

LATROBE PLANNING SCHEME

AMENDMENT C105latr

EXPLANATORY REPORT

Who is the planning authority?

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

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

Land affected by the Amendment

The amendment applies to the majority of land within the municipality, and primarily affects land by way of the application of new schedules to a zone, rezoning land and the introduction of policy objectives and direction for the use and development of land located within a:

- Residential Zone.
- Rural Living Zone.
- Farming Zone.
- Industrial Zone.
- Development Plan Overlay Schedule 5 and 6.

What the Amendment does

The amendment implements key recommendations of the Live Work Latrobe project, comprising three distinct yet complementary land use strategies:

- Housing Strategy.
- Industrial and Employment Strategy.
- Rural Land Use Strategy.

Specifically, the amendment:

- Amends the Municipal Strategic Statement at Clause 21 to implement the recommendations of the Rural Land Use Strategy, Industrial and Employment Strategy and Housing Strategy by:
 - Amending the Traralgon, Traralgon West and Morwell Main Town Structure Plans to align with the recommendations of the Housing Strategy and Industrial and Employment Strategy.
 - Introducing a revised Latrobe City Settlement Hierarchy and Housing Framework Plans for Traralgon, Morwell, Moe, Churchill, District and Small Towns.
 - Providing direction for greater housing diversity and density within close proximity to established town centres.
 - Introducing the Latrobe City Urban Design Guidelines as a reference document.
 - Identifying key locations for intensive agriculture, including direction for the interim use and development of land for intensive agriculture on land over coal pending the utilisation of underlying coal resources
 - Recognising the Strzelecki – Alpine biolink (a biodiversity corridor between the Strzelecki bioregion in the south and Victoria's Alpine region in the north).

- Introducing policy direction for current and future industrial development and investment within Latrobe City.
- Introduces three new local policies to Clause 22 to provide direction for the consideration and assessment of intensive agriculture proposals, rural tourism and the development of dwellings and subdivision within the Farming Zone.
- Rezones all land located within the Farming Zone by introducing two new schedules: Farming Zone Schedule 1 – Commercial Agriculture and the Farming Zone Schedule 2 – Mixed Use Farming.
- Rezones land located within the Farming Zone to the Public Conservation and Resource Zone where land is not in private ownership and deemed to be either State Forest or recognised conservation areas.
- Rezones all residential land in accordance with the Housing Framework Plans in the Housing Strategy to support greater housing diversity and density on land within close proximity to activity centres and public transport; whilst preserving the character of established neighbourhoods.
- Amends Development Plan Overlay – Schedule 5 and 6 by requiring the planning and development of residential growth areas to align with the principles in the Housing Strategy.
- Replaces the Rural Living Zone Schedules 1 – 6 with three new Schedules.
- Rezones land parcels located in Yinnar South from the Rural Living Zone – Schedule 4 and 6 to the new Farming Zone – Schedule 2 (Mixed Use Farming).
- Rezones Lot 1 Plan of Subdivision 339021 and Lot 1 Plan of Subdivision 412581 from the Farming Zone to the Industrial Zone 1 in accordance with the Industrial and Employment Strategy.
- Corrects a number of zoning and overlay mapping anomalies and errors across the municipality in order to facilitate the recommendations of each of the Live Work Latrobe land use strategies (refer to Attachment 1).
- Introduces each of the Live Work Latrobe land use strategies as Reference Documents to the Latrobe Planning Scheme.
- Makes administrative changes to a number of schedules in the Planning Scheme to ensure consistency with the Ministerial Direction on the Form and Content of Planning Schemes.

This explanatory report provides a map reference to the above land zone changes (refer to Attachment 1 at the end of this report); whilst each of the Live Work Latrobe land use strategies provide additional details regarding the amendment and affected land.

Strategic assessment of the Amendment

Why is the Amendment required?

The Live Work Latrobe Project has been undertaken with a ‘whole of city’ planning approach, to re-frame and re-consider Latrobe City’s assets, land use and development potential to position the City for a prosperous future.

The Live Work Latrobe Project has resulted in the completion of three distinct yet complementary land use strategies which together, respond to both the immediate and predicted community housing needs, enabling new industry development and rural land use investment opportunities.

The amendment implements the key objectives and recommendations of each of the land use strategies (comprising the Rural Land Use Strategy, Housing Strategy and Industrial and Employment Strategy).

Each strategy includes a range of amendments to the Latrobe Planning Scheme (including changes to local policy, land zoning and overlays) to be enacted as a priority in order to strengthen Latrobe City’s Regional City position within the Economic Growth Zone.

A summary of key objectives each of the land use strategies seek to achieve is provided below.

Housing Strategy:

The Housing Strategy supports a diverse range of housing opportunities and types to cater for changing housing demand. This will enable capacity for an additional 40,000 homes, securing the opportunity for long term housing growth as one of Victoria's four Major Regional Cities.

Housing types will range from apartments to family homes to rural lifestyle properties, catering for differing needs, preferences and lifecycle choices. Areas of special character will be protected, while the general spaciousness of the residential areas and the characteristic of regional cities and towns will be respected. Higher density and diverse forms of housing will occur predominantly around locations with good access to activity centres and public transport, where people are able to readily get access to their daily needs and public transport.

Industrial and Employment Strategy:

The Industrial and Employment Strategy provides a new spatial land use framework for industrial land, which focuses on securing a home for large format and heavy industry development for the long term benefit of the region. It recognises the State significance of the Industrial 2 Zone, whilst acknowledging challenges and limitations which presently apply to industrial zoned land.

The Strategy outlines actions for addressing fragmented and inconsistent land uses which reflect past investments and development outcomes, in particular identifies policy direction and further work to avoid increased industrial and residential amenity conflict. The amendment creates pathways for future investment in industry and employment clusters within the Morwell – Maryvale Industry Growth Corridor.

The Industrial and Employment Strategy also introduces a range of actions for increased coordination of land use planning, economic development and regional authority participation to implement actions aimed at alignment of infrastructure investment, industry diversification, employment attraction and retention.

Rural Land Use Strategy:

The Rural Land Use Strategy establishes a framework to protect and promote economic, environmental and landscape values associated with rural land as well as respond to competing and diverse rural land uses.

The Strategy supports established rural industries such as agriculture and forestry, promotes emerging opportunities in rural tourism, provides direction to intensive agriculture investments and amends related policy and land zoning to better recognise important environmental and landscape values which exist in the rural areas within Latrobe City.

The amendment delivers a good planning outcome in terms of enabling new investment and certainty for rural land use and development whilst providing net benefit to the Latrobe City community.

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

The amendment implements the following objectives of planning in Victoria:

- To provide for the fair, orderly, economic and sustainable use and development of land.
- To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.
- To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.
- To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.
- To protect public utilities and other assets and enable the orderly provision and coordination of public utilities and other facilities for the benefit of the community.
- To facilitate development in accordance with the objectives set out in the points above.
- To balance the present and future interests of all Victorians.

The amendment implements the objectives of planning in Victoria by providing a planning framework for Latrobe City that will aid in positioning the City for a prosperous future within Victoria's 'State of Cities' and aligned to the objectives of the Latrobe Valley Economic Growth Zone.

This is achieved by establishing an integrated municipal-wide land use planning policy framework supported by complementary statutory planning controls that will enable growth, provide certainty for investment and ensure that land is used and developed in a fair, orderly, economic and sustainable way, as required by the objectives of Section 4(1)(a) of the *Planning & Environment Act 1987*.

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

The amendment has positive environmental, social and economic benefits by rationalising the land base and leveraging the strategic advantages of Latrobe City to sustain long term growth.

The amendment achieves this with the establishment of policy and planning provisions that:

- Provide clear direction for greater housing diversity and choice to meet changing population needs.
- Protect and attract agriculture and provide certainty for rural land use investment.
- Provide guidance for existing and transitioning industries and for the development of new industry, including heavy industry, in the right locations.
- Provide greater recognition of key environmental assets and values.
- Enhance the overall liveability of Latrobe City.

Collectively, each of the land use strategies achieves the following objectives:

- Growth to support Latrobe City's Regional City Role.
- Diversify jobs and provide long term employment.
- Create attractive and inclusive living environments.
- Enhance agricultural opportunities.
- Leverage natural assets.

Explanation of how each of the above objectives is supported by the amendment is provided below.

Growth to support Latrobe City's Regional City Role:

Together, each of the Live Work Latrobe land use strategies will support the growth of Latrobe City to 100,000 residents over the next 30 years, reinforcing Latrobe City's role as one of Victoria's Four Major Regional Cities. To accommodate this growth, the amendment introduces policy and land zone changes to encourage greater housing diversity and infill development, whilst ensuring the 'regional suburban' character of established and growing residential neighbourhoods is not compromised. The Strategy encourages Morwell and Traralgon to grow together to create a single Regional City supported by Moe-Newborough and Churchill, whilst small and district townships will continue to offer unique housing choice and lifestyle opportunities.

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 including manufacturing, mining and power generation. Industry-diversification and employment generation are therefore major priorities of the Live Work Latrobe Strategies. The Industrial and Employment Strategy contains initiatives to support Latrobe City's role as Gippsland's regional service centre, focusing on and supporting opportunities in health services, food processing and distribution for the Gippsland region, whilst providing recommendations to secure a home for heavy industry.

The amendment also provides policy and provisions to preserve land for commercial agriculture and forestry, and provides direction for interim intensive agriculture uses on land over coal resources.

Create attractive and inclusive living environments:

Latrobe City contains a variety of residential settings, ranging from compact urban areas to regional suburbs, small town communities and expansive rural acreages. The amendment supports and encourages a range of residential opportunities across Latrobe City's large and small townships. It advocates that future growth is commensurate with access to services, infrastructure, transport and the protection of natural resources, environmental risks and hazards. The amendment introduces a Settlement Hierarchy for Latrobe City and identifies residential areas for 'substantial', 'incremental' 'limited' and 'minimal' change.

Enhance agricultural opportunities:

Whilst Gippsland contributes significantly to Victoria's overall food production, agriculture has been a relatively small, but vibrant element of the Latrobe City economy. In response to positive predicted climatic conditions, large areas of land suited to the expansion of commercial agriculture and intensive agriculture investment exist within Latrobe City. The Rural Land Use Strategy provides directions to secure the importance of agriculture to the local economy and landscape.

To achieve this, the amendment makes changes to the Farming Zone and introduces Local Policies to Clause 22 to provide certainty to existing and future commercial-scale agriculture and intensive agriculture whilst protecting agriculture from encroachment and further land fragmentation. Secondly, the amendment identifies particular precincts where mixed use farming, niche or hobby farming and rural tourism opportunities may be supported alongside rural living land, acknowledging that these precincts may support non-traditional farming investment and development.

Leverage natural assets:

Latrobe City is home to a number of important environmental features and areas of biodiversity significance including native habitat, waterways and their tributaries and waterbodies as well as views and vistas to natural features and landscapes. The amendment introduces policy and recommendations for the recognition and protection of natural environment values and assets. These greatly contribute to the City's attractiveness as a place to live and work, and is a basis to local identity. In particular, the amendment recognises the important biodiversity values which exist within a biodiversity corridor between the Strzelecki bioregion in the south with the southern fall of the Victoria's Alpine region to the north.

Does the Amendment address relevant bushfire risk?

The amendment considers a range of environmental risks including bushfire risk, the risk of coal mine fires and the associated constraints to particular future land uses and development required to minimise any potential risk to life and property.

Bushfire risk was a key consideration during the preparation, exhibition and consideration of submissions. The consideration of bushfire risk is captured within the *'Assessment of matters relating to Bushfire Risk, Management and Planning'* report prepared by Latrobe City Council and peer reviewed by independent parties with experience in bushfire risk management and urban planning.

The amendment includes recommendations for future housing and other development to low risk locations and considers how development in medium risk locations may be undertaken. This includes discouraging higher housing densities in urban areas covered by the Bushfire Management Overlay or in locations which may be subject to the impacts of mine fire.

Recognising the recently revised areas to which the Bushfire Management Overlay applies, and the considerations required by this Overlay for particular uses and development, there is no need for the amendment to include further provisions to address the extent of the Bushfire Management Overlay.

The views of the relevant fire authority were sought and have assisted in formulating the amendment.

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

The amendment is consistent with Ministerial Direction No. 11 Strategic Assessment of Amendments.

The amendment is also consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the *Planning and Environment Act 1987* (the Act).

The amendment is consistent with the requirements of Section 12 of the Act and is not affected by any other Minister's Direction.

Ministerial Direction No 1 – Potentially Contaminated Land is also relevant to this amendment.

A request was lodged 12 June 2018 seeking exemption from Ministerial Direction No 15 to extend the time to request the appointment of a Panel under Part 8 of the Act within 40 business days of the closing date for submissions. This request was granted by the Minister on 27 June 2018.

The Planning Panel, within its report, concluded that the amendment is supported by, and implements, the relevant sections of the Planning Policy Framework, and is consistent with the relevant Ministerial Directions and Practice Notes.

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

The Planning Policy Framework (PPF) provides high level policy directions for planning in Victoria. The amendment furthers the objectives of planning in Victoria, by considering the principles and policies contained within the PPF as outlined below.

Clause 11 Settlement:

The key elements identified under this Clause include:

- Health and safety.
- Diversity of choice.
- Adaptation in response to changing technology.
- Economic viability.
- A high standard of urban design and amenity.
- Energy efficiency.
- Prevention of pollution to land, water and air.
- Protection of environmentally sensitive areas and natural resources.
- Accessibility.
- Land use and transport integration.

The amendment considers and responds appropriately to the objectives and strategies of Clause 11 through the establishment of policy, zones and overlays to encourage increased diversity and density of housing choice. A priority of the Housing Strategy is to ensure housing density is directed to locations with good access to activity centres, where people are able to readily access their daily needs and access public transport; whilst supporting the provision of varied housing choice across large and small townships.

The key elements identified under this Clause include:

- A network of integrated and prosperous regional settlements.
- Environmental health and productivity.
- Regional Victoria's competitive advantages.
- Climate change, natural hazards and community safety.
- Distinct and diverse regional settlements.
- Liveable settlements and healthy communities.

The amendment aligns with the objective to *“develop regions and settlements which have a strong identity, are prosperous and are environmentally sustainable.”*

More specifically, the amendment supports the achievement of strategies outlined by Clause 11.07 by:

- Identifying opportunities and priorities for the establishment and long term growth of Latrobe City as Gippsland's Regional City and one of Victoria's four Major Regional Cities;
- Directing growth to locations where utility infrastructure, access to transport and social infrastructure and services are available or can be provided in the most efficient manner.
- Establishing policy and land zone arrangements to support urban renewal and infill opportunities and optimise infrastructure investment and utilisation;
- Supporting the development of compact urban areas which are based around existing or planned activity centres to maximise accessibility to facilities and services;
- Recognising areas of high biodiversity values, landscape amenity, food production and energy production capacity, extractable resources and minerals and heritage values;
- Encouraging a form and density of settlements that respond to changing community housing needs, limit urban sprawl and support access to sustainable transport options;
- Providing certainty and direction to future industry investment and development.

Each of the Live Work Latrobe Strategies give specific consideration to and aligns with the objectives of the Gippsland Regional Growth Plan, which seeks *"to strengthen economic resilience by growing a more diverse economy and building on the region's traditional strengths through new investment, innovation and value-adding."*

Relevant to Latrobe City, the Gippsland Regional Growth Plan (GRGP) provides direction to advance productive and innovative agriculture, forestry and fisheries sectors with a focus on export markets and local food processing.

The GRGP recognises Latrobe City's importance to Gippsland, as its only regional city operating as a collective urban system or 'networked city'. The Plan promotes the continued growth for Latrobe City as the Regional City of Gippsland, as follows (the 'four centres' are Traralgon, Moe, Morwell and Churchill):

"As Gippsland's regional city, Latrobe City will be a focal point for growth, infrastructure and service investment. Growth will be planned in a way that integrates the four centres so that they function as a single urban system. This will provide a focus for future regional investment and support continued growth in the Princes Highway corridor, including the regional centres of Warragul, Sale and Bairnsdale."

To establish a connected regional city, the GRGP states that *"planning across the four centres will allow for the right type of growth in the right locations for residential, industrial and commercial development. Efficient and reliable transport between the four centres will be critical to ensure access and connectivity."*

The GRGP identifies 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."*

Each of the Live Work Latrobe land use strategies will further the achievement of the GRGP. The amendment gives effect to each strategy and is therefore consistent with and supports the achievement of the above objectives.

Clause 12 Environmental and Landscape Values:

The key elements identified under this Clause and which are relevant to this amendment include:

- Protection of Biodiversity
- Native Vegetation Management
- Significant environments and landscapes

Clause 12.01 – Biodiversity, aims to “*assist the protection and conservation of Victoria’s biodiversity, including important habitat for Victoria’s flora and fauna and other strategically valuable biodiversity sites to assist the conservation of the habitats of threatened and endangered species.*”

Clause 12.04 – Landscapes, aims to “*protect landscapes and significant open spaces that contribute to character, identity and sustainable environments.*”

The amendment introduces policy and recommendations for the recognition and protection of natural environment values and assets of Latrobe City, which greatly contribute to its attractiveness as a place to live and work, as well as contributing to local identity.

In particular, the amendment introduces local policy to recognise the important biodiversity values which exist within a biodiversity corridor between the Strzelecki bioregion in the south with the southern fall of the Victoria’s Alpine region to the north. The amendment also provides greater recognition of the significance of the Strzelecki Koala population and communities of flora and fauna recognised as being endangered under State and Federal legislation.

Clause 13 Environmental Risks:

This includes policy directions relating to:

- Clause 13.02 Floodplains
- Clause 13.03 Soil Degradation
- Clause 13.04 Noise and air
- Clause 13.05 Bushfire

Bushfire, mine-fire, flood, contaminated land, odour and air quality and geotechnical stability are all issues which occur within the municipality and have been directly considered as part of the amendment.

Clause 14 Natural Resource Management:

Planning is to assist in the conservation and wise use of natural resources including energy, water, land, stone and minerals to support both environmental quality and sustainable development. Specific guidance is provided for the relevant following areas:

- Clause 14.01-1 Protection of agricultural land
- Clause 14.01-2 Sustainable agricultural land use
- Clause 14.01-3 Forestry and timber production
- Clause 14.02 Water
- Clause 14.03 Resource exploration and extraction

The protection of agricultural, forestry and timber production, water resources and resource exploration and extraction were considered during the preparation of the Live Work Latrobe land use strategies, in particular the Rural Land Use Strategy.

The amendment prevents inappropriately dispersed urban activities in rural areas, and limits new housing development in rural areas. The amendment directs housing growth into existing settlements and discourages development of isolated small lots within the Farming Zone for single dwellings.

More specifically, the introduction of two new Schedules to the Farming Zone supports the preservation of rural productivity and investment by identifying and protecting areas for current and future agriculture and forestry, whilst enabling niche or alternative farming uses and developments in specific locations.

The Schedules are supported by two new local policies addressing intensive agriculture and rural dwellings and subdivision.

Clause 15 Built Environment and Heritage:

The key elements identified under this Clause and which are relevant to this amendment include:

- Urban environment
- Neighbourhood and Subdivision Design
- Cultural identity and neighbourhood character
- Healthy neighbourhoods
- Sustainable development

These Clauses provide high level policies as to appropriate built form outcomes. The provisions of Clause 15 are broadly relevant to each of the Live Work Latrobe land use strategies, however were given primary consideration in the development of the Housing Strategy and preparation of revised planning policy provisions and Schedules to the General Residential Zone, Residential Growth Zone and Neighbourhood Residential Zone. The introduction of the Latrobe City Urban Design Guidelines also supports Clause 15.

Clause 16 Housing:

Clause 16 outlines the following key objectives which are directly relevant to the Housing Strategy:

- *“Planning should provide for housing diversity, and ensure the efficient provision of supporting infrastructure.*
- *New housing should have access to services and be planned for long term sustainability, including walkability to activity centres, public transport, schools and open space.*
- *Planning for housing should include providing land for affordable housing.”*

The amendment considers and responds to the objectives and strategies of Clause 16 by introducing revised policy, zones and overlays to encourage greater diversity of housing types suitable for people in all stages of life and supporting the development of affordable and social housing. The introduction of the Latrobe City Urban Design Guidelines also supports Clause 16.

Clause 17 Economic Development:

Clause 17 provides specific guidance for the following relevant areas:

- Clause 17.02 Industry
- Clause 17.02-1 Industrial land development
- Clause 17.02-2 Design of industrial development
- Clause 17.02-4 Innovation and research
- Clause 17.03 Tourism

The amendment supports the achievement of a strong and innovative economy that is diverse, with particular emphasis on growing the provision of regional services to Gippsland. The introduction of the Latrobe City Urban Design Guidelines to improve the appearance and function of industrial areas also supports Clause 17.

State Policy and other initiatives are addressed specifically within each of the Live Work Latrobe land use strategies. State Policies of particular relevance to the amendment are outlined below.

Plan Melbourne – State of Cities:

Plan Melbourne outlines several key concepts for planning the future of Melbourne and recognises the role of regional centres in contributing to Victoria’s long-term prosperity. As growing pressure to accommodate an increasing population is placed on Melbourne’s limited space and resources, the ability of regional centres that are well-connected and within viable commuting distances of capital cities to offer alternate housing and employment opportunities is recognised.

A ‘State of Cities’ policy seeks to ‘maximise the growth potential of Victoria by developing a state of cities which delivers choice, opportunity and global competitiveness’ through integrated planning and investments that facilitate the growth of regional Victoria, strengthen regional city economies and help

regional towns be more affordable and attractive places to live and work. Latrobe City is recognised as a key regional area to be integrated into Victoria's State of Cities.

Plan Melbourne notes that key to attracting growth to the Gippsland region will be optimising development potential through major infrastructure planning and strategic investment whilst protecting the region's natural assets. Infrastructure that further supports connectivity between regions, key gateways and transport routes will support the development of new and existing industries and contribute to employment generation.

The amendment introduces changes to the Latrobe Planning Scheme which support this objective.

The Latrobe Valley Industry and Employment Roadmap (2012)

The Latrobe Valley Industry and Employment Roadmap is the Victorian Government's framework for guiding future investment in the Latrobe Valley. The Roadmap outlines a number of strategic directions to diversify the local economy and invest in key infrastructure in order to meet structural adjustments to the energy sector. The Roadmap was initially prepared in response to the introduction of the national carbon tax. Whilst the carbon tax has since been repealed, the opportunities and directions provided by the Roadmap are considered to remain relevant, noting the forecast changes to the energy and coal industries remain.

Specifically, the Roadmap aims to strengthen the workforce, support business, guide infrastructure investment, support innovation and attract and facilitate new industry investment in the Latrobe Valley region.

The amendment responds to, and is considered to aid in, the achievement of the aims of the Roadmap.

Gippsland Regional Plan 2015-2020

The Gippsland Regional Plan (GRP) is a long-term strategic plan for improving economic, social and environmental outcomes for the Gippsland region and its community, and responding to the most significant challenges and opportunities for the region over the next ten to twenty years.

The GRP reinforces the recognition of Latrobe City as Gippsland's Regional City, consisting of Moe, Morwell, Traralgon and Churchill, highlighting its function as a collective urban system or networked city. The amendment supports the recognition of Latrobe City as one of Victoria's Four Major Regional Cities and its regional city role in servicing the Gippsland region.

Gippsland Regional Growth Plan

The Gippsland Regional Growth Plan (GRGP) provides direction for land use and development across regional Victoria, providing more detailed planning frameworks for key regional cities and centres. Detailed discussion of the GRGP is provided earlier in this report.

Latrobe Valley Economic Growth Zone

In response to changes within energy and mining sectors within the Latrobe Valley, evidenced with the closure of the Hazelwood Power Station, the State Government announced the establishment of the Latrobe Valley Economic Growth Zone; which aims to create a better business environment for the Latrobe Valley, making it easier, faster and less costly to do business. In support of this objective, the Live Work Latrobe land use strategies provide greater certainty to new industry and investment. In particular the Industrial and Employment Strategy establishes a new spatial land use framework for industrial land, supported by policy, planning tools and a range of advocacy initiatives to unlock future investment and employment opportunities across Latrobe City.

The Strategy outlines actions for addressing fragmented and inconsistent land uses which reflect past investments and development outcomes; and create pathways for future investment in employment clusters within Morwell and Traralgon with a focus on creating a single regional city outcome for the long term benefit of the region. The amendment introduces revised local planning policy direction to support the objectives of the Industrial and Employment Strategy.

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

Clause 21.01 Municipal Profile

The Municipal Profile recognises the unique physical attributes of Latrobe and the contribution the area's natural resources make to Latrobe City's regional economy, one of the strongest in Victoria. Latrobe City extends across three bioregions, being the Gippsland Plains, the Strzelecki Ranges and the Highlands – Southern Fall. The main industries in Latrobe City in terms of gross revenue generated are electricity, gas and water (26%) and manufacturing (18%), where most of this production is based on processing the local natural resources of coal and timber. Electricity generation forms a major source of employment for the local population.

Comparatively, urban settlement covers a relatively small proportion of the municipality, where approximately 40% of Latrobe City is used for forestry, 30% for agriculture, 10% for coal mining and native vegetation covers 20% of the land area.

The diverse natural and physical characteristics of Latrobe City offer a variety of rural and urban living opportunities for the City's estimated population of 73,000. Approximately 75% of the population live in the main urban centres of Traralgon, Morwell, Moe and Churchill with a further estimated 20% living in rural areas.

The amendment responds to and strengthens recognition of the key attributes of Latrobe City as outlined by Clause 21.01.

Clause 21.03 Environmental and Landscape Values:

The natural environment is recognised as Latrobe City's most valuable asset. Preservation and management of the environment forms a central component of Clause 21.03 where Council's Vision seeks to ensure the region's natural assets are managed responsibly and sustainably for the use and enjoyment of the community and future generations.

Latrobe City's extensive presence of native flora and fauna, some of which come under Federal and international protections, have diminished over time through competition with urban development, logging, agriculture, mine expansion, incremental clearing and dieback of paddock trees.

Striking a balance between environmental sustainability and the needs of a regional economy that largely relies on the processing of natural resources will be fundamental to the sustainability of Latrobe City's natural environment. Each of the Live Work Latrobe land use strategies recognise these values and provide recommendations to aid in greater policy guidance and direction for the sustainability of the natural environment.

Clause 21.04-2 Settlement Overview [AMC97: Clause 21.01-1 and 21.09 Local Areas]

The towns of Moe, Morwell, Traralgon and Churchill are recognised as being part of a 'networked city' as well as being places with unique characteristics which contribute to the local sense of place and provide diversity. Each town has developed its own role and function with Moe as a service centre; Morwell as a centre for government offices and industry; Traralgon as a commercial centre; and Churchill as a university town.

The role of the smaller settlements is to provide important diversity of housing and lifestyle as well as function as rural service centres. Local structure plans have been prepared for Boolarra, Glengarry and Tyers. Up to date local structure plans will be prepared for Toongabbie, Traralgon South, Yallourn North and Yinnar under a separate amendment.

Notwithstanding the networked city concept, the amendment introduces a revised Settlement Hierarchy to provide greater articulation to the role and function of townships, future growth expectations and to guide future land use decisions in these settlements.

The diversity in housing types available in the municipality contributes to the lifestyle choices provided and the overall attractiveness of the municipality as a place to live and invest. The Housing Strategy aligns with and strengthens policy and land zoning to realise opportunities for infill development, achieve greater diversity of housing types, upgrade areas of public housing, improve residential amenity, while maximising existing infrastructure and community facilities.

The amendment includes policy and land zoning arrangements to direct the location of medium density housing close to activity centres with access to public transport.

Corridors form one of the key elements of the networked city concept, providing transport links facilitating the movement of people and goods within as well as to and from the municipality.

Clause 21.05 Main Towns [AMC97: Clause 21.02-2 and 21.09 Local Areas]:

The MSS provides the following objectives relating to the main towns:

- *To provide the flexibility for development to occur in each town to accommodate the needs of its population as well as to contribute to the municipal networked city.*
- *To facilitate development in accordance with the specific Town Structure Plan attached to this clause.*
- *To reduce industrial-residential land use conflicts.*

The amendment introduces a revised Settlement Hierarchy to clarify the role and function of townships. Specific to the Main Towns, the amendment recognises Traralgon – Morwell combined as the population centre of Latrobe City, whilst identifying Moe-Newborough and Churchill as supporting network towns.

Clause 21.06 Small Towns [AMC97: Clause 21.02-3 and 21.09 Local Areas]:

Council's small towns provision aims to, 'promote the responsible and sustainable care of our built environment for the use and enjoyment of the people who make up the vibrant community of Latrobe Valley and develop clear directions and strategies through consultation with the community ensuring sustainable and balanced development.'

The Clause recognises the attractive lifestyle choice the small towns of Latrobe City offer, whilst acknowledging the need for a development framework for these towns to grow in an orderly, balanced manner. In response to this need, the amendment introduces a revised Settlement Hierarchy to provide greater articulation to the role and function of small townships, recognising the growth potential and varied service role District Towns provide as opposed to smaller townships.

Clause 21.07 Economic Development

Latrobe City forms one of Victoria's strongest regional economies with a strong correlation between the area's natural resources and its economic sustainability.

While energy and manufacturing have traditionally been the dominant sectors, employment in recent times is more widespread with the service sectors now being more dominant. The Live Work Latrobe land use strategies recognise and support this trend, including overarching objectives to grow Latrobe City's regional service role.

Clause 21.07-3 Industry

The Latrobe Planning Scheme includes extensive discussion on coal resources and associated land management considerations. The amendment recognises the significance of coal resources and its protection, whilst providing greater support for interim land use and development beyond what is presently afforded by the existing provisions.

The amendment provides strategic direction to promote and support the development of existing and new industry and infrastructure to enhance the social and economic wellbeing of the Latrobe City; in particular targeting new investment opportunities to large areas of well positioned Industrial 1 and 2 Zone land south of Morwell. The Industrial 2 Zone land is seen as particularly significant, being only one of three precincts found in Victoria.

The amendment introduces direction for addressing fragmented and inconsistent land uses which reflect past investments and development outcomes, identifying policy direction and further work in order to avoid increased industrial and residential amenity conflict.

Clause 21.08 Transport and Infrastructure

Community liveability includes a number of interrelated elements, including community safety, provision of health services, education services, mobility and accessibility and a 'sense of place'. Community liveability is a concept that relates to the unique combinations of these community assets, the provision of services and the ways in which they make a positive contribution to the community's quality of life.

Latrobe City Council seeks to sustain a strong sense of community in attracting people to live and work in the region with a Vision:

- To promote and support social, recreational, cultural and community life by providing both essential and innovative amenities, services and facilities within the municipality.
- To enrich the vibrancy and diversity of community life through promoting and supporting recreational services and facilities.
- To enhance the quality of residents' lives by encouraging positive interrelated elements including safety, health, education, quality of life, mobility and accessibility, and sense of place.
- To support arts and cultural opportunities that contribute to the vibrancy and diversity of community life.

The amendment responds to and strengthens recognition and preservation of the key attributes of liveability of Latrobe City as outlined in Clause 21.08.

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

The amendment makes proper use of the Victoria Planning Provisions and is generally consistent with the relevant practice notes including;

- PPN02 Public Land Zones,
- PPN04 Writing MSS,
- PPN08 Writing Local Planning Policy,
- PPN10 Writing Schedules,
- PPN13 Incorporated and Reference Documents,
- PPN17 Urban Design Frameworks,
- PPN28 Using the Neighbourhood Character Provisions in Planning
- PPN37 Rural Residential Development,
- PPN42 Applying Rural Zones,
- PPN46 Strategic Assessment Guidelines,
- PPN64 Bushfire Protection,
- PPN77 Pre-setting Panel Hearing Dates
- PPN78 Applying the Residential Zones.

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

The preparation of each of the Live Work Latrobe land use strategies was widely consulted and numerous agencies played an active part in its preparation.

During the public exhibition period, Council actively engaged with agencies to obtain their views about the amendment. Where a submission was received from an agency, all matters have been resolved.

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

Background research undertaken in support of the preparation of each of the Live Work Latrobe land use strategies has specifically considered transport system objectives.

The Transport Integration Act 2010 is not considered to be specifically relevant to the amendment. Nonetheless, the amendment does respond positively to the objectives and principles of the Transport Integration Act 2010 by directing growth to locations where access to transport and social infrastructure and services are available or can be provided in the most efficient manner.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The amendment may result in a moderate impact on planning services resource and administration as a result of possible additional permits to be generated within the residential zone Schedules and Farming Zone Schedules. The amendment outlines further strategic work and in some cases this work may be undertaken by another organisation or private party. Latrobe City Council will identify and budget for further strategic work recommended by this amendment on an annual basis.

Where you may inspect this Amendment

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

Corporate Headquarters
141 Commercial Road
Morwell VIC 3840

Moe Service Centre
1 – 29 George Street
Moe VIC 3825

Churchill Service Centre
9-11 Phillip Parade
Churchill VI 3842

Traralgon Service Centre
34-38 Kay Street
Traralgon VIC 3844

The Amendment could also be inspected free of charge on Latrobe City Council website at <http://www.latrobe.vic.gov.au> or at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

ATTACHMENT 1: Land zoning anomalies and corrections fixed by the amendment

Site No.	Address	Locality	Lot Number	Map No.	Current Zoning	Proposed Change	Comment
Split zoned properties							
1	56 North Road	Yallourn North	Lot 1 Lodged Plan 12979	42	General Residential Zone 1/ Road Zone Category 2	General Residential Zone 4	A mapping error showing a split zone when the zone should align with the property boundary.
2	45 Cameron Street	Traralgon	Lot 146 Lodged Plan 133328	62	General Residential Zone 1/ Mixed Use Zone	Mixed Use Zone	A mapping error showing a split zone when the zone should align with the property boundary.
3	6 McDonald Court	Traralgon	Lot 156 Lodged Plan 133329	62	General Residential Zone 1/ Mixed Use Zone	General Residential Zone 1	A mapping error showing a split zone when the zone should align with the property boundary.
4	34-36 Monash Road	Newborough	Lot 2 of Title Plan 254556	29	General Residential Zone Schedule 1/ Mixed Use Zone	Mixed Use Zone	A mapping error showing a split zone when the zone should align with the property boundary.
5	82 Moore Street	Moe	Lot 2 of Lodged Plan 147667	22, 23	General Residential Zone Schedule 1/ Industrial Zone 3	Industrial 3 Zone	A mapping error showing a split zone when the zone should align with the property boundary.

Site No.	Address	Locality	Lot Number	Map No.	Current Zoning	Proposed Change	Comment
14	59 Lauderdale Road	Hazelwood North	Lot 5 Lodged Plan 326924	100	Farming Zone	Rural Living Zone 1	The site 1.19Ha site sits surrounded by Rural Living Zone on 3 sides. The rezoning is appropriate to reduce unnecessary planning permit triggers as the current zoning does not reflect the existing land use. The site was zoned similarly to the other lots in the surrounding area. This is in accordance with Planning Practice Note 42 and supported by the Rural Land Use Strategy.
Public land zoned incorrectly							
16	72-96 Newark Avenue	Newborough	Lot H Plan of Subdivision 339839, Lot F Lodged Plan 220690	29	General Residential Zone 1	Public Use Zone 2	The land is owned by the Education Department and should reflect other publicly owned schools which are zoned PUZ2 in accordance to Ministerial Direction – Form and Content of a Planning Scheme Section 7 Part 5 and Planning Practice Note 2.
19	Hammersmith Circuit	Traralgon	Reserve 2 Plan of Subdivision 644115	51	General Residential Zone 1	Public Park and Recreation Zone	This is publicly owned land by Latrobe City Council and should be zoned PPRZ in accordance to Ministerial Direction – Form and Content of a Planning Scheme Section 7 Part 5 and Planning Practice Note 2.