels of aircraft noise, including areas where the use of land for uses sensitive to aircraft noise will need to be restricted.	Limits land use and development to protect ongoing safe and efficient operation of the Latrobe Regional Airport as well as the amenity of surrounding areas.
State Resource Overlay – Schedule 1 Gippsland Brown Coalfields	The overlay seeks to ensure the medium to long term extraction and use of coal for power generation.	Building, works and subdivision of land should be of a type that will not inhibit, by way of community significance or cost of removal, the eventual productive use of coal.

STRATEGIC IMPLICATIONS FOR THIS STRATEGY

The current policy position for rural land primarily provides for agriculture and forestry through the Farming Zone. Overlays recognise land hazards such as bushfire and land subject to inundation as well as important assets such as water catchments, coalfields, the Latrobe Regional Airport and amenity buffers. The scheme does not have planning controls, including zones and overlays, recognising natural environmental values, forestry and rural tourism.

The review of planning scheme performance including issues identified through the Live Work Latrobe Stage 1 Background Report (2016) and the Latrobe Planning Scheme Review (2014) identified a number of opportunities for improvement as listed below including:

- Tailoring planning policy and controls to reflect diverse rural landscapes and address planning legacies, particularly small lots in the Farming Zone.
- Providing additional guidance to assess planning permit applications for dwellings and subdivision in the Farming Zone.
- Reviewing the need for policy to protect and enhance environmental values, support and promote forestry and rural based tourism.
- Clarifying the opportunity for agriculture on land covered by the SRO 1- Gippsland Brown Coalfields or ESO1 – Urban Buffer.
- Clarifying appropriate locations for rural residential development and rationalising the number of Rural Living Zone schedules.

This Rural Land Use Strategy seeks to address these issues and provide a long term framework to guide rural land use and development in the future.



Figure 3: Rural Zone Map

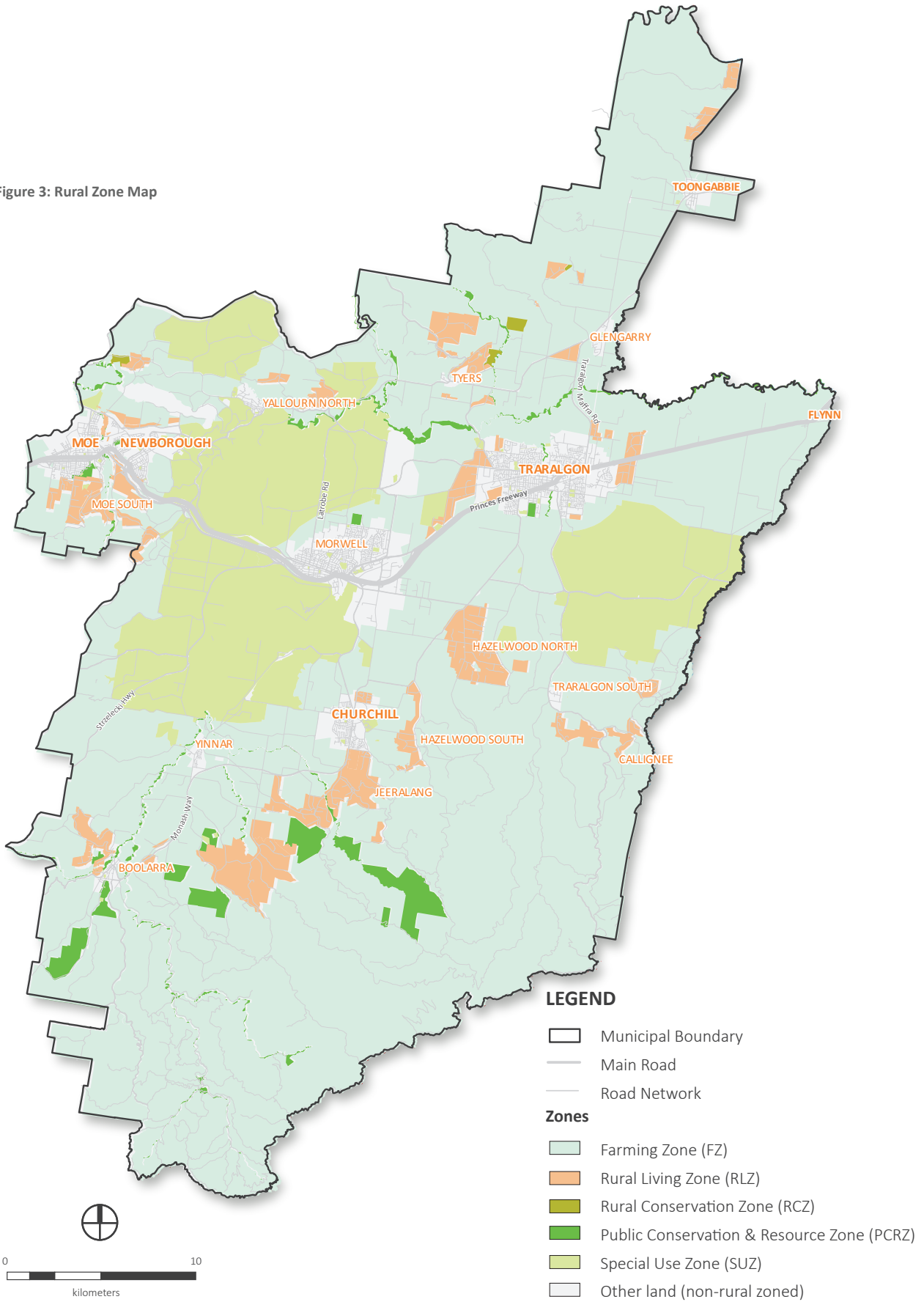
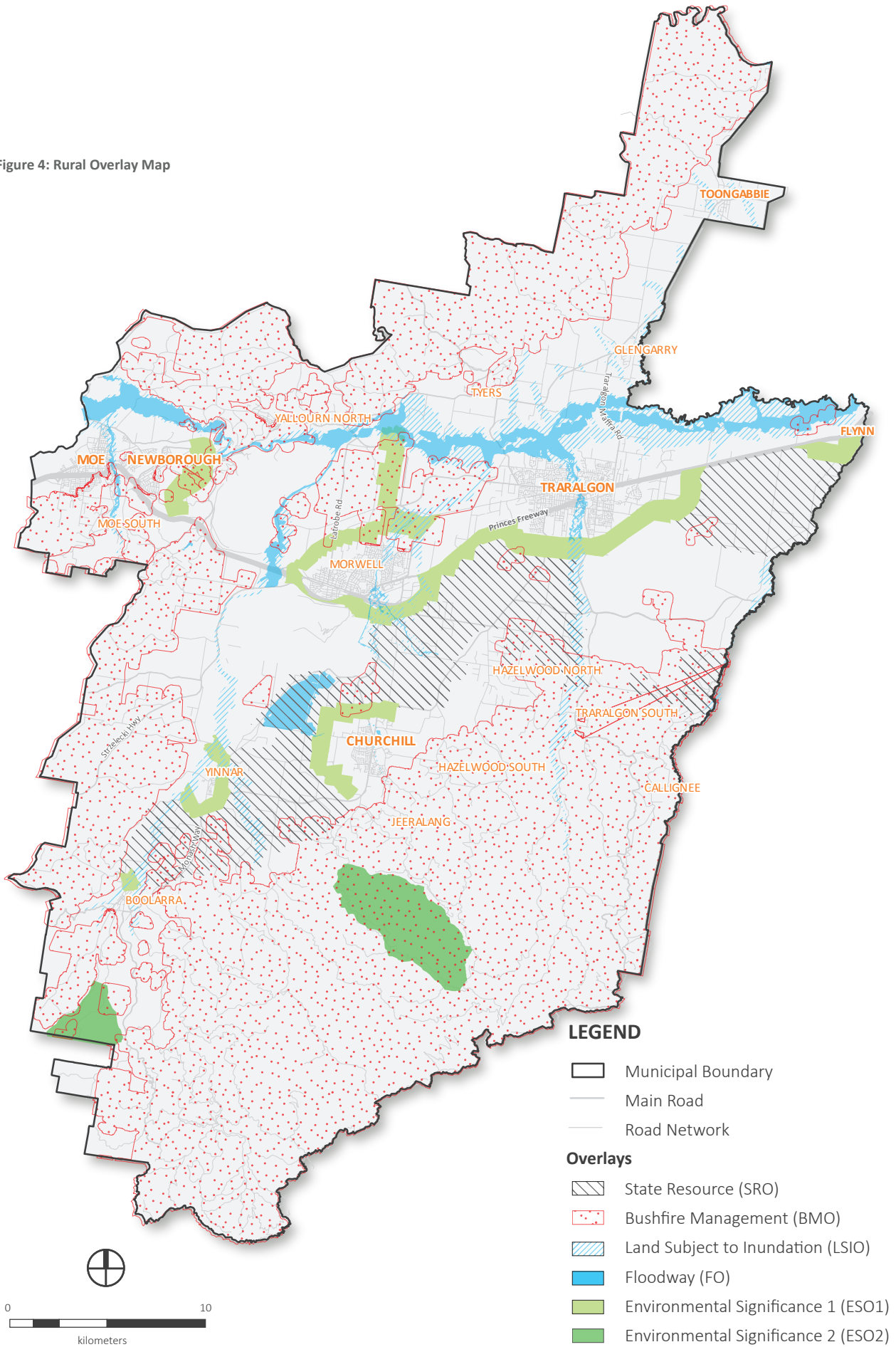


Figure 4: Rural Overlay Map



1.4 DRIVERS OF CHANGE

Gippsland contributes significantly to Victoria's overall food production. The Gippsland Regional Growth Plan has identified that the region has aspirations to diversify from a coal region to a region that produces low emissions energy resources and technology; and from an agricultural commodities region to a region that increasingly value-adds to its commodities for domestic and export markets. In particular, the region wants to grow its food production capacity.

The following summarises the key drivers of change underpinning this Rural Land Use Strategy.

RETAINING AN AGRICULTURAL BASE

Latrobe City contains areas of valuable or high class agricultural land. The protection of agricultural land needs to be considered in light of current and future needs, taking into account future changes such as climate change, advances in agricultural and land management practices, and emerging technologies.

INTENSIVE AGRICULTURE

Latrobe City is well positioned to capture growing interest and investment in intensive agriculture, including primary production, service provision and processing and manufacturing of intensively farmed products. Intensive agriculture has the potential to generate local employment both on farm and across the value chain, attracting opportunities for locally based manufacturing, research and development, training and technological advancements.

VALUE-ADDING HUB

Specific to the region, Gippsland contributes significantly to Victoria's overall food production. While primary production will continue to be important within Latrobe City, there is a desire (as referenced through current State, Regional, and Local Policy) for Latrobe City to leverage existing infrastructure and relative proximity to Melbourne and provide 'value adding' rural industries for Gippsland. Latrobe City has a number of industry strategic advantages that enables it to play a region-wide role in processing and manufacturing of intensively farmed products as well as primary production.

LAND FRAGMENTATION

Historic subdivision policies have resulted in fragmentation of rural land and a significant legacy of small rural lots, being lots less than 4ha. As such landholders commonly have expectations that they will be able to construct a dwelling on a small rural lot. However, unfettered dwelling development in rural areas can have a number of significant consequences on agriculture including increased land prices, disinvestment in farm operations and land use conflicts.

DEVELOPMENT POTENTIAL OF LAND AFFECTED BY THE SRO / ESO

The use and development of land affected by the SRO and ESO1 has been constrained or subject to inconsistent policy positions by referral authorities¹. Furthermore these overlays, coupled with the strong policy statements contained in the Municipal Strategic Statement, have been found to be a significant barrier to investment in intensive agriculture, despite the areas having significant advantages for these industries. The biggest issue for prospective investors is that it is not possible to be assured of long-term tenure.

ENVIRONMENTAL VALUES

Latrobe City includes a number of major environmental features and areas of biodiversity significance including waterways and their tributaries, lakes and waterbodies as well as views, vistas to natural features and landscapes. The municipality also contains areas of productive agricultural land. These environmental assets need to be carefully protected from any negative impacts of land use and development. Additionally, other environmental issues such as bushfire risk, mine fire risk and flooding are recognised as constraints to particular future land uses and development in order to minimise any potential risk to life and property.

¹ McKinna et al (2016) Intensive Agriculture Opportunities Scoping Study

2

STRATEGIC FRAMEWORK



2.1 STRATEGIC OBJECTIVES

This Strategy establishes the following objectives for rural land across Latrobe City, to be implemented by the Rural Land Use Framework Plan presented on the following page.

The subsequent chapters provide a detailed discussion and identify key actions to implement these objectives.

RECOGNISE AND PROTECT PRODUCTIVE AGRICULTURAL LAND

Agriculture is a small, locally important rural industry that has showed steady growth and productivity gains. In the future, agriculture will be largely contained to mapped areas of productive agricultural land due to extensive areas nominated for coal development and land fragmented by subdivision and/or dwelling development. New opportunities for irrigation development are currently being explored by Southern Rural Water.

Protection of productive agricultural land is important to give business confidence to invest for the long term.

SUPPORT AND PROMOTE THE FORESTRY INDUSTRY

Forestry is a significant rural industry that supports a regionally important timber processing and manufacturing sector. Plantation timber has become increasingly important as access to state timber resources have reduced.

Similar to the protection of productive agriculture, it is important that forestry land is strategically recognised and protected to provide long term business confidence.

SUPPORT AND PROMOTE INTENSIVE AGRICULTURE IN THE CITY

Latrobe City is well positioned to capture growing interest and investment in intensive agriculture. Latrobe City has a number of industry strategic advantages that enable it to play a region-wide role in processing and manufacturing of intensively farmed products as well as primary production.

Rural land covered by State resource and urban buffer overlays are an under-utilised resource with significant potential for agricultural development, particularly intensive agriculture. Resolving ambiguity in the interpretation of these overlays will be important in clarifying future directions for intensive agriculture in the City.

ENCOURAGE RURAL TOURISM OPPORTUNITIES IN APPROPRIATE LOCATIONS ACROSS THE CITY

There is potential to grow rural based tourism in rural areas of Latrobe building on established strengths and rural tourism assets. The main opportunities are to capitalise on its role as a regional hub facilitating regional tourism and existing assets to provide a greater range and better quality experiences to increase visitor numbers and yield.

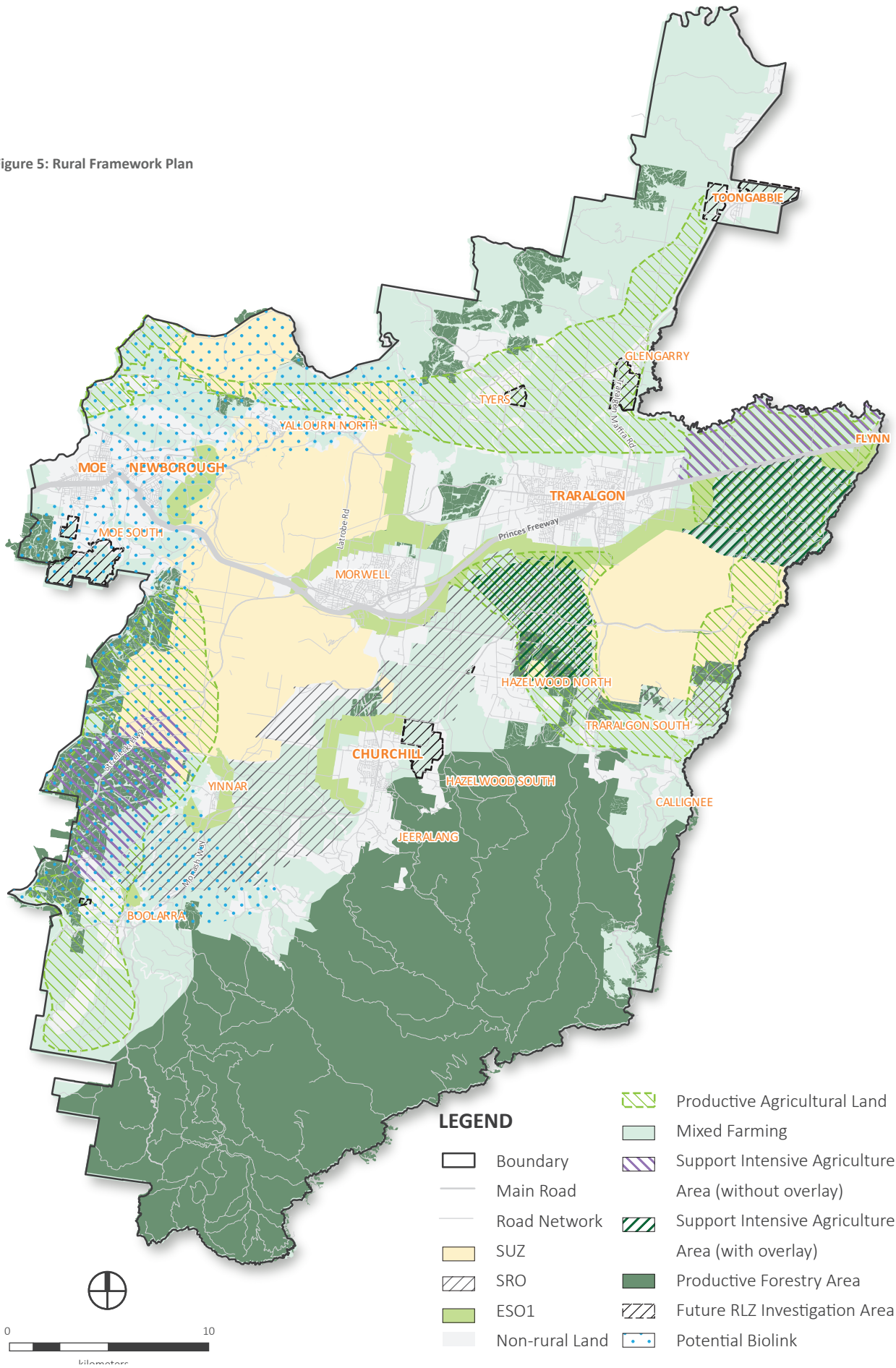
PROVIDE OPPORTUNITIES FOR RURAL LIVING IN APPROPRIATE LOCATIONS

Rural residential development occurs across the municipality and provides a valuable and highly sought after lifestyle choice for current and future residents of Latrobe City. The Latrobe Planning Scheme currently contains six schedules to the Rural Living Zone, with minimum lot sizes ranging between 0.4ha to 8ha. This Rural Land Use Strategy identifies future locations for rural living development and consolidation of existing areas in areas which are consistent with State Planning Policy requirements, serviced by physical and social infrastructure, generally free of environmental constraints and hazards and locations which will not undermine agricultural productivity. It also makes recommendations to refine the number of zone schedules.















PROTECT AND ENHANCE THE SIGNIFICANT ENVIRONMENTAL AND LANDSCAPE VALUES OF LATROBE CITY

The natural environment values and assets of Latrobe City greatly contribute to its attractiveness as a place to live and work as well as contributing to local identity. Likewise the rural landscapes of Latrobe City are diverse ranging from traditional broadacre farming landscapes to rural residential settlements and pristine natural environments. The City supports flora and fauna protected by Federal and State legislation, as well as a bio-link which has the potential to achieve significant gains in ecological connectivity. There are opportunities to strengthen policy and controls in order to recognise and protect these diverse and significant natural values.

Figure 5: Rural Framework Plan



LEGEND

-  Boundary
-  Main Road
-  Road Network
-  SUZ
-  SRO
-  ESO1
-  Non-rural Land
-  Productive Agricultural Land
-  Mixed Farming
-  Support Intensive Agriculture Area (without overlay)
-  Support Intensive Agriculture Area (with overlay)
-  Productive Forestry Area
-  Future RLZ Investigation Area
-  Potential Biolink



3

AGRICULTURE



3.1 POLICY CONTEXT

The following National, State, regional and local strategic documents are relevant to agriculture. A detailed analysis of these documents is contained in the Live Work Latrobe Background Report (2016) and at Appendix A.

Table 3: Policy Context

RELEVANCE	POLICY
NATIONAL RELEVANCE	National Food Plan
STATE RELEVANCE	Growing Food and Fibre
	Food to Asia Action Plan
	Gippsland Regional Growth Plan
REGIONAL RELEVANCE	Gippsland Food Plan
	Gippsland Transport Strategy
	Gippsland Freight Strategy
	Gippsland Freight Infrastructure Master Plan
	Latrobe Valley Industry and Employment Roadmap
LOCAL RELEVANCE	Latrobe Economic Development Strategy
LATROBE PLANNING SCHEME	State Planning Policy Framework:
	Clause 11.07 Regional Victoria
	Clause 11.10 Gippsland
	Clause 13.02 Floodplains management
	Clause 13.05 Bushfire
	Clause 14.01 Agriculture
	Clause 14.03 Resource exploration and extraction
	Local Planning Policy Framework:
	Clause 21.04 Built Environmental Sustainability
	Clause 21.07-3 Coal Resources Overview
	Clause 21.07-4 Coal Buffers
	Clause 21.07- 5 Agriculture Overview
	Clause 21.07-10 Stone Resources Overview

3.2 AGRICULTURE IN GIPPSLAND

The economy of the Gippsland region and its competitive advantages are underpinned by natural resources including²:

- Extensive areas of agricultural land that support dairy, beef, horticultural and timber production
- Vast reserves of brown coal, and offshore oil and gas fields

The region's exports are dominated by energy related resources, including oil and gas production and electricity generation, as well as dairy product manufacturing, beef and paper products. In 2010/11, the farm-gate value of food produced in Gippsland reached \$1.5 billion, gross value added exceeded \$1.3 billion and industry employment was over 16,000, with 52% of Gippsland businesses involved in or supporting agribusiness. Gippsland food is exported to national and international markets, particularly Asia.

Gippsland boasts a number of key strengths that underpin future growth opportunities in agriculture:

- Strategically Gippsland is well located to access national and international markets via road, rail and air
- Fertile soils, a moderate climate, high rainfall and access to supplementary water resources provide a strong foundation for food production
- Gippsland is considered to be less severely affected by climate change than other Australian regions and its resilience to climate change is strengthened with access to supplementary water resources.
- Gippsland is already home to a diverse range of renowned products and production systems which help the food system be sustainable and resilient

The Gippsland region has, and continues, to invest in strategic actions that will grow established agricultural industries and attract new investment³ across the value chain.

Regional barriers to industry growth include⁴ :

- Peri-urban residential development that is fragmenting agricultural enterprises and limiting land availability for food/fibre production facilities and logistics infrastructure
- Infrastructure constraints associated with air, rail, port and road which impact industry efficiency and competitiveness

There is strong support for planning policy to recognise the importance of maintaining agricultural land in contiguous holdings, protecting prime agricultural land and supporting innovative and specialist food production and processing enterprises^{2,3,4}.

CLIMATE CHANGE

Relative to Northern Victoria⁵, Gippsland will be more positively impacted by climate change. By 2050 the following conditions are projected to prevail (relative to 1990):

- Average temperature will be around 12.7c (increase of 2.7c)
- Rainfall will drop to 925m (decrease of 10%)
- Frost days will reduce from 26 to 6 days p.a.
- Days above 35c will rise from 6 to 13.5 p.a.

Modelling reported by McKinna as part of the Intensive Agriculture Opportunities Scoping Study (2016) indicates that in terms of suitability for agriculture, there will be little or no impact on production of most crops and pastures. At a time when many of the traditional growing areas are being disadvantaged by forecast changes to climate, in a relative sense a 'no change' rating is actually an advantage compared to elsewhere in the State.

Notwithstanding the above, Gippsland region is likely to be hotter and drier than today. This is likely to increase bushfire risk and although rainfall is expected to decline, the intensity of heavy rainfall is likely to rise, potentially resulting in more severe floods.

² Gippsland Regional Plan 2015-2020

³ Gippsland Food Plan (2014) RDA Gippsland

⁴ Inquiry into the opportunities for increasing exports of goods and services from regional Victoria (2013) Agribusiness Gippsland

⁵ Gippsland Regional Growth Plan (2014)

The following long term implications cited in the Gippsland Regional Growth Plan Background Report (2014) of relevance to the Latrobe Rural Land Use Strategy include:

- Implications for water supply and reliability, within and outside the region, due to reduced rainfall and increased bushfire frequency and intensity
- Increased water demand
- Damage to infrastructure, industries and agriculture from severe weather events and environmental hazards
- Potential increase in erosion and reduction in water quality
- Pressures on natural ecosystems
- Implications for communities, such as human health, energy use, housing needs and service provision

3.3 AGRICULTURE IN LATROBE

In the context of the Gippsland region agricultural industry, Latrobe's main role is in the manufacturing of food, industry services such professional services, education and training, and supply of skilled and unskilled labour. In terms of food production Latrobe generated around \$82million in gross value in 2010-11 or 5% of Gippsland's gross value of agriculture (Figure 6). The main commodities by gross value included milk, livestock, eggs and broilers (Figure 7).

The most widespread rural land uses are broadacre farming (livestock grazing and cropping) and timber production. The highest value of agriculture is generated in the southern parts of the municipality (Figure 8). There has been steady growth in the gross value of Latrobe's agriculture industry (Figure 9) with most of this growth in the livestock, eggs and broiler industries (Figure 10). Most of this growth is associated with improved productivity and commodity prices as total animal numbers have remained steady.

Main trends include:

- Total number of farms remained relatively unchanged between 1996 and 2011
- Dairy cow numbers have remained unchanged, dairy businesses have reduced and gross value has increased over the past 20 years indicating consolidation and productivity improvements
- Beef property numbers have increased slightly (mainly in the <100ha size range), beef cattle numbers have been steady, while gross value of beef production has trebled over 20 years indicating productivity improvements
- Growth in the number of egg and chicken meat producers with associated increase in gross value

Latrobe food manufacturing comprises around 25% of the region's total manufacturing industry and 9% of Latrobe's total manufacturing industry (Figure 11).

Community consultation undertaken as part of Live Work Latrobe Stage 1 reinforces the significance of agriculture to the local economy and identity. In particular attracting young people to farming was identified as a key challenge. It was suggested that improving connections between industry and education is necessary to address this issue.

IRRIGATION

Irrigated agriculture in Latrobe City is confined largely to the river flats of the Latrobe River. Licenses for diversion of water for irrigation from the Latrobe River and its tributaries are fully capped at present- meaning the extent of irrigation development is also effectively capped.

Expansion of irrigation in Gippsland is currently being investigated by Southern Rural Water through the Southern Victorian Irrigation Development Project. The Project assessed land suitability across Central Gippsland and alignment with water sources to identify irrigation development opportunities. Water sources include water savings achieved through the Macalister Irrigation District Modernisation works and unallocated surface and groundwater resources.

The assessment was completed in April 2017 with further feasibility studies required to confirm irrigation development areas. In the interim, planning policy should support potential for future irrigation development by protecting productive agricultural land in proximity to the Latrobe River and the Macalister Irrigation District.

FIGURE 6: GIPPSLAND LGA GROSS VALUE OF AGRICULTURE 2010-11

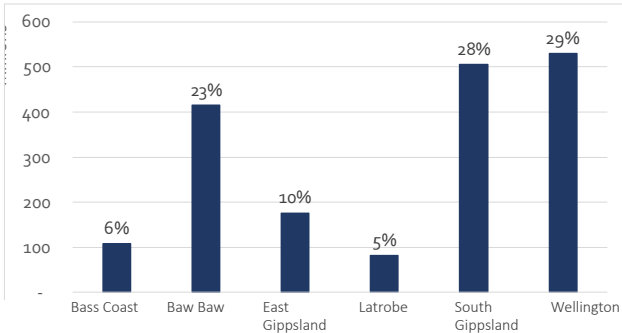


FIGURE 9: LATROBE CITY GROSS VALUE OF AGRICULTURE TREND⁷

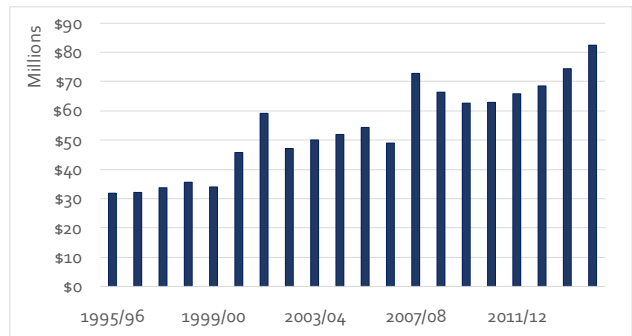


FIGURE 7: LATROBE CITY GROSS VALUE OF AGRICULTURE 2010-11

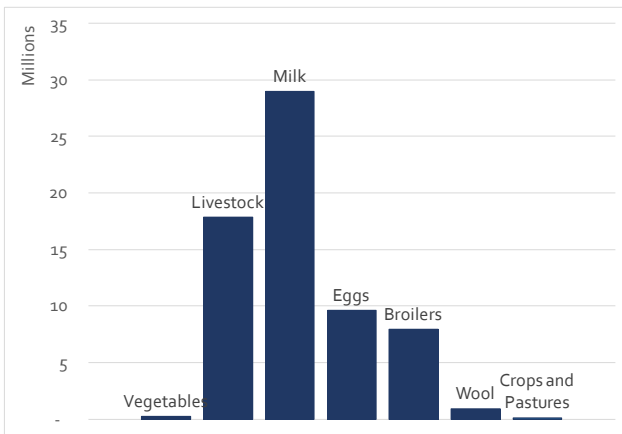


FIGURE 10: TREND IN LATROBE CITY COMMODITY GROSS VALUE OF AGRICULTURE⁷

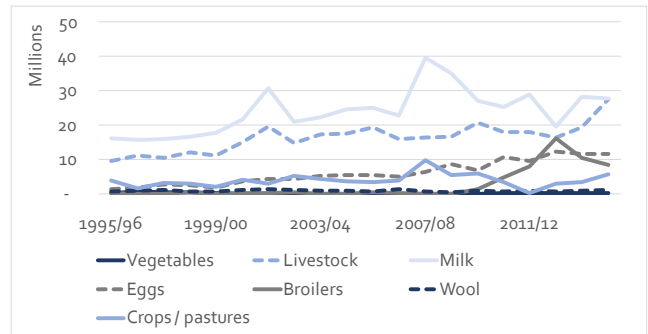


FIGURE 8: TREND IN LATROBE CITY GROSS VALUE OF AGRICULTURE BY STATISTICAL AREA⁷

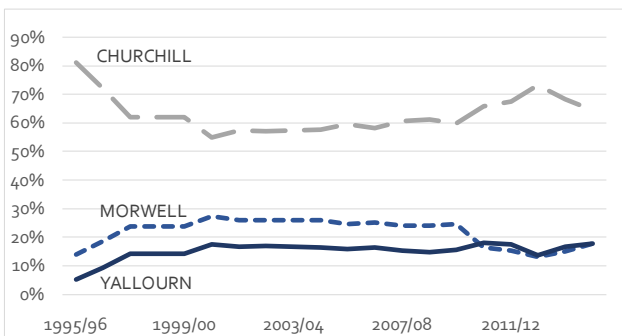
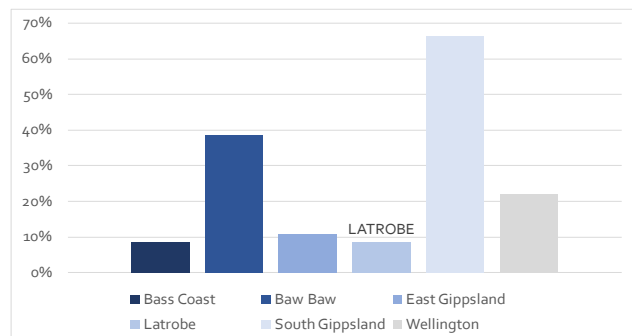


FIGURE 11: FOOD MANUFACTURING AS A PROPORTION OF GIPPSLAND TOTAL FOOD MANUFACTURING⁷



6 2014 land use data sourced from Victorian Land Use Information System

3.4 PRODUCTIVE AGRICULTURAL LAND

State policy requires protection of productive farmland that is of local or regional strategic significance. Productive agricultural land generally has one or more of the following characteristics:

- Suitable soil type;
- Suitable climatic conditions;
- Suitable agricultural infrastructure, in particular irrigation and drainage systems; and
- Pattern of subdivision favourable for sustainable agricultural production.

Significance also takes into consideration a particular agricultural industry's contribution to the local or regional economy.

As agriculture has historically made a small contribution to the City's economy, the protection of rural land for agriculture has not previously been a primary concern.⁷ The preservation of rural land has therefore occurred more often from the need to retain buffer areas from heavy industry and preservation of coal reserves.

This Rural Land Use Strategy identifies agriculturally significant land. Productive agricultural land has been identified based on a technical assessment of:

- Agricultural capability (as defined at Table 4 and illustrated at Figure 12)
- Lot sizes suited to productive agriculture
- Access to irrigation water sources

Areas which comprise land of Class 2 or Class 3 agricultural quality, held in properties of more than 40 hectares with access to irrigation (surface diversion) from the Latrobe River are considered to be 'high quality agricultural areas'.

Properties engaged in significant agricultural industries are spread across the municipality. Available mapping of land use does not indicate particular clusters or locations where these businesses are located, with the exception of forestry. It is however acknowledged that there are limitations with the data used in undertaking this analysis.

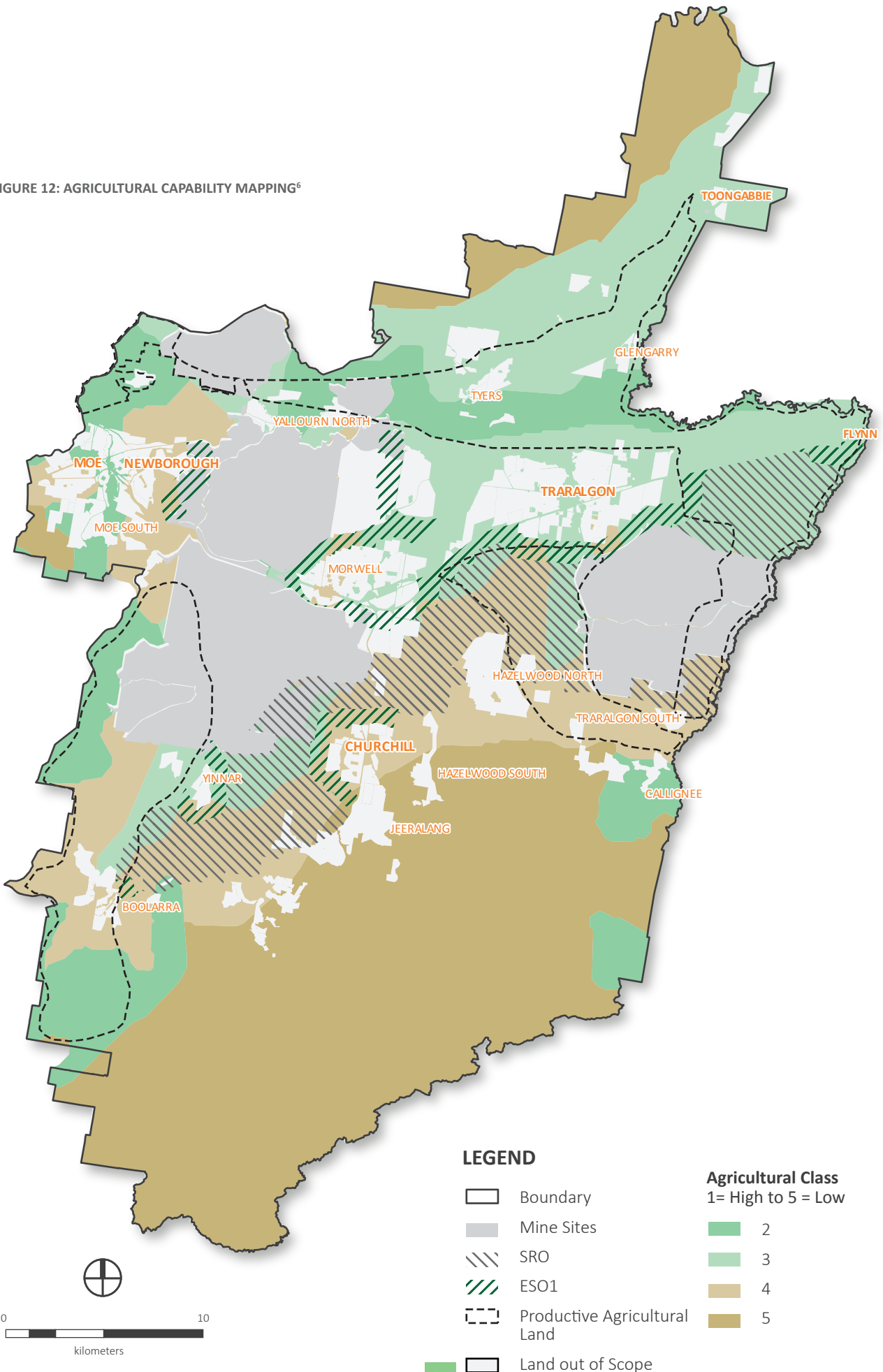
Areas of productive agricultural land are often focused within coal and energy reserves and on better quality agricultural soils. Ground survey found that the areas mapped as productive agricultural land have higher concentrations of commercial scale agricultural businesses compared to other areas such as the corridor between Morwell and Boolarra, where there is a greater mix of commercial agriculture and rural residential properties.

⁷ Latrobe City (2016) Submission to the Animal Industries Advisory Committee

Table 4: Productive Agricultural Land

CLASS	CAPABILITY	DEGREE OF LIMITATION
Class 1	Very good	Can sustain a wide range of uses including an intensive cropping regime. Very high levels of production possible with standard management levels (<i>None in Latrobe City</i>).
Class 2	Good	Moderate limitations to agricultural productivity, overcome by readily available management practices.
Class 3	Fair	Can sustain agricultural uses with low to moderate levels of land disturbance such as broadacre cultivation in rotation with improved pastures. Moderate to high levels of production possible with specialist management practices such as minimum tillage.
Class 4	Poor	Low capacity to resist land disturbance such as cultivation. Moderate production levels possible with specialist management such as improved pasture establishment with minimum tillage techniques. Recommended for low disturbance agriculture such as grazing or perennial horticulture.
Class 5	Very poor	Very low capability to resist land disturbance. Areas of low productive capacity. Minimal grazing levels or non-agricultural uses recommended.

FIGURE 12: AGRICULTURAL CAPABILITY MAPPING⁶



ADDRESSING LAND FRAGMENTATION

Historic subdivision policies have resulted in fragmentation of rural land and a significant legacy of small rural lots, being lots less than 4ha (Table 5). Subdivision of large properties was facilitated through soldier settlement schemes and two-lot subdivision provisions have been used to create 'superannuation' lots or address financial distress and farm succession issues. Many of these small lots are farmed as part of larger holdings (Figure 16, Figure 17).

Furthermore a review of dwelling and subdivision planning permit approvals in the Farming Zone found:

- Since 2009, around 22 planning permits were approved annually for new dwellings (Figure 13)
- Planning permit approvals for new dwellings between 2006 and 2016 have been concentrated in Boolarra, Callignee, Hazelwood North and Traralgon East (Figure 14)
- Annual subdivision planning permits approvals have declined since 2006, ranging between four and eight annually since 2010 (Figure 15) mostly for two-lot subdivisions.

It would be expected that the number of dwellings constructed in the Farming Zone would coincide with an increase in the number of farm businesses. However, the number of farm businesses in Latrobe has remained steady over the last 10 years.

Reduction in dairy farms has coincided with an increase in small, sub-commercial (<100ha) beef farms. This suggests that many new dwellings being constructed in the Farming Zone are not for a farming purpose. This observation is supported by feedback from Council staff who noted that they frequently receive enquiries for dwelling development on lots under the minimum lot size in the Farming Zone from landholders wanting a rural lifestyle property.

Landholders commonly have expectations that they will be able to construct a dwelling on a small rural lot. However, unfettered dwelling development in rural areas has a number of significant consequences:

- An "impermanence syndrome"⁸⁹ for commercial agriculture wherein competition for rural land increases land prices and facilitates speculation. As such tracts of farmland become isolated, and farmers are deterred from investing in their operations as they anticipate the conversion of their land out of commercial agriculture.
- Rural land use conflict as new migrants in an agricultural landscape have an expectation of a benign rural environment.
- Poor development and take up of land in zoned rural living estates.

The results of community consultation undertaken during Live Work Latrobe Stage 1 indicated that locals would support a more site specific approach to assessing applications for dwellings and the subdivision of land in Farming Zone areas which has regard to farming productivity as opposed to relying on minimum lot size provisions.

This Rural Land Use Strategy seeks to provide clear direction to Council and the community regarding locations where productive agricultural land is located, should be protected and commercial agriculture is to be the primary land use. It recommends that the Farming Zone schedules be tailored to identify areas of productive agricultural land and areas where commercial scale agriculture should be protected from fragmentation and residential encroachment. It also recommends that Local Planning Policy be developed to inform the assessment of applications for dwellings and subdivision as well as clarifying discretionary uses to be considered or discouraged in the Farming Zone on a site-by-site basis.

Table 5: Lot Size and Ownership

ZONE		<4HA	4-10HA	10-40HA	40-100HA	>100HA	TOTAL
FZ	LOT	1,616	515	1,103	604	164	4,002
	OWNERSHIP	896	325	533	434	481	2,669
RCZ	LOT	2	2	6			10

Figure 13: Approved planning permits for new dwellings in the Farming Zone⁹

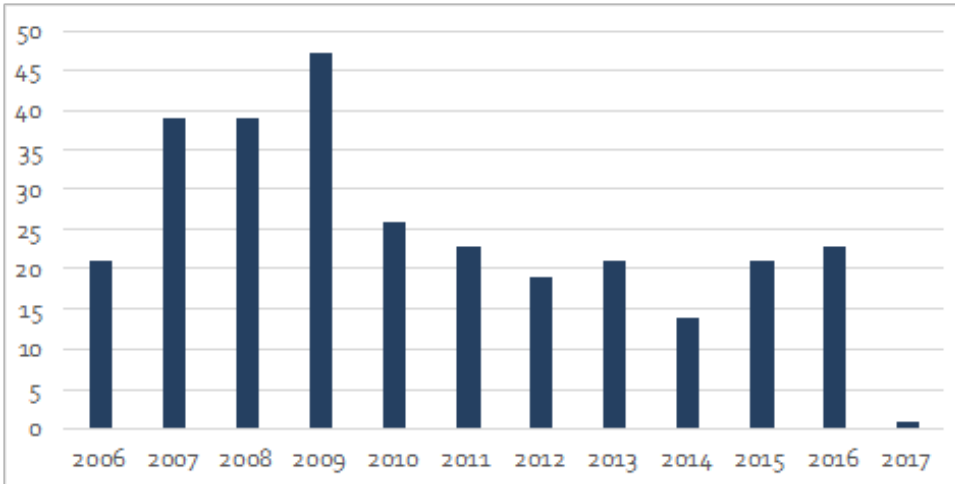


Figure 14: Dwelling permits by locality⁹

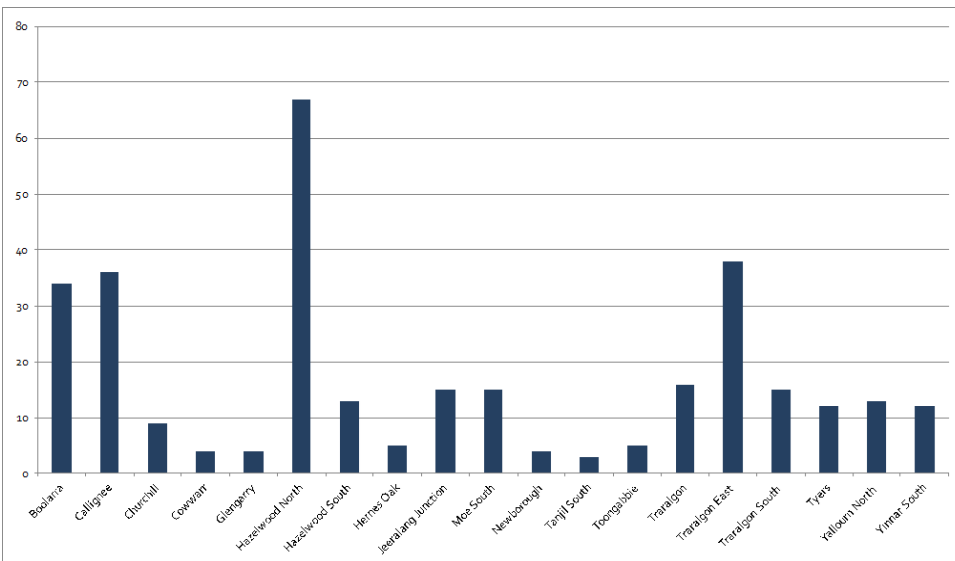
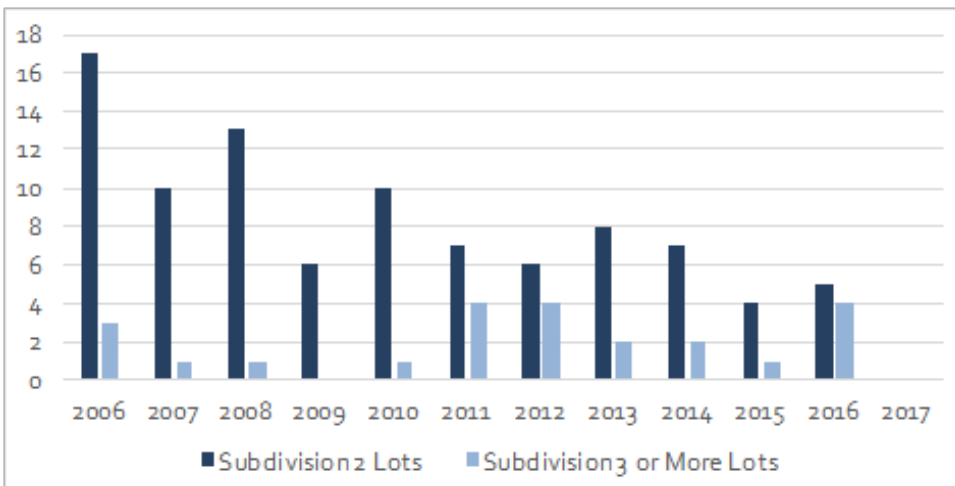


Figure 15: Approved planning permits for subdivision in the Farming Zone⁹



8 Berry, D (1978) Effects of Urbanization on Agricultural Activities

9 Data provided by Latrobe City

Figure 16: Lot Size in the Farming Zone, Rural Conservation and Special Use Zone

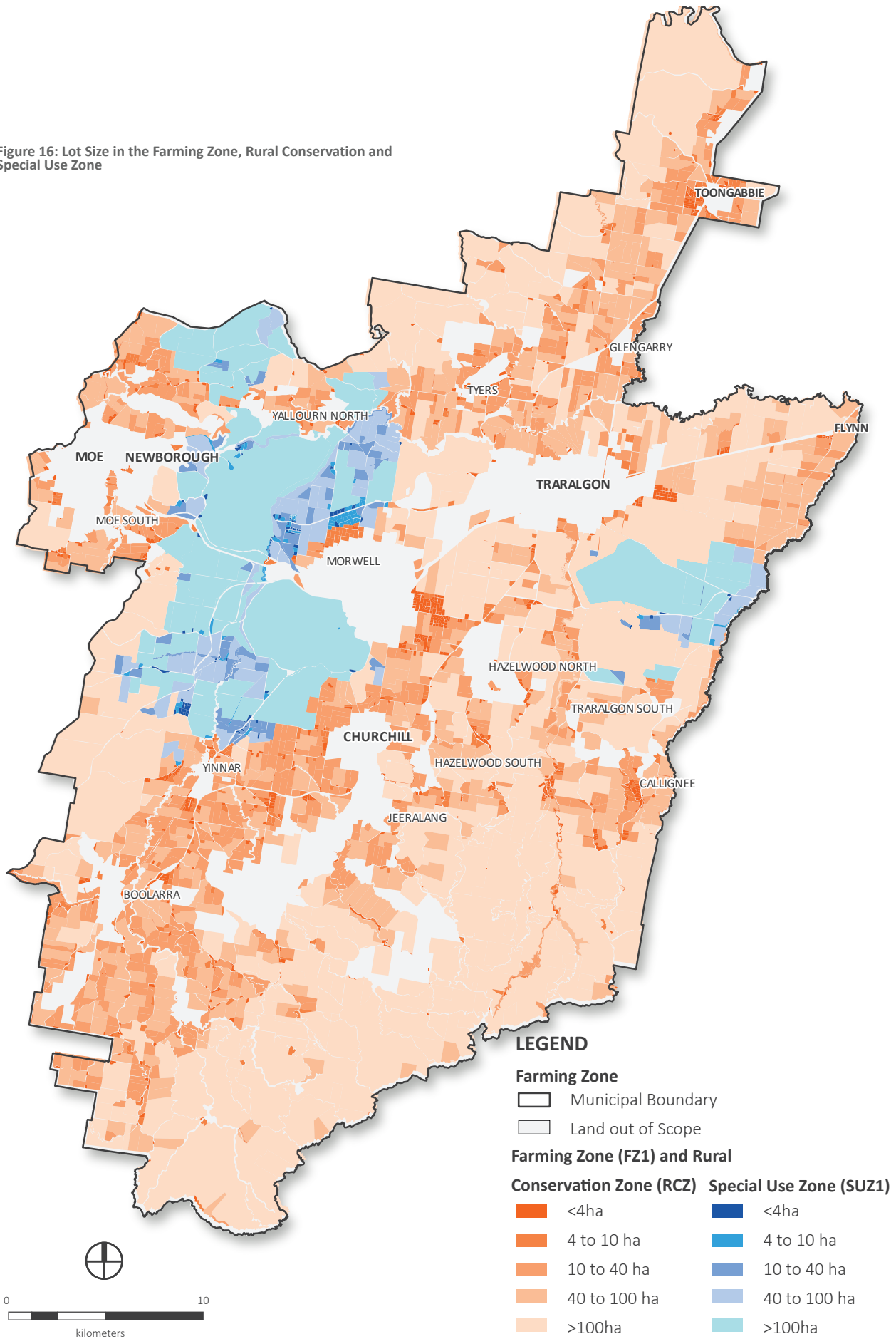


Figure 17: Land in Single Ownership in the Farming Zone, Rural Conservation and Special Use Zone

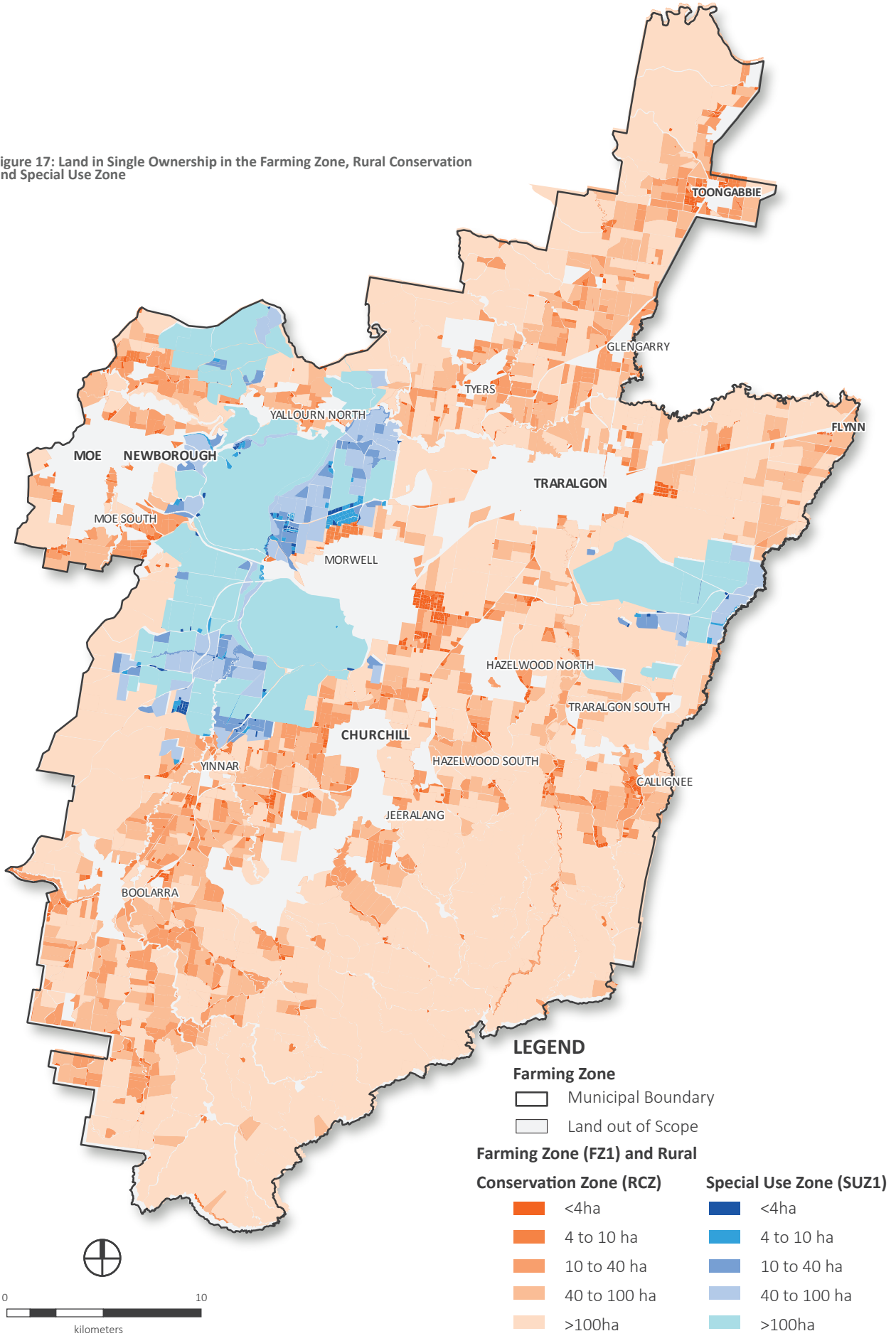


Table 6: Objectives & Actions

OBJECTIVE	Support and promote agriculture by protecting productive land and discouraging its fragmentation.
ACTIONS	<p>Include the Rural Land Use Strategy as a reference document to the Latrobe Planning Scheme.</p> <p>Retain the Farming Zone where it currently applies</p> <p>Introduce schedules to the Farming Zone that will identify areas where the current and preferred land use is:</p> <ul style="list-style-type: none"> ▪ Schedule 1- Commercial agriculture ▪ Schedule 2 – Mixed farming- A mix of commercial and niche agriculture, large scale hobby farms and rural lifestyle <p>Further detail on the rationale and content for the different zone schedules is provided in the Implementation chapter.</p> <p>Introduce a Local Policy to guide the assessment of planning permits for subdivision and dwellings in the Farming Zone.</p> <p>Make the Agricultural Productivity Mapping available to Council Officers in GIS format to ensure this information is available when assessing planning permit applications.</p> <p>Investigate the minimum lot size for subdivision of land within the north of Princes Drive and east of Alexanders Road, as referenced by the Schedule to the Farming Zone</p>



4

FORESTRY

4.1 POLICY CONTEXT

The following national, State, regional and local strategic documents are relevant to forestry. A detailed analysis of these documents is contained in the Live Work Latrobe Background Report (2016) and at Appendix A.

Table 7: Policy Context

RELEVANCE	POLICY
NATIONAL RELEVANCE	National Forestry Policy Statement
	Plantations for Australia: The 2020 Vision
STATE RELEVANCE	Timber Industry Action Plan
REGIONAL RELEVANCE	Regional Forest Management Plans
LOCAL RELEVANCE	Latrobe Economic Development Strategy
	Latrobe Wood Encouragement Policy
LATROBE PLANNING SCHEME	State Planning Policy Framework:
	Clause 11.07 Regional Victoria
	Clause 11.10 Gippsland
	Clause 13.05 Bushfire
	Clause 14.01 Agriculture
	Clause 17.03 Tourism
	Local Planning Policy Framework:
	Clause 21.04 Built Environmental Sustainability
	Clause 21.07-8 Timber
	Clause 21.07-9 Tourism
Clause 21.07-10 Stone Resources	

4.2 FORESTRY

Timber supply in the Gippsland region is dominated by two growers: VicForests (native forests on public land) and Hancock Victorian Plantations (HVP) (public land and freehold) and comprises:

- Native forest timber producing hardwood sawlogs which are used for a variety of wood products in the furniture, flooring and construction industries. Lower quality logs and residual timber are used for pulp and paper production and firewood.
- Privately-owned plantations producing softwood and hardwood logs. Most softwood is produced for structural timber in domestic housing.

Approximately 40% of land in Latrobe City is used for the forestry industry.

Timber production in Latrobe is undertaken primarily on freehold land. In 2010 Gippsland's plantations represented 23% of Victoria's plantation estate and around 30% of this is located in Latrobe.

Softwood plantations, nearly all radiata pine, are approximately two-thirds of the plantation in Gippsland and are concentrated on high-elevation productive land in the Strzelecki Ranges¹⁰.

Timber processing in the City has traditionally been dominated by three processors in terms of volume of log intake (Figure 18), as described below. Processors draw sawlogs and pulp-logs from native forests on public and private land as well as plantations and farm forests owned by private growers.

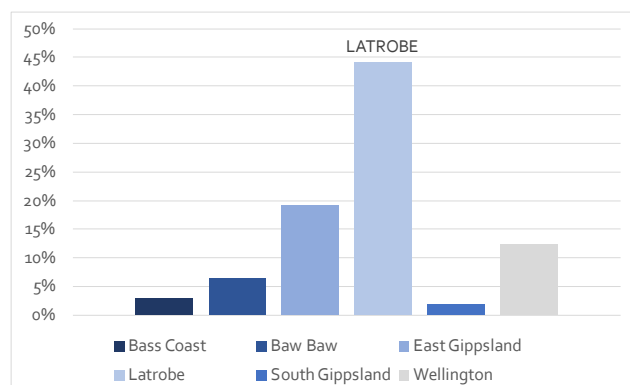
- **Australian Paper Pulp and Paper Mill at Maryvale** - The largest paper manufacturing facility in the southern hemisphere, producing office paper and packaging supplies. It is also the largest employer in the Latrobe Valley.
- **Australian Sustainable Hardwoods sawmill at Heyfield** - While this Strategy was being prepared, Australian Sustainable Hardwoods announced the likely closure of the Heyfield sawmill due to lack of a guaranteed long term supply of timber. This mill sources most of its timber from State forest. The Victorian State Government has since announced its intention to purchase this site.
- **Carter Hold Harvey softwood sawmill at Morwell** While this Strategy was being prepared, Carter Hold Harvey also announced plans to close their facility. Recent bushfires were reported to impact the volume and quality of timber.

It is acknowledged that there are also a number of smaller hardwood sawmills operating throughout the Gippsland region¹⁰.

The recent announcements to close local processing facilities emphasises the importance of supporting and promoting timber plantation on privately owned land. It also highlights the vulnerability of the sector to environmental hazards, particularly bushfire. It is acknowledged that the Hazelwood Mine Fire Inquiry Report discourages the intensification of forestry within proximity to coal mines due to fire risk.

This Rural Land Use Strategy recognises that forestry, through timber production and processing, contributes significantly to the City's economy. Supporting timber plantation on private land is increasingly important as the availability of timber from the State's forests reduces. This Strategy seeks to support the forestry industry by identifying locations where forestry will be the primary land use and by protecting productive forestry land from fragmentation and encroachment from sensitive uses such as dwellings. It also seeks to ensure that the industry is supported by appropriate physical infrastructure.

Figure 18: Wood Manufacturing as a proportion of total Gippsland Wood Manufacturing⁷

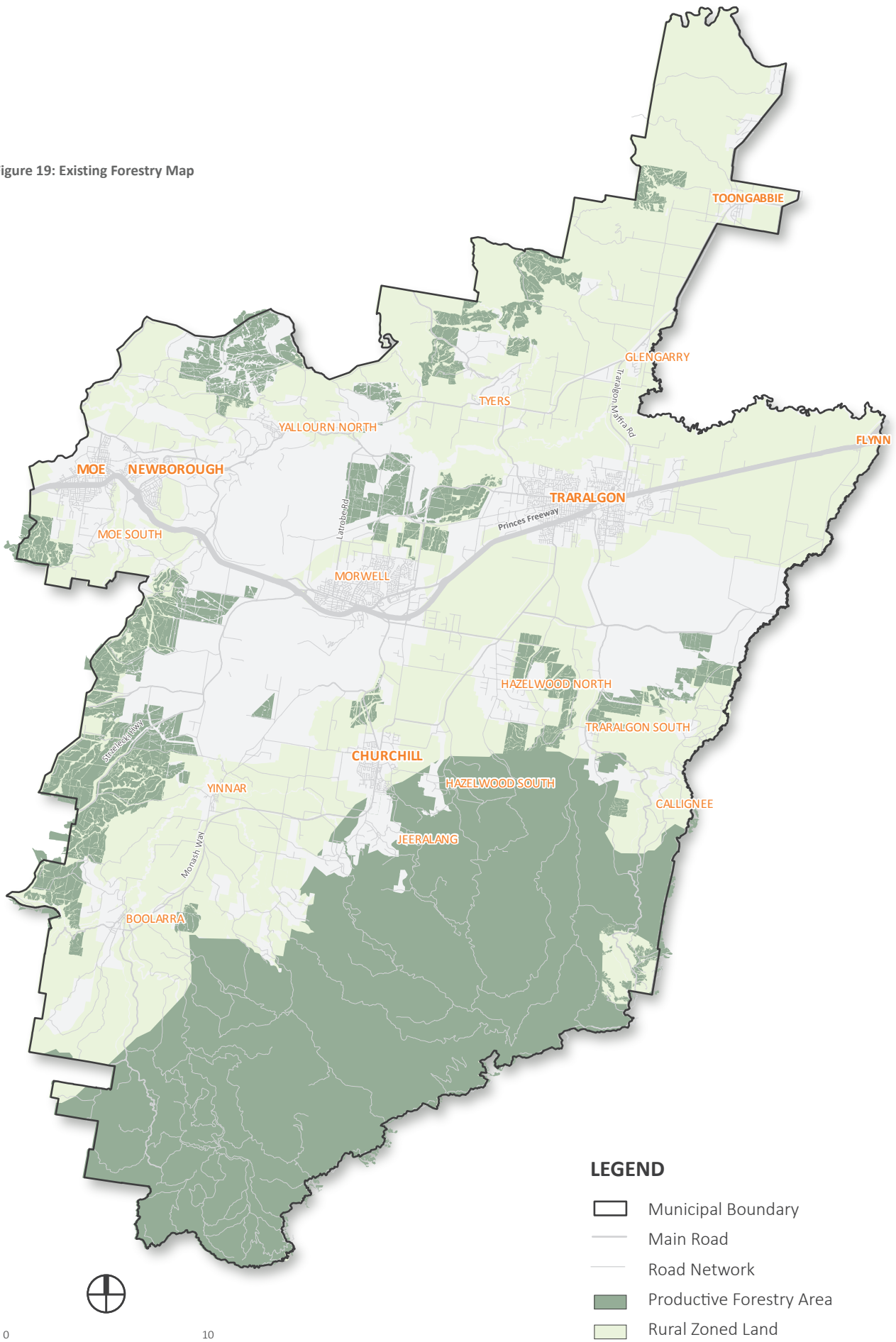


10 Stewart, H. T. L., Young, B. and Williams, D. F. (2012). Socio-economic impact of the timber industry in Gippsland. Report prepared for the Department of Planning and Community Development, Victoria. Wangaratta: Trees Victoria Incorporated.

Table 8: Objectives & Actions

OBJECTIVE	Support and promote forestry by protecting productive land and discouraging land fragmentation and encroachment.
ACTIONS	<p>Retain the Farming Zone where it currently applies</p> <p>Introduce schedules to the Farming Zone that will identify areas where the current and preferred land use is:</p> <ul style="list-style-type: none"> ▪ Schedule 1- Commercial agriculture ▪ Schedule 2 – Mixed farming- A mix of commercial and niche agriculture, large scale hobby farms and rural lifestyle <p>Further detail on the rationale and content for the different zone schedules is provided in the Implementation chapter.</p> <p>Introduce a Local Policy to guide assessment of planning permits for dwellings and subdivision in Farming Zone areas.</p> <p>Undertake a road infrastructure assessment of key local haulage routes in partnership with VicRoads and identify any long-term improvements required to provide continued support of the forestry industry.</p> <p>Encourage expansion of plantation forestry opportunities in appropriate locations, including within the Strzelecki- Alpine Biolink</p> <p>Amend the Municipal Strategic Statement to recognise the significant contribution plantation forestry makes to biodiversity within Latrobe City, in particular the Strzelecki Koala.</p>

Figure 19: Existing Forestry Map



5

INTENSIVE AGRICULTURE



5.1 POLICY CONTEXT

The following national, State, regional and local strategic documents are relevant to intensive agriculture. A detailed analysis of these documents is contained in the Live Work Latrobe Background Report (2016) and at Appendix A.

Table 9: Policy Context

RELEVANCE	POLICY
REGIONAL RELEVANCE	Gippsland Regional Growth Plan
	Gippsland Food Plan
	Planning for Intensive Agriculture in Gippsland
LOCAL RELEVANCE	Intensive Agriculture Opportunities Scoping Study
LATROBE PLANNING SCHEME	State Planning Policy Framework:
	Clause 11.07 Regional Victoria
	Clause 11.10 Gippsland
	Clause 13.02 Floodplains management
	Clause 13.05 Bushfire
	Clause 14.01 Agriculture
	Clause 14.03 Resource exploration and extraction
	Local Planning Policy Framework:
	Clause 21.04 Built Environmental Sustainability
	Clause 21.07-3 Coal Resources
	Clause 21.07 – 4 Coal Buffers
	Clause 21.07- 5 Agriculture
	Clause 21.07 – 10 Stone Resources Overview

5.2 INTENSIVE AGRICULTURE

Intensive agriculture includes intensive animal husbandry and protected cropping¹¹. The former is associated with any concentrated, confined animal growing operation where more than 50% of the animals' feed is imported from outside the enclosure. The latter refers to the production of horticultural crops, including fruit, vegetables, flowers and nursery plants within a structure to provide modified growing conditions.

According to McKinna (2016) there is a strong shift to intensive farming models in Victoria, which is being driven by its compelling advantages over traditional agricultural models. These include:

- Greater efficiency (production per hectare)
- Achievement of scale without incurring the cost of large parcels of land
- The ability to produce seasonal products year round (e.g. tomatoes)
- The ability to produce consistently high quality product to a supply schedule
- Mitigation of the impact and risk of climate change (e.g. increased drought years or higher incidence of extreme weather events) with high technology greenhouse or low technology protected cropping
- Water efficiency and water cost reduction
- Overall improved cost control through a reduction in variables
- Ability to apply technology that can deliver labour efficiencies
- Attractiveness to corporate investor, due to lower production risk than field production and 'scale-ability' of businesses.

Latrobe City is well positioned to capture growing interest and investment in intensive agriculture, including primary production, service provision and processing and manufacturing of intensively farmed products. Intensive agriculture has the potential to generate local employment both on farm and across the value chain, attracting opportunities for locally based manufacturing, research and development, training and technological advancements.

Latrobe City has a number of industrially strategic advantages that enable it to play a region-wide role in processing and manufacturing of intensively farmed products as well as primary production. These advantages include:

- Strategically located within 1.5 hours of Melbourne and processing facilities
- Excellent transport connections with domestic and export markets, major airports and ports.
- Access to a secure supply of water and energy, a strong, skilled workforce
- Access to a waste management facility that treats and recycles liquid and solid prescribed wastes (Soil and Organic Recycling Facility near Sale).
- Established intensive agriculture businesses including eggs and broilers.

Intensive agriculture enterprises must comply with a range of regulations that are designed to protect the environment and local amenity as well as the health and welfare of intensively housed animals. Table 10 presents a summary of key siting and design criteria for intensive agriculture as contained within Planning for Intensive Agriculture in Gippsland (2016).

Intensive animal husbandry presents an important growth opportunity for the City and surrounding municipalities. For example, broiler production in Gippsland is part of the Mornington Peninsula broiler cluster comprising around 100 farms generating more than \$230 million in gross value and employing over 2,500 people on farm and across the value chain. Broiler production is expanding to Gippsland as urban growth throughout Melbourne's south-east corridor encroaches on established production areas. It is understood that Ingham Enterprises is seeking to expand across Gippsland to meet future market demand¹². It is therefore important that Latrobe partner with neighbouring municipalities, particularly those within the Economic Growth Zone, to attract investment in intensive animal husbandry at a regional scale.

This Strategy identifies locations within Latrobe which have the potential to support intensive animal husbandry as illustrated at Figure 20. These areas are:

- Unencumbered and appropriately zoned land (Farming Zone)
- Relatively flat topography (generally less than 10% slope)
- An appropriate property scale (40 hectares and above) with the ability to provide on-site separation from sensitive uses.

It is acknowledged that one of the proposed areas was identified as a future residential growth area in the Traralgon Growth Area Review (2013). The Housing Strategy has found that the City has an adequate supply of land to support future population growth and therefore this area should instead be strategically identified for intensive agriculture until such time that the longer term expansion of the urban boundary is warranted.

Figure 20 also identifies land within coal and energy reserve zones and overlays that is also largely undeveloped and mostly well separated from sensitive receptors which likewise present a significant opportunity for industry growth. However, ambiguity over the interpretation of the overlays, the types of uses to be encouraged and lack of surety of long term tenure are barriers to investment¹³. Current agricultural uses of this land are mainly livestock grazing and timber plantations.

Given the significant economic and employment potential associated with intensive agriculture, this Rural Land Use Strategy recommends that the areas identified at Figure 20 be identified in local planning policy to strategically identify their future land use and development potential. Site feasibility studies should also be undertaken for the four locations to test their viability. These investigations should include consultation with landowners and neighbours as well as infrastructure assessments.

Protected cropping or glasshouses do not have the same potential for off-site impacts or industry codes requiring setbacks and buffers as intensive animal husbandry. The use of land for protected cropping does not require a planning permit in the Farming and Industrial Zones. It also does not require high quality soil. Therefore there will be more locations where this type of activity could be accommodated across the City. This includes within buffers to heavy industry as well as intensive animal husbandry. The key requirements are access to gas, electricity, water, as well as a relatively flat topography and ready access to main transport routes.

11 RMCG (2016) Planning for Intensive Agriculture in Gippsland

12 Regional Development Victoria (2016) Planning for Intensive Agriculture in Gippsland

13 McKinna (2016) Intensive agriculture opportunities scoping study

Table 10: Objectives & Actions

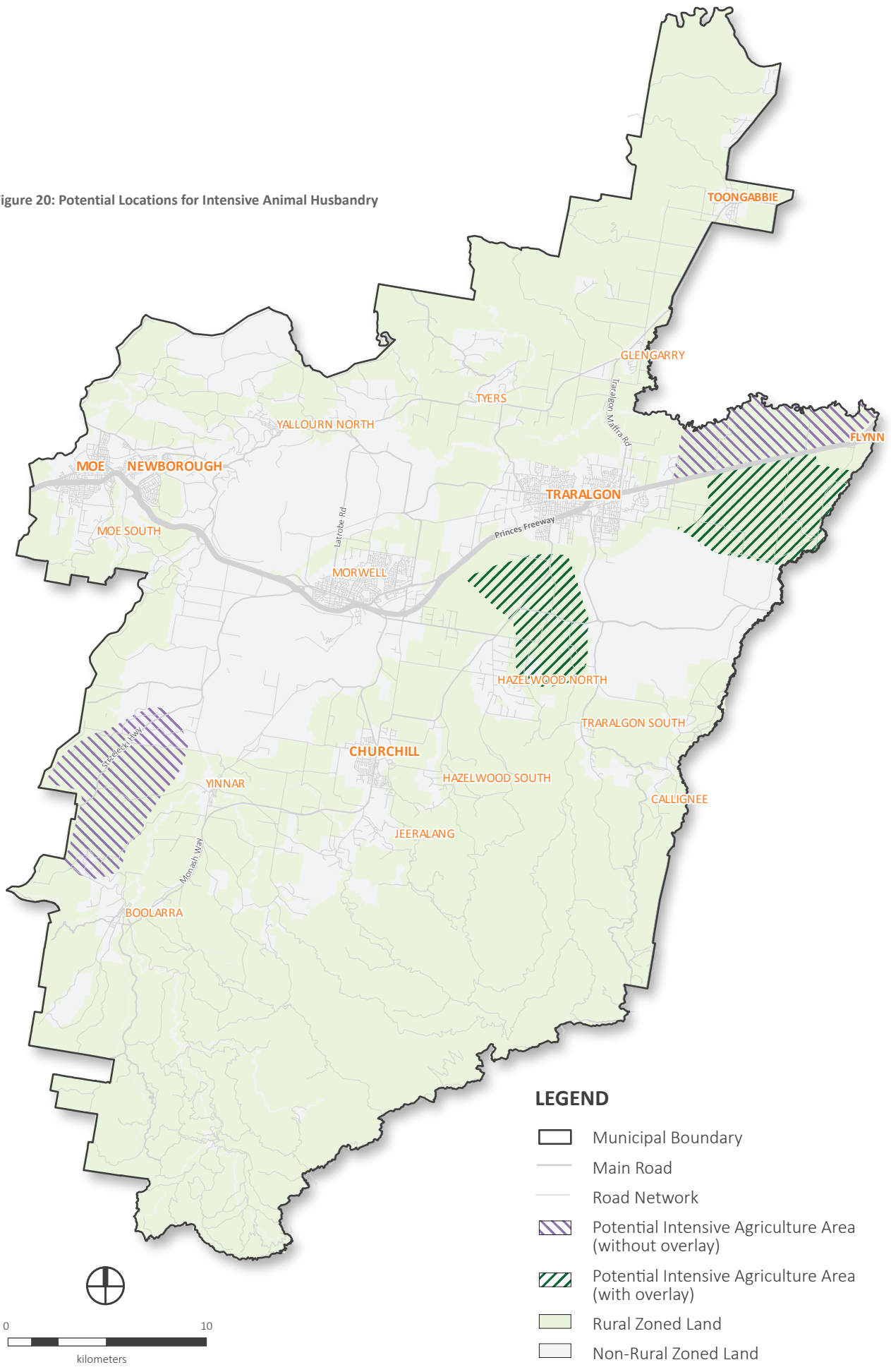
OBJECTIVE	Support and promote intensive agriculture in the City.
ACTIONS	<p>Advocate for amendments to the State Resource Overlay and Environmental Significance Overlay – Schedule 1 to enable intensive agriculture opportunities.</p> <p>Revise Clause 21.05-7 to provide support for intensive agriculture in areas affected by the State Resource Overlay and Environmental Significance Overlay – Schedule 1.</p> <p>Update the Municipal Strategic Statement to support the establishment of intensive animal husbandry as outlined in this Strategy.</p> <p>Undertake Site Feasibility Studies for the potential intensive animal husbandry sites identified at Figure 20. This should include consultation with landowners and neighbouring properties as well as relevant State, local and regional agencies and departments. Investigations into infrastructure availability and capacity should also be undertaken.</p> <p>Continue to consult with Southern Rural Water and other agencies to understand water availability for intensive agriculture.</p> <p>Collaborate with neighbouring municipalities in the Economic Growth Zone and Regional Development Victoria to encourage intensive agriculture and manufacturing in Latrobe City</p> <p>Ensure adequate supply of suitably zoned and serviced industrial land to provide for food production and manufacturing</p>

Table 11: Design and Siting of Intensive Agriculture








THEME	CATEGORY	CRITERIA
Farm Location	Amenity & Environmental Protection	<ul style="list-style-type: none"> Avoid locations that are in close proximity of towns, rural residential estates and hobby farms to reduce the likelihood of off-site impacts, objections to the application and having more conditions placed on the planning permit. Avoid locations within Declared Water Supply Catchments or land subject to flooding.
	Planning policy	<ul style="list-style-type: none"> Land should be zoned either Farming, Industrial or Rural Activity Zone. Avoid land that has been identified in the short or medium term for residential development
	Surrounding land use	<ul style="list-style-type: none"> Consider surrounding land uses and whether there is potential for cumulative impacts such as odour, dust, visual amenity, water quality, due to proximity to similar intensive agriculture enterprises farms. Areas worthy of consideration would generally have large scale farms, few rural houses. Vegetation may also provide visual buffering.
	Broiler Farms	<ul style="list-style-type: none"> Broiler farms grow out chickens under contract with a processor and the farm typically needs to be located within 2- 2.5 hours of the processor
Site Layout & Size	Amenity & Environmental Protection	<ul style="list-style-type: none"> Consider the location, topography, size and shape of the site relative to neighbours taking into consideration prevailing weather conditions, particularly wind direction and potential risk of conflict with neighbours due to odour and noise issues. Sites for buildings and infrastructure should avoid rare or threatened species or ecological communities, areas of cultural heritage significance, drainage to waterways and wetlands It is advantageous to accommodate separation distances or buffers from sensitive uses within the property boundaries. The site for animal sheds, glasshouses and ancillary infrastructure should be relatively flat, generally cleared of native vegetation, setback from drainage lines and waterways and positioned in the landscape so that the topography provides natural screening or a vegetation screen is provided around exposed sites. Buildings and works are designed and constructed to minimise their visual impact. Close proximity to power and water connections will reduce infrastructure augmentation costs.

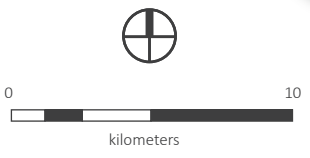
THEME	CATEGORY	CRITERIA
Broiler Farms		<p>Class A Broiler Farm</p> <ul style="list-style-type: none"> Class A broiler farm will generally require around 300 hectares to accommodate eight sheds housing a total of 400,000 birds. The sheds will take up around 4 hectares. Additional land is required to accommodate the required 1,000 metre separation between sheds and separation distances from neighbours. <p>Class B Broiler Farm</p> <ul style="list-style-type: none"> Class B broiler farms will be smaller as up to 50% of the separation distance from neighbours can be accommodated on neighbouring land in separate ownership
	Dairy Freestall Barn	<p>The feedpad complex, manure and compost stockpiles and/or reuse areas should be located at least:</p> <ul style="list-style-type: none"> 800 metres from any potable water supply off-take controlled by a statutory authority 200 metres from any waterway supplying potable water. <p>The external boundary of the feedpad complex, manure and compost stockpiles should be at least 50 metres from the closest property boundary.</p> <p>Effluent ponds should be located at least:</p> <ul style="list-style-type: none"> 300 metres from a neighbouring house 200 metres from a farm bore or spear point 50 metres from the property boundary 60 metres from irrigation channels and drains 45 metres from the vat room (required by milk factory quality assurance programs) 1 metre above the highest seasonal water table (especially in relation to the base of effluent ponds, feedpad and manure storage areas).
Infrastructure	Site Access	<ul style="list-style-type: none"> Road and bridge infrastructure that provides access to the farm should support B-double transport Direct connection to major transport routes
	Vehicle Access Points	<ul style="list-style-type: none"> Should provide for safe, all-weather entry and exit for the number and types of vehicles with consideration for local road and traffic conditions. Located to minimise noise and light impacts on neighbours
	Internal Roads & Parking	<ul style="list-style-type: none"> Designed and sited to minimise noise and light impacts on neighbours Designed and constructed to shed water to appropriate drainage
	Power	<ul style="list-style-type: none"> Three phase power is required. Natural gas is desirable for intensive animal husbandry but essential for protected cropping.
	Water	<ul style="list-style-type: none"> Reliable supply of suitable quality water.

Figure 20: Potential Locations for Intensive Animal Husbandry



LEGEND

-  Municipal Boundary
-  Main Road
-  Road Network
-  Potential Intensive Agriculture Area (without overlay)
-  Potential Intensive Agriculture Area (with overlay)
-  Rural Zoned Land
-  Non-Rural Zoned Land



6

RURAL TOURISM



6.1 POLICY CONTEXT

The following national, State, regional and local strategic documents are relevant to rural tourism. A detailed analysis of these documents is contained in the Live Work Latrobe Background Report (2016) and at Appendix A.

Table 12: Policy Context

RELEVANCE	POLICY
STATE RELEVANCE	Victoria's 2020 Tourism Strategy
	Victorian Visitor Economy Strategy
REGIONAL RELEVANCE	Gippsland Tourism Strategic Direction
LOCAL RELEVANCE	Latrobe Economic Development Strategy
LATROBE PLANNING SCHEME	State Planning Policy Framework:
	Clause 11.07 Regional Victoria
	Clause 11.10 Gippsland
	Clause 13.02 Floodplains Management
	Clause 13.05 Bushfire
	Clause 17.03 Tourism
	Local Planning Policy Framework:
	Clause 21.04 Built Environmental Sustainability
	Clause 21.07-9 Tourism

6.2 RURAL TOURISM

Tourism is an \$841 million industry to the Gippsland region of which Latrobe City contributes around \$83 million annually. Total visitation to Latrobe City was 1.1 million in 2012, a 45.7% increase since 2009. Latrobe City's market share of Gippsland visitation has increased from 16.6% to 20.5% since 2009¹⁴.

The Gippsland Tourism Strategic Direction 2013-2018 advocates that the Gippsland region, including Latrobe, tap into the growing Chinese and wider Asia market by supporting a range of visitor facilities and experiences including: walking and cycling, food and wine, spa and well-being, adventure activities, art and cultural (including Indigenous) experiences and nature-based activities.

Currently, Latrobe's tourism offer is focussed on hosting cultural, sporting, and community events based around the Latrobe Regional Gallery, Latrobe Performing Arts Centre, Hazelwood Pondage, arcYinnar, Immigration Park, Lake Narracan, Morwell Centenary Rose Garden, Old Gippsdown and six golf courses. It also provides a base to explore regional attractions such as Tarra Bulga and Mt Baw Baw National Parks, historic village of Walhalla, Morwell National Park, Gippsland Plains Rail Trail and the Grand Ridge Road.

There is an opportunity to build on existing tourism strengths and the City's attractive rural areas to provide a wider choice of tourism experiences by supporting rural based tourism such as farm stays and bed and breakfasts. The rural zones provide varying degrees of support for tourism. The Rural Activity Zone and the Rural Living Zone allow the widest range of uses, though it is highlighted that the purpose of the Rural Living Zone is to provide for residential use in a rural setting. The Rural Conservation Zone is the most restrictive in regards to tourism uses.

The Farming Zone, the predominant zone in the municipality, places some limitations on tourism uses including prohibiting:

- Accommodation, other than a Bed and Breakfast, Camping and caravan park, Dependent person's unit, Host farm and Residential hotel.
- Retail Sales, other than Market, Landscape gardening supplies, Manufacturing sales, Primary produce sales, Restaurant and Trade supplies.

This Rural Land Use Strategy proposes that a Rural Tourism local planning policy be prepared in order to assist in balancing agricultural, environmental and amenity values in the assessment of tourism-related planning permit applications.

There is also potential for the City to accommodate large scale tourism facilities. The following siting and design principles have been prepared to assist Council in identifying and assessing appropriate locations for such developments. Where these criteria can be met, Council should consider the application of the Rural Activity Zone to facilitate their development.

- The site must require a rural location;
- The development will not contribute to the urbanisation of the area;
- The land use is compatible with the use of adjoining and surrounding land for agriculture or forestry and complimentary to the rural setting;
- There is a regionally demonstrated demand for such a facility;
- The facility will contribute to the tourism economy of the region, increasing accommodation options, in particular, high end and luxury markets, and is consistent with tourism strategies for the area.
- The site is strategically located with respect to tourist routes, tourist attractions and other infrastructure.
- The site has access to all relevant servicing infrastructure and the development will meet all costs for infrastructure provision to the site.

There is also an opportunity to improve the marketing and promotion of Latrobe through the development of a Latrobe Marketing Plan, use of digital media and developing industry skills.

¹⁴ Latrobe Tourism Advisory Board (2012) Annual Report

Planning policy can support rural based tourism by:

- Promoting rural tourism uses and experiences that build on established tourism strengths
- Providing guidance on locations, types and scale of tourism development to minimise the risk of land use conflict and ensure landscape and environmental values are protected

Table 13: Objectives & Actions

OBJECTIVE	Encourage rural tourism opportunities in appropriate locations across the City.
ACTIONS	<p>Introduce a Local Policy to guide assessment of planning permits for tourism activities in the Farming Zone.</p> <p>Support the development of large scale tourism facilities in accordance with the principles outlined in this Strategy.</p> <p>Support the development of accommodation and infrastructure in conjunction with key tourism assets such as the Gippsland Plains Rail Trail and Grand Ridge Road</p> <p>Promote nature-based tourism and agri-food experiences such as glamping, farm stays, bed and breakfasts in appropriate locations</p> <p>Apply the Rural Activity Zone in appropriate locations, as necessary, to support development associated with the agri-tourism sector.</p>

7 ENVIRONMENT & LANDSCAPE



7.1 POLICY CONTEXT

The following national, State, regional and local strategic documents are relevant to environment and landscape. A detailed analysis of these documents is contained in the Live Work Latrobe Background Report (2016) and at Appendix A.

Table 14: Policy Context

RELEVANCE	POLICY
STATE	Protecting Victoria's Environment- Biodiversity 2037
REGIONAL	Biodiversity Action Planning—Landscape Plan for Latrobe Landscape Zone in the Gippsland Plain Bioregion (2004)
	WGCMA Regional Catchment Strategy
	Gippsland Regional Growth Plan
LOCAL	Natural Environment Sustainability Strategy 2014-2019
	Latrobe City's Biodiversity Assets 'A healthy city rich in biodiversity' 2005
	Latrobe City Biodiversity and Native Vegetation Policy 2011
LATROBE PLANNING SCHEME	State Planning Policy Framework:
	Clause 11.05 Regional Victoria
	Clause 11.08 Gippsland
	Clause 12.01 Biodiversity
	Clause 13.02 Floodplains management
	Clause 13.05 Bushfire
	Local Planning Policy Framework:
	Clause 21.03 – Natural Environment Sustainability

7.2 ENVIRONMENT & LANDSCAPE

Latrobe's natural environment significantly contribute to local identity, the municipality's attractiveness as a place to live and work as well as providing a range of recreation opportunities for locals and visitors. Community consultation undertaken during Live Work Latrobe Stage 1 also identified a collective desire for a cleaner and greener City. This Rural Land Use Strategy seeks to protect and enhance these important assets.

SIGNIFICANT FLORA AND FAUNA

Within the City there are 22 Ecological Vegetation Classes that are classified as Rare, Endangered or Vulnerable in the Strzelecki Ranges and Gippsland Plain, Highlands – Southern Fall or Gippsland Plain bioregions. There are also a number of rare and threatened plant communities specially protected under the Flora & Fauna Guarantee Act 1988, including Central Gippsland Plains Grassland in the Latrobe Valley, Cool Temperate Rainforest in protected gullies in the Strzelecki Ranges and Forest Red Gum Grassy Woodland which occurs within the valley floor.

Three birdspecies found in Latrobe are listed in the Environment Protection and Biodiversity Conservation Act 1999. This includes the Helmeted Honeyeater, Regent Honeyeater and Swift Parrot. New developments that threaten the species or its habitat require the approval from the Federal Minister for Environment

Action Statements under the Flora and Fauna Guarantee Act 1988 have been prepared for several species recorded in Latrobe City, including Filmy Maidenhair, Barking Owl, Blue-billed Duck, Giant Gippsland Earthworm, Great Egret, Greater Glider, Helmeted Honeyeater, Intermediate Egret, Little Egret, Masked Owl, Narracan Burrowing Cray, Powerful Owl, Regent Honeyeater, Sooty Owl, Spot-tailed Quoll, Strzelecki Burrowing Cray, Swift Parrot and White-bellied Sea-eagle, Cool-temperate Rain-forest and Slender Tree-fern. Potentially threatening processes include habitat loss, loss of hollow-bearing trees, predation by feral predators and other introduced species, increased sediment input into streams and the effect of in-stream structures on the movement of aquatic animals.

CORES AND LINKS

Strategic biodiversity score mapping shows the highest concentration of important biodiversity values are located in the Strzelecki Ranges and aligns with the College Creek catchment. Significant areas are shown at Figure 21. College Creek is the Latrobe City section of the "Cores & Links" and is of national significance for biodiversity. It lies in the high Strzelecki Ranges, bordering the Grand Ridge Road. It contains significant stands of Cool temperate Rain-forest and a number of rare and threatened species of State and national significance, including the Strzelecki Koala, Slender Tree-fern and Powerful Owl.

In 2005 the following were reported within the Cores and Links area, reinforcing the areas environmental significance:

- Four plants and three animals listed under the Environmental Protection and Biodiversity Conservation Act 1999;
- Two plants and ten animals listed under the State Flora & Fauna Guarantee Act 1988;
- Seven species of animals listed under international treaties.
- Thirty plants and 24 animals classified as Rare or Threatened in Victoria.

The Cores and Links Agreement between the Victorian Government and HVP was signed in 2008, and resulted in 8,000 ha returning to public ownership and restrictions on plantation harvesting in other parts of the Cores and Links.

HVP is now returning harvested plantation within the Cores and Links to native forest reserve. Since signing the agreement, HVP have returned on average, about 100 ha of plantation to native forest each year.

POTENTIAL BIOLINK

The West Gippsland Catchment Management Authority has prepared mapping that identifies a potential biolink, within which there is an opportunity to achieve significant gains in ecological connectivity - a critical element in habitat restoration and climate change adaptation (Figure 21). This corridor provides the opportunity to create a biodiversity link between the Strzelecki bioregion in the south with the southern fall of the Victoria's Alpine region in the north.

The biolink includes mined land. The State Government is currently developing the Latrobe Valley Rehabilitation Strategy which will outline key directions specific to each of Latrobe City's mine areas. There is an opportunity to value-add to mine rehabilitation and enhance biodiversity values through revegetation of mine sites within or connected to the biolink corridor.

Latrobe City can support the implementation of the biolink by identifying in policy the extent of the biolink, and:

- Supporting revegetation and natural regeneration to extend, enhance and connect existing areas of remnant native vegetation,
- Encouraging biodiversity conservation in both rural and urban landscapes and across all land tenures,
- Achieving a reversal within the municipality of the long-term decline in the extent and quality of native vegetation and biodiversity, leading to a net gain, and
- Encouraging landholders to pursue a target of 30% of native vegetation across the landscape as a critical threshold for biodiversity conservation.
- Elsewhere, and especially in the Strzelecki Ranges from Boolarra to Gormandale, roadside vegetation that provides actual or potential linkages between public and private land remnants should be protected from destructive processes or disturbance.

STRZELECKI KOALA

For a number of years, the evidence has been building of the importance of the Strzelecki Ranges / Southern Gippsland koala population. It is one of the most genetically diverse, and therefore genetically resilient, koala populations remaining in south-eastern Australia. Recent studies have identified a continuous food tree habitat area in the Strzelecki Ranges south of Churchill, from Budgerie to Balook and around Morwell National Park. Both the existing koala populations and their food tree habitat are a significant environmental value located within Latrobe City, which should be prioritised and protected.

Mountain Grey Gum (*E. cypellocarpa*), Strzelecki Gum (*E. strzeleckii*) and Southern Blue Gum (*E. globulus*) were isolated as the species most preferred by koalas within the area, while preferential utilisation of Strzelecki Gum is the first time this species has been reported as an important koala food tree. The research also highlighted the importance of habitat connectivity across the landscape.

Recent research identified that the primary threats are fire and loss of habitat; recommending that maintaining widely dispersed populations in sufficiently large areas of suitable medium to high carrying capacity habitat (i.e. defined in terms of larger size-class trees) is fundamental to longer term sustainable management.

RURAL LANDSCAPES

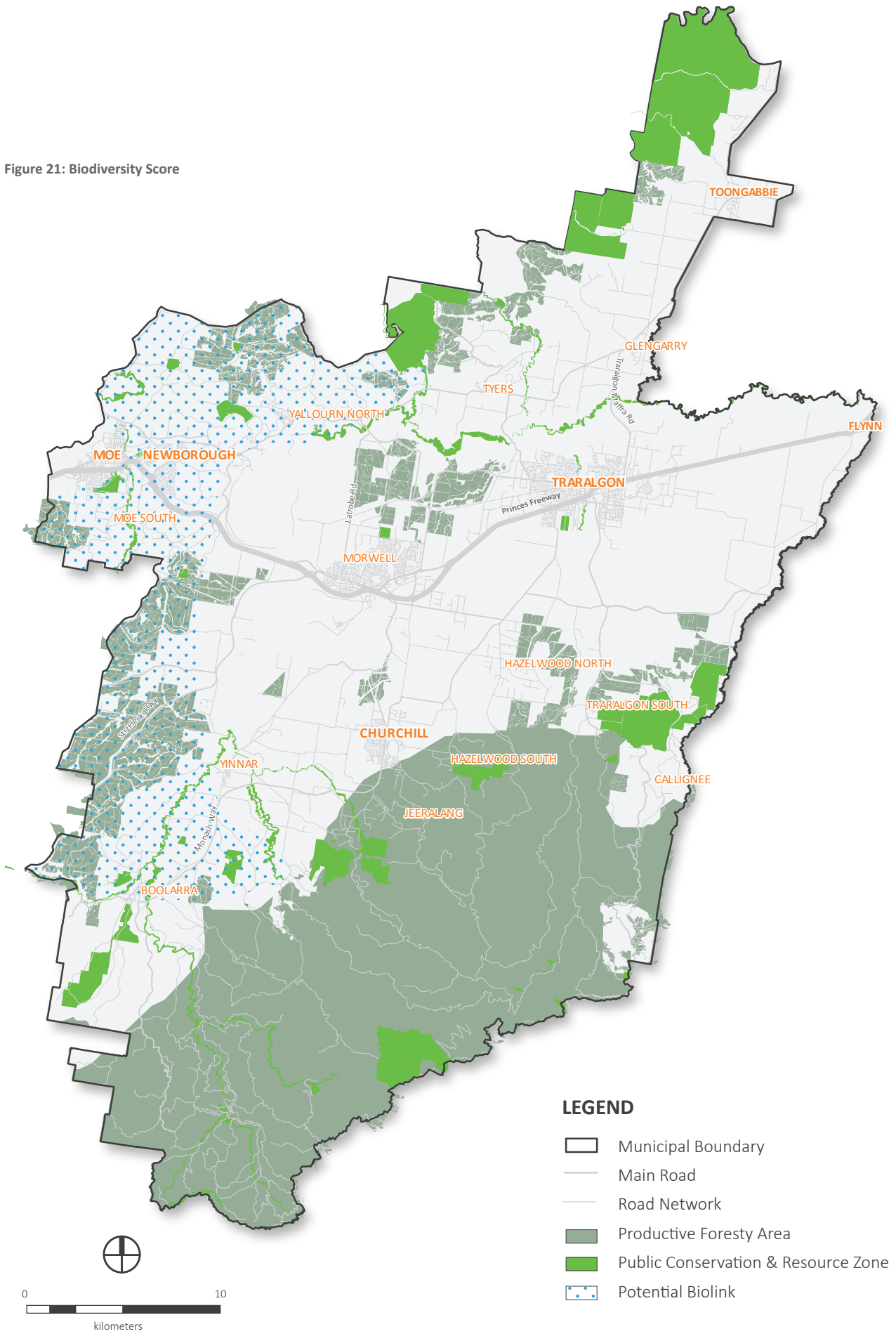
The rural landscapes of Latrobe City are diverse ranging from traditional broadacre farming landscapes to rural residential settlements to pristine natural environments. Currently there are no strategic policy directions for landscape protection.

The Live Work Latrobe Stage 1 Policy Directions Report noted that there is a lack of certainty as to what may or may not be significant and that there is a community desire for rural townships to prosper, but not at the expense of the valued rural character. Further strategic work is required to describe and characterise the City's rural areas, identify significant landscape values and prepare appropriate supporting policy.

Table 15: Objectives & Actions

OBJECTIVE	Recognise, protect and enhance Latrobe's environmental and landscape values.
ACTIONS	<p>Amend the Municipal Strategic Statement include reference to the following:</p> <ul style="list-style-type: none"> ▪ Interrelationship between the preservation of biodiversity values, farm productivity, amenity, liveability and tourism. ▪ Nationally significant biodiversity values within the Cores and Links area. ▪ Nationally significant Strzelecki Koala population. ▪ Include reference to Strzelecki Alpine Biolink. <p>Explore the application of appropriate 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 core habitat locations.</p> <p>Investigate the application of the Public Conservation and Resource Zone to areas of State Forest and / or recognised conservation parks not in private ownership.</p> <p>Investigate significant roadside habitat and vegetation values within Latrobe City and explore application of appropriate planning scheme tools to protect rare or endangered vegetation species located within roadsides.</p> <p>Undertake a landscape assessment of rural areas and apply appropriate planning scheme tools to protect significant areas.</p> <p>Collaborate with adjoining municipalities to strengthen the Strzelecki- Alpine Ranges biodiversity corridor.</p> <p>Target Latrobe City's landowner grant and investment programs towards the Strzelecki- Alpine Ranges biodiversity corridor.</p> <p>Support relevant agencies, organisations and landowners to identify and record significant flora and fauna found within the Strzelecki- Alpine Ranges biodiversity corridor.</p> <p>Work with the Latrobe Valley Mine Rehabilitation Advisory Committee to explore opportunities for the rehabilitation of mine areas to form part of the Strzelecki- Alpine Ranges biodiversity corridor.</p> <p>Promote and support community awareness of Latrobe City's koala population to the future resilience of koalas nationally.</p>

Figure 21: Biodiversity Score



8

RURAL LIVING



8.1 POLICY CONTEXT

The following national, State, regional and local strategic documents are relevant to rural living. A detailed analysis of these documents is contained in the Live Work Latrobe Background Report (2016) and at Appendix A.

Table 16: Policy Context

RELEVANCE	POLICY
STATE RELEVANCE	Practice Note 37- Rural Residential Development
	Practice Note 42- Applying the Rural Zones
REGIONAL RELEVANCE	Gippsland Regional Growth Plan
LOCAL RELEVANCE	Traralgon Growth Areas Review
	Profile of Bushfire Risk within Latrobe City
LATROBE PLANNING SCHEME	State Planning Policy Framework:
	Clause 11.07 Regional Victoria
	Clause 11.10 Gippsland
	Clause 13.02 Floodplains management
	Clause 13.05 Bushfire
	Clause 21.07-10 Stone Resources Overview

15 <https://www.planning.vic.gov.au/bushfire-protection/bushfire-planning/bushfire-planning/regional-assessments>

8.2 RURAL DEMAND & SUPPLY ANALYSIS

Rural residential development occurs across the municipality and provides a valuable and highly sought after lifestyle choice for current and future residents of Latrobe. According to Practice Note 37 'rural residential development' refers to:

Land in a rural setting, used and developed for dwellings that are not primarily associated with agriculture. Some agriculture may take place on the land however it will be ancillary to the use for a dwelling. It is likely to be carried on for 'lifestyle' reasons and is unlikely to provide a significant source of household income

For the purposes of this analysis, rural residential development includes land currently included in the Rural Living Zone. Land zoned Low Density Residential Zone has been assessed as part of the development of the Latrobe Housing Strategy and is therefore excluded from this analysis.

DEMAND ANALYSIS

It is forecast that over the next 15 years the overall population of Latrobe will increase by 8,560 residents requiring an additional 5,000 dwellings. The majority of growth will be accommodated in existing townships, particularly Traralgon.

Rural residential development will provide a component of future housing growth, however it is noted that population forecasts do not include specific dwelling projections for rural residential development.

URBAN DEVELOPMENT PROGRAM DATA (2009)

According to data prepared as part of the Urban Development Program – Regional Residential Report in 2009 low density lot construction measured from 2005/06 to 2008/09 averaged 45 lots per annum, representing 9% of all residential lot construction in Latrobe. This analysis incorporates lots included in the RLZ as well as the LDRZ.

The majority of development occurred in the townships of Hazelwood North (42%), Traralgon (26%) and Moe South (9%).

RESIDENTIAL AND RURAL RESIDENTIAL LAND ASSESSMENT (2009)

In February 2009, consultants Essential Economics were engaged by Council to prepare forecasts of the future residential and rural residential land requirements in thirteen precincts across the municipality. The analysis considered current and future demand, as well as current and future land supply, by residential zone.

The assessment found that dwellings within rural living zones accounted for approximately 5% of all residential development between March 2006 and April 2008, with an annualised development rate of 17.6 dwellings.

BUILDING PERMIT ANALYSIS

An analysis of building permit data from 2007-2017 has been undertaken. Over this ten year period a total of 320 new dwellings have been constructed in the RLZ, at an average rate of 29 dwellings per year. Figure 22 illustrates that the most building activity has varied throughout this period, with peaks during 2009 and 2010.

Figure 22 – Building Permit Approvals in RLZ By Year 2006-2016

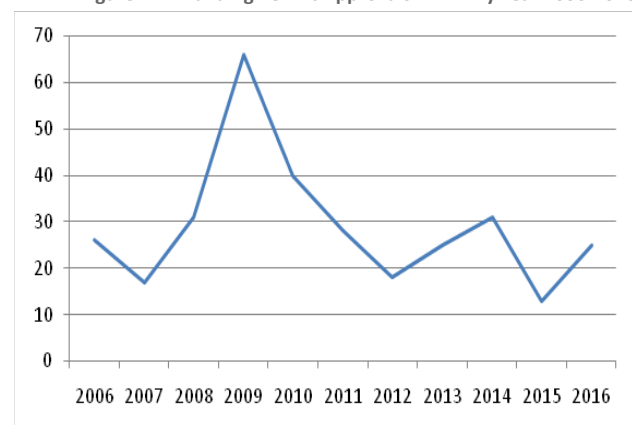
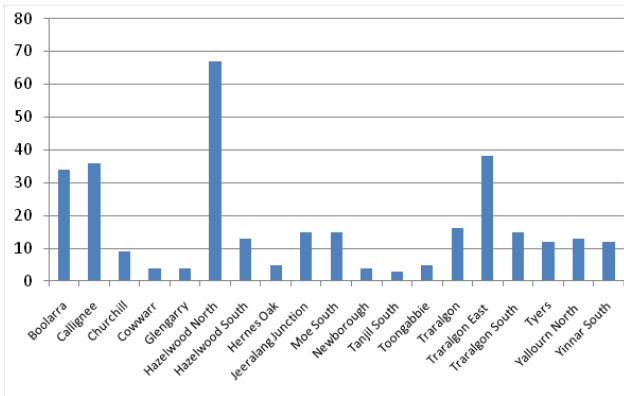


Figure 23 provides a summary of building permit approvals by location between 2006 and 2016. This analysis indicates that throughout this period the overwhelming majority of rural residential development has occurred in Hazelwood North (20.9%), followed by Traralgon East (11.9%), Callignee (11.3%) and Boolarra (10.6%).

Figure 23: Number of Building Permits by Location 2006-2016



FINDINGS

The following observations are made in regard to demand for lots within the Rural Living Zone:

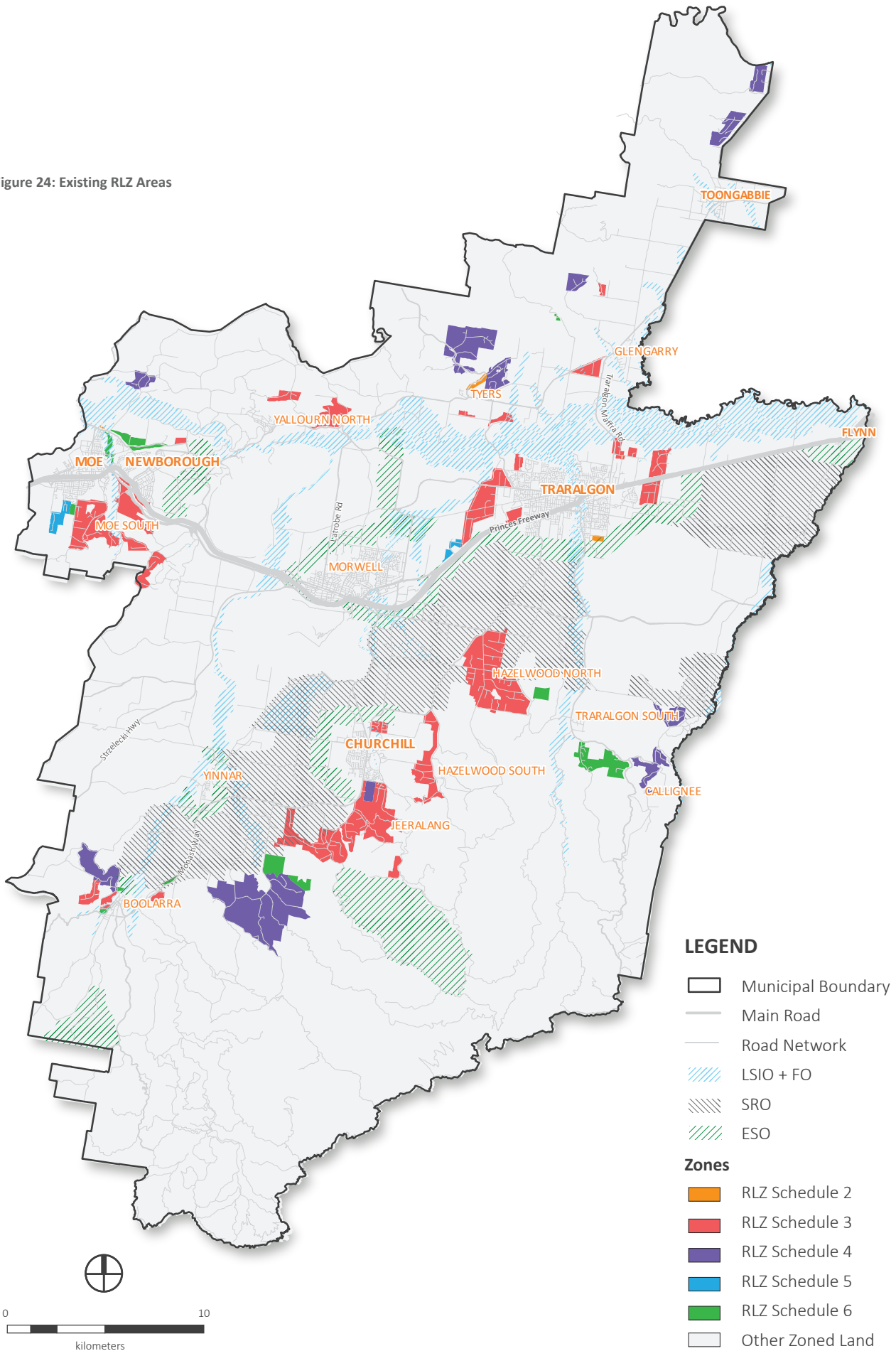
- Demand for lots within the Rural Living Zone has varied over the last ten years
- Peak demand for dwellings occurred during 2009 and 2010, where there were 66 and 40 dwellings were respectively approved
- There was a significant downturn in building approvals in 2015 where only 13 permits were issued. Demand appears to have rebounded, with 25 building permits approved in 2016.
- The greatest demand for rural living dwellings has been in Hazelwood North and around Traralgon

SUPPLY ANALYSIS

There is currently 7,121 ha of land included in the RLZ in Latrobe, contained in six separate schedules to the zone ranging in size from 0.4ha to 8ha. The following map illustrates the distribution of the schedules across the municipality. It is noted that whilst Rural Living Zone Schedule 1 is in the Latrobe Planning Scheme there is no land currently with that zoning.

Much of the existing land within the Rural Living Zone is constrained by the Bushfire Management Overlay and to a lesser extent the Land Subject to Inundation Overlay and State Resources Overlay.

Figure 24: Existing RLZ Areas



LEGEND

- Municipal Boundary
- Main Road
- Road Network
- LSIO + FO
- SRO
- ESO

Zones

- RLZ Schedule 2
- RLZ Schedule 3
- RLZ Schedule 4
- RLZ Schedule 5
- RLZ Schedule 6
- Other Zoned Land

RESIDENTIAL & RURAL RESIDENTIAL LAND ASSESSMENT REPORT

The Residential and Rural Residential Land Assessment (2009) contains an analysis of the demand and supply of residential and rural residential land across Latrobe City and in 11 key precincts as well as two rural living precincts. The assessment sought to provide input into the preparation of revised Small Town Structure Plans and future strategic land use planning studies.

Table 17 presents an approximation of the current supply of rural living zoned land throughout the Latrobe City. It is based on the supply of 'total vacant lot potential' land as reported in the 2009 study compared with building approvals since 2008. It is highlighted that Hazelwood South was not included in the Residential and Rural Residential Land Assessment (2009).

The following observations are made regarding the supply of rural living zoned land:

- Some areas of the municipality have no capacity for further rural living development. This includes Boolarra, Yinnar and Traralgon.
- Some areas of the municipality have experienced little demand for rural living over recent years and have capacity to accommodate future growth. These locations include Churchill and Moe-Newborough.

Table 17: Supply of Rural Living Land

TOWNSHIP	TOTAL VACANT LOT POTENTIAL (2009)	BUILDING APPROVALS SINCE 2009
Traralgon	42	48*
Moe-Newborough	39	12
Churchill	56	6
Toongabbie	5	1
Glengarry	4	2
Tyers	19	8
Yallourn North	17	11
Traralgon South	23	14
Boolarra	25	27
Hazelwood North	74	45
Yinnar South	15	11
Other RLZ Precincts**		51
TOTAL	319	236

Based on data contained in Essential Economics (2009) Residential and Rural Residential Land Assessment

* Includes Traralgon and Traralgon East

**Calignee, Cowwarr, Hernes Oak, Jeerlang Junction, Tanjil South

FUTURE DEMAND & CAPACITY

This study has not included a detailed review of the current availability of rural living zoned land. Notwithstanding, it is considered the above assessment provides an accurate reflection of the current supply of rural residential land.

Based on the above it is estimated that there are currently approximately 83 vacant available lots within the Rural Living Zone, suitable for dwelling development. Using an annual development rate of 29 dwellings per year, this equates to 2.8 years of supply Rural Living Zone land available across the municipality.

The State Planning Policy Framework advocates that Councils generally retain a fifteen year supply of land. On this basis there is currently a deficit in Rural Living zoned land across the City.

Using this rate of demand it is projected that a total of 435 rural living lots are required to provide 15 years of supply for the City. It is estimated that the City currently has 83 vacant Rural Living zoned lots, meaning an additional 352 lots are required to provide for future demand.



8.3 NEW RURAL LIVING PRECINCTS

This Rural Land Use Strategy identifies five new rural living precincts in order to provide adequate long term land supply for the City. The areas are illustrated through Figures 26-30.

The Rural Land Use Strategy identifies five candidate future Rural Living Zone areas. A detailed description and analysis of these areas is provided below. It is acknowledged that there may also be opportunities to increase the supply of Rural Living Zoned land through the 'down zoning' of existing rural living zone areas to schedules with a smaller minimum lot size.

These areas have the potential to yield between 299 and 699 rural living zone lots, plus an additional 75 low density residential lots.

PRINCIPLES FOR RURAL RESIDENTIAL DEVELOPMENT

The following principles have been developed to provide a basis for a policy addressing rural residential development in Latrobe. These principles have also been applied in identifying appropriate locations for new rural living areas across the municipality. The principles are consistent with and implement relevant planning policy and practice notes:

- Rural residential development is discouraged on productive agricultural land and areas which support State significant natural resources.
- The existing townships and settlements within Latrobe, including land within the residential zones, will remain the focus for new dwelling development in order to avoid further fragmentation of rural land and land use conflicts.
- Rural residential development will not impede the long-term urban growth of Latrobe's settlements.
- Rural residential development will be located in areas currently serviced by physical and social infrastructure, or in locations where infrastructure improvements can be undertaken without significant cost or environmental impacts.
- The location of rural residential development will seek to avoid or minimise adverse impacts on the environment, native vegetation and biodiversity.
- Rural residential development is discouraged in areas prone to environmental hazards, and where the risk or environmental cost of making people safe is too high.

APPROACH

Seven investigation areas in Churchill, Moe South, Toongabbie, Tyers, Boolarra, Hazelwood North and Glengarry have been identified for further investigation to determine their suitability to support future rural residential development as well as their theoretical capacity to accommodate future growth.

In each of the townships, three scenarios were applied to theoretically test the capacity of each investigation area to accommodate various subdivision sizes.

Investigation areas were identified in the base cadastral layer and existing lot sizes were calculated in hectares. The existing lot size was then divided by the proposed lot size (e.g. 2ha or 4ha) and then subtracted by 1, to account for the existing lot. Results were rounded down to the nearest whole number and then tallied within the investigation area to determine the net lot yield.

The methodology used in this assessment has a number of limitations and does not consider:

- Existing dwelling on the lot
- Lot access, shape or orientation
- Topography and other environmental constraints
- Land ownership

DEVELOPED RLZ AREAS

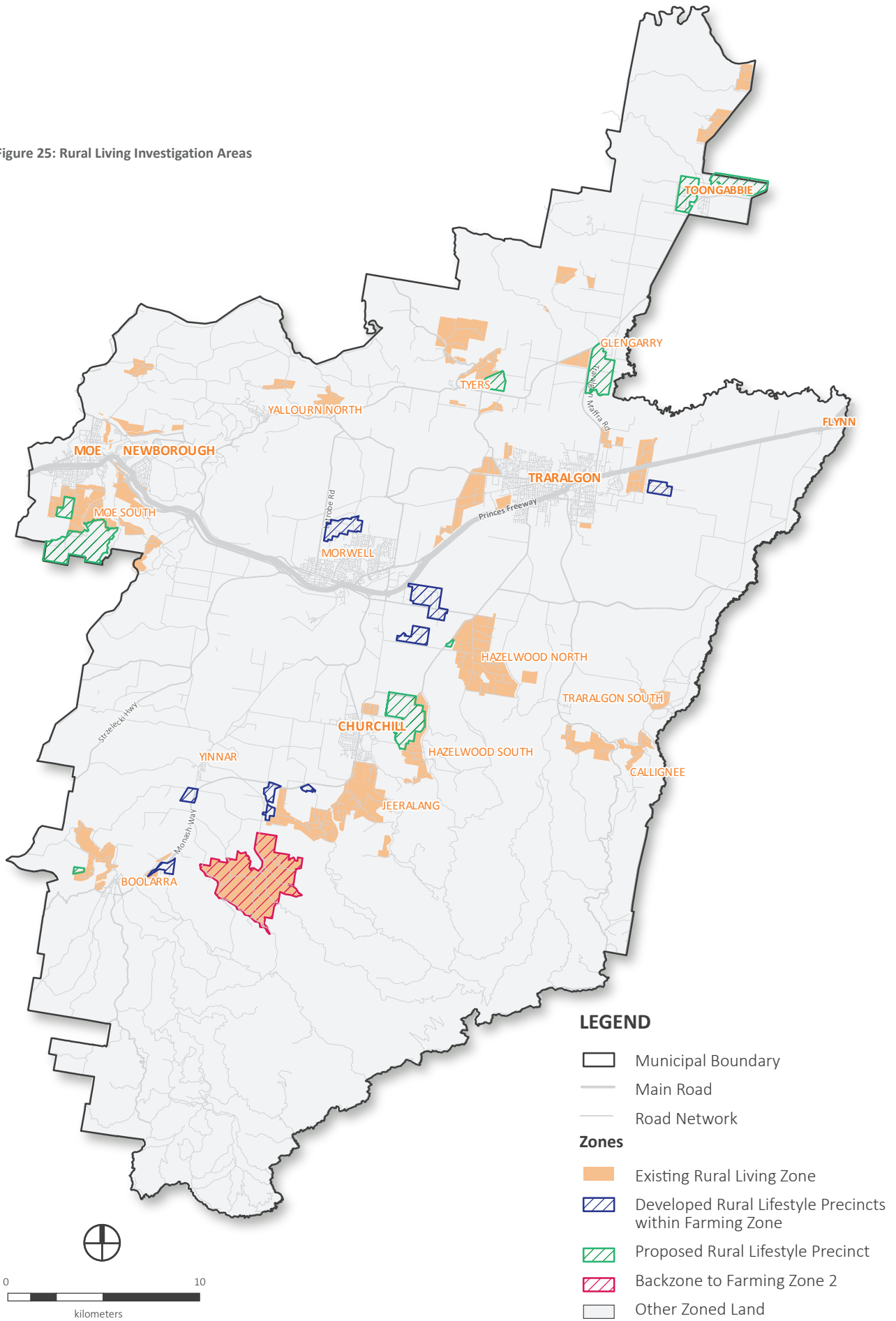
This Strategy also identifies nine 'Developed Rural Living Precincts within the Farming Zone'. These locations are currently included in the Farming Zone, but have been developed as rural residential settlements. The rezoning of these areas to Rural Living Zone is considered to comply with the relevant Practice Notes and principles outlined in this Strategy.

These areas are illustrated at Figure 25.

YINNAR SOUTH FZ2

This Strategy recommends that land currently zoned Rural Living Zone be rezoned to the proposed Farming Zone, Schedule 2 - Mixed Farming. This area is surrounded by State forest and timber plantations. It is also subject to bushfire risk, in steep terrain with limited road access. The area supports large undeveloped lots mixed with some established rural residential development. Given the isolation of this existing area, coupled with its vulnerability to bushfire, it is recommended that the precinct is backzoned. This area was previously in the Rural Residential Strategy (2002) for inclusion in the (then) Rural Zone.

Figure 25: Rural Living Investigation Areas



CHURCHILL INVESTIGATION AREA

An investigation area to the east of Churchill was identified as a location for potential rezoning to Rural Living Zone as shown below. The investigation area contains 25 lots ranging in size from 0.1 ha to 101ha with a combined total of area of 538.8ha. The median lot size within the investigation area is 16.15ha.

The land is currently zoned for farming purposes and is generally unconstrained by vegetation or built structures. There appears to only be a small number of scattered buildings and farming sheds distributed across several of the lots.

The main Churchill Township is located approximately 4km west of the investigation area.

Along the northern boundary of the investigation area is Farming Zone land which is subject to the State Resource Overlay (SRO1). Along the eastern boundary is a shoulder of smaller lots which are zoned for rural living. To the south of the investigation area is large lot farming land constrained by the Bushfire Management Overlay (BMO). The investigation area interfaces to the west with Federation University, the Churchill Golf Club and a cluster of low density residential dwellings.

Access through and around the investigation area is via three roads running east to west; Boldings Road, Mackeys Road and Lawless Road, all of which are sealed local roads.

The area is not subject to any environmental hazards or risks.

LOT YIELD

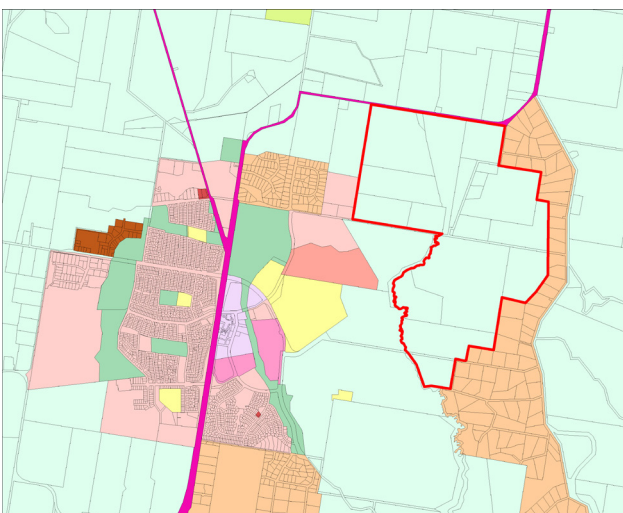
Analysis was undertaken to determine the potential of each lot to accommodate further subdivision using 2ha and 4ha subdivision scenarios. The analysis found that the investigation area could accommodate between 107 to 240 additional lots.

A summary of results is presented in the table below.

Table 18: Churchill Lot Yield

	2HA SCENARIO	4HA SCENARIO
AVAILABLE LOTS FOR SUBDIVISION	19	18
TOTAL NO. OF POTENTIAL NEW LOTS (NET YIELD)	240	107

Figure 26: Churchill Investigation Area



MOE SOUTH INVESTIGATION AREA

An investigation area in Moe South was identified for potential rezoning to Rural Living Zone. The subject land is illustrated below. This area comprises 26 lots ranging from 0.6ha to 82ha in size with a combined total of 497.74ha. The median lot size within the investigation area is 3.11 hectares.

The investigation area is situated on the top of a rise, sloping down from Moe South Road towards Coalville from the east. The area contains scattered dwellings and agricultural buildings as well as patches of dense trees and vegetation. An electrical power easement runs east to west through the area.

With the exception of a segment of land in the south-eastern corner of the investigation area which is covered by the BMO, the remaining area is unconstrained by overlays. Land covered by the BMO is generally undeveloped however contains patches of dense vegetation.

The investigation area interfaces with rural living zoned land to the north and undulating farming land to the east and west. The municipal boundary between Baw Baw Shire and Latrobe forms the southern boundary of the investigation area.

Moe South Road and Coalville Road run along the north-western and eastern boundaries and are connected from east to west by Rosatos Road, all of which are sealed roads.

Rural residential development in this location is unlikely to adversely impact agricultural productivity in the surrounding area.

LOT YIELD

Analysis was undertaken to determine the potential of each lot within the investigation area to accommodate 2ha and 4ha subdivision scenarios. This area has the potential to yield between 95 and 215 new allotments.

It is recommended that the proposed area along Wirraway Street has a minimum lot size of 8ha applied, due to its bushfire risk and extent of existing vegetation.

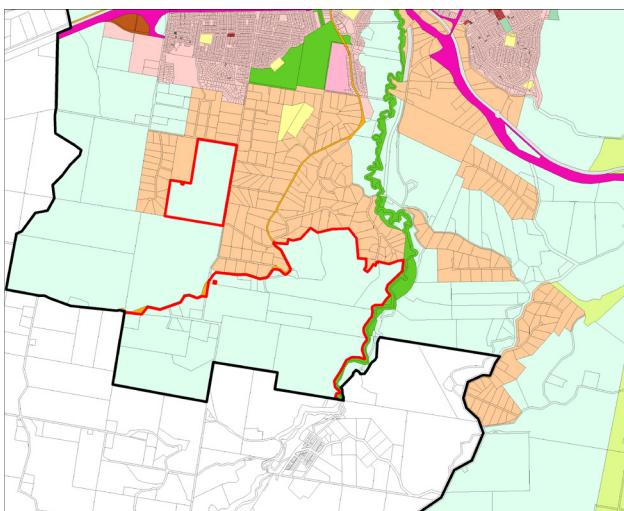
Likewise it is anticipated that lot yield may be less in the southern extent of the investigation area due to bushfire risk.

A summary of results is presented in the table below.

Table 19: Moe Lot Yield

	2HA	4HA	8HA
AVAILABLE LOTS FOR SUBDIVISION	15	11	1 (WIRRAWAY ST)
TOTAL NO. OF POTENTIAL NEW LOTS (NET YIELD)	215	95	7

Figure 27: Moe Investigation Area



HAZELWOOD NORTH INVESTIGATION AREA

An investigation area to the west of Hazelwood North, located directly adjacent to the existing rural living zoned land. The area comprises one lot, 19.61 Ha in size that is uncumbered by any overlays. The subject land is illustrated below.

The investigation area is situated on relatively flat land which currently supports a dwelling, agricultural buildings and sparsely vegetated.

The land is approximately 1844m from plantation to the east and 2310m from the nearest industrially zoned land.

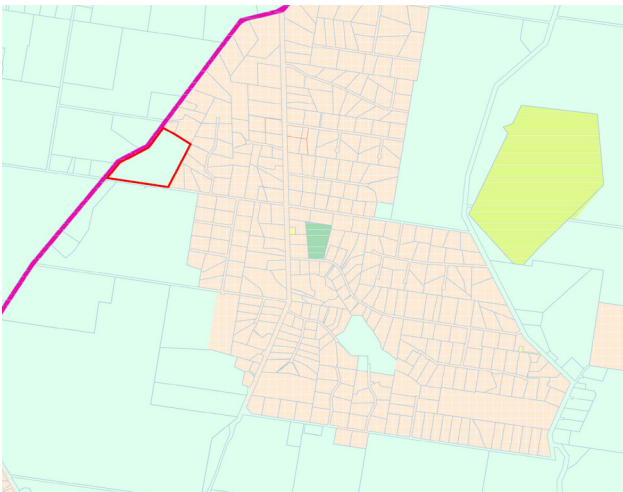
Hazelwood Road traverses the area’s western boundary and Church Road along the southern boundary. Both of which are sealed roads.

As the land sits in an Agricultural Class 4, is not encumbered by the State Resource Overlay and a suitable distance from the plantation. It is recommended that this area be investigated further for future rezoning.

Table 20: Hazelwood North Lot Yield

	2HA	4HA
AVAILABLE LOTS FOR SUBDIVISION	1	1
TOTAL NO. OF POTENTIAL NEW LOTS (NET YIELD)	9	4

Figure 28: Hazelwood North Investigation Area



LOT YIELD

Analysis was undertaken to determine the potential of each lot within the investigation area to accommodate 2ha and 4ha subdivision scenarios. This area has the potential to yield between 4 and 9 new allotments.

A summary of results are presented in the table below. The existing lot sizes of each lot are shown in the map below.

BOOLARRA INVESTIGATION AREA

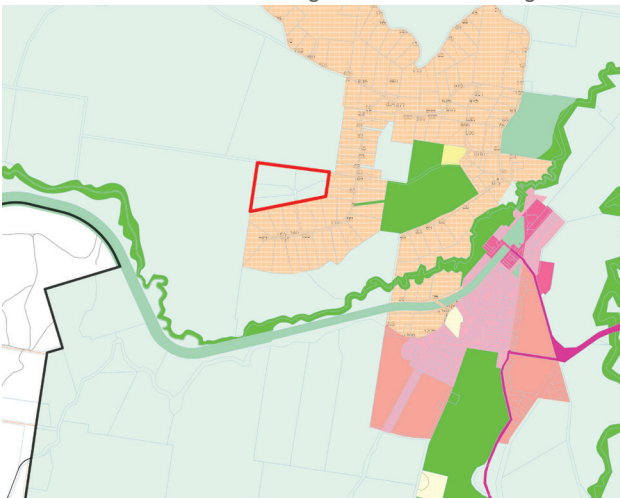
An investigation area to the south-west of Boolarra was identified during consultation. The subject land is illustrated below.

The area is in a court that runs off Bunderra Drive. It is directly adjacent to an existing rural living area to the south and plantation to the west.

The area is constrained by the Bushfire Management Overlay. It is acknowledged that according to the Profile of Bushfire Risk within Latrobe City Report (2015) prepared by the CFA in partnership with DEWLP and Parks Victoria, Boolarra is the third highest risk locality in the City.

It is acknowledged that the subject area is located in an area of agricultural productivity. However due to the rural residential development in this location being unlikely to adversely impact agricultural productivity in the surrounding area.

Figure 29: Boolarra Investigation Area



LOT YIELD

The area currently has 4 two hectare lots, and 1 four hectare lot. While one lot could be further subdivided if the the minimum lot size is 2 hectares. At 4 hectares, there is no further lot yield.

TOONGABBIE INVESTIGATION AREA

Two sub investigation areas are located within Toongabbie:

- Core land for potential rezoning to LDRZ, located directly adjacent to the existing residential zoned land to the east and west of the township. The area to the east is generally bounded by Hill Street, Main Street and Rosedale Creek. The area to the west is generally bounded by Gales Lane, Page Lane and Hill Street. The total area comprises 25 lots ranging from 0.7ha to 3.3ha with a total area of 46 ha.
- Peripheral areas for potential rezoning to RLZ. The proposed RLZ investigation areas comprise 112 lots ranging from 0.02ha to 17.1ha with a total area of 561ha. The median size for lots identified for RLZ is 2.1ha.

The investigation areas are located in close proximity to the Toongabbie town centre.

The investigation area is generally flat and sparsely vegetated. The existing subdivision pattern is fragmented, particularly to the west of the township. As a result of the fragmented land pattern, there is a number of existing rural lifestyle dwellings distributed throughout the investigation area.

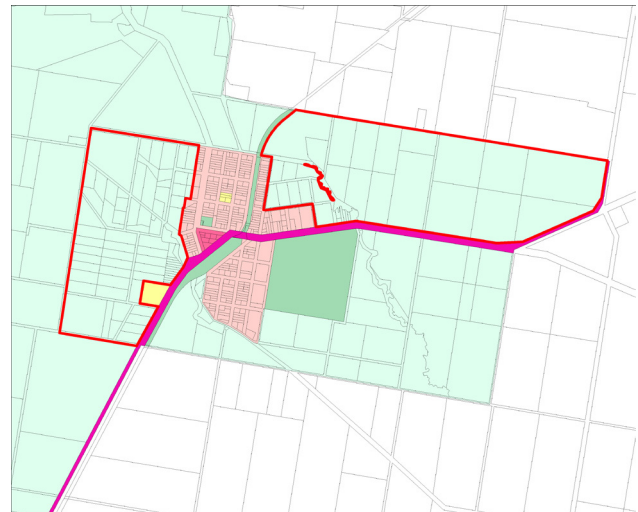
The Land Subject to Inundation Overlay extends in a north-south direction in two discrete locations within the investigation area.

Larger lot farming land comprises the majority of land to the west of the investigation area. Land to the north, south and east of the investigation area is farming land located within Wellington Shire Council.

There are a number of through roads and access links throughout the investigation area, including main arterials Traralgon-Maffra Road and Old Walhalla Road.

Rural residential development in this location is unlikely to adversely impact agricultural productivity in the surrounding area.

Figure 30: Toongabbie Investigation Area



LOT YIELD

Analysis was undertaken to determine the potential of each lot within the investigation area to accommodate 2ha and 4ha subdivision scenarios. This area has the potential to yield between 34 and 91 new allotments.

A summary of results is presented in the table below.

Table 21: Toongabbie Lot Yield

	2HA	4HA
AVAILABLE LOTS FOR SUBDIVISION	17	14
TOTAL NO. OF POTENTIAL NEW LOTS (NET YIELD)	91	34

LDRZ AREA

Analysis of the areas proposed for LDRZ was undertaken based on future subdivision potential of 0.4ha per lot. Rezoning of this land has the potential to yield approximately 75 new dwellings.

Table 22: Toongabbie LDRZ Yield

	NUMBER OF AVAILABLE LOTS (>0.8HA)	0.4 NET YIELD
TOTAL NO. OF LOTS	24	75

TYERS INVESTIGATION AREA

An investigation area to the east of Tyers was identified in the Traralgon Growth Area Review (TGAR) (2014) for future rural residential development. The subject land is illustrated at Figure 29.

The investigation area is situated on relatively flat land which currently supports scattered dwellings, agricultural buildings and vegetation.

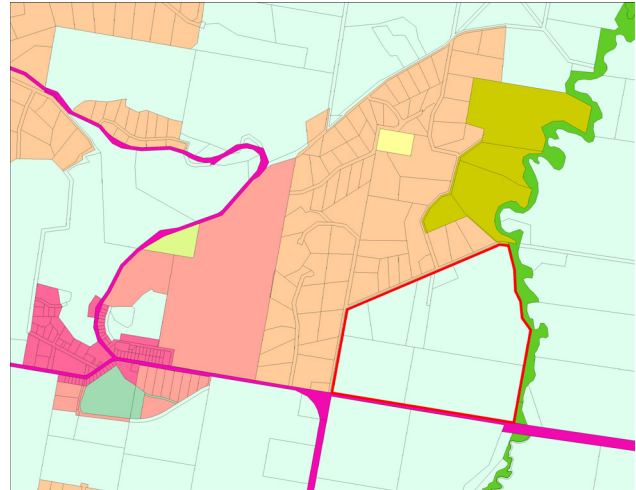
With the exception of a segment of land which traverses the area’s eastern boundary along Rintoul Creek that is covered by the LSIO, the remaining area is unconstrained by overlays. The investigation area interfaces with Rural Living zoned land to the north and farming land to the east and west.

It is acknowledged that according to the Profile of Bushfire Risk within Latrobe City Report (2015) prepared by the CFA in partnership with DEWLP and Parks Victoria, Tyers is the Highest Risk Locality in the City. Although the subject area is not affected by the Bushfire Overlay the surrounding area is vulnerable to bushfire.

Glengarry West Road traverses the area’s southern boundary and Mays Road the western boundary. Both are sealed roads.

It is acknowledged that the subject area is located in an area of agricultural productivity. It is therefore recommended that no further rural residential development is approved in Tyers beyond what is proposed in this Rural Land Use Strategy. It is also recommended that a township boundary be established around the settlement to limit future growth and protect the agricultural integrity and potential of the surrounding area.

Figure 31: Tyers Investigation Area



LOT YIELD

Analysis was undertaken to determine the potential of each lot within the investigation area to accommodate 2ha and 4ha subdivision scenarios. This area has the potential to yield between 12 and 30 new allotments.

Table 23: Tyers Lot Yield

	2HA SCENARIO	4HA SCENARIO
AVAILABLE LOTS FOR SUBDIVISION	4	3
TOTAL NO. OF POTENTIAL NEW LOTS (NET YIELD)	30	12

8.3.7 GLENGARRY INVESTIGATION AREA

An investigation area to the south-west of Glengarry was identified in the Traralgon Growth Area Review (TGAR) (2014) for future rural residential development. The subject land is illustrated below.

The investigation area is situated on relatively flat land which currently supports scattered dwellings, agricultural buildings and vegetation.

With the exception of a segment of land which traverses the area’s southern boundary along the Latrobe River that is covered by the Floodway Overlay, the remaining area is unconstrained by overlays. The investigation area interfaces with the township to the north, Rural Living zoned land to the west and farming land to the east and south.

Traralgon-Maffra Road, a sealed road, traverses the area’s western boundary. Black Tank Road, an unsealed road, extends through the centre of the area.

It is acknowledged that the subject area is located in an area of agricultural productivity. It is therefore recommended that no further rural residential development is approved in Glengarry beyond what is proposed in this Rural Land Use Strategy.

LOT YIELD

Analysis was undertaken to determine the potential of each lot within the investigation area to accommodate 2ha and 4ha subdivision scenarios. This area has the potential to yield between 51 and 165 new allotments.

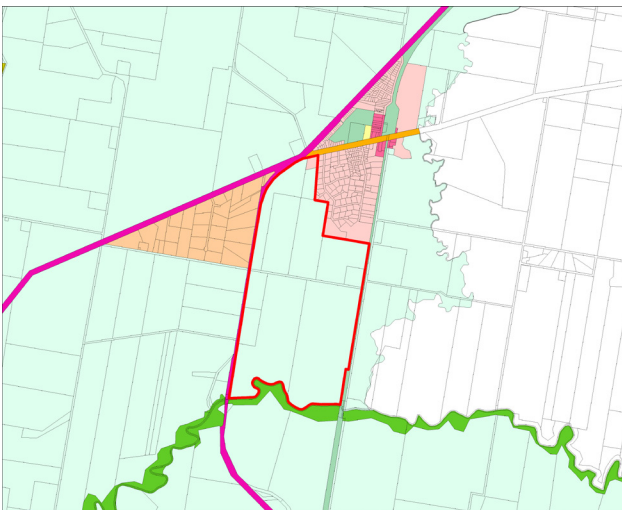
It is noted that a small portion of the investigation area is included in the Residential 1 Zone. As such potential yield may be slightly decreased.

A summary of results is presented in the table below.

Table 24: Glengarry Lot Yield

	2HA SCENARIO	4HA SCENARIO
AVAILABLE LOTS FOR SUBDIVISION	10	7
TOTAL NO. OF POTENTIAL NEW LOTS (NET YIELD)	116	51

Figure 32: Glengarry Investigation Area



8.4 RATIONALISING ZONE SCHEDULES

As previously discussed the City currently contains six schedules to the Rural Living Zone. This Rural Land Use Strategy recommends that the number of schedules be refined and rationalised in order to simplify the Latrobe Planning Scheme.

Table 24 below provides a summary of the minimum lot size for dwellings and subdivision as well as the total area of land included in each zone schedule. Figure 31 presents building approvals by Rural Living Zone schedule over the last ten years.

This analysis indicates that:

- The majority of Rural Living zoned land and building approvals has been in Schedule 3 followed by Schedule 4 and Schedule 6.
- There have been a limited number of approvals and a smaller proportion of land included in Schedule 5.
- There have been no approvals for development in Schedule 2 over the last ten years.

It is recommended that all land currently in Schedule 2 be rezoned to Low Density Residential Zone with a minimum lot size of 1ha, consistent with the current schedule requirements. The objectives and intent of the Low Density Residential Zone is considered to more appropriately reflect the characteristics of land use and development at these locations.

It is also recommended that land included within Schedule 5 be included within Schedule 4. Rural Living Zone Schedule 5 applies to discrete precincts of land in Traralgon. It is considered that a reduction in the minimum lot size for dwellings by 1ha is unlikely to cause significant adverse impacts to surrounding land uses and development. This amendment may also slightly increase lot capacity.

It is also recommended that the current Schedule 1 be deleted, as no land is included within Schedule.

Table 25: Minimum Lot Size

SCHEDULE	MINIMUM LOT SIZE	TOTAL AREA (HA)
Schedule 1	0.4 ha	-
Schedule 2	1 ha	80
Schedule 3	2 ha	3,831
Schedule 4	4 ha	2,493
Schedule 5	5 ha	143
Schedule 6	8 ha	574
TOTAL		7,121

Figure 33 Building Approvals by RLZ

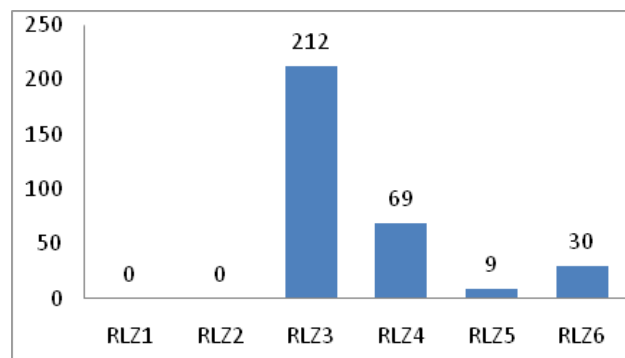


Table 26: Objectives & Actions

OBJECTIVE	Ensure a long term supply of rural living zoned land in appropriate locations.
ACTIONS	<p>Rezone land included in the Investigation Areas to Rural Living Zone to increase current supply of rural living zoned land.</p> <p>Rationalise the number of zone schedules contained in the Rural Living Zone in the manner outlined in this Strategy.</p> <p>Identify long term growth opportunities for rural living in the preparation of Structure Plans for the City's small townships.</p> <p>Structure Plans should have regard to the principles for rural residential development contained in this strategy as well as the key directions of the Rural Land Use Strategy.</p> <p>Establish township boundaries around all district and small towns to manage future residential growth and protect the agricultural significance of the area.</p> <p>Prepare a Bushfire Management Strategy for the City in partnership with the CFA to effectively manage those settlement areas across Latrobe with a high fire risk rating.</p> <p>Prepare a Rural Living Strategy to identify Rural Living Areas that are suitable for rural living development.</p> <p>Apply a DPO to areas identified for future Low Density Residential expansion to ensure well planned development pattern (i.e. road connectivity, pedestrian connections, retention of waterway corridors, significant habitat retained etc)</p>



9

RURAL LAND USE

IMPLEMENTATION



9.1 IMPLEMENTATION

This section presents a consolidated Implementation Plan to realise the vision and objectives for the Latrobe Rural Land Use Strategy. For each action the Implementation Plan indicates Council's role and the priority of the action.

COUNCIL'S ROLE

Latrobe City Council will play different roles in the implementation of this Strategy. These will vary between the roles of Planner, Provider, Advocate, Partner, Educator and Regulator. A description of these various roles is provided below.

Planner – in relation to its strategic planning responsibilities

Advocate – representing community needs and interests to Commonwealth and State Governments and the private sector

Partner – working closely with developers, investors, government departments and agencies and peak bodies

Educator – provide information to prospective investors, residents and interest groups

Regulator – ensuring that rural land uses meet town planning, building and public health regulations and expectations

PRIORITY

Actions have been prioritised into high, medium, low and ongoing to be completed over the lifetime of the strategy. Priorities should be periodically reviewed and reassessed in line with available budgets, resources and funding opportunities. The timeframe for completing prioritised actions is:

High – Action to occur over the next 1-2 years

Medium – Action to occur over the next 3-5 years

Low – Action to occur over the next 6+ years

Ongoing – Action to be undertaken on an ongoing basis

PARTNER ORGANISATIONS

This Rural Land Use Strategy identifies a number of actions which involve participation and collaboration with State, regional and local organisations to enable their realisation. These include, but are not limited to the agencies listed below.

Many of these organisations were included in the Key Stakeholder Reference Group for the Live Work Latrobe project. It is recommended that this group continue to meet on a quarterly basis for the next two years to provide progress on the implementation of the plan and collaborate on the delivery of key initiatives.

- Department of Environment, Land, Water and Planning
- Department of Economic Development, Jobs, Transport and Resources
- Regional Development Victoria
- Latrobe Valley Authority
- Committee 4 Gippsland
- Agribusiness Gippsland
- Clean Coal Victoria
- Environmental Protection Authority Victoria
- West Gippsland Catchment Management Authority
- VicRoads
- Gippsland Water
- Various Latrobe City Council departments
- Federation University and other education providers

Table 27: Implementation Plan

ACTION	ROLE OF COUNCIL	LEAD ORG	PARTNER ORG	PRIORITY
OBJECTIVE: SUPPORT AND PROMOTE AGRICULTURE BY PROTECTING PRODUCTIVE LAND FOR AGRICULTURAL PURPOSES				
Include the Rural Land Use Strategy as a reference document to the Latrobe Planning Scheme.	Regulator	LCC	DELWP	High
Insert statement in MSS discouraging land fragmentation in the Farming Zone, to retain productive agricultural land for farming purposes	Regulator	LCC	DELWP	High
Retain the Farming Zone where it currently applies	Regulator	LCC	DELWP	High
Introduce schedules to the Farming Zone that will identify areas where the current and preferred land use is: <ul style="list-style-type: none"> Schedule 1- Commercial agriculture Schedule 2 – Mixed farming- A mix of commercial and niche agriculture, large scale hobby farms and rural lifestyle 	Regulator	LCC	DELWP	High
Introduce Local Policy to restrict and guide the assessment of permits for subdivision and dwellings to minimise fragmentation, land use conflict and encroachment of agricultural land.	Regulator	LCC	DELWP	High
Make the Agricultural Productivity Mapping available to Council Officers in GIS format to ensure this information is available when assessing planning permit applications.	Regulator	LCC	DEDJTR	High
OBJECTIVE: SUPPORT AND PROMOTE FORESTRY BY PROTECTING PRODUCTIVE LAND				
Add objective to the MSS to support and promote forestry on productive agricultural land.	Regulator	LCC	DELWP	High
Retain the Farming Zone where it currently applies	Regulator	LCC	DELWP	High
Introduce schedules to the Farming Zone that will identify areas where the current and preferred land use is: <ul style="list-style-type: none"> Schedule 1- Commercial agriculture Schedule 2 – Mixed farming- A mix of commercial and niche agriculture, large scale hobby farms and rural lifestyle 	Regulator	LCC	DELWP	High
Introduce Local Policy to restrict and guide the assessment of permits for subdivision and dwellings to minimise fragmentation, land use conflict and encroachment of forestry land.	Regulator	LCC	DELWP	High
Undertake a road infrastructure assessment of key local haulage routes in partnership with VicRoads and identify any long-term improvements required to provide continued support of the forestry industry.	Partner	VicRoads	VicRoads	Medium
Encourage expansion of plantation forestry opportunities in appropriate locations, including within the Strzelecki-Alpine Biolink	Advocate	LCC		Ongoing
Amend the Municipal Strategic Statement to recognise the significant contribution plantation forestry makes to biodiversity within Latrobe City, in particular the Strzelecki Koala.	Regulator	LCC	DELWP	High

ACTION	ROLE OF COUNCIL	LEAD ORG	PARTNER ORG	PRIORITY
OBJECTIVE: SUPPORT AND PROMOTE INTENSIVE AGRICULTURE IN THE CITY				
Advocate for amendments to the State Resource Overlay and Environmental Significance Overlay – Schedule 1 to enable intensive agriculture opportunities.	Advocate / Regulator	LCC	DELWP	High
Revise Clause 21.05-7 to provide support for intensive agriculture in areas affected by the State Resource Overlay and Environmental Significance Overlay – Schedule 1.	Advocate / Regulator	LCC	DELWP	High
Update the Municipal Strategic Statement to support the establishment of intensive animal husbandry as outlined in this Strategy.	Regulator	LCC	DELWP / RDV	High
Undertake Site Feasibility Studies for the potential intensive agriculture (including animal husbandry) sites identified in this Strategy. This should include consultation with landowners and neighbouring properties as well as relevant State, local and regional agencies and departments. Investigations into infrastructure availability and capacity should also be undertaken. Continue to consult with Southern Rural Water and other agencies to understand water availability for intensive agriculture.	Planner / Partner	LCC	DELWP / RDV	High
Collaborate with neighbouring municipalities in the Economic Growth Zone and Regional Development Victoria to encourage intensive agriculture and manufacturing in Latrobe City Ensure adequate supply of suitably zoned and serviced industrial land to provide for food production and manufacturing	Partner	DELWP	LCC	High
OBJECTIVE: ENCOURAGE RURAL TOURISM OPPORTUNITIES IN APPROPRIATE LOCATIONS ACROSS THE CITY				
Introduce a Local Policy to guide assessment of planning permits for tourism activities in the Farming Zone.	Regulator	LCC	DELWP	High
Support the development of large scale tourism facilities in accordance with the principles outlined in this Strategy.	Regulator	LCC		Ongoing
Support the development of accommodation and infrastructure in conjunction with key tourism assets such as the Gippsland Plains Rail Trail and Grand Ridge Road	Regulator	LCC		Ongoing
Promote nature-based tourism and agri-food experiences such as glamping, farm stays, bed and breakfasts in appropriate locations	Regulator	LCC	Destination Gippsland	Ongoing
Apply the Rural Activity Zone in appropriate locations, as necessary, to encourage development associated with the agri-tourism sector.	Regulator	LCC		Ongoing

ACTION	ROLE OF COUNCIL	LEAD ORG	PARTNER ORG	PRIORITY
OBJECTIVE: RECOGNISE, PROTECT AND ENHANCE LATROBE'S ENVIRONMENTAL AND LANDSCAPE VALUES				
<p>Amend the Municipal Strategic Statement include reference to the following:</p> <ul style="list-style-type: none"> ▪ Interrelationship between the preservation of biodiversity values, farm productivity, amenity, livability and tourism. ▪ Nationally significant biodiversity values within the Cores and Links area. ▪ Nationally significant Strzelecki Koala population. ▪ Include reference to Strzelecki Alpine Bio Link 	Regulator	LCC	DELWP	High
Explore the application of appropriate 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 core habitat locations.	Regulator	LCC	DELWP West Gippsland CMA	Medium
Investigate the application of the Public Conservation and Resource Zone to areas of State Forest and / or recognised conservation parks not in private ownership.	Regulator Planner	LCC	Parks Victoria	Medium
Investigate significant roadside habitat and vegetation values within Latrobe City and explore application of appropriate planning scheme tools to protect rare or endangered vegetation species located within roadsides.	Regulator Planner	LCC	DELWP West Gippsland CMA	Medium
Undertake a landscape assessment of rural areas and apply appropriate planning scheme tools to protect significant areas.	Planner	LCC	DELWP	Medium
Collaborate with adjoining municipalities to strengthen the Strzelecki- Alpine Ranges biodiversity corridor.	Planner	LCC	Surrounding Municipalities	Medium
Target Latrobe City Council landowner grant and investment programs towards the Strzelecki- Alpine Ranges biodiversity corridor.	Planner	LCC	Surrounding Municipalities	Medium
Support relevant agencies, organisations and landowners to identify and record significant flora and fauna found within the Strzelecki- Alpine Ranges biodiversity corridor.	Educator	LCC	Landowners	Medium
Work with the Latrobe Valley Mine Rehabilitation Advisory Committee to explore opportunities for the rehabilitation of mine areas to form part of the Strzelecki- Alpine Ranges biodiversity corridor.	Advocate / Partner	Clean Coal Victoria	DEDJR	Ongoing
Promote and support community awareness of Latrobe City's koala population for the future resilience of koalas nationally.	Educator	LCC	West Gippsland CMA Landowners	Medium

ACTION	ROLE OF COUNCIL	LEAD ORG	PARTNER ORG	PRIORITY
OBJECTIVE: ENSURE A LONG TERM SUPPLY OF RURAL LIVING ZONED LAND IN APPROPRIATE LOCATIONS				
Rezone land included in the Investigation Areas to Rural Living Zone to increase current supply of rural living zoned land.	Regulator	LCC	DELWP	High
Backzone land currently zoned Rural Living Zone, Schedule 4 and 6 in Yinnar South to FZ2	Regulator	LCC	DELWP	High
Rationalise the number of zone schedules contained in the Rural Living Zone in the manner outlined in this Strategy.	Regulator	LCC	DELWP	High
Identify long term growth opportunities for rural living in the preparation of Structure Plans for the City's small townships. Structure Plans should have regard to the principles for rural residential development as well as the key directions contained in this Rural Land Use Strategy.	Planner	LCC		Ongoing
Establish township boundaries around Tyers and Glengarry to manage future residential growth and protect the agricultural significance of the area.	Planner	LCC	DELWP	High
Prepare a Bushfire Management Strategy for the City in partnership with the CFA to effectively manage those settlement areas across Latrobe with a high fire risk rating.	Planner Partner	CFA	DELWP	High
Apply a DPO to areas identified for future Low Density Residential expansion to ensure well planned development pattern (i.e. road connectivity, pedestrian connections, retention of waterway corridors, significant habitat retained etc)	Regulator	LCC	DELWP	High

9.2 PLANNING SCHEME CHANGES

This section discusses the key changes to zone controls proposed by this Rural Land Use Strategy. The policies will be further refined as part of the preparation of the planning scheme amendment.

As previously discussed, a key recommendation of this Rural Land Use Strategy is to implement two discrete schedules to the Farming Zone. Schedule 1 is intended to support commercial agriculture while Schedule 2 encourages mixed niche farming. The Strategy also recommends that a range of local policies are introduced to support and inform local decision making associated with each Farming Zone schedule.

LOCAL POLICY

It is recommended that local policies or MSS be prepared to provide further guidance on assessment of planning permit applications.

SUBDIVISION - FZ1

Suggested policy objectives, strategies and decision guidelines are presented below a local policy to guide the assessment of applications for subdivision in Farming Zone 1.

OBJECTIVES:

- Limit the further fragmentation of rural land by subdivision.
- Ensure that lots resulting from subdivision are of a sufficient size to be of benefit to agricultural production.
- Encourage the consolidation of rural land.
- Provide for the incremental growth of farming enterprises.
- Ensure that small lot subdivisions do not prejudice surrounding agricultural activities.
- Prevent small lot subdivision to meet personal and financial circumstances or to create lots for 'rural lifestyle' purposes.
- Prevent the creation of irregular shaped lots. Prevent "serial" small lot subdivisions from the one lot.

STRATEGIES / POLICY

- Strongly discourage "small lot" subdivision unless the balance lot is at least the minimum lot size
- Require that the excision of a dwelling be through the re-subdivision of existing lots such that the number of lots is not increased. Excision through subdivision that increases the number of lots will be strongly discouraged.
- Require the landowner to enter into an agreement under Section 173 of the Act, which prevents the construction of a dwelling on the residual lot and prevents further subdivision of any lot so as to create another lot for an existing or future dwelling.

DECISION GUIDELINES

An application for subdivision must include:

- A report that addresses this policy
- A site plan showing proposed use and development including:
 - The nature of the existing agricultural infrastructure and activity on the land and any new proposed agricultural infrastructure and activity on the land.
 - The lot size, context and physical characteristics of the land.
- A site analysis outlining notable features of the site and surrounding area including topography, orientation, slope, vegetation, existing buildings and works, roads (made and unmade), adjoining land uses and developments, utility services, easements, soil type, any planning history of the site and other relevant features.
- Any proposal for the subdivision of land to accommodate an existing dwelling must demonstrate that:
 - The existing dwelling is no longer reasonably required for the carrying out of agricultural activities in the long term.
 - The dwelling must have established use rights under the planning scheme.
 - There are beneficial agricultural outcomes

- for the land by excising the dwelling.
- The balance lot is at least the minimum specified in the schedule to the Farming Zone.
 - The excision of the dwelling is compatible with and will not reduce the potential for farming or other legitimate rural land uses on the land, adjoining land and the general area.
 - The dwelling is at the front of the property. Long narrow lots, 'axe-handle' or island style lots will be strongly discouraged.
 - The excised lot should not include significant farm infrastructure
 - Where a dwelling has been excised from the land further subdivision (by any method) to accommodate another existing dwelling from that land will be strongly discouraged.
- An application proposing an area of greater than 2 hectares for the dwelling lot will be strongly discouraged.

DWELLINGS – FZ 1

Suggested policy objectives, strategies and decision guidelines are presented below a local policy to guide the assessment of applications for the development of a dwelling in Farming Zone 1.

OBJECTIVES:

- Discourage the proliferation of dwellings not associated with agriculture
- Ensure that the development of dwellings does not prejudice existing and future agricultural or forestry activities on surrounding land
- Ensure that agricultural and forestry land is maintained for the cost-effective production of food and raw materials
- Ensure the cost-effective servicing of towns and communities by avoiding the impacts of a dispersed population base
- Provide a consistent basis for considering planning permit applications for the use and development of dwellings in rural areas.

STRATEGIES / POLICY

- Discourage a dwelling not associated with or required for the agricultural use of the land.
- Discourage dwellings in proximity of forestry plantations to minimise bushfire risk and impacts from forestry operations

DECISION GUIDELINES

- The construction of a new dwelling will be discouraged unless it meets all of the following requirements:
- Whether the proposed new dwelling is located on a lot that has:
 - Legal frontage to a road.
 - The potential for land to be consolidated with other land to enhance agricultural productivity.
 - Will not result in a rural residential outcome in the area.
- An application for a dwelling must include:
 - The nature of the agricultural activities

on the land and whether they require permanent and continuous care, supervision or security.

- The nature of the existing agricultural infrastructure and activity on the land and any new proposed agricultural infrastructure and activity on the land.
- The proposed siting of the dwelling and whether it minimises impacts on existing and potential agricultural operations on nearby land.
- The lot size, context and physical characteristics of the land.

DEVELOPMENT OF SECOND AND SUBSEQUENT DWELLINGS

The construction of two or more dwellings on a lot will generally be discouraged unless it can be demonstrated that following requirements can be met:

- The additional dwelling/s is/are required for a caretaker assisting in the operation of the farm, such as a farm manager and farm workers.
- The dwelling/s will not inhibit the rights of existing agricultural enterprises to continue operations.
- Dwellings to be located as to have minimal impact on agricultural land (near existing infrastructure).
- In assessing an application for a second or subsequent dwelling on a lot in addition to the requirements above it is policy that:
- Second and subsequent dwellings on lots less than the minimum lot size will be strongly discouraged
- Consideration is given to the need for consolidation of existing lots in order to ensure that the dwelling(s) remain connected to the agricultural use of the land.

If a permit is granted for two or more dwellings on a lot, the applicant will be required to enter an agreement under Section 173 of the Planning and Environment Act to prevent the excision of the dwelling from the parent lot.

DWELLINGS – FZ2

Suggested policy objectives, strategies and decision guidelines are presented below a local policy to guide the assessment of applications for dwellings in Farming Zone 2.

OBJECTIVES

- Provide a consistent basis for considering planning permit application for new dwellings in rural areas
- Ensure that the development of dwellings does not prejudice existing agricultural, forestry or industrial activities on surrounding land
- Minimise the potential for conflict between rural lifestyle and commercial agriculture and industry.
- Strongly discourage second dwellings
- Promote the efficient development planned rural living estates.

STRATEGIES / POLICY

- Discourage dwellings in locations that will limit the operation of surrounding commercial agriculture enterprises – including buffers required by industry codes of practice.
- Discourage dwellings in locations that will limit the operation of surrounding agricultural uses – including buffers
- Ensure buildings are suitably designed and sited to protect the landscape characteristics of the area

DECISION GUIDELINES

- The construction of a new dwelling will be discouraged unless it meets all of the following requirements:
- Whether the proposed new dwelling is located on a lot that has:
 - Legal frontage to a road.
 - Capacity to retain all wastewater onsite
- Dwellings should not be approved where they lie within buffers established under an industry code of practice

Setbacks:

- 100 m of commercial agriculture or land with potential for commercial agriculture not in the same ownership
- 500 metres of an extractive industry

Siting

- Buildings should generally not be sited so as to breach ridgelines or hilltops.
- Where possible, development and structures should be sited to reduce development sprawl and minimise their overall visual impact.

Scale

- The dwelling should be responsive to the size of the lot and tucked in to the landscape to as to minimise bulk

Screening

- Landscaped to provide effective screening from neighbouring dwellings, roads and adjoining commercial agriculture or industrial uses
- An application for a dwelling must include:
 - A detailed site plan, drawn to scale, showing the proposed location for the dwelling and notable features of the site and surrounding area including topography, orientation, slope, vegetation, existing buildings and works, roads (made and unmade, sealed and unsealed), utility services, easements, agricultural land use on adjoining properties, soil type and other relevant features.

INTENSIVE ANIMAL HUSBANDRY

Suggested policy objectives, strategies and decision guidelines are presented below a local policy to guide the assessment of applications for intensive animal husbandry.

OBJECTIVES

- Ensure intensive animal husbandry uses are suitably located.
- Ensure the use and development of land for intensive animal husbandry does not impact on the environment.
- Protect and maintain residential amenity in Residential and Rural Living Zones through the use of buffer areas and setbacks.
- Encourage quality design and appropriate siting of intensive animal husbandry developments.

POLICY

- In addition to complying with the relevant Code of Practice, it is policy that the following design guidelines are to be considered for the siting of such developments:
 - That part of the site area, which is developed with enclosures, yards or buildings, used for the holding of animals should be suitably located and fenced.
 - Buffer areas should be contained wholly on the property where practical.
 - Landscaping of the site should be undertaken so as to remove any adverse visual impact of the development on the surrounding area.

RURAL TOURISM – FARMING ZONE 1 AND FARMING ZONE 2

Suggested policy objectives, strategies and decision guidelines are presented below a local policy to guide the assessment of applications for rural tourism in Farming Zone 1 and 2.

OBJECTIVES

- Encourage tourism development consistent with precinct land use and development outcomes, landscape and environmental values and land use and settlement patterns

STRATEGIES / POLICY

- It will be ancillary to and associated with an existing farming activity on the property;
- The primary land use will remain rural/farming in nature;
- The mix of uses will not be out of balance with, nor change the character and nature of the land use, or result in an unreasonable loss of productive agricultural land;
- The scale of the enterprise will respect the rural nature of the area, and be small, unobtrusive and not detract from the farmed rural landscape of the area.
- The design and siting of buildings will complement existing farm structures and landscape settings
- Existing agricultural or farming activity on adjoining land will not be compromised;
- The proportion of the property used for the development and ancillary infrastructure is minimised, and non agricultural development is directed to the area of lowest agricultural quality;
- The productive capacity of the land is to be preserved and where possible enhanced.
- Rural tourism opportunities that will be supported include small scale, agriculture-related or nature based activities such as bed and breakfasts, cabins, farm stays, pick-your-own, cellar door and restaurants.
- Discourage tourism uses not related to or that would introduce conflict with commercial agriculture including:
 - Camping and caravan park, Backpacker hostels, Market, Residential hotel.

DECISION GUIDELINES

An application for a tourism development must:

- Include a description of the nature and scale of the tourism development including anticipated number of daily visitors and why it needs to be located in the Farming Zone rather than in a commercial or residential area.
- Include a description of the servicing requirements including water, effluent disposal, power, external, road access, drainage, and telecommunications.
- Include a description of how the development will enhance the environmental and landscape values of the area
- Provide details of road upgrades and traffic management measures commensurate with the scale of activity and cumulative impacts on the road network.
- Demonstrate that the development will not negatively impact commercial agriculture and other rural industries.
- Demonstrate that the development is consistent with the objectives of this Rural Land Use Strategy, Council's tourism strategy and the relevant precinct objectives
- The following performance measures will be applied to new tourism developments:

Setbacks:

- 100m of an adjoining dwelling, rural industry, timber production or commercial agriculture not in the same ownership

Buffers

- Tourism developments should not be approved where they lie within buffers established under an industry code of practice

Siting

- Where possible, development and structures should be concentrated at particular locations, in a manner that reduces development sprawl and minimises their overall visual impact.

Scale

- The development should be relevant to the size of the lot and tucked in to the landscape to as to

minimise bulk

- The area of land accommodates site factors such as vegetation management, bushfire management, on-site treatment and retention of all wastewater and water sources and providing a buffer from adjoining uses.

Screening

- Buildings should be landscaped to provide effective screening from neighbouring dwellings and roads

LARGE SCALE TOURISM

Council will only support large scale tourism developments within rural areas where:

- The site selection criteria requires a rural location;
- The development will not contribute to the urbanisation of the area;
- The land use is compatible with the use of adjoining and surrounding land for agriculture or forestry and complimentary to the rural setting;
- There is a regionally demonstrated demand for such a facility;
- The facility will contribute to the tourism economy of the region, increasing accommodation options, in particular, high end and luxury markets, and is consistent with tourism strategies for the area.
- The site is strategically located with respect to tourist routes, tourist attractions and other infrastructure.
- The site has access to all relevant servicing infrastructure and the development will meet all costs for infrastructure provision to the site.

Where the criteria can be met, Council will support the application of the Rural Activity Zone to facilitate development. Rezoning proposals must be accompanied by:

A planning permit application for the proposed land use and development

A submission which addresses the above criteria. In particular the submission must:

- Provide a description of the nature and scale of the tourism development including anticipated number of daily visitors
- Explain why the proposed land use cannot be located within a town, why a rural location is required and why the particular site selected is suitable for a tourist development with respect to proximity and access to tourism features and infrastructure.
- Demonstrate how the development is to be sited and designed so that it will not compromise the precinct objectives
- Explain how the land use is consistent with tourism strategies for the area serves the region and enhances the regional tourism economy.

FARMING ZONE, SCHEDULE 1 – COMMERCIAL AGRICULTURE AND FORESTRY

This Strategy recommends that Farming Zone, Schedule 1 be applied to productive agricultural areas. This schedule seeks to promote and encourage commercial scale agriculture and forestry including livestock grazing and cropping, horticulture, intensive agriculture and forestry. The proposed schedule requirements and their rationale is discussed below.

Figure 32 illustrates the proposed application of Farming Zone, Schedule 1 and 2.

MINIMUM LOT SIZE SUBDIVISION

It is proposed that the minimum lot size for subdivision be set at 80ha.

The minimum lot size for subdivision in the Farming Zone – Schedule 1 should provide land parcels suited to agriculture and forestry production and management practices, provide for incremental growth of properties and facilitate transfer of land parcels between enterprises. Given the extensive supply of small lots in the rural areas of Latrobe further subdivision of rural land below the minimum lot size will be rarely required. Therefore two-lot subdivision, house lot excisions and boundary realignments should be strongly discouraged.

MINIMUM LOT SIZE DWELLINGS

It is proposed that the minimum lot size for a dwelling be set at 100ha.

To enable the agricultural industry to grow and accommodate industry trends, it needs access to affordable land unencumbered by unwanted infrastructure, particularly dwellings. This Strategy will therefore seek to ensure that Council has the opportunity to assess whether new dwellings are genuinely required in areas where agriculture is the desired land use outcome.

In seeking to minimise fragmentation of productive agricultural and forestry land, there is a need to achieve a cultural change in the expectation that a dwelling may be constructed on every rural lot. This review found that commercial agricultural businesses are increasing in physical size and business scale.

This, along with a trend in farm amalgamation, means that there will be limited circumstances when a new dwelling is genuinely required to undertake an agricultural enterprise.

It is therefore recommended that the minimum lot size is set, not to reflect the size of an average farm enterprise, but to break the nexus between subdivision and dwellings and afford Council the opportunity to ensure that a new dwelling in the Farming Zone is genuinely required for an agricultural purpose or compromise forestry practices.

FARMING ZONE, SCHEDULE 2 – MIXED FARMING

This Strategy recommends that Farming Zone, Schedule 2 be applied to locations where smaller scale mixed farming is undertaken. This schedule seeks to recognise areas where rural land use is a mix of commercial agriculture, hobby farming and rural residential. It is acknowledged that investment in commercial agriculture may be limited due to conversion to rural lifestyle and speculative land ownership. However, rural land in Farming Zone Schedule 2 will play an important role in providing a transition between urban centres and commercial agriculture and forestry, protecting the rural landscape, providing opportunities for rural tourism, maintaining separation between industrial and sensitive uses and promoting efficient development of zoned Rural Living estates. The proposed schedule requirements and their rationale is discussed below

MINIMUM LOT SIZE SUBDIVISION

It is proposed that the minimum lot size for subdivision be set at 40ha.

The minimum lot size for subdivision in the Farming Zone – Schedule 2 should provide land parcels that support commercial agriculture, accommodate niche agriculture and hobby farming, as well as protect the rural landscape and provide for efficient residential development as settlements grow in the future. Given the extensive supply of small lots in the rural areas of Latrobe further subdivision of rural land below the minimum lot size will be rarely required. Therefore two-lot subdivision, house lot excisions and boundary realignments should be strongly discouraged.

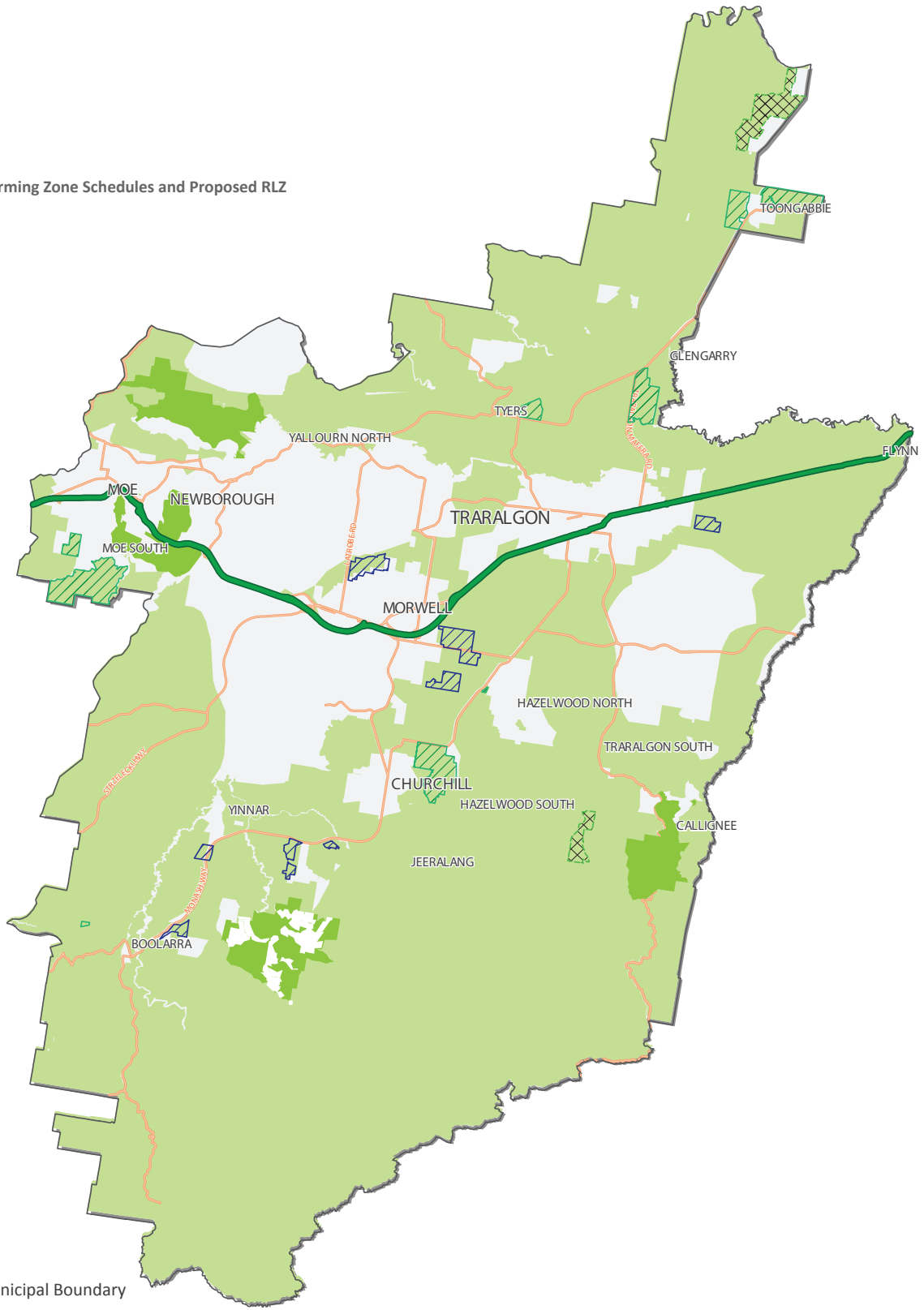
MINIMUM LOT SIZE DWELLINGS

It is proposed that the minimum lot size for a dwelling be set at 40ha.

This schedule recognises areas of fragmentation within which there is a mix of commercial agriculture and rural lifestyle development. The extent of rural residential development is not considered justification for unfettered dwelling development as this will compromise efficient development of zoned Rural Living estates and established commercial agricultural enterprises. However, a more flexible approach to dwelling development will be adopted compared to Farming Zone Schedule 1.

It is therefore recommended that the minimum lot size is set to afford Council the opportunity to ensure that a new dwelling in the Farming Zone Schedule 2 will meet performance criteria

Figure 34: Farming Zone Schedules and Proposed RLZ



LEGEND

-  Municipal Boundary
-  Princes Highway
-  Main Road
-  Proposed Farming Zone Schedule 1
-  Proposed Farming Zone Schedule 2
-  Developed Rural Living Areas
-  Undeveloped Rural Living Areas
-  Future Farming Zone Schedule 2 Areas



FZ2 – MIXED FARMING INVESTIGATION AREAS

A number of submissions were received during the exhibition process of the Planning Scheme Amendment. This process has identified a number of areas which require further investigation for Farming Zone 2 purposes through a proposed Rural Living Study.

COWWARR SPECIAL WATER CATCHMENT INVESTIGATION AREA

The Cowwarr Catchment Area is made up of 23 properties ranging in size from 45.75 Hectares to 2.48 Hectares for an average of 14.2 Hectares. The subject land is illustrated on the right.

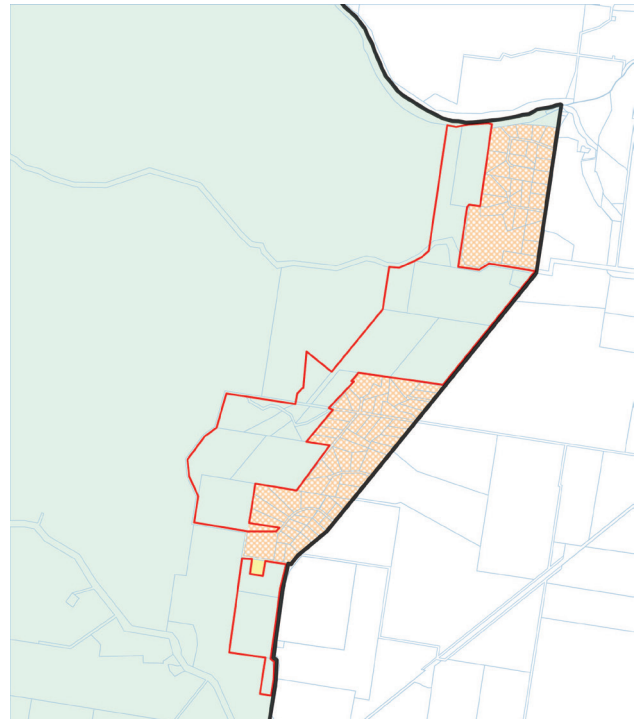
These lots sit north of Toongabbie township on the border with Wellington Shire Council. They are between rural residential development to the east and the Alpine Ranges to the west. It borders the Thomson River to the north.

The land slopes between 90m and 160m above sea level which currently supports scattered dwellings, agricultural buildings and vegetation. The properties range from rural residential type sites, to cleared farmland to highly vegetated lots closer to the Alpine Ranges.

The area is constrained by the Bushfire Management Overlay.

It is acknowledged that according to the Profile of Bushfire Risk within Latrobe City Report (2015) prepared by the CFA in partnership with DEWLP and Parks Victoria, Cowwarr is the twelfth highest risk locality in the City.

The area sits outside the Productive Agricultural Land however it is classed as Level 2 and as such could still support mixed farming ventures.



KOORNALLA INVESTIGATION AREA

Koornalla Area is made up of 39 properties ranging in size from 40.74 Hectares to 0.4 Hectares for an average of 3.15 Hectares. The subject land is illustrated below.

These lots sit west of Callignee and south of Traralgon South.

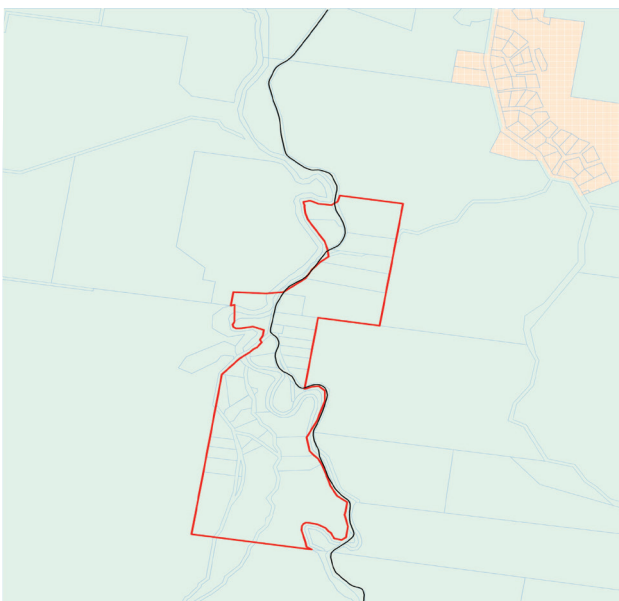
The land slopes quite steeply on some properties and supports scattered dwellings in a rural residential type situation, agricultural buildings and vegetation.

Traralgon Creek Road, a sealed road, traverses near the area's eastern boundary. Settlers Road, Taylors Road and Browns Road extends through the centre of the area.

The area is constrained by the Bushfire Management Overlay.

The area sits outside the Productive Agricultural Land. It is classed as Level 5 and as such may still support mixed farming ventures.

Figure 36: Koornalla Investigation Area



A APPENDICES

APPENDIX 1: STRATEGIC CONTEXT

A detailed review of the strategic context is provided in the Live Work Latrobe Stage 1 Background Report. Strategic directions particularly relevant to rural land use and development are provided here.

AGRICULTURE

NATIONAL AND STATE

The Australian Government's National Food Plan and the Victorian Government's Growing Food and Fibre and Food to Asia Action Plan provide strong support for growth of the Australian and Victorian agriculture sector. These are high level strategies focusing on international market development. Other strategies and plans of direct relevance to Latrobe's rural land are summarised briefly here.

REGIONAL

Gippsland Regional Plan 2015-2020

Increasing the quantity of food production and value adding in the region and the value of its food related exports is a strategic priority of the Plan to increase the economic prosperity of Gippsland. The Regional Plan identifies food production and processing as a key strength of the regional economy and the global demand for food a considerable opportunity for Gippsland's food products, and in particular, dairy. The plan also notes that expansion of food production will need to address potential conflict between community attitudes and industry investment in intensive agriculture and ensure that valuable agricultural land remains a key principle in strategic land use plans.

Gippsland Regional Growth Plan

The Gippsland Regional Growth Plan provides broad direction for land use and development across the region. The Plan maps areas of strategic significance for agriculture and forestry and sets out the following principles, objectives and strategies:

- Principle 1: Strengthen economic resilience by growing a more diverse economy that is supported by new investment, innovation and value-adding in traditional strengths
- Objective: Advance productive and innovative agriculture, forestry and fisheries sectors with a focus on export markets and local food processing
- Strategies

- Support the implementation of state policy by protecting the identified areas of strategic significance (agriculture and forestry) and irrigation assets to help grow Gippsland and the state as an important food bowl for Australia and Asia
- Ensure rural housing and subdivision is for an agricultural or forestry purpose, and critically assess other proposals for non-agricultural uses within the areas of strategic significance (agriculture and forestry) for their comparative economic, social and environmental benefits
- When considering development applications, recognise the importance that preservation and management of productive agricultural and forestry land make to the rural character of Gippsland
- Encourage the development of suitable production and processing plants that add value to local agricultural, forestry and fishery products.

Gippsland Food Plan

The Food Plan promotes further development of the Gippsland Food System as a principle driver of economic activity and employment in the region. The Plan sets out across four priority themes

- Promoting growth and attracting investment
- Enabling infrastructure and logistics
- Innovation and adaptation to change
- Advocacy and policy development

Actions relevant to this strategy under Priority 1 include:

- Protection of agricultural land from inappropriate development.
- Flexibility in land use planning to accommodate innovative enterprises

Animal Industries Advisory Committee (2016) Report

The Committee appointed by the Minister for Planning to provide advice on how the planning system can support the establishment and expansion of animal industries. The advice was sought in recognition of a number of issues that

are impeding growth of the intensive animal industries including: the FZ and other rural zones do adequately manage competing uses; uncertainty as to when a planning permit is required; out of date Codes of Practice, not all intensive animal uses captured by the VPP. A list of recommendations is provided under the following themes:

- Recognise that animal industries are an economic development driver for Victoria
- Identify and define the known intensive animal production systems
- Take a graduated approach to planning controls based on risk
- Support Codes of Practice
- Take a more sophisticated approach to separating uses
- Better applications and assessment
- Better enforcement

State Government is currently undertaking work to respond to some recommendations including preparation of new Codes of Practice.

Macalister Irrigation District 2030 - Southern Rural Water

Southern Rural Water is modernising the district through a combination of pipelining, channel automation and regulator upgrades that will improve availability and service for customers and provide 22,000 Megalitres (22 Gigalitres) of water savings to be made available for irrigation use within the district. Combined with unallocated water from the Latrobe, Thompson and Macalister river systems this presents opportunities for expansion of the MID. Southern Rural Water are currently undertaking assessment of suitable locations for expansion of the MID. Areas of Latrobe City such as Toongabbie and Glengarry are being considered in the investigation.

Other strategies

The Gippsland Transport Strategy, Gippsland Freight Strategy, Gippsland Freight Infrastructure Master Plan, Gippsland Region Sustainable Water Strategy and Latrobe Valley Industry and Employment Roadmap identify priorities for investment in industries and infrastructure. These are important for maintaining and improving the region's competitive advantage for agriculture, forestry and associated processing and manufacturing sectors.

LOCAL

Live Work Latrobe – Policy Directions report (2016) Meinhardt

Stage 1 of the Live Work Latrobe project culminated in a Policy Directions report to inform preparation of the Housing, Industry and Employment and Rural Land Use strategies. Policy directions for the rural land use strategy included:

Protect high quality agricultural land and recognise the impact climate change may have on the productivity of the land in the future.

Explore opportunities for niche farming, intensive agricultural uses, new rural industries and food processing.

Recognise areas of particular environmental or landscape value.

Develop clear policies relating to the future of rural land, specifically addressing policy directions as to where rural living is appropriate and where it should be discouraged; and how existing small lots within the Farming Zone will be best managed/utilised.

Articulate the purpose of rural living areas, clearly differentiating its role from urban residential zones.

Consider environmental risks and extreme weather events, specifically including bushfire as risk to life.

Consider areas suitable for different forms of rural land use including intensive farming, intensive agriculture, tourism, and conservation.

Consider application of the full suite of Rural Zones and other planning tools which may be used to support different rural activities.

Economic Development Strategy 2016 - 2020

Council's economic development strategy demonstrates its commitment to supporting and growing the agriculture and forestry industries, and in particular the intensive agribusiness, food manufacturing and timber industries

Intensive Agriculture Opportunities Scoping Study (2016) McKinna

An assessment of potential intensive agricultural opportunities within Latrobe City taking into account natural assets, land and service availability and global marketing opportunities found that the best prospect

opportunities for intensive agriculture but all have strong caveats attached and they vary greatly in investment potential:

- Intensive animal industries (chicken, pigs, dairy goats) in or adjacent to the mineral overlay zones would hold the greatest potential for Latrobe, providing council was able to offer a streamlined planning approvals and long term land tenure.
- Cool climate vineyards would be well placed to capture the demand for pinot grapes and the region has a strong reputation for producing world class pinot wine.
- Pome fruits (although currently oversupplied on domestic markets) could hold long term export prospects and tourism potential in 'you pick' businesses
- Ornamental nursery production is likely to be only small-scale investment but Latrobe is well placed to capture growers who are competing with high land values in South East Melbourne and need to move further out.

FORESTRY

NATIONAL

The Plantations 2020 Vision is a strategic partnership between the Australian, state and territory governments and the plantation timber growing and processing industries that aims to support industry growth based on a target of trebling the area of commercial tree crops to around 3 million hectares by 2020.

STATE

A range of state legislation governs forest management and timber harvesting in Victoria and specifies the areas of state forests that are subject to commercial activities. This legislation is supported by various guidelines that require forest management and timber harvesting to be managed sustainably.

LOCAL

Economic Development Strategy 2016 - 2020

Council's economic development strategy demonstrates its commitment to supporting and growing the agriculture and forestry industries, and in particular the intensive

agribusiness, food manufacturing and timber industries

Wood Encouragement Policy (2014)

In 2014, Latrobe City adopted the Wood Encouragement Policy with the aim of supporting the local timber industry by encourage increased utilisation of Gippsland timber in Council assets.

MINING AND EXTRACTIVE INDUSTRIES

REGIONAL

Hazelwood Mine Fire Inquiry Report (2014)

The report noted that land use planning can play a significant role in the management of fire risk by regulating how land may or may not be used or developed. In addition, there are existing patterns of land use, the result of past planning decisions, that pose challenges for the mitigation of fire risk including:

- No buffer zone between the Hazelwood mine and the town of Morwell.
- Three timber plantations within 1,000 metres of the mine licence area. In a landscape that has largely been cleared of native vegetation, timber plantations are a potential source of fuel for a bushfire and can create embers that are carried long distances.

The Latrobe Planning Scheme currently provides that a permit is required for timber plantations this close to the mine, for historical reasons each of these plantations exists without a permit.

The report recommended:

- Investigating amending the Latrobe Planning Scheme to ensure, so far as is reasonably practicable, that the risk of embers from external rural fires (in particular from timber plantations) entering open cut coal mines in the Latrobe Valley, is minimised.

LOCAL

Economic Development Strategy 2016 - 2020

Council's economic development strategy sets out strategic directions relevant that promote research and development initiatives for new coal products and processes.

TOURISM

STATE**Victorian Visitor Economy Strategy**

This Strategy sets a goal of increasing visitor spending to \$36.5 billion by 2025 and identifies nine priorities to achieve this ambitious goal:

- More private sector investment
- Build on the potential of regional and rural Victoria
- Improved branding and marketing
- Maximising the benefits of events
- Improved experiences for visitors from Asia
- Better tourism infrastructure
- Improved access into and around Victoria
- Skilled and capable sector
- More effective coordination.

GIPPSLAND TOURISM STRATEGIC DIRECTION 2013 – 2018

The strategic direction aims to increase overnight visitation, visitor expenditure, increase length of stay, increase dispersal and visitor satisfaction through product and destination development, improving visitor services and marketing. Priorities for infrastructure improvement in Latrobe include the Latrobe Performing Arts and Convention Centre, Lake Narracan Strategic Direction

LATROBE CITY ECONOMIC DEVELOPMENT STRATEGY

The Strategy aims to promote and support the development and economic return of the tourism and events sector. Key directions include:

- Implementing of the adopted Events Strategy 2013-2017 which recommends significant further investment in attracting events for increased visitation and yield
- Implementing the recommendations of the Tourism Product Audit and Review of Visitor Information Centre Service
- Leverage hub and spoke touring. Latrobe City is well recognised as a central location from which to appreciate Gippsland's attractions
- Enhanced facilities at Lake Narracan and Hazelwood Pondage
- Completion of the Gippsland Plains Rail Trail to Traralgon
- Converting daytrip market to overnight

PRACTICE NOTE 37 – RURAL RESIDENTIAL DEVELOPMENT

PPN37 provides guidance when planning, or assessing proposals, for rural residential development. It was recently updated in June 2015.

As highlighted in the State and local policy in the Planning Scheme analysis above, conflicts can emerge between rural residential and neighbouring agricultural land uses. The PPN acknowledges that rural residential development can have high social, environmental and economic costs when compared with standard residential development. Significant impacts to primary production or to the environmental or cultural values of a rural area should be carefully considered when allocating land for rural residential development, to ensure 'finite and valuable natural resources present on the land' are not lost (p. 2).

PPN37 sets out a series of guidelines and criteria for managing and implementing rural residential development.

PRACTICE NOTE 42 – APPLYING THE RURAL ZONES

PPN42 provides strategic guidance to inform the application of the suite of rural zones. It seeks to ensure that land use and development in rural areas is strategically justified, protects productive agricultural areas, natural assets and environmental values and ensure the efficient utilisation of infrastructure.

PPN37 sets out a series of principles and criteria for the different zones. It states that the Rural Living Zone should be applied to areas where:

- The rural land has a mainly residential function
- Farming may take place on the land but this is subordinate to the residential use
- Residents require certainty about the residential amenity of the area and are protected from potentially incompatible land uses
- Farming is of a nature or scale that will not conflict with housing
- Residents will have access to most of the normal services and infrastructure provided in urban areas.

It also suggests that potential rural living locations include those rural areas that have been substantially subdivided and developed for dwellings in proximity to an urban area or township with a range of urban services and infrastructure.

APPENDIX 2: POLICY CONTEXT

CLAUSE 11.05 REGIONAL DEVELOPMENT

Promote the sustainable growth and development of regional Victoria through a network of settlements identified in the Regional Victoria Settlement Framework plan including Latrobe City and the regional centre of Traralgon.

Manage land use change and development in rural areas to promote agriculture and rural production by:

Preventing inappropriately dispersed urban activities in rural areas

Limiting new housing development in rural areas, including: Directing housing growth into existing settlements; Discouraging development of isolated small lots in the rural zones from use for single dwellings, rural living or other incompatible uses;

Encouraging consolidation of existing isolated small lots in rural zones. Restructure old and inappropriate subdivisions.

CLAUSE 11.08 GIPPSLAND REGIONAL GROWTH PLAN

Strengthen economic resilience by growing a more diverse economy and building on the region's traditional strengths through new investment, innovation and value-adding by:

Supporting the development of industry sectors with strong prospects for increased employment, particularly knowledge industries, tourism, professional services and industries focussed on growing Asian and other international markets.

Avoiding loss of areas of strategic significance (agriculture and forestry).

Supporting production and processing facilities that add value to local agricultural, forestry and fisheries products.

Protecting productive land and irrigation assets, including the Macalister Irrigation District, that help grow the state as an important food bowl for Australia and Asia.

Supporting development of coal-to-products industries such as diesel, fertiliser and gas, for both domestic and export markets.

Facilitating and manage access to earth resources where appropriate, including sand and stone, minerals and renewable energy potential.

Facilitating tourism in strategic tourism investment areas.

Facilitating tourism development in existing urban settlements to maximise access to infrastructure, services and labour and to minimise impacts on the environment and exposure to natural hazards.

Supporting nature-based tourism proposals that complement and are compatible with the region's environment and landscape attractions or are close to identified strategic tourism investment areas.

CLAUSE 13.02 FLOODPLAIN MANAGEMENT

Assist the protection of: Life, property and community infrastructure from flood hazard; The natural flood carrying capacity of rivers, streams and floodways; The flood storage function of floodplains and waterways; Floodplain areas of environmental significance or of importance to river health.

CLAUSE 13.05 BUSHFIRE

Assist to strengthen community resilience to bushfire by:

Prioritising the protection of human life over other policy considerations in planning and decision-making in areas at risk from bushfire.

Where appropriate, applying the precautionary principle to planning and decision-making when assessing the risk to life, property and community infrastructure from bushfire.

CLAUSE 14.01 AGRICULTURE

14.01-1 PROTECTION OF AGRICULTURAL LAND

Protect productive farmland which is of strategic significance in the local or regional context by:

Ensuring that the State's agricultural base is protected from the unplanned loss of productive agricultural land due to permanent changes of land use.

Consulting with the Department of Economic Development, Jobs, Transport and Resources and utilise available information to identify areas of productive agricultural land.

Taking into consideration regional, state and local, issues and characteristics in the assessment of agricultural quality and productivity.

Permanent removal of productive agricultural land from

the State's agricultural base must not be undertaken without consideration of its economic importance for the agricultural production and processing sectors.

In considering a proposal to subdivide or develop agricultural land, considering the following:

- The desirability and impacts of removing the land from primary production, given its agricultural productivity.
- The impacts of the proposed subdivision or development on the continuation of primary production on adjacent land, with particular regard to land values and to the viability of infrastructure for such production.
- The compatibility between the proposed or likely development and the existing uses of the surrounding land.
- Assessment of the land capability.

Subdivision of productive agricultural land should not detract from the long-term productive capacity of the land.

Where inappropriate subdivisions exist on productive agricultural land, priority should be given by planning authorities to their re-structure.

In assessing rural development proposals, planning and responsible authorities must balance the potential off-site effects of rural land use proposals (such as degradation of soil or water quality and land salinisation) which might affect productive agricultural land against the benefits of the proposals. Planning for rural land use should consider: land capability; and the potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.

14.01-2 SUSTAINABLE AGRICULTURAL LAND USE

Encourage sustainable agricultural land use by:

Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.

Encourage sustainable agricultural and associated rural land use and support and assist the development of innovative approaches to sustainable practices.

Support effective agricultural production and processing infrastructure, rural industry and farm-related retailing and assist genuine farming enterprises to adjust flexibly to market changes.

Facilitate the establishment and expansion of cattle feedlots, piggeries, poultry farms and other intensive animal industries in a manner consistent with orderly and proper planning and protection of the environment.

14.01-3 FORESTRY AND TIMBER PRODUCTION

Facilitate the establishment, management and harvesting of plantations, and harvesting of timber from native forests by:

Promote the establishment of softwood and hardwood plantations on predominantly cleared land as well as other areas subject to or contributing to land and water degradation.

Identify areas which may be suitably used and developed for plantation timber production. Ensure protection of water quality and soil.

Ensure timber production in native forests is conducted in a sustainable manner.

Timber production (except agroforestry, windbreaks and commercial plantations of 5 hectares or less) is to be conducted in accordance with the Code of Practice for Timber Production (Department of Environment and Primary Industries, 2014).

Ensuring Victoria's greenhouse sinks are protected and enhanced by controlling land clearing, containing the growth of urban areas and supporting revegetation programs.

CLAUSE 14.03 RESOURCE EXPLORATION AND EXTRACTION

To encourage exploration and extraction of natural resources in accordance with acceptable environmental standards and to provide a planning approval process that is consistent with the relevant legislation by:

Protect the opportunity for exploration and extraction of natural resources where this is consistent with overall planning considerations and application of acceptable environmental practice.

Provide for the long term protection of natural resources in Victoria.

Recognise the possible need to provide infrastructure for the exploration and extraction of natural resources.

Planning schemes must not impose conditions on the use or development of land that is inconsistent with the Mineral Resources (Sustainable Development) Act 1990, the Greenhouse Gas Sequestration Act (2008), the Geothermal Energy Resources Act (2005), or the Petroleum Act (1998).

Planning permit applications should clearly define buffer areas appropriate to the nature of the proposed extractive uses, which are to be owned or controlled by the proponent of an extractive industry.

Buffer areas between extractive activities and sensitive land uses should be determined on the following considerations:

- Appropriate limits on effects can be met at the sensitive locations using practical and readily available technology.
- Whether a change of land use in the vicinity of the extractive industry is proposed.
- Use of land within the buffer areas is not limited by adverse effects created by the extractive activities.
- Performance standards identified under the relevant legislation.
- Types of activities within land zoned for public use.

Protect the brown coal resource in Central Gippsland by ensuring that:

Changes in use and development of land overlying coal resources, as generally defined in Framework of the Future (Minister for Industry, Technology and Resources and Minister for Planning and Environment, 1987) and the Land Over Coal and Buffer Area Study (Ministry for Planning and Environment, 1988), do not compromise the winning or processing of coal.

Ensure coal-related development is adequately separated from residential or other sensitive uses and main transport corridors by buffer areas to minimise adverse effects such as noise, dust, fire, earth subsidence, and visual intrusion.

Ensure uses and development within the buffer areas are compatible with uses and development adjacent to these areas.

CLAUSE 17.03 TOURISM

To encourage tourism development to maximise the employment and long-term economic, social and cultural benefits of developing the State as a competitive domestic and international tourist destination by:

Encourage the development of a range of well designed and sited tourist facilities, including integrated resorts, motel accommodation and smaller scale operations such as host farm, bed and breakfast and retail opportunities.

Seek to ensure that tourism facilities have access to suitable transport and be compatible with and build upon the assets and qualities of surrounding urban or rural activities and cultural and natural attractions.

