

Date: 5 November 2018

Live Work Latrobe

Amendment C105 to the Latrobe Planning Scheme

Latrobe City Council Submission to Planning Panel (Part A)

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LIST OF KEY REFERENCES

(All documents listed are available from the Latrobe City Council website)

Live Work Latrobe Stage 1 Background Report (April 2016)

Live Work Latrobe Stage 2 Policy Directions Report (April 2016)

Latrobe Planning Studies Economic Analysis (January 2016)

Live Work Latrobe Rural Land Use Strategy (exhibition draft August 2017)

Live Work Latrobe Industrial and Employment Strategy (exhibition draft August 2017)

Live Work Latrobe Housing Strategy (exhibition draft August 2017)

Latrobe Valley Regional Rehabilitation Strategy – Program Summary (February 2018)

The Latrobe Shire New Format Planning Scheme Advisory Committee Report 1998

2008 Latrobe Planning Scheme Review

2014 Latrobe Planning Scheme Review

Latrobe City Council's Latrobe 2026

Latrobe City Council Plan

Latrobe Transit Centred Precincts 2006

Traralgon Growth Areas Review 2013.

Traralgon Inner South Precinct Master Plan 2011

Gippsland Regional Plan 2015-2020

Gippsland Regional Growth Plan (2014)

Managing Residential Development Advisory Committee and Residential Zone Review report (2016)

Managing Residential Development Taskforce – Overarching Report Residential Zones State of Play (2016)

Managing Residential Development Taskforce – Regional Cities (Ballarat, Greater Bendigo, Greater Geelong and Latrobe) Residential Zones State of Play (2016)

Latrobe Valley Economic Growth Zone (Latrobe Valley Authority webpage extract)

Statement on Future Uses of Brown Coal (2017)

Latrobe Valley Regional Rehabilitation Strategy – Program Summary (February 2018)

Plan Melbourne Metropolitan Planning Strategy (May 2014)

The Latrobe Valley Industry and Employment Roadmap (2012)

1. SUMMARY

1. Latrobe City Council's *Live Work Latrobe* project aims to re-frame and re-consider Latrobe City's assets, land use and development potential to position the City for a prosperous future.
2. The *Live Work Latrobe* project encompasses three distinct, yet complementary land use strategies (including a *Housing Strategy*, *Industrial and Employment Strategy* and *Rural Land Use Strategy*). Together, these strategies represent and support collaborative action being undertaken by government within the region.
3. The *Housing Strategy* provides recommendations that will support a diverse range of housing opportunities and types in order to cater for changing population and housing needs (including social and supported housing), and ensure a long term capacity for growth necessary to our Regional City position.
4. The *Rural Land Use Strategy* recommends a number of actions to protect and enhance rural land assets, biodiversity, amenity to leverage new employment generating uses and development.
5. The *Industrial and Employment Strategy* proposes a new spatial land use framework for industrial land, supported by collaborative action and intervention to unlock industry investment and employment opportunities across Latrobe City.
6. *Urban Design Guidelines* have also been prepared in association with the *Live Work Latrobe* project to provide direction to residential, commercial and industrial building design and streetscapes. These guidelines are proposed to be included as a Reference Document to the Latrobe Planning Scheme.
7. Amendment C105 (the Amendment) to the Latrobe Planning Scheme establishes an integrated spatial framework, policy direction and revised statutory planning provisions in order to achieve the objectives and recommendations of *Live Work Latrobe*.
8. The Amendment affects most land across the municipality and, in some locations, proposes significant changes to existing rules and regulations applying to residential, farming and industrial land.
9. The Amendment proposes to greatly change the Latrobe Planning Scheme to:
 - *Ensure the right locations for new and varied housing types for immediate and long term population housing needs;*
 - *Provide appropriately located land for new and transitioning industries;*
 - *Support current and emerging rural industry investment;*
 - *Leverage the strategic advantages of Latrobe City's built and natural assets to enable investment in new employment sectors and aid economic diversification; and*
 - *Promote collaborative action for the provision of essential services and infrastructure to sustain immediate and long term growth.*
10. Notice of the Amendment was given from 22 March 2018 to 11 May 2018. During this time 159 submissions were received (including 35 late submissions).

11. As at the 3 September 2018, 26 submissions of support, 9 objections with changes, 35 submissions supporting but requesting changes, 4 submissions providing comments and 86 submissions of objection were received.
12. Following further consultation with submitters a total of 121 submissions remain outstanding as at 1 November 2018.
13. The Panel appointed for Amendment C105 has requested that Council provide its Part A submission prior to the commencement of the hearing on 12 November 2018.
14. Council's Part A Submission to the Panel responds to the request of the Planning Panel and includes:
 - (a) Background to the Amendment;
 - (b) Chronology of events;
 - (c) Strategic context in which the amendment has been prepared;
 - (d) Strategic assessment (including relevant Ministerial Directions, Planning Practice Notes and prior planning scheme reviews);
 - (e) Notations identifying the new clause numbers where changed by Amendment VC148 provided in a revised Explanatory Report;
 - (f) The planning scheme amendment process including authorisation, public exhibition and consideration of submissions; and
 - (g) Key themes matters raised by submissions.
15. Latrobe City Council's Part B submission will be delivered at the Panel Hearing commencing 12 November 2018 and will provide further information in response to the matters raised in submissions, detail post exhibition changes and provide a response to the key matters raised in expert evidence or material circulated by the parties prior to the Panel Hearing.

2. INTRODUCTION

2.1 Latrobe Planning Scheme Amendment C105 Overview

16. Council is the Planning Authority and has prepared the Amendment to the Latrobe Planning Scheme in order to give effect to the recommendations outlined within each of the exhibited *Live Work Latrobe* land use strategies. Together the land use strategies respond to both the immediate and predicted population housing needs, industry and employment opportunities and rural land use planning.
17. The strategies seek to establish a 'whole of city', municipal-wide approach to land use planning that provide the basis for statutory planning controls and a framework for growth, targeting investment and collaborative action with businesses, community agencies and authorities.
18. The Amendment implements a range of actions recommended by each of the strategies, by establishing policy and planning provisions that will:
 - Provide clear direction for greater housing diversity and long term capacity required to meet changing population needs;
 - Protect and attract new agriculture and provide certainty for rural land use investment, including rural tourism;
 - Provide guidance for the development of new industry in the right locations, including heavy industry;
 - Provide greater recognition of key environmental assets and values; and
 - Enhance the overall livability of Latrobe City as Gippsland's Regional City.
19. 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.
20. The Amendment is supported by and includes as reference documents to the Latrobe the Planning Scheme, the following:
 - *Housing Strategy 2017*;
 - *Rural Land Use Strategy 2017*;
 - *Industrial and Employment Strategy 2017*; and
 - *Urban Design Guidelines*.
21. The Amendment also makes minor technical corrections to the Latrobe Planning Scheme, described within the exhibited *Explanatory Report*.

22. Planning controls as they currently apply to land affected by the Amendment is summarised at Attachment 3.
23. A chronology of the key activities that led to the preparation and progression of Amendment C105 is provided in the below Table 1.

Table 1: Chronology of Amendment C105	
23 May 2016	Council resolved to endorse the <i>Live Work Latrobe Stage 1 Background Report</i> , <i>Community Consultation Report</i> and <i>Policy Directions Report</i> .
21 August 2017	Council resolved to endorse the draft <i>Live Work Latrobe Housing, Rural, Industrial and Employment Land Use Strategies</i> for exhibition as part of a planning scheme amendment; and Request authorisation from the Minister for Planning to prepare and exhibit the draft <i>Live Work Latrobe Land Use Strategies</i> and associated amendments to the Latrobe Planning Scheme.
18 October 2017	Live Work Latrobe Stage 3: Latrobe City Council formally requested Ministerial Authorisation to exhibit the Amendment to the Latrobe Planning Scheme.
25 October 2017	Further information requested by the Department of Environment, Land, Water and Planning (DELWP), regarding proposed changes to coal related planning provisions.
1 February 2018	Authorisation received from DELWP subject to a number of conditions.
13 February 2018	Council officers requested DELWP revise a condition of the previous authorisation, regarding a request to amend the <i>Industrial and Employment Strategy</i> exhibition draft.
2 March 2018	Revised Authorisation granted with conditions.
21 March 2018 to 11 May 2018	Public exhibition period (7 weeks).
12 June 2018	Request for exemption from Ministerial Direction No. 15 seeking an extension of time to request the appointment of a Panel under Part 8 of the Act within 40 business days of the closing date for submissions.
27 June 2018	Request for exemption from Ministerial Direction No. 15 granted.
16 July 2018	Submitter presentations to Council at Special Council meeting.
30 July 2018.	Special Council meeting to defer Council's consideration of submission from the 6 August 2018 to the 3 September 2018.
3 September 2018	Council resolution to request that the Minister for Planning appoint a Planning Panel.
5 October 2018	Planning Panels Victoria later facilitated a Directions Hearing.

2.2 Information requested by the Planning Panel

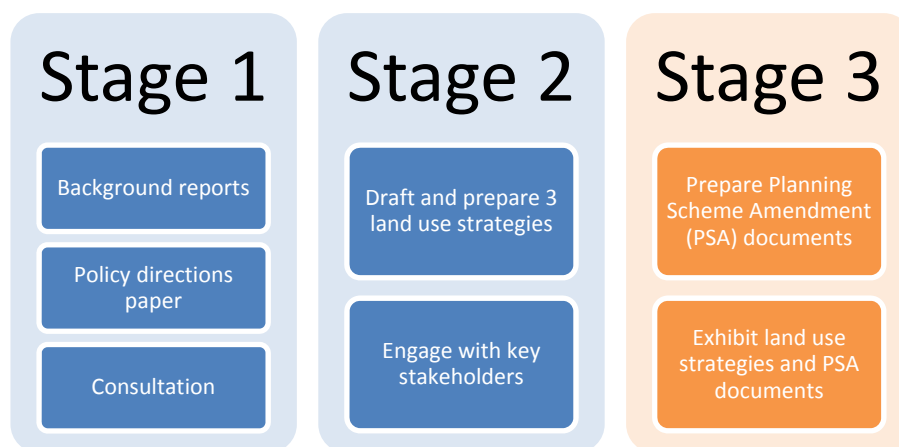
24. The Panel has directed that Council provide its Part A submission by 5 November 2018. The following table outlines the information that was requested by the Panel and where it is located within this Submission:

Table 2: Information by Panel and location within Part A Submission	
Direction	Section
<i>(a) Background to the Amendment</i>	<ul style="list-style-type: none">- Section 3- Attachment 4 – Previous Planning Scheme reviews- Attachment 10 – <i>Latrobe Planning Studies Economic Analysis Essential Economics 2016</i>.
<i>(b) Chronology of events</i>	<ul style="list-style-type: none">- Section 2, Table 1
<i>(c) Strategic context and assessment of the amendment</i>	<ul style="list-style-type: none">- Section 5- Section 6- Attachment 5 – Strategic Context (expanded)
<i>(d) Notations identifying the new clause numbers where changed by Amendment VC148.</i>	<ul style="list-style-type: none">- Provided as required

25. The remaining matters, notably the matters set out in Direction 13 of the Panel's direction will be addressed in Council's Part B submission to be presented at the Panel Hearing commencing 12 November 2018.

3. LIVE WORK LATROBE PROJECT SUMMARY (STAGE 1 AND 2)

26. The *Live Work Latrobe* project was undertaken as a three stage process as shown below.



3.1 Live Work Latrobe Stage 1

27. *Live Work Latrobe* Stage 1 was undertaken from August 2015 to May 2016 with the assistance of a consultant team comprising Meinhardt, Capire and Essential Economics Pty Ltd.
28. Stage 1 took a comprehensive perspective of Latrobe City, and considered the three themes of the project (Housing, Industry and Employment and Rural land use) as well as broader matters which intersect with all three themes.
29. Key drivers for the project included:
- Land use planning in Latrobe City was in many instances unique due to the many and varied factors not experienced in other Victorian Regional Centres;
 - Conflicting and fragmented land uses were seen to directly limit opportunities for new investment and growth across each of the projects key focus areas of housing, industry and rural land use; and
 - Natural and built features of the city resulting from floodplains, bushfire risk, major infrastructure, industry and the expansive coal resources compound these issues.
30. A primary focus of Stage 1 was community and stakeholder consultation aimed at encouraging public discourse and capturing aspirations for the future themes of housing, industrial land and employment and rural land use.
31. *Stage 1 Community Consultation Report* details consultation activities and provides summation of key messages from the community (see Attachment 12).
32. Over 370 people were involved in the engagement process. Consultation activities included:
- Community Listening Posts;
 - Neighbourhood Listening Posts;

- Project Reference Group Meetings;
- Project Assurance Group Meetings;
- Community Workshops;
- One-on-one Stakeholder Engagement;
- Engagement with servicing and government authorities;
- Councillor workshops;
- On-street and online survey; and
- Dedicated project webpage.

33. A summary of key themes which emerged from community consultation undertaken during Stage 1 is provided below:

- *Plan for a greener, cleaner future and celebrate the natural environmental features that make Latrobe City an attractive place to live.*
- *Reposition Latrobe City's role as a thriving regional centre by attracting new industries that create more employment opportunities that go beyond the energy sector.*
- *Build on the existing skills and resources in Latrobe to transition into new and more sustainable industries such as advanced manufacturing and renewable energy.*
- *Generate opportunities to enhance the community and health service industry to respond to the needs of an aging population and create new employment opportunities.*
- *Support diversified farming that will create a new niche in agri-tourism for Latrobe City.*
- *Continue to support our existing farming industries that positively contribute to the local, state and national economies.*
- *Take a more systematic approach when reviewing permits within the Farming Zone that look at productivity not just lot size.*
- *Encourage well designed and different types of housing to be built in new developments or in renewal sites that assist people to age or stay in place.*
- *Build new housing including affordable and social housing, this should be located close to existing community infrastructure and be serviced by public transport.*

34. While the local community contributed to the project strongly at the outset, it was recognised that more needs to be done during subsequent stages of the project to target the views of industry and state government. Working with industry and state government was therefore the primary focus during the development of the Draft Strategies during Stage 2 of the *Live Work Latrobe* project.

35. Stage 1 Background Report was prepared to provide information, data and analysis to enable an informed policy directions paper to be prepared covering predicted population, economic and environmental changes, and the

implications of these on future housing, rural land use, industry and employment over the short, medium and long term (15 + years). This report is available from Latrobe City Council's website and was previously provided in hard copy to the Panel.

36. The methodology used to produce the content of the *Background Report* included the following:
- *Desktop research (including a literature review of relevant Council strategies, National and State Government policy, urban and regional planning, urban design and sustainability);*
 - *Consideration of issues such as economics, population, environment, natural resources, employment, growth, infrastructure and social cohesion;*
 - *Community and stakeholder consultation; and*
 - *Review of Council endorsed policies and strategies.*
37. *Stage 1 Policy Directions Report* articulates a response to key findings of the *Background Report* and matters highlighted during community consultation.
38. The *Policy Directions Report* concluded that enhancing Latrobe City's desirability as a destination to both 'live and work' must be undertaken with an integrated and holistic approach.
39. The *Stage 1 Policy Directions Report* includes both overarching and specific directions relevant to each of the land use strategies completed during Stage 2 of the *Live Work Latrobe* project.
40. This report is available from Latrobe City Council's website and was previously provided in hard copy to the Panel.
41. At the Ordinary Council meeting held 23 May 2016, Council provided the following resolution:

That Council:

1. *Endorses the completion of Stage 1 of the Live Work Latrobe project.*
2. *Endorses the attached Consultation Report, Background Report and Policy Directions Report for release to the community for information.*
3. *Endorses the commencement of Stage 2 of the Live Work Latrobe Project, comprising the preparation of Urban Design Guidelines, Housing Strategy, Rural Land Use Strategy and Industrial Land Use Strategy.*

3.2 Live Work Latrobe Stage 2

42. Live Work Latrobe Stage 2 was undertaken from October 2016 to July 2017 with the assistance of a consultant team comprising Planisphere, RMCG Consulting and Macro Plan Dimasi.
43. Stage 2 of the project responded directly to Stage 1, in particular the *Policy Direction Report*.
44. A Key Stakeholder Reference Group was formed to oversee the project and included representatives from the agencies and organisations listed below.
- *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 for Gippsland*
 - *Agribusiness Gippsland*
 - *Clean Coal Victoria (CCV)*
 - *Environmental Protection Authority Victoria (EPA)*
 - *West Gippsland Catchment Management Authority (WGCMA)*
 - *VicRoads*
 - *Gippsland Water*
45. The purpose of this group was to provide technical advice and direction to shape and test the parameters of the draft Strategies considering stakeholder respective areas of interest.
46. A number of these organisations were further engaged during the preparation of the Amendment and have also made written submissions during the exhibition period.
47. Targeted consultation with the Country Fire Authority (CFA) was undertaken with the regional representatives. Further discussion of consultation undertaken with CFA during all three stages of the project, including the current planning scheme amendment process, is provided within Council's Part B submission to the Panel.

Overarching Objectives:

48. Stage 2 of the project established the following overarching objectives which collectively, each of the land use strategies, seek to establish:

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

49. Explanation of how each of the above objectives is supported by the Amendment is provided below:
50. **Growth to support Latrobe's Regional City Role:** Together, each of the land use strategies shares the central objective of strengthening Latrobe City's position as one of Victoria's Four Major Regional Cities.
51. This will be achieved by ensuring the capacity for long term growth of Latrobe City to 100,000 residents over the next 30 years. 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 Strategies encourages that Morwell and Traralgon 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.
52. **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 and 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.
53. The Amendment introduces an *Industrial Framework Plan* providing direction and support for the expansion of regional health services, food processing and distribution, and secures a home for heavy industry.
54. The Amendment also provides policy and provisions to preserve land for commercial agriculture, protection of extensive areas of planted forest for timber production and enables intensive agriculture investment on land over coal.
55. **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.
56. 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.
57. **Enhance agricultural opportunities:** The *Rural Land Use Strategy* provides directions to secure the importance of agriculture to the local economy and landscape. Whilst Gippsland contributes significantly to Victoria's overall food production, agriculture has been a relatively small, but vibrant element of the Latrobe City economy. Large areas of land in Latrobe City are however suited to the expansion of commercial agriculture, niche farming and intensive agriculture investment, with these opportunities bolstered by reliable water resources and predicted climatic change.
58. To achieve this, the Amendment makes changes to the Farming Zone and introduces Local Policies to Clause 22 in order to provide certainty to existing and future commercial-scale agriculture and intensive agriculture whilst preventing further encroachment of sensitive uses and land fragmentation. 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.

59. **Leverage natural assets:** Latrobe City is home to a number of important environmental features and areas of biodiversity significance including native habitat, waterways 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 an identified biodiversity corridor between the Strzelecki bioregion in the south with the southern fall of Victoria's Alpine region to the north.
60. The above themes are further explained within the each of the *Live Work Latrobe* land use strategies.
61. Each of the land use strategies recommended a series of amendments to the Latrobe Planning Scheme. A range of advocacy, business engagement and other initiatives were also identified, requiring collaborative action with local and state agencies and authorities.
62. Many of these initiatives are currently being progressed or have since been completed following Council's endorsement of the draft strategies for public exhibition (see Section 82 of this report).
63. A summary of each land use strategies is provided below.
64. **Housing Strategy:**
65. The *Housing Strategy*, and resultant changes exhibited by the Amendment, reflects the balance between catering for growth and respecting established community values (expressed during community engagement and supported by state and local planning policy).
66. These values include spacious neighbourhoods, connectivity and accessibility, wish to downsize, integrating transport and land use, access to services, leveraging existing infrastructure, and the growing popularity of smaller lots and infill development in well located areas.
67. The *Housing Strategy* provides recommendations that will support a diverse range of housing opportunities and types in order to cater for changing population housing needs (including social and supported housing), and ensure a long term capacity for growth necessary to our Regional City position.
68. Housing types will range from apartments to family homes to rural lifestyle properties, catering for differing needs, preferences and lifestyle choices.
69. To achieve this, it was identified that a change in approach to the planning of urban areas is needed whereby there is greater diversity in housing types and greater transport options from which people can more readily access their daily needs.
70. This is best achieved by encouraging the development of compact urban areas based around existing or planned activity centres to maximise accessibility to facilities, services and infrastructure whilst retaining a 'regional suburban' character.
71. Higher density forms of housing will occur predominantly around locations with good access to activity centres and public transport. In most instances this is to

be encouraged within 400m of the Principal Activity Centres of Moe, Morwell, Churchill and Traralgon. Infill development in the form of townhouses and units is supported within 200m of existing or planned Neighbourhood Activity Centres and Local Activity Centres and the retail centres of District and Small Towns.

72. This direction is consistent with local planning policy included within the Latrobe Planning Scheme which encourages *'well designed, infill residential development throughout the existing urban area, especially in locations close to activity centres, areas of open space and areas with good public transport accessibility.'*
73. Areas of special character will be protected, while the general spaciousness of the residential areas, characteristic of regional cities and towns, will be respected.
74. **Industrial and Employment Land Use Strategy:**
75. The exhibited *Industrial and Employment Strategy* proposes a new spatial land use framework for industrial land, supported by collaborative action and intervention to unlock industry investment and employment opportunities across Latrobe City.
76. The *Industrial and Employment Strategy* highlights the importance of coordinated inputs from planning, economic development and regional authorities including Regional Development Victoria and the Latrobe Valley Authority to implement actions aimed at investment attraction and retention across the region.
77. Actions for addressing fragmented and inconsistent land uses reflecting historical investment and development outcomes are recommended. This is supported by the *Industrial Framework Plan*, which identifies pathways to employment clusters within Morwell - Traralgon and Morwell – Maryvale corridors aimed at creating a single regional city outcome for the benefit of the region
78. **Rural Land Use Strategy:**
79. The exhibited *Rural Land Use Strategy* is the first of its kind for Latrobe City, establishing a framework to protect and promote economic, environmental and landscape values.
80. The *Rural Land Use Strategy* provides for the varied and competing rural land uses and opportunities for Latrobe City's diverse circumstances by:
- *securing current and future rural industries such as agriculture and forestry;*
 - *promoting emerging opportunities in rural and nature based tourism;*
 - *provides direction to intensive agriculture investment opportunity; and*
 - *addressing policy gaps to recognise important environmental and landscape values.*
81. The *Rural Land Use Strategy* recommends a number of changes to the Latrobe Planning Scheme in order to protect and enhance rural land assets, biodiversity, amenity to leverage new employment generating uses and development.
82. At the ordinary Council meeting held 21 August 2017, Council provided the following resolution:

That Council:

1. *Endorse the draft Live Work Latrobe Land Use Strategies for public exhibition as part of a Planning Scheme Amendment(s) required to give effect to each strategy.*
2. *Requests authorisation from the Minister for Planning to prepare and exhibit the draft Live Work Latrobe Land Use Strategies and associated amendments to the Latrobe Planning Scheme.*

4. LIVE WORK LATROBE STAGE 3

Preparation, Authorisation and Exhibition of Planning Scheme Amendment C105

4.1 Preparation of the Amendment

83. Amendment C105 has been prepared by Latrobe City Council who is the Planning Authority for the amendment..
84. An overview of amendments to the Latrobe Planning Scheme that were prepared in accordance with the Council resolution of the 21 August 2017 is outlined below for each of the *Live Work Latrobe* land use strategies.
85. A description of the Amendment is also provided within the exhibited Explanatory Report (see Attachment 11).
86. Changes to the Latrobe Planning Scheme prepared in response to the recommendations of the *Housing Strategy* include:
 - Rezoning land and update schedules to residential zones in accordance with the *Housing Framework Plans* prepared for large and small towns to:
 - Recognise and preserve residential neighbourhoods with special character to be protected typical of regional towns and suburbs.
 - Provide direction for higher density and diverse forms of housing occurring predominantly around locations with good access to activity centers and public transport.
 - Introduction of a settlement and activity center hierarchy to the *Local Planning Policy Framework*.
 - Including *Urban Design Guidelines* (completed in association with the *Housing and Industrial and Employment Strategies*), as a reference document within the Latrobe Planning Scheme.
87. Attachment 6 provides further explanation of key amendments in response to the recommendations of the *Housing Strategy*
88. Changes to the Planning Scheme prepared in response to the recommendations of the *Rural Land Use Strategy* include:
 - Introduction of Local Planning Policy to guide the assessment of planning permits for subdivision and dwellings in the Farming Zone.
 - Introducing schedules to the Farming Zone that will identify areas identifying the current and preferred land uses as follows:
 - Farming Zone Schedule 1 – (Commercial agriculture).
 - Farming Zone Schedule 2 (Mixed farming) - A mix of commercial and niche agriculture, large scale hobby farms and rural lifestyle.

- Rationalisation of schedules to the Rural Living Zone, including enabling new rural living opportunities and rezoning of land in Yinnar South to Farming Zone – Schedule 2 (Mixed Farming).
 - Providing policy support and direction for intensive agriculture investment with the introduction of a new Local Planning Policy.
 - Introducing Local Planning Policy to better recognise biodiversity values, including the potential Strzelecki – Alpine biodiversity corridor (Bio-Link).
89. Attachment 7 provides further explanation of amendments prepared in response to the *Rural Land Use Strategy*.
90. Amendments prepared in response to the recommendations of the *Industrial and Employment Strategy* include:
- Introduce the *Industrial Framework Plan* to identify spatially direct industry types within the Morwell- Maryvale Industry Corridor and Morwell – Traralgon Corridor.
 - Amend the *Morwell Structure Plan* to identify future industrial growth on existing Industrial Zone 1 and 2 land to the south east of Morwell.
 - Amend the *Traralgon Structure Plan* to identify a future residential growth area to the east of Traralgon and south of Princess Hwy.
91. Attachment 8 provides further explanation of key amendments to the *Industrial and Employment Land Use Strategy*.
92. Given the ‘whole of city’ context in which the *Live Work Latrobe* project was undertaken; significant changes to the Municipal Strategic Statement (MSS) were necessary in order to provide clear objectives and strategies linked to the specific application of proposed planning controls exhibited by the amendment.
93. The *Planning and Environment Act 1987* requires that a municipal strategic statement must contain:
- (a) *the strategic planning, land use and development objectives of the planning authority; and the strategies for achieving the objectives; and*
 - (b) *a general explanation of the relationship between those objectives and strategies and the controls on the use and development of land in the planning scheme.*
94. The revised MSS exhibited by the Amendment is considered to be consistent with the Act.

4.2 Authorisation

95. Latrobe City Council formally requested Ministerial authorisation to exhibit Amendment C105 (the Amendment) to the Latrobe Planning Scheme in a letter to the Department of Environment, Land, Water and Planning (DELWP) dated 18 October 2017.
96. In a letter dated 25 October 2017, further information was requested by DELWP regarding proposed changes to coal related planning policies and to ensure the Amendment aligns with the format and objectives of the newly formed residential zones by way of consultation with DELWP – Statutory Planning Division.

97. Authorisation was received from DELWP, 1 February 2018 subject to a number of conditions including:
- *No changes to any coal related zones or overlay shall be included in the amendment or strategy documents. Remove statement on page 66 in the Industry and Employment Strategy “seek removal” of the overlay. This can only proceed following the review process currently underway by the Department of Economic, Development Jobs Transport and Resources (DEDJTR). The strategic documents may include reference to the council’s involvement in the current review by DEDJTR (Earth Resources Division) of the coal resources available in the Latrobe Valley.*
98. Council officers subsequently requested the Minister revise the above condition.
99. In a letter dated 2 March 2018, revised authorisation was granted in accordance with Sections 8A(3) of the *Planning and Environment Act, 1987*, which changed condition 2 from the previous authorisation dated 1 February 2018
100. Table 3 lists the full conditions of authorisation and Council’s response.

Table 3: Response to Conditions of Authorisation	
Condition	Response
Any changes to planning policy that could direct new land uses and development to areas where the zone or overlay identifies the presence of coal, must be consistent with and recognise the Government’s policy position and <i>State Planning Policy Framework</i> relating to the protection of that state resource.	<p>Council undertook further and joint consultation with representatives from DELWP and DEDJTR regarding the exhibited amendment 6 February 2018. Subsequent consultations with DELWP then took place prior to finalising the lodgement amendment and receiving authorisation.</p> <p>Agreed changes exhibited by the Amendment were as follows:</p> <ul style="list-style-type: none"> - Clause 21.07 Industry Framework Plan. - SRO references to interim uses
No changes to any coal related zones or overlay shall be included in the amendment.	See above
No changes to coal policy or planning scheme maps shall be included in the Amendment or strategy documents.	<p>See above</p> <p>A proposal to remove a redundant area of the Environmental Significance Overlay – Schedule 1 (ESO1) south of Australian Paper Maryvale was not supported by DEDJTR. This was omitted from the exhibited amendment.</p>
Changes to the Residential Zone Schedules and Schedules 5 and 6 to the Development Plan Overlay must conform with advice provided by the Department of Environment, Land, Water and Planning on 30 November 2017.	<p>Completed.</p> <p>The proposed schedules were provided to the DELWP Statutory Systems team to ensure consistency with the reformed Residential Zones which were introduced to the Victoria Planning Provisions and all planning schemes by Amendment VC110 on 27 March 2017.</p> <p>The primary change to the application of the Residential Zones was to provide greater emphasis on location specific schedules, with less reliance on local policy to guide the application of the exhibited <i>Housing Framework Plans</i>.</p>

The <i>Instruction Sheet</i> and <i>Explanatory Report</i> need to be updated to reflect the change brought about by the conditions of authorisation.	Completed.
All amendment documentation must comply with the Ministerial Direction on the Form and Content of Planning Schemes.	Completed.

4.3 Notification

101. The Amendment was exhibited between 22 March 2018 and 11 May 2018 in accordance with the *Planning and Environment Act 1987*.
102. Public exhibition of the draft Strategies as part of a Planning Scheme Amendment was undertaken in accordance with the prescribed processes required by Section 12 of the *Planning and Environment Act 1987*.
103. Exhibition of the Amendment appeared in the Government Gazette 22 March 2018.
104. Six (6) notices of Exhibition of Amendment were printed in the Latrobe Valley Express (22 March, 29 March, 5 April, 12 April, 19 April, and 26 April).
105. Due to the large number of properties covered by the Amendment, and given the proposed changes affect the whole of the municipal area (to greater or lesser degrees), Council did not directly notify all owners/occupiers, as per the notification exemption in section 19(1A) of the *Planning and Environment Act 1987*.
106. However, 12040 direct notices were provided to owners and occupiers of properties where there was considered to be a significant change in the land use or development opportunity.
107. Direct notice was provided to 69 prior participants who registered interest in Stage 1 project consultation.

The below table outlines locations where direct notice was provided, grouped by the exhibited land zone changes.

Table 4: Locations direct notice of exhibition was provided	
Exhibited Change area	No. of Properties
Farming Zone – Schedule 2	450
Neighbourhood Residential Zone - Schedule 2	105
Neighbourhood Residential Zone - Schedule 3	396
Rural Living Zone – Schedule 1 (exhibited)	100
Rural Living Zone – Schedule 2 (exhibited)	792

Rural Living Zone – Schedule 3 (exhibited)	101
Residential Growth Zone – Schedule 1	715
Residential Growth Zone – Schedule 2	8
Residential Growth Zone – Schedule 3	386
General Residential Zone – Schedule 1	7,781
General Residential Zone – Schedule 2	1,406
General Residential Zone – Schedule 2	250

108. The Amendment was also referred to 98 statutory authorities and agencies.

109. 493 local business and community groups were also notified.

110. Attachment 9 provides further detail and evidence of notification provided.

4.4 Engagement activities during public exhibition

111. A range of community information and engagement activities were undertaken to ensure members of the community could obtain information regarding proposed changes.

112. In addition to the prescribed notification requirements, a range of opportunities to ensure the community was informed and able to participate in the exhibition and submission process was provided. All statutory and servicing authorities likely to be materially affected were also notified of the proposed amendment

113. Below is a summary of activities undertaken during the public exhibition of the Amendment which took place from the 22 March 2018 to the 11 May 2018:

- 11 all-day information sessions were held between the 27 March 2018 and the 10 May 2018, Morwell (x2), Churchill (x2), Traralgon (x2), Moe (x2), Toongabbie (x1), Glengarry (x1) and Yinnar (x1);
- 321 people attended the consultation sessions;
- 272 phone, email and counter enquiries were received and responded to;
- 25 targeted consultations with local real estate agents, planning consultants, community groups and the Victorian Farmers Federation (VFF);
- Information available from Council's Facebook page;
- 914 views from the project page on Council's website;
- Copies of the Amendment were available for inspection during office hours at the offices of Latrobe City Council, including Morwell, Traralgon, Churchill and Moe- Newborough.
- Exhibition posters explaining the Amendment and where to seek further information were displayed across all Latrobe City facilities, including aquatic centres, sport stadiums, service centres and libraries.

- Targeted engagement with the Country Fire Authority (CFA) was also undertaken as a priority in order to respond to Amendments introduced to the Planning Scheme by Amendment VC140.

114. At the time this report was prepared, 159 written submissions from community members and key agencies had been received. A summary of key matters raised by submissions is included at Section 8 of this report and included at Attachment 1. Council will expand on the issues raised by submissions in the Part B submission provided at the Panel Hearing.
115. Since the public exhibition period commenced 22 March 2018, the Latrobe City Council Amendment C105 webpage has received a total 2191 views and 1685 unique views.
116. A Special Council meeting was held 16 July 2018 to ensure all submitters were provided the opportunity to present to Council. Prior to the Special Council meeting Council Officers were able to contact the majority of submitters via phone to ensure they had received and understood the advice provided regarding the Special Council meeting.
117. 24 submitters registered to speak at this meeting, with 20 speakers attending.
118. At the conclusion of the Special Council meeting, Council provided the following resolution:

That Council:

Receives, notes and considers all submissions received in response to exhibited Amendment C105 to the Latrobe Planning Scheme prior to the formal consideration and response to submissions by Council at the Council Meeting to be held on Monday 6 August 2018.

119. A further Special Council meeting was held 30 July 2018, at which Council rescinded the previous resolution made 16th July 2018 (see point 116), and made the following alternative resolution to allow further time to consider submissions received to the Amendment:

That Council:

Receives notes and considers all submissions received in response to exhibited Amendment C105 to the Latrobe Planning Scheme prior to the formal consideration and response to submissions by Council at the Council Meeting to be held on Monday 03 September 2018.

120. At the 3 September 2018 Ordinary Council meeting, Council provided the following resolution:

That Council:

1. *Having considered all written submissions received to Amendment C105 requests the Minister for Planning establish a Planning Panel to consider submissions to Amendment C105 and prepare a report;*
2. *Advises those persons who made written submissions to Amendment C105 of Council's decision;*
3. *Notes its support for the continued use of land for existing industries described at theme 7 in Attachment 1 to this report;*

4. *Notes its support to the retention of the Rural Living Zone on those lots within Yinnar South that are presently developed and/or have limited or no further subdivision opportunity, as described at theme 18 in Attachment 1 to this report;*
5. *That a mid-year budget request is submitted to Council to prioritise the investigation of bushfire risk associated with all proposed Rural Living Zoned areas that were to be introduced as part of the Amendment C105 process but now have to be put on hold due to the introduction of State Government Amendment VC140, including the Moe South area.*
6. *Work with the Country Fire Authority, relevant agencies and industry representatives including the Municipal Association of Victoria, to appropriately respond to bushfire risk whilst enabling the growth and development of towns, including the provision of rural living opportunities.*

5. STRATEGIC CONTEXT

121. Land use planning considerations within Latrobe City have long presented unique challenges due to the urbanised, industrialised history of the municipality centred upon a vast brown coal resource. In recent times, these challenges have been further complicated by economic restructuring occurring within energy and mining industries.
122. Population growth, technology advances, the ageing population, climate change and a future low carbon economy, all present unique challenges and opportunities that is likely to result in further shifts in the profile of the local economy during the life of the land use strategies.
123. Latrobe City Council, in conjunction with key stakeholders and in consultation with community are considering ways in which the unique mix of skills, infrastructure and land assets within the municipality may deliver future benefit in a transitioning energy economy.
124. The *Live Work Latrobe* land use strategies provide a spatial representation of identified opportunities. This is demonstrated by several recommendations of the *Live Work Latrobe* land use strategies either being commenced, completed or considered in other initiatives being undertaken by Council, State Government, local agencies and industry.
125. Amendment C105 now seeks to establish planning policy within the Latrobe Planning Scheme that responds to the broad scope of matters the *Live Work Latrobe* project seeks to address, informed by the expansive previous strategic work and recommendations identified for Latrobe City and its role within the region.
126. The *Stage 1 Background Report* and each of the Stage 2 land use strategies identify the preeminent National, State, Regional policies, studies, and directions which were considered to influence and shape future use and development of land decision making within Latrobe City.
127. Additional discussion of the strategic context in which *Live Work Latrobe* was undertaken is provided within each of the exhibited *Live Work Latrobe* land use strategies.
128. Population, economic and demographic assessments undertaken during Stage 1 of the *Live Work Latrobe* project are provided within the *Latrobe Planning Studies report (Essential Economics 2016)*. This is a key reference and informed the preparation of each of the exhibited land use strategies.
129. Key documents which provide context and support to the exhibited Amendment C105 include:
 - *Stage 1 Background Report (May 2016)*
 - *Stage 1 Policy Directions Report (May 2016)*
 - *Live Work Latrobe Rural Land Use Strategy (exhibition draft August 2017)*
 - *Live Work Latrobe Industrial and Employment Strategy (exhibition draft August 2017)*
 - *Live Work Latrobe Housing Strategy(exhibition draft August 2017)*
 - *Latrobe Planning Studies Economic Analysis (Essential Economics 2016)*
 - *Residential Capacity Assessment – see Attachment 10*

- *Latrobe Valley Industry and Employment road map 2012*
 - *Gippsland Regional Growth Plan 2014*
130. Previous strategic reviews of the Latrobe Planning Scheme considered directly relevant to the exhibited Amendment C105 including:
- *New Format Planning Scheme Advisory Committee Report 1998*
 - *2008 Latrobe Planning Scheme Review*
 - *2014 Latrobe Planning Scheme Review*
 - *Managing Residential Development Advisory Committee and Residential Zone Review report 14 July 2016*
 - *Traralgon Growth Areas Review 2013.*
 - *Traralgon Inner South Precinct Master Plan 2011*

An overview of the above documents and how the Amendment responds is provided at Attachment 5.

6. RELATED STRATEGIC MATTERS

131. Strategic matters relevant to the context in which the Amendment has been prepared include:
- *Latrobe Valley Regional Rehabilitation Strategy*
 - *Latrobe Valley Economic Growth Zone*
 - *Statement on Future Uses of Brown Coal (2017)*
 - *DEDJTR Coal Policy and Planning review*
132. **Latrobe Valley Regional Rehabilitation Strategy (LVRRS)**
133. The Victorian Government is preparing a *Regional Rehabilitation Strategy* as part of its response to the 2015/16 Hazelwood Mine Fire Inquiry.
134. The *Latrobe Valley Regional Rehabilitation Strategy Program Summary* (February 2018) explains that this initiative will examine and address some of these key knowledge gaps and unresolved issues associated with the pit lake rehabilitation option.
135. Ultimately, the *Latrobe Valley Regional Rehabilitation Strategy* (LVRRS) seeks to set a safe, stable and sustainable landform for the Latrobe Valley coal mine voids and surrounding areas.
136. These investigations will provide a greater understanding of issues regarding ground movement, fire risk, water availability hydrogeological connectivity of the three mines and regional impacts on the environment.
137. The Amendment has been considered by DELWP as part the LVRRS project. The LVRRS will be in place by June 2020.
138. **Latrobe Valley ‘Economic Growth Zone’**
139. 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 in November 2016 the establishment of the Latrobe Valley Economic Growth Zone (EGZ) (a geographical area including Latrobe City, Baw Baw Shire and Wellington Shire).
140. The initiative aims to create a better business environment for the Latrobe Valley, making it easier, faster and less costly to do business. This seeks to stimulate local jobs, attract new business and encourages growth of existing businesses in the Latrobe Valley.
141. The overarching objective of the EGZ is to demonstrate that the Latrobe Valley is open for business. In the spirit of the EGZ, *Live Work Latrobe* directly supports this overall intent through the development of each of the *Live Work Latrobe* strategies.
142. In support of this objective, the *Live Work Latrobe* land use strategies will provide greater certainty to new industry and investment. 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.

143. The Planning within the Economic Growth Zone (PEGZ) initiative presently being undertaken by DELWP, will further strengthen key development sites across the EGZ. Within Latrobe City, three sites have been selected from the *Industrial and Employment Strategy*.
144. The introduction of local rural policies will help further deliver jobs to the region and draws upon the intent of attracting new business or industry.
145. **Statement on Future Uses of Brown Coal (2017)**
146. Latrobe City is home to the second largest brown coal resource in the world, which has ensured the supply of affordable and reliable electricity for Victoria. While brown coal-fired power generation supplies the majority of Victoria's electricity today, its share of generation will reduce over the coming decades with the retirement of existing generators, market conditions and the need to respond to climate change.
147. There is however interest in using coal resources to make alternative high value, low emission products for domestic and international markets. These projects could provide new economic development and trade opportunities, bringing high-skilled jobs and investment to Latrobe City and Gippsland.
148. The Statement on the Future Uses of Brown Coal outlines the Victorian Governments commitment to providing industry and community certainty about the future use of brown coal in a low emissions context.
149. In developing this Statement, the Victorian Government has had regard to an independent review of previous government coal development programs (Edwards Review), the government's new framework for action on climate change and the Hazelwood Mine Fire Inquiry recommendations.
150. Changes in the utilisation of brown coal will likely be realised during the life of each of the *Live Work Latrobe* strategies. It is for this reason, that each of the strategies seek to support and enable greater economic diversity and opportunity, in addition to changing coal related investments.
151. **Coal Planning Provisions Review (DEDJTR 2017)**
152. Seeking the removal of the State Resource Overlay – Schedule 1 (SRO1) from approximately 460 hectares of strategically significant Industrial 1 and Industrial 2 zoned land south of Morwell (exhibited by the Amendment as the Heavy Industry Precinct) was a key recommendation of the *Industrial and Employment Strategy*.
153. In accordance with this recommendation, Council has advocated strongly for the review of the coal overlays applying to this land, understanding that detailed survey of the underlying resource shows that coal resources in this location are 'too deep' for mining.
154. Stage 1 of DEDJTR's review of coal related planning policies applying within the Latrobe Valley shows areas where coal protection was a priority, and areas where coal protection is less relevant and in some cases obsolete.
155. As a result of this review, the SRO1 was recently removed from the identified 'Heavy Industry' precinct with the Gazettal of Amendment C111 on the 27 September 2018.
156. This change is expected to enable new large format industry to locate within Latrobe City. This is considered to significantly influence and enable greater diversification of industry and employment opportunities in Latrobe City, and

aligns with the directions of the exhibited *Industrial Framework Plan* at Clause 21.07.

157. Relevant to the coal planning policies, exhibited Amendment C105 will enable intensive agricultural uses and developments on Farming Zoned land in locations where the SRO1 applies.
158. It is understood that the review of current planning policy and controls for the protection of brown coal reserves within the Latrobe Valley are continuing, with further changes anticipated.

6.1 Recommendations of the *Live Work Latrobe* Strategies (not exhibited):

159. A number of recommendations identified within the *Live Work Latrobe* strategies are listed as further strategic work items within the exhibited Clause 21.10.
160. Additional recommendations within each of the *Live Work Latrobe* strategies which are either being commenced, completed or considered in other strategic work, including:
 - DEDJTR Coal Planning Provisions Stage 1 review commenced February 2017 with a geotechnical study undertaken by GHD. This generated a list of areas for further assessment. Stage 2 commenced January 2018, is the land use planning assessment of those areas. This work informed Amendment C111 (September 2018) which removed the State Resource Overlay from Morwell the heavy industry precinct (a key recommendation of the *Industrial and Employment Strategy*).
 - Completion of the Morwell – Traralgon Employment Corridor Master Plan was endorsed at the 3 September 2018 ordinary Council meeting to proceed to exhibition via a Planning Scheme Amendment.
 - Latrobe City Council Industry precinct investment prospectus were developed July 2018 for key employment precincts drawn from locations identified within the exhibited *Industrial and Employment Land Use Strategy*.
 - Strzelecki Alpine – Bio-Link pre-feasibility study is currently being undertaken as part of the Federation University internship program.
 - Live Work Latrobe land use strategies have been considered by and are aiding land use visioning and strategic policy being prepared by the LVRRS.
 - Unlocking Infrastructure Barriers investigations have been completed by Latrobe City Council and the Latrobe Valley Authority (LVA). LVA and Department of Premier and Cabinet are considering recommendations from this work.
161. Further items and recommendations from each of the Live Work Latrobe land use strategies which have been completed or are progressing are summarised at Attachments 6, 7 and 8.

7. STRATEGIC ASSESSMENT

162. The Amendment is considered to support and assist the objectives of planning in Victoria as outlined in Section 4 of the *Planning and Environment Act 1987*.
163. In particular, the Amendment responds to the following objectives of Victoria's planning framework:
- a) *to provide for the fair, orderly, economic and sustainable use, and development of land;*
 - b) *to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;*
 - c) *to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;*
 - d) *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;*
 - e) *to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e);*
 - f) *to facilitate the provision of affordable housing in Victoria; and*
 - g) *to enable land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at state, regional and municipal levels.*
164. The Amendment will further these objectives by providing a planning framework for Latrobe City that will aid in positioning Gippsland's Regional City for a prosperous future within Victoria's 'State of Cities' and aligned to the objectives of the *Gippsland Regional Plan* and *Latrobe Valley Economic Growth Zone*.
165. 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*.
166. The exhibited *Strategic Framework Plan* at Clause 21.01-5 represents the interdependencies between existing land use and development patterns, settlement hierarchy, extent of infrastructure, environmental assets and hazards. The framework plan advocates for future growth commensurate with access to services, infrastructure, transport, natural resource management and the acknowledgement of environmental risks and hazards.
167. The Amendment proposes to introduce a new Clause 21.02 providing strategies which build upon the structure of towns and settlements including:
- *Consolidate development within existing township boundaries and surrounding activity centers.*
 - *Protect and strengthen the effectiveness of private and public transport connections between the towns, broader region and to Melbourne.*
 - *Ensure that current and forecast Latrobe Regional Airport operations are taken into account in planning for the use and development of land within the Traralgon West Growth Corridor.*

- *Ensure that future land use and development is consistent with the Strategic Framework Plan, Local Area Structure Plans and Housing Framework Plans.*
 - *Preserve the significant environmental values and landscapes to maintain and enhance the liveability and sustainability of Latrobe City.*
 - *Ensure that future growth of towns is commensurate with access to services, infrastructure, transport and the protection of natural resources.*
 - *Maintain a clear separation between urban settlements facilitating the self-containment and individual identity of each town, with the exception of the Traralgon West Growth Corridor linking the urban areas of Morwell and Traralgon.*
168. Further discussion of related strategic planning policy, strategies and past planning scheme reviews is provided at Attachment 5.
169. An assessment of the Amendment against relevant State and Local policies included within the Latrobe Planning Scheme is outlined within the exhibited *Explanatory Report* provided at Attachment 11.

7.1 Ministerial Directions

170. Discussion of applicable Ministerial Directions is outlined below:
171. Ministerial Direction No. 11 (Strategic Assessment of Amendments) requires a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces.
172. The Amendment is considered to be consistent with Ministerial Direction No. 11. A response to each of the requirements of this direction is included within the exhibited *Explanatory Report*.
173. Ministerial Direction No. 15: The Planning Scheme Amendment Process sets out times for completing steps in the planning scheme amendment process.
174. On 12 June 2018 Latrobe City Council requested an exemption from Ministerial Direction No. 15 seeking an extension of 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 made in order to allow additional time to consider matters raised by submissions.
175. On the 27 June 2018 the request for exemption from Ministerial Direction No. 15 was granted.
176. Ministerial Direction: The Form and Content of Planning Schemes applies to the form and content of all planning schemes prepared under Part 3 of the *Planning and Environment (Planning Schemes) Act 1996* and any amendment to those Planning Schemes. The Amendment is considered to be consistent with this Ministerial Direction.
177. The exhibited Amendment C105 is not considered to be affected by any other Minister's Direction.
178. The Amendment is consistent with the requirements of Section 12 of the *Planning & Environment Act 1987*. Specifically Section 12 (1) directs that:
- A planning authority must—

- (a) *implement the objectives of planning in Victoria;*
 - (b) *provide sound, strategic and coordinated planning of the use and development of land in its area;*
 - (c) *review regularly the provisions of the planning scheme for which it is a planning authority;*
 - (d) *prepare amendments to a planning scheme for which it is a planning authority;*
 - (e) *prepare an explanatory report in respect of any proposed amendment to a planning scheme.*
179. The amendment is considered to respond to the responsibilities of Latrobe City Council outlined by all parts of Section 12 of the *Planning & Environment Act 1987*.

7.2 Planning Practice Notes

180. A summary and response of relevant Planning Practice Notes considered in the preparation of the exhibited amendment is provided below:
181. PPN04 Writing a Municipal Strategic Statement clarifies the role of a Municipal Strategic Statement (MSS) in planning schemes, provides guidance on the preferred format of the MSS and provides guidance on how an MSS should be written.
182. Due to the broad scope of the amendment, significant changes to the MSS were necessary in order to ensure the strategic planning objectives of the planning authority outlined by the *Live Work Latrobe* strategies are made clear.
183. The inclusion of strategies for achieving these objectives and an explanation of the relationship between the objectives and strategies and the controls to be applied for the use and development of land have also been included within proposed revisions to the MSS.
184. The preparation of changes to the MSS has had regard to and is considered to be consistent with PPN04.
185. PPN08 Writing a Local Planning Policy provides guidance on the role of Local Planning Policy in planning schemes, the need for a Local Planning Policy and how a Local Planning Policy should be written.
186. The Amendment proposes to introduce three new local policies, being exhibited Clause 22.01 (intensive agriculture), Clause 22.02 (Rural Dwellings and Subdivision) and Clause 22.03 (Rural Tourism).
187. The purpose and format of the exhibited Clauses are considered to be consistent with PPN08.
188. PPN10 Writing Schedules explains the role of schedules in planning schemes, provides guidance on how schedules should be written and includes examples of the use of schedules.
189. The amendment introduces new schedules to the Farming Zone, Residential Growth Zone, General Residential Zone and the Neighbourhood Residential Zone and consolidates schedules currently applying to the Rural Living Zone.
190. The revised schedules are considered to be consistent with PPN10.

191. PPN13 Reference and Incorporated Documents explains the role of external documents in planning schemes, the difference between incorporated documents and reference documents, and provides guidelines on when a document should be incorporated or be a reference document.
192. The Amendment proposes to introduce new reference documents to the Latrobe Planning Scheme including:
- *Planning for Intensive Agriculture in Gippsland (2016),*
 - *Live Work Latrobe Rural Land Use Strategy (2017),*
 - *Live Work Latrobe Housing Strategy (2017),*
 - *Live Work Latrobe Industrial and Employment Strategy (2017),*
 - *Latrobe City Urban Design Guidelines (as amended),*
 - *Hazelwood Mine Fire Report (2014),*
 - *Car Parking Framework Review Traralgon & Morwell 2014, and*
 - *Traralgon Activity Centre Plan Background Reports 1-6 (2010).*
193. The Amendment removes redundant reference documents and makes minor changes to correct the description of documents listed, as shown in the exhibited Clause 21.10.
194. PPN17 Urban Design Frameworks provides guidance to the preparation and use of *Urban Design Frameworks*. Frameworks are strategic planning tools that set out the design vision for the desired future development of urban places. They provide broad aims of Municipal Strategic Statements (MSS) and planning schemes to practical urban design at a local level.
195. The Amendment introduces the *Latrobe City Urban Design Guidelines* as a reference document to the Latrobe Planning Scheme. These guidelines provide direction for Residential, Commercial and Industry development along with directions for the design of streetscapes including road widths.
196. The *Latrobe City Urban Design Guidelines* were prepared in association with the preparation of the *Live Work Latrobe* project and are considered to be consistent with PPN 17.
197. PPN23 Applying the Incorporated Plan and Development Plan Overlays explains the functions of the Incorporated Plan and Development Plan Overlays, provides advice about when these tools should be used and to provide guidance on how to use these planning tools.
198. The Amendment sought to introduce the Development Plan Overlay over to some areas of Rural Living Zone to ensure the orderly planning of fragmented Rural Living Zone land. As a result of exhibition, this component has been removed and is recognised as future strategic work to be undertaken by Council.
199. PPN28 Using the Neighbourhood Character Provisions in Planning provides guidance to planning authorities about how to plan for neighbourhood character and how to apply neighbourhood character provisions when preparing amendments to planning schemes.
200. This practice notes acknowledged that '*some areas will undergo significant changes as a result of new social and economic conditions, changing housing*

preferences and explicit housing policies. When planning for neighbourhood character, it is important to recognise and consider these broader influences and plan separately for them.'

201. The exhibited *Housing Strategy* has assessed and considered neighbourhood character and recommends that the planning scheme be amended to reflect the preservation of existing character and identifies a preferred future character to be achieved across residential areas of large and small towns. This is reflected within the *Housing Framework Plans* prepared for each locality and included within the exhibited Clause 21.09.
202. The preferred neighbourhood character objectives to be achieved are supported by the exhibited *Latrobe City Urban Design Guidelines*.
203. PPN37 Rural Residential Development provides guidance when planning for, or assessing proposals for rural residential use and development (specified as Low Density Residential Zone, Rural Living Zone and the Green Wedge A Zone).
204. The Amendment identifies areas suitable for future Rural Living Zone through the background document *Rural Land Use Strategy* and exhibited documents were consistent with this strategy.
205. The amendment is consistent with PPN37.
206. PPN42 Applying Rural Zones seeks to ensure that the most appropriate rural zones are used to achieve a planning authority's rural strategic planning objectives. In particular this practice note explains that the rural zones for Victoria seek to:
 - *recognise the state, regional and local importance of farming as an industry and provide greater protection for productive agricultural land,*
 - *discourage ad hoc and incompatible use and development,*
 - *recognise the changing nature of farming and reduce the potential for conflict between farming and other land uses,*
 - *recognise that rural areas are places where people live and work, and*
 - *recognise and protect rural areas that are environmentally sensitive.*
207. The exhibited *Rural Land Use Strategy* and associated planning scheme changes are considered to respond and align with the above objectives.
208. PPN46 Strategic Assessment Guidelines requires a planning authority to evaluate and discuss how an amendment addresses a range of strategic considerations. This practice note provides additional guidance in complying with the Minister's Direction No. 11. The exhibited *Explanatory Report* provides a response to this direction.
209. PPN64 Bushfire Protection provides guidance about local planning for bushfire protection, is intended to assist councils to tailor the *Local Planning Policy Framework* in response to bushfire matters and provide guidance on how to prepare schedules to the Bushfire Management Overlay.
210. Understanding the bushfire hazard and managing risks to an acceptable level are important components of local planning.
211. Amendment VC140 (introduced December 2017) reflects the government's commitment to strengthen community resilience to bushfire and delivers on the

recommendations of the 2009 Victorian Bushfire Royal Commission. It is the overarching intent of this amendment is that strategic planning must seek to achieve no increase in bushfire risk to existing and future residents. Given the broad scope of this policy direction, and similarly the broad scope of the exhibited Amendment C105, it is necessary to consider the full extent of new bushfire policy and its application.

- 212. Whilst PPN64 was considered during the preparation of the amendment, in response to the changed policy environment regarding the consideration of bushfire risk (as introduced by Amendment VC140), Council has undertaken further assessment of bushfire risk; and following further consultation with CFA, identified a series of post exhibition edits for consideration by the appointed Planning Panel.
- 213. This assessment and the resultant post exhibition changes will be detailed within Council's Part B submission to the Planning Panel.
- 214. PPN77 Pre-setting Panel Hearing Dates provides guidance on how to pre-set a date for a directions hearing and a panel hearing in accordance with Ministerial Direction No. 15 – The Planning Scheme Amendment Process.
- 215. Pre-set Panel Hearing dates have been set in accordance with Ministerial Direction No. 15 and PPN77.
- 216. PPN78 Applying the Residential Zones: This practice note was removed after the introduction of revised residential zones on 27 March 2017 by Amendment VC110. A new practice note will be prepared to explain the operation of the new residential zones.

7.3 Recent Planning Scheme Amendments

- 217. Amendment GC13 (new Bushfire Management Overlay mapping (October 2017)) was prepared by the Victorian Government, in partnership with the CFA and CSIRO, who developed mapping which shows areas of high risk from bushfire. This mapping, was represented by the updated Bushfire Management Overlay (BMO).
- 218. The revised BMO mapping for the municipality was considered during the preparation of *Rural Land Use Strategy*.
- 219. Amendment C84 adopted the 'default' zone provisions in most of Latrobe's residential areas by applying Schedule 1 to each zone, which does not specify any local variations. The *Standing Advisory Committee Report* (2014) for Amendment C84 noted that further strategic work is required to refine housing policies which may result in changes to the zones or introduction of local content in the zone schedules.
- 220. Council applied all three of the new residential zones introduced via Amendment C84 in June 2014, undertaken in a 'policy neutral' manner
- 221. Amendment C87 (Part 1 - 10 August 2017) implemented the *Traralgon Growth Areas Review* by updating strategies and structure plans in the Municipal Strategic Statement (MSS) for the towns of Morwell, Traralgon, Tyers and Glengarry.
- 222. The *Traralgon –Morwell Growth Framework Plan* was also introduced into the Latrobe Planning Scheme. The *Live Work Latrobe* strategies provide further directions for this precinct.

223. This Amendment identified that longer term; continued expansion of urban boundaries is significantly constrained. In response, the Amendment sought to secure long term housing growth, while highlighting the need to encourage greater infill housing and choice.
224. Amendment C105 has been prepared with direct consideration of the *Traralgon Growth Areas Review* and the resultant Amendment C87.
225. Amendment C97 (19 October 2017) replaced the existing Municipal Strategic Statement (MSS) with a new MSS and builds on the existing local strategic policy with recently adopted Council Strategies.
226. The Amendment implemented the recommendations of Council's four year Planning Scheme Review – the *Planning Scheme Review Report, October 2014* (further summary provided at Attachment 4).
227. The Amendment also implemented a number of strategic planning projects undertaken and adopted by Council as well as state government initiatives, including:
- *Positioning Latrobe City for a Low Carbon Emission Future (2010).*
 - *Economic Sustainability Strategy (June 2011).*
 - *Traralgon Inner South Precinct Master Plan (2011).*
 - *Traralgon Train Station Master Plan (2011).*
 - *Latrobe 2026 - Community Vision for the Latrobe Valley.*
 - *Latrobe City Council Plan (2013-2017).*
 - *Municipal Public Health and Wellbeing Plan (2013-2017).*
 - *Public Open Space Strategy (2013).*
 - *Gippsland Regional Growth Plan (2014).*
 - *Natural Environment Sustainability Strategy (2014-2019).*
228. Whilst the review evaluated the entire Latrobe Planning Scheme, no changes to the existing zone and overlay regime in the Latrobe Planning Scheme were made.
229. Amendment VC110 (March 2017) The State Government completed a review of the residential zones that were introduced into Victorian planning schemes in 2014 - the Neighbourhood Residential Zone, the General Residential Zone, and the Residential Growth Zone. This responded to the recommendations of the *Managing Residential Development Taskforce* and the recommendations of the Advisory Committee appointed to consider submissions and provide recommendations to the Minister for Planning.
230. The Advisory Committee submitted their recommendations to the Minister for Planning July 2016. This report is further discussed at Attachment 5 and is identified as a reference to this submission.
231. Key reforms introduced by the Amendment were as follows:
- *Allow councils to define neighbourhood character and design objectives to be achieved.*
 - *Strengthen building height controls in the Neighbourhood Residential Zone and the General Residential Zone.*

- *Introduce a new mandatory requirement for a minimum garden area to be provided in residential developments in the Neighbourhood Residential Zone and General Residential Zone.*
 - *Remove the limit on the number of dwellings that can be built on land in the Neighbourhood Residential Zone.*
232. Amendment VC138 (December 2017) introduced changes to native vegetation removal following the release of *Protecting Victoria's Environment Biodiversity 2037*. This forms part of the Victorian government's commitment to ensure that planning provisions relating to native vegetation removal sensibly protect biodiversity.
233. Amendment VC138 introduced reference to a new incorporated document, *Guidelines for the Removal, Destruction or Lopping of Native Vegetation* (Department of Environment, Land, Water and Planning, 2017), which states:
- "The strategic planning process is the most effective planning mechanism to protect and manage native vegetation and to achieve the objectives of the SPPF. Considering how native vegetation will be protected and managed through strategic planning - allows for identification of areas of higher value native vegetation at a landscape scale."*
234. The exhibited *Rural Land Use Strategy* provides recommendation for the protection and enhancement of biodiversity within Latrobe City. The Amendment introduces policy, objectives and strategies in order to give effect to these recommendations.
235. Amendment VC140 (December 2017) amended the State Planning Policy Framework (SPPF) to provide directive strategies to manage bushfire risk in planning and decision making. This reflects the government's commitment to strengthen community resilience to bushfire and delivers on the recommendations of the 2009 Victorian Bushfires Royal Commission.
236. A key change introduced to policy by VC140 is the requirement to consider bushfire risk above all other planning considerations, whether land is identified in BMO area or not.
237. Given the broad scope of this policy direction, and similarly the broad scope of the exhibited Amendment C105 it is necessary to consider the full extent of new bushfire related policy and its application across the municipality.
238. Following a review of the VC140 requirements and advice provided by CFA, Council has undertaken further detailed assessment of bushfire risk as it relates to the exhibited Amendment C105. This information will be included as an attachment to Council's Part B submission to the Planning Panel.
239. Amendment VC143 introduced further changes to the content of the Residential Zones following feedback from Local Government and industry.
240. Key improvements included changes to the definition and operation of the minimum garden area requirement, including clarifying exemptions in the Neighbourhood Residential Zone and the General Residential Zone and introducing permit requirements for certain commercial land uses in the Residential Growth Zone.
241. Amendment VC148 (31 July 2018): Arising from the Victorian Government's Smart Planning program was gazetted on 31 July 2018 introducing significant changes to all Victorian Planning Schemes.

242. VC148 aims to simplify and modernise Victoria's planning policy and rules to make planning more efficient, accessible and transparent. It does this by making significant structural changes to the configuration and content of Planning Schemes.
243. The key features of VC148 are the introduction of an integrated Planning Policy Framework (PPF) at Clauses 10 to 19 which will enable the consolidation of state, regional and local policy into one planning policy framework and the removal of Clause 21 and 22 policies.
244. Amendment VC150 (21 September 2018): Introduces the findings of the *Planning for Sustainable Animal Industries* report into the Victoria Planning Provisions. Primary changes include:
- Introducing clear land use definitions and risk based planning controls for animal industries.
 - Remove the *Piggeries Code of Practice 1992*.
 - Referencing the 2018 amendments to the *Victorian Code for Broiler Farms 2009*.
 - To implement actions outlined in the Victorian Government's *Planning for Sustainable Animal Industries* report.
245. Prior to VC148, Clause 14.01-4 had four strategies, and with VC148 this was increased to nine strategies. It appears these changes were made with this particular amendment (VC150) in mind.
246. Changes to SPPF are located under Clauses 14 (sustainable agricultural land use) and 16 (rural residential development). The changes within these provisions are considered to align with Amendment C105.
247. Amendment VC152 was gazetted 26 October 2019. Given the amendment was only recently introduced the implications for exhibited Amendment C105 are yet to be fully considered. It is understood that however that the amendment introduces planning permit exemptions for public and shared housing, which are likely to have implications to the intent and objectives of the exhibited Housing Strategy objectives which aim to provide direction for housing typologies and density.

8. ISSUES RAISED BY SUBMISSIONS

248. At the Ordinary Council Meeting held 3 September 2018 Council considered submissions on the Amendment (see resolution at Section 119 of this report).
249. Key matters raised during consultations and reflected by submissions received is summarised below:
- Support and objections to the proposed rezoning of land in Yinnar South from Rural Living Zone 4 and 6 to Farming Zone – Schedule 2;
 - Concern over amenity issues as a result of the two new Residential Growth Zone areas in Morwell and Traralgon;
 - Requests for additional land to be rezoned by the Amendment, primarily to either a Farming Zone – Schedule 2 and Rural Living Zone;
 - Concern and support to the rezoning of Farming Zone land to a Rural Living Zone in Hazelwood South.
 - Support for the introduction of environmental focused policy, rural and nature based tourism opportunities and establishment of the proposed Strzelecki – Alpine Bio-Link;
 - Support and concerns raised in relation to the Farming Zone – Schedule 1 changes; and
 - Concerns regarding increase in rating valuations, reduction in property values and increased difficulty in obtaining banking finance.
250. The rezoning of land in the Yinnar South from a Rural Living Zone to the proposed Farming Zone – Schedule 2 (Mixed Farming) attracted the greatest number of submissions. Following consideration of submissions and the concerns raised by members of the community, it is recommended that the Rural Living Zone be retained on those lots that are presently developed and / or have limited or no further subdivision opportunity.
251. The proposed 'Mixed Farming' classification to larger properties is considered to align with existing and likely future use of land. This is due to the limited subdivision opportunity that is practically achievable on many parcels due to various site specific limitations including the extent of native vegetation, topography, bushfire risk and road access.
252. A number of submissions of support have been received to the proposed application of the Farming Zone – Schedule 2 (Mixed Farming) within the precinct, citing the historical and continuing use of land for productive agriculture, surrounding forestry operations and avoidance of an increased risk to life and property from bushfire.
253. An overview of key themes raised by submissions and a description of Councils response is provided at Attachment 1.
254. A summary of individual submissions along with a planning comment and response is provided at Attachment 2 to the Council Report - Agenda item 10.6 which is available from the Council Meeting minutes for the Ordinary Council meeting held 3 September 2018.
255. A copy of all submissions received to the Amendment remains available for viewing upon request at the Latrobe City Council, Morwell Office.
256. A further detailed response to matters raised by submissions will be provided in Council's Part B submission presented to the Planning Panel, including post exhibition edits in response to submissions.

9. POST-EXHIBITION CHANGES TO AMENDMENT

- 257. In response to submissions, Council submits that certain changes should be made to the Amendment. The proposed changes will be outlined within Council's Part B submission to the Planning Panel and provided as tracked changes in revised documents ordinance.
- 258. During the Amendment exhibition process it was identified that there were minor wording and structural changes required to be made to the exhibited amendment documents and reference documents.
- 259. These changes were identified in an Attachment 3 to the Council Report - Agenda item 10.6 at the Ordinary Council meeting held 3 September 2018 (see Attachment 2 to this report).
- 260. It is noted that a comprehensive description all post exhibition changes will be provided within Council's Part B submission to the planning panel, including additional changes required in response to matters raised by submissions and resulting from further consultation with submitters.

10. CONCLUSION

- 261. The implementation of Amendment C105 within the Latrobe Planning Scheme is considered to have significant strategic justification.
- 262. The Amendment is considered to aid the further development and maturation of Latrobe City as Gippsland's Regional City by ensuring long term capacity for housing, support varied and locally sustaining employment, services for the region and infrastructure for growth.
- 263. The Amendment is considered to be consistent with the objectives of the State Planning Policy Framework and Local Planning Policy Framework contained within the Latrobe Planning Scheme.
- 264. This completes the Part A Submission for the Planning Authority.


Nathan Misiurka
Latrobe City Council


Lorrae Dukes
Latrobe City Council

ATTACHMENT 1:

KEY THEMES RAISED BY SUBMISSIONS AND PLANNING COMMENT

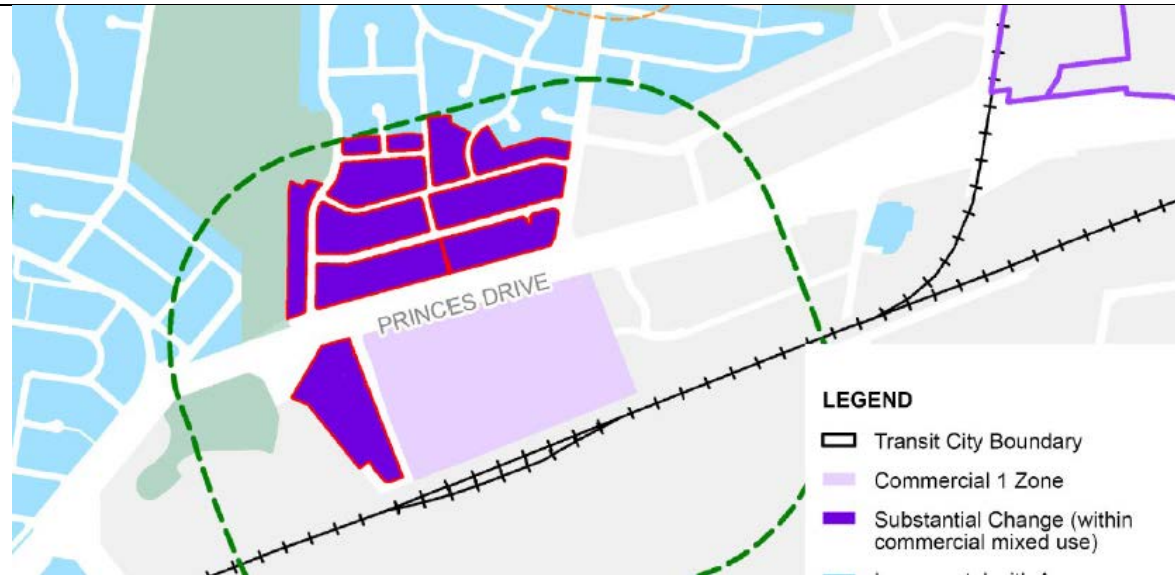
(AS PROVIDED WITH THE COUNCIL REPORT - AGENDA ITEM 10.6 AT THE ORDINARY COUNCIL MEETING HELD 3 SEPTEMBER 2018)



ATTACHMENT 1: SUMMARY OF KEY THEMES IDENTIFIED BY SUBMISSIONS

The below table highlights key matters and consistent themes raised by submissions received to exhibited Amendment C105.

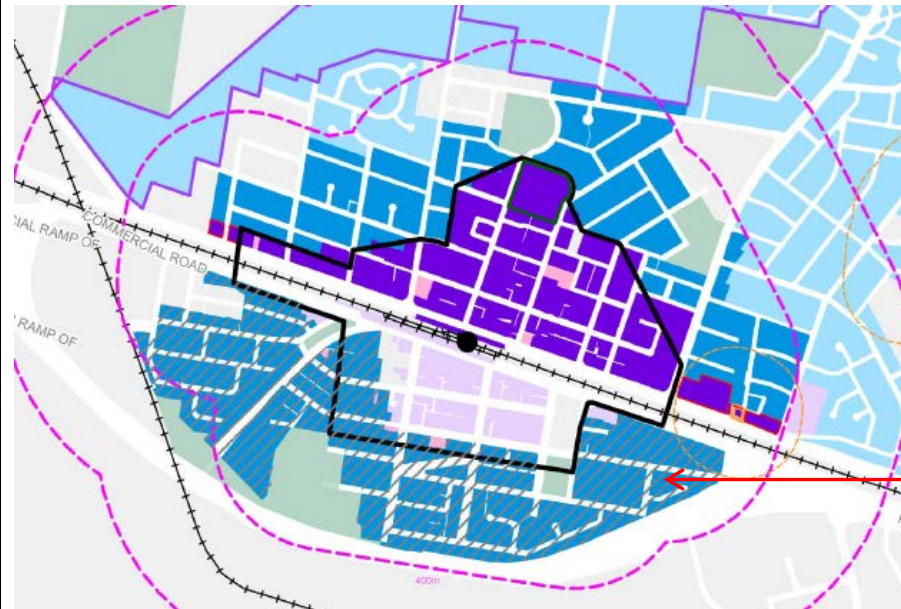
Planning comments are provided to assist discussion and consideration of submissions by Council at the Ordinary Council Meeting to be held 3 September 2018.

Summary of key themes received to the exhibited <i>Housing Strategy</i> and associated Planning Scheme changes			
1	Theme: General support to implementation of the Housing Strategy and associated Planning Scheme changes.	Submission(s) 2, 21, 37, 147, 152	Planning Comment: Comments of support are noted.
2	Theme: Object to increased residential density in close proximity to Mid-Valley Shopping Precinct. Recommendation: Proceed with exhibited change. Refer submissions to Planning Panel.	Submission(s) 3, 17, 20	Planning Comment: <p>Land located within 400 metres of an Activity Centre is identified for 'Substantial Change' by the exhibited <i>Housing Strategy</i>, including land surrounding the Mid Valley Shopping Centre.</p> <p>The maximum building height proposed for this precinct is four storeys in height. Multi dwelling developments will require a planning permit and must address amenity issues such as overlooking and overshadowing, as required by Res Code.</p> <p>It is noted that the current land zoning enables developments up to three storeys in height. The proposed Residential Growth Zone would allow development up to four storeys on lots with a frontage greater than 20 metres to ensure appropriate set-backs; car parking and other requirements can be achieved. This will in many instances first require the consolidation of property titles.</p> <p>The exhibited <i>Urban Design Guidelines</i> provide guidance to the design of buildings, provision of setbacks, car parking and landscaping requirements.</p> <p>The proposed Mid Valley 'Substantial change' areas are explained and shown in the images below.</p>



3	<p>Theme: Requests an increase in the maximum height of 12 metres to 13.5 metres being applied.</p> <p>Submission No. 5 notes that drawings have been prepared for a building of 13.5 metres in the affected area.</p> <p>Recommendation: Recommend change to acknowledge discretion available in schedule.</p>	<p>Submission(s) 5</p>	<p>Planning Comment:</p> <p>A 12 metre height limitation has been applied in three out of four schedules to the RGZ. Traralgon's RGZ allows for a 15 metre maximum building height. It is considered that 12 metres approximately equates to 4 stories (excluding plant and other equipment).</p> <p>Variation to the requirements of the schedule to the zone may be considered during a statutory planning permit assessment (i.e. to accommodate plant and other equipment located on a roof). It is recommended that this schedule be amended to acknowledge the discretion available.</p>
4	<p>Theme: Objections to the rezoning of land from a General Residential Zone to a Neighbourhood Residential Zone – Schedule 4.</p> <p>Recommendation: Proceed with exhibited zone change. Refer submissions to Planning Panel.</p>	<p>Submission(s) 69, 79</p>	<p>Planning Comment:</p> <p>The objectives of the Neighbourhood Residential Zone – Schedule 4 (NRZ4) is to preserve the 'Regional Suburban Character' of established neighbourhoods. Unit and townhouse developments are discouraged in such locations. This is a key objective of the Housing Strategy.</p> <p>An example image and description of '<i>Limited Change</i>' areas is shown below.</p> <div data-bbox="792 1062 1317 1490">  </div> <div data-bbox="1397 1067 1948 1490">  </div>

The inclusion of land within a NRZ4 south of Commercial Road Morwell has been applied pending the completion of rehabilitation works to the northern batter of the Hazelwood mine area. This is shown in the grey hatched area on the below image. Note the underlying colour indicates 'incremental change' following the completion of works identified within the *Hazelwood Mine Fire Inquiry: Victorian Government Implementation Plan* released on 21 June 2016 (i.e. stability and fire risk resolved):

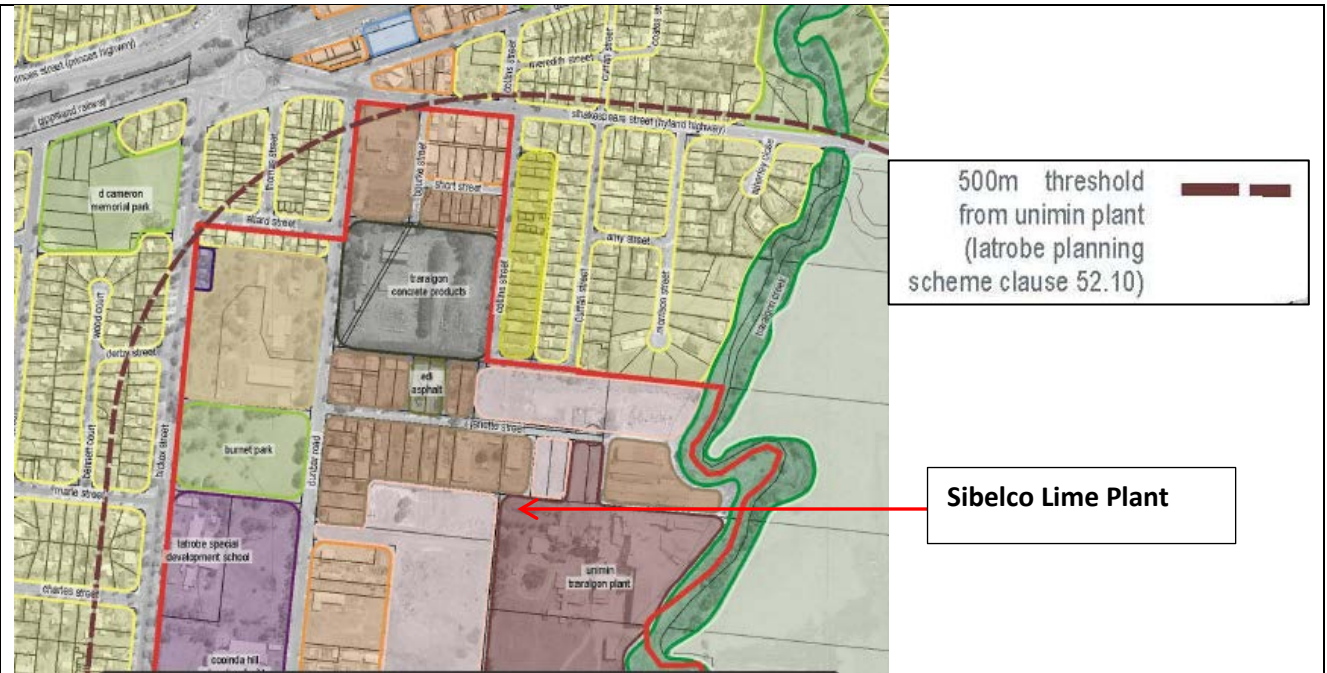


Proposed Clause 21.09 states:
'Discourage increased housing densities south of Commercial Road (Area 13), until the completion of rehabilitation works to northern batter of the Hazelwood mine.'

Summary of key themes received to the exhibited *Industrial and Employment Strategy* and associated Planning Scheme changes

5	Theme: Support the implementation of the Industrial and Employment Strategy and associated Planning Scheme changes.	Submission(s) 152, 156	Planning Comment: Comments of general support from Gippsland Water and Australian Paper Maryvale are noted.
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6	<p>Theme: Request change to coal overlay provisions to enable development and / or subdivision of land.</p> <p>Recommendation: Refer submissions to Planning Panel.</p>	<p>Submission(s) 1, 1A, 19, 137</p>	<p>Planning Comment: The Environmental Significance Overlay – Schedule 1 (ESO1) and State Resource Overlay – Schedule 1 (SRO1) recognise and seek to protect the current and future utilisation of coal resources.</p> <p>Whilst each of the Live Work Latrobe land use strategies acknowledge these overlays, and in some instances seek their removal (i.e. existing Industrial Zoned land south of Morwell) –changes to coal related policy and planning controls is beyond the scope of the amendment.</p> <p>Prior advice from Department of Environment, Land Water and Planning (DELWP) also confirms that any changes would not be supported without the consent of Department of Economic Development, Jobs, Transport and Resources (DEDJTR).</p> <p>Current review of coal related policies is being undertaken by DEDJTR. Any changes to the current overlays will be directed by this review.</p>
7	<p>Theme: Objection to policy encouraging the transition of industrial land south of the Traralgon Activity Centre (Janette Street) and north of Morwell (Latrobe Road).</p> <p>Recommendation: Proceed with exhibited changes.</p> <p>Refer submissions to Planning Panel.</p>	<p>Submission(s): 80, 159</p>	<p>Planning Comment: Given previous and future potential amenity concerns due to surrounding residential land use, it is considered that the discouragement of further heavy industry investment and expansion in these locations is appropriate.</p> <p>Specific responses to submissions received from Sibelco (Traralgon) and AKZ engineering (Morwell) is provided below.</p> <p><u>Submission 80 (on behalf of Sibelco):</u> Sibelco is a regionally significant industry in the supply of lime based products and that they have completed improvements to reduce off-site amenity impacts resulting from dust, vibration and noise. The continued use of the land is also operating under historical use arrangements.</p> <p>The transition of industrial uses within close proximity to the Traralgon Activity Centre is identified by Council's <i>Traralgon Inner South Master Plan</i> (November 2010). The eventual transition of these locations is also identified in the current <i>Traralgon Structure Plan</i>, when it was first introduced into the Planning Scheme during 2009. Significant increase in residential development (as identified by the exhibited Housing Strategy) cannot be progressed whilst industries requiring substantial buffers remain (such as Sibelco). The 500 metre required buffer distance for concrete/ lime batching plants required by Clause 52:10 of the Planning Scheme, is shown below:</p>



The continuation of current (and recently permitted) site operation is not believed to be materially affected by the proposed amendment, in so far as existing use rights remain. Significant expansion or increase in operations would however likely be discouraged. This is due in part to the issue of increased movement of large trucks (including b-doubles) accessing the site via narrow residential streets.

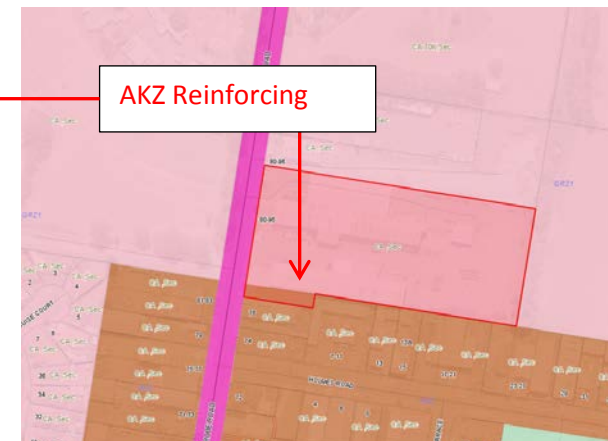
Given the above, it is considered necessary to identify the eventual relocation /transition of heavy industry uses in this location, directing them to suitably buffered locations. Accordingly the exhibited Planning Scheme Amendment includes the following policy direction:

- *Encourage the early transition of industrial land uses in the southern parts of the Transit City Precinct (Area 8a) (industry land south of Traralgon CBD) to enable the conversion of land to uses that will benefit from the close proximity to the Traralgon Activity Centre.*
- *Discourage housing intensification south of Shakespeare Street Traralgon, until existing industrial development located to the south (Area 8 within the Traralgon Structure Plan) transitions to more compatible uses.*

Submission 159 (Late Submission from AKZ Reinforcing):

AKZ Reinforcing is a long established industry in Morwell operating now for close to 70 years. The submission notes anticipated growth of business in response to major infrastructure projects announced in both Sydney and Melbourne, indicating that they may increase operating hours to three shifts per day, 6 days a week. The submission also notes that the cost of site remediation would result in a negative land value.

Amendment C105 identifies the land for long term transition for residential and other compatible uses in line with the amenity expectations of the area, this direction also applying to three other industrial areas located to the north and west of Morwell (described as Area 8 on the current and revised *Morwell Structure Plan* - see image below).



The above image on the right shows the site being located mostly within a Residential Zone (pink) with a small section of the property located within Industrial Zone – Schedule 3 (INZ3). The INZ3 (shown in brown) immediately south of the site supports lighter industry uses considered having lower off-site amenity impacts.

Land to the north, east and west have approved Development Plans for the further subdivision of land for residential purposes. The Morwell West Development Plan has specific measures in place to ensure in the short term, impacts from the adjacent uses are minimised.

The site is not believed to be materially affected by the proposed Amendment C105, in so far as existing use rights remain.

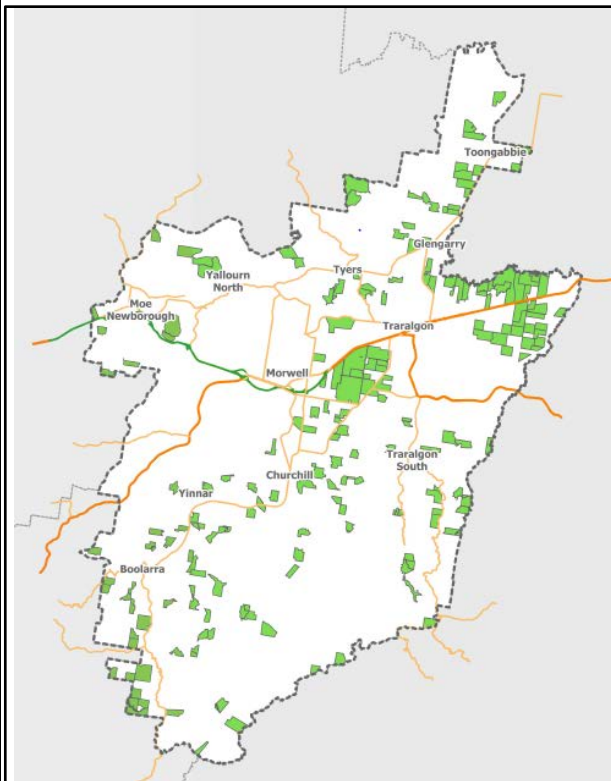
			<p>Given the zoning of the land and the expected residential subdivisions previously approved around the site, it is considered necessary that the Planning Scheme include policy direction as follows:</p> <ul style="list-style-type: none"> - <i>Investigate future land uses and zoning in MTSP Area 2 and 8 for transition to uses compatible with the site, surrounds, town entrance position and local amenity expectations.</i>
Summary of key themes received to the exhibited <i>Rural Land Use Strategy</i> and associated Planning Scheme changes			
8	Theme: Support and comments to the implementation of the <i>Rural Land Use Strategy</i>.	Submission(s) 52, 58, 61, 64, 135	Planning Comment: Comments of support are noted.
9	Theme: Support application of Farming Zone – Schedule 2 in the locations exhibited (including Callignee, Yallourn North and Moe South). <i>Note: Submissions of support to the application of Farming Zone – Schedule 2 in Yinnar South are shown separately below.</i>	Submission(s) 26, 63, 64, 77, 78, 86, 89, 90, 119, 141, 142, 146	Planning Comment: Comments of support are noted.
10	Theme: Objects to the application of Farming Zone – Schedule 2 in Callignee. <i>Note: Submissions of objection to the application</i>	Submission(s) 98, 125	Planning Comment: It is considered that the application of Farming Zone – Schedule 2 in Callignee is appropriate. Council have continued to discuss its proposed application with the CFA, who have not noted any specific objections to such a proposal at this time.

	<p><i>of Farming Zone – Schedule 2 in Yinnar South are shown separately below.</i></p> <p>Recommendation: Proceed with exhibited change. Refer submissions to Planning Panel.</p>		
11	<p>Theme: Requests application of Farming Zone – Schedule 2 to land not exhibited by the amendment.</p> <p>Recommendation: Refer submissions to Planning Panel.</p>	<p>Submission(s) 63, 64, 70, 71, 76, 77, 78, 81, 119, 124, 125, 134, 136, 138, 141, 142</p>	<p>Planning Comment: A number of submissions request that the Farming Zone – Schedule 2 be applied to land not exhibited by the amendment.</p> <p>In most instances, such proposals are beyond the scope of the exhibited amendment and therefore would need to be considered by a future planning scheme amendment and exhibited accordingly.</p> <p>It is noted that several submissions point towards the inclusion of the Koornalla township.</p> <p>It is recommended that the <i>Rural Framework Plan</i> be amended to identify locations for future investigation and possible inclusion within the Farming Zone – Schedule 2.</p>
12	<p>Theme: Support application of Rural Living Zone to locations exhibited by the amendment (including Churchill, Moe South and Toongabbie).</p>	<p>Submission(s): 22, 75, 132</p>	<p>Planning Comment: Comments of support are noted.</p> <p>However, due to policy changes introduced to the Planning Scheme by Amendment VC140 during January 2018, the progression of new Rural Living Zoned land as exhibited will require further review and investigation.</p> <p>Following the further assessment of bushfire risk for each of the proposed Rural Living Zoned locations and further consultation with CFA, it is recommended that the inclusion of new Rural Living Zoned land not be progressed at this time.</p>
13	<p>Theme: Request application of a Rural Living Zone to land</p>	<p>Submission(s): 25, 26, 62, 62A, 99, 120,</p>	<p>Planning Comment: Recommend that the exhibited <i>Rural Framework Plan</i> be amended to identify locations for future investigation and possible inclusion within a Rural Living Zone (as appropriate) in order to enable new Rural</p>

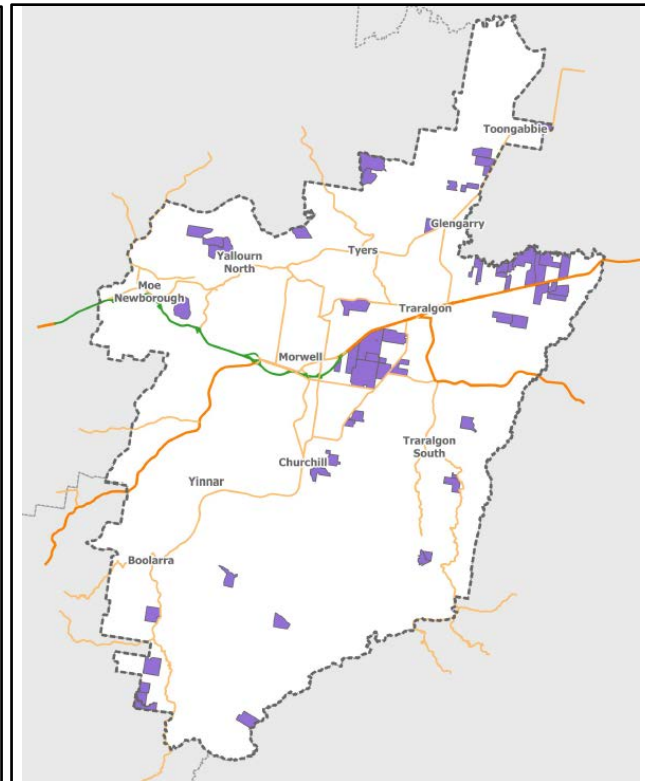
	<p>not exhibited by the amendment.</p> <p>Recommendation: Refer submissions to Planning Panel.</p>	123	<p>Living lot supply.</p> <p>Consideration of recent bushfire related policy requirements introduced by Amendment VC140 will be a key consideration.</p>
14	<p>Theme: Objects to the application of Rural Living Zone as exhibited by the amendment (including Churchill, Moe South and Toongabbie).</p> <p>Recommendation: Refer submissions to Planning Panel.</p>	<p>Submission(s): 82, 96, 130, 133</p>	<p>Planning Comment: Preliminary assessments indicate that the proposed Rural Living Zoned areas exhibited for Churchill may be supported. However, landowners within the precinct are generally not supportive of the proposed change.</p> <p>Following further consultation with the CFA, it is recommended that the inclusion of new Rural Living Zoned land be deferred pending further investigation into bushfire risk and consultation with landowners across the precinct.</p>
15	<p>Theme: Support to the application of Farming Zone – Schedule 1.</p>	<p>Submission(s): 64, 154, 155</p>	<p>Planning Comment: Comments of support are noted.</p> <p>Further explanation of implications of the proposed Farming Zone – Schedule 1 is provided below.</p> <p>Submission from Victorian Farmers Federation (VFF) provides support to application of Farming Zone – Schedule 1.</p>
16	<p>Theme: Objects to the application of Farming Zone – Schedule 1.</p> <p>Recommendation: Refer submissions to Planning Panel.</p>	<p>Submission(s): 64, 67, 96, 102, 103, 140</p>	<p>Planning Comment: The discouragement of further subdivision and development of dwellings not required for agriculture is a primary objective of the exhibited Farming Zone – Schedule 1 (FZ1). The FZ1 increases the subdivision area to 80 hectares and permit requirement for a dwelling from 40 hectares to 100 hectares. A permit can be issued for a dwelling on any size allotment, provided the dwelling is reasonably required for an agricultural use (as directed by the Zone and Policy).</p> <p>The exhibited Clause 22.02 (Rural Dwellings and Subdivision) policy also includes the following objective for land proposed for inclusion in FZ1: <i>“Retain larger lots and avoid the establishment of sensitive land uses</i></p>

within the Farming Zone – Schedule 1 in order to retain versatility for current and future agriculture investment.”

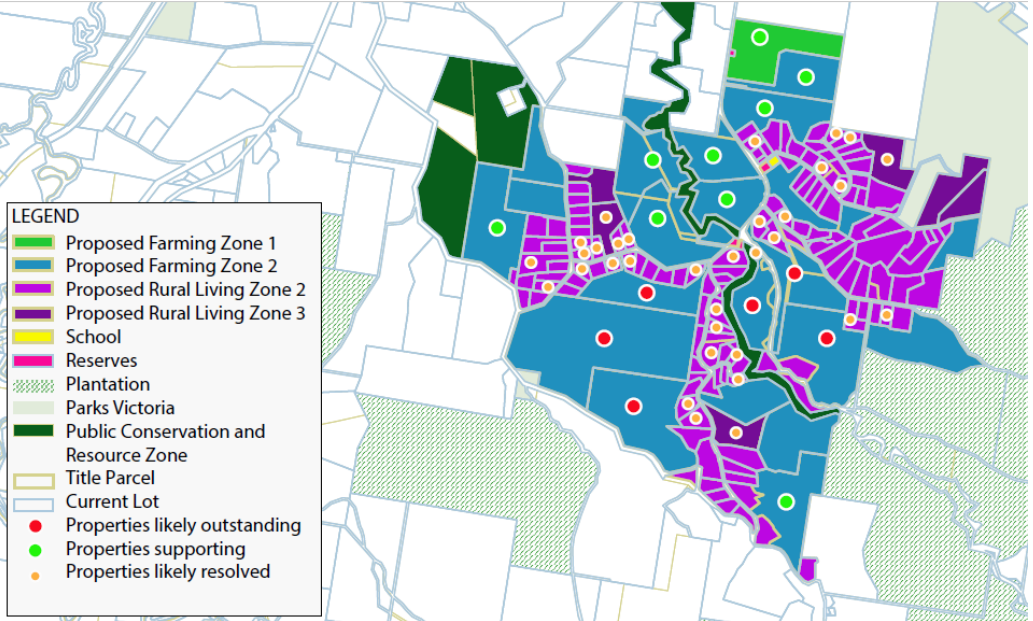
The application of Farming Zone – Schedule 1 is considered necessary to protect rural areas for existing and future agricultural land uses. Provided below are maps demonstrating the effect on permit requirements for a dwelling within the proposed Farming Zone – Schedule 1.



The above map shows vacant lots greater than 40 hectares (excluding forestry land and State Parks) that are currently exempt from requiring a planning permit for a dwelling under the current Farming Zone – Schedule 1.

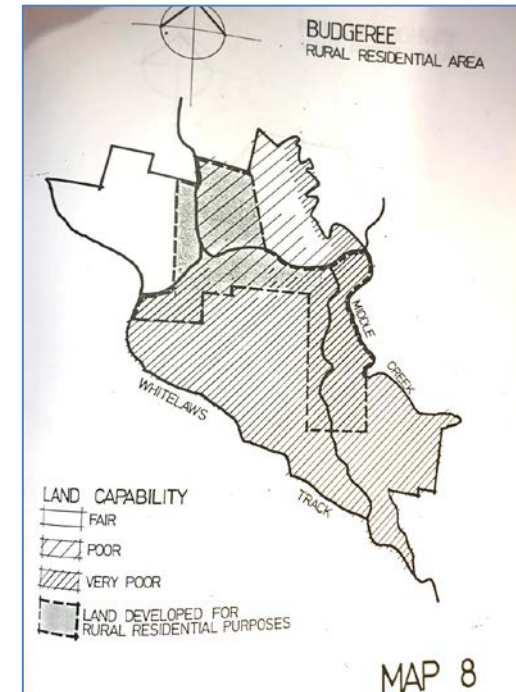
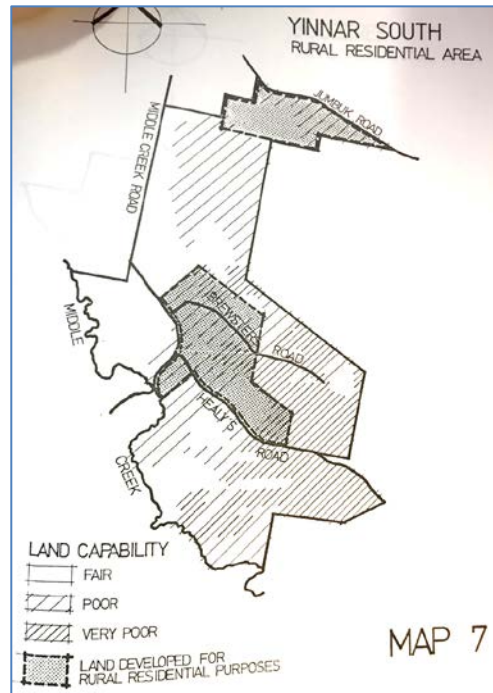


The above map shows vacant lots greater than 100 hectares (excluding forestry land and State Parks) that will be exempt from requiring a planning permit for a dwelling under the proposed Farming Zone – Schedule 1.

17	<p>Theme: Supports rezoning of land in Yinnar South from Rural Living Zone to Farming Zone (in whole or in part).</p>	<p>Submission(s): 6A, 10, 74, 88, 143, 154, 155</p>	<p>Planning Comment: Comments of support are noted. These submissions were primarily received from large land owners within the precinct, who actively farm land within the precinct.</p> <p>HVP Plantations and Country Fire Authority (CFA) have also provided support to the proposed back zoning of the precinct.</p>
18	<p>Theme: Objects to rezoning of land in Yinnar South from Rural Living Zone to Farming Zone (in whole or in part).</p> <p>Recommendation: Following a review of submissions and site inspections, it is considered appropriate to retain existing developed small Rural Living Zoned properties within a Rural Living Zone where there is limited or no further subdivision opportunity.</p> <p>Refer unresolved submissions to Planning Panel.</p>	<p>Submission(s): 24, 29, 34, 35, 38, 39, 41, 42, 43, 44, 45, 47, 48, 68, 83, 84, 85, 87, 91, 92, 93, 94, 97, 100, 104, 105, 106, 107, 109, 110, 111, 114, 116, 118, 190, 121, 122, 126, 128, 129, 131, 149</p>	<p>Planning Comment: The proposed Farming Zone - Schedule 2 is intended to recognise a diverse range of rural uses including niche and mixed farming, tourism and hobby farms in locations compatible with existing infrastructure investment, biodiversity values, land holding patterns and adjacent land use. Importantly the construction of dwellings is supported under Farming Zone - Schedule 2. The primary planning scheme change proposed is therefore the removal of further subdivision of large properties (and subsequent development of additional rural living dwellings) within the precinct.</p> <p>A map showing the location of submissions in support, where submissions are likely to be resolved and where submissions objecting are not likely to be resolved is shown below:</p> 

Reasoning for proposed re-zoning of land to a Farming Zone – Schedule 2 (Mixed Farming) include:

- The precinct was previously identified in 1986 and 2002 by Rural Residential and Rural Living Strategies as being unsuitable for further rural residential development.
Below maps taken from 1986 Shire of Morwell Rural Residential Strategy.



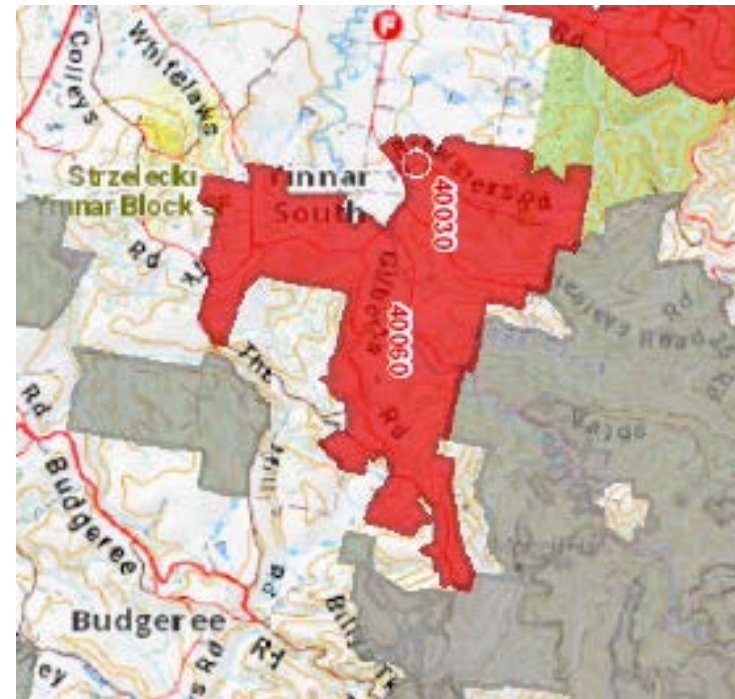
The Latrobe City 2002 Rural Residential Strategy Study included the below commentary:

- *This region is difficult to access, remote from social infrastructure and heavily treed. It does however demonstrate some potential for development in low lying areas.*
Recommendation: *Partially backzone to Rural Zone. Discourage further development in this region. The large tracts of farmland to the north, south and west of this region should be backzoned.*

This recommendation was exhibited by Planning Scheme Amendment C7 and supported by a subsequent Planning Panel. It is not clear why this component of the exhibited amendment was removed later removed.

- Nearby forestry plantations and native bushland, coupled with steep terrain, create a significant fire risk. Accordingly the precinct is identified by the *Victorian Fire Risk Register* as having an extreme fire risk to life and property due to existing development in the area. This risk further would increase where number of dwellings increased as a result of further subdivision of large properties (see image below).

VFRR-B Risk Rating



- Road access on several roads is considered poor in terms of providing safe access/egress within the precinct, particularly in the event of fire (i.e. narrow, treed roads with steep road verges).



Gilberts Road (looking south)



Upper Middle Creek Road (looking North)



Whitelaws Track (looking south)



Healy's Rd (looking west)

- Agricultural opportunity demonstrated by uses currently being undertaken within the precinct are considered to be inconsistent with the objectives of the Rural Living Zone.



Above image taken from Healy's Road - looking south toward properties fronting Upper Middle Creek



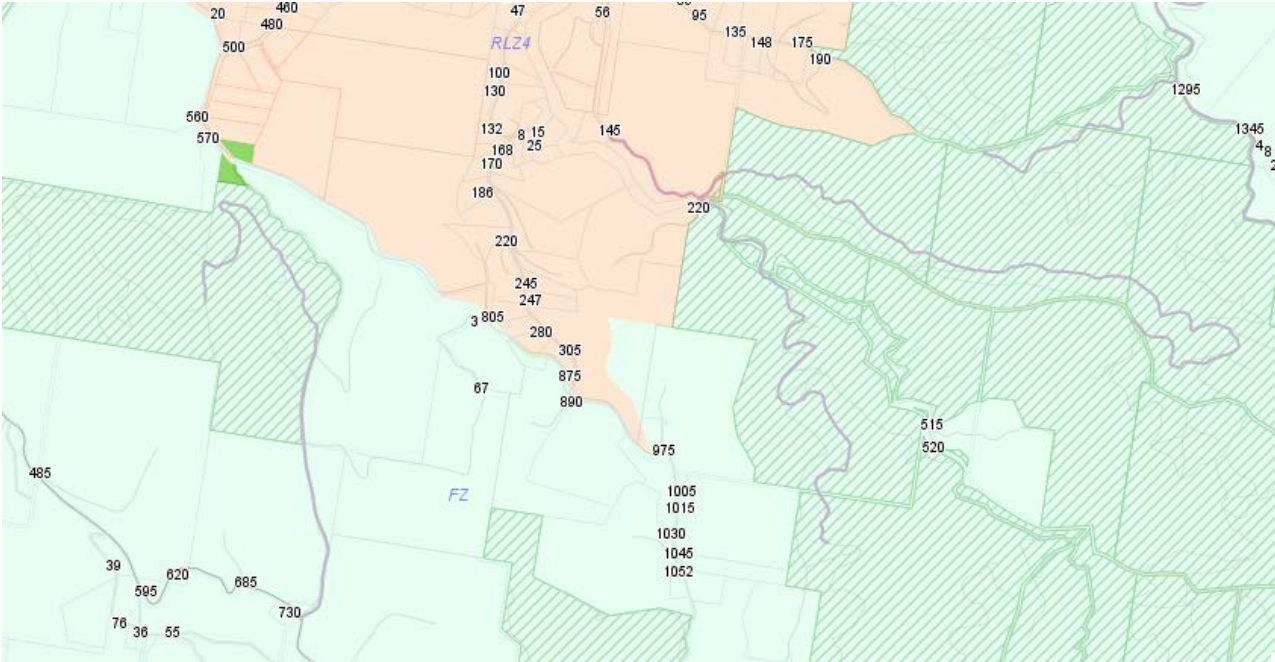
Above image taken from Upper Middle Creek Road – looking east.

- Parts of the precinct are steep and considered therefore unable to be reasonably further subdivided and / or developed further.



- Large properties which are heavily vegetated with high value Ecological Vegetation Classes (EVCs). Vast areas are in the highest quality vegetation classification. The requirement for offsets in this instance are considered unachievable and therefore prohibitive to subdivision opportunity.



			<ul style="list-style-type: none"> - Surrounding forestry and associated timber haulage routes. Additional rural living development in these locations is likely to result in conflict with forestry operations and residents (as has been demonstrated in nearby rural living precincts at Jumbuk Road). <p>The below map indicates Timber Haulage routes (in purple) entering the precinct along Upper Middle Creek Road. Green hatched areas represent HVP forestry assets. HVP submission also notes Whitelaws Track as being a timber haulage route.</p> 
19	Theme: Support greater recognition and support for rural and nature based tourism opportunities.	Submission(s): 148	Planning Comment: Comments of support are noted.
20	Theme: Support inclusion of policy	Submission(s): 27, 49, 52, 66,	Planning Comment: Comments of support are noted.

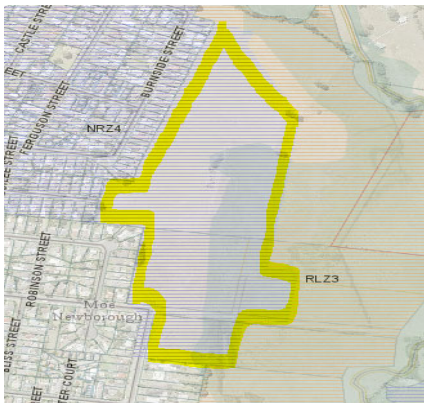
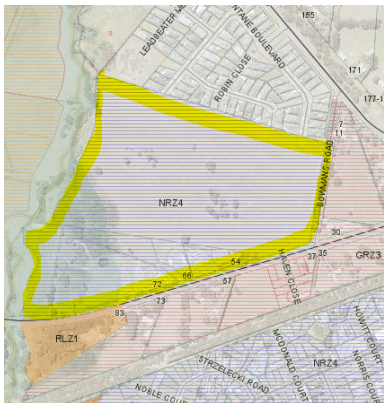
	and directions for greater recognition of Latrobe City's biodiversity values including proposed establishment of the Strzelecki – Alpine bio link.	150, 148, 118A, 151	
21	<p>Theme: Further assessment of Bushfire Risk required.</p> <p>Recommendation: Refer unresolved elements of submission to planning panel.</p>	<p>Submission: 155</p>	<p>Policy changes were introduced to the Planning Scheme by State Planning Scheme Amendment VC140 during January 2018, requiring increased consideration of bushfire risk. VC140 reflects the government's decision to implement all the recommendations of the 2009 Victorian Bushfires Royal Commission. Key policy changes include:</p> <ul style="list-style-type: none"> - <i>...planning authorities and responsible authorities must prioritise the protection of human life over all other policy considerations.</i> - <i>... not approve 'any strategic planning document, local planning policy or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more than a BAL-12.5 rating under AS 3959-2009. Majority of land within Latrobe outside existing Urban Areas would attract a BAL rating of 12.5 or greater.</i> <p>VC140 has taken numerous Councils by surprise, because they apply even if the subject site is not affected by a Bushfire Management Overlay. In response, further work is currently underway in consultation with the CFA in order to resolve matters outlined by submission. This work will be continuing ahead of an anticipated planning panel.</p> <p>Preliminary Bushfire Assessments have been completed for proposed Rural Living precincts. As a result of this work, no proposed Rural Living Areas are recommended to proceed as part of the exhibited amendment.</p> <p>The consideration of future growth in Toongabbie is to be considered as part of Structure Plan, which is currently underway (consideration of VC140 policy requirements will be a critical consideration in determining growth opportunities for the town).</p>

ATTACHMENT 2: PRELIMINARY POST EXHIBITION CHANGES (TECHNICAL CORRECTIONS)

**(AS PROVIDED WITH THE COUNCIL REPORT - AGENDA ITEM 10.6 AT THE
ORDINARY COUNCIL MEETING HELD 3 SEPTEMBER 2018)**

The following table provides a description of post exhibition edits identified following exhibition of Amendment C105 as at the 3 September 2018. These changes were identified as either technical corrections, improvements or a policy change. This does not include reference to all changes which have since been identified, including those proposed in response to submissions.

A comprehensive description all post exhibition changes will be provided within Council's Part B submission to the planning panel, including additional changes required in response to matters raised by submissions and resulting from further consultation with submitters.

Post exhibition changes (as at 3 September 2018)	
Change Required	Reason for change
Apply General Residential Zone – Schedule 3 (GRZ3) to land north of Haigh Street Moe.	<p>The two sites below are currently located within a General Residential Zone.</p> <p>This land was incorrectly exhibited within the Neighbourhood Residential Zone – Schedule 4 (NRZ4) which is to be applied to established neighbourhoods. The areas shown below are to be correctly included within the GRZ3 (Growth Areas). The purpose of this schedule is to:</p> <p><i>Establish and reinforce a spacious regional suburban character of new neighbourhoods by requiring adequate front and side setbacks of buildings and encouraging a garden streetscape with canopy trees.</i></p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Land west of Narracan Creek and north of Moe town centre.</p> </div> <div style="text-align: center;">  <p>Land east of Narracan Creek and north of Moe town</p> </div> </div>
Include the <i>Traralgon Inner South Master Plan</i> (2010) as a Reference Document to the Planning Scheme.	<p>The <i>Traralgon Inner South Master Plan</i> (TISMP) (adopted by Council July 2011) was not able to be included within the Planning Scheme until such time an <i>Industrial Land Use Strategy</i> had been completed (recommendation of prior Planning Panel appointed to consider submissions to Amendment C62 to the Latrobe Planning Scheme).</p> <p>Given the <i>Industrial and Employment Strategy</i> is now proposed to be enacted within the Planning Scheme, it is appropriate the above mentioned Master Plan be provided appropriate statutory weight and referenced accordingly within the Planning Scheme.</p> <p>The exhibited Clause 21.07-7 includes reference to the Master Plan as follows:</p>

	<i>"Support the long term future residential development consistent with the Traralgon Inner South Precinct Master Plan (2010) as amended."</i>
Local Activity Centre located near the Moe Recreational Centre to be shown as existing on the <i>Moe – Newborough Housing Framework Plan</i> .	The <i>Moe – Newborough Housing Framework Plan</i> incorrectly shows the existing Local Activity Centre located south of the Moe Recreational Centre as a 'Future Activity Centre'.
Include additional policy direction for the establishment of dwellings on large sites located within 'Limited Change Areas.'	It is necessary to include strategic policy direction to enable appropriate flexibility for strategic development sites (large sites or precincts) within locations proposed for inclusion within the Neighbourhood Residential Zone – Schedule 4.
Remove reference to the State Resources Overlay restrictions applying to Heavy Industry precinct south of Morwell.	In response to continued advocacy efforts by Latrobe City Council for the removal of historical coal overlay restrictions applying to large areas of Industry land south of Morwell, the Minister for Resources and Minister for Planning announced the removal of the State Resource Overlay from this key precinct. It is therefore necessary to amend the <i>Industrial Framework Plan</i> accordingly. Amendment C111 was approved by the Minister for Planning on 20 September 2018 and Gazetted on 27 September 2018. The Amendment now forms part of the Latrobe Planning Scheme.
Correct grammatical and typographical errors.	Make correction to exhibited planning scheme documents and reference documentation.
Front fence height of 1 metre to be added to Residential Growth Zone – Schedule 2.	The inclusion of front fence height requirements is to be applied to locations identified as being within an area of ' <i>Substantial Change, Incremental Change and Limited Change</i> ' within the exhibited <i>Housing Strategy</i> . The inclusion of front fence controls to the Residential Growth Zone – Schedule 2 is required to align with other schedules applied within the above mentioned change areas.
Change reference to Jeeralang to Yinnar South at page 68 of the exhibited <i>Rural Land Use Strategy</i> .	This includes correcting reference to the place name 'Jeeralang' with Yinnar South at page 68, to align with the map references provided at Figure 25 and Figure 93 within the exhibited <i>Rural Land Use Strategy</i> .

ATTACHMENT 3: CURRENT LAND ZONING ARRANGEMENTS

The below table shows strategic work undertaken to inform current land zones applying to land affected by Amendment C105.

Strategic Current land zoning arrangements

Current Residential land zoning

Amendment C84 adopted the 'default' zone provisions in most of Latrobe's residential areas by applying Schedule 1 to each zone, which does not specify any local variations. The *Standing Advisory Committee Report (2014)* for Amendment C84 noted that further strategic work is required to refine housing policies which may result in changes to the zones or introduction of local content in the zone schedules.

Council applied all three of the new residential zones introduced via Amendment C84 in June 2014, undertaken in a 'policy neutral' manner as follows:

- Residential Growth Zone 1 to designated Transit City Areas, except for the area south of the Gippsland railway line in Morwell;
- Residential Growth Zone 2 to the Railway, Queens Parade and Shakespeare Street Heritage Precinct in Traralgon and inclusion of a mandatory nine metre mandatory height limit;
- Neighbourhood Residential Zone to heritage precincts, areas subject to frequent flooding;
- General Residential Zone to established residential areas.

It is noted that subsequent Planning Scheme Amendment VC110 introduced in March 2017 reformed residential zones to the Victoria Planning Provisions. Amendment VC143 introduced further changes to the content of the Residential Zones following feedback from Local Government and industry.

Key improvements included changes to the definition and operation of the minimum garden area requirement, including clarifying exemptions in the Neighbourhood Residential Zone and the General Residential Zone and introducing permit requirements for certain commercial land uses in the Residential Growth Zone.

Structure Plans prepared for the Morwell, Traralgon, Churchill and Moe-Newborough (and three small towns) outlines current and future residential land zoning arrangements.

Current Rural Land zoning

Table 1 and 2 within the exhibited *Rural Land Use Strategy* outlines zone and overlay arrangements which currently apply to rural land across the municipality. This information is also provided in map format at Figures 3 and 4 within the exhibited *Rural Land Use Strategy*.

The majority of rural land zoning arrangements is the result of Ministerial led Amendment C43 to the Latrobe Planning Scheme completed January 2006, which introduced the Farm Zone. This was undertaken by direct translation from the previous Rural Zone, which meant that the new zones were applied without strategic 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 (Source: exhibited *Rural Land Use Strategy*).

Rural Living and Rural Conservation Zones were amended by way of Amendment C7 and C38.

Minor changes to the Rural Conservation Zone in Glengarry North were undertaken in by Amendment C7.

Current Industrial Land zoning

Industrial land represents approximately 1% of all land in the municipality and is located in

or adjoining the townships of Moe, Morwell, Traralgon and Churchill. Current Industrial Zones which apply in Latrobe City include: Industrial 1 Zone, Industrial 2 Zone and Industrial 3 Zone.

Since the formation of the new format Planning Scheme (1998), no significant changes have occurred to Industrial Zone arrangements. This is with the exception of Amendment C52 which rezoned approximately 89 hectares of land from Farming Zone to Industrial 1 Zone to the east of Morwell.

Figure 3 within the exhibited *Industrial and Employment Strategy* shows the location of industrial land. Special Use Zone – Schedule 1 (Brown Coal) is also shown along with related coal overlays and buffer areas.

ATTACHMENT 4: PREVIOUS PLANNING SCHEME REVIEWS

The below documents are available from the Latrobe City Council website page – *Amendment C105 Live Work Latrobe*.

The Latrobe Shire New Format Planning Scheme Report of the Panel and Advisory Committee Report 1998:

The Panel and Advisory Committee were appointed under sections 151 and 153 of the Planning and Environment Act 1987 to hear submissions and consider the new format Latrobe Planning Scheme.

Whilst it has been twenty years since the Advisory Committee report was completed, it identifies several aspects within the Latrobe Planning Scheme that have yet to be addressed, and to which Amendment C105 now responds.

Commentary and recommendations of particular relevance to the exhibited Amendment C105 is outlined in the following table:

Table 1: Advisory Committee Report 1998 recommendations and relevance to C105	
Advisory Committee Report 1998	Amendment C105
<p><i>Strategic Planning has identified a surfeit of industrially zoned land. Another problem is that industrial zones are scattered throughout the major towns, without one dominant industrial precinct.</i></p> <p><i>If Council is to realise its industrial objectives, it may have to reconsider its current industrial zones with a view to rationalising them. There is clearly a need for further strategic work to be done in this area. This is a matter which the Planning Authority should prioritise after adoption of the planning scheme.</i></p>	<p>The exhibited <i>Industrial and Employment Strategy</i> includes a range of recommendations exhibited by the Amendment aimed at rationalising industry zoned land into suitable locations. In particular the identification of the <i>Morwell- Maryvale Industry Corridor</i>.</p>
<p><i>The existence of the nearby brown coal reserves which are of national and international significance is strongly acknowledged in the MSS.</i></p> <p><i>It is imperative to protect agricultural land, and prevent incompatible development on future coal extraction areas.</i></p> <p><i>The need to consolidate development within and around existing towns and villages, and avoid unnecessary urban expansion is recognised because of the need for efficient provision of infrastructure, and to protect the coal resource.</i></p>	<p>The consideration of use and development opportunities on land over coal (including intensive agriculture) was a key focus of engagement with DEDJTR.</p> <p>The outcomes of this engagement are reflected by the exhibited Amendment C105 and recently approved Amendment C111 to the Latrobe Planning Scheme.</p> <p>The exhibited <i>Housing Strategy</i> demonstrates long term supply of housing without expanding the urban boundaries (to which there are limited opportunities).</p>
<p><i>Diversity of housing choices within the Shire is constrained by the need to protect brown coal reserves and to prevent the fragmentation of quality agricultural land and areas with the potential for timber production.</i></p>	<p>The <i>Housing Strategy</i> provides a framework that will provide for the long term housing needs. See <i>Housing Capacity Assessment</i> at Attachment 10.</p>
<p><i>LaTrobe Shire has several areas with high bush fire potential which is exacerbated by nearby rural living land use. Of considerable concern is the possibility of fire in the open cut brown coal mines.</i></p> <p><i>There are areas which are a fire risk at a lower level and magnitude than are addressed by the Wildfire Management Overlay. The Planning</i></p>	<p>Amendment VC140 requires the consideration of bushfire risk in Bushfire Prone Areas (BPA). Further discussion of bushfire risk and how the Amendment responds is to be included within Council's Part B submission.</p> <p>The Bushfire Management Overlay (BMO) was revised December 2017 and ensures the consideration of bushfire for new uses and</p>

<p><i>Authority should identify these areas and consider applying an Environmental Significance overlay or other appropriate control to require a permit for development in these areas.</i></p>	<p>developments. The consideration of bushfire risk to the exhibited Amendment C105 (including identification of post exhibition changes) will be included within Council's Part B Submission.</p> <p>The <i>Morwell Housing Framework Plan</i> considers the immediate risk of mine fire to Morwell.</p>
<p><i>A distinguishing aspect of urban development in the LaTrobe Valley is that no one town is clearly dominant in terms of its range of services, level of functions, or size.</i></p> <p><i>The MSS does not clearly indicate the different functions performed by each of the centres.</i></p>	<p>The exhibited Amendment C105 introduces a new <i>Settlement Hierarchy</i>, which recognises Traralgon and Morwell combined, as the population centre.</p>
<p><i>The MSS articulates the environmental qualities of the Shire, especially in the Strzelecki Ranges and the Great Dividing Range and a number of rivers but this has led to few environmental controls in the planning scheme.</i></p> <p><i>The Planning Authority can be questioned on its sparing use of overlays, especially those designed to protect the natural environment.</i></p>	<p>Exhibited Clause 21.03-9 – Biodiversity includes policy and strategies to protect and enhance the natural environment.</p>
<p><i>Rural residential living is recognised as a valid land use and a significant lifestyle asset for the area.</i></p>	<p>The exhibited Amendment C105 identifies locations for new rural living housing opportunity.</p>
<p><i>The MSS is silent about what will happen to the land when coal extraction ceases at any of the existing brown coal mines. The MSS should indicate the possible uses that the mines could be put to when each area is no longer used for coal extraction.</i></p>	<p>This matter has become a priority for the region following the closure of the Hazelwood Power Station.</p> <p>Exhibited 21.04-14 introduces the following strategy: <i>'The need for effective remediation of brown coal mines to a useable and stable landform.'</i></p> <p>Council is a key stakeholder and participant in the Latrobe Valley Regional Rehabilitation Strategy (LVRSS).</p>
<p><i>In the Morwell-Traralgon Corridor the policy is to accommodate high amenity industry which provides large low density development. If ribbon development along the Highway is desired by the Planning Authority, retail uses which require exposure to passing trade are more appropriate than industrial uses.</i></p>	<p>The exhibited <i>Industrial and Employment Strategy</i> identifies the Morwell – Traralgon Corridor as a key employment precinct that will see Morwell and Traralgon combine, and includes recommendations for the completion of work to inform appropriate land zones being applied. The <i>Morwell- Traralgon Employment Corridor</i> strategy is currently being finalised ahead of public exhibition during 2019.</p>
<p><i>Undertake a strategic assessment of College Creek to determine its environmental values and introduce appropriate controls;</i></p>	<p>The College Creek Catchment area was recently handed back as public land (August 2018). The exhibited Amendment C105 proposes to include this land (and other identified sites across the municipality) within the Public Conservation and Resource Zone.</p>
<p><i>The importance of the South Gippsland koala population should be acknowledged in the Municipal Strategic Statement as well as an indication that when the identification and</i></p>	<p>The exhibited Amendment C105 includes specific reference to the Strzelecki Koala (i.e South Gippsland Koala); and includes strategies for the protection by way of the</p>

<p><i>mapping of koala habitat is completed, it will form the basis for the introduction of the further planning controls.</i></p> <p><i>Identify the location and significance of the municipality's natural assets and use this data as the basis for introducing environmental and landscape overlays.</i></p>	<p>establishing the Strzelecki – Alpine Bio-Link.</p> <p>The exhibited <i>Rural Land Use Strategy</i> includes recommendations for the application of appropriate environmental and landscape overlays.</p>
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2008 Latrobe Planning Scheme Review:

The Latrobe Planning Scheme was initially Gazetted on 2 March 2000 and was accompanied by a letter of approval from the Minister for Planning which noted that there were a number of outstanding matters that required further action to be undertaken by Council.

As part of the 2008 review, comprehensive consultation was undertaken with Councillors, Council Officers, agencies, authorities and other stakeholders. An extensive overview of this engagement is included within Section 6 of the *Planning Scheme Review Report – April 2008*, including the identification of numerous matters directly relevant to Amendment C105. These are shown in the table below:

Table 2: 2008 Latrobe Planning Scheme Review recommendations and relevance to C105	
Issues and recommendations identified by the 2008 Latrobe Planning Scheme Review	Amendment C105
<i>The need for further rural living opportunities.</i>	Identified within the <i>Rural Land Use Strategy</i> and exhibited by the Amendment. Note: Post exhibition change to undertake further review of rural living opportunities.
<i>The future of the Morwell-Traralgon Corridor;</i>	Identified within the <i>Industrial and Employment Strategy</i> .
<i>The future of medium density housing in the four towns and the implications that this will have for the structure plans and land supply.</i>	Identified within the <i>Housing Strategy</i> and exhibited by the Amendment.
<i>The degree to which the planning scheme values the environment.</i>	Identified within the <i>Rural Land Use Strategy</i> and exhibited by the Amendment to introduce new local policy directions for the preservation and enhancement of biodiversity.
<i>The MSS needs to address 'affordable housing' and this could be done by strategies seeking variable lot sizes, varied densities and more medium density housing near the town centres.</i>	Identified within the <i>Housing Strategy</i> and exhibited by the Amendment.
<i>At present medium density housing is going on the large lots in the new estates which prompts community angst while also being well away from services.</i>	The matter of 'unplanned medium density housing' occurring in growth areas is addressed by the <i>Housing Framework Plans</i> , local policy and application of Schedule 3 to the General Residential Zone.

<i>A medium density housing study (or at least some principles in the MSS around where they should and should not be located) is required.</i>	Identified within the <i>Housing Strategy</i> and exhibited by the Amendment.
<i>A Rural Land Use Strategy is needed with some principles about Council's attitude to small lots and housing in rural areas.</i>	Identified within the <i>Rural Land Use Strategy</i> and exhibited by the Amendment to introduce new local policy for Rural Dwellings and Subdivision (Clause 22.02).
<i>There is repeatedly conflict between some Rescode standards and some agency requirements such as Country Fire Authority or Waste Management which require larger roads for larger vehicles.</i>	The exhibited <i>Urban Design Guidelines</i> require an increase in road widths to cater for large vehicles required to access residential streets.
<i>The 'Cores and Links' project affects land along the top of the Strzelecki's which is mainly owned or leased by a plantation company where the state government has offered the owners to buy it back to create a new regional reserve. Council support this initiative and it will be a great tourism and biodiversity asset. This should be promoted in the MSS.</i>	Identified within the <i>Rural Land Use Strategy</i> and exhibited by the amendment to introduce new local policy to the MSS and identification of Further Strategic Work at Clause 21.10. The Amendment rezoned large areas of State Forest areas from Farming Zone to a <i>Public Conservation and Resource Zone</i> (including the 'College Creek Catchment' areas identified within the Cores and Links).
<i>Further Strategic Work items (relevant to the Amendment) included:</i> <i>Review of Morwell-Traralgon Corridor</i> <i>Medium Density Housing Strategy</i> <i>Rural Living/Low Density Residential Study</i> <i>Investigate environmental overlays</i> <i>Rural Land Use Strategy</i>	The exhibited Amendment C105 addresses each of these items listed for Further Strategic Work.

2014 Latrobe Planning Scheme Review:

The 2014 Latrobe Planning Scheme review provides relevant discussion and identified a range of matters directly relevant to the Live Work Latrobe project and exhibited Amendment C105. These are summarised in the below table.

Table 3: 2014 Latrobe Planning Scheme Review and relevance to C105	Amendment C105
<p>any of the identified 'strategic gaps' are all 'City-shaping' type projects. Decisions to delay or not undertake these important strategic planning projects can have significant consequences for a municipality. For instance, certain types of rural industries are known to have been unable to relocate to the City because they were unable to find a suitable location.</p> <p>the inherent risk of delaying important strategic projects means that the City may miss out on future opportunities because of a failure to plan and facilitate. Accordingly, Council should regard these important strategic projects as being critical to the City's long term development."</p>	<p>Live Work Latrobe and the exhibited amendment C105 directly respond to these matters.</p> <p>The completion of Housing, Rural and Industry land use strategies were identified as priority projects within Council's Annual Budget 2015/16, 2016/17 and 2017/18.</p>
<p>Despite having an extensive further strategic work program spread throughout the MSS at Clause 21.04 to 21.08 (inclusive), the analysis in the review has revealed that only some of this work has been completed. Rather than committing to an endless list of projects, the review suggests that a more prioritized program be undertaken that combines 'implementation' with 'completion' and with 'commissioning' further work. Important short term projects include:</p> <ul style="list-style-type: none"> - an analysis of housing issues including neighborhood character, diversity, density and design. - employment opportunities in the city including providing strategic directions on existing and proposed industrial land. - an assessment of rural land use issues including their economic contribution, landscape values, environmental risks, timber issues, tourism opportunities, subdivision provisions and dwelling potential. - an analysis of built form guidelines for commercial, industrial and residential development. 	<p>Live Work Latrobe and the exhibited amendment C105 directly respond to these matters.</p>
<p>The need for an Industrial Land Use Strategy has also been identified throughout the 2014 Review consultation period. This is a key piece of future strategic work which should immediately be undertaken by Council. This Strategy should provide direction on the future supply, demand and location needs for industry within the City.</p>	<p>Amendment C105 introduces the <i>Industrial and Employment Strategy</i> as a reference document to the Planning Scheme.</p>
<p>The rural areas of the City have often taken a 'back seat' role in planning considerations in Latrobe despite the fact that a large part of the City is in some form of 'rural' zone. There is no vision for the rural areas of Latrobe with a much stronger focus on urban and town issues rather than rural. The scheme should provide clearer guidance regarding Latrobe's rural areas.</p>	<p>Amendment C105 introduces Latrobe City Council's first <i>Rural Land Use Strategy</i> as a reference document to the Planning Scheme.</p>

<p><i>In relation to housing, density and lot sizes, along with affordability and urban design were the most pronounced themes. Further direction on planning in this arena could be provided through the development of a set of Neighbourhood Character Guidelines for Council to utilise in the consideration of permit applications.</i></p>	<p>Amendment C105 introduces Urban Design Guidelines and Housing Framework Plans to direct future housing typologies.</p>
<p>The 2014 report identified a range of priority projects to be commissioned including: <i>Employment and Industrial Land Review including the implications of the new Farming Zone</i> <i>Rural Land Use Strategy addressing landscape, economic initiatives, environmental, tourism and rural lifestyle considerations.</i> <i>Housing Strategy inclusive of Neighborhood Character guidance, housing density, housing diversity and residential design guidelines.</i> <i>A land use response to the implementation of Gippsland Regional Growth Plan.</i> <i>Response to Residential Zones Advisory Committee.</i> <i>A land use response to the New Residential Zone Advisory Committee Report.</i></p>	<p>The <i>Live Work Latrobe</i> project and exhibited Amendment C105 addresses each of the items listed.</p>

Managing Residential Development Advisory Committee

Managing Residential Development Advisory Committee (MRDAC) was established to report on the application of zones that provide for residential development in metropolitan Melbourne and the four regional cities of Bendigo, Ballarat, Geelong and Latrobe City, having regard to managing growth, proximity to transport and jobs, housing affordability and diversity.

The Committee was asked to advise on the level of evidence and justification needed when preparing relevant planning scheme amendments and recommend improvements to the residential zones (Source: *Terms of Reference 29 November 2015*).

The exhibited Amendment C105 responds to the advice of the Committee by way of preparation of the *Housing Strategy*, the exhibited *Housing Framework Plans* and introduction of new Zones and Schedules being applied to residential land as outlined at Appendix 6.

In addition to the establishment of the MRDAC the Managing Residential Development Taskforce (the Taskforce) was also established, and assists the MRDAC in its consideration of the above. The following reports were considered in the preparation of the Housing Strategy and exhibited Planning Scheme Amendment C105.

The Regional Cities Residential Zones State of Play report (MRDAC, 29 January 2016) provides the following conclusions of particular relevance to Latrobe City:

“Amendment C84 applied the new residential zones to all land in the former residential zones. The main basis for the Amendment was an extensive amount of local and state policy documents, including Plan Melbourne and the Gippsland Regional Growth Plan, 2014. The Amendment applied the NRZ to areas identified for limited growth, the GRZ to areas identified for modest housing growth and diversity, and the RGZ to areas identified for new housing growth in and around activity centres.”

The recommendations of the *Managing Residential Development Task Force* and *Managing Residential Development Advisory Committee* informed the current residential land zoning

arrangements applied in Latrobe City, introduced by Amendment C84 to the Latrobe Planning Scheme.

The *Housing Framework Plans*, *Urban Design Guidelines* and proposed schedules to the residential zones exhibited by the Amendment respond to matters outlined by the *Overarching Report Residential Zones State of Play* (29 January 2016); key elements of which are outlined in the below table.

Table 4: Overarching Report Residential Zones State of Play (2016) recommendations relevant to C105	
Overarching Report Residential Zones State of Play (2016)	Amendment C105
<p><i>Victoria's new residential zones... enable communities to direct the scale of development in different residential areas, while the accompanying schedules provide the capacity to manage impacts on individual sites through site coverage, permeability and landscaping provisions.</i></p> <p><i>The new residential zones enable distinct scales of change - from high density development in the RGZ to low density infill in the NRZ.</i></p>	<p>Introduces zones to direct the scale and type of development, including the application of schedules to direct and manage the impact of housing change.</p>
<p><i>The New Residential Zones for Victoria Advisory Committee of 2009 and the Reformed Zones Ministerial Advisory Committee of 2012 (the Underwood Committee), advocated for a strategic implementation:</i></p> <p><i>"The application of the varied zones should not merely be seen as a translation from one current residential zone to a new zone. Application of the new zones should be considered strategically to implement local housing strategies that collectively achieve the future housing needs of Victoria."</i></p>	<p>The Amendment is considered to directly respond to the commentary provided by the Advisory Committee.</p>
<p><i>Those councils with an existing residential framework/housing strategy denote the scale of residential change supported in different parts of their municipality - typically areas identified for substantial, incremental, and minimal/limited residential change.</i></p>	<p>The <i>Housing Strategy</i> applies this methodology (see <i>Housing Framework Plans</i>).</p>
<p><i>The new residential zones address longstanding concerns by local government about the need for local policy to have more influence over planning decisions. The new residential zones fundamentally increase the statutory weight of local policy and strategies.</i></p>	<p>This was of key importance to Council in their commissioning of the <i>Housing Strategy</i> and progression of Amendment C105.</p>
<p><i>State planning policy directs local government to apply the zones to ensure current and future housing needs are met by balancing the protection of areas with support for residential growth in other locations. This is the underlying impetus of Ministerial Direction No. 16 (Residential Zones) and Direction 2.1 of Plan Melbourne which envisages municipalities applying the zones to create areas of:</i></p> <p><i>"...residential growth, moderate residential change and limited residential change to provide outcomes which achieve reasonable housing choice and diversity in a municipality."</i></p>	<p>The Amendment is considered to directly respond to <i>Ministerial Direction No. 16 (Residential Zones)</i> and <i>Direction 2.1 of Plan Melbourne</i>.</p>

<p><i>The application of the new residential zones to support housing development near activity centres and transport infrastructure reinforces longstanding state and local planning policy goals for more consolidated growth (e.g. Melbourne 2030 Direction 1 - A more compact city, or more recently Plan Melbourne - Protect the suburbs by delivering density in defined locations).</i></p>	<p>The Amendment aims to preserve a '<i>regional suburban character</i>' whilst directing diverse and denser housing types to locations with good access to services and public transport.</p>
<p><i>In assessing the balance between protection and growth, there may also be benefit in developing a clear set of principles to determine available land for new housing and resulting housing capacity.</i></p>	<p>The <i>Residential Capacity Assessment</i> September 2017 provides an analysis of 'notional supply' enabled by each of the <i>Housing Framework Plans</i>.</p>

Attachment 5: Strategic Context (expanded)

The *Live Work Latrobe Stage 1 Background Report* along with each of the Stage 2 *Live Work Latrobe* strategies inform Amendment C105. These reports provide reference to relevant national, state and regional strategic plans and policies and strategic reviews which establish the strategic context for the amendment.

A summary of key policies and research considered during Stage 1 and 2 of the Live Work Latrobe project and which are considered to be directly relevant to the strategic context in which Amendment C105 has been prepared are outlined below. Each of these is available from the Latrobe City Council website, Amendment C105 - Live Work Latrobe project page.

STATE

Plan Melbourne Metropolitan Planning Strategy (May 2014) indicates that Victoria's population is projected to rise to around 10 million by 2051 and regional cities like Latrobe City will need to take a greater share of the population growth.

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.

The '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. This is primarily facilitated through the concept of 'A State of Cities' where a network of regional cities is expected to capture a greater share of Victoria's population growth.

The Strategy and the Planning Policy Framework (PPF) encourages regional cities to offer more opportunities to their residents and help to address some of the population pressures in Melbourne. Latrobe City is recognised as a key regional area to be integrated into Victoria's State of Cities.

The *Regional Growth Plans* (Including the *Gippsland Regional Growth Plan*) are key policy documents to help achieve Plan Melbourne's State of Cities objective. The Strategy and the PPF designate Latrobe City (i.e. Traralgon, Morwell, Moe and Churchill) as one of seven regional cities in Victoria where major growth is to be facilitated.

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.

Amendment C105 introduces changes to the Latrobe Planning Scheme which will support the objectives of *Plan Melbourne*.

The Amendment supports the State Policy goal to create a 'State of Cities' that rebalances Victoria's population growth from Melbourne to rural and regional Victoria. As required by the SPPF, the Amendment accords with the vision for Latrobe set out in the *Gippsland Regional Growth Plan*, including recognition of Latrobe city as Gippsland's Regional City.

REGIONAL

The Latrobe Valley Industry and Employment Roadmap (2012)

The *Latrobe Valley Industry and Employment Roadmap* (the 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 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 (2014) (GRGP) is a subsidiary to the Gippsland Regional Plan and provides more detailed planning frameworks to improve economic, social and environmental outcomes, and responding to the most significant challenges and opportunities for the region over the next ten to twenty years. Key challenges for the region include:

- *Sustaining and expanding economic activity through a period of diversification and transition*
- *Enhancing the resilience of the regions industries to economic restructuring and supporting business to reduce carbon emissions.*
- *Building on tourism opportunities in the region.*
- *Accommodating population growth, including managing growth with consideration of resources, environment and natural hazards.*
- *Responding to changing community profiles including the increasingly aged population.*
- *Planning and adapting settlements and infrastructure to respond to the impacts of climate change, including increased risk from natural hazards.*
- *Improving the efficiency, reliability and service levels of the regions transport network.*
- *Delivering services and communications infrastructure for community, commercial and industrial users.*

The GRGP 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 GRGP seeks to promote the continued growth for Latrobe City as the Regional City of Gippsland, as follows:

"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, planning across the four centres will allow for the right type of growth in the right locations for residential, industrial and commercial development."

The GRGP identifies Latrobe City as the Regional City of Gippsland which has the role to:

"... provide a focus for future regional investment to help achieve the momentum necessary for a more diverse and resilient economy, capable of attracting more specialised services and enhancing access to good and services otherwise only available in metropolitan Melbourne."

“... include integrated planning across the four urban centres to provide adequate land supply for residential and employment uses, and planning for infrastructure to meet the needs of a growing and changing population, business and industry.”

The Amendment responds to the direction and opportunities outlined by the GRGP, by recognising and supporting the regional service center role of the municipality and the need to provide long term planning direction to guide accelerated population growth and attract new investment and jobs.

LOCAL

Latrobe City Council’s Latrobe 2026 defines the community’s long term aspirations for the Latrobe Valley and sets out the current strengths and issues that can be built upon or improved to achieve this vision by 2026. In relation to planning and land use it states that ‘the role of strategic land use planning is essential to ensure future development is properly considered and able to meet the aspirations of a growing community.

The Amendment is consistent with this policy given one of the community’s overarching visions for the future development of the region was to “*continue to build on its strength as one of Victoria’s key regional economies and its position as the commercial centre of Gippsland*”. The preparation and inclusion of the *Activity Centre Plan* for Traralgon ensures the community’s needs and aspirations in relation to housing, commercial areas and employment opportunities are met into the future.

Latrobe City Council Plan

Given the three year time period in which the project is being facilitated, relevant strategic directions included within both the previous an current Council Plan are considered relevant, as provided below.

Latrobe City Council Plan 2013-17 provided a number of objectives and strategies directly relevant to the Council’s initiation of the *Live Work Latrobe* project (Stage 1), as follows:

(a) *Actively pursue further diversification of business and industry in the municipality.
Provide timely and targeted infrastructure to support economic growth and the marketability of Latrobe City to industry and investors.*

Enhance community and business confidence in the future of the local economy.

To promote and support a healthy, active and connected community.

Strengthen the profile of Latrobe City as one of Victoria’s four major regional cities.

Work in partnerships with all levels of governments to ensure Latrobe City is well supported, resourced and recognised as one of Victoria’s four major regional cities.

To provide a well-planned, connected and liveable community.

Provide efficient and effective planning services and decision making to encourage development and new investment opportunities.

Plan and coordinate the provision of key services and essential infrastructure to support new growth and developments.

Review our policy and guidelines for new residential development in particular lot density, unit development, road widths and emergency vehicle access.

Council Plan 2017-2021 (Live Work Latrobe Stage 2 and 3)

The progression of each of the *Live Work Latrobe* strategies aligns with the following Objectives and Strategies of the *Council Plan 2017-2021*:

(a) *Support job creation and industry diversification to enable growth in Latrobe City;
Improve the liveability and connectedness of Latrobe City.*

Provide support for the established major industries in Latrobe City by: Advocating for the innovative uses of our local natural resources (timber, paper, brown coal, chemicals, agriculture etc.)

Develop projects that will enable the joining up of Latrobe City and reaffirm our position as a regional city.

Implement a town planning regime which facilitates appropriate urban growth, industry diversification, liveability and connectivity of Latrobe City.

Promote and rebrand Latrobe City to support economic growth through tourism, community and cultural events and recreation.

Latrobe Transit Centred Precincts 2006

This important study cemented the idea of the connected 'transit cities' within the Latrobe Valley and produced a 'town summary' for each of the three towns (Moe, Morwell and Traralgon)

Transit City policy seeks to revitalise centers that are situated adjacent to a railway line through a combination of high quality mixed use development.

Enable new, mixed use outcomes that will reinforce the role and contribution of the land to the activity center and maximise access and convenience to transport choices.

Develop higher density housing at strategic development sites in and near nominated centers, including delivering a range of housing types, including more affordable housing in or near transit centers.

Transit City precinct areas were identified for each of three transit city areas and are reflected on Traralgon, Morwell and Moe-Newborough Structure Plans included at Clause 21.09.

Traralgon Growth Areas Review 2013

The *Traralgon Growth Areas Review 2013* (TGAR) was conducted to investigate possibilities for the long term growth of Traralgon, having regard to the adopted northern route for the Traralgon Bypass.

This northern route has implications for the availability of land for the expansion of Traralgon, particularly when taken in conjunction with existing, natural constraints. As such, Council undertook TGAR to ensure that long term considerations with regards to land use planning were identified and steps taken to ensure that there will be an adequate supply of developable land over the next 40 years.

Planning Scheme Amendment C87 implemented the directions of the adopted TGAR. In relation to the identified Precinct 1 (CBD and surrounds)

Traralgon Inner South Precinct Master Plan 2011

Latrobe City Council adopted the Traralgon Inner South Precinct (TISP) Master Plan in 2011. The TISP is bound by Shakespeare Street to the North, Hickox Street to the west, Rose Avenue to the south, and Traralgon Creek to the east.

The TISP Master Plan aims to facilitate the long term redevelopment of land identified through both the Latrobe Transit Centred Precincts (2003) and the Latrobe Structure Plans (2007) from industrial and mixed use to a higher density residential use.

Adoption of the TISP Master Plan July 2011 provides Council with a policy position and a vision for Traralgon Inner South Precinct. The long term goal for the TISP Master Plan is to transition the area into a residential precinct over a 10 - 15 year timeframe.

Residential Capacity Assessment

Council has a statutory obligation to plan for and manage the City's urban structure, future residential development, the provision of land for housing and protection of environmental values.

Council is therefore required to set the framework, but in terms of delivering the strategy Latrobe City's land and residential development industry will play a critical role.

The housing development industry and individual property investment in housing redevelopment will need to be both responsive to the needs of the market but also be innovative and introduce consumers to new forms of housing in locations where incremental and substantial change in housing typologies have been identified.

The *Residential Capacity Assessment* provides an indication of 'notional supply' of housing that may be achieved through change in housing types, including more diverse and greater density of housing in identified locations.

The *Residential Capacity Assessment* shows a notional supply of housing to be achieved across urban areas enabled by the *Housing Framework Plans* included within the *Housing Strategy*.

From this analysis there is considered to be long term potential capacity for an estimated 40,000 homes within the urban boundaries, the majority being achieved through high and medium density housing types (approximately 30,000 homes) being provided close to centers.

This is considered an essential to demonstrating Latrobe City's long term capacity for population growth as Gippsland's Regional City.

The Residential Capacity Assessment is provided at Attachment 10.

Latrobe Planning Studies – Economic Analysis (2016):

Stage 1 of the *Live Work Latrobe* project was informed by the *Latrobe Planning Studies – Economic Analysis (Essential Economics 2016)*.

The report provides economic analysis of:

Population and demographic analysis

Historic land use and property trends

Supply and demand analysis

Residential and industrial land requirements

Assessment of existing land uses in rural areas

This report is referenced within the *Stage 1 Background Report* and informed the *Stage 1 Policy Directions Report* and each of the *Stage 2 Live Work Latrobe* land use strategies.

This report is available from the Latrobe City Council website.

Attachment 6:
SUMMARY OF HOUSING STRATEGY OBJECTIVES, RECOMMENDATIONS AND AMENDMENT C105
RESPONSE.

NOTE: CLAUSE REFERENCES REFER TO THE EXHIBITED ORDINANCE.

Summary of Housing Strategy objectives, recommendations and Amendment C105 response.


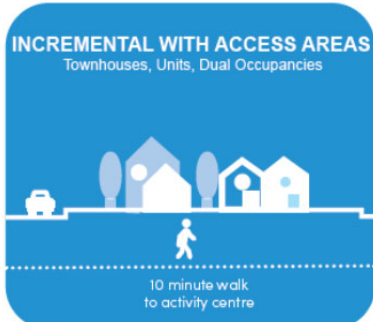


LWL STAGE 1 Issue / Opportunity	LWL STAGE 2 Objectives	LWL STAGE 3 Amendment C105 response to strategy recommendations	OTHER STRATEGY RECOMMENDATIONS
Housing capacity, diversity and choice <ul style="list-style-type: none"> ▪ Aging population and shrinking household size. Latrobe's average household size will decline. ▪ Housing is currently dominated by detached housing (86%), with three or more bedrooms. ▪ Medium density housing is occurring haphazardly across established residential areas. ▪ Population to grow by approximately 8,560 people over the next 15 years, requiring an additional 5,000 homes. ▪ Support growth of the City to 100,000 people by 2050. ▪ Main town areas long term expansion constrained by floodplains and coal overlays. 	<ul style="list-style-type: none"> ▪ Provide a wide range of housing choice for all residents of Latrobe City. ▪ Preserve the 'regional suburban' character of established neighbourhoods. ▪ Enable housing infill development in preferred locations. ▪ Direct diverse and smaller housing to locations with access to shops, services and public transport. ▪ Provide long term capacity for housing growth as Gippsland's Regional City. 	<ul style="list-style-type: none"> ▪ Insert a new 'Housing' Clause into the Municipal Strategic Statement consistent with the directions contained in this Strategy (<i>Clause 21.02-3; 21.02-8</i>). ▪ Manage growth in accordance with township Structure Plans (<i>Clause 21.09</i>) and Settlement Hierarchy (<i>Clause 21.01-5</i>). ▪ Apply policy at Clause (<i>Clause 21.02</i>) which encourages medium density housing in locations with good access to services and public transport and within: <ul style="list-style-type: none"> - 200m of Neighbourhood Activity Centres and Local Activity Centres. - 400m and 800m of Primary Activity Centres. ▪ Rezone land and introduce revised schedules in accordance with the directions of the Residential Framework Plans prepared for each town. ▪ Include the Residential Urban Design Guidelines as a Reference Document to the Latrobe Planning Scheme (<i>Clause 21.10</i>) ▪ Ensure new residential development in greenfield areas provides for a diversity of lot sizes and housing types in accordance with the principles established by the exhibited <i>Housing Framework Plans</i> and (<i>Clause 21.02-8</i>). 	<ul style="list-style-type: none"> ▪ Prepare an Activity Centres Strategy for the Latrobe City (<i>pending</i>). ▪ Complete a review and amend Small Town Structure Plans to ensure appropriate opportunities to support greater diversity in housing types (e.g. aging in place etc.) and manage future housing growth (<i>pending</i>). ▪ Encourage the master planning of Urban Renewal Precincts identified in the Housing Framework Plan to facilitate the development of integrated, high quality precincts with an identifiable sense of place (<i>pending</i>).
Urban Design and neighbourhood character <ul style="list-style-type: none"> ▪ Latrobe Planning Scheme Review Report 2014 identified the need for additional urban design guidance to improve development outcomes. ▪ Support for targeted infill 	<ul style="list-style-type: none"> ▪ Ensure medium density development is well designed and of a high quality. ▪ Ensure new development complements and reflects 	<ul style="list-style-type: none"> ▪ Introduces a new Clause 21.06 to provide guidance regarding urban design, heritage and preferred character. ▪ Insert a new 'Neighbourhood Character' Clause into the Municipal Strategic Statement consistent with the 	<ul style="list-style-type: none"> ▪ Apply overlay controls (e.g. DPO or DDO) as appropriate to large strategic opportunity sites or areas identified for substantial change (<i>To be determined. A draft DDO was prepared for application to Substantial Change areas but with advice of</i>

	<p>that caters for changing population demographics.</p> <ul style="list-style-type: none"> ▪ Planning Scheme provides limited urban design guidance on how to design at medium to higher densities and refers to the need to implement Urban Design Guidelines. ▪ Regenerate disused industrial land close to town centres where possible. ▪ General lack of built form design guidance on how to achieve new character or respond to existing character. ▪ Limited guidance on how to achieve great streets. 	<p>Latrobe's distinctive neighbourhood character.</p>	<p>directions contained in this Strategy (<i>Clause 21.02 including directions for Substantial, Incremental, Limited and Minimal change areas</i>).</p> <ul style="list-style-type: none"> ▪ Incorporate Residential Urban Design Guidelines, as appropriate into the Latrobe Planning Scheme (<i>referenced in schedules and included at Clause 21.10</i>). ▪ Introduces schedules to the residential zones aligned to the preferred neighbourhood character typologies. 	<p><i>DELWP's Statutory Systems team was not included in the exhibited amendment. It is considered that necessary guidance has been embedded within schedules as appropriate.</i></p> <ul style="list-style-type: none"> ▪ Undertake a character assessment of Latrobe's smaller townships (<i>pending</i>).
<p>Coordinated provision of affordable social and supported housing</p>	<ul style="list-style-type: none"> ▪ Pockets of disadvantage within the community. ▪ Latrobe City receives higher numbers of new migrants, with new settler arrivals 17% higher than the Gippsland average and close to 13% higher than the Victorian regional average. ▪ Latrobe City has the largest proportion of social housing dwellings in Gippsland. ▪ Localised Socio Economic Indexes for Areas (SEIFA) suggests that there are higher levels of disadvantage in the main towns. 	<ul style="list-style-type: none"> ▪ Improve the supply, diversity and quality of affordable housing in appropriate locations. ▪ Support and partner with social housing providers. ▪ Develop a coordinated approach to improve the location, quality and quantity of rooming houses. 	<ul style="list-style-type: none"> ▪ Insert a new 'Housing' Clause into the Municipal Strategic Statement which includes objectives and strategies associated with increasing the supply of social housing across the municipality (<i>Clause 21.02-9 – 1.3</i>). 	<ul style="list-style-type: none"> ▪ Work with partners to increase supply of supported and affordable housing choices (<i>commenced – grant funding application completed for social housing development in partnership with local Community Housing provider</i>). ▪ Develop a Social Housing Strategy to guide the long term provision and renewal of social housing across the City (<i>pending</i>). ▪ Broker partnerships, as appropriate, between developers, social housing providers and other stakeholders in the redevelopment of strategic sites throughout the municipality (<i>commenced</i>). ▪ Undertake research into customer needs, innovative and good practice social housing projects to expand

	<p>Segments of the community are found to be experiencing generational disadvantage</p> <ul style="list-style-type: none"> ▪ Ensuring a range of housing choices to meet the needs of people as they move through different stages of life to assist people to age in place. 	<p>knowledge and ensure delivery of viable affordable housing options (<i>pending</i>).</p>
<p>Environmentally sustainable housing</p>	<ul style="list-style-type: none"> ▪ Plan for a greener and cleaner future and celebrate the natural environmental features that make Latrobe an attractive place to live. ▪ Quality design of new housing and urban design was key part of discussion of new or different types of housing. ▪ Environmentally Sustainable Design identified as important for new housing developments. 	<ul style="list-style-type: none"> ▪ Housing design allows space for tree planting and maximises site permeability, and that increased tree planting is a priority throughout the city on public and private land. ▪ Improve the environmental performance of new and existing housing.
	<ul style="list-style-type: none"> ▪ Residential Streetscape Design Guidelines proposed for inclusion in the Latrobe Planning Scheme as a Reference Document (Clause 21.10). ▪ Encourage high quality, accessible and environmentally sustainable design (Clause 21.02-7 – 2.3) ▪ Introduces strategies requiring the evaluation of climate change implications for new uses and developments (Clause 21.04-2). 	<ul style="list-style-type: none"> ▪ Explore the adoption of the Sustainable Design Assessment in the Planning Process (SDAPP) into Latrobe City Council's planning process to improve and assess the environmental performance of new residential buildings in the City (<i>pending</i>). ▪ Encourage developers to apply the principles of the Green Star Communities national framework in the design of new developments and subdivisions, and to register for a Green Star Communities rating. ▪ Prepare and implement an Environmentally Sustainable Design training program to build the capacity of Council's statutory, strategic and building staff (<i>pending</i>). ▪ Include environmentally sustainable principles in the development of Development Plans and Precinct Plans for new suburbs (<i>pending</i>).

Housing Framework Plan objectives, proposed zone changes and location.

NOTE: The below information is provided in general terms, outlining the objectives of the Housing Framework Plans, a description of land affected and the proposed changes to land Zone Schedules. Clause references refer to the exhibited Clauses.

CHANGE AREA	OBJECTIVE	LOCATION <i>See exhibited Housing Framework Plans for details</i>	SUMMARY OF PROPOSED SCHEDULE CHANGES	PROPOSED ZONE SCHEDULES
 <p>SUBSTANTIAL CHANGE AREA Low Scale Apartments, Townhouses & Units</p>	<p>Support diversity and density of housing with easy access to existing services, transport and infrastructure including:</p> <ul style="list-style-type: none"> low scale apartments shop-top housing townhouses; and unit developments. 	<ul style="list-style-type: none"> 400m radius from Traralgon, Moe and Morwell Activity Centres (Transit City Precincts). Kay Street, Munroe to Peterkin Streets, Traralgon. Land surrounding Mid Valley Shopping Centre precinct. 	<ul style="list-style-type: none"> Front setback for buildings (3m) and garages (5.5m). 1 canopy tree in front setback per dwelling facing the street. Maximum building of height of 15m (Traralgon only) and 12 meters (<i>see relevant Zone Schedule</i>). 1m front fence height. 	<p>View Residential Growth Zone (unchanged by Amendment)</p> <p><u>View proposed schedules:</u></p> <ul style="list-style-type: none"> Clause 32.07-1 (Schedule 1 - Traralgon Transit City Precinct). Clause 32.07-2 (Schedule 2 - Compact Living with Special Character). Clause 32.07-3 (Schedule 3 - Morwell and Moe Transit City Precinct). Clause 32.07-4 (Schedule 4 - Churchill) .
 <p>INCREMENTAL WITH ACCESS AREAS Townhouses, Units, Dual Occupancies</p>	<p>Moderate housing growth and change which responds to the surrounding character in the form of:</p> <ul style="list-style-type: none"> townhouses, units developments; and dual occupancy and single houses. 	<ul style="list-style-type: none"> 800m of Primary Activity Centres. 200m of Neighborhood and Local Activity Centers and District Towns. West of Churchill town center. Areas located generally to the west of the Traralgon Activity Centre. 	<ul style="list-style-type: none"> Front setback for garage/carport (5.5m). 1.5m side setback for 10m from front boundary on one or both sides (not all locations); OR combined side setback of no less than 2.0 meters (<i>see relevant Zone Schedule</i>). Permit for dwelling on 300-500sq/m lot. One canopy tree in front setback with no less than 50% planted or grassed area. Maximum building height of 11m. 1m front fence height. 	<p>View General Residential Zone (unchanged by Amendment)</p> <p><u>View proposed schedules:</u></p> <ul style="list-style-type: none"> Clause 32.08-1 (Schedule 1 -Five Minute Neighborhoods). Clause 32.08-2 (Schedule 2 - Traralgon Garden Suburb). Clause 32.08-4 (Schedule 4 – District Towns).
 <p>LIMITED CHANGE AREA Detached Houses, Dual Occupancies & Units (in special circumstances)</p>	<p>Provide for a limited degree of housing growth and change in established residential areas in the form of:</p> <ul style="list-style-type: none"> Maximum 2 dwellings on a lot. <i>Townhouses / units only supported in locations with good access to identified Local or Neighbourhood Activity Centres.</i> 	<ul style="list-style-type: none"> Established residential neighbourhoods. New estate areas. 	<ul style="list-style-type: none"> 5.5m front setback for garage/carport. 1 canopy tree in front setback per dwelling facing the street. 1.5m side setback on one side, OR Combined setback of no less than 3 metres, OR no wall on one boundary for a distance of ten metres from the front boundary. (<i>see relevant Zone Schedule</i>). Maximum 50% site coverage in certain locations. Maximum of two dwellings on a lot. 	<p>View General Residential Zone (unchanged by Amendment).</p> <p>View Neighbourhood Residential Zone (unchanged by Amendment).</p> <p><u>View proposed schedules:</u></p> <ul style="list-style-type: none"> Clause 32.08-4 (Schedule 4 – District Towns). Clause 32.09-4 (Schedule 4 - Regional Suburbs).
 <p>MINIMAL CHANGE AREA Detached Houses & Dual Occupancies</p>	<p>Minimal housing change due to the environmental, heritage or character of the area. Generally houses are located on large allotments with generous front and side setbacks. Future housing will comprise:</p> <ul style="list-style-type: none"> single houses some dual occupancies one to two storeys 	<ul style="list-style-type: none"> Haunted Hills Road, Newborough Coalville Road, Newborough Ellevale Park, Traralgon Forest Hill Close, Traralgon Comans Way , Moe South 	<ul style="list-style-type: none"> Minimum site area of 900m² OR 1,500m² (<i>see relevant Zone Schedule</i>). Maximum site coverage for buildings (<i>see relevant Zone Schedule</i>). Generous side setbacks (<i>see relevant Zone Schedule</i>). 7.5m front setback. 1 canopy tree in front setback. Front fence height 1m. 	<p>View Neighbourhood Residential Zone (unchanged by Amendment)</p> <p><u>View proposed schedules:</u></p> <ul style="list-style-type: none"> Clause 32.09-2 (Schedule 2 – Bush Garden Neighbourhood). Clause 32.09-3 (Schedule 3 - Lifestyle Suburban).

**ATTACHMENT 7: SUMMARY OF RURAL LAND USE STRATEGY OBJECTIVES, RECOMMENDATIONS
AND EXHIBITED AMENDMENT C105 RESPONSE.**

NOTE: CLAUSE REFERENCES REFER TO THE EXHIBITED ORDINANCE.

Summary of Rural Land Use Strategy objectives, recommendations and exhibited Amendment C105 Response.			
LWL STAGE 1 Issue / opportunity	LWL STAGE 2 Objective	LWL STAGE 3 Amendment C105 response to recommendations	OTHER STRATEGY RECOMMENDATIONS
Agriculture <ul style="list-style-type: none"> ▪ Lack of direction for agriculture investment ▪ Fragmentation of rural land (nearly 4000 lots under 4 hectares). ▪ Diverse rural landscapes and uses limited by 'one size fits all' policy. ▪ Climate change likely to improve growing conditions in Gippsland. 	<ul style="list-style-type: none"> ▪ Keep rural land for farming. ▪ Support and promote agriculture by protecting productive land for agricultural purposes. 	<ul style="list-style-type: none"> ▪ Include the Rural Land Use Strategy as a reference document to the Municipal Strategic Statement (MSS) (<i>Clause 21.10</i>) ▪ Introduce the Rural Framework Plan to the MSS (<i>Clause 21.05-2</i>). ▪ Insert statement in MSS discouraging land fragmentation in the Farming Zone in order to retain agricultural land for farming purposes (<i>Clause 21.05-1</i>). ▪ Introduce policy for dwellings and subdivision in the Farming Zone (<i>Clause 22.02</i>) - Apply new Schedules to the Farming Zone: Schedule 1 – Commercial Agriculture (<i>Clause 35.07-1</i>) Schedule 2 – Mixed Farming (<i>Clause 35.07-2</i>). 	<ul style="list-style-type: none"> ▪ Make agricultural productivity mapping available to Council Officers in GIS format to ensure this information is available when assessing planning permit applications (<i>commenced</i>).
Forestry <ul style="list-style-type: none"> ▪ Lack of direction regarding the role of and location for forestry. ▪ Latrobe's softwood plantations, as well as timber processing facilities make a significant contribution to the regional economy. 	<ul style="list-style-type: none"> ▪ To promote and support the growth of plantation forestry. 	<ul style="list-style-type: none"> ▪ Includes objectives and strategies to support forestry (<i>Clause 21.05-2</i>). ▪ Introduces revised policy and strategies for Timber resources at <i>Clause 21.05-15</i>. ▪ Introduce Farming Zone, Schedule 1 – Commercial Agriculture. ▪ Amends policy guidance for the considering of new rural living development (<i>Clause 21.02-18</i>). ▪ Introduces policy to guide assessment of applications for dwellings and subdivision Farming Zone (<i>Clause 22.02</i>). 	<ul style="list-style-type: none"> ▪ Undertake a road infrastructure assessment of key local haulage routes in partnership with VicRoads (<i>commenced</i> – Timber Haulage Routes included in LCC Planning GIS module) ▪ Encourage expansion of plantation forestry opportunities in appropriate locations, including within the proposed Strzelecki-Alpine Biolink (<i>investigation commenced</i>).

Intensive Agriculture	<ul style="list-style-type: none"> ▪ Large lots, including land within coal overlay areas, suited to intensive agriculture. ▪ Opportunities for related industries in food processing and distribution to expand. 	<ul style="list-style-type: none"> ▪ Support and promote intensive agriculture. 	<ul style="list-style-type: none"> ▪ Introduce policy to promote and guide intensive agriculture and identify suitable locations (<i>Clause 21.05-1 and 22.01</i>). ▪ Introduce Farming Zone, Schedule 1 – Commercial Agriculture. ▪ Advocate for productive agriculture, including intensive agriculture to be enabled within coal reserve areas (<i>Clause 21.07 and Clause 22.01</i>). ▪ Ensure adequate supply of suitably zoned and serviced industrial land to provide for food production and manufacturing (<i>Clause 21.07-7 Industrial and Framework Plan</i>). 	<ul style="list-style-type: none"> ▪ Continue to consult with Southern Rural Water and other agencies to understand water availability for intensive agriculture (<i>progressing</i>). ▪ Collaborate with neighbouring municipalities in the Economic Growth Zone and Regional Development Victoria to encourage intensive agriculture and manufacturing in Latrobe City (<i>pending</i>).
Environmental Values	<ul style="list-style-type: none"> ▪ Latrobe City has a number of rare and endangered species, including the Strzelecki Koala. ▪ Diverse natural environment (mountains, floodplains, river etc.) 	<ul style="list-style-type: none"> ▪ Protect and enhance environmental landscape values. 	<ul style="list-style-type: none"> ▪ Amend the Municipal Strategic Statement to include reference to the following: <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. - Identify policy and recommendations for the Alpine-Strzelecki Ranges Biolink (<i>See Clause 21.03- 9</i>) ▪ Rezone state forest areas to Public Resource and Conservation Zone. ▪ Introduces Rural Framework Plan (<i>Clause 21.05-2</i>) ▪ Undertake a landscape assessment of rural areas and apply appropriate planning scheme tools to protect 	<ul style="list-style-type: none"> ▪ Explore the application of appropriate Zone and Overlay Controls to protect important values within the Strzelecki - Alpine Ranges biodiversity corridor and core habitat locations (<i>commenced</i>). ▪ Investigate significant roadside habitat and vegetation values and explore application of planning scheme tools for their protection (<i>pending</i>). ▪ Collaborate with adjoining municipalities to strengthen the Strzelecki - Alpine Ranges biodiversity corridor (<i>commenced</i>). ▪ Support relevant agencies, organisations and landowners to record significant flora and fauna found within the Strzelecki - Alpine Ranges biodiversity corridor (<i>pending</i>). ▪ 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

		significant areas (<i>Clause 21.10</i>).	corridor (<i>commenced</i>). <ul style="list-style-type: none"> Promote and support community awareness of Latrobe City's koala population for the future resilience of koalas nationally (<i>pending</i>). 	
Rural Tourism	<ul style="list-style-type: none"> Lack of direction or promotion of rural tourism Promote the natural environment to generate rural tourism. 	<ul style="list-style-type: none"> Encourage rural tourism opportunities in appropriate locations across the city. 	<ul style="list-style-type: none"> Introduce policy to guide assessment of tourism activities in the Farming Zone (<i>Clause 22.03</i>). Support the development of large scale tourism facilities in accordance with the principles outlined in the <i>Rural Land Use Strategy</i>. 	<ul style="list-style-type: none"> Apply the Rural Activity Zone in appropriate locations, as necessary, to encourage development associated with the agri-tourism sector (<i>pending</i>).
Rural Living	<ul style="list-style-type: none"> Promote unique and varied lifestyle choices which Latrobe City has to offer. Balancing opportunities for rural living with the need to protect rural land operations will require more detailed consideration. 	<ul style="list-style-type: none"> Ensure a long term supply of rural living zoned land in appropriate locations. 	<ul style="list-style-type: none"> Rationalise the number of zone schedules contained in the Rural Living Zone in the manner outlined in this Strategy. Rezone land currently zoned Rural Living Zone in Yinnar South to Farming Zone – Schedule 2. Identify locations for new rural living subdivision, development and land uses (NOTE: <i>the exhibited rezoning of land for rural living purposes is recommended for deferral pending further strategic review, including the consideration of bushfire risk</i>). 	<ul style="list-style-type: none"> Structure Plans should have regard to the principles for rural residential development as well as the key directions contained in <i>Rural Land Use Strategy (as required)</i>. 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 (<i>see Municipal Fire Mgt Plan 2017-2020</i>). Apply a DPO to areas identified for future low density residential expansion to ensure well planned development pattern (<i>commenced review of Traralgon West low density residential precinct</i>).

ATTACHMENT 8: Summary of Industrial and Employment Strategy objectives, recommendations and exhibited Amendment C105 Response.

NOTE: CLAUSE REFERENCES REFER TO THE EXHIBITED ORDINANCE.

Table 13: Summary of Industrial and Employment Strategy objectives, recommendations and exhibited Amendment C105 Response.

LWL STAGE 1 Issue / opportunity	LWL STAGE 2 Objective	LWL STAGE 3 Amendment C105 response	OTHER STRATEGY RECOMMENDATIONS
Home for Heavy Industry <ul style="list-style-type: none"> ▪ Lack of available / developable industry land due to small land parcels and lack of necessary buffers from residential areas and other sensitive uses. ▪ Significant opportunities to unlock industrial land north and south of Morwell for heavy industrial uses. ▪ Strong engineering history. 	<ul style="list-style-type: none"> ▪ Provide a long term, dedicated location for heavy industry away from sensitive uses. 	<ul style="list-style-type: none"> ▪ Introduces new Clause 21.07 (Economic Development), including the Industry Framework Plan showing the 'Heavy Industry Precinct' south of Morwell. ▪ Encourage re-location of heavy industries to appropriate sites away from residential areas (<i>see policy directions outlined at Clause 21.07-7 and Clause 21.09</i>). 	<ul style="list-style-type: none"> ▪ Seek the removal historical coal overlays from Firmins Lane area (completed). ▪ Undertake a business intentions survey to understand the current and future investment and land use intentions of industrial land (commenced). ▪ Council/LVA to explore relocation /transition assistance to support in the relocation of existing industry / tenant groups to the designated areas to create a major Employment Precinct (<i>ongoing</i>).
Mature / Declining Industrial Areas <ul style="list-style-type: none"> ▪ A number of older industrial estates located on the fringes or within main towns, appear derelict / vacant or constrained by surrounding uses. 	<ul style="list-style-type: none"> ▪ Improve the appearance of older/declining industrial estates. ▪ Encourage relocation / redevelopment of declining industries that are constrained by surrounding residential land. 	<ul style="list-style-type: none"> ▪ Introduce the industrial design guidelines (<i>included within the exhibited Urban Design Guidelines as a reference document to Clause 21.10-3</i>). ▪ Identify locations for industry transition on the <i>Industrial Framework Plan</i> at <i>Clause 21.07-7</i>. ▪ Introduces policy guidance and strategies for the transition of existing industry precincts in Morwell and Traralgon (<i>Clause 21.09</i>). 	<ul style="list-style-type: none"> ▪ Implement local laws /design guidelines to improve the appearance of older industrial estates (<i>pending</i>). ▪ Consider applying differential rates for derelict vacant industrial land to encourage their improvement and/or sale (<i>pending</i>). ▪ Prepare an Industry Transition Strategy in consultation with industry groups and representatives (<i>Comprehensive business survey, distributed to all businesses within Latrobe City is currently being undertaken as part of the mid-term review of the Latrobe City Economic Development Strategy 2016-2020</i>). ▪ Selectively rezone vacant industrial land for residential development to allow for progressive urban renewal.

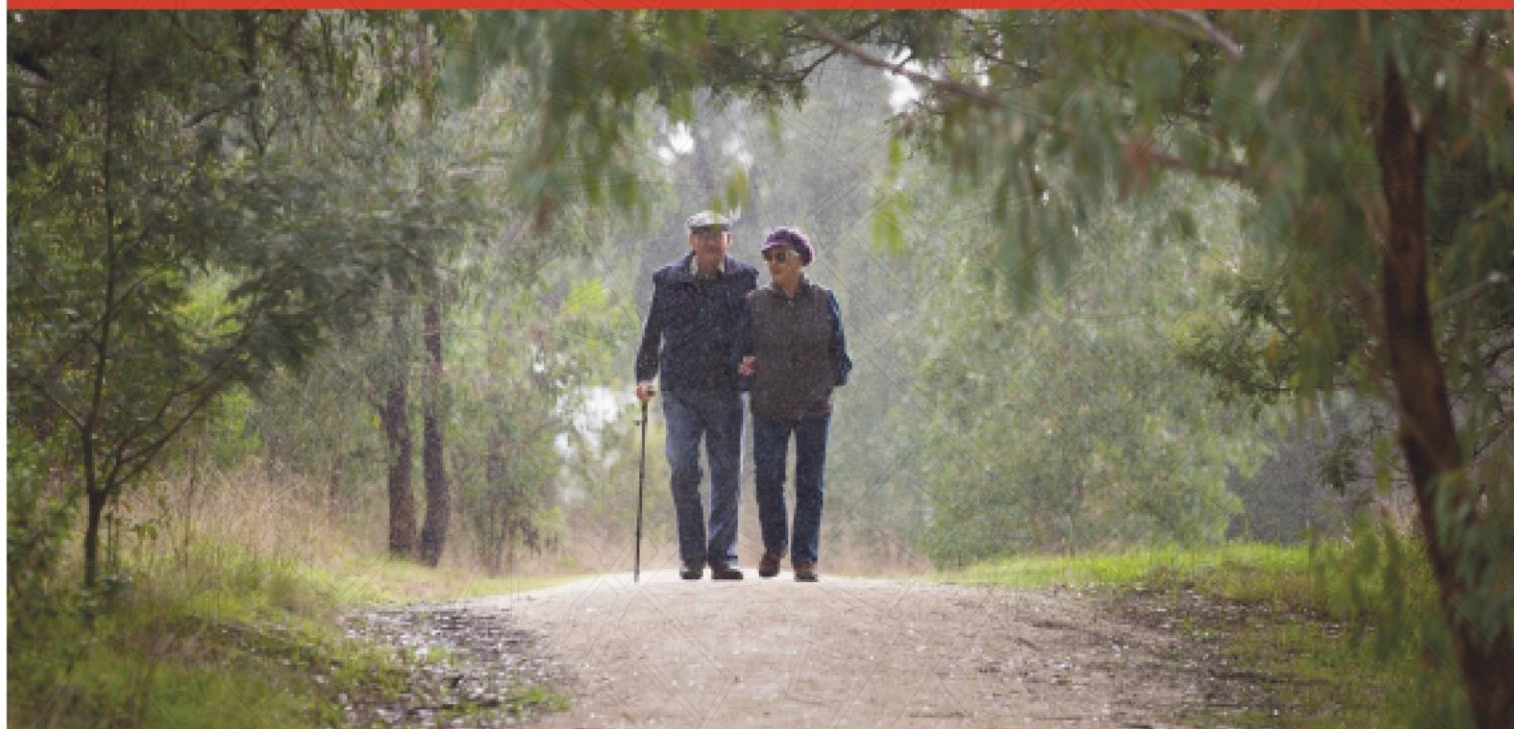
Growing new industry	<ul style="list-style-type: none"> ▪ Need to attract new industry investment and jobs to aid in diversification of economy amidst changes occurring across energy and mining sectors. ▪ Foster/grow development in established industrial areas. 	<ul style="list-style-type: none"> ▪ Attract business investment and development, through marketing and infrastructure improvements. 	<ul style="list-style-type: none"> ▪ Amends the Municipal Strategic Statement and includes <i>the Industrial Framework Plan</i> at Clause 21.07). ▪ Introduces policy at <i>Clause 21.07-3</i> to support the exploration and establishment of new and alternative energy related jobs growth and investments within Latrobe City, leveraging the advantages of existing energy infrastructure and distribution networks. ▪ Continue to advocate for the balanced use of brown coal as an energy source and for other alternative uses, supporting researchers and government in the realisation of alternative, low emission coal resource investments (<i>Clause 21.07-3</i>). 	<ul style="list-style-type: none"> ▪ In partnership with RDV and LVA advocate for a detailed investigation to be undertaken of the Alexanders Road East Precinct (Commenced. <i>An infrastructure plan has been developed with Gippsland Water and VicRoads. Funding for infrastructure is being considered by LVA</i>). ▪ Develop partnerships with Federation University and key education providers to ensure that there is a nexus between education and training and employment (<i>Ongoing. High Tech TAFE precinct development – Morwell</i>). ▪ Marketing / Re-branding Strategy in partnership with LVA and RDV to attract business and investment (<i>Completed. Latrobe City Council has prepared a Key Industry Precinct prospectus. This prospectus has been distributed through state government agencies</i>).
Traralgon-Morwell Growth Corridor	<ul style="list-style-type: none"> ▪ The corridor represents a significant opportunity to unlock a major employment centre in the region. ▪ Requirement for key infrastructure (roads, sewer) to support new industry. ▪ The Traralgon Freeway bypass would reduce traffic and allow development of road frontages. 	<ul style="list-style-type: none"> ▪ Encourage a mix of developments within the corridor. ▪ Establish a single Regional City focus for the Latrobe Valley. 	<ul style="list-style-type: none"> ▪ Update the Municipal Strategic Statement to identify further direction for future land use and development potential of the Traralgon-Morwell corridor (<i>Clause 21.07</i>). 	<ul style="list-style-type: none"> ▪ Prepare a Precinct Structure Plan or Master Plan for the corridor between Morwell and Traralgon, building on the direction of this Strategy and the Traralgon Growth Area Framework Plan (completed for exhibition). ▪ Work with relevant agencies to remove infrastructure barriers and unlock key industrial precincts including: <ul style="list-style-type: none"> - Alexander's Road east (known as the Maryvale / Morwell Food Precinct) (ongoing). - Morwell Logistics Precinct (progressing) - Firmins Lane (south open up industry land - (<i>Commenced as part of the Planning in the Economic Growth Zone</i>).

ATTACHMENT 9:

COMMUNITY CONSULTATION AND NOTIFICATION DOCUMENTS (STAGE 1, 2 AND 3)

Live Work Latrobe

Consultation Report



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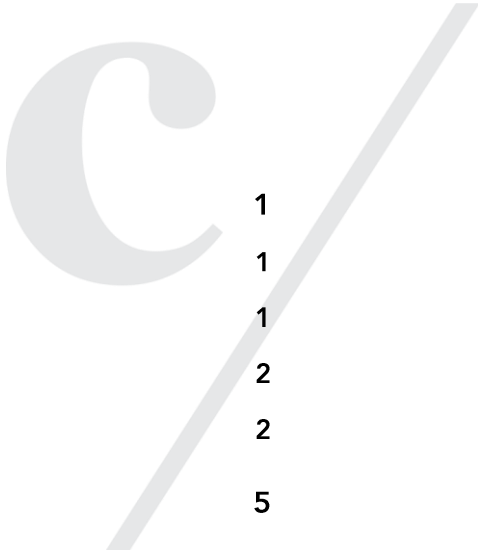
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Stakeholder Engagement

Unless otherwise stated, all feedback documented by Capire Consulting Group and any person(s) acting on our behalf is written and/or recorded during our program/consultation activities.

Capire staff and associates take great care while transcribing participant feedback but unfortunately cannot guarantee the accuracy of all notes. We are however confident that we capture the full range of ideas, concerns and views expressed during our consultation activities.

Unless otherwise noted, the views expressed in our work represent those of the participants and not necessarily those of our consultants or our clients.



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1 Introduction

1.1 Live Work Latrobe

The Live Work Latrobe project aims to provide a long term plan for Latrobe City, setting a direction for future growth; recognising and protecting its assets; and planning to respond to the changing industry and employment opportunities for the region. Specifically, the project will develop three long term strategies to guide future housing, industrial land use and employment, and rural land use in the municipality.

The project draws heavily on community input and extensive background research and will be developed over two stages. Stage 1 will develop a Background Paper and establish policy directions for the future strategies, and will be informed by community and stakeholder feedback. Stage 2 focusses on the development of the three strategies.

1.2 Engagement approach

A Stakeholder Engagement Strategy (SES) was prepared for this project to guide the design and delivery of activities with the Latrobe community and other relevant stakeholders. The SES provided a proactive, transparent program using a series of engagement tools.

The term 'stakeholder' can have a broad and varied definition. The groups identified as stakeholders in this engagement program are listed in **Appendix A** of this report.

The tools included in the SES were selected to:

- provide people with choice and flexibility in how they participate and contribute to the Live Work Latrobe conversation,
- provide people with multiple opportunities to participate, using a range of mediums, and
- use techniques to seek out groups who do not always participate in broad engagement activities.

Capire worked closely with Latrobe City to deliver the Engagement Strategy and Latrobe City also undertook engagement activities to support the agreed approach. Table 1 describes the engagement activities.

Latrobe City actively promoted the project by advertising the engagement activities through the local media including print and radio, Council bulletin, online via Council's website and social media accounts as well as placing posters in busy locations across the municipality. Examples of the advertising and media can be found in **Appendix B**.

1.3 Limitations

There are a number of limitations regarding this consultation that should be acknowledged, these are outlined below.

- The engagement discussions were framed around future housing, industrial land use and employment as well as rural land use in Latrobe City. The purpose of this engagement was to understand a range of aspirations and views for the future of Latrobe across these broad themes. Feedback from the engagement activities will be used to inform the development of the three strategies where appropriate and practicable. It is acknowledged that not everything discussed can be addressed through land-use planning
- The engagement themes for this project are quite broad, there are varying degrees of understanding or knowledge about planning amongst community members and this may have influenced their capacity to fully understand the engagement questions in relation to the project.
- The report is an analysis of the views of both the general community and stakeholders. It should be acknowledged that invites were sent to a range of different stakeholders representing different interests, industries and government sectors to attend the workshops as well as targeted meetings. Not all stakeholders who were invited to attend a workshop or meeting attended.

Despite these limitations, we are confident that the findings contained within this report accurately reflect feedback provided by the participants through the engagement activities.

1.4 This Report

The purpose of this report is to provide a summary of the community and stakeholder feedback received over the four-week engagement period. The report has been written to acknowledge community values, ideas and aspirations. In some cases comments have been paraphrased and quotes have been used to illustrate the community sentiment.

This report has been prepared by Niamh Moynihan, Consultant, Capire Consulting Group. For further information on any aspect of the report or engagement approach, please email Niamh on niamh@capire.com.au or telephone (03) 9285 9000.

Capire and Latrobe City Council would like to thank the community members of Latrobe City who generously contributed their time, energy and ideas to the project.

Table 1: Engagement Activities

Tool/Technique	Description	When and where	Lead responsibility
1. Project website	Capire worked with Latrobe City Council to develop content for a project specific page on Council's website. The content included key project information such as project timing; opportunities to be involved in the engagement process; project news stories; and relevant back ground information. The webpage also included a link to the project survey.	Ongoing Latrobe City Council Website	Latrobe City
2. Fact Sheets	Five community fact sheets were prepared to support the engagement discussions: 1. <i>Project Overview</i> , 2. <i>Our Population and Housing</i> 3. <i>Our Rural Land</i> , 4. <i>Our Jobs and Industry</i> , 5. <i>Our Infrastructure</i>	Engagement Period: 9 November – 6 December 15. Latrobe City Council Website, Latrobe City Office Foyer and at engagement activities	Meinhardt (planning consultants)
3. Neighbourhood Listening Posts	Listening posts were held in local neighbourhoods in three of the main centres of the municipality (refer to Appendix C for a description of each location). They provided an opportunity for community members who would not normally participate in a discussion about strategic planning to learn about the project. Community members could also provide their ideas and views through a short survey (Refer Appendix D for questions) or an activity that asked participants to describe and vote on what the future jobs will be and where new housing should be located.	13 November: Elizabeth Street Shops, Moe 13 November: Morwell Train Station 14 November: Midvalley Shopping Centre, Morwell 14 November: Henry Street Shops, Traralgon	Capire
4. Community Listening Posts	Listening Posts were held in the larger and smaller towns to provide the community with an opportunity to discuss the project with officers directly.	11 November: West Place Shopping Centre, Churchill 12 November: Glengarry Hall, Glengarry 18 November: Traralgon Service Centre, Traralgon 19 November: Calignee Hall, Calignee 19 November: Traralgon South Hall, Traralgon South 19 November: Moe Town Hall, Moe 25 November: Rose Garden Meeting Room, Morwell 26 November: Yinnar Hall, Yinnar	Latrobe City
5. Community workshops	A series of themed community workshops were held over three evenings on housing, industrial land and employment, and rural land to bring together a range of groups, individuals and interests to discuss the future of Latrobe. The community workshops provided participants with key project information to inform each of the discussions. Representatives from both Council and the project team were in attendance to provide information, respond to queries as well as to directly hear the feedback from the	18 November: Rural Land Use – Traralgon 19 November: Housing – Moe 25 November: Industry and Employment – Morwell	Capire

Tool/Technique	Description	When and where	Lead responsibility
	participants. A copy of the agenda for each workshop is at Appendix E . At the end of each workshop, participants were asked to complete a workshop evaluation activity, these results are in Appendix F .		
6. Councillor Workshop	Meinhardt and Latrobe City Council Officers held a workshop with the Councillors to provide an update on the project, early thinking on the Policy Directions Paper and feedback from the community and stakeholder engagement activities. The feedback from this workshop is in Section 3 of this report.	23 November , Latrobe City Offices	Meinhardt
7. Targeted meetings	Capire arranged seven meetings with 14 local stakeholders which included community groups, community representatives local developers, local business and community members. To support the engagement, Latrobe City also met with their key stakeholders about the project, this included South Gippsland Shire Council, Wellington Shire Council, Gippsland Water and the Department of Health and Human Services) Latrobe City Officers also met with the Youth Council to gain an understanding of the youth perspective for the project. A brief summary of these meetings is at Appendix G .	Engagement Period: 9 November – 6 December , Latrobe City Offices	Capire, Meinhardt & Latrobe City
8. Street based survey	As part of the neighbourhood listening posts, Capire undertook street based surveys in the vicinity of the neighbourhood listening post. The purpose of this survey was to actively seek out community members who may not normally participate in a discussion about strategic planning (refer to Appendix D for survey questions).	13 November : Elizabeth Street Shops, Moe 13 November : Morwell Train Station 14 November : Midvalley Shopping Centre, Morwell 14 November : Henry Street Shops, Traralgon	Capire
9. Survey	A structured survey was used to invite more formal feedback. The survey included a range of open and closed answered questions and was available in hard copy and online via the project page on Council's website (refer to Appendix H for survey questions).	Engagement Period: 9 November – 6 December . Latrobe City Council Website, Latrobe City Office Foyer and at engagement activities	Capire
10. Submissions	Community members were invited to formally provide feedback on the project via an email and postal submissions process.	Engagement Period: 9 November – 6 December . Latrobe City Council Website	Latrobe City

2 Engagement Findings

2.1 Engagement Snapshot



2.2 Live Work Latrobe Engagement Observations

Described below is a range of observations that were experienced whilst undertaking the engagement activities across the municipality and through the online survey.

- More younger people chose to participate through interactive face to face channels in comparison to the community workshops or the online survey.
- There are really passionate community members who have actively participated in the process through more than one channel.
- Locating the engagement activities in local neighbourhoods has ensured the engagement process has gone beyond 'the usual suspects' to include community members who would not typically attend a community workshop or complete a survey online.
- There was a high level of capacity to participate in complex conversations about land use and development.
- There was a high level of empathy amongst community members to consider the needs of the other people during different stages of their lives in their communities.

2.3 Aspirations for Latrobe's future

Latrobe residents have strong hopes and positive aspirations for the municipality's future. This was a consistent thread of discussion throughout all of the engagement activities. This discussion ranged from efforts to improve individual circumstances through employment and training, to Latrobe's recognition as a regional centre that contributes to the State, National and international economies.

"The region needs to become a supplier to the world market. It has potential strengths in its educational facilities, trade skills and transport connections to Melbourne."

When asked about what Latrobe would look like in 20 years, participants described a cleaner, greener, healthier and more connected community where

there is a diversity of job opportunities in new industries such as the knowledge, service, research and education sectors. This sentiment sometimes echoed a nostalgia for the past when Latrobe was a key hub of engineering and research. Participants felt Latrobe should re-establish itself as a recognised centre of innovation and research in the energy sector as well as new sectors.

Messages from the community

- *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.*

2.4 Housing

Housing was a key focus of the engagement and was discussed in detail through the face to face activities including a dedicated workshop as well as in participants' responses in the online survey. The feedback and ideas relating to housing have been discussed below .

2.4.1 Housing Choices and Locations

Ensuring a range of different housing choices to meet the needs of people as they move through different stages of their lives was regarded as highly important by participants to assist people to age in place. Participants articulated they would like to remain in their own communities including the smaller towns to age in place as opposed to moving to a larger town such as Traralgon. A key element of this discussion was about the types of housing needed whether it be different sizes or styles such as town houses or apartments. Participants talked about the opportunities for denser housing and identified student housing in town centres as a key opportunity to create more diversity in housing types within the centres. There was agreement amongst participants that it is appropriate to locate denser housing closer to the town centres and that consideration of smaller block sizes would support the attraction of greater density in these locations. High quality open or shared spaces close to or part of higher density was also discussed as a key attraction for older people to downsize from the family home as there is less maintenance required whilst being able to enjoy open space.

Quality design of new housing types and urban design was a key part of discussing newer or different housing types to be built. Participants cited new developments in Trafalgar as an example of quality design for both the housing types as well as the local amenity created through wide streets that included streetscapes and trees. Environmentally Sustainable Design was also discussed as important in new housing developments.

"Environmentally friendly housing that is energy efficient."

Housing choices was also discussed in terms of affordability. The engagement findings show there are mixed views within the community about the perception of the affordability of housing in the municipality. Perspectives ranged from a view that Latrobe has affordable housing to rent or buy, to it is becoming increasingly expensive. This idea was further tested with a stakeholder from the banking sector, who described; "people are still purchasing what they want in this region. I haven't had any client's state they are unhappy with what they had to purchase on an affordability basis. Clients tend to wait until they find something rather than buy for the sake of it".

Affordable housing was raised by a range of stakeholders both through the survey and the face to face activities. There is a commonly held view amongst participants that the current locations of social and affordable housing are creating negative community impacts as

disadvantage is concentrated in particular locations and this is impacting people's ability to escape the cycle of disadvantage.

Several participants suggested that the future locations of social and affordable housing need to be dispersed within new or existing areas and that it should be located close to commercial areas that are serviced by public transport. A local developer attributed the socio-economic divide and entrenched negative views about particular areas as a result of current housing patterns that create divisions within the community based on socio-economic status. The developer suggested that the industry needs to take a broader approach that considers the whole community by creating new developments that offer a range of different housing types and styles that includes both social and affordable housing to assist people to integrate and connect with their local community. The developer also articulated this has a long term positive impact on the housing market as it is easier to sell and resell houses in mixed developments in comparison to housing developments with single housing types.

"Developers need to look at the larger community picture and the benefits of having different demographics living together to help people stay in place."

2.4.2 Neighbourhood amenity

Participants, particularly at the Housing Workshop and Yinnar session, frequently discussed a need for improvements to community services and infrastructure closer to housing. This included upgrades to public transport, access to education facilities, green public spaces, and walkability. This was particularly reflected in the survey data when participants were asked to identify how important it was for them to be close to a range of different community facilities, employment opportunities, public transport and local attractions. In most cases it was always important for people to be close to these things.

During the workshop and the listening posts, proximity to facilities and services was explored in more depth and participants described the social benefits of living close to a range of community facilities and being able to access other areas by public transport. In particular participants discussed the positive social outcomes of having stronger community connections between residents as well as ties to their local community if people have choice to remain in their local area as they move through different stages of their lives.

Access to quality local open space was also discussed by participants particularly in terms of the positive health benefits that occur from residents being able to walk or exercise more in their local area. Through the survey, participants commented that there is a lack of provision of walking paths, shaded parks and recreational space in local areas and that there are poor walking and cycling links between the smaller and larger towns. Participants felt that making better use of existing open space or creating more opportunities

"I would like more emphasis placed upon the public realm and improvements to our streetscapes, paths and parks."

for shared open space would assist in creating stronger community ties and connections between residents as well as improved health outcomes.

2.4.3 Rural Character

A commonly discussed concern amongst participants (particularly at the Housing and Yinnar sessions) was how future development could impact the rural feel of Latrobe. This included issues regarding potential over-crowding and losing the 'sense of community'. Some participants raised concerns that higher density developers and subdivisions were adversely impacting the rural character of Latrobe, and that the region is 'turning into Melbourne'.

"Don't lose country 'sense of community', it's a strength - country lifestyle attracts people."

The rural character, natural environment, and the availability of rural lifestyle blocks of 10 to 20 acres were considered to be strengths of the region. However, participants occasionally discussed issues surrounding accessibility in regional and remote areas and suggested that more flexible models of service delivery could help to address isolation.

Participants like the values that are associated with rural living such as strong community, good neighbours, low crime rates and people taking pride in maintaining their properties. However, it was also noted that heavy industry such as extraction and resources has impacted on access to high quality natural environments. The open cuts mines were specifically identified as areas requiring rehabilitations.

2.4.4 Urban Renewal

Participants discussed revitalising existing urban areas in Latrobe as a priority over the expansion of new areas. Morwell, Traralgon and Moe were identified as potential renewal areas with a particular focus on existing vacant sites, areas going through transition or older housing areas.

Participants spoke about the need for public realm improvements including streetscapes, parks and open spaces, to make townships more attractive and active. The Morwell town centre was specifically identified as an area for renewal.

Participants frequently spoke about maintaining and improving access to natural open spaces. Both to retain the rural character of Latrobe and to the improve the health and wellbeing of residents.

"Rundown buildings could be used for social enterprises by local community groups and groups of unemployed people, this could be funded or developed/mentored by council."

The need for improved housing stock and greater diversity was frequently discussed, particularly to improve access and independence for elderly residents and allow them to remain in their communities for longer. Participants also suggested that additional housing

specifically designed for aged and aging residents should be provided in town centres for improved access to services and facilities.

When considering the future of housing and built form, participants often expressed a desire for a stronger emphasis on sustainability.

Messages from the community

- *Encourage well designed different types of housing to be built in new developments or in renewal sites across the municipality that help people to age or stay in place.*
- *New housing including affordable and social housing should be located close to existing community infrastructure and be serviced by public transport.*
- *Ensure new housing is located in appropriate areas to balance the rural character of Latrobe.*
- *Strengthen and grow community networks and connections through more shared open spaces, walking and cycling paths, and places for people to meet.*

2.5 Rural Land Use

Rural land use was another major theme of the engagement and was discussed specifically during the Rural Land Use Workshop as well as in the survey and submissions. Below is a summary of the major themes of the discussion.

2.5.1 Zones

The application of the Farm Zone and the Rural Residential Zone in Latrobe City has been a consistent theme of discussion through all of the engagement activities. There is a division of views within the community about the application of the '40 acre Farm Zone rule', as some community members argue that it is prohibitive in terms of sub dividing lots to down size or have farms on smaller lots sizes. There are many residents who have faced difficulty building on existing subdivided land in the Farm Zone that have previous held planning permits which have been overturned at Victorian Civil Appeals Tribunal (VCAT). Conversely there are other residents in the community who support the application of the Farm Zone and the 40 acre rule as it protects agricultural land for future use as well as reinforces the rural character of the area.

When discussing the Farm Zone, participants also discussed the minimum lot size for a farm in terms of broad acre farming in comparison to more intensive farming techniques that require less land. Participants suggested a

"Local government-zoning is critical – there needs to be more engagement included as part of a decision process, the rate base has an impact on viability of farming".

more individual approach be taken to assess permits that pays regard to farming productivity as opposed to solely looking at the lot size.

2.5.2 Agribusiness and diversified farming opportunities

A common discussion topic among participants was a need for Latrobe to explore innovative agriculture opportunities in future. This was mostly focused around the discussion of aquaponics, hydroponics and aquaculture farming methods.

Participants acknowledged the challenges associated with farming on smaller sized lots. The attributes of soil and weather conditions were discussed as key factors defining what farming practice should be based in which region of the area and was highlighted as an important factor when planning for the future. When asked about what participants thought the future farming opportunities would be, there was significant agreement that existing farming industries including meat, dairy, fibre and wood would continue to be major sources of income. Participants also stated that the Trans-Pacific Free Trade Agreement had also reinforced and expanded these export economies as well as creating opportunities to export into other foreign markets.

Pasture based farming was another existing local farming operation that participants felt could expand into future. Improved technology has advanced the resilience of grain species as it requires less intensive farming techniques as well as taking advantage of favourable local soil conditions near the flood plains has led to higher yields.

In addition to the traditional farming produce from the Latrobe region, smaller boutique farms are seen as a future opportunity to diversify the local economy. These boutique farms range from boutique dairy products to medicinal herbs. The participants viewed these smaller boutique farms as an opportunity to further develop agritourism in the Latrobe region.

"Grain species are more resilient - growing more beef and milk than 15 years ago. Need to take advantage of excellent soil conditions."

There is also a view amongst participants that there is limited farming land in Latrobe and that more intensive farming techniques should be considered.

2.5.3 Supporting current and future farmers

Attracting young people to farming was discussed in depth at the community workshop. Participants raised that one key challenge to be overcome is aligning tertiary education offerings with new or evolving farming practices and operations. A stronger connection between Latrobe City and Federation University as well as State Government was seen as opportunity to help address this.

Participants talked about the declining number of younger farmers and that this needs to be addressed given the integral role farming plays in feeding the community as well as contributing to the

"Inspire our young people to take an interest in their future."

economy. Participants also talked about upskilling current farmers to enable them to participate in new or emerging farming industries.

Conversely participants raised the need to educate decision makers about the role of farming as well as farming practices. Participants felt this was important as they perceive decision makers to be detached from the realities facing farmers particularly the production risks that can severely impact farmers.

"Educate decision-makers to understand production practices including how "farming" businesses operate and the risk factors to production."

Messages from the community

- *Continue to support our existing farming industries that positively contribute to the local, state and national economies.*
- *Take a more systematic approach when reviewing permits within the farm zone that look at productivity not just lot size.*
- *Support diversified farming that will create a new niche in agritourism for Latrobe.*
- *Work collaboratively with local farmers, Federation University and the State Government to provide education that encourages younger people to return to farming.*

2.6 Industrial Land Use and Employment

Outlined below is a summary of the discussions which focused on industrial land use and employment.

2.6.1 Employment

Participants were eager to see new and more diverse employment opportunities for local people, particularly opportunities that can capitalise on the skills and expertise of the current workforce.

There was general concern about declining job security and rising unemployment across the region due to a broader economic shift. Participants also expressed concern that the future employment market in Latrobe would focus on blue collar jobs which would reduce the earning potential of people working in the region and result in people leaving Latrobe to seek better employment opportunities elsewhere.

"You only have to look around today and see that people are selling up as they have lost their job or have decided to move on, closing or down scaling jobs in the big companies are the main issue."

Participants discussed the difficulties faced by young people seeking to secure work in Latrobe due to limited training opportunities and job choice. It was recognised that young people are being trained in jobs and industries that do not exist yet in Latrobe and that this also contributes to young people leaving the region. One participant also suggested that the general lack of local opportunities for young people contributed to a culture that did not encourage 'aspiration towards employment'.

Increased flexibility and diversity of employment was a common theme, with a number of participants suggesting increasing part time positions, more opportunities to work from home, and encouraging more small and medium sized businesses.

"As an outsider there seems to be a huge lack of aspiration towards employment. Poor resilience within family settings allows young people to drop out of school over what would not be considered a barrier elsewhere. This impacts what businesses can be attracted here as there's not the calibre of candidates to fill the future jobs."

Some participants discussed opportunities to relocate government sector jobs to Latrobe from Melbourne.

2.6.2 Buffers

Participants spoke about the current buffer zones in place around the major townships. There was a general acceptance of the buffers, however some participants made suggestions for new uses that could be located in these buffer zones including intensive or short term land uses and industry requiring larger footprints for large shed and plants.

"Early consideration for intensive uses in the buffers."

Low intensive farming such as broiler farming was another use that participants thought should be considered. To support this idea, participants raised the idea of 25 – 30 year leases that provide certainty for the business owner but do not preclude future use of the buffer area for the energy industry.

2.6.3 Existing industries and transition

A commonly discussed theme was the need to make use of existing industries, such as extractive industries, manufacturing and power. There was general concern with regard to the future of major employers such as the paper mill, coal-fired power plant, and the limestone quarry, and how these entities will be supported into the future.

Many participants spoke about 'making better use of what we have' with respect to infrastructure, workforce, skills and knowledge. Transitioning from existing practices to new industries was seen to be essential to retain long-term jobs in Latrobe. Participants specifically spoke about the opportunities to transition to renewable energy technology and other environmentally sustainable technologies, which could make existing industries more sustainable.

"Industry – need to attract new technological industries – University needs to focus on this as well as the second tier industries that support these industries."

Participants discussed the major threats to existing industries in Latrobe such as environmental impacts, political opposition, and reduced government funding for coal extraction and power generation; an aging regional population and workforce; and a lack of education and training opportunities in for young people in Latrobe.

Some participants discussed the legacy that existing industry had on the perception of the region. There was some concern that Latrobe was known for extractive industry and manufacturing, and that this may deter other businesses establishing in the region.

"Council needs to seriously invest in something other than wood products, coal and paper! It's the way that Council sees itself. We encourage this image of industrial stuff, which is something that we need to move away from."

2.6.4 New industries

The need for new industries was a common theme of discussion. Participants supported new industries that could draw on the region's established infrastructure, resources and knowledge base. However, participants also identified the need for new skills to assist this transition.

New and advanced manufacturing and energy technologies were commonly suggested as opportunities to leverage existing regional strengths. Suggestions included robotics, bio mechanics, environmentally sustainable design and construction processes, and infraction technology.

"Manufacturing for the 21st century."

"Jobs that leverage the resources of the region, but need local skills to maintain new industries."

Participants also discussed social factors that influence the workforce and community profile, such as an aging population and saw this as an opportunity to enhance social and health services in the region, including the aged care sector.

The need for new and expanded education and training opportunities was discussed. This was seen as essential to attracting and retaining skilled labour and establishing a knowledge base in the region. Some participants called for renewed government investment in local TAFE and training institutes to providing a broader range of opportunities for young people and to feed into new local industries.

Discussions highlighted an appetite for new and more flexible business models such as eco-tourism, agritourism, leisure industries, the rehabilitation and reuse of the old mine site and opportunities for small, medium and large employers.

"Ensure that the local University and TAFE provide courses that are reflective of the local need."

"Train our youth so that they can lead the future industry in our local area."

2.6.5 Health

Participants frequently acknowledged the aging population in Latrobe as both an adverse impact on the current workforce, as well as an opportunity to invest in health and community services and aged care facilities.

Some participants suggested there is potential within Latrobe to provide high level health and aged service to support the wider region. Leveraging off Gippsland Health was discussed as a mechanism to support this.

Messages from the community

- *Job security is a major concern, build on the existing skills and resources in Latrobe to transition into new and more sustainable industries such as advanced manufacturing and renewable energy.*
- *Education and training is important to retain skills and young people in Latrobe, and to support the growth of new industries.*
- *Encourage greater flexibility and diversity in the job market to ensure all residents have access to local employment opportunities.*
- *The general aging of the population changes the profile of the local workforce, but also generates opportunities to enhance the community and health service industry.*

3 Councillor Engagement

Meinhardt and Latrobe City Council officers convened a workshop on 23 November 2015 with the Councillors to provide a project update, early insights into the Policy Directions Paper as well as initial community and stakeholder engagement findings. Below is a summary of the Councillor's feedback on each of the project themes.

3.1 Housing

In order to meet current and future housing demands, including social housing provision, the availability, type, design and location of housing within Latrobe should respond to key opportunities and constraints.

Current housing demands can be met, however existing stock is of poor quality with an excess of underutilised land. Existing social housing has become outdated and new development must be modernised and future-proofed to ensure social housing assets continue to meet community needs. Opportunities exist to incorporate sustainable design methods (such as solar panels) and promote a variety of new housing typologies in locations that capitalise on existing transit services. Underutilised areas should be targeted for more intense forms of development and assist in renewing current ageing stock.

Planning policy should be developed to guide the supply of housing, with the availability of land critical to support future development.

Policy should further direct development to locations where there is existing infrastructure and a good quality of life can be offered. Opportunities for urban infill and use of existing infrastructure should be considered in the first instance, with smaller towns to form more distant options. Two distinct approaches to housing locations could be considered:

- Large towns – which focus on urban residential development, jobs, services and employment
- Small towns – which emphasise lifestyle opportunities

Much of the current Housing Commission stock is located on the outskirts of town and poorly positioned to utilise existing infrastructure, which is unsustainable. There is potential to intertwine social housing with private housing stock in more appropriate locations. Two themes central to housing location is the availability of affordable accommodation and preservation of the rural break between settlements. Geographical features such as slope should further be used to inform suitable locations.

Areas to be discouraged when considering future housing locations should include instances where there is no transport or limited provision of services and infrastructure; resources

cannot be provided to maintain new housing; land is used for rural or farming purposes; or where constraints such as bushfire risk and mining or industry buffers exist.

It is noted that the community wants more certainty about where growth, intensification and increased densities will be located and supported by Council. Development of Planning Principles and Criteria would assist in determining priorities and providing transparency with decision-making about priorities.

New housing design should consider the affordability of new development and its contribution to social outcomes. The appearance of buildings, subdivisions and the design of public places should be improved and promote connectivity and healthy, active lifestyles. Design should promote a variety of dwelling typologies and respond to the impacts of climate change. A strength of Latrobe is the presence of a strong building industry and the ability to quickly adapt to changes in housing priorities.

3.2 Industrial Land Use and Employment

Latrobe is heavily reliant on power and paper industries. While other industries are successful within the local area, the economically significant of the “pillars” of Latrobe, being power and paper, should be recognised. Raw data does not clearly demonstrate the broad benefits this industry has.

There is a strong desire to diversify employment opportunities for the local area. Latrobe has opportunities such as its infrastructure, existing skills, location and some available land. There is an opportunity to attract foreign investment to attract new employers and new opportunities.

Concerns that the younger generation have less opportunities and looking for ways in which younger generation can be supported. Concerns that land use planning is not able to address these issues. Councillors recognise opportunities within food processing, health, education.

3.3 Rural Land Use

High quality agricultural land should be protected. There are concerns managing the interface between different rural land uses, particularly forestry and grazing. There is a desire to support modern farming practises and agricultural diversification. Concern that the existing 40ha is arbitrary, not necessarily correct size in all areas. Opportunity for mines to be rehabilitated and provide new opportunities for the municipality. More intensive rural uses are broadly supported, particularly on lesser quality agricultural land or other complementary uses such as regional saleyards. Small towns can add to supply of rural living in municipality.

4 Conclusion

Live Work Latrobe has been positively received by community members during the engagement. The community want to see change in the region and they want to be a part of the change process. Many people believe Live Work Latrobe is an opportunity to address some of the current inequalities that relate to both housing choices and job opportunities experienced by communities in the Latrobe municipality. They also believe it can re-establish Latrobe's role as a significant regional centre with a diverse economy underpinned by a range of sectors including knowledge, technology, health, energy and agriculture.

It will be important to 'close the loop' on this engagement process with the community and stakeholders by reporting back how their ideas and feedback have influenced the development of the Draft Strategies.

There is a high level of community capacity and interest to have complex conversations about future land use planning. Capire believes there is an opportunity to further engage and collaboratively frame the land use planning future of Latrobe City.

Appendix A: Project stakeholders

Stakeholder category	Description
Business and Industry	Commercial organisations with an investment or interest in Latrobe
Children	People under 15 years of age
Community	People who live, work or have an interest in Latrobe
Community Groups	Community organisations and not-for-profit groups active in the local area, including sporting and recreation clubs and Lions and Rotary Groups
Community Service Providers	Organisations providing community services including schools, kindergartens and medical and health services
Council Officers	Staff at Latrobe City Council
Councillors	Elected representatives who are members of the Latrobe City Council
Emergency Services	Victoria Police, Country Fire Authority, State Emergency Service and Ambulance Victoria
Environment and Heritage Groups	Local groups who have an interest in environmental or heritage issues
General Public	Anyone with an interest in Latrobe City municipality now or in the future
Government	Local, State and Federal Government departments and agencies
Hard to Reach	'Hard to Reach' groups and individuals
Key Stakeholders	Organisations or individuals with a high level of interest and influence including ex-Councillors
Media	Local, regional and national print, radio, online and television media
Members of Parliament	State and Federal Members of Parliament
Project Reference Group	Members of the Project Reference Group for the project
Project Assurance Group	Member of the Project Assurance Group
Traditional Owners	Traditional owners of the land on which Latrobe City Council is located
Utilities and Services	Organisations that provide infrastructure services to Latrobe City Council
Volunteers	Latrobe volunteers and volunteering groups

Appendix B: Project Advertising

Council Noticeboard

PHONE 1300 367 700 · WEB www.latrobe.vic.gov.au · ADDRESS 141 Commercial Road, Morwell · FACEBOOK www.facebook.com/latrobecity

IMMUNISATION SESSIONS

Times and venues for immunisation sessions

MOE

Moe Town Hall, Albert Street

- Tuesday 10 November 9.30am to 10.30am
- Tuesday 17 November 5.30pm to 6.30pm

CHURCHILL

Churchill Hub, Philip Parade

- Tuesday 10 November 1pm to 2pm

MORWELL

Rose Garden Room, Morwell Senior Citizens Centre, 2-4 Maryvale Crescent

- Wednesday 11 November 9.30am to 10.30am
- Wednesday 18 November 5.30pm to 6.30pm

GLENGARRY

Glengarry Maternal Child Health Centre, Main Street

- Wednesday 11 November 12.30pm to 1.30pm

TRARALGON

Macfarlane Burnet Room, Traralgon Service Centre and Library, 34-38 Kay Street

- Thursday 12 November 9.30am to 11.30am
- Thursday 19 November 5.15pm to 7.15pm

All scheduled vaccines are provided free of charge for infant immunisations. Please bring your medicare card and child's health book, along with previous history of vaccinations, to the immunisation sessions.

If your child is ill prior to immunisation, please seek advice from your GP about vaccination at that time.

CAREERS AT LATROBE

Current Vacancies

- **Coordinator Statutory Planning**
- **Preschool Assistant**
- **Enhanced Family Support Worker**

For details on current vacancies, please visit the Situations Vacant section of this newspaper.

Alternatively, all current vacancies are listed on our website:

www.latrobe.vic.gov.au/careers

PUBLIC NOTICE

HAVE
your say

Proposed Road Discontinuance

Craigburn Place, Traralgon East

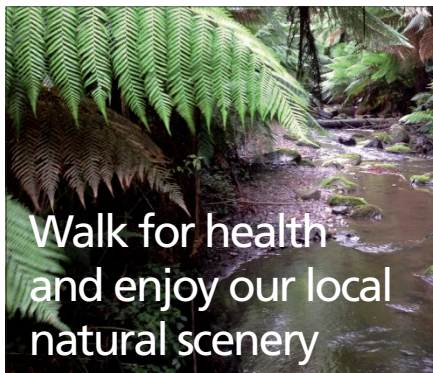
Latrobe City Council, pursuant to Section 206 and Schedule 10 Clause 3 of the *Local Government Act 1989*, gives notice of its intention to consider the proposed discontinuance and sale by private treaty of part of Craigburn Place, Traralgon East.

Council invites public comment concerning the proposal. Written submissions, addressed to the undersigned, Latrobe City Council, PO Box 264, Morwell 3840 should be received by Friday 27 November and state if the person or a person acting on their behalf wishes to speak in support of the submission. All submissions will be considered public documents unless specified otherwise by the submitter.

Written submissions will be considered by Council in accordance with Section 223 of the *Local Government Act 1989* at the Ordinary Council Meeting to be held on Monday 7 December 2015 in the Nambur Wariga Room, Corporate Headquarters, Morwell commencing at 6pm.

**For further information contact
Peter Schulz, telephone 5128 5668.**

Gary Van Driel, Chief Executive Officer



Walk for health and enjoy our local natural scenery

Tarra Bulga National Park

30-60 minute guided walk, easy to moderate

Monday 16 November 2015

Tarra Valley Rainforest Walk
Meet at Tarra Valley car park, 10am

Wednesday 9 December 2015

Corrigan Suspension Bridge Circuit
Meet at Visitor Centre, 10am

Morwell National Park

60 minute guided walk, easy to moderate

Wednesday 2 December 2015

Fosters Gully Nature Walk
Meet at Kerry Road Picnic Ground, 10am

Registrations or updates at
heartfoundation.org.au/greenwalks

For more information call Latrobe Community Health Service on 1800 242 696.



Live Work Latrobe

Live Work Latrobe will identify Latrobe City's key planning and growth opportunities and will identify the right locations for new housing, new jobs and employment sectors, as well as support that is needed for transitioning industries. The project will develop three long-term strategies to guide future housing, industrial land use and employment and rural land use.

Understanding local aspirations for the future of the region is an important part of developing the strategies – that is why you are invited to have your say. The consultation findings, combined with extensive background research, will provide a higher level of certainty and direction for the community, investors, infrastructure and service providers, as well as decision-makers for the long-term growth of Latrobe City.

You can have your say by:

Visiting us at the following locations to meet with Council staff and consultants to find out more information and to provide input to development of the strategies:

- **Churchill** – Wednesday 11 November from 2pm to 7pm at the West Place Shopping Centre (outside Woolworths)
 - **Glengarry** – Thursday 12 November from 2pm to 7pm at the Glengarry Hall, corner of Cairnbrook Road and Railway Avenue. (Toongabbie and Tyers residents are encouraged to attend this session)
 - **Moe** – Friday 13 November from 12 noon to 2pm at the Elizabeth Street shops
 - **Morwell** – Friday 13 November from 5pm to 8pm at the train station
 - **Morwell** – Saturday 14 November from 9am to 11am at Mid Valley Shopping Centre
 - **Traralgon** – Saturday 14 November from 1pm to 3pm at the Henry Street shops
- We will confirm dates and locations for further listening posts to be held during November in Morwell, Traralgon, Moe, Yinnar, Callignee and Traralgon South as soon as we are able.

Taking a survey here:

www.latrobe.vic.gov.au/liveworklatrobe

Making an online submission on our have a say page here

www.latrobe.vic.gov.au/liveworklatrobe

Emailing a submission to:

Latrobe@latrobe.vic.gov.au

Writing a submission to Live Work Latrobe, Latrobe City Council, PO Box 264 Morwell 3840

You can find out more about the three strategies at our website

www.latrobe.vic.gov.au/liveworklatrobe



Service Road North Bridge, Moe

Service Road North Bridge at Moe will be closed along Service Road North from 26 October 2015 until 22 November 2015 whilst repair works are underway.

Wirraway Street at Moe will also be closed to traffic on either side of the bridge, on the following dates:

- 6 am Sat 7/11/15 until 5 pm Sun 8/11/15, with the possibility of a closure from 6 am to 5 pm on Monday 9/11/15 depending on the works over the weekend; and
- 6 am Sat 14/11/15 until 5 pm Sun 15/11/15, with the possibility of a closure from 6 am to 5 pm on Monday 16/11/15 depending on the works over the weekend.

Wirraway Street will be open to two way traffic at all other times.

We apologise for any inconvenience caused.

For further information, please contact Josh Wilson at Latrobe City Council on 1300 367 700

For information on the closures and alternative routes please head to:

www.latrobe.vic.gov.au/roadworks

Capital Works

Works being carried out (weather permitting) this week:

- New Footpath Links 2015/16 – Franklin Street, Traralgon
- Kerb and Channel Program – Churchill/Newborough/Traralgon
- Road Reseal Preparation Program 2015/16 – Morwell
- Road Reseal Program 2015/16 – Traralgon/Moe/Morwell
- Road overlay preparation – 9, 10 & 11 November, 10pm to 8am:-
 - Seymour St (Church St to Franklin St)
 - Hotham St (Church St to Franklin St)
- Balfour Place, Churchill – road rehabilitation
- Bridge Rehabilitation – Service Road North bridge, Moe

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LEISURE

Pool temperature adjustment trial to continue

Over the past few months the temperature at the Latrobe Leisure Moe Newborough pool has been raised by 2°C to a minimum of 32.5°C, on Sundays from 9am to 5pm for hydrotherapy exercise.

This trial will continue until 30 June 2016.



Live Work Latrobe

So you've seen the posters in HQ, you've seen the Latrobe Valley Express.

What Is Live Work Latrobe?

Live Work Latrobe will identify Latrobe City's key planning and growth opportunities and will identify the right locations for new housing, new jobs, as well as support that is needed for transitioning industries. The project will develop three long-term strategies to guide future housing, industrial land use and employment, and rural land use.

Understanding local aspirations for the future of the region is an important part of developing the strategies. Consultation is occurring throughout November, with the number of people actively engaged in Live Work Latrobe increasing each day. The Future Planning team even had a stall at the Children's Expo in late October to show that sometimes - Planning can be child's play!

The consultation findings, combined with extensive background research, will provide a higher level of certainty and direction for the community, investors, infrastructure and service providers, as well as decision-makers for the long-term growth of Latrobe City.

The Project Assurance Group, made up of representatives of all divisions will have the opportunity to provide input late November/early December.

However everyone is encouraged to visit our website at www.latrobe.vic.gov.au/liveworklatrobe and have your say. Or come upstairs and say HI!

So tell your family, friends and neighbours; this is your chance to shape your future!



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SPORT PAGES 31-35



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NEWS PAGE 2



LATROBE VALLEY WEATHER

TUESDAY

29
POSSIBLE
SHOWER



WEDNESDAY

29
CLOUD
CLEARING



THURSDAY

34
COOL
CHANGE



FRIDAY

25
SHOWER
OR TWO



photograph tom morrison

I will survive

ABOUT 2500 intrepid souls tackled Trafalgar's Summit Survivor at the weekend. The five kilometre obstacle course challenge was staged in the name of charity, with 100 per cent of profits going toward a youth development program. For the full story turn to page 34.

Latrobe needs your voice

Council project seeks community input to guide Valley's long-term future

By EMMA WATSON

DEVELOPING Latrobe Valley's identity as a regional city while maintaining its rural landscapes is the focus of a new Latrobe City project.

The region's population is expected to increase from almost 74,000 people in 2013 to about 82,000 by 2031.

That will mean an additional 5000 households are needed in the next 15

years. To avoid becoming a metropolitan city and preserve the values of residents across the municipality, council has kick-started a community conversation.

It will use the Live Work Latrobe project - including an initial four-week consultation period - to help form three long-term strategies that will guide how the region will grow.

"Obviously the attraction of living in a regional city is that it's not just a

replica of Melbourne metro," Latrobe City manager of future planning Gail Gatt said.

"That's probably the underlying focus - we have still got to maintain our affinity with rural landscapes.

"The challenges for us are, well we've got people we have to house moving forward, we've got, potentially, agricultural land we have to protect, so how do we actually physically fit 5000 more houses

into the municipality, but still maintain protection for what we need to protect?"

Completed in two stages, Live Work Latrobe will steer the development of a background paper that will guide community and stakeholder discussions.

A policy directions paper will then be established to focus on the three long-term strategies: Housing; Industrial Land Use and Employment; and Rural Land Use.

Latrobe City senior strategic planner Deanne Smith, who is leading the Live Work Latrobe project, said the uniqueness of Latrobe Valley with four main towns and additional smaller towns meant it had "a different role to play".

She pointed to the Plan Melbourne growth and development strategy, which has identified Latrobe City as the only

Continued on page 5

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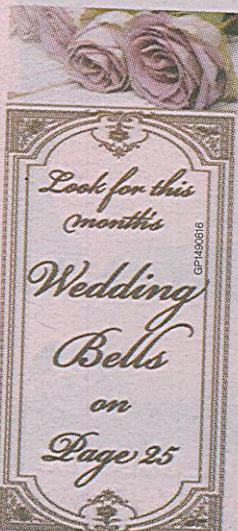


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Appendix C: Neighbourhood Listening Posts Site Descriptions

TRARALGON HENRY STREET SHOPS

Saturday 14 November, 1pm – 3pm

The Henry Street shops is a small local shopping strip anchored by a small supermarket and take away food shop. The centre had a steady flow of customers during the session, the large majority of which drove to the centre. There was little pedestrian traffic. Visitors tended to stay in the centre for a short time to buy a few items from the supermarket or bottle shop, and were reluctant to stop and talk for an extended period. Visitors surveyed at the centre were mostly locals who lived or worked nearby. Visitors generally visited the centre alone.

MORWELL MID VALLEY SHOPPING CENTRE

Saturday 14 November, 9am – 11am

Mid Valley Shopping Centre is the major shopping and retail centre in Morwell, incorporating discount department stores, supermarkets and retail stores. The Live Work Latrobe community drop-in session took place next to the centre food court. The centre was busy, particularly from mid-morning and people were curious to know about the drop-in session and find out information about the project. Some people we spoke stopped only for a short time to provide specific feedback or comment about a single issue, while other stayed for 10 to 15 minutes to discuss growth in Morwell and Latrobe in more detail. A number of people stopped by the drop-in session to collect information about the project and provide comment online. Some people also expressed interest in attending upcoming community workshops. Visitors at this session were varied and included families, the elderly, home owners, stay at home parents, and part-time residents whose working week is split between Latrobe and Melbourne.

MOE ELIZABETH STREET SHOPS

Friday 13 December, 12pm – 2pm

Elizabeth Street is a local suburban neighbourhood shopping strip that included a supermarket, chemist, two vacant shops and a phone booth. Located close to the local bus stop, a small park and a primary school. This area contains a relatively high proportion of social housing. Many of the visitors that we spoke with were local to the area and pedestrian traffic at this centre was high.

MORWELL TRAIN STATION

Friday 13 December, 5pm – 8pm

Well serviced train line as it is a connection for people travelling from Churchill to Melbourne and Traralgon. Participants included both long and short term residents of Latrobe, as well as commuters and people visiting family in the area. All survey participants were waiting at the station to board trains. Passengers arriving at Morwell station were not willing to stop to complete the survey.

Appendix D: Street based Survey Questions

Live work Latrobe

Share your ideas for the future of Latrobe City

1. Gender Male / Female / other

2. Age

- ☐ 15-19 years
- ☐ 20-29 years
- ☐ 30-39 years
- ☐ 40-49 years
- ☐ 50-59 years
- ☐ 60-69 years
- ☐ 70-79 years
- ☐ 80+ years

3. Residential Post code

4. How long have you lived in Latrobe region?

5. Which best describes you

- ☐ I work full time
- ☐ I work part time
- ☐ I work casually
- ☐ I am retired
- ☐ I am studying
- ☐ I have parent/carer responsibilities
- Other

6. What do you do for work or what are you studying?

7. When thinking about future housing choice, how important is it to be close to the following?

	Not important	Important	Very important
Community facilities and services (for example libraries, childcare, health services, sporting ground)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment opportunities (for example current or future places of work for you and your household)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Education and training opportunities (for example schools, training centres and TAFE)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local parks and playgrounds (for example local parks, reserves and playgrounds)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Friends and family	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community groups (for example sporting or recreational clubs, local associations and informal networks)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public transport (for example local and regional bus and train services)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shops, shopping centres and local markets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Local attractions and activities (such as cafes, restaurants, cinema and play centres)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments

Other

8. Describe below your idea of affordable and well-designed housing in Latrobe

9. How can Council support industries and rural industries through planning policies or strategies? i.e Latrobe 2026, Latrobe Regional Growth Plan and Latrobe Economic Development Strategy

Appendix E: Workshop Agendas

AGENDA

Live Work Latrobe – Rural Land Use Community Workshop

6 – 8.30pm, Wednesday 18 November 2015

Macfarlane Burnett Room, Traralgon Service Centre, Traralgon

Time	Item	Lead
5.45 – 6.00pm	Participant registration	All
6pm	Welcome & introductions	LCC
6.10pm	Purpose of today	Capire
6.20pm	Presentation: <ul style="list-style-type: none"> - Planning overview - Live Work Latrobe project - Rural land use strategy 	Meinhardt
6.40pm	Activity 1 <ol style="list-style-type: none"> 1. <i>What kind of farms do you want to see in 20 years' time and why?</i> 2. <i>What other activities might use this land?</i> 	All
7.15pm	<i>Break</i>	All
7.30pm	Activity 2 <ol style="list-style-type: none"> 1. <i>What steps can we take to realise this future?</i> 2. <i>What will impact our ability to achieve this?</i> 3. <i>How can Council support?</i> 	All
8.20pm	Plenary discussion	Capire
8.30pm	Workshop close	

AGENDA

Live Work Latrobe – Housing Community Workshop

6 – 8.30pm, Thursday 19 November 2015

Moe Town Hall, Moe

Time	Item	Lead
5.45 – 6.00pm	Participant registration	All
6pm	Welcome & introductions	LCC
6.10pm	Purpose of today	Capire
6.20pm	Presentation: <ul style="list-style-type: none"> - Planning overview - Live Work Latrobe project - Housing strategy 	Meinhardt
6.40pm	Activity 1 3. <i>What types of houses do we need in the future and where should they be located?</i>	All
7.15pm	<i>Break</i>	All
7.30pm	Activity 2 4. <i>What are important considerations when planning for new housing?</i> 1234 5. <i>What other considerations are there for the housing strategy?</i>	All
8.20pm	Plenary discussion	Capire
8.30pm	Workshop close	

AGENDA

Live Work Latrobe – Industry and Employment Community Workshop

6 – 8.30pm, Wednesday 25 November 2015

Rose Garden Meeting Room, Morwell

Time	Item	Lead
5.45 – 6.00pm	Participant registration	All
6pm	Welcome & introductions	LCC
6.10pm	Purpose of today	Capire
6.20pm	Presentation: <ul style="list-style-type: none"> - Planning overview - Live Work Latrobe project - Industry and Employment strategy 	Meinhardt
6.40pm	Activity 1 <i>4. Thinking about industry, and the existing opportunities within Latrobe what jobs do we want in the future? Why?</i>	All
7.15pm	<i>Break</i>	All
7.30pm	Activity 2 <i>6. What areas of land are appropriate for these uses?</i> <i>7. Are there areas of land which could be used for industry?</i> <i>8. What is needed to support new or existing industry to operate in these areas?</i>	All
8.20pm	Plenary discussion	Capire
8.30pm	Workshop close	

Appendix F: Workshop Evaluation

Below are the combined results for the three community workshops completed by 17 participants.

	Poor	Fair	Satisfactory	Good	Excellent
Facilitation	0	0	0	2	15
	0	0	0	12%	88%
Time	0	0	0	4	13
	0	0	0	24%	76%
Quality of information	0	0	1	6	10
	0	0	6%	35%	59%
Structure of workshop	0	0	0	5	12
	0	0	0	29%	71%
Overall satisfaction	0	0	1	4	12
	0	0	6	24%	71%

Appendix G: Summary of Targeted Meetings

Meeting Date	Stakeholder	Key Message
8 December 15 (phone conversation)	East and West Gippsland Catchment Management Authority	Identified flooding and water management as something which will need specific consideration as part of all three strategies.
20 November 15 (phone conversation)	VicRoads	<p>VicRoads have a tree planting policy that will influence the Urban Design Guidelines.</p> <p>VicRoads has developed the Smart Roads project which identifies a road hierarchy to ensure we get the best use of the roads we have</p> <p>Input from VicRoads needs to be captured now to inform the Background Report and the Policy Directions Paper for Live Work Latrobe, recognising that most of the work will actually occur in Stage Two of the project (March 2016 onwards).</p>
11 December 15	Banking Sector	With regard to “housing”, people are still purchasing what they want in this region. Hasn’t had any client’s state they are unhappy with what they had to purchase on an affordability basis. Clients tend to wait until they find something rather than buy for the sake of it.
11 December 15	South Gippsland Shire	<p>South Gippsland is keen to know impacts from Latrobe on:</p> <p>Rural Industries (e.g. Timber mills)</p> <p>Manufacturing Network - in South Gippsland this generally points towards Melbourne as that is where the work is directed, but would be keen to explore linkages back to Latrobe Valley.</p> <p>South Gippsland enables dwelling 0-4.1Ha, need to justify dwellings between 4.1Ha and 40 Ha based on farming and/or native vegetation retention. This was reached as the happy medium and it was found that 2000 lots fell into the smallest size category but only made up 7.1% of the rural land so it was deemed the impact was small.</p>
11 December 15	Gippsland Water	<p>Some towns have capacity to grow, others don’t. This is captured in the current planning that has been done.</p> <p>Gippsland Water Business Plan is important. The Water Factory only supplies recycled water to AP, broader use with other industry is cost-prohibitive.</p>
11 December 15	Housing Developer	Social and affordable housing needs to be dispersed within new housing estates to better integrate

Meeting Date	Stakeholder	Key Message
		communities and reduce socio-economic divides. New housing developments need to have a range of housing styles available to meet the needs of people in different stages of their lives. This assists with reselling properties in the future.
11 December 15	Calignee Resident	In rural areas sub division density frequently exceeds the schedule of density – current schedule is appropriate. Submission provided.
11 December 15	Sibelco Industries	Sibelco site in Traralgon is a primary production site and plan in Victoria. Wants to stay in the region to and is currently expanding the site. Recommend Council should understand the intentions of local industries in the area to remain.
11 December 15	The Smith Family	Greater links between schools and employers are needed to encourage young people to remain in school or pursue a training path. More local job opportunities need to be created within the region to support young people gain employment.
11 December 15	Aboriginal Affairs Victoria	Affordable housing is a challenge faced by some Aboriginal people in this region. Greater support is needed to encourage young people to stay in school or pursue training opportunities to assist young Aboriginal people to gain employment.
11 December 15	Calignee Rezoning group	The application of the 40 hectare rule is arbitrary and does not consider the productivity of a farm. Submission provided.
11 December 15	Calignee Residents	The rezoning of land from Rural Residential to Farm Zone on land that has been previous subdivided and granted a planning permit is completely arbitrary. Submission provided.
18 December 15	Wellington Shire Council	Protect the agricultural interface, be conscious that Wellington Shire Council have high value on the agricultural land. Keep in touch regarding the coal and the buffers, as coal-winning may extend into Wellington in the future (allocations already set aside) There are synergies in the transport network – e.g. public transport, freight.
21 December 15 (via email)	CFA	Live Work Latrobe documents seem to have anticipated the fire matters that CFA would be interested in. In strategic planning and settlement proposals, CFA advocates for:

Meeting Date	Stakeholder	Key Message
		<ul style="list-style-type: none"> • Direction of development to locations of lower bushfire risk. • Careful consideration of development in locations where there is significant bushfire risk that cannot be avoided. • Avoiding development in locations of extreme bushfire risk. • Avoiding development in areas where planned bushfire protection measures may be incompatible with other environmental objectives
21 December 15	Department of Health and Human Services	<p>Federal funding has been received in the past for urban renewal of public housing sites, but only for locations that were increasing density on the site. E.g. Gwalia Street, Traralgon (units)</p> <p>Best results actually work from spreading the public housing stock out through private housing, e.g. single properties. This helps to encourage amenity and street pride.</p>

Appendix H: Online Survey Questions



Live Work Latrobe

Share your ideas for the future of Latrobe City

What is Live Work Latrobe?

Live Work Latrobe will identify Latrobe City's key planning and growth opportunities and will identify the right locations for new housing, new jobs, as well as support that is needed for transitioning industries. The project will develop three long-term strategies to guide future housing, industrial land use and employment and rural land use.

Understanding local aspirations for the future of the region is an important part of developing the strategies – that is why you are invited to have your say. The consultation findings, combined with extensive background research, will provide a higher level of certainty and direction for the community, investors, infrastructure and service providers, as well as decision-makers for the long-term growth of Latrobe City.

So tell us, what do you think? The survey takes between 10 - 15 minutes to complete, you are welcome to answer all of the questions or just those important to you.



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Live Work Latrobe

About you

Please complete the fields below, this information is important to help our technical team further understand the feedback from different areas of the Latrobe region.

*** 1. Gender**

*** 2. Age**

- ☐ 15 - 19 years
- ☐ 20 - 29 years
- ☐ 30 - 39 years
- ☐ 40 - 49 years
- ☐ 50 - 59 years
- ☐ 60 - 69 years
- ☐ 70 - 79 years
- ☐ 80 + years

*** 3. Residential post code**

4. How long have you lived in the Latrobe region?

- ☐ Less than 1 year
- ☐ 1 - 3 years
- ☐ 3 - 5 years
- ☐ 5 - 10 years
- ☐ 10 - 20 years
- ☐ More than 20 years

Comments

*** 5. Which best describes you**

- ☐ I work full time
- ☐ I work part time
- ☐ I work casually
- ☐ I am retired
- ☐ I am studying
- ☐ I have parent/carer responsibilities
- ☐ I am not currently working

Other

6. Tell us more about your response to question 5, what do you do for work or what are you studying



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a new energy

Live Work Latrobe

Future Latrobe

Latrobe region



7. How would you describe the Latrobe region to someone who has never been here?

8. Thinking forward 20 years, how would you like the Latrobe region to be different to how it is today?



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Live Work Latrobe

Future Latrobe Housing, Employment and Rural Landuse

9. What is your living situation?

- ☐ Live alone
- ☐ Share house
- ☐ Couple with no children
- ☐ Couple with children
- ☐ Single parent

Other (please specify)

10. When thinking about future housing choices, how important is it to be close to the following

	Not important	Important	Very important
Community facilities and services (for example libraries, childcare, health services, sporting grounds)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Employment opportunities (for example current or future places of work for you and your household)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Education and training opportunities (for example schools, training centres and TAFE)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Not important	Important	Very important
Local parks and playgrounds (for example local parks, reserves and playgrounds)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Friends and family	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community groups (for example sporting or recreation clubs, local associations and informal networks)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Public transport (for example local and regional bus and train services)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Shops, shopping centres and local markets	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Local attractions and activities (such as cafes, restaurants, cinema and play centres)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Comments <input type="text"/>			
11. What are other important considerations for you and your household when choosing housing location and type? <input type="text"/>			
12. Are there services or facilities in your local area that you cannot access? Please describe below and why <input type="text"/>			

13. Thinking about your current household needs and future household needs, will the existing types of housing in Latrobe will meet your needs in 20 years time?

☐ Yes

☐ No

Why?

14. What does 'affordable' housing mean to you?

☐ Every town should meet this need

☐ A range of housing styles is provided

☐ I don't see the need for it as housing here is cheaper than the city

☐ I can afford to own a property in Latrobe City

☐ The government provides housing for those who can't afford their own

☐ Every person and family can have a safe place to go home to and live

☐ Comments

15. What does 'well-designed' housing mean to you? (choose any number)

☐ It looks great from the outside

☐ The inside **space** works well for me

☐ It accommodates a changing household size

☐ It let me stay here even when I am ageing

☐ An architect did the design

☐ The housing in the street all looks good together

☐ It is designed with the environment in mind

16. What do you think the jobs will be in Latrobe in 20 years time?

17. What things could impact jobs in Latrobe, now and into the future?

18. Reflecting on your response above, how can Council support existing or new industries, including rural industries such as wine making, boutique food manufacturing, cropping?

*** 19. What are three important things you would like to share with Council about planning for the future of Latrobe?**

1.

2.

3.



Live Work Latrobe

Want to be updated about the project?

20. If you would like to be kept informed about the project, please provide your email below

*** 21. How do you prefer to receive general information from Latrobe City Council? (such as road closures, events, immunisation, other activities)**

- ☐ Website
- ☐ LV Express
- ☐ Radio
- ☐ TV
- ☐ Posters
- ☐ Face to face
- ☐ SMS
- ☐ Email
- ☐ Social Media

Latrobe needs your voice

Council project seeks community input to guide Valley's long-term future

By EMMA WATSON

DEVELOPING Latrobe Valley's identity as a regional city while maintaining its rural landscapes is the focus of a new Latrobe City project.

The region's population is expected to increase from almost 74,000 people in 2013 to about 82,000 by 2031.

That will mean an additional 5000 households are needed in the next 15

years. To avoid becoming a metropolitan city and preserve the values of residents across the municipality, council has kick-started a community conversation.

It will use the Live Work Latrobe project - including an initial four-week consultation period - to help form three long-term strategies that will guide how the region will grow.

"Obviously the attraction of living in a regional city is that it's not just a

replica of Melbourne metro," Latrobe City manager of future planning Gail Gatt said.

"That's probably the underlying focus - we have still got to maintain our affinity with rural landscapes.

"The challenges for us are, well we've got people we have to house moving forward, we've got, potentially, agricultural land we have to protect, so how do we actually physically fit 5000 more houses

into the municipality, but still maintain protection for what we need to protect?"

Completed in two stages, Live Work Latrobe will steer the development of a background paper that will guide community and stakeholder discussions.

A policy directions paper will then be established to focus on the three long-term strategies: Housing, Industrial Land Use and Employment, and Rural Land Use.

Latrobe City senior strategic planner Deanne Smith, who is leading the Live Work Latrobe project, said the uniqueness of Latrobe Valley with four main towns and additional smaller towns meant it had "a different role to play".

She pointed to the Plan Melbourne growth and development strategy, which has identified Latrobe City as the only

Continued on page 5



Looking ahead: Senior strategic planner Deanne Smith and manager of future planning Gail Gatt discussing the Live Work Latrobe project. photograph tom morrison

Continued from page 1

regional city in eastern Victoria.

"This, for us, is how we are going to overcome our challenge to make Latrobe City the place to be as a regional city and get to some sort of equality with other regional cities," Ms Smith said. "We have to accept the challenge that we have to grow, but we have to do it in a way that we can maintain the liveability that we have today and what people value."

Through workshops, surveys and 'have your say' listening posts, council officers are asking residents what they want their region to look like in 30 years' time.

Where should townhouses, larger residential lots and farming land be located?

What kind of industries and job opportunities are suitable for Latrobe Valley?

What are the region's most important assets and how can these be protected?

Ms Gatt said while council had previously worked on town-specific growth strategies or small-town structure plans, this was focused on achieving a municipal-wide approach.

"So that we can house the people that we need to house over the next 20 or 30 years," Ms Gatt said.

"So we can provide the appropriate land to attract investment and we can appropriately protect our rural land so that we can continue to farm and grow food."

Key findings have the potential to rezone certain parcels of land if identified for future industry,

Themed community workshops discussing Live Work Latrobe

Rural Land Use: Traralgon - 6pm until 8.30pm, Wednesday, 18 November at the Traralgon Service Centre, Macfarlane Burnet Room, 34-38 Kay Street, Traralgon

Housing: Moe - 6pm until 8.30pm, Thursday, 19 November at the Moe Town Hall, Albert Street, Moe

Industry and Employment: Morwell - 6pm until 8.30pm, Wednesday, 25 November at the Rose Garden Meeting Room, Maryvale Crescent, Morwell

Live Work Latrobe - guiding future growth

Housing Strategy: will identify a framework for future housing within Latrobe City.

It will investigate current and future housing requirements, including affordable, accessible and appropriate housing.

The Housing Strategy will also include Urban Design Guidelines outlining how Latrobe City's streets and public places will look and feel in the future.

Industrial Land Use and Employment Strategy: will provide direction on the future supply, demand and locational needs for Latrobe's industrial and commercial land.

Rural Land Use Strategy: will set long-term guidelines for future use and development of rural land in Latrobe City.

These will consider the protection of valuable agricultural land and rural landscapes, as well as opportunities for rural residential living and rural industry.

agricultural or residential development.

The pair emphasised the intent to retain the function and character of each Latrobe Valley town while trying to get the land use right.

"The key to this is we've combined the whole frame of the project as one community conversation," Ms Smith said.

"So rather than going to the community specifically about rural land use or housing or

industry, we're recognising they're actually intertwined.

"We're having that conversation with the community so they can talk to us more broadly about these themes and, as planners, it's our job to put them in the right box and help it influence the direction of each specific strategy." To complete an online survey, make a submission or find out when the next listening post will be, visit www.latrobe.vic.gov.au/liveworklatrobe

LIVE WORK LATROBE STAGE 1 - MEDIA

LATROBE VALLEY EXPRESS (COUNCIL NOTICEBOARD) – 5 NOVEMBER 2015

Council Noticeboard

PHONE 1300 367 700 . WEB www.latrobe.vic.gov.au . ADDRESS 141 Commercial Road, Morwell . FACEBOOK www.facebook.com/latrobecity



IMMUNISATION SESSIONS

Times and venues for immunisation sessions

MOE

Moe Town Hall, Albert Street

- Tuesday 10 November 9.30am to 10.30am
- Tuesday 17 November 5.30pm to 6.30pm

CHURCHILL

Churchill Hub, Philip Parade

- Tuesday 10 November 1pm to 2pm

MORWELL

Rose Garden Room, Morwell Senior Citizens Centre, 2-4 Maryvale Crescent

- Wednesday 11 November 9.30am to 10.30am
- Wednesday 18 November 5.30pm to 6.30pm

GLENGARRY

Glengarry Maternal Child Health Centre, Main Street

- Wednesday 11 November 12.30pm to 1.30pm

TRARALGON

Macfarlane Burnett Room, Traralgon Service Centre and Library, 34-38 Kay Street

- Thursday 12 November 9.30am to 11.30am
- Thursday 19 November 5.15pm to 7.15pm

All scheduled vaccines are provided free of charge for infant immunisations. Please bring your medicare card and child's health book, along with previous history of vaccinations, to the immunisation sessions.

If your child is ill prior to immunisation, please seek advice from your GP about vaccination at that time.

CAREERS AT LATROBE

Current Vacancies

- Coordinator Statutory Planning
- Preschool Assistant
- Enhanced Family Support Worker

For details on current vacancies, please visit the Situations Vacant section of this newspaper.

Alternatively, all current vacancies are listed on our website: www.latrobe.vic.gov.au/careers

PUBLIC NOTICE

Proposed Road Discontinuance

Craigburn Place, Traralgon East

Latrobe City Council, pursuant to Section 206 and Schedule 10 Clause 3 of the Local Government Act 1989, gives notice of its intention to consider the proposed discontinuance and sale by private treaty of part of Craigburn Place, Traralgon East.

Council invites public comment concerning the proposal. Written submissions, addressed to the undersigned, Latrobe City Council, PO Box 264, Morwell 3840 should be received by Friday 27 November and state if the person or a person acting on their behalf wishes to speak in support of the submission. All submissions will be considered public documents unless specified otherwise by the submitter.

Written submissions will be considered by Council in accordance with Section 223 of the Local Government Act 1989 at the Ordinary Council Meeting to be held on Monday 7 December 2015 in the Nambur Wariga Room, Corporate Headquarters, Morwell commencing at 6pm.

For further information contact Peter Schulz, telephone 5128 5668.

Gary Van Driel, Chief Executive Officer



Walk for health and enjoy our local natural scenery

Tarra Bulga National Park
30-60 minute guided walk, easy to moderate

Monday 16 November 2015
Tarra Valley Rainforest Walk
Meet at Tarra Valley car park, 10am

Wednesday 9 December 2015
Corrigan Suspension Bridge Circuit
Meet at Visitor Centre, 10am

Morwell National Park
60 minute guided walk, easy to moderate

Wednesday 2 December 2015
Fosters Gully Nature Walk
Meet at Kerry Road Picnic Ground, 10am
Registrations or updates at: heartfoundation.org.au/greenwalks
For more information call Latrobe Community Health Service on 1800 242 696.



Live Work Latrobe

Live Work Latrobe will identify Latrobe City's key planning and growth opportunities and will identify the right locations for new housing, new jobs and employment sectors, as well as support that is needed for transitioning industries. The project will develop three long-term strategies to guide future housing, industrial land use and employment and rural land use.

Understanding local aspirations for the future of the region is an important part of developing the strategies – that is why you are invited to have your say. The consultation findings, combined with extensive background research, will provide a higher level of certainty and direction for the community, investors, infrastructure and service providers, as well as decision-makers for the long-term growth of Latrobe City.

You can have your say by:

Visiting us at the following locations to meet with Council staff and consultants to find out more information and to provide input to development of the strategies:

- Churchill** – Wednesday 11 November from 2pm to 7pm at the West Place Shopping Centre (outside Woolworths)
- Glengarry** – Thursday 12 November from 2pm to 7pm at the Glengarry Hall, corner of Calmbrook Road and Railway Avenue. (Toongabbie and Tyers residents are encouraged to attend this session)
- Moe** – Friday 13 November from 12 noon to 2pm at the Elizabeth Street shops
- Morwell** – Friday 13 November from 5pm to 8pm at the train station
- Morwell** – Saturday 14 November from 9am to 11am at Mid Valley Shopping Centre
- Traralgon** – Saturday 14 November from 1pm to 3pm at the Henry Street shops

We will confirm dates and locations for further listening posts to be held during November in Morwell, Traralgon, Moe, Yinnar, Callignee and Traralgon South as soon as we are able.

Taking a survey here: www.latrobe.vic.gov.au/liveworklatrobe

Making an online submission on our have a say page here: www.latrobe.vic.gov.au/liveworklatrobe

Emailing a submission to: Latrobe@latrobe.vic.gov.au

Writing a submission to Live Work Latrobe, Latrobe City Council, PO Box 264 Morwell 3840

You can find out more about the three strategies at our website: www.latrobe.vic.gov.au/liveworklatrobe



Service Road North Bridge, Moe

Service Road North Bridge at Moe will be closed along Service Road North from 26 October 2015 until 22 November 2015 whilst repair works are underway.

Wirraway Street at Moe will also be closed to traffic on either side of the bridge, on the following dates:

- 6 am Sat 7/11/15 until 5 pm Sun 8/11/15, with the possibility of a closure from 6 am to 5 pm on Monday 9/11/15 depending on the works over the weekend; and
- 6 am Sat 14/11/15 until 5 pm Sun 15/11/15, with the possibility of a closure from 6 am to 5 pm on Monday 16/11/15 depending on the works over the weekend.

Wirraway Street will be open to two way traffic at all other times.

We apologise for any inconvenience caused.

For further information, please contact Josh Wilson at Latrobe City Council on 1300 367 700

For information on the closures and alternative routes please head to:

www.latrobe.vic.gov.au/roadworks

Capital Works

Works being carried out (weather permitting) this week:

- New Footpath Links 2015/16 – Franklin Street, Traralgon
- Kerb and Channel Program – Churchill/Newborough/Traralgon
- Road Reseal Preparation Program 2015/16 – Morwell
- Road Reseal Program 2015/16 – Traralgon/Moe/Morwell
- Road overlay preparation – 9, 10 & 11 November, 10pm to 8am:-
 - Seymour St (Church St to Franklin St)
 - Hotham St (Church St to Franklin St)
- Balfour Place, Churchill – road rehabilitation
- Bridge Rehabilitation – Service Road North bridge, Moe

2016 Membership LATROBE PERFORMING ARTS

Bookings online: www.latrobe.vic.gov.au/LPAwhatson
More info: www.latrobe.vic.gov.au/LPAmembers
Phone: 5176 3333

A great gift idea with terrific value

- Adult \$27
- Concession \$22
- Corporate \$75

latrobe
PERFORMING ARTS



Latrobe
LEISURE

Pool temperature adjustment trial to continue

Over the past few months the temperature at the Latrobe Leisure Moe Newborough pool has been raised by 2°C to a minimum of 32.5°C, on Sundays from 9am to 5pm for hydrotherapy exercise.

This trial will continue until 30 June 2016.

LIVE WORK LATROBE STAGE 1 - MEDIA

LATROBE VALLEY EXPRESS (COUNCIL NOTICEBOARD) – 16 NOVEMBER 2015

Council Noticeboard

PHONE 1300 367 700 - WEB www.latrobe.vic.gov.au - ADDRESS 141 Commercial Road, Morwell - FACEBOOK www.facebook.com/latrobecity



Live Work Latrobe

Live Work Latrobe will identify Latrobe City's key planning and growth opportunities and will identify the right locations for new housing, new jobs and employment sectors, as well as support that is needed for transitioning industries. The project will develop three long-term strategies to guide future housing, industrial land use and employment and rural land use.

Understanding local aspirations for the future of the region is an important part of developing the strategies – that is why you are invited to have your say. The consultation findings, combined with extensive background research, will provide a higher level of certainty and direction for the community, investors, infrastructure and service providers, as well as decision-makers for the long-term growth of Latrobe City.

You can have your say by:

Visiting us at the following locations to meet with Council staff and consultants to find out more information and to provide input to development of the strategies:

- Traralgon** – Wednesday 18 November from 2pm-7pm at the Macfarlane Burnett Room (Traralgon Service Centre). This is an information session.
- Traralgon** – Wednesday 18 November from 6pm-8.30pm at the Macfarlane Burnett Room (Traralgon Service Centre). This is a workshop on the Rural Land Use Strategy and residents across the municipality are encouraged to attend.
- Cailliee** – Thursday 19 November from 10am-2pm at the Cailliee Hall. Residents of surrounding districts are encouraged to attend.
- Traralgon South** – Thursday 19 November from 4pm-7pm at the Traralgon South Hall. Residents of surrounding districts are encouraged to attend.
- Moe** – Thursday 19 November from 2pm-6pm at the Moe Town Hall. Yallourn North residents are encouraged to attend. This is an information session.
- Moe** – Thursday 19 November from 6pm-8.30pm at the Moe Town Hall. This is a workshop on the Housing Strategy and residents across the municipality are encouraged to attend.

There will be further opportunities to find out more next week in Morwell and Yinnar (Boolarra residents encouraged to attend this session).

Taking a survey here:

www.latrobe.vic.gov.au/liveworklatrobe

Making an online submission on our have a say page here:

www.latrobe.vic.gov.au/haveasay

Emailing a submission to:

latrobe@latrobe.vic.gov.au

Writing a submission to Live Work Latrobe, Latrobe City Council, PO Box 264 Morwell 3840.

You can find out more about the three strategies at our website:

www.latrobe.vic.gov.au/liveworklatrobe



Planning Scheme Review

Amendment C97 proposes to replace the existing Municipal Strategic Statement with a new MSS and build on existing local strategic policy.

You can view the amendment at:

- Latrobe City Council service centres in Morwell, Traralgon, Churchill and Moe.
- or at these websites:
 - www.latrobe.vic.gov.au/c97
 - www.dpcd.vic.gov.au/planning/publicinspection
 - www.delwp.vic.gov.au/publicinspection

All submissions must be made in writing to Leanne Khan, Senior Strategic Planner, Latrobe City Council, PO Box 264, Morwell, Victoria 3840, or via email to latrobe@latrobe.vic.gov.au.

Please note that all submissions to C97 will become a public document and will be available for public viewing during the amendment process.

The closing date for submissions is 4 December 2015.



Would you like to teach English in Latrobe's Sister City, Takasago in Japan?

2016/2017 Takasago Assistant Language Teacher (ALT) Program

A unique and exciting opportunity exists for an individual looking for a challenge and adventure to assist with the teaching of English in schools in Takasago Japan for 12 months or more starting in April 2016.

If you are under 40 years of age, live in, or have strong links to, Latrobe City and hold a tertiary qualification, why not apply?

The successful applicant will:

- assist with classes taught by Japanese teachers of English at junior high schools
- participate in kindergartens, elementary schools or other educational facilities with international exchange activities

All travel, accommodation expenses and wages will be met by the City of Takasago.

For an application form and a full list of criteria visit www.latrobe.vic.gov.au/alt or call 1300 367 700 to receive the information by post or email.

Applicants should include certified copies of academic transcripts, a detailed statement of why they would like to teach in Japan and the names of one academic referee and two personal referees.

Applications should be forwarded to Aki Sakaki, Latrobe City Council, PO Box 264, Morwell 3840 by no later than 5pm, Wednesday 18 November 2015. Enquiries to Aki Sakaki on 1300 367 700 or email Aki.Sakaki@latrobe.vic.gov.au

No-charge Green Waste Disposal Weekend

Saturday 28 November and Sunday 29 November 2015

Acceptable materials for drop off include leaves, grass, prunings, bark and small tree branches.

Please note that green waste will ONLY be accepted at the following dedicated collection centres:

Green waste is not accepted at Latrobe City Council's transfer stations.

Pine Gro Green Waste Collection Centres

MORWELL

Monash Way, Morwell.
Open: 8.30am to 4.30pm
(Monday - Friday)
9am to 5pm
(Saturdays and Sundays)

TRARALGON

Rocks Road, Traralgon.
Open: 9am to 5pm
(operates Saturdays and Sundays only)

MOE

Walhalla Road, Moe.
Open: 9am to 5pm
(operates Saturdays and Sundays only)

For more information contact Council on 1300 367 700.

IMMUNISATION SESSIONS

Times and venues for community immunisation sessions

MOE

Moe Town Hall,
Albert Street

- Tuesday 17
November 2015
5.30pm to 6.30pm

MORWELL

Rose Garden Room,
Morwell Senior Citizens
Centre,

- 2-4 Maryvale Crescent
- Wednesday 18
November 2015
5.30pm to 6.30pm

TRARALGON

Macfarlane Burnett Room,
Traralgon Service Centre
and Library,
34-38 Kay Street

- Thursday 19
November 2015
5.15pm to 7.15pm

All scheduled vaccines are provided free of charge for infant immunisations. Please bring your medicare card and child's health book, along with previous history of vaccinations, to the immunisation sessions.

If your child is ill prior to immunisation, please seek advice from your GP about vaccination at that time.

Capital Works

Works being carried out (weather permitting) this week:

- New Footpath Links 2015/16 – Franklin Street, Traralgon
- Kerb and Channel Program – Traralgon
- Bridge Rehabilitation – Service Road North bridge, Moe
- Ellavale Drive, Traralgon – Asphalt overlay preparation works



CAREERS AT LATROBE CITY

Current Vacancies

- Manager Governance
- Manager Customer Relations and Communications
- Senior Strategic Planner
- Strategic Planner
- Urban Growth Project Officer
- Human Resource Business Partner
- Marketing and Communications Officer
- Maternal and Child Health Nurse

For details on current vacancies, please visit the Situations Vacant section of this newspaper.

Alternatively, all current vacancies are listed on our website:

www.latrobe.vic.gov.au/careers

LIVE WORK LATROBE STAGE 1 - MEDIA

LATROBE VALLEY EXPRESS (COUNCIL NOTICEBOARD) – 19 NOVEMBER 2015

Council Noticeboard

PHONE 1300 367 700 · WEB www.latrobe.vic.gov.au · ADDRESS 141 Commercial Road, Morwell · FACEBOOK www.facebook.com/latrobe.vic



Live Work Latrobe will identify Latrobe City's key planning and growth opportunities and will identify the right locations for new housing, new jobs and employment sectors, as well as support that is needed for transitioning industries. The project will develop three long-term strategies to guide future housing, industrial land use and employment and rural land use.

Understanding local aspirations for the future of the region is an important part of developing the strategies – that is why you are invited to have your say. The consultation findings, combined with extensive background research, will provide a higher level of certainty and direction for the community, investors, infrastructure and service providers, as well as decision-makers for the long-term growth of Latrobe City.

You can have your say by:

Visiting us at the following locations to meet with Council staff and consultants to find out more information and to provide input to development of the strategies:

ON TODAY

- **Callignee** – Thursday 19 November from 10am-2pm at the Callignee Hall. Residents of surrounding districts are encouraged to attend.
- **Traralgon South** – Thursday 19 November from 4pm-7pm at the Traralgon South Hall. Residents of surrounding districts are encouraged to attend.
- **Moe** – Thursday 19 November from 2pm-6pm at the Moe Town Hall. Yallourn North residents are encouraged to attend. This is an information session.
- **Moe** – Thursday 19 November from 6pm-8.30pm at the Moe Town Hall. This is a workshop on the Housing Strategy and residents across the municipality are encouraged to attend.
- **Morwell** – Wednesday 25 November from 2pm-7pm at the Rose Garden Meeting Room. This is an information session.
- **Morwell** – Wednesday 25 November from 6pm-8.30pm at the Rose Garden Meeting Room. This is a workshop on the Employment and Industrial Land Use Strategy and residents across the municipality are encouraged to attend.
- **Yinnar** – Thursday 26 November from 2pm-7pm at the Yinnar Hall. Residents of Yinnar, Boolarra, Hazelwood North and South, Hazelwood and Driffield are encouraged to attend.

There will be further opportunities to find out more next week in Morwell and Yinnar (Boolarra residents encouraged to attend this session).

Taking a **survey** or making an **online submission**, here:

www.latrobe.vic.gov.au/liveworklatrobe

Emailing a submission to: Latrobe@latrobe.vic.gov.au

Writing a submission to Live Work Latrobe, Latrobe City Council, PO Box 264 Morwell 3840

You can find out more about the three strategies at our website www.latrobe.vic.gov.au/liveworklatrobe



Briefing and Benchmarking Workshop

Wednesday 2 December 2015: 8.30am to 12.30pm
Latrobe City HQ, Morwell

- Does your manufacturing business have the potential to supply the defence industry?
- Are you interested in learning about the skills required to manufacture for defence?
- Your chance to network with defence industry representatives

This workshop offers local manufacturing and engineering organisations a unique opportunity to hear from industry experts on how to do business within the defence sector and to understand how your specialist and precision skills and knowledge can be fully and successfully realised.

Presentations from:

- Department of Defence
- Department of Economic Development, Jobs, Transport and Resources
- Australian Industry and Defence Network
- Department of Industry and Science
- Defence Materials Technology Centre
- TKMS Australia – one of the short listed consortiums for the \$50 billion future submarine program

RSVP Shannan.Little@latrobe.vic.gov.au or call 5128 5659.

CAREERS AT LATROBE CITY

Current Vacancies

- **Manager Infrastructure Development**
- **Manager Governance**
- **Manager Customer Relations and Communications**
- **Senior Strategic Planner**
- **Strategic Planner**
- **Urban Growth Project Officer**
- **Coordinator Civil Works Projects**
- **Human Resource Business Partner**
- **Marketing and Communications Officer**
- **Maternal and Child Health Nurse**

For details on current vacancies, please visit the Situations Vacant section of this newspaper.

Alternatively, all current vacancies are listed on our website: www.latrobe.vic.gov.au/careers

LATROBE CITY TRUST

2015 Eva West Memorial Scholarship

Latrobe City Trust invites applications from female students in Year 12 at any Latrobe City state secondary school pursuing business-related tertiary studies in 2016.

To qualify, an applicant must intend to undertake a minimum of two years full-time study in a relevant discipline at any university or TAFE within Australia.

The award of the 2015 Eva West Memorial Scholarship will provide a total bursary of up to \$1000, with \$500 paid upon course enrolment in 2014 and \$250 in each subsequent year of studies, subject to the attainment of satisfactory results and continued enrolment.

Applications close: Friday 4 December 2015, 5pm.

The 2015 Scholarship Guidelines and Application Form can be downloaded from council's website at

www.latrobe.vic.gov.au/LatrobeCityTrust

Guidelines and application forms can also be requested via email to

Brett.Sim@latrobe.vic.gov.au

Completed applications may be hand delivered to any Council Service Centre or mailed to Brett Sim, Legal Officer, Latrobe City Council, PO Box 264, Morwell Vic 3840.

Albert Street Moe Pedestrian crossing construction

Monday 23 to Friday 27 November 2015 from 7.30am to 6pm

Works will include construction of:

- Pedestrian crossing
- Traffic island
- New kerb and channel
- New garden bed

Interruptions to public transport and motorists are inevitable, however disruptions should be minimal, as there will be no road closure.

For further information contact Greg Booth, Latrobe City Council on 1300 367 700.

LIVE WORK LATROBE STAGE 1 - MEDIA

LATROBE VALLEY EXPRESS (COUNCIL NOTICEBOARD) – 26 NOVEMBER 2015

Council Noticeboard

PHONE 1300 367 700 · WEB www.latrobe.vic.gov.au · ADDRESS 141 Commercial Road, Morwell · FACEBOOK www.facebook.com/latrobecity



Live Work Latrobe

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You can have your say by:

Visiting us at the following locations to meet with Council staff and consultants to find out more information and to provide input to development of the strategies:

- **Yinnar** – Thursday 26 November from 2pm-7pm at the Yinnar Hall. Residents of Yinnar, Boolarra, Hazelwood North and South, Hazelwood and Driffield are encouraged to attend.

Taking a **survey** or making an **online submission**, here:
www.latrobe.vic.gov.au/liveworklatrobe

Emailing a submission to:
latrobe@latrobe.vic.gov.au

Writing a submission to Live Work Latrobe, Latrobe City Council, PO Box 264 Morwell 3840

You can find out more about the three strategies at our website
www.latrobe.vic.gov.au/liveworklatrobe



Planning Scheme Review

Amendment C97 proposes to replace the existing Municipal Strategic Statement with a new MSS and build on existing local strategic policy.

You can view the amendment at:

- Latrobe City Council service centres in Morwell, Traralgon, Churchill and Moe
- or at these websites:
 - www.latrobe.vic.gov.au/c97
 - www.dpcd.vic.gov.au/planning/publicinspection
 - www.delwp.vic.gov.au/publicinspection

All submissions must be made in writing to Leanne Khan, Senior Strategic Planner, Latrobe City Council, PO Box 264, Morwell, Victoria 3840, or via email to latrobe@latrobe.vic.gov.au.

Please note that all submissions to C97 will become a public document and will be available for public viewing during the amendment process.

The closing date for submissions is 4 December 2015.

Glendonald Road, Churchill

The Latrobe Council has prepared Amendment C90 to the Latrobe Planning Scheme.

About 49 hectares of land at Glendonald Road Churchill is proposed to be rezoned from Rural Living Zone to Low Density Residential Zone.

You can view the amendment at:

- Latrobe City Council service centres in Morwell, Traralgon, Churchill and Moe
- or at these websites:
 - www.latrobe.vic.gov.au/c90
 - www.dpcd.vic.gov.au/planning/publicinspection
 - www.delwp.vic.gov.au/publicinspection

All submissions must be made in writing to Danielle Simpson, Strategic Planner, Latrobe City Council PO Box 264, Morwell VIC 3840 or via email at latrobe@latrobe.vic.gov.au

The closing date for submissions is 18 December 2015.

REMINDER

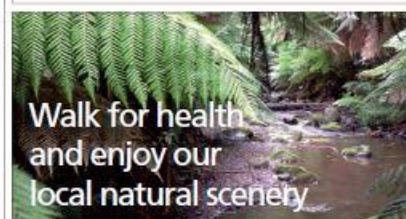
Rates instalment reminder



If you pay your rates by instalments, the second instalment is due and payable by 30 November 2015.

Interest will be incurred on any amount not paid by the due date.

Ratepayers who are unable to make a payment by the due date should contact the Property and Rates Department on 1300 367 700 to enter into a suitable arrangement.



Morwell National Park

60 minute guided walk, easy to moderate

Wednesday 2 December 2015

Fosters Gully Nature Walk

Meet at Kerry Road Picnic Ground, 10am

Registrations or updates at

heartfoundation.org.au/greenwalks

For more information call Latrobe Community Health Service on 1800 242 696.



MANUFACTURING FOR DEFENCE

IN THE DECADE TO 2020
THE AUSTRALIAN GOVERNMENT IS SET
TO INVEST MORE THAN
\$150 BILLION
UPGRADING OR REPLACING AROUND
EIGHTY PER CENT OF ALL OF
AUSTRALIA'S WARFIGHTING ASSETS

Briefing and Benchmarking Workshop

Wednesday 2 December 2015: 8.30am to 12.30pm
Latrobe City HQ, Morwell

- Does your manufacturing business have the potential to supply the defence industry?
- Are you interested in learning about the skills required to manufacture for defence?
- Your chance to network with defence industry representatives

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- Australian Industry and Defence Network
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RSVP Shannan.Little@latrobe.vic.gov.au
or call 5128 5659.

LIVE WORK LATROBE STAGE 1 - MEDIA

LATROBE VALLEY EXPRESS (COUNCIL NOTICEBOARD) – 30 NOVEMBER 2015

Council Noticeboard

PHONE 1300 367 700 · WEB www.latrobe.vic.gov.au · ADDRESS 141 Commercial Road, Morwell · FACEBOOK www.facebook.com/latrobe.vic



Live Work Latrobe

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You can have your say by:

- Taking a survey here: www.latrobe.vic.gov.au/liveworklatrobe
- Making an online submission on our have a say page here: www.latrobe.vic.gov.au/liveworklatrobe
- Emailing a submission to: latrobe@latrobe.vic.gov.au
- Writing a submission to: Live Work Latrobe, Latrobe City Council, PO Box 264, Morwell 3840

You can find out more about the three strategies at our website www.latrobe.vic.gov.au/liveworklatrobe

Submissions close
6 December 2015.

Planning Scheme Review

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4 December 2015.

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or at these websites:

- www.latrobe.vic.gov.au/c90
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All submissions must be made in writing to Danielle Simpson, Strategic Planner, Latrobe City Council PO Box 264, Morwell VIC 3840 or via email at latrobe@latrobe.vic.gov.au

The closing date for submissions is
18 December 2015.

Prekinder Enrolments 2016

Prekinder enrolments for 2016 are still being taken for children who turn 3 by the end of April 2016.

CURRENT VACANCIES

- Manyvale Crescent Preschool, Morwell
- Glengarry Preschool may offer a session if additional enrolments are received before 18 December 2015

Enrolment packs are available at any Latrobe City Council Service centre in Moe, Morwell, Churchill or Traralgon.

For all enquiries please contact family services on 1300 367 700.



MANUFACTURING FOR DEFENCE

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RSVP Shannan.Little@latrobe.vic.gov.au or call 5128 5659.

PUBLIC NOTICE

Temporary Road Closure

Kay Street Traralgon

Saturday 5 December 2015

Notice is given that the east bound section of Kay Street between Breed and Church Streets will be temporarily closed to traffic between 8.30 am and 11.30 am, Saturday 5 December 2015.

Franklin Street will be closed to traffic from 10.55 am – 11.10 am to ensure safe access through the Traralgon CBD.

The purpose of the temporary closure is to assemble the Gippsland Motorcyclists Toy Run. This Toy Run will leave at 11.00 am and pass through the CBD's of Traralgon, Morwell and Moe.

Applications Latrobe City Trust

2015 Eva West Memorial Scholarship are closing on Friday

The 2015 Scholarship Guidelines and Application Form can be downloaded from council's website at www.latrobe.vic.gov.au/scholarships or by email to brett.sim@latrobe.vic.gov.au

Completed applications may be hand delivered to any Council Service Centre or mailed to Brett Sim, Legal Officer, Latrobe City Council, PO Box 264, Morwell Vic 3840.

Capital Works

Works being carried out (weather permitting) this week:

- New Footpath Links 2015/16 – Albert Street, Moe – Pedestrian Crossing
- Road resal program – Moe/Newborough/Churchill
- Asphalt overlay program – George Street, Morwell on Saturday 28 and Sunday 29 November
Hazelwood Road, Morwell on Sunday 29 November
- Kerb and Channel Program – Traralgon
- Bridge Rehabilitation – Service Road North bridge, Moe
- Ellavale Drive, Traralgon – Asphalt overlay preparation works



LIVE WORK LATROBE STAGE 1 - MEDIA

GIPPY AGCHAT – 9 NOVEMBER 2015

NEW SECTION: Wising-up about the drought Gippsland-wide. PLUS all the other ag-news ... AND 64 jobs!

Is this email not displaying correctly? [View it in your browser.](#)



Gippy

Agchat

9 November 2015

Edition 117

In this issue

- Dry-times update: Are your finances drought-proof? Take the survey
- Damum Chinese milk plant deal

Our postal address is PO Box 1312 Warragul 3820

Email us at agribusinessgippsland@gmail.com or ph 0402 267 802

Latrobe looks at rural land use

Live Work Latrobe will develop long-term strategies to guide future rural land use. The Latrobe City Council is inviting everyone to a Listening Post, (see below), take a survey www.latrobe.vic.gov.au/liveworklatrobe, make a submission or arrange to have a chat. There is a forum to discuss rural land use

until 6 December. More? 5128 5445 or www.latrobe.vic.gov.au/liveworklatrobe

Wed 11: Churchill – Community Listening Post (2-7pm) – West Place Shopping Centre;

Thu 12: Glengarry – Community Listening Post (2-7pm) – Glengarry Hall;

Fri 13: Moe – Neighbourhood Listening Post, Elizabeth Street, Moe (12 – 2pm); **Morwell** – Neighbourhood Listening Post, Morwell Train Station (5pm – 8pm);

Sat 14: Morwell – Neighbourhood Listening Post, Mid Valley Shopping Centre (9 – 11am); **Traralgon** – Neighbourhood Listening Post, Henry Street Shops (1 – 3pm);

Wed 18: Traralgon – Community Listening Post, (2 – 7pm) – Macfarlane Burnett Room; **Traralgon** – Community Workshop, (6 – 8:30pm) – Macfarlane Burnett Room;

Thu 19: Callignee – Community Listening Post (10am-2pm) – Callignee Hall; **Traralgon South** – Community Listening Post (4pm-7pm) – Traralgon South Hall; **Moe** – Community Listening Post, (2 – 6pm) – Moe Town Hall; **Moe** – Community Workshop, (6 – 8:30pm) – Moe Town Hall;

Wed 25: Morwell – Community Listening Post, (2 – 6pm) – Rose Garden Meeting Room; **Morwell** – Community Workshop, (6 – 8:30pm) – Rose Garden Meeting Room;

Thu 26: Yinnar – Community Listening Post, (2 – 8pm) – Yinnar Hall and Street.

LIVE WORK LATROBE STAGE 1 - MEDIA

LINKAGES – LATROBE CITY NEWSLETTER (INCLUDED IN LATROBE VALLEY EXPRESS) – NOVEMBER 2015



So you've seen the posters in HQ, you've seen the Latrobe Valley Express.

What Is Live Work Latrobe?

Live Work Latrobe will identify Latrobe City's key planning and growth opportunities and will identify the right locations for new housing, new jobs, as well as support that is needed for transitioning industries. The project will develop three long-term strategies to guide future housing, industrial land use and employment, and rural land use.

Understanding local aspirations for the future of the region is an important part of developing the strategies. Consultation is occurring throughout November, with the number of people actively engaged in Live Work Latrobe increasing each day. The Future Planning team even had a stall at the Children's Expo in late October to show that sometimes - Planning can be child's play!

The consultation findings, combined with extensive background research, will provide a higher level of certainty and direction for the community, investors, infrastructure and service providers, as well as decision-makers for the long-term growth of Latrobe City.

The Project Assurance Group, made up of representatives of all divisions will have the opportunity to provide input late November/early December.

However everyone is encouraged to visit our website at www.latrobe.vic.gov.au/liveworklatrobe and have your say. Or come upstairs and say HI!

So tell your family, friends and neighbours; this is your chance to shape your future!



LIVE WORK LATROBE STAGE 1 - MEDIA

LINKEDIN ADVERTISEMENT FROM LATROBE CITY COUNCIL ACCOUNT-(125 FOLLOWERS) – NOVEMBER 2015

Recent Updates

Latrobe City Council Live Work Latrobe is a body of work that will develop three long-term strategies to guide future housing, industrial land use and employment and rural land use. Get involved <https://lnkd.in/b9gevi2>



Live Work Latrobe - Have Your Say

latrobe.vic.gov.au • Identifying key planning and growth opportunities and will identify the right locations for new housing, new jobs, and support for transitioning industries.

Organic ?

Targeted to: All Followers

0	0	0	0.00%
impressions	clicks	interactions	engagement

Sponsor update

Like • Comment • Pin to top • 1 second ago

FACEBOOK POST FROM LATROBE CITY COUNCIL ACCOUNT – 10 NOVEMBER 2015



Latrobe City Council

November 10 at 10:17am · 🌐

Come and have a chat about future planning and growth at our Live Work Latrobe listening post outside Woolworths in Churchill tomorrow between 2pm to 7pm.



Latrobe City Council - Live Work Latrobe

Live Work Latrobe will identify Latrobe City's key planning and growth opportunities and will identify the right locations for new housing, new jobs, as well as support that is needed for transitioning industries. The project will develop...

LATROBE.VIC.GOV.AU

893 people reached

Boost Post

LIVE WORK LATROBE STAGE 1 - MEDIA

FACEBOOK POST FROM LATROBE CITY COUNCIL ACCOUNT – 12 NOVEMBER 2015

 **Latrobe City Council**
November 12 at 5:30pm · Morwell · 🌐

Come and have a chat about future planning and growth at our Live Work Latrobe listening posts tomorrow at the Elizabeth Street shops, Moe between 12-2pm and the Morwell Train Station from 5pm to 8pm.



Latrobe City Council - Live Work Latrobe
Live Work Latrobe will identify Latrobe City's key planning and growth opportunities and will identify the right locations for new housing, new jobs, as well as support that is needed for transitioning industries. The project will develop...
LATROBE.VIC.GOV.AU

255 people reached [Boost Post](#)

FACEBOOK POST FROM LATROBE CITY COUNCIL ACCOUNT – 17 NOVEMBER 2015

 **Latrobe City Council**
November 17 at 11:22am · Morwell · 🌐

Join us at Traralgon Service Centre for an information session on Live Work Latrobe tomorrow from 2pm to 7pm; and for a workshop on rural land use from 6pm to 8.30pm. Residents across the municipality are encouraged to attend.



Latrobe City Council - Live Work Latrobe
Live Work Latrobe will identify Latrobe City's key planning and growth opportunities and will identify the right locations for new housing, new jobs, as well as support that is needed for transitioning industries. The project will develop...
LATROBE.VIC.GOV.AU


470 people reached [Boost Post](#)

LIVE WORK LATROBE STAGE 1 - MEDIA

FACEBOOK POST FROM LATROBE CITY COUNCIL ACCOUNT – 18 NOVEMBER 2015

Latrobe City Council
November 18 at 1:00pm · Morwell · 🌐

Join us tomorrow for information sessions on Live Work Latrobe at these times and locations: Callignee Hall from 10am to 2pm; Traralgon South Hall from 4pm to 7pm; Moe Town Hall from 2pm to 7pm. Residents of surrounding districts are encouraged to attend these sessions.



Latrobe City Council - Live Work Latrobe

Live Work Latrobe will identify Latrobe City's key planning and growth opportunities and will identify the right locations for new housing, new jobs, as well as support that is needed for transitioning industries. The project will develop...

LATROBE.VIC.GOV.AU


144 people reached

Boost Post

Like Comment Share

Latrobe City Council
November 18 at 3:30pm · Morwell · 🌐

A workshop on housing will be held at the Moe Town Hall on Thursday 19 November from 6pm to 8.30pm. Residents across the municipality are encouraged to attend this event.



Latrobe City Council - Live Work Latrobe

Live Work Latrobe will identify Latrobe City's key planning and growth opportunities and will identify the right locations for new housing, new jobs, as well as support that is needed for transitioning industries. The project will develop...

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Latrobe Valley Express

Wednesday November 18, 2015

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BREAKING THE ICE

LOCAL NEWS

LIVE WORK LATROBE STAGE 1 - FACTSHEETS



Live Work Latrobe

PROJECT OVERVIEW

Further information

www.latrobe.vic.gov.au/liveworklatrobe

Strategic Planning
5128 5445



What is *Live Work Latrobe*?

Live Work Latrobe will identify Latrobe City's key planning and growth opportunities and will identify the right locations for new housing, new jobs, as well as support that is needed for transitioning industries. The project will develop three long-term strategies to guide future housing, industrial land use and employment, and rural land use.

Understanding local aspirations for the future of the region is an important part of developing the strategies – that is why you are invited to have your say. The consultation findings, combined with extensive background research, will provide a higher level of certainty and direction for the community, investors, infrastructure and service providers, as well as decision-makers for the long-term growth of Latrobe City.

So tell us, what do you think?

Project *timing and process*

This project will be developed over two stages. Stage 1 (November 2015 – early 2016) will develop a Background Paper and inform policy directions for the future strategies. The Background Paper will guide the community and stakeholder discussions during this stage.

Feedback from the community and stakeholders will inform a Policy Directions Paper that will in turn guide Stage 2, which focuses on the development of the three strategies.

Initial
Consultation

Background
Paper

Policy
Directions
Paper



Why is *this* project important?

Live Work Latrobe will identify Latrobe City's key planning and growth opportunities and will identify the right locations for new housing, new jobs and employment sectors, as well as supporting transitioning industries. It will ensure we undertake a municipal-wide approach to land use planning and will result in a range of actions to guide the way we grow and manage the economy, environment, living, working and infrastructure.

Stage 1 will ensure the ideas and aspirations of the community are captured and reflected in the outcomes of this project.

How will Council *use* the information?

Council will use the feedback from the community and stakeholders to prepare a Policy Directions Paper. This paper will describe the guiding principles and vision for the three strategies that make up Live Work Latrobe.

How can *you* be involved?

The community's comments and ideas are important to the development of these new strategies. You will have a range of different opportunities to contribute to this important conversation. Head to the project website www.latrobe.vic.gov.au/liveworklatrobe to find out more information.



Live Work Latrobe

OUR POPULATION AND HOUSING

Further information

www.latrobe.vic.gov.au/liveworklatrobe

Strategic Planning
5128 5445

Urban and Regional | Environment
Subdivisions | Buildings
Public Realm (streets, footpaths, trees)



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So tell us, what do you think?

Latrobe City offers excellent rural and urban living opportunities and is Gippsland's only Regional City. Currently, 74,000 people live in Latrobe City, and this is expected to grow 0.9% per year for the next two decades. Latrobe City has a young population with nearly 35% aged 25 years and under, with a growing education and training sector that has the capacity to further increase this figure. The way we accommodate our existing population and plan for future growth will reflect and shape the lifestyles and types of towns we have in the future.

We are developing a Housing Strategy that provides direction for the location of future residential growth. The Housing Strategy will also consider the type of housing which should be provided, to ensure it supports people as they move through different stages of their lives, as well as ways in which new development looks and functions.

The Housing Strategy will need to balance areas of housing land with important industrial and rural land. This will include consideration of land supply, infrastructure capacity, conflicting land uses and risks from hazards such as flooding and bush fire.

The Housing Strategy should set out a long-term, comprehensive vision for residential development and housing change in Latrobe. It should also provide guidance as to how future development, both new residential areas and 'infill development' (new development within an existing area), look and function.

Key facts and trends



LAND USED FOR

- urban residential
- business
- industrial
- roads
- parks



LATROBE CITY COUNCIL POPULATION (2013)
73,846



PROJECTED 2031 POPULATION
82,299



ESTIMATED HOUSEHOLDS IN 2016
31,485



PROJECTED HOUSEHOLDS IN 2031
36,267



MEDIAN AGE
39



AVERAGE PEOPLE PER SQUARE KM
52



PROJECTED HOUSEHOLD SIZE IN 2031
2.23 PERSONS



RESIDENTS LIVING IN URBAN AREAS
75%

We're asking these questions

- What do you like about where you live?
- What don't you like about where you live?
- Do you think the mix of housing is appropriate for the population, and provides housing options for all types of people (elderly, students families, etc)? If not, what types of housing do you think there should be more of in Latrobe City? Houses, townhouses, flats, student accommodation, assisted living/aged care housing etc.
- Where should these types of housing be located? Would you be happy if a subdivision or more intensive type of housing occurred next to where you live?
- How and where do you want Latrobe City to grow? Why?
- What do you think about the way new housing developments look and function in Latrobe City?
- Some particular elements to think about include:
 - Building heights and sizes
 - Building design, styles, colours and materials
 - Back yards
 - Front fences
 - Patterns of subdivision
 - Street widths, car parking, footpaths, cycling paths
 - Trees and plants, including along the nature strip, in front yards and back yards

We're addressing these challenges

- Accommodating projected population and household growth, including managing settlement growth with consideration of economic resources, environmental assets and natural hazards.
- Managing the impacts of a changing community profile including an increasingly aged population.
- Constrained development opportunities around major towns, including industrial and mining buffers, natural environment and associated hazards, and highly fertile agricultural land.
- Ad hoc development with poorly laid out subdivisions and inappropriate building design.

We're looking at these opportunities

- Established settlement patterns and towns well serviced by road, rail and air.
- Identified in state policy as a Regional City, with support for managing growth.
- Close proximity to metropolitan areas of employment and further areas of tourism in the mountains and coastal areas.
- Urban renewal opportunities to support larger scale developments in existing township land.
- Providing housing for students, particularly those studying at Federation University and Federation Training.

Live Work Latrobe

OUR RURAL LAND

Further information

www.latrobe.vic.gov.au/liveworklatrobe

Strategic Planning
5128 5445

Agriculture | Forestry
Rural Living | Natural Resources
Fire | Flood



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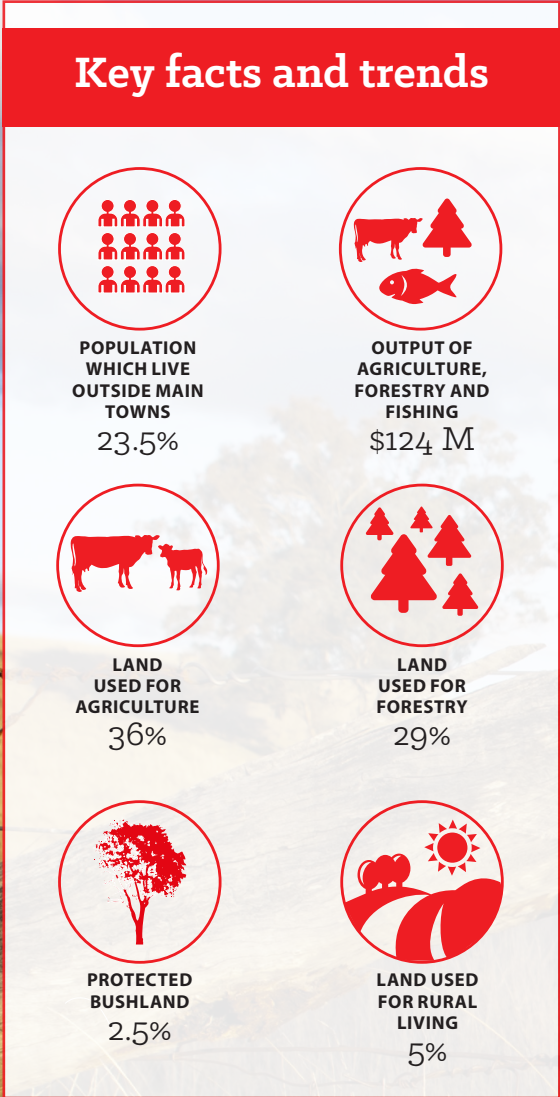
Understanding local aspirations for the future of the region is an important part of developing the strategies – that is why you are invited to have your say. The consultation findings, combined with extensive background research, will provide a higher level of certainty and direction for the community, investors, infrastructure and service providers, as well as decision-makers for the long-term growth of Latrobe City.

So tell us, what do you think?

Latrobe City's rural and agricultural land is a key strength of the Gippsland region, providing economic and lifestyle benefits to the local community. A high percentage of land within Latrobe City (Moe, Morwell, Traralgon and Churchill) is used for rural activities such as farming and forestry.

The Latrobe Valley is a valuable food resource for Victoria and Australia, with dairy and livestock contributing to an agricultural industry worth approximately \$57 million a year.

Some open land in Latrobe City is needed as a buffer space to protect residential areas from the associated impacts of industries, such as the power plants and the Australian Paper Maryvale Mill. Rural land use buffers also protect Victoria's coal resources, and ensure our ongoing competitiveness in this sector. These buffers will influence future growth planning. We have to consider what land uses and development can and cannot be undertaken on this land. Hazards such as flood, bushfire, erosion and land slip are also considered in determining growth and potential impacts on rural activities.



We're asking these questions

- What are Latrobe City's most important natural assets? How do you use them?
- How do you think rural areas set aside as buffer land could be used?
- What do you think about rural areas being developed for housing?
- What do you value most about Latrobe City's natural landscapes and rural areas?
- What will farming and agricultural industries look like in 20 years time, and how can Council provide services or support to help farmer's respond successfully to these opportunities?

We're addressing these challenges

- Protecting the environment and landscape values of rural land within Latrobe City, whilst allowing uses that promote economic development.
- Protecting valuable agricultural and high biodiversity land from inappropriate residential and industrial development.
- Determining appropriate uses for land within a buffer for power plants, protection of coal resources or other industrial uses.
- Reducing risks from hazards such as flooding and bushfire.
- Balancing agriculture and mining interests to ensure they are able to co-exist.
- Climate change impacting traditional agricultural uses and practices.

We're looking at these opportunities

- Many rural areas contain high class agricultural land and have access to food processing industry and transport infrastructure.
- Changes and advances in technology and innovation may lead to new agriculture, forestry and food processing possibilities.
- Buffer land which is currently under-utilised presents unique opportunities if appropriate uses can be identified.
- Some rural areas may be suitable for housing, and assist in the future development of Latrobe City.
- Rural areas between towns help to ensure there is a clear distinction between settlements.
- The rehabilitation of mines and other industrial uses provide unique opportunities for future uses on and surrounding the rehabilitated land.
- Leveraging proximity to tourism destinations such as Tarra Bulga National Park, and new tourism opportunities such as agri-tourism.
- The Strzelecki Ranges to the south and the Mount Baw Baw Plateau and Great Dividing Range to the north provide a picturesque backdrop for many rural areas.
- New opportunities presented by the changing climate, due to the increased suitability of some land to new agriculture opportunities.



Live Work Latrobe

OUR INFRASTRUCTURE

Community Facilities | Open Space and Parks
Airport | Road | Rail | Environment

Further information

www.latrobe.vic.gov.au/liveworklatrobe

Strategic Planning
5128 54



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So tell us, what do *you* think?

Infrastructure provides basic physical and organisational services and facilities to support populations:

- roads, rail and airports.
- electricity, water, sewer and communications.
- parks, playgrounds, community and education centres.
- sports and recreation spaces.

The types of infrastructure available to communities influences how we live, work and operate. For example, houses without access to sewer infrastructure need to manage waste water onsite, meaning they require larger lot sizes. Some types of industry require access to particular types of infrastructure in order to operate effectively.

We recognise that strong community facilities provide a sense of place and wellbeing for our communities, and that making these services and facilities accessible is important to ensure everyone can actively contribute to their community.

Generally speaking, Latrobe is well serviced by infrastructure when compared to regional Victoria. This is particularly the case for industry and business infrastructure such as access to transportation and power.

As places grow and people move into an area, increased pressure is placed on these essential services. Given Latrobe City plays an important role in providing infrastructure, community services and facilities for the broader Gippsland region, any growth in the region, not just in Latrobe, may change provisions, location and access to this infrastructure.



We are asking these *questions*

- It is reported that Latrobe City is well connected to infrastructure. Is this your experience? Can we do better to use existing infrastructure or connect users to the infrastructure which is there?
- What community facilities and services do you use the most in Latrobe City?
- Do you think you are easily able to access the community facilities and services within Latrobe City?
- What community facilities and services do you think are missing in Latrobe City?
- Do you find some areas are not well serviced or are hard to get to? Where are these areas?
- What would you like your public spaces to look like?

We're addressing these *challenges*

- Ensuring access to community and cultural facilities across Latrobe City.
- Providing appropriate types and locations for community facilities.
- Providing well designed and well used public spaces with suitable links to other areas and land uses.
- Infrequency of V/Line services and poor access to public transport in areas.

We're looking at these *opportunities*

- Latrobe city has an extensive network of infrastructure, particularly when compared to other locations within regional Victoria.
- Leveraging opportunities from the Latrobe Regional Airport, Gippsland Intermodal Freight Terminal and existing industry infrastructure such as water and electricity infrastructure.
- Utilising under-used spaces to respond to existing and future community needs.



Live Work Latrobe

OUR JOBS AND INDUSTRY

Employment | Industry
Technology | Environment | Buffers

Further information

www.latrobe.vic.gov.au/liveworklatrobe

Strategic Planning
5128 5445



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So tell us what do *you* think?

Latrobe City is the only Regional City in eastern Victoria and boasts a diverse economy. Traditionally recognised as the heart of Victoria's electricity industry, today a range of other sectors contribute to the Latrobe economy including forestry, food production, agriculture, manufacturing and health. The success of these industries is strengthened by a network of electricity infrastructure, accessible rail and road links to Melbourne, as well as larger freight networks across the state linking Latrobe City to the rest of Australia.

'Healthcare and Social Assistance' is the largest employment sector in Latrobe at 12.84%, and had the highest job growth for the period between 2006-2011 (ABS Census data 2011). Other significant employment sectors in Latrobe include 'Service and Retail' (12.64%), Construction (9.82%) and Manufacturing (9.69%).

In terms of more traditional energy sector jobs, approximately 63% of power generation sector workers live within Latrobe Valley. Few employees have graduate degrees or post graduate qualifications, however are expected to have highly specialised or 'on the job' training.

We're planning for *future jobs*

Latrobe City Council is currently undertaking an Economic Development Strategy and this will feed into Live Work Latrobe. Together, the two documents will help Council and the community develop a long-term plan to support the existing industries operating in Latrobe as well as highlighting new opportunities to leverage from and diversify these industries.

Equally, we want to provide space and opportunities to grow new and innovative technologies in the future. An example might be a growth in the education and training sector that will also need planning to ensure new staff and students have the capacity to move into our community.

Key facts and trends



OUR LARGEST EMPLOYMENT INDUSTRIES

- Health Care and Social Assistance
- Service and Retail
- Manufacturing



PEOPLE IN OUR WORKFORCE
25,818



BUSINESSES IN OUR REGION
4480



GROSS REGIONAL PRODUCT
\$3.4
BILLION



MEDIAN WEEKLY HOUSEHOLD INCOME
\$941
(2011)



LAND USED FOR AGRICULTURE
36%



LAND USED FOR FORESTRY
29%



LAND USED FOR OPEN-CUT COAL MINING
17%

We are asking these *questions*

- Where should industries be located (in or out of Latrobe City) in 20 years time and how will they be located and designed?
- What kind of industries and job opportunities would you like to have in Latrobe?
- What could Council do to make it easier for you to live and/ or work in Latrobe in 20 years time?
- What do you think are the biggest challenges for Latrobe regarding industry and employment? How can we respond to these challenges?
- What do you think are the biggest opportunities for Latrobe regarding industry and employment? How can we take advantage of these opportunities?
- What factors will influence where you live and work?

We're addressing these *challenges*

- Transitioning of high polluting sectors to lower-carbon activities.
- Maintaining buffers and setbacks from Industrial land where appropriate.
- Increasing diversity of industry and employment.
- Increasing education and broader workforce skills base to support industry and employment transition, and support new businesses and investment.
- An aging population and low population growth, particularly of working-age population.

We're looking at these *opportunities*

- Leveraging existing infrastructure, particularly relating to the energy sector, and access to road, rail and air transport.
- Availability of well serviced industrial and commercial land ready for investment.
- Leveraging local educational and research facilities to promote advanced technology and innovation.
- Building on existing large industries such as forestry, food processing and manufacturing.
- Taking advantage of Latrobe City's location and position within the broader Gippsland region.

LIVE WORK LATROBE STAGE 1 - PHOTOS

GLENGARRY



MOE



LIVE WORK LATROBE STAGE 1 - PHOTOS

TRARALGON



TRARALGON SOUTH



LIVE WORK LATROBE STAGE 1 - PHOTOS

TRARALGON WORKSHOP



YOUTH COUNCIL MEETING



LIVE WORK LATROBE STAGE 2 – Key Stakeholder Engagement

Live Work Latrobe Stage 2

Key Stakeholder Reference Group *Terms of Reference* December 2016 – June 2017



Version 1:1 - 15 December 2016

1. Preamble

- 1.1. The group shall be known as the **Key Stakeholder Reference Group** who are to be engaged at key points throughout the project.
- 1.2. The group members have been identified to represent industry, agency and other authority's interests and are expected to be impacted by the project.
- 1.3. The Key Stakeholder Reference Group does not have authority to approve any stages of a project, change the scope of the project.
- 1.4. These Terms of Reference are endorsed by the Key Stakeholder Reference Group date **December 2016.**

2. Objectives

- 2.1. To provide input into Stage Two of the Live Work Latrobe Project, in particular the development of three land use strategies including:
 - 2.1.1. Housing
 - 2.1.2. Industry and Employment
 - 2.1.3. Rural Land Use.
- 2.2. To assist in the preliminary scoping, review and the provision of key stakeholder feedback and suggestions.
- 2.3. To represent the interests of the relevant agencies, authorities, industries or groups to which they represent.
- 2.4. To be a key reviewer of draft documentation during the development of each of the land use strategies referenced at 2.1.

3. Membership

- 3.1. Composition of the Reference Group
The Key Stakeholder Reference Group shall comprise representatives including:
 - Department of Land Water & Planning
 - Department of Jobs Transport and Resources
 - Committee 4 Gippsland
 - Regional Development Victoria
 - Agribusiness Gippsland
 - Gippsland Water
 - Environment Protection Authority
 - West Gippsland Catchment Management Authority
 - VicRoads
 - Latrobe City Council

4. Length of appointment

- 4.1. The Key Stakeholder Reference Group shall be in place until the date that the final reports are adopted by Council or until 30 June 2017.

5. Attendance at meetings

- 5.1. It is expected that members will attend all meetings.
- 5.2. If a member is unable to attend, it is expected that a proxy (alternative representative) is nominated to attend on the members behalf.

6. Chair

- 6.1. A nominated chair for the meetings will be the Latrobe City Council Project Manager. If the Chair is unavailable, another Council officer will act as chair for that meeting.

7. Meeting schedule

- 7.1. Project Reference Group meetings will be held as required. These meetings will be scheduled once members are appointed.
- 7.2. The duration of each meeting should not exceed two hours.
- 7.3. It is anticipated that no more than three meetings will be required in the term ending 30 June 2017.

8. Meeting procedures

- 8.1. Meetings of the Key Stakeholder Reference Group are not open to the public; however non-members may attend at the invitation of the group or chair.
- 8.2. Documentation provided in the meeting will remain confidential. The Project Manager will indicate if draft documentation is available for public consultation.

9. Voting

- 9.1. There will be no official voting process. Majority and minority opinions will be presented and considered by Latrobe City Council through usual reporting methods (namely the development and review of each of the draft Land Use Strategies).

10. Minutes of the Meeting

- 10.1. The Project Manager or authorised agent (e.g. administration officer) shall take the Minutes of each Project Reference Group meeting.

- 10.2. The Minutes shall be in a standard format including a record of those present, apologies for absence, a list of agreed actions and key discussion points of the Key Stakeholder Reference Group.
- 10.3. The Minutes shall be stored in the Latrobe City Council corporate filing system (currently Latrobe Content Management System.)
- 10.4. A copy of the Minutes shall be distributed electronically to all Key Stakeholder Reference Group members.

11. Administration

- 11.1. The Project Manager or an authorised agent (e.g. administration officer) will receive and distribute communications to the Project Reference Group, arrange meeting venues and prepare and distribute meeting agendas.

LIVE WORK LATROBE STAGE 3/C105 - MEDIA

LATROBE VALLEY EXPRESS – 22 MARCH 2018



LatrobeCity NOTICEBOARD

**LIVE
WORK
LATROBE**

70%

OF ALL POPULATION GROWTH
IS TO OCCUR IN POPULATION
AGED 70 AND OVER



82460

PEOPLE WILL LIVE IN
LATROBE BY 2030



5000

ADDITIONAL HOMES
WILL BE NEEDED BY
2030



76%

HOUSEHOLDS WILL BE
ONE OR TWO PEOPLE
OVER THE NEXT 15 YEARS



*Have your say on a
Fenced Off-Leash
Dog Park trial*

FENCED OFF-LEASH DOG PARK

We are investigating a Fenced Off-Leash Dog Park trial but before we proceed with the project we want to determine the needs of our community. Taking a short survey will help us understand what you want.

The trial site will be fenced for the purpose for exercising pet dogs and the implementation of a trial and is estimated to cost around \$31,000. This will include fencing, park benches, dog water fountain and dog bag dispenser. Additional costs may include landscaping, lighting and shelter.

Benefits:

- Dog-to-dog socialisation
- Safe, restricted environment to exercise dogs
- A meeting place for dog owners to socialise
- A dog recreational area for tourists passing through the district
- Encourage and foster affordable recreational opportunities
- Accessible place for seniors and people with a disability to exercise their dogs
- Promotes responsible pet ownership

Challenges and risks:

- Aggressive dog behaviour (dog-on-people attacks, dog-on-dog attacks)
- Dog faeces
- On-going maintenance costs
- Transmission area for dog diseases (low vaccination rate in Latrobe City)
- Unattended dogs
- Unsupervised children attending the facility

For more information on the trial or to complete the survey, visit www.latrobe.vic.gov.au/offleash or pick up a copy from any service centre or library.

LATROBE CITY TRUST SCHOLARSHIP APPLICATIONS

2018 MSE Williams (Youth Support) Fund

Grants of up to \$500 are available to support any young person to advance themselves, in any field of endeavour including (but not limited to) education and training; visual or performing arts; sport; trade skills; music; in order to pay for or subsidise associated expenses eg. compulsory fees, equipment, textbooks, etc.

2018 Latrobe Community Arts Fund

The purpose of the Latrobe Community Arts Fund is to facilitate the development, promotion and encouragement of the arts in the Latrobe community:

- Music
- Visual Arts including drawing, painting, ceramics and sculpting
- Literature
- Performing Arts including film and theatre productions, set design, lighting, makeup

Applications for both funds close: 5pm, Sunday 29 April

For more information, eligibility and to apply for each fund, visit www.latrobe.vic.gov.au/latrobecitytrust

If you need support to complete your application, contact the Grants Officer on 1300 367 700.

Planning and Environment Act 1987
Latrobe Planning Scheme

Notice of Approval of Amendment AMENDMENT C102

The Minister for Planning has approved Amendment C102 to the Latrobe Planning Scheme. The Amendment comes into operation on the date this notice is published in the Victoria Government Gazette.

The Amendment updates the title of the native vegetation clearing regulations and the Department's name in Clause 52.17 Native Vegetation – Schedule 1 and corrects the application of the Public Acquisition Overlay 1 from 25 Sheepwash Creek Road, Flynn, to 50 Sheepwash Creek Road, Flynn, in accordance with Traralgon Bypass Amendment C42.

A copy of the Amendment can be inspected, free of charge, at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection and free of charge, during office hours, at the offices of the Latrobe City Council, 141 Commercial Road, Morwell, Victoria.

Stuart Menzies
Director
State Planning Services
Department of Environment, Land, Water and Planning

HAVE YOUR SAY ON AMENDMENT C105 – LIVE WORK LATROBE

Amendment C105 to the Latrobe Planning Scheme implements key recommendations of the Live Work Latrobe Project, which comprises three land use strategies:

- Housing
- Industry and Employment
- Rural Land Use

Does the Amendment impact my land?

Potentially. The Amendment introduces various changes to the way land may be used and developed within the following zones:

- Residential
- Rural Living
- Farming
- Industrial

How can I find out more?

Attend a Community Information Session where members of the planning team will be available to discuss the amendment.

- 27 March 10am to 7pm
Morwell Bowls Club
- 29 March 10am to 4pm
Churchill Town Hall
- 3 April 10am to 7pm
Moe Service Centre
- 6 April 2pm to 7pm
Latrobe City Corporate HQ Morwell
- 10 April 10am to 5pm
Toongabbie Mechanics Hall
- 12 April 10am to 7pm
Yinnar Town Hall
- 19 April 10am to 7pm
Churchill Town Hall
- 26 April 10am to 6pm
Traralgon Library
- 2 May 10am to 7pm
Glengarry Mechanics Hall
- 8 May 2pm to 7pm
Traralgon Library
- 10 May 10am to 7pm
Moe Service Centre

If you wish to attend, please RSVP on 1300 367 700 or strategicplanning@latrobe.vic.gov.au

How to make a submission

For more information visit www.latrobe.vic.gov.au/liveworklatrobe

Submissions can be made in writing to Latrobe City Council, Strategic Planning, PO Box 264, Morwell VIC 3840 or by email to Latrobe@latrobe.vic.gov.au – Attention: Nathan Misiurka

Include your name and address and the reasons for your support, objection or changes you would make. Council will consider submissions at a future Council meeting. You will be notified of the date.

Submissions close 5pm 11 May.

For more information, phone Strategic Planning on 1300 367 700 or email StrategicPlanning@latrobe.vic.gov.au

See the classifieds section for the full

NOTICE OF MAKING A LOCAL LAW: MEETING PROCEDURE LOCAL LAW

Notice is given that at a meeting of Latrobe City Council (Council) held on 5 March 2018, Council resolved to adopt a new Local Law titled 'Local Law No. 1, Meeting Procedure Local Law' (Local Law) and incorporate a policy titled 'Council Meeting Policy' (Policy).

The following information about the Local Law and Policy are provided in accordance with Section 119(2) of the Local Government Act 1989 (Act):

Purpose of the Local Law and Policy

The purposes of the Local Law and Policy is to:

- Prescribe the procedures governing the conduct of Council meetings and Special Committee meetings
- Prescribe the processes for the election of the Mayor and Deputy Mayor
- Regulate the use of the Council's common seal
- Provide opportunities for community participation in Council's decision making processes

General purpose of the Local Law and Policy

The Local Law revokes Meeting Procedure Local Law No. 1 2014 and:

- Provides for the administration of:
 - Council meetings and Special Committee meetings
 - Mayoral and Deputy Mayor election
 - Council's common seal
 - Community participation in Council's decision making
- Creates offences for
 - Offensive or disorderly conduct by Councillors at a meeting
 - Improper or disorderly conduct by any person at a meeting
 - Failure to comply with a lawful direction of the Chair at a meeting by any person
 - Failure for a Councillor to not leave the meeting when on the Chair's order or suspension by Council
 - The fraudulent signing of a petition or joint letter which is presented to Council or has the intention of being presented to Council by any person

Copies of the Local Law and Policy may be obtained during office hours from:

- Latrobe City Council Headquarters, 141 Commercial Road, Morwell
- Traralgon Service Centre, 34-38 Kay Street, Traralgon
- Moe Service Centre, 1-29 George Street, Moe
- Churchill Service Centre, 9-11 Philip Parade, Churchill

or may be viewed on Council's website www.latrobe.vic.gov.au

The Local Law and Policy are to commence on the day after notice of the Local Law making appears in the Victoria Government Gazette.

Gary Van Driel
Chief Executive Officer

LIVE WORK LATROBE STAGE 3/C105 - MEDIA

LATROBE VALLEY EXPRESS – 22 MARCH 2018

Call 5135 4455

Public Notices



Amendment C105 – Public Consultation

The Latrobe City Council has prepared Amendment C105 to the Latrobe Planning Scheme.

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 5 and 6.

The Amendment implements key recommendations of the Live Work Latrobe project, comprising three distinct yet complementary land use strategies: Housing Strategy, Industry and Employment Strategy, and the Rural Land Use Strategy, by:

- Updating the Municipal Strategic Statement at Clause 21;
- Introducing three new local policies at Clause 22 to provide direction for the consideration and assessment of intensive agriculture proposals, rural tourism, and dwellings and subdivision in the Farming Zone;
- Rezoning all land in the Farming Zone by introducing two new schedules - Farming Zone Schedule 1 - Commercial Agriculture, and Farming Zone Schedule 2 - Mixed Use Farming;
- Replacing the Rural Living Zone Schedule 1-6 with three new Schedules;
- Rezoning land to the Rural Living Zone, Farming Zone and Industrial 1 Zone in accordance with the relevant Live Work Latrobe land use strategies;
- Rezoning all residential land in accordance with the Housing Framework Plans in the Housing Strategy;
- Applying the Development Plan Overlay Schedule 8 to new Rural Living Zone land;
- Amending the Development Plan Overlay Schedule 5 and 6;
- Correcting zone mapping anomalies and errors, and
- Introducing each of the Live Work Latrobe land use strategies and Urban Design Guidelines as Reference Documents in the Latrobe Planning Scheme.

You may inspect the amendment, any documents that support the amendment and the explanatory report about the amendment, free of charge, during office hours, at the following locations:

- ✓ Corporate Headquarters, 141 Commercial Road, Morwell VIC 3840
- ✓ Traralgon Service Centre, 34-38 Kay Street, Traralgon VIC 3844
- ✓ Moe Service Centre, 1-29 George Street, Moe VIC 3825
- ✓ Churchill Service Hub, 9-11 Philip Parade, Churchill VIC 3842
- ✓ At the Department of Environment, Land, Water and Planning website: www.delwp.vic.gov.au/public-inspection.

Any person who may be affected by the amendment may make a submission to the planning authority about the amendment. Submissions must be made in writing giving the submitter's name and contact address, clearly stating the grounds on which the amendment is supported or opposed and indicating what changes (if any) the submitter wishes to make. Name and contact details of submitters are required for council to consider submissions and to notify such persons of the opportunity to attend council meetings and any public hearing held to consider submissions. The closing date for submissions is 11 May 2018.


A submission must be sent to the Latrobe City Council, Strategic Planning, PO Box 264, Morwell, VIC, 3840 or Latrobe@latrobe.vic.gov.au

The planning authority must make a copy of every submission available at its office for any person to inspect free of charge for two months after the amendment comes into operation or lapses.

GARY VAN DRIEL
Chief Executive Officer

LIVE WORK LATROBE STAGE 3/C105 - MEDIA

LATROBE VALLEY EXPRESS – 29 MARCH 2018



LatrobeCity NOTICEBOARD

10064
 ANIMAL REGISTRATIONS
 DOGS CURRENTLY REGISTERED IN LATROBE

3161
 CATS CURRENTLY REGISTERED IN LATROBE

5349
 ANIMAL JOBS CAME THROUGH LAST FINANCIAL YEAR

270
 CATTLE JOBS

HAVE YOU EVER BEEN TO A COUNCIL MEETING?
 Find out what's happening in your community, meet your Councillors and understand our decision-making processes.
 To read the agenda and subsequent minutes visit www.latrobe.vic.gov.au/MinutesandAgendas
 To submit a question or make a presentation on an agenda item, visit www.latrobe.vic.gov.au/AddressCouncil
 Next meeting: Monday 3 April 6pm

CAPITAL WORKS THIS WEEK:

- Yallourn North and Newborough – footpath replacement
- Hirst Road Bridge, Boolarra – remedial bridge works
- Rural areas – road resal prep works
- Waterhole Creek, Morwell – lighting project
- Albert Street, Moe – splitter islands
- Buckley Street, Morwell – splitter islands
- Hampton Street, Moe – road reconstruction
- Fowler Street, Moe – roundabout construction
- Traralgon to Morwell shared path, Stage 1C – Kermot Lake Precinct
- Ronald Reserve, Morwell East – netball court redevelopment
- Marshalls Road, Traralgon – road rehabilitation

TENDER
LCC-472 Traralgon to Morwell Shared Path – Stage 4
 Tenders are invited from suitably qualified contractors for the above.
 See www.latrobe.vic.gov.au/tenders for details
 Submissions are to be lodged as detailed in the documentation. Council is not bound to accept the lowest or any tender.

FENCED OFF-LEASH DOG PARK
 We are investigating a Fenced Off-Leash Dog Park trial but before we proceed with the project we want to determine the needs of our community. Taking a short survey will help us understand what you want.
 For more information on the trial or to complete the survey, visit www.latrobe.vic.gov.au/offleash or pick up a copy from any service centre or library.

ANIMAL REGISTRATION RENEWAL NOTICES ARE OUT NOW!
 The due date for renewing your animal's registration is Tuesday 10 April and all cats and dogs in Latrobe City must be registered.
 For more information on registration fees visit: www.latrobe.vic.gov.au/petreg

FREE SCHOOL HOLIDAY FUN AT THE LIBRARIES
A Splash of Paint
 Painting with different methods for school-aged children
 Have fun with paint, paper and a few more unique tools of the trade as well as things that you might find in your own backyard! Please bring some suitable clothes, an apron or old shirt as it will be messy.

- Morwell Library, Tuesday 3 April, 11am
- Churchill Library, Wednesday 4 April, 11am
- Traralgon Library, Thursday 5 April, 11am
- Moe Library, Friday 6 April, 11am

Under Construction
Lego @ Challenges for school-aged children
 Join in the fun and race against time and the talents of other Lego @ builders in a few rounds of building your masterpieces.
 There will also be some time for some freestyle building afterwards.
 You are only limited by your imagination, oh and the clock!

- Morwell Library, Tuesday 3 April, 2pm
- Churchill Library, Wednesday 4 April, 2pm
- Traralgon Library, Thursday 5 April, 2pm
- Moe Library, Friday 6 April, 2pm

The Fizzle and Pop Show has the WOW factor!
 With just the right mix of fun, noise, explosions and scientific explanations, it will definitely leave your kids talking science for days!
 This show is educational, stimulating and interactive with plenty of opportunities for willing participants to help out.
 All sessions are on Tuesday 10 April:

- Traralgon Library, 10am to 11am
- Morwell Library, 1pm to 2pm
- Moe Library, 3.30pm to 4.30pm

 All programs are suitable for children aged 6+. Bookings are essential. Phone 1300 367 700, visit your nearest library or service centre or email library@latrobe.vic.gov.au to book your place.

SCHOOL HOLIDAY PROGRAM OPEN FOR BOOKINGS
When: Tuesday 3 April to Friday 13 April, 8am to 6pm.
Where: Moe P.L.A.C.E
 Ted Summerton Reserve 15-41 Vale Street, Moe.
Who: primary school aged children
Activities include:

- Visits to Wyncity Tenpin Bowling, Latrobe Regional Gallery and Sale Botanic Gardens
- Movies at Warragul
- Easter bonnet making and egg hunt
- Arts, crafts and cooking
- and much more!

How to enrol:
 To see the full program of activities and to book, visit www.latrobe.vic.gov.au/schoolholiday or phone the Family Services Administration Team on 5135 8700
 Availability will be confirmed at the time of booking.

EASTER OPENING HOURS
 Morwell service centre will close at 5.15pm on Thursday 29 March and reopen at 8.30am on Tuesday 3 April.
 Morwell Library will close at 6pm on Thursday 29 March and reopen at 10am on Tuesday 3 April.
 Moe and Traralgon service centre and libraries will close at 6pm on Thursday 29 March. The service centres and libraries will reopen at 8.30am on Tuesday 3 April.
 Churchill service centre and library will close at 6pm on Thursday 29 March and reopen at 9.15am on Tuesday 3 April.
 Latrobe Leisure centres will be closed Friday 30 March (Good Friday) and Sunday 1 April (Easter Sunday) and will open 10am – 4pm on Saturday 31 March and Monday 2 April.
 Transfer stations and Pine Gro green waste collection centres will be closed on Friday 30 March (Good Friday). Pine Gro will be closed Easter Sunday (1 April). Otherwise normal operating hours apply.
 Latrobe Regional Gallery will close at 5pm Thursday 29 March and will reopen 10am Tuesday 3 April.
 Latrobe Performing Arts Box Office will close at 5pm Thursday 29 March and will reopen 10am Tuesday 3 April.
 Visitor Centre is open daily 10am to 4pm except Good Friday
 Emergencies: for any emergencies within the municipality outside of office hours please contact 1300 367 700.

HAVE YOUR SAY: GIPPSLAND REGIONAL AQUATIC CENTRE
 Take our survey! Your thoughts and opinions are important.
 Latrobe City Council and the Victorian State Government are funding and developing a Gippsland Regional Aquatic Centre. The facility will be built at the current Latrobe Leisure Traralgon Outdoor Pool site.
 We are seeking your input into what your needs are for this exciting new project:


- Aquatic facilities
- Leisure facilities
- Health and fitness facilities
- Health and wellness facilities
- Programs and services

 This feedback will be used by the Project Reference Group who will then provide a recommendation to Council.
 The survey closes at 9am on Tuesday 3 April.

COMMUNITY GROUP WORKSHOP
Roadmap to Fundraising for Community Groups
 Learn how your community group can maximise its fundraising potential and strengthen its long-term sustainability.
When: Monday 16 April
Time: 5.30pm for a 6pm start to 9pm
Where: Premiere Function Centre, 29 Grey Street, Traralgon
 Light meal and refreshments served on arrival. Places are limited.
 To RSVP or for more information, visit <https://commgroupfunds.eventbrite.com.au> or contact Abby Hill 5128 5658 by Monday 9 April.

LCC-469 EOI DESIGN AND CONSTRUCTION OF GIPPSLAND REGIONAL AQUATIC CENTRE
 Expressions of Interest are invited from suitably qualified contractors to be involved in a future tender for this project.
 See www.latrobe.vic.gov.au/tenders for details.
 On 23 March an advertisement appeared in this newspaper indicating that Council is seeking to conduct a tender now. That was an error - at this stage only Expressions of Interest are sought.
 It is expected that a tender process will be conducted beginning July 2018.

LCC-473 EOI DESIGN AND CONSTRUCTION OF TRARALGON SPORTS STADIUM
 Expressions of interest are invited from suitably qualified contractors for the above.
 See www.latrobe.vic.gov.au/tenders for details.
 Submissions are to be lodged as detailed in the documentation. Council is not bound to accept the lowest or any tender.



Get council meeting decisions delivered to your inbox.
www.latrobe.vic.gov.au/subscribe

LIVE WORK LATROBE STAGE 3/C105 - MEDIA

LATROBE VALLEY EXPRESS – 5 APRIL 2018



LatrobeCity NOTICEBOARD

**MATERNAL AND CHILD HEALTH
2016/2017
FINANCIAL YEAR**

893 

HOME VISITS
BY MCH NURSES

580 

CLIENT TO MCH
NURSE CONSULTATION
TELEPHONE CALLS

841 

BIRTH NOTICES

350 

FIRST TIME
MOTHERS IN THE
LATROBE VALLEY

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To submit a question or make a presentation on an agenda item, visit www.latrobe.vic.gov.au/AddressCouncil

Next meeting: Monday 3 April 6pm

IMMUNISATION SESSIONS

Moe Service Centre & Library
1 - 29 George Street, Moe

- Tuesday 10 April 9.30am to 10.30am
- Tuesday 17 April 5.30pm to 6.30pm

Churchill Hub
Philip Parade, Churchill

- Tuesday 10 April 1pm to 2pm

Morwell Senior Citizens Centre
2 - 4 Maryvale Crescent, Morwell

- Wednesday 11 April 9.30am to 10.30am
- Wednesday 18 April 5.30pm to 6.30pm

Glengarry Maternal Child Health Centre
Main Street, Glengarry

- Wednesday 11 April 12.30pm to 1.30pm

Traralgon Service Centre & Library
34 - 38 Kay Street, Traralgon

- Thursday 12 April 9.30am to 11.30am
- Thursday 19 April 5.15pm to 7.15pm

All scheduled vaccines on the National Immunisation Program are provided free of charge for infant and secondary school children.

Please bring your Medicare card and child's health book, along with previous history of vaccinations, to the immunisation session.

If your child is ill prior to immunisation, please seek advice from your GP about vaccination at that time.

Appointments are requested for catch up vaccinations prior to attending an immunisation session for children over seven years of age.

**LATROBE CITY COUNCIL
2018/2018 DRAFT BUDGET
AND 2018-2019 DRAFT RATING
STRATEGY**

At its meeting on 3 April 2018, Latrobe City Council resolved to release its 2018/2019 Draft Budget (including proposed fees and charges) and its 2018/2019 Draft Rating Strategy for public submission.

Copies of the above documents are available for inspection at all Council service centres or you can access the document via council's website www.latrobe.vic.gov.au/budget

You can attend a Community Information Session on Monday 16 April from 5.30pm to 7pm at Latrobe City Council Corporate HQ.

Written submissions will be considered in accordance with section 223 of the Local Government Act 1989 and will be received until 5pm on Wednesday 2 May.

Submissions can be lodged via our website at www.latrobe.vic.gov.au/draftbudget, by email to latrobe@latrobe.vic.gov.au or by post to: Matthew Rogers, Manager Finance, Latrobe City Council, PO Box 264, Morwell 3840

Submissions will be treated as public documents unless otherwise specified and will be considered at the Special Council Meeting to be held from 6pm on Tuesday 15 May at Latrobe City Council Headquarters, 141 Commercial Road Morwell. Submissions should include your contact details and whether you, or a person on your behalf, would like to speak at this meeting.

Council will meet to adopt the draft budget at the Ordinary Council Meeting to be held from 6pm on Monday 4 June in the Nambur Wariga meeting room, at the Latrobe City Council Headquarters, 141 Commercial Road, Morwell.

For more information, phone Matthew Rogers, Manager Finance, on 5128 5443.

**HAVE YOUR SAY:
FUTURE USE OF
KINGSFORD RESERVE,
MOE**

Latrobe City Council is currently considering the future use of Kingsford Reserve, Moe and we want your ideas. Your feedback will help us determine if there is an identified use for the reserve or if the reserve is surplus to community requirements.

How can you get involved?

There are several ways to submit your feedback:

- In person**
A community information session will be held on Thursday, 19 April from 4pm to 6pm at the Moe Service Centre and Library, George Street.
- Online**
Upload at www.latrobe.vic.gov.au/kingsfordreserve
- By email**
To latrobe@latrobe.vic.gov.au
- By mail**
Mr Gary Van Driel, Latrobe City Council, PO Box 264, Morwell 3840

Submissions close at 5pm on Friday 27 April.

Submissions received will be considered at a future Council Meeting in accordance with Section 223 of the Local Government Act. If you make a submission you will be advised of the Council Meeting date and you will be able to speak to your submission.

All submissions will be considered public documents unless specified otherwise by the submitter.

**CAPITAL WORKS
THIS WEEK:**

- Yallourn North and Newborough – footpath replacement
- Hirst Road Bridge, Boolarra – remedial bridge works
- Rural areas – road seal prep works
- Waterhole Creek, Morwell – lighting project
- Albert Street, Moe – splitter islands
- Buckley Street, Morwell – splitter islands
- Hampton Street, Moe – road reconstruction
- Fowler Street, Moe – roundabout construction
- Traralgon to Morwell shared path, Stage 1C – Kermot Lake Precinct
- Ronald Reserve, Morwell East – netball court redevelopment
- Marshall's Road, Traralgon – road rehabilitation

TENDER

LCC-471 Traralgon to Morwell Shared Path – Stage 2A

Tenders are invited from suitably qualified contractors for the above.

See www.latrobe.vic.gov.au/tenders for details. Submissions are to be lodged as detailed in the documentation. Council is not bound to accept the lowest or any tender.

**LATROBE REGIONAL
AIRPORT BOARD**

The next meeting will be held on:
Monday 9 April from 8.30am
Latrobe Regional Airport, 75 Airfield Road, Morwell

For more information phone Neil Cooper, General Manager Latrobe Regional Airport on 5174 4702

FREE IT FORUM

Corporate HQ, Morwell
Thursday 19 April, 12noon to 2pm

Does your organisation employ more than 100 people?

Join us and learn about IT developments and challenges in a collaborative setting

- Security - data, access, breach prevention and recovery
- Disaster recovery, resources and infrastructure we could share
- Digital delivery, internal platforms and external customers
- Mobility and remote workers
- 'Internet of Things' - sensor network
- Change management and ease of use apps

For more information phone Latrobe City Council's IT team on 5128 6510 or to book, visit www.eventbrite.com.au/latrobe-city-it-forum-tickets-44469243705

**SIX STEPS TO BUSINESS
SUCCESS**

Wednesday 18 April to Tuesday 22 May 2018
Latrobe City Council Headquarters, Morwell

Six workshops over six weeks from 5.30pm to 7.30pm

Just \$40 per participant.

www.sixstepsmorwell.eventbrite.com.au

**BOOKED HARD WASTE
COLLECTION**

The next booked hard waste collection will take place from 7 May.

To book, take two Hard and Green Waste Coupons to any service centre or library by close of business Friday 20 April.

Each collection is limited to two cubic metres of acceptable household hard waste.

For more information about what you can dispose of, visit www.latrobe.vic.gov.au/waste



HAVE YOUR SAY

- Draft Bridge and Major Culvert Asset Management Plan
- Draft Carpark Asset Management Plan

Copies of the Plans are available for viewing during office hours at any of Council's service centres in Traralgon, Morwell, Moe or Churchill or online at www.latrobe.vic.gov.au/carparkasset

We're looking for your feedback.

You can make a written submission to Neil Churton, Coordinator Infrastructure Planning, Latrobe City Council, PO Box 264, Morwell 3840 until 5pm Thursday 12 April. Please indicate if you wish to speak in support of your submission at a future Council Meeting.

For more information on the Plan or review process, phone Neil Churton, Coordinator Infrastructure Planning on 5128 5477 or email neil.churton@latrobe.vic.gov.au

LIVE WORK LATROBE STAGE 3/C105 - MEDIA

LATROBE VALLEY EXPRESS – 12 APRIL 2018



LatrobeCity NOTICEBOARD

LAST MONTH IN AGED CARE

3,779

HOURS PROVIDED BY DOMESTIC ASSISTANCE

707

HOURS PROVIDED BY PERSONAL CARE

1,644

MEALS PROVIDED BY MEALS ON WHEELS

22

GROUPS/CLUBS GAINED WELCOMING & AGE FRIENDLY ACCREDITATION

HAVE YOU EVER BEEN TO A COUNCIL MEETING?

Find out what's happening in your community, meet your Councillors and understand our decision-making processes.

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To submit a question or make a presentation on an agenda item, visit www.latrobe.vic.gov.au/AddressCouncil

Next meeting: Monday 7 May 6pm





AMENDMENT C105 – LIVE WORK LATROBE PUBLIC CONSULTATION

Amendment C105 to the Latrobe Planning Scheme implements key recommendations of the Live Work Latrobe Project, which comprises three land use strategies:

- Rural Land Use
- Industry and Employment
- Housing

Attend a **Community Information Session** where members of the planning team will be available to discuss the amendment.

Churchill Town Hall
• 19 April, 10am to 7pm

Traralgon Library
• 26 April, 10am to 6pm

Glengarry Mechanics Hall
• 2 May, 10am to 7pm

Traralgon Library
• 8 May, 2pm to 7pm

Moe Service Centre
• 10 May, 10am to 7pm

RSVP on 1300 367 700 or strategicplanning@latrobe.vic.gov.au

You can find more information about Amendment C105 at www.latrobe.vic.gov.au/liveworklatrobe

The closing date for submissions is 5pm 11 May.

BOOKED HARD WASTE COLLECTION

Next booked hard waste collection will take place from 7 May

To book, take **two** Hard and Green Waste Coupons to any Service Centre or library by COB Friday 20 April. Each collection is limited to two cubic metres of household hard waste.

For more information about what you can dispose of, visit www.latrobe.vic.gov.au/waste

HAVE YOUR SAY: FUTURE USE OF KINGSFORD RESERVE, MOE

Latrobe City Council is currently considering the future use of Kingsford Reserve, Moe and we want your ideas. Your feedback will help determine if there is an identified use for the reserve or if the reserve is surplus to community requirements.

Attend a Community Information Session to find out more.

Thursday 19 April from 4pm to 6pm at Moe Service Centre and Library, George Street.

There are several ways to submit your feedback:

- **Online**
Upload at www.latrobe.vic.gov.au/kingsfordreserve
- **By email**
To latrobe@latrobe.vic.gov.au
- **By mail**
Mr Gary Van Driel, Latrobe City Council, PO Box 264, Morwell 3840

Submissions close at 5pm on Friday 27 April.

Submissions received will be considered at a future Council Meeting. If you make a submission you will be advised of the Council Meeting date and you will be able to speak to your submission.

All submissions will be considered public documents unless specified otherwise by the submitter.

CAPITAL WORKS THIS WEEK:

- Yallourn North and Newborough – footpath replacement
- Hirst Road Bridge, Boolarra – remedial bridge works
- Rural areas – road reseal prep works
- Waterhole Creek, Morwell – lighting project
- Albert Street, Moe – splitter islands
- Buckley Street, Morwell – splitter islands
- Hampton Street, Moe – roundabout construction
- Fowler Street, Moe – roundabout construction
- Traralgon to Morwell shared path, Stage 1C – Kernet Lake Precinct
- Ronald Reserve, Morwell East – netball court redevelopment
- Marshalls Road, Traralgon – road rehabilitation
- Harold Preston Reserve – lighting
- Harold Preston Reserve – carpark and bus bay

FREE IT FORUM

Thursday 19 April, 12noon to 2pm at Corporate HQ, Morwell

For more information phone Latrobe City Council's IT Team on 5128 6510 or to book, visit www.eventbrite.com.au/e/latrobe-city-it-forum-tickets-44469243705

HAVE YOUR SAY: PROPOSED MOE CUP PUBLIC HOLIDAY

Latrobe City Council is considering a proposal to declare a substitute public holiday (full-day or half-day) on Thursday 19 October for the 2018 Moe Cup. This would replace the 2018 Melbourne Cup public holiday.

We want your feedback.
Here's how you can have your say:

- **In writing**
Written submissions can be sent to Henry Morrison, Coordinator Property and Statutory Services, Latrobe City Council, PO Box 264, Morwell 3840. Please advise if you or a person acting on your behalf wish to speak in support of your submission.
- **Online**
Visit: www.latrobe.vic.gov.au/moecup to upload your feedback.

The closing date for submissions is 5pm Thursday 3 May.

Submissions will be considered at a future Council Meeting and if you submit, you will be advised of the date. Please note, that all submissions will be considered public documents unless specified otherwise by the submitter.

For more information, contact Henry Morrison, Coordinator Property and Statutory Services, on 5128 5641 or via email Henry.Morrison@latrobe.vic.gov.au

TENDER

LCC-470 Supply and Delivery of 3 Single Cab Trucks with Tipping Body

LCC-475 Roundabout Reconstruction - Cross's Road, Traralgon

Tenders are invited from suitably qualified contractors for the above.

See www.latrobe.vic.gov.au/tenders for details.

Submissions are to be lodged as detailed in the documentation. Council is not bound to accept the lowest or any tender.

LATROBE CITY COUNCIL 2018/2018 DRAFT BUDGET AND 2018-2019 DRAFT RATING STRATEGY

At its meeting on 3 April 2018, Latrobe City Council resolved to release its 2018/2019 Draft Budget (including proposed fees and charges) and its 2018/2019 Draft Rating Strategy for public submission.

You can attend a **Community Information Session on Monday 16 April from 5.30pm to 7pm at Latrobe City Council Corporate HQ.**

Copies of the documents are available at all Council Service Centres or you can read them on Council's website. Visit www.latrobe.vic.gov.au/draftbudget to find out how to make your submission.

Submissions close 2 May.

HAVE YOUR SAY: DRAFT BUILDING ASSET MANAGEMENT PLAN

Latrobe City Council has prepared a draft Building Asset Management Plan that:

- Captures our current knowledge
- Presents our current levels of service
- Considers the approach and costs for maintenance
- Considers the renewal of the building assets over the short, medium and long-term

Copies of the **Draft Building Asset Management Plan** are available for viewing during office hours at any of Council's service centres or online at www.latrobe.vic.gov.au/

We're looking for your feedback.

You can make a written submission to Neil Churton, Coordinator Infrastructure Planning, Latrobe City Council, PO Box 264, Morwell 3840 until 5pm Monday 14 May. Please indicate if you wish to speak in support of your submission at a future Council Meeting.

For more information on the Plan or review process, phone Neil Churton, Coordinator Infrastructure Planning on 5128 5477 or by email at neil.churton@latrobe.vic.gov.au

COMMUNITY IMMUNISATION SESSIONS

Moe Service Centre & Library
1 - 29 George Street, Moe
• Tuesday 17 April
5.30pm to 6.30pm

Morwell Senior Citizens Centre
2 - 4 Mayvale Crescent, Morwell
• Wednesday 18 April
5.30pm to 6.30pm

Traralgon Service Centre & Library
34 - 38 Kay Street, Traralgon
• Thursday 19 April
5.15pm to 7.15pm

SIX STEPS TO BUSINESS SUCCESS

Wednesday 18 April to Tuesday 22 May

Latrobe City Council HQ, Morwell

Six workshops over six weeks from 5.30pm to 7.30pm.

Just \$40 per participant.

www.6stepsmorwell.eventbrite.com.au

PHONE 1300 367 700 • WEB www.latrobe.vic.gov.au • ADDRESS 141 Commercial Road, Morwell • FACEBOOK www.facebook.com/latrobeicity

LIVE WORK LATROBE STAGE 3/C105 - MEDIA

LATROBE VALLEY EXPRESS – 19 APRIL 2018



LatrobeCity NOTICEBOARD

**ROADS
AND PATHS**
1455km
OF MUNICIPAL ROADS

1million
SQUARE METRES OF
CONCRETE FOOTPATH

597km
DRAINAGE PIPE

18000
DRAINAGE PITS

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To submit a question or make a presentation on an agenda item, visit www.latrobe.vic.gov.au/AddressCouncil

Next meeting: Monday 7 May 6pm

ROAD SAFETY UPGRADES FOR HAUNTED HILLS ROAD IN NEWBOROUGH/YALLOURN

Residents are advised that Haunted Hills Road, between Decampo Drive and the Yallourn Cemetery, has been identified for safety upgrade works.

When and for how long?

The works are expected to start late 2018 and take 10 weeks to complete. Access will be maintained for local residents. Some minor delays are expected.

What works will be undertaken?

- Construction of pavement widening for guard rail installation
- Shoulder widening for a new breakdown area
- Tree removal
- Signage
- Linemarking

Find out more by attending the information session on Tuesday 1 May, Moe Library between 5pm and 7pm.

If you are unable to attend this meeting, we welcome your feedback or comments in relation to the proposed works. Please submit any comments or queries via email to infrastructure@latrobe.vic.gov.au or in writing to Civil Works Administration, PO Box 264, Morwell, 3840 by Tuesday 15 May.

All Access Weekend

Latrobe Leisure Morwell, 45 McDonald St

Free access to the Leisure Centre including gym, pool and fitness classes

CAPITAL WORKS THIS WEEK:

- Yallourn North and Newborough – footpath replacement
- Rural areas – road resal prep works
- Waterhole Creek, Morwell – lighting project
- Buckley Street, Morwell – splitter islands
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- Traralgon to Morwell shared path, Stage 1C – Kermot Lake Precinct
- Ronald Reserve, Morwell East – netball court redevelopment
- Marshall's Road, Traralgon – road rehabilitation
- Harold Preston Reserve, Traralgon – lighting
- Harold Preston Reserve, Traralgon – carpark and bus bay

LATROBE CITY TRUST SCHOLARSHIP APPLICATIONS

2018 MSE Williams (Youth Support) Fund

Grants of up to \$500 are available to support any young person to advance themselves, in any field of endeavour including (but not limited to) education and training; visual or performing arts; sport; trade skills; music; in order to pay for or subsidise associated expenses eg. compulsory fees, equipment, textbooks, etc.

2018 Latrobe Community Arts Fund

The purpose of the Latrobe Community Arts Fund is to facilitate the development, promotion and encouragement of the arts in the Latrobe community.

- Music
- Visual Arts including drawing, painting, ceramics and sculpting
- Literature
- Performing Arts including film and theatre productions, set design, lighting, makeup

Applications for both funds close at 5pm, Sunday 29 April.

For more information and eligibility for each fund, visit www.latrobe.vic.gov.au/latrobe-city-trust

To apply visit www.latrobe-city-trust-smartygrants.com.au

For support in completing your application, phone the Grants Officer on 1300 367 700.

LATROBE LEISURE MORWELL: ALL ACCESS WEEKEND

Want to get active and healthy?

Come along for Latrobe's official launch of #ThisGirlCanVIC Campaign from 2pm Saturday 21 April.

Latrobe Leisure Morwell has plenty on offer for free this weekend:

- Gym, pool and fitness classes
- Stand Up Paddle-boarding
- Soccer Mums (Futsal)
- Rock-up Netball
- Free Movies: *Despicable Me 3* on Saturday from 5.30pm and *The Best Exotic Marigold Hotel* on Sunday from 2pm
- Otto the Inflatable Obstacle Course: Sunday 1pm to 4pm
- Join Latrobe Leisure! No admin fee when joining in April (minimum two-month purchase). All patrons who sign up for a membership this weekend will receive a free drink bottle and Latrobe Leisure towel (while stocks last).

For more information visit www.latrobe.vic.gov.au phone 5128 6200 or email llm@latrobe.vic.gov.au

TENDER

LCC-476 Old Melbourne Road Shoulder Widening

LCC-478 Design & Construct Boardwalks

LCC-479 Reconstruct Eden Street, Moe & Tuxford Street, Newborough

LCC-480 Install underground pipeline at Highland Highway Landfill

Submissions are invited from suitably qualified contractors for the above.

See www.latrobe.vic.gov.au/tenders for details.

Submissions are to be lodged as detailed in the documentation. Council is not bound to accept the lowest or any tender.

DAIRY AND AGRICULTURAL FARMING FORUM

Changes, Challenges and Moving Forum

Local farmers, associated businesses, industries and community members in Latrobe and Gippsland are invited to attend a forum focusing on:

- Changes in different farming and agricultural industries, including market trends across Gippsland, Victoria and beyond
- Assessing business performance, exploring what options are available and making decisions for the future
- Practical strategies for dealing with change and uncertainty, recognising stress on the farm and what you can do about it

Guest speakers include Peter Kostos (Stock & Land), John Mulvaney (OMJ Consulting) and Ash Honsburgh (Latrobe Regional Hospital).

When: Wednesday 2 May

Time: 11.30am to 2.30pm

Where: Yinnar Recreation Reserve, Jumbuk Road, Yinnar

The forum is funded by the Victorian Government and supported by Latrobe City Council and the Victorian Farmer's Federation. Lunch and refreshments provided. To RSVP or for more information visit www.lcfarmingforum.eventbrite.com.au or phone Abby Hill, Community Development Officer on 5128 5658 by Friday 27 April.

NOW RECRUITING FAMILY DAY CARE EDUCATORS

- Work from home
- Select your own hours and days
- Full support provided from the Family Services Team
- Competitive pay rates
- Highly demanded services
- A high level of job satisfaction

Please note all educators are required to have at least an approved Certificate III Early Childhood Education and Care qualification as well as a Working With Children Check.

For more information phone the Family Day Care team on 5128 5400 or 1300 367 700.

2019 PRESCHOOL ENROLMENTS ARE CURRENTLY OPEN

If your child turns four by 30 April 2019, they can go to preschool. All 2019 enrolments must be completed online.

Visit www.latrobe.vic.gov.au/preschool

Once you've submitted your enrolment you will receive an automatic response to confirm receipt of your application.

Closing date is 30 June 2018

For assistance in completing an enrolment form phone the Family Services Team on 1300 367 700.

2019 Preschool enrolments are currently open until 30 June



LIVE WORK LATROBE STAGE 3/C105 - MEDIA

LATROBE VALLEY EXPRESS – 26 APRIL 2018



LatrobeCity NOTICEBOARD

**2017/2018 COMMUNITY
GROUP WORKSHOPS SO FAR**

5 

WORKSHOPS DELIVERED

260 

ATTENDEES

125 

GROUPS PARTICIPATED

HAVE YOU EVER BEEN TO A COUNCIL MEETING?

Find out what's happening in your community, meet your Councillors and understand our decision-making processes.

To read the agenda and subsequent minutes visit www.latrobe.vic.gov.au/MinutesandAgendas

To submit a question or make a presentation on an agenda item, visit www.latrobe.vic.gov.au/AddressCouncil

Next meeting: Monday 7 May 6pm

CAPITAL WORKS THIS WEEK:

- Yallourn North and Newborough – footpath replacement
- All areas – road resal prep works
- Waterhole Creek, Morwell – lighting project
- Buckley Street, Morwell – splitter islands
- Hampton Street, Moe – road reconstruction
- Fowler Street, Moe – roundabout construction
- Traralgon to Morwell shared path, Stage 1C – Kermot Lake Precinct
- Ronald Reserve, Morwell East – netball court redevelopment
- Marshalls Road, Traralgon – road rehabilitation
- Harold Preston Reserve, Traralgon – lighting
- Harold Preston Reserve, Traralgon – carpark and bus bay
- Bushfield Court, Traralgon – asphalt overlay
- George Street, Morwell – drainage

NOTICE OF SPECIAL COUNCIL MEETING

A special Council Meeting will be held in the Nambur Wangia Meeting Room, Corporate Headquarters, 141 Commercial Road, Morwell on Tuesday 15 May commencing at 6pm to consider the following item:

- Hear submissions on the Latrobe City Council 2018/2019 Draft Budget and 2018/2019 Draft Rating Strategy

The agenda will be available on our website www.latrobe.vic.gov.au, on Friday 11 May or at our Service Centres.

RATES INSTALMENT PAYMENT DUE

If you have elected to pay your 2017/18 rates and charges by instalments, the fourth instalment is due by 31 May.

If you are unable to make a payment by the due date please contact our rates team on 1300 367 700 to discuss an alternative payment arrangement or visit www.latrobe.vic.gov.au/rates.

Accounts that are unpaid by the due date will incur interest.

DAIRY AND AGRICULTURAL FARMING FORUM
Changes, Challenges and Moving Forward

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Lunch and refreshments provided. To RSVP or for more information visit www.lcfarmforum.eventbrite.com.au or phone Abby Hill, Community Development Officer on 5128 5658 by Friday 27 April.

HELLO, BEAUTIFUL! WRITING YOUR LIFE WORKSHOP WITH HANNIE RAYSON
Friday 11 May from 5.30pm to 7.30pm

Latrobe Performing Arts Centre

A workshop for anyone who has ever said, "I tell you, the things that have happened to me – I could write a book about it."

Well here's your chance. No experience necessary. Easy, fun strategies to get you started and keep you going.

Participants will need to bring:

- An object which is significant to someone you care about.
- A photograph which is significant to you personally and which takes you back to an earlier time in your life.
- An account/anecdote/observation/wisdom which someone told you, and which you find revealing, or amusing or precious or shocking. Something which speaks to you at a deep level. Write it down and bring it.
- A laptop or a notepad and pen.

Bookings essential as there are limited places. To book visit the Box Office at www.latrobe.vic.gov.au/PAWHATSON or phone 5176 3333

HAVE YOUR SAY: DRAFT BUILDING ASSET MANAGEMENT PLAN

Latrobe City Council has prepared a draft Building Asset Management Plan that:

- Captures our current knowledge
- Presents our current levels of service
- Considers the approach and costs of maintenance
- Considers the renewal of the building assets over the short, medium and long-term

Copies of the *Draft Building Asset Management Plan* are available for viewing during office hours at any of Council's Service Centres or online at www.latrobe.vic.gov.au.

We're looking for your feedback.

You can make a written submission to Neil Churton, Coordinator Infrastructure Planning, Latrobe City Council, PO Box 264, Morwell 3840 until 5pm Monday 14 May. Please indicate if you wish to speak in support of your submission at a future Council Meeting.

For more information on the Plan or review process, phone Neil Churton, Coordinator Infrastructure Planning on 5128 5477 or by email at neil.churton@latrobe.vic.gov.au

ROAD SAFETY UPGRADES FOR HAUNTED HILLS ROAD IN NEWBOROUGH/YALLOURN

Residents are advised that Haunted Hills Road, between Decampo Drive and the Yallourn Cemetery, has been identified for safety upgrade works.

When and for how long?

The works are expected to start late 2018 and take 10 weeks to complete. Access will be maintained for local residents. Some minor delays are expected.

What works will be undertaken?

- Construction of pavement widening for guard rail installation
- Shoulder widening for a new breakdown area
- Tree removal
- Signage
- Linemarking

Find out more by attending the information session on Tuesday 1 May, Moe Library between 5pm and 7pm.

If you are unable to attend this meeting, email your feedback to infrastructure@latrobe.vic.gov.au or write to Civil Works Administration, PO Box 264, Morwell, 3840 by Tuesday 15 May.

PRESCHOOL OPEN DAY
Tuesday 15 May from 3.30pm to 5pm

Is your child going to preschool next year? Attend a Preschool Open Day and find out more about the indoor and outdoor environments.

All Latrobe City preschools will be open!

For a list of our preschool services visit www.latrobe.vic.gov.au/preschool

Please note session times, days and staff are not yet determined.

You can call 1300 367 700 to book a suitable time to view one of our services if you can't make the above.

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MAY IS LITERARY MONTH AT OUR LIBRARIES
Sydney Writers Festival
Livestream at Moe Library: 4, 5, 6 May

For program details visit: www.latrobe.vic.gov.au/SydneyWritersFestival

Latrobe City Literary Festival
Moe and Traralgon Libraries: 25, 26, 27 May

For program details visit: www.latrobe.vic.gov.au/literaryfestival

PHONE 1300 367 700 - WEB www.latrobe.vic.gov.au - ADDRESS 141 Commercial Road, Morwell - FACEBOOK www.facebook.com/latrobe.vic

news

www.lvexpress.com.au

Fears rezoning could impact investments

By MICHELLE SLATER

YINNAR South ratepayers say they have been left in the dark over a proposed Latrobe City Council zoning amendment they fear will prevent them from subdividing or building on their own blocks.

A Latrobe City planning amendment scheme to rezone areas across the municipality is proposing to back-zone Yinnar South from rural living to farming.

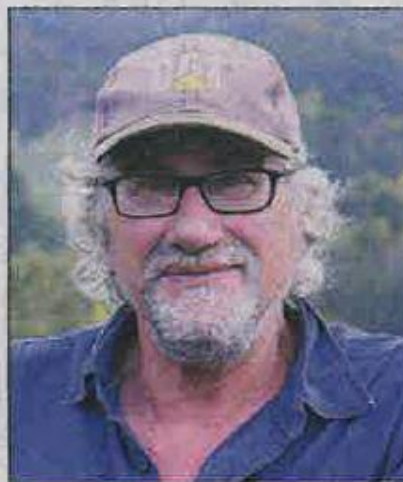
However, residents believe the changes have not been clearly explained even after attending council drop-in sessions.

Yinnar South landholders held a community meeting last week to learn about each other's concerns and try to understand the potential impacts of the planned amendments.

The district is made up of a mix of larger and smaller rural lifestyle blocks. The rezoning would affect 1275 hectares in Yinnar South.

Beef grazer Norm Albutt owns 60 hectares that he was planning to subdivide to help fund his retirement, but fears the zoning changes will force him to pull the plug on these plans.

"I cannot see a benefit of this



NORM ALBUTT

being back-rezoned. For me, this will stop future subdivision of my property, which was my retirement plan for when I bought this place in the '90s," he said.

"Other people are unclear about the implications for them, particularly if they want to build on smaller rural blocks, put up a granny flat, or rebuild if their house burns down."

He said the rural living zone put in place in the 1900s had allowed many small blocks to be created in the area.

"Under this proposal, other areas in Latrobe City are being rezoned from farming to rural living to reflect small lot sizes.

"This is a direct contradiction of the proposed rezone in Yinnar South."

A council report recommended the area to be back-zoned because the precinct was surrounded by forests and plantations, making it a high risk bushfire area, with steep terrain and limited road access.

"This is an incorrect statement, as we have a number of routes to get out of the community," Mr Albutt said.

"We have excellent road access, we are only six minutes from Yinnar, and the fire risk is no greater than anywhere else."

Latrobe city development acting general manager Gail Gatt said she was aware some Yinnar South residents were concerned but said council also received submissions in support of the project.

"The Yinnar South area is perfectly positioned to be able to benefit from the Rural Tourism Policy within the amendment with the potential niche farming, boutique accommodation, farm gate sales," she said.

"This activity supports a diversified economy and job creation for a relatively untapped market within Latrobe."

Developers dismayed by knock back

By MICHELLE SLATER

PROPONENTS of a contentious 16-unit development application on a quiet Traralgon court are dismayed that Latrobe City Council rejected a third extension to start building.

The permit had been delayed for five years due to developer Michael Pogorzelski's ill-health.

Mr Pogorzelski applied for an extra 12 months to start the project in McClure Court which is part of Sherwood Estate in Traralgon.

But councillors quashed it as it had dragged on for too long and the plan

contradicted Latrobe's draft housing strategy.

Latrobe City originally knocked back the application after neighbours formed Sherwood Park Action Group to object to the development.

Locals feared it would affect neighbourhood character and amenity, create parking problems and attract too many cars to the quiet court location.

However, the development was later given the green light at VCAT but Mr Pogorzelski shelved it for five years.

Developer assistant Cecile Leibowitz said she was "disappointed" by council's latest decision.

"He [Mr Pogorzelski] fell ill after he got the permit as the pressure was too much and he has not recovered, he is not well. The VCAT process put him under a lot of stress," Ms Leibowitz said.

Ms Leibowitz had wanted a further 18 month extension. She said Mr Pogorzelski was waiting for an operation and a 12 month extension would not be enough time to recover.

She said the application would have opened up living options for single, older people to live within a community with the security of neighbours close by.

"They could have lived in a nice place instead of in a retirement home. They

could have watched children playing in the street," she said.

Ms Leibowitz said she would not make any further comment about future intentions for the permit or whether they would appeal Latrobe's decision.

Cr Kellie O'Callaghan said she and her colleagues were aware of the level of ill-will in the community against the application.

"I think council has been more than able to provide the time allocated in the past. I think that is now enough. I don't think we should allow an extension," she said.

Cr Dale Harriman said approving this type of high-density living in that location went against a *Live Work Latrobe* draft housing strategy that set out where developments should go.

"Our high density needs to be centred around the CBD and grow out from there," Cr Harriman said.

"People buying new developments heading out of town want somewhere like Sherwood Park to bring up their kids, which is why this area had a lot of courts within it.

"They don't want rat-runs, or 20 or 30 people living next door."

LATROBE VALLEY EXPRESS – 19 JULY 2018 – FRONT COVER, full article here:

<http://www.latrobevalleyexpress.com.au/story/5536270/councils-massive-land-use-shake-up/>

Council's massive land use shake-up

By **HEIDI KRAAK** and **TRACEY MATTHIES**

LATROBE City Council heard from 20 speakers at a special meeting on Monday night to receive public submissions on the single largest planning revision undertaken by a Gippsland council in terms of scope of land affected.

The amendments to the Latrobe Planning Scheme involve widespread rethinking of land use strategies in what a council report described as a deliberate and controversial intervention "in the present trajectory of growth and development of Latrobe City".

The amendment comprises a number of zoning and overlay changes in three key areas including housing, industry and employment, and rural land use, affecting most areas of the municipality.

Council said the changes were designed to secure long-term job creation and industry diversification amidst the region's "rapidly changing economic landscape".

The proposed amendments were open for public exhibition between March 22 and May 11 and council received 157 written responses.

In a report prepared for Monday's special meeting, council acknowledged "elements

of the amendment are controversial and [are] likely to affect members of the community in different ways".

An independent planning panel will compile a report alongside council's recommendations to reduce the risk of potential or perceived conflicts of interest from staff or councillors due to the extensive proposed changes across the municipality.

During the exhibition period, council distributed 12,040 direct notices to owners and occupiers of properties considered to be most impacted by the changes, and held 11 all-day information sessions.

Among the 157 written responses, council received submissions from Federation University, the Environment Protection Authority, West Gippsland Catchment Management Authority, Baw Baw Shire Council, the Department of Economic Development, Jobs, Transport and Resources, Energy Australia, the Country Fire Authority, Victorian Farmers Federation, a number of community members and residents, and many more.

Latrobe City Council chief executive Gary Van Driel said council heard speakers who were supportive of the amendment at the

Continued on page 9

Planning change supported

By HEIDI KRAAK

PROPOSED changes to the Latrobe Planning scheme will bring people to the region to purchase small-acre properties, a Latrobe Valley real estate agent director has said.

The amendments to the scheme form the largest planning revision undertaken by a Gippsland council to date and involve large-scale rethinking of land use strategies which could potentially impact most areas of the municipality.

The multi-faceted amendments comprise a number of zoning and overlay changes in three key areas of housing, industry and employment and rural land use.

Addison Real Estate director Ted Addison said he had been "very critical for a long time" of the government's rural zoning laws.

"There are hundreds of five and

10-acre blocks of land, blocks that are zoned rural so subsequently you can't build a house on them unless you can prove you have some rural activity," he said.

"Five-acre blocks are becoming scarcer and scarcer.

"So I think this amendment will assist us in allowing houses to be built on smaller acreage allotments, have a hobby farm as we have in the past."

Mr Addison said there were a number of infill sites, small blocks of empty land, that were difficult to sell for residential development as developers require larger blocks to put roads and infrastructure on.

"[The amendment] is a step in the right direction to find a way to develop these lots scattered around the city boundary," he said.

"They are sitting there because of the stringent requirements to build a house."

Latrobe Valley Planning chief draftsman Sue Abbott supported the proposed changes however had some concerns, specifically around a 200-metre radius around Rutherglen Road, Newborough categorised by the proposed plans as having "incremental change" encouraging moderate housing growth.

"In the report it states Moe/Newborough are the lowest wage income areas in Latrobe City, our average income is the lowest ... and we have an ageing population," she said.

"There are large blocks of road that could potentially be turned into nice little two or three bedroom, single-storey buildings for the ageing.

"There are lots of people that would snap up these properties in five seconds flat ... but there is nowhere to go because there is not that kind of home in those kinds of precincts."

Koala plan gets thumbs up

By MICHELLE SLATER

ENERGYAUSTRALIA is backing a Latrobe City Council plan to create a biolink from the Strzelecki Ranges to the alpine ranges which will help create habitats for genetically significant local koala populations.

The proposal is part of a major shake-up of a Latrobe land use scheme with its Live Work Latrobe rural land use strategy.

The strategy aims to create a biodiversity corridor that would stretch from Boolarra towards the northern boundaries of the shire.

It includes identifying significant flora and fauna within the proposed biodiversity corridor including nationally significant Strzelecki koala populations.

Part of the strategy would be working with the Latrobe Valley Mine Rehabilitation Advisory Committee to explore mine rehabilitation areas to form part of the biolink.

EnergyAustralia Yallourn mining manager Ron Methers said the council's proposed strategy was already tying-in with the company's rehabilitation and revegetation activities.

He said the company had put in a submission of support for the biolink, as EnergyAustralia was establishing biolinks within its own boundaries, within the planned footprint of the biolink.

He said so far, they had rehabilitated more than 1300



Rehabilitation: EnergyAustralia's revegetation scheme is creating habitats for Strzelecki koalas.

photograph hayley mills

hectares of land and planted 25,000 Strzelecki gums in a drainage corridor Latrobe Road to Torres Lane.

He said they had created a walking track which he hoped could be extended to link up to an old rail trail to the former Morwell briquette factory.

"We sent a letter of support to Latrobe City Council outlining our work. The next step will be to have discussions with Latrobe to make sure our plantings complement their vision," Mr Methers said.

Mr Methers said field experts had visited the restored wetlands to do native bird surveys and run introduced pest-control programs.

"This summer we had a koala in the mine watching the trucks from the overburden," he said.

Mr Methers said EnergyAustralia planned to create a lake in the mine void, which would be three-and-a-half times bigger than Blue Rock Dam, and link with Latrobe and Morwell rivers.

Federation University is also on board with Latrobe's proposed biolink and had recently completed a major genetic study of Victorian koala populations.

Researcher Wendy Wright said the study showed local koalas were of clear conservation significance as they were genetically more diverse than other Victorian koalas.

Council push to break block size shackles

By HEIDI KRAAK

DEVELOPERS don't want to develop in Latrobe City because land size is too small, councillor Brad Law said at Monday night's ordinary council meeting.

"Basically, we have developers that want to develop but want to develop on a larger scale."

A council report said the *Live Work Latrobe* document endorsed by Latrobe City Council at the meeting

was required to address current land use zoning.

Cr Graeme Middlemiss told the meeting Latrobe City had been frustrated for a number of years of "having to adhere to state rules".

"We want country-town-sized blocks, not crowded, Melbourne-sized blocks," Cr Middlemiss said.

"By getting approval for this strategy... hopefully it will free us from the shackles we have at the moment."

The report said "it is considered

that intervention in current land use zoning and overlay arrangements is necessary in order to secure our regional city role and the associated opportunities for immediate investment and long-term growth this status provides".

Cr Dale Harriman said the document was relevant to the agricultural sector as well as it would work to "protect our prime agricultural land".

"When we go to VCAT in the future, say we have a developer, we can turn

around and say it does not fit with the strategy that has been endorsed and it doesn't work in our area," Cr Harriman said.

The document will go on public exhibition, but council could not confirm before time of print when this would occur.

"Have a read and put your submissions in. Let's us determine our own future and not be directed by state government," Cr Harriman said.

LIVE WORK LATROBE STAGE 3/C105 - MEDIA

LATROBE VALLEY EXPRESS – 5 APRIL 2018 (COAL RELATED)

Submission to remove coal overlays wins council support

By HEIDI KRAAK

UP to 466 potential jobs had been blocked by government red tape, including coal overlays and buffers to industrial-zoned land in the Latrobe Valley, according to a Latrobe City Council draft submission to the Latrobe Valley Taskforce.

The submission stated more than 800 hectares of land was impacted by the constraints, which the report also credited with the potential loss of an estimated \$121 million worth of private investment in the region.

The submission called for the state

government, "as a matter of urgency", to revise the state planning coal policy provisions and remove the State Resource Overlay from industry-zoned land south of Morwell and to fast-track the establishment of an infrastructure-funding mechanism.

In the submission, Latrobe City chief executive Gary Van Driel said the issues were evidenced by the experiences of Regional Development Victoria, Latrobe Valley Authority and council officers who had "consistently been unable to source suitable land for new industries".

Latrobe City councillors endorsed the

submission, which also has the support of Red Tape Commissioner Matthew Butlin, who was consulted in the development of the document.

Speaking at Tuesday night's ordinary council meeting, Cr Sharon Gibson said there was a lack of suitable industrial zones in Latrobe City for industry and businesses to establish and expand.

"A lot of these areas are hijacked with coal overlay and zoning," she said.

"The submission highlights over 800 hectares of industry-zoned land, the majority [of which] is not presently available for development."

Cr Gibson said the establishment of business and industry was crucial in creating more jobs in the region long term.

"We want jobs. It is really important we put a submission through to highlight this, to address the problem, that will eventually bring us more jobs," she said.

A state government spokesperson said coal protection overlays were being reviewed in the Latrobe Valley to "balance the protection of the state's largest natural resource endowment with the other opportunities to promote economic development and growth".

LATROBE VALLEY EXPRESS – 17 MAY 2018 (COAL RELATED)

Coal land to be freed

By BRYCE EISHOLD

PARCELS of land previously reserved for coal will be made available for industrial and economic developments with the state government expected to announce the abolishment of coal protection overlays today.

Three parcels of land near Firmins Lane south of Morwell, west of Yinnar and a section in the Gormandale Flora

Reserve have been deemed to have little or no useable coal resources and will be opened up for new businesses and developments in the region.

The land was safeguarded in the late 1980s to protect coal resources for potential additional power stations and industries reliant on the resource that never came to fruition.

Thirty areas across the Latrobe City and Wellington municipalities are being

reviewed by the planning minister in a move expected to fast-track regional development should the safeguards be lifted.

It comes on the same day the state government will announce a Growing Regional Opportunities for Work (GROW) initiative which they say will create jobs and drive local business.

The review into coal overlays, however, will ensure reviewed land is fit for

purpose and supports the development of the region's key industries.

"This is about modernising planning provisions in the Valley, to support the future growth and economic development of the region," Minister for Planning Richard Wynne said.

The parcels of land include more than 17 square kilometres along Firmins Lane, 880 square metres west of Yinnar and 320 square metres in the

Gormandale Flora Reserve, pending approval from the minister.

The review was part of the government's *Statement on Future Uses of Brown Coal* strategy funded in the impending state budget.

"These changes will attract new businesses and industries and support the Valley's continued transition to a new

Continued on page 8

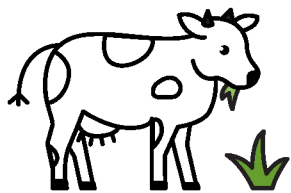
LIVE WORK LATROBE STAGE 3/C105 – EXHIBITION NOTICE

NOTIFICATION LETTER SENT TO LANDOWNERS/OCCUPIERS - WITH EXPLANATORY REPORT AND FLYER

Live Work Latrobe

Amendment C105 to the Latrobe Planning Scheme is now on public exhibition and we want you to have your say.

The amendment affects the majority of land across Latrobe City. So if you own land, or have an interest in how our community will grow and change in the future, it is important that you find out more.



Rural Land Use

- Support established industries such as agriculture and forestry
- Promote emerging opportunities such as rural tourism
- Revise zoning to recognise the importance of farming land
- Protect our environment

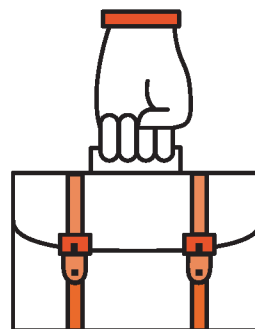


Housing

- Define what types of houses are appropriate for what types of land
- Preserve the character of established neighbourhoods
- Ensure housing meets changing community needs, including higher density housing

Industry and Employment

- Unlock new investment and employment opportunities
- Leverage our strengths in engineering and establish a home for heavy industry
- Identify restrictions of historical coal policies
- Improve the appearance of industrial land



Information session times are provided over the page. You can also find out more and **have your say** at www.latrobe.vic.gov.au/liveworklatrobe or phone Strategic Planning on 1300 367 700.

Amendment C105

Live Work Latrobe

will be on public exhibition from 22 March to 11 May

Information Session Times

LOCATION	DATE	TIME
Morwell Bowls Club, Function Room	27 March	10am–7pm
Churchill Town Hall	29 March	10am–4pm
Moe Service Centre and Library	3 April	10am–7pm
Morwell HQ	6 April	2pm–7pm
Toongabbie Mechanics Hall	10 April	10am–5pm
Yinnar & District Memorial Hall	12 April	10am–7pm
Churchill Town Hall	19 April	10am–7pm
Traralgon Service Centre and Library	26 April	10am–6pm
Glengarry Mechanics Hall	2 May	10am–7pm
Traralgon Service Centre and Library	8 May	2pm–7pm
Moe Service Centre and Library	10 May	10am–7pm

Next Steps – Planning Scheme Amendment Process

Preparation and Ministerial authorisation to exhibit amendments to the planning scheme
(as recommended by each of the Live Work Latrobe Strategies)

Current Stage

Public exhibition of Amendment and seeking submissions

Submissions to Amendment considered by Council

Independent Planning Panel consideration of submissions and completion of panel report

Council consideration of Planning Panel recommendations and determination to proceed with or without changes

Ministerial consideration and approval of amendment and subsequent introduction to the planning scheme

View the Details

The Planning Scheme amendment documents can be viewed at:

www.latrobe.vic.gov.au/liveworklatrobe

Hard copies can be viewed at Latrobe City Council service centres during business hours at:

- 34–38 Kay Street, Traralgon
- 141 Commercial Road, Morwell
- 1–29 George Street, Moe
- 9–11 Phillip Parade, Churchill

For more information please contact:

NATHAN MISIURKA
Senior Strategic Planner
(03) 5128 5499
Nathan.Misiurka@latrobe.vic.gov.au

LORRAE DUKES
Coordinator Strategic Planning
(03) 5128 5462
Lorrael.Dukes@latrobe.vic.gov.au

Make a Submission

You can make a submission by:

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

Email latrobe@latrobe.vic.gov.au —
attention: Strategic Planning

Website www.latrobe.vic.gov.au/liveworklatrobe

Please note for your submission to be considered you must include your name and address.

Submissions close Friday 11 May

Our ref: 1811928
20 March 2018

Latrobe City ABN 92 472 314 133
Telephone 1300 367 700
Facsimile (03) 5128 5672
TTY (NRS) 133 677
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[REDACTED]

R0_1

**AMENDMENT C105 TO THE LATROBE PLANNING SCHEME
NOTICE OF PREPARATION OF AN AMENDMENT**

Council has prepared Amendment C105 to the Latrobe Planning Scheme. The Amendment makes a range of changes that will affect how land may be used or developed within either of the following zones:

- Residential Zone;
- Rural Living Zone;
- Farming Zone;
- Industrial Zone;


You have been notified as the amendment proposes changes that will likely affect your property and surrounding area.

An information sheet is provided with this letter detailing the location and time of Information Sessions being held during the exhibition period, along with details explaining how to make a submission. Also enclosed with this letter is the formal notice of the amendment which is being sent in accordance with Section 19 of the Planning & Environment Act 1987 (Act).

For submissions to be considered you must include your name and address. Submissions are also required to be available for any person to inspect and copies may be made available for the relevant period as set out in the Act.

Please note that the closing date for written submissions is 11 May 2018. For further information regarding this matter please contact me, by e-mail nathan.misiurka@latrobe.vic.gov.au or telephone (03) 5128 5499.

Yours sincerely



NATHAN MISIURKA
Senior Strategic Planner

Encl:
Formal Notice
Information Sheet

Planning and Environment Act 1987

LATROBE PLANNING SCHEME

Notice of the preparation of an amendment

Amendment C105

The Latrobe City Council has prepared Amendment C105 to the Latrobe Planning Scheme.

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 5 and 6.

The Amendment implements key recommendations of the Live Work Latrobe project, comprising three distinct yet complementary land use strategies including: Housing Strategy; Industry and Employment Strategy; and the Rural Land Use Strategy.

The Amendment:

- Amends the Municipal Strategic Statement at Clause 21 to implement the recommendations of the Rural Land Use Strategy, Industry and Employment Strategy and Housing Strategy by way of:
 - Amending the Traralgon, Traralgon West and Morwell Main Town Structure Plans to align with the recommendations of the Housing Strategy and Industry 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 the 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 including Farming Zone Schedule 1 - Commercial Agriculture and the Farming Zone Schedule 2 - Mixed Use Farming.
- Rezones land located within the Farming Zone to 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 included within 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 outlined in the Housing Strategy.
- Replaces the Rural Living Zone Schedules 1-6 with three new Schedules.
- Implements the recommendations of the Rural Land Use Strategy by rezoning additional land for rural living purposes and applying the Development Plan Overlay - Schedule 8 to new Rural Living Precincts where land is significantly fragmented.
- Rezones an area of approximately 1275 hectares of land 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 Industry 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 2).
- Introduces each of the Live Work Latrobe land use strategies as Reference Documents to the Latrobe Planning Scheme.

You may inspect the amendment, any documents that support the amendment and the explanatory report about the amendment, free of charge, during office hours, at the following locations:

- Corporate Headquarters, 141 Commercial Road, Morwell VIC 3840
- Traralgon Service Centre, 34-38 Kay Street, Traralgon VIC 3844
- Moe Service Centre, 1-29 George Street, Moe VIC 3825
- Churchill Service Hub, 9-11 Philip Parade, Churchill VIC 3842
- at the Department of Environment, Land, Water and Planning website: www.delwp.vic.gov.au/public-inspection.

Any person who may be affected by the amendment may make a submission to the planning authority about the amendment. Submissions must be made in writing giving the submitter's name and contact address, clearly stating the grounds on which the amendment is supported or opposed and indicating what changes (if any) the submitter wishes to make.

Name and contact details of submitters are required for council to consider submissions and to notify such persons of the opportunity to attend council meetings and any public hearing held to consider submissions. The closing date for submissions is 11 May 2018.

A submission must be sent to the Latrobe City Council, Strategic Planning, PO Box 264, Morwell, VIC, 3840 or Latrobe@latrobe.vic.gov.au

The planning authority must make a copy of every submission available at its office for any person to inspect free of charge for two months after the amendment comes into operation or lapses.

GARY VAN DRIEL
Chief Executive Officer

LIVE WORK LATROBE STAGE 3/C105 – FAQ SHEETS



Housing Strategy

The Housing Strategy provides a framework to guide housing growth and change across Latrobe City. This will ensure a diverse range of dwelling opportunities is provided to meet current and future housing needs.

The Housing Strategy classifies residential land into four broad categories outlined below.

Substantial Change

Support housing growth and diversity at increased densities to maximise access to existing services, transport and infrastructure. Future housing in Substantial Change Areas will generally be in the form of low scale apartments, shop-top housing, townhouse and unit developments.

Incremental with Access Areas

Encourage moderate housing growth and change in a manner which responds to the surrounding character. Incremental Change Areas will encounter modest housing growth in the form of townhouses, units and dual occupancy development as well as detached houses.

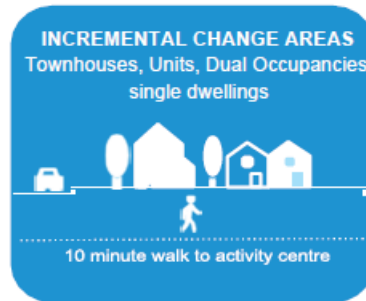
Limited Change Areas

Provide for a limited degree of housing growth and change in established residential areas. Limited Change Areas will encounter some housing change in the form of townhouses, units and dual occupancy developments in locations with good access to an identified Local or Neighbourhood Activity Centre. New development in the wider Limited Change Area will comprise dual occupancies and detached houses.

Minimal Change Areas

Allow for minimal housing change due to the environmental, heritage and neighbourhood character of the area, or other significant development constraints. Future housing will predominantly comprise detached houses and opportunities for dual occupancies, of one to two storeys generally located on large allotments with generous front and side setbacks.

Maps showing how the above categories apply to each town are available from:
www.latrobe.vic.gov.au/liveworklatrobe





Housing Strategy

What type of Housing and Where?

HOUSING TYPE	DESCRIPTION	LOCATION <i>See Housing Framework Plans for details</i>	SUMMARY OF PROPOSED SCHEDULE CHANGES	PROPOSED ZONE SCHEDULES
<p>SUBSTANTIAL CHANGE AREA Low Scale Apartments, Townhouses & Units</p>	<p>Support diversity and density of housing with easy access to services, transport and infrastructure. Housing types that will be encouraged include:</p> <ul style="list-style-type: none"> • low scale apartments • shop-top housing • townhouses and; • unit developments 	<ul style="list-style-type: none"> • 400m radius from activity Centres (Transit City Precincts) • Kay Street, Munro to Peterkin streets, Traralgon • Land surrounding Mid Valley Shopping Centre precinct 	<ul style="list-style-type: none"> • Front setback for buildings (3m) and garages (5.5m) • One canopy tree in front setback per dwelling facing the street • Maximum building of height of 15m (Traralgon only) and 12 metres for other locations • 1m front fence height 	<ul style="list-style-type: none"> • Clause 32.07-1 (RGZ Schedule 1 - Traralgon Transit City Precinct) • Clause 32.07-2 (RGZ Schedule 2 - Compact Living with Special Character) • Clause 32.07-3 (RGZ Schedule 3 - Morwell and Moe Transit City Precinct) • Clause 32.07-4 (RGZ Schedule 4 - Churchill)
<p>INCREMENTAL CHANGE AREAS Townhouses, Units, Dual Occupancies, Single Houses</p>	<p>Moderate housing growth and change which responds to the surrounding character. Housing types that will be encouraged include:</p> <ul style="list-style-type: none"> • townhouses, • units developments • dual occupancies • single houses 	<ul style="list-style-type: none"> • West of Churchill town centre • Areas located generally to the north and west of the Traralgon Activity Centre. • 200m radius of local activity centres (including District Towns) 	<ul style="list-style-type: none"> • Front setback for garage/carport (5.5m) • 1.5m side setback for 10m from front boundary on one or both sides (not all locations); OR combined side setback of no less than 2m (see relevant Zone Schedule) • Permit for dwelling on 300-500sq/m lot • One canopy tree in front setback with no less than 50% planted or grassed area • Maximum building height of 11m • 1m front fence height 	<ul style="list-style-type: none"> • Clause 32.08-1 (GRZ Schedule 1 - Five Minute Neighbourhoods) • Clause 32.08-2 (GRZ Schedule 2 - Traralgon Garden Suburb) • Clause 32.08-4 (GRZ Schedule 4 - District Towns)
<p>LIMITED CHANGE AREA Single Houses, Dual Occupancies & Units (in special circumstances)</p>	<p>Provide for a limited degree of housing growth and change in established residential areas. Housing types that will be encouraged:</p> <ul style="list-style-type: none"> • Maximum two dwellings on a lot. • Townhouses / units only supported in locations with good access to identified activity centres 	<ul style="list-style-type: none"> • Established residential neighbourhoods • New estate areas 	<ul style="list-style-type: none"> • 5.5m front setback for garage/carport • One canopy tree in front setback per dwelling facing the street • 1.5m side setback on one side, OR Combined setback of no less than 3m, OR no wall on one boundary for a distance of 10m from the front boundary (see relevant Zone Schedule). • Maximum 50% site coverage in certain locations • Maximum of two dwellings on a lot 	<ul style="list-style-type: none"> • Clause 32.08-3 (GRZ Schedule 3 - Growth Areas) • Clause 32.09-4 (NRZ Schedule 4 - Regional Suburbs)
<p>MINIMAL CHANGE AREA Single Houses & Dual Occupancies</p>	<p>Minimal housing change due to the environmental, heritage or character of the area. Generally houses are located on large allotments with generous front and side setbacks. Future housing will comprise:</p> <ul style="list-style-type: none"> • single houses • some dual occupancies • one to two storeys 	<ul style="list-style-type: none"> • Haunted Hills Road, Newborough • Coalville Road, Newborough • Ellavale Park, Traralgon • Forest Hill Close, Traralgon • Comans Way, Moe South 	<ul style="list-style-type: none"> • Minimum site area of 900m2 OR 1,500m2 (see relevant Zone Schedule) • Maximum site coverage for buildings (see relevant Zone Schedule) • Generous side setbacks (see relevant Zone Schedule) • 7.5m front setback • One canopy tree in front setback • Front fence height 1m 	<ul style="list-style-type: none"> • Clause 32.09-2 (NRZ 2 Schedule 2 - Bush Garden Neighbourhood) • Clause 32.09-3 (NRZ Schedule 3 - Lifestyle Suburban)



Rural Land Use Strategy

Introduces new Farming Zone Schedules

Introduces two schedules to the Farming Zone as follows:

- 1: Commercial Agriculture - discouraging subdivision and dwellings to retain rural areas for farming.
- 2: Mixed Farming - enabling niche farming, hobby farms and rural lifestyle and other rural and recreational land uses.

Support Intensive Agriculture Investment

Capture growing interest and investment in intensive agriculture including access to water, energy, labour and access to large properties which are separated from sensitive uses. Land within coal and energy reserve zones and overlays are considered to provide particular opportunities.

Food & Fibre processing

Leverage strategic advantages including access to national highways, rail network, energy, water and labour force that enables Latrobe City to play a region-wide role in the processing and manufacturing of farmed products.

Promote Agriculture & Forestry

Support and promote the agriculture and forestry industries through the protection of productive land, discouraging further fragmentation and identifying opportunities to support food and fibre processing and distribution.

Environment & Landscape

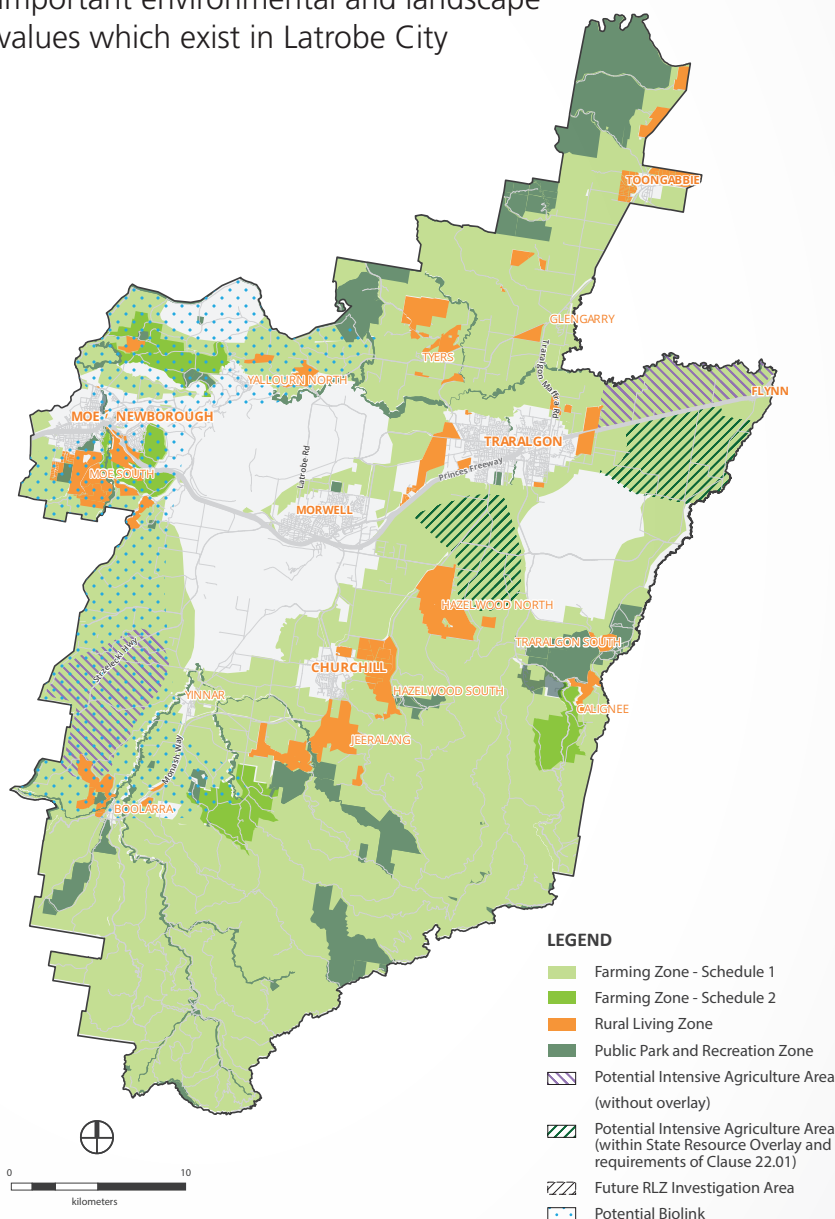
Protect the natural environment values which contribute to its attractiveness of Latrobe City as a place to live and work, as well as contributing to local identity. Important opportunities include the Strzelecki - Alpine Ranges biodiversity corridor, College Creek catchment and rare and endangered flora and fauna including the genetically unique Strzelecki koala.

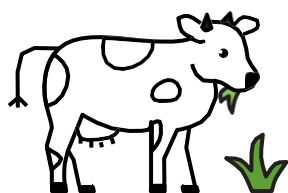
Rural Tourism

Grow rural based tourism leveraging from the city's attractive rural landscapes and environmental assets to provide a wider choice of tourism experiences including nature-based tourism, farm stays and bed and breakfasts.

The Rural Land Use Strategy:

- Responds to the City's diverse rural circumstances
- Supports established rural industries such as agriculture and forestry
- Promotes emerging opportunities in intensive agriculture and rural tourism
- Addresses policy gaps recognising important environmental and landscape values which exist in Latrobe City





	ISSUE/OPPORTUNITY	OBJECTIVE	ACTION
Agriculture	<p>Lack of direction for agriculture investment</p> <p>Fragmentation of rural land (nearly 4000 lots under 4 hectares)</p> <p>Diverse rural landscapes and uses limited by 'one size fits all' policy</p> <p>Climate change likely to improve growing conditions in Gippsland</p>	<p>Keep rural land for farming</p> <p>Promote and support agriculture to create jobs now and for the future</p> <p>Support new opportunities in intensive agriculture, rural tourism and niche farming</p>	<p>Introduce policy to protect and promote agriculture, including intensive agriculture (Clause 22.01)</p> <p>Introduce policy for dwellings and subdivision in the Farming Zone (Clause 22.02)</p> <p>Apply new Schedules to the Farming Zone:</p> <ul style="list-style-type: none"> Schedule 1 – Commercial Agriculture Schedule 2 – Mixed Farming
Forestry	<p>Lack of direction regarding the role of and location for forestry</p> <p>Latrobe's softwood plantations, as well as timber processing facilities make a significant contribution to the regional economy</p>	<p>To promote and support the growth of forestry</p>	<p>Includes objectives and strategies to support forestry</p> <p>Introduce Farming Zone, Schedule 1 – Commercial Agriculture</p> <p>Introduces policy to guide assessment of applications for dwellings and subdivision in the Farming Zone</p>
Intensive Agriculture	<p>Large lots, including land within coal overlay areas, suited to intensive agriculture</p> <p>Opportunities for related industries in food processing and distribution</p>	<p>Identify suitable locations where intensive agriculture will be encouraged</p>	<p>Introduce policy and strategies to guide and grow intensive agriculture</p> <p>Introduce Farming Zone, Schedule 1 – Commercial Agriculture</p> <p>Advocate for productive agriculture, including intensive agriculture to be enabled within coal reserve areas</p>
Environmental Values	<p>Latrobe City has a number of rare and endangered species, including the Strzelecki Koala</p> <p>Diverse natural environment (mountains, floodplains, rivers etc.)</p>	<p>Protect and enhance environmental values</p> <p>Change planning scheme to recognise the natural environment</p>	<p>Introduce policy to recognise significant environmental and biodiversity values.</p> <p>Rezone state forest areas to Public Resource and Conservation Zone</p> <p>Identify policy and recommendations for the Alpine-Strzelecki Ranges Biolink</p>
Rural Tourism	<p>Lack of direction or promotion of rural tourism</p> <p>Promote the natural environment to generate rural tourism</p>	<p>To promote and support the growth of rural tourism</p>	<p>Introduce policy to guide assessment of planning permits for tourism activities in the Farming Zone (Clause 22.03)</p>
Rural Living	<p>Promote unique and varied lifestyle choices which Latrobe City has to offer</p>	<p>Provide opportunities for rural lifestyle choices</p>	<p>Identify locations for new rural living subdivision, development and land uses</p>



Industrial & Employment Strategy

A Single Regional City Focus

Traralgon to Morwell corridor creating growth as a major employment precinct, targeting jobs in health, aviation and food and fibre processing.

New Business & Employment

Pursue opportunities to re-align the workforce to high-tech skilled manufacturing such as renewable and alternative energy generation, advanced mining, agriculture, food and fibre processing. Australian Paper has also announced its plans for the establishment of new 'waste to energy' and other products; whilst investments in rail freight links to distribution hubs provide opportunities in logistics.

Home for Heavy Industries

Latrobe City is one of the few places in Victoria which contains the Industrial 2 Zone (heavy industry). This land is well buffered with access to national highways, rail networks, energy, water and local labour force, providing a long term and dedicated home for heavy industry.

Remove Coal Overlays from Industrial Land

Seek the removal of the SRO1 applicable to the Firmins Lane area and/or seek guidance on sun-set arrangements. This allows interim and permanent industrial uses to provide a longer term opportunity for industrial development supporting heavy industry uses and appropriate buffers.

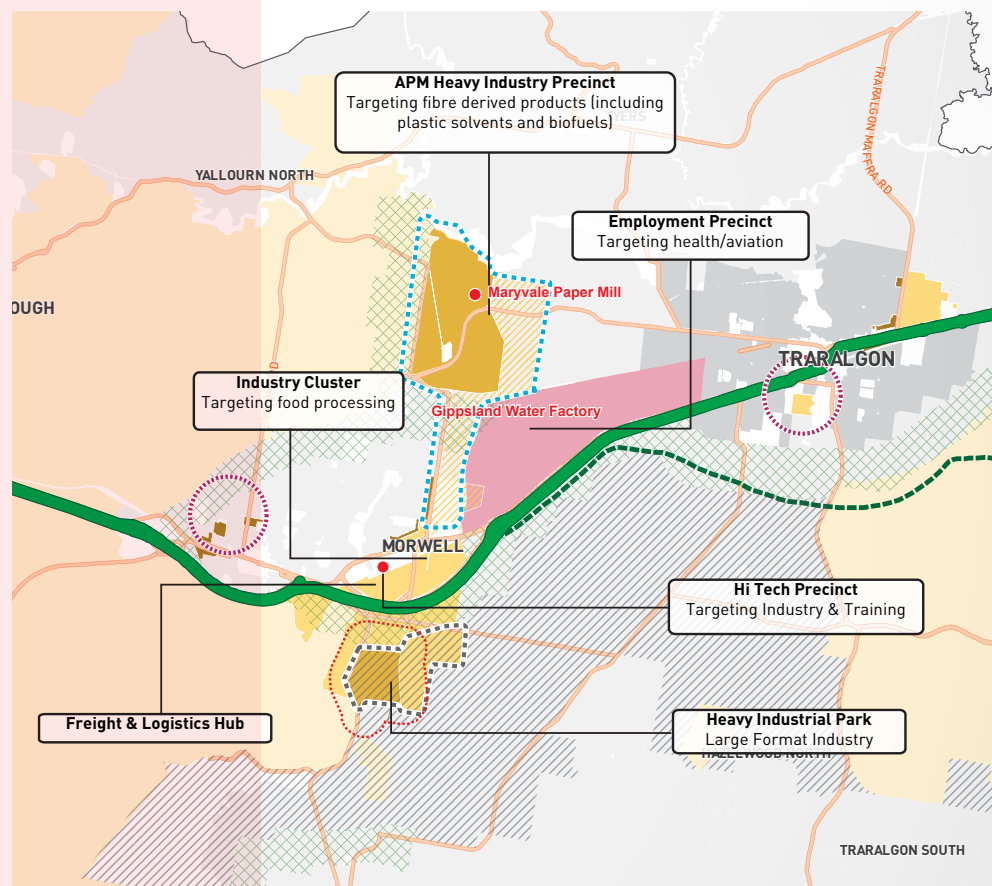
Improve Declining Industrial Estates

Latrobe City has a number of declining industrial estates containing areas of derelict, vacant land which have fallen into disrepair and need to be cleaned up. The strategy recommends the implementation of local laws and new Industry design guidelines to improve the appearance of these areas; and in some instances a change in land zoning in close proximity to activity centres and residential land.

Morwell - Maryvale Industry Cluster

Grow the Morwell—Maryvale Industry corridor, targeting food and fibre industries.

The Industrial and Employment Strategy proposes a new spatial land use framework for industrial land to unlock new investment and employment opportunities. The Strategy outlines actions for addressing fragmented and inconsistent land uses which reflect past investments and development; by creating pathways for future investment in employment clusters within the Morwell to Traralgon and Maryvale Paper Mill corridors for the long term benefit of region.



LEGEND

	Municipal Boundary		Future Industrial Land
	Princes Highway		Proposed Traralgon Bypass Alignment
	Industrial 1 Zoned Land		Employment Precinct (TGAR)
	Industrial 2 Zoned Land		Future Industrial Growth Area
	Industrial 3 Zoned Land		Transition Areas
	SUZ1		Remove SRO
	Other Zoned Land		
	SRO1		
	ESO1		



Potential Strzelecki- Alpine Biolink

The community has identified a collective desire for a cleaner and greener City. In response, the Rural Land Use Strategy includes recommendations to protect and enhance the natural environment, including the potential establishment of the Strzelecki-Alpine Biolink.

What is the Biolink?

- The 'biolink' would strengthen links between remnant native vegetation patches extending from the Strzelecki Ranges in the south with the Alpine region in the north.
- Connectivity between native vegetation is a critical element in habitat restoration, climate change adaptation and supporting the resilience of key species including the Strzelecki Koala.



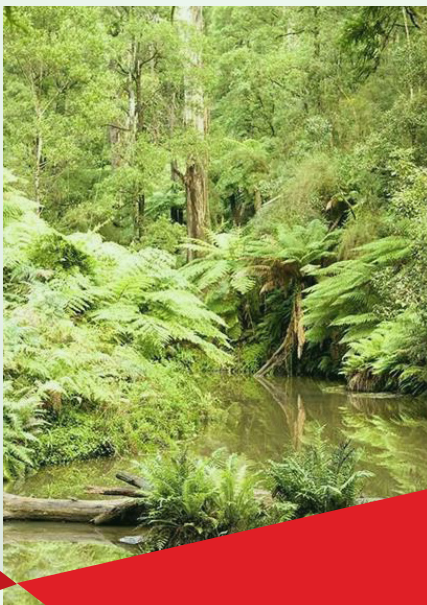
Strzelecki Koala

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 also identified a continuous food tree habitat area in the Strzelecki Ranges south of Churchill, from Budgerey to Balook and around Morwell National Park. Both the existing koala populations and their food tree habitat are significant environmental values within Latrobe City.

Research identified that the primary threats to this important Koala population are fire and loss of habitat; recommending that maintaining widely dispersed populations in areas with larger size food trees is critical to the resilience of the species.

Turn over to
view the
proposed
corridor

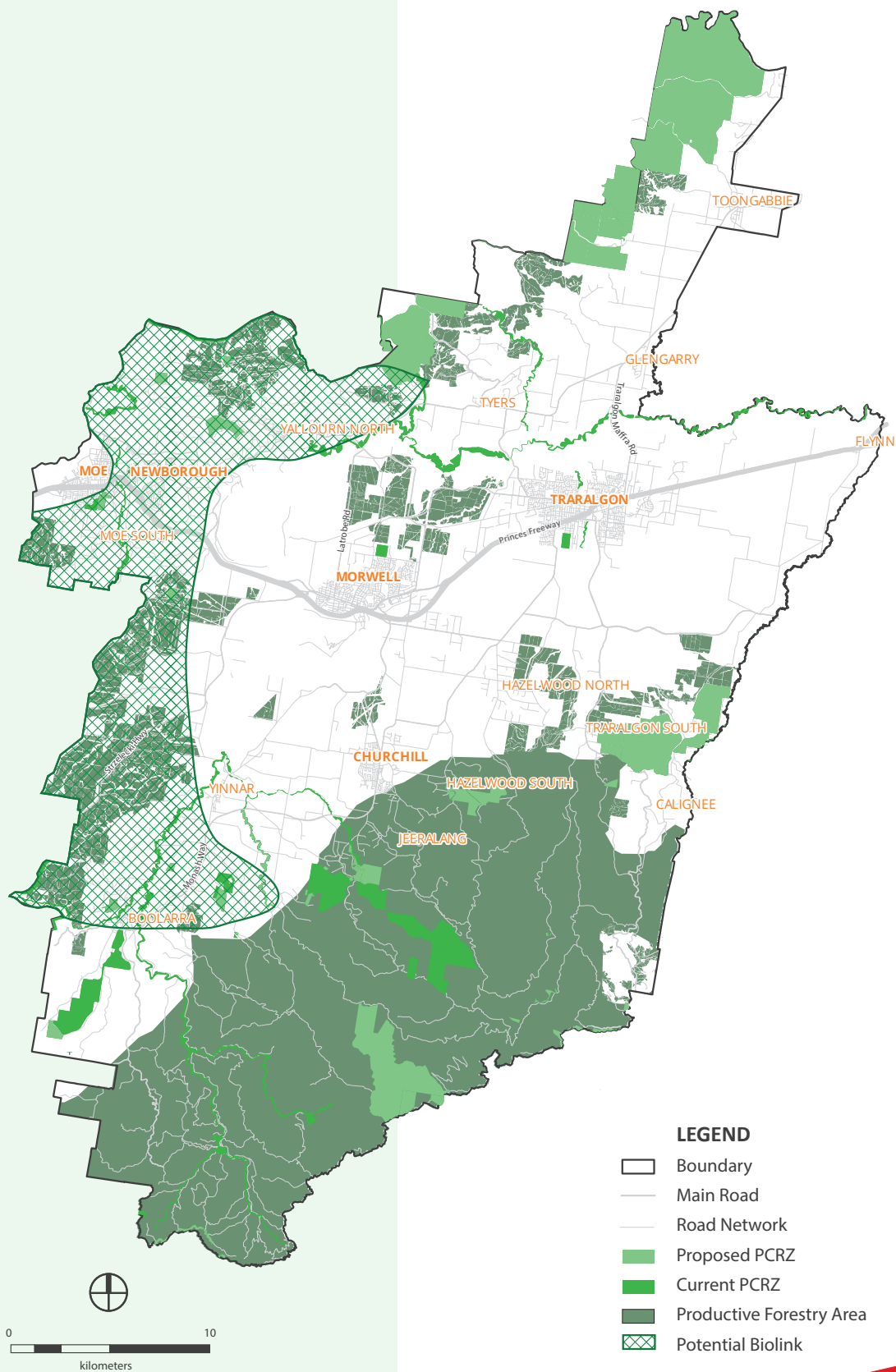


Rural Land Use Strategy Recommendations:

- 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.
- Collaborate with adjoining municipalities to strengthen the Strzelecki - Alpine Ranges biodiversity corridor.
- Target Latrobe City's landowner grant and investment programs towards the Strzelecki - Alpine Ranges biodiversity corridor.
- Support relevant agencies, organisations and landowners to identify and record significant flora and fauna found within the Strzelecki - Alpine Ranges biodiversity corridor.
- 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.
- Promote and support community awareness of Latrobe City's koala population to the future resilience of koalas nationally.



Potential Biolink



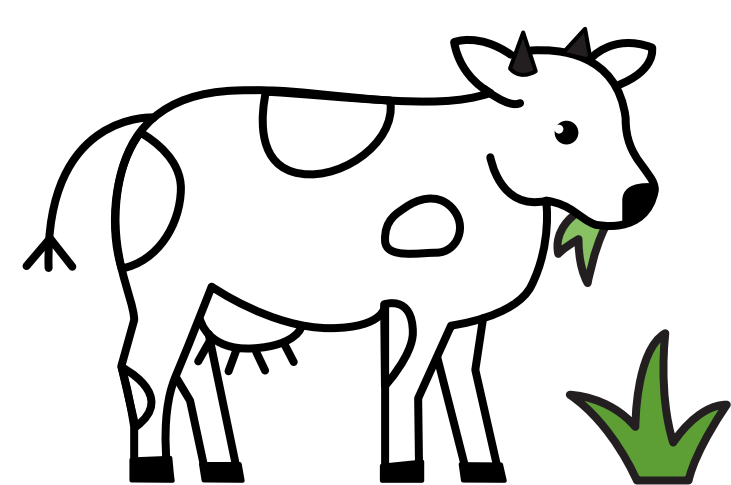
LIVE WORK LATROBE STAGE 3/C105 – POSTERS

Live Work Latrobe

Amendment C105 to the Latrobe Planning Scheme implements the recommendations of the three strategies prepared as part of the Live Work Latrobe project and will be on public exhibition from 22 March to 11 May 2018.

If you own land, or have an interest in how our community will grow and change in the future, it is important that you find out more.

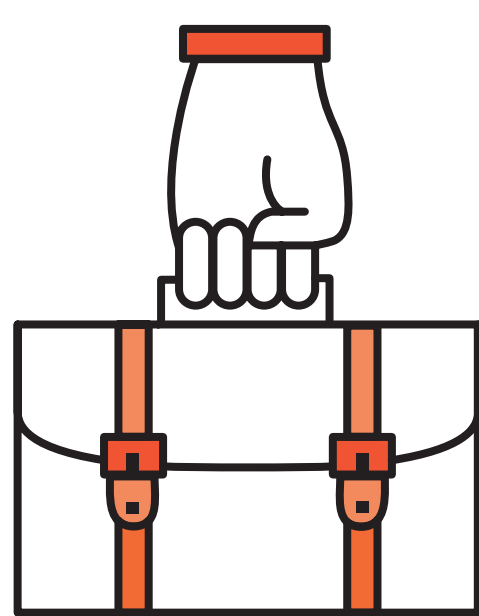
So What is it About?



Keeping rural areas for farming and preserving the natural environment



Encouraging a mix of housing types across different residential settings



Unlocking new investment and job opportunities in key industry precincts

View the Details

The Planning Scheme amendment documents can be viewed at:

www.latrobe.vic.gov.au/liveworklatrobe

Hard copies can be viewed at Latrobe City Council service centres during business hours at:

- 34–38 Kay Street, Traralgon
- 141 Commercial Road, Morwell
- 1–29 George Street, Moe
- 9–11 Phillip Parade, Churchill

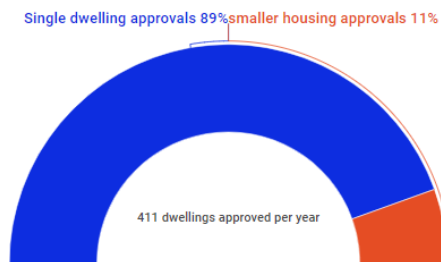
Information Session Times		
LOCATION	DATE	TIME
Morwell Bowls Club, Function Room	27 March	10am – 7pm
Churchill Town Hall	29 March	10am – 4pm
Moe Service Centre and Library	3 April	10am – 7pm
Morwell HQ	6 April	2pm – 7pm
Toongabbie Mechanics Hall	10 April	10am – 5pm
Yinnar & District Memorial Hall	12 April	10am – 7pm
Churchill Town Hall	19 April	10am – 7pm
Traralgon Service Centre and Library	26 April	10am – 6pm
Glengarry Mechanics Hall	2 May	10am – 7pm
Traralgon Service Centre and Library	8 May	2pm – 7pm
Moe Service Centre and Library	10 May	10am – 7pm

To find out more and **have your say** go to www.latrobe.vic.gov.au/haveasay or phone Strategic Planning team on 1300 367 700.

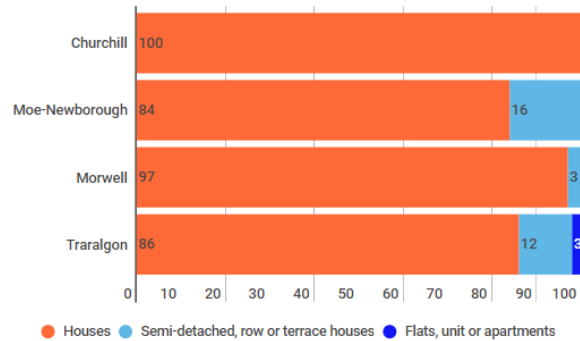
Housing Trends

2015	Current Population	Average age of residents	No. of People per Household	
	74,329	40.2	2.3	
2031	Future Population	Average age of residents	No. of People per Household	Additional housing needed
	82,460	48.6	2.26	5,000

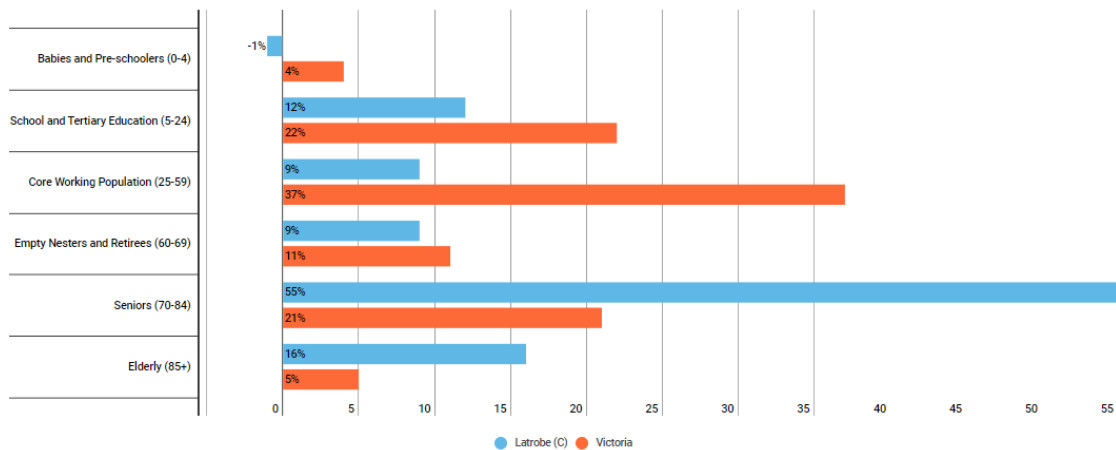
Current Dwelling Approvals



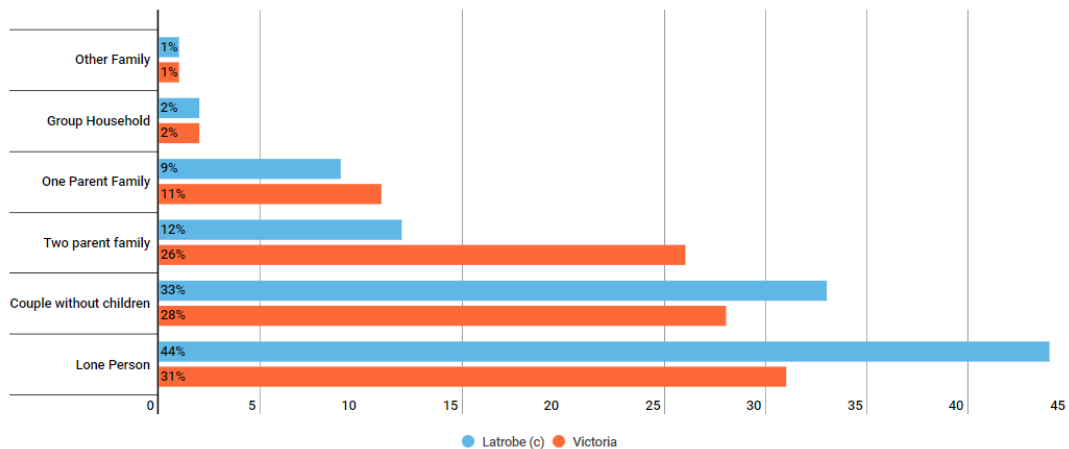
Types of Dwellings



Ageing Population



Types of Households



Key Statistics

76% of projected housing growth between 2016 - 2031 will be single and two person households
13% of new household demand will be family or group households



Live Work Latrobe

Latrobe City has a number of strategic advantages to underpin and facilitate its future growth and liveability.

The Live Work Latrobe Strategy aims to re-frame and re-consider the City's assets, land use and development potential to position the Latrobe City for a prosperous future.

The Live Work Latrobe Strategy encompasses 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 statutory planning controls and a framework for growth, targeting investment and collaborative action with businesses, community agencies and authorities.

The Housing, Industrial and Employment, and Rural Land Use Strategies which have informed the preparation of Amendment C105 to the Latrobe Planning Scheme.

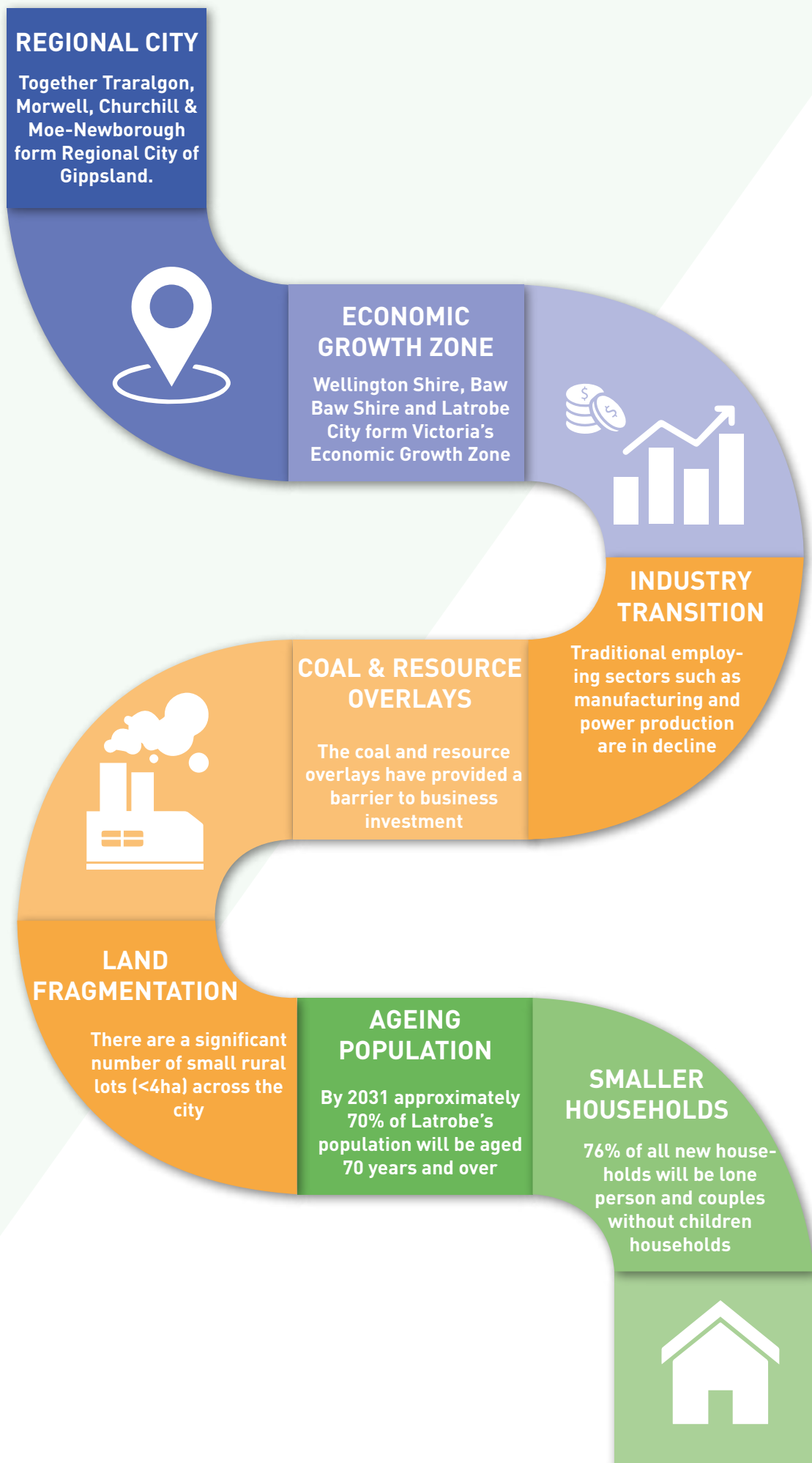
Proximity to Melbourne

Gippsland's Regional City

Heart of the Economic Growth Zone

Mix of urban and rural uses and natural resources

Extensive energy and industrial infrastructure



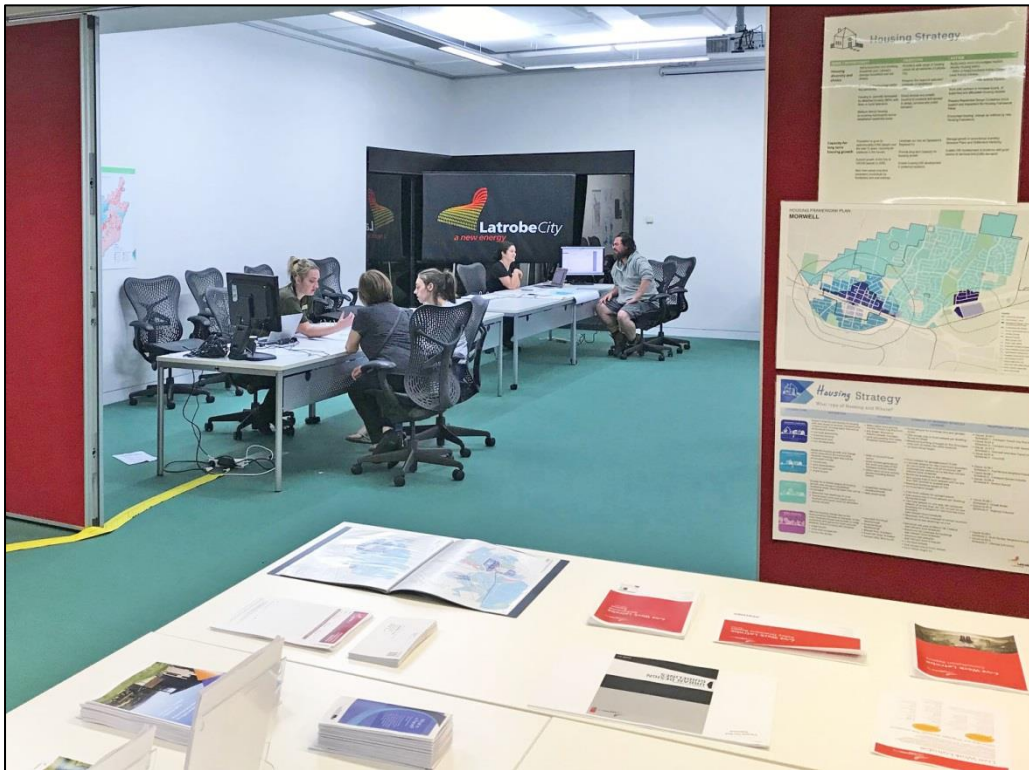
LIVE WORK LATROBE STAGE 3/C105

Consultation photos

Churchill drop-in session 29 March



Morwell HQ drop-in session 6 April 2018

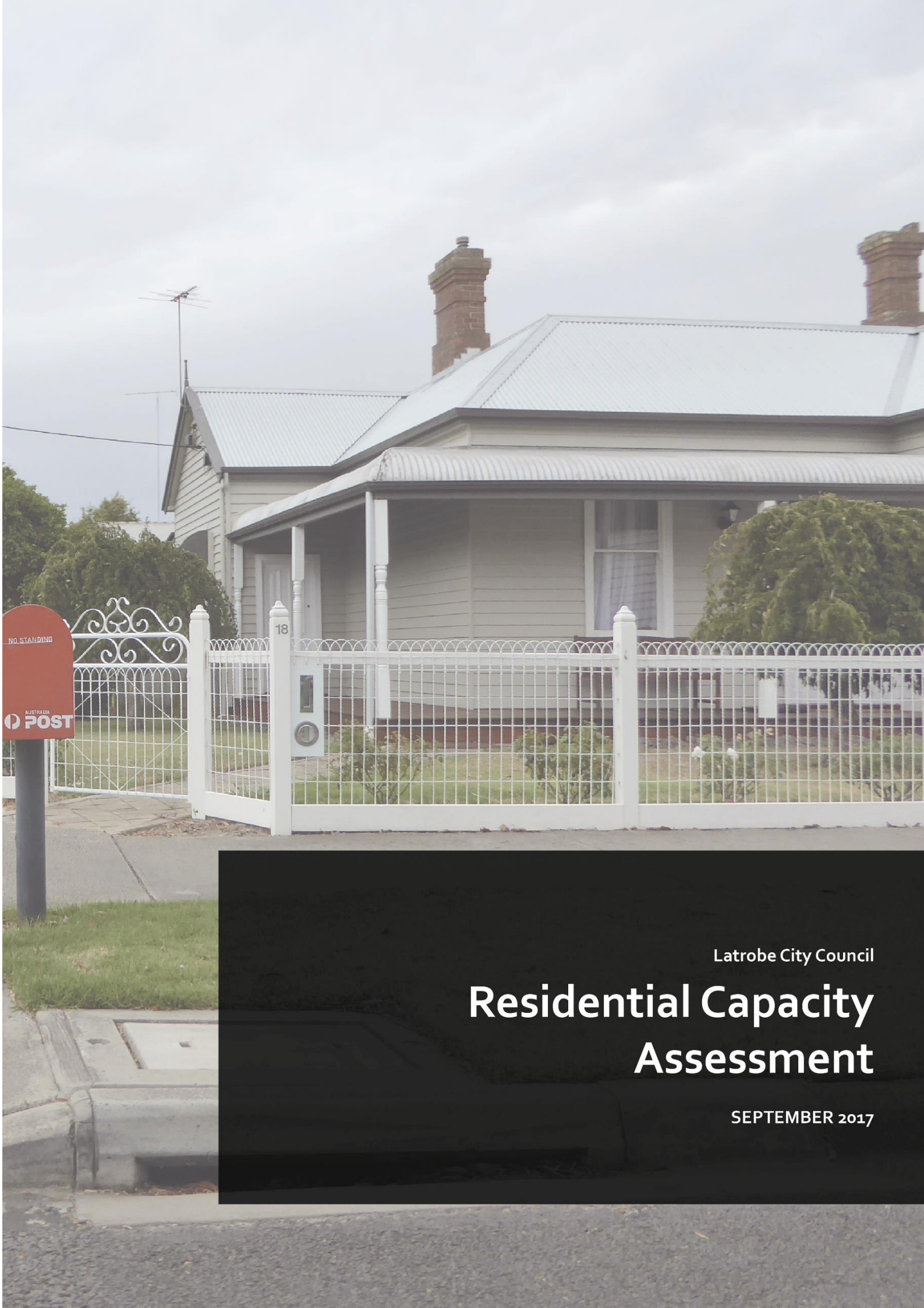


Toongabbie drop-in session 10 April 2018



ATTACHMENT 10:

RESIDENTIAL CAPACITY ASSESSMENT



Latrobe City Council

Residential Capacity Assessment

SEPTEMBER 2017

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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.

PROJECT CONTROL

NAME	NO.	PM APPROVED	PD APPROVED	DATE
Final Draft Report	1	JMR	JMR	19/07/17
Draft Final Report	2	DF	LR	27/07/17
Final Report	3	JMR	JMR	14/09/17

Latrobe City Council Note (September 2018): Minor variations to the location and application of residential schedules applied to give effect to the exhibited Housing Framework Plans are not represented in this report. This is due to the exhibited amendment documents being further refined and reviewed as required by conditions of authorisation to the exhibited amendment C105 to the Latrobe Planning Scheme. This is not considered to result in a material variation to the conclusions and assessments of this report.

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1 INTRODUCTION

1.1 OVERVIEW

The Latrobe Capacity Assessment provides an estimate of the total number of additional dwellings that could be developed in Latrobe's residential areas over the next 15 years (to 2031). The assessment provides a theoretical projection of Latrobe's future residential capacity based on a suite of parameters and development assumptions as defined by the Housing Framework Plans contained in the Latrobe Housing Strategy. The methodology and application of these assumptions are detailed in this document.

The following settlements were included as part of this assessment:

- Traralgon
- Morwell
- Moe-Newborough
- Churchill
- Boolara
- Glengarry
- Toongabbie
- Tyers
- Yallourn North
- Traralgon South
- Yinnar

This Report presents a summary of findings including the projected residential capacity as well as a breakdown by township (see **Appendix A**). It also outlines the methodology used in the assessment including the development assumptions.

1.2 BACKGROUND

This capacity assessment has been informed by the Settlement Hierarchy and Housing Framework Plan, developed as part of the Latrobe Housing Strategy (Planisphere, 2017).

The Housing Strategy contains a series of Framework Plans by township that delineate four different categories of housing change; substantial, incremental, limited and minimal as defined below.

SUBSTANTIAL CHANGE AREAS

Substantial Change Areas encourage housing growth and diversity at increased densities to maximise access to existing services, transport and infrastructure. Substantial Change Areas include areas in and within close walking distance of existing Principal Activity Centres.

INCREMENTAL CHANGE AREAS

Incremental Change Areas encompass residential areas without any significant redevelopment constraints, generally located within easy walking distances of key public transport routes and services. These areas will provide a transition in density from the urban compact form of the Substantial Change Areas to the suburban scale of the Limited Change Area.

Incremental with Access Areas will encounter modest housing growth in the form of townhouse, unit and dual occupancy development as well as detached houses.

LIMITED CHANGE AREAS

Limited Change Areas encompass residential areas without any significant redevelopment constraints, generally located outside reasonable walking distances of key public transport routes and services. Limited Change Areas will encounter some housing change in the form of townhouse, unit and dual occupancy in locations with good access to an identified Local or Neighbourhood Activity Centre. New development in the wider Limited Change Area will comprise dual occupancies and detached houses.

MINIMAL CHANGE AREAS

Minimal Change Areas comprise those locations with significant and established neighbourhood character, heritage and environmental values or significant development constraints.

These areas represent the lowest degree of intended residential growth and change in Latrobe City. Future housing will predominantly comprise detached houses and dual occupancies of one to two storeys.

Minimal Change Areas comprise locations which, due to their physical natural and historic attributes, have limited capacity to accommodate future residential development and growth.

Table 1 below translates each change area into proposed residential zone controls.

CHANGE AREA & ZONE	APPLICATION
SUBSTANTIAL CHANGE AREAS	
Mixed Use Zone (MUZ)	Mixed Use Areas
Residential Growth Zone, Schedule 1 (RGZ1)	Transit City Areas
Residential Growth Zone, Schedule 2 (RGZ2)	Compact Living Areas
INCREMENTAL CHANGE AREAS	
General Residential Zone, Schedule 3 (GRZ4)	Garden Incremental Change
General Residential Zone, Schedule 3 (GRZ5)	Traralgon Garden Incremental Change
LIMITED CHANGE AREAS	
General Residential Zone, Schedule 3 (GRZ1)	Limited Change
General Residential Zone, Schedule 3 (GRZ2)	Churchill Limited Change
General Residential Zone, Schedule 3 (GRZ3)	New Estates
MINIMAL CHANGE AREAS	
Neighbourhood Residential Zone, Schedule 1 (NRZ1)	Heritage Precincts & Areas affected by environmental constraints
Neighbourhood Residential Zone, Schedule 2 (NRZ2)	Bush Garden
Neighbourhood Residential Zone, Schedule 3 (NRZ3)	Lifestyle Allotments
Neighbourhood Residential Zone, Schedule 4 (NRZ4)	Garden Dominant
Low Density Residential Zone (LDRZ)	Low Density Areas
Township Zone (TZ)	Township Areas

Table 1: Application of Housing Change Areas

Figure 1 shows the distribution of change areas across Latrobe's residentially zoned land. The majority of residential lots (73.9%) fall within limited change areas, whilst minimal change areas only account for smallest proportion of the total land supply 4.2%.

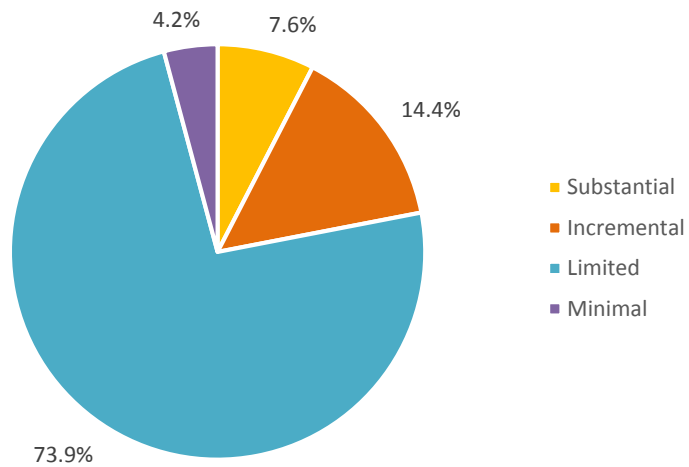
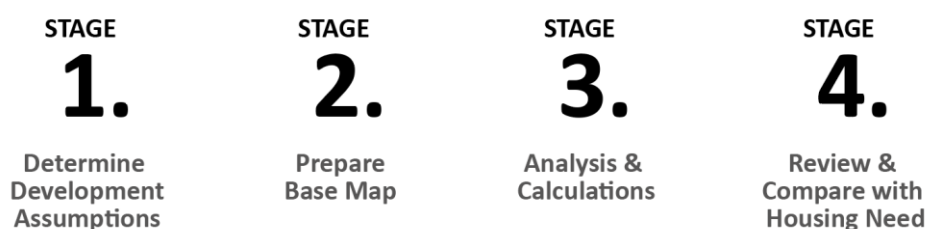


Figure 1: Proportion of Change Areas by number of lots.

2 METHODOLOGY

2.1 OVERVIEW

The methodology used in this assessment can be summarised in a four-stage process. An explanation of each of these stages is outlined below.



STAGE 1: DETERMINE DEVELOPMENT ASSUMPTIONS

The first stage of the assessment involved the preparation of development assumptions that are incorporated into the yield calculations.

The assumptions, developed in conjunction with the project team and Council, consider a range of factors (e.g. minimum lot size and proportion of dwellings) which impact potential housing yield. The development assumptions are based on the proposed zone and schedule controls of the different housing change areas. They have also been informed by lot size analysis and review of relevant planning approvals data.

A full summary of the development assumptions used in this assessment is outlined in Chapter 3.

STAGE 2: REFINE PROPERTY BASE

Stage 2 of the assessment involves the preparation of the property base in GIS. General base assumptions are used to determine lots that are available and unavailable for residential development. The general base assumptions used in this assessment are summarised in Table 2.

TABLE 2

GENERAL BASE ASSUMPTIONS EXPLANATION APPLICATION

Non-available lots	Some residentially zoned lots are not suitable or available for residential development. These include lots that are constrained by the Bushfire Management Overlay and lots that currently contain a non-residential use (e.g. school or church).	Lots that contain non-residential uses or are subject to the BMO plan have been removed from the property base.
Constrained lots	Constrained lots are those subject to environmental or built form restrictions. These lots are considered to only be able to accommodate minimal change.	Development on lots subject to the HO, LSIO and/or FO has been capped at one additional dwelling.

GENERAL BASE ASSUMPTIONS	EXPLANATION	APPLICATION
Vacant Lots	Residentially zoned land that do not contain a dwelling.	Vacant lots were identified through Council's GIS database. These lots have been included in the property base.
Existing Dwellings	Where lots were not identified as vacant, they were assumed to have one dwelling.	Existing dwelling data was not available for this assessment therefore it was assumed each lot contained one dwelling.
Strata titles	A form of ownership for multi-level apartment blocks that allows individual ownership of a property within an apartment block	Lots with strata titles have been excluded from the property base.

Table 2: Base Development Assumptions

In addition to the above assumptions, lots within the Urban Growth Zone (UGZ) and/or subject to an approved development plan have been excluded from the base cadastre. The capacity of these areas has been pre-determined by approved development plans and therefore not subject to the same development assumptions or calculations. The pre-determined capacity of these areas is added to the total projected capacity in Stage 3 of the assessment.

STAGE 3: ANALYSIS AND CALCULATIONS

Following the sorting and classification of each residentially available lot, the GIS property base is exported and then categorised into the respective change areas as identified in the Housing Framework Plan. Additional calculation cells are added and the relevant development assumptions are applied. An explanation of each of the development assumptions used in this stage are outlined in Chapter 3.

Once the calculations for each change areas have been generated and summed, a development discount rate of 20% is applied to the total projected capacity. This rate assumes that at least 20% of the lots identified as having future residential capacity will not be developed for various market reasons. These may include land holdings, speculative investments or lots that are not available for development.

Following the application of this development rate, the areas with set capacity figures (i.e. areas with approved development plans) are then added to the total yield.

STAGE 4: REVIEW AND COMPARE

The final stage of the assessment compares the total projected yield to relevant housing projection data sources. In this assessment, comparisons have been made with data from economic analysis undertaken by Essential Economics (January 2016).

2.2 LIMITATIONS OF ASSESSMENT

The methodology used for this assessment adopts a conservative approach to the projection of residential capacity for Latrobe. It is reiterated that the findings contained in this report represent the theoretical number of additional houses which can be constructed in the City's residential areas.

Future yield may be limited to other constraining factors such as contamination or environmental attributes. The purpose of this report is not to resolve these issues, rather to identify the theoretical capacity of each lot based on an established set of development assumptions.

Other limitations of this assessment are listed below:

- Likelihood or capacity of consolidated lots
- Configuration of medium density houses i.e. 1, 2 or 3-bedroom typologies
- Lot configuration, including frontages to rear access laneways
- Commercial floor space and associated car parking requirements
- Specific ground level setbacks beyond the site coverage assumption
- Requirement for upper level setbacks (reducing net developable floor area)
- Land ownership
- Infrastructure provision in Township Zoned areas
- Does not consider the capacity of other zones (e.g. Commercial 1 Zone), to accommodate future residential growth. Any growth within such zones is considered additional to the projected growth identified in this project.
- Does not consider capacity of the Rural Living Zone
- Changes to Housing Development Data (State Government of Victoria) data sources since 2011, Urban Development Program data since 2015 or Essential Economics data since 2016
- Gaps in data sources.

3 DEVELOPMENT ASSUMPTIONS

Two overarching development assumptions have been used in this assessment as outlined in Table 3.

ASSUMPTION	EXPLANATION	APPLICATION
Projected minimum lot size	The minimum area that a lot can be subdivided, expressed in square metres.	Minimum subdivision sizes were determined through lot size analysis. For detached, dual occupancy and unit/townhouse typologies, it is assumed one dwelling can be accommodated per projected minimum lot size. The projected minimum lot size for each housing typology considers siting requirements including private open space and garden area.
Proportion of dwellings	Four different housing typologies were included in this assessment; detached, dual occupancy, units/townhouses and apartments.	For each change area, the proportion (percentage) of each typology was determined based on existing market rates identified in work undertaken by Essential Economics, January 2016 and the strategic direction contained in the Housing Strategy.

Table 3: Overarching Development Assumptions

PROJECTED MINIMUM LOT SIZE

The application of the projected minimum lot size assumptions by change area is summarised in Table 4. Not all change areas were projected to accommodate each housing type as represented by 'n/a'.

	PROPOSED ZONE	DETACHED	DUAL OC.	UNITS & T/HOUSES	APARTMENT
Minimal Change Areas	TZ*	2,500	1,250	n/a	n/a
	LDRZ	4,000	n/a	n/a	n/a
	NRZ1	750	375	n/a	n/a
	NRZ2	900	450	n/a	n/a
	NRZ3	1,500	750	n/a	n/a
	NRZ4	700	350	n/a	n/a
Limited Change Areas	GRZ1	600	300	300	n/a
	GRZ2	600	300	300	n/a
	GRZ3	600	300	300	n/a
Incremental Change Areas	GRZ4	300	250	250	n/a
	GRZ5	300	250	250	n/a
Substantial Change Areas	RGZ1	n/a	150	150	150
	RGZ2	n/a	150	150	150
	MUZ	n/a	150	150	150

Table 4: Minimum lot size development assumptions

*It is acknowledged that not all land within Township Zone sewered. Further infrastructure capacity analysis would be required to determine the feasibility of development on a site-specific basis.

The proportion, or percentage of each housing type projected for each change area is summarised in Table 5.

	PROPOSED ZONE	DETACHED	DUAL OC.	UNITS & T/HOUSES	APARTMENT
Minimal Change Areas	TZ	90	10	0	0
	LDRZ	100	0	0	0
	NRZ ₁	90	10	0	0
	NRZ ₂	90	10	0	0
	NRZ ₃	90	10	0	0
	NRZ ₄	90	10	0	0
Limited Change Areas*	GRZ ₁	80	20	0	0
	GRZ ₂	80	20	0	0
	GRZ ₃	80	15	5	0
Incremental Change Areas	GRZ ₄	20	20	60	0
	GRZ ₅	20	20	60	0
Substantial Change Areas	RGZ ₁	0	10	50	40
	RGZ ₂	0	20	50	30
	MUZ	0	20	50	30

Table 5: Minimum Lot Size Development Assumptions

*For lots within 200m of local or neighbourhood centres in Limited Change Areas, 20% dual occupancy and 80% units/townhouses assumptions have been applied in line with proposed policy objectives of the Latrobe Housing Strategy 2017.

In addition to the above, apartment assumptions have been developed and applied for this housing typology. The application of apartment assumptions is required in lieu of minimum lot size assumptions due to the additional built form and height provisions influencing potential yield. Unlike detached or semi-detached dwelling types that assume one dwelling can be developed per lot, apartment yield is determined through a combination of factors as outlined in Table 6.

APARTMENT ASSUMPTION	EXPLANATION
Building envelope	Determines the proportion of the site that can be developed for residential purposes. Expressed in a percentage.
Building efficiency	Allowance for common areas of the building including lifts, service areas and corridors. Expressed in a percentage
Apartment size	Size of the apartment in square metres
Building height	Total height of the building in storeys

Table 6: Apartment Development Assumptions

Apartment assumptions are applied to lots within RGZ1, RGZ2 and MUZ as outlined in Table 7.

APPLICABLE CHANGE AREA	BUILDING ENVELOPE (%)	BUILDING EFFICIENCY (%)	BUILDING HEIGHT (STOREYS)	APARTMENT SIZE (SQM)
RGZ1	80	70	5 in Traralgon 4 in Moe & Morwell	150
RGZ2	80	70	3	150
MUZ	80	70	4	150

Table 7: Application of apartment assumptions per zone

4 FINDINGS

4.1 SUMMARY OF RESULTS

This assessment has determined that the net projected yield for Latrobe is 42,152 dwellings. This figure includes projected dwellings from approved DPOs.



THE MAJORITY OF DWELLING GROWTH WILL OCCUR IN LIMITED CHANGE AREAS AS SHOWN BELOW.

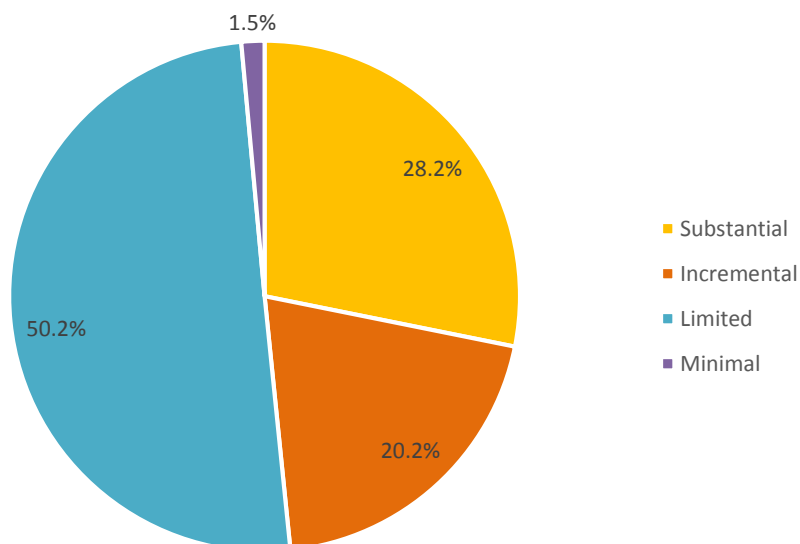


FIGURE 2. Distribution of Projected Net Yield by Change area

Incremental and Substantial Change Areas have potential to accommodate almost half of residential growth across Latrobe's townships. The least housing growth will occur in minimal change areas.

4.2 RESULTS BY HOUSING CHANGE AREA

A breakdown of the capacity by change areas is presented below.

SUBSTANTIAL CHANGE AREA

Substantial Change Areas encourage housing growth and diversity at increased densities to maximise access to existing services, transport and infrastructure. Substantial Change Areas include areas in and within close walking distance of existing Principal Activity Centres.

As identified in the Housing Strategy (2017), Substantial Change Areas have been identified based on the application of the following criteria:

- Properties within existing Principal Activity Centre boundaries where no other restrictions apply and subject to access requirements
- Properties located within 400m of the Midland Shopping Centre, Morwell
- Precincts adjoining the Traralgon Principal Activity Centre, identified as Compact Living Precincts.

The total dwelling yield of Substantial Change Areas is outlined in Table 8.

	DETACHED	DUAL OC.	UNIT OR T/HOUSE	APARTMENT	TOTAL
No. of Dwellings	n/a	1,233	3,825	6,251	11,309
Percentage	n/a	11%	34%	55%	100%

Table 8: Dwelling Yield, Substantial Change Areas

INCREMENTAL CHANGE

Incremental Change Areas encompass residential areas without any significant redevelopment constraints, generally located within easy walking distances of key public transport routes and services. These areas will provide a transition in density from the urban compact form of the Substantial Change Areas to the suburban scale of the Limited Change Areas.

As identified in the Housing Strategy (2017), Incremental Change Areas will encounter modest housing growth in the form of townhouse, unit and dual occupancy development as well as detached houses.

Incremental Change Areas have been delineated based on the application of the following criteria:

- Land within 5-minute walking distance (generally 400m) of key public transport routes and activity centres
- Land which does not have significant heritage or neighbourhood character values (i.e. HO).

The total dwelling yield of Incremental Change areas is outlined in Table 9.

	DETACHED	DUAL OC.	UNIT OR T/HOUSE	APARTMENT	TOTAL
No. of Dwellings	980	1,206	3,616	n/a	5,802
Percentage	17%	21%	62%	n/a	100%

Table 9: Dwelling Yield, Incremental Change Areas

LIMITED CHANGE

Limited Change Areas encompass residential areas without any significant redevelopment constraints, generally located outside reasonable walking distances of key public transport routes and services. Limited Change Areas will encounter some housing change in the form of townhouse, unit and dual occupancy in locations with good access to an identified Local or Neighbourhood Activity Centre. New development in the wider Limited Change Area will comprise dual occupancies and detached houses.

As identified in the Housing Strategy (2017), Limited Change Areas have been delineated based on the application of the following criteria:

- Land within the residential hinterland, outside walking distance of key public transport routes and higher order activity centres
- Land which is partially constrained by environmental or physical conditions, as identified in the planning scheme or other Council data, including covenants
- Land which does not have significant heritage or neighbourhood character values (i.e. HO).

The total dwelling yield of Limited Change areas is outlined in Table 10.

	DETACHED	DUAL OC.	UNIT OR T/HOUSE	APARTMENT	TOTAL
No. of Dwellings	11,713	8,888	1,856	n/a	22,457
Percentage	43%	33%	3%	21%	100%

Table 10: Dwelling Yield, Limited Change Areas

MINIMAL CHANGE

Minimal Change Areas comprise those locations with significant and established neighbourhood character, heritage and environmental values, or significant development constraints. These areas represent the lowest degree of intended residential growth and change in Latrobe. Future housing will predominantly comprise detached houses and dual occupancies of one to two storeys.

Minimal Areas comprise locations which, due to their physical natural and historic attributes, have limited capacity to accommodate future residential development and growth.

As identified in the Housing Strategy (2017), Minimal Change Areas have been delineated based on the application of the following criteria:

- Locations with specific neighbourhood character or heritage significance, included in Heritage Overlay precincts or existing or proposed Neighbourhood Character Overlays
- Locations that are subject to inundation and/or are subject to the BMO
- Locations within the 'Lifestyle Suburban', 'Bush Suburban' and 'Garden Dominant' character typologies
- Locations with significant infrastructure constraints
- Locations with large minimum lot size controls (e.g. LDRZ, DDO).

The total dwelling yield for Minimal Change areas is outlined in Table 11.

	DETACHED	DUAL OC.	UNIT OR T/HOUSE	APARTMENT	TOTAL
No. of Dwellings	484	103	n/a	n/a	587
Percentage	82%	18%	n/a	n/a	100%

Table 11: Dwelling Yield, Minimal Change Areas

4.3

APPROVED DEVELOPMENT PLANS

Many of Latrobe's residential areas are subjected to the Development Plan Overlay. Development Plans outline lot sizes and configurations and set out a residential yield.

There are 13 approved development plans in Latrobe's residential areas in Traralgon, Morwell, Moe-Newborough and Churchill. The total capacity of each of these areas is outlined in the Table 12.

A full breakdown of each approved development plan is outlined in Appendix B.

DPO AREA	NO. OF APPROVED DPOS	TOTAL YIELD
Traralgon	4	2,216
Morwell	3	2,522
Moe-Newborough	4	4,536
Churchill	2	755
		10,029

Table 12: Total Yield of Approved Development Plans

Table 13 provides a summary of the net residential capacity for each change area and housing typology.

	CHANGE AREA	DETACHED	DUAL OCCUPANCY	UNIT/ TOWNHOUSE	APARTMENT	TOTAL
MINIMAL CHANGE	TOWNSHIP (TZ)	28	3	n/a	n/a	31
	LOW DENSITY (LDRZ)	140	0	n/a	n/a	140
	HERITAGE PRECINCTS (NRZ1)	20	0	n/a	n/a	20
	BUSH GARDEN (NRZ2)	48	18	n/a	n/a	66
	LIFESTYLE ALLOTMENTS (NRZ3)	218	65	n/a	n/a	283
	GARDEN DOMINANT (NRZ4)	30	17	n/a	n/a	47
		484	103	-	-	587
LIMITED CHANGE	LIMITED CHANGE (GRZ1)	8,631	7,311	n/a	n/a	15,942
	CHURCHILL LIMITED CHANGE (GRZ2)	2,609	617	n/a	n/a	3,226
	NEW ESTATES (GRZ3)	473	499	n/a	n/a	972
	LAC AREAS (2+ DWELLINGS IN GRZ)	n/a	461	1,856	n/a	2,317
		11,713	8,888	1,856	-	22,457
INCREMENTAL CHANGE	GARDEN INCREMENTAL CHANGE (GRZ4)	930	1,132	3,395	n/a	5,457
	TRARALGON GARDEN INCREMENTAL CHANGE (GRZ5)	50	74	221	n/a	345
		980	1,206	3,616	-	5,802
SUBSTANTIAL CHANGE	TRANSIT CITY AREAS (RGZ1)	n/a	333	1,667	3,546	5,546
	COMPACT LIVING (RGZ2)	n/a	342	763	771	1,876
	MIXED USE (MUZ)	n/a	558	1,395	1,934	3,887
		-	1,233	3,825	6,251	11,309
TOTAL PROJECTED YIELD						40,155
- 20%						32,123
TOTAL DPO YIELD						10,029
TOTAL NET PROJECT YIELD						42,152

Table 13: Summary of Net Yield by Zone

4.4 STRATEGIC DEVELOPMENT OPPORTUNITY SITES

The Latrobe Housing Strategy identifies a number of strategic development opportunity sites that could accommodate increased densities in the future.

In this assessment, residential yield was calculated with the same development assumptions as Substantial Change Areas. It is noted that the future capacity of these lots to accommodate additional residential growth would be additional to the yield projected for these sites as part of this assessment and would therefore provide further housing supply in the future.

4.5 MEETING FUTURE HOUSING NEEDS

An economic analysis of Latrobe was recently undertaken in January 2016 by Essential Economics. The analysis assessed Latrobe's housing trends and identified future need and demand for additional residential land in over the next 15 years.

A summary of key population statistics identified in the analysis show:

- Estimated residential population of Latrobe was 73,650 persons (as of June 2015).
- Over a 15 year period between 2016 to 2031, Latrobe's population is expected to increase 0.7% p.a. compared with state average of 1.6%.
- Population projections indicate an increase from 73,900 to 82,460 residents between 2016 and 2031. This represents an additional 8,560 residents (0.7% change p.a.)

	2016	2021	2026	2031	Change	AAGR
VIFSA Churchill District	11,660	12,040	12,550	12,910	+1,250	+0.7%
VIFSA Glengarry North-Tyers District	4,650	4,710	4,740	4,730	+80	+0.1%
VIFSA Moe Town	16,500	16,580	16,870	17,690	+1,190	+0.5%
VIFSA Morwell Town	14,100	14,270	14,560	14,950	+850	+0.4%
VIFSA Traralgon Town	26,990	28,720	30,440	32,170	+5,180	+1.2%
Latrobe (C)	73,900	76,320	79,160	82,460	+8,560	+0.7%
Victoria	6,053,350	6,598,360	7,147,980	7,701,110	+1,647,760	+1.6%

Source: Victoria in Future 2015, Department of Environment, Land, Water and Planning
 Note: AAGR – Average Annual Growth Rate

Table 14: Population Projections 2016 -2031

Source: Latrobe Planning Strategies Economic Analysis (Essential Economics, 2016)

The future potential land supply for residential development in Latrobe's established areas was projected at 327ha. Vacant land supply for residential purposes was estimated at 794ha. Table 15 categorises the existing supply.

	Traralgon	Moe	Morwell	Churchill	City of Latrobe Urban Areas
Existing Supply					
GRZ Vacant Parcels	39ha	5ha	9ha	22ha	75ha
GRZ Vacant Greenfields	155ha	145ha	81ha	178ha	559ha
NRZ1 Vacant Parcels	0ha	4ha	0ha	0ha	4ha
NRZ1 Vacant Greenfields	0ha	54ha	0ha	0ha	54ha
LDRZ Vacant Parcels	18ha	0ha	0ha	0ha	18ha
LDRZ Vacant Greenfields	54ha	0ha	0ha	30ha	84ha
Total Existing Supply	266ha	208ha	90ha	230ha	794ha
Potential Supply					
GRZ Occupied with Development Potential	186ha	16ha	109ha	2ha	313ha
NRZ1 Occupied with Development Potential	2ha	4ha	0ha	0ha	6ha
LDRZ Occupied with Development Potential	8ha	0ha	0ha	0ha	8ha
Total Potential Supply	196ha	20ha	109ha	2ha	327ha
Urban Growth Zone	-	338ha	-	-	338ha
Total Existing and Potential Supply	462ha	566ha	199ha	232ha	1,459ha
Source:	Near Map; Essential Economics Pty Ltd				
Note:	Figures rounded to the nearest hectare				

Table 15: Existing Land Supply

Source: Latrobe Planning Strategies Economic Analysis (Essential Economics, 2016)

The Economic Analysis Report identifies that Latrobe will require 5,000 new dwellings across the next 15 years between 2016 and 2031. This projection was supported by historical analysis of market trends across Latrobe City which showed that on average, 315 new dwelling approvals were recorded per year over the past five years, the majority of which were for detached dwellings.

The average household size across Latrobe in 2016 is 2.31 residents. In 2031 it is anticipated that this rate will decrease slightly to 2.23 residents per household.

The Housing Strategy (2017) sets out an aspiration to grow Latrobe City's population to 100,000 residents over the next 30 years.

Based on the existing average household size and the Housing Strategy's aspiration to grow by an additional 5,000 dwellings over the next 15 years, the requirement for additional dwellings would be 434 new dwellings per year (total of 2,173 additional dwellings over five years).

Should Latrobe's population reach 100,000 residents by 2047, a total of 11,406 additional dwellings would be required (approximately 380 per year).

5 SUMMARY OF FINDINGS

The supply and demand analysis undertaken by Essential Economics identifies a housing requirement of 5,000 additional dwellings over the next 15 years. Calculations undertaken in this capacity assessment identify that the **total estimated residential capacity of Latrobe is 42,152 dwellings**.

Housing Requirement between 2016 to 2031	5,000
(projected by Essential Economics, 2016)	
Total Residential Capacity	42,152 dwellings

Based on the housing supply and demand analysis, the findings show that Latrobe's available land supply significantly exceeds the projected residential dwelling requirement of 5,000 dwellings to 2031. Should Latrobe's future population exceed the projections identified by Essential Economics, established residential areas alone would still have further capacity to accommodate up to 32,123 additional dwellings.

Limited change areas have the greatest capacity to accommodate additional dwellings, specifically land within GRZ1. The least housing growth will occur in Minimal Change areas and in Latrobe's smaller settlements.

Substantial Change Areas will play an important role in accommodating additional residential growth and increasing dwelling diversity, being areas that are well located in proximity to services and infrastructure.

It is reinforced that the methodology used to determine these figures has adopted a conservative approach. Additionally, the capacity of other areas within Latrobe has not been considered, including land within the Commercial 1 Zone or lots with pending development plans. The capacity of these areas is additional to the projections outlined in this assessment.

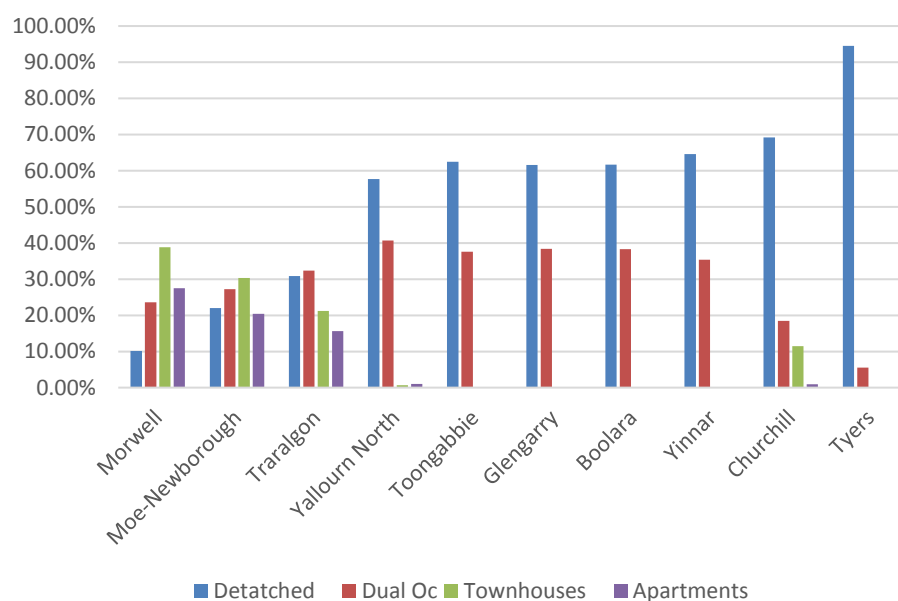
Key strategic development opportunity sites identified in the Housing Strategy also have the potential to accommodate additional dwelling yield that will further contribute to Latrobe's overall housing supply.

Appendix A

Results by Township

PROPORTION OF HOUSING TYPES (NET YIELD)

The graph and supporting table below illustrate the proportion of each housing type that could be achieved based on the findings of this assessment.



	DETACHED	DULOC	TOWNHOUSES	APARTMENTS
BOOLARA	61.67%	38.33%	0%	0%
CHURCHILL	69.17%	18.42%	11.43%	0.98%
GLENGARRY	61.61%	38.39%	0%	0%
MOE-NEWBOROUGH	22.03%	27.22%	30.33%	20.42%
MORWELL	10.10%	23.61%	38.79%	27.5%
TOONGABBIE	62.44%	37.56%	0%	0%
TRARALGON	30.90%	32.34%	21.17%	15.59%
TRARALGON SOUTH	0%	0%	0%	0%
TYERS	94.50%	5.5%	0%	0%
YALLOURN NORTH	57.85%	40.67%	0.71%	0.98%
YINNAR	64.63%	35.37%	0%	0%

NUMBER OF DWELLINGS PER HOUSING TYPE & CHANGE AREA (NET YIELD)

TRARALGON

	DETACHED	DULOC	TOWNHOUSES	APARTMENTS	TOTAL
NRZ ₁	3.6	0.0	n/a	n/a	3.6
NRZ ₃	44.1	32.4	n/a	n/a	76.5
GRZ ₁	3353.6	2825.8	0.0	n/a	6179.4
GRZ ₃	364.8	403.5	0.0	n/a	768.3
GRZ LAC NAC	n/a	148.4	605.6	n/a	754
GRZ ₄	131.6	193.8	581.4	n/a	906.8
GRZ ₅	50.2	73.8	220.8	n/a	344.8
RGZ ₁	n/a	74.7	372.5	905.2	1352.4
RGZ ₂	n/a	215.4	511.0	519.9	1246.3
MUZ	n/a	165.6	414.0	566.4	1146.0
					12,778.1

MORWELL

	DETACHED	DULOC	TOWNHOUSES	APARTMENTS	TOTAL
NRZ ₁	0.0	0.0	n/a	n/a	0.0
GRZ ₁	490.4	871.2	0.0	n/a	1361.6
GRZ ₃	26.4	33.3	0.0	n/a	59.7
GRZ LAC NAC	0.0	119.4	477.6	n/a	597
GRZ ₄	309.6	412.4	1237.2	n/a	1959.2
RGZ ₁	n/a	114.3	571.5	1107.6	1793.4
RGZ ₂	n/a	126.8	251.5	251.4	629.7
MUZ	n/a	254.4	636.0	891.3	1781.7
					8,182.3

MOE-NEWBOROUGH

	DETACHED	DULOC	TOWNHOUSES	APARTMENTS	TOTAL
NRZ ₁	16.2	0	n/a	n/a	16.2
NRZ ₂	48.6	17.8	n/a	n/a	66.4
NRZ ₃	3.6	6.1	n/a	n/a	9.7
NRZ ₄	29.7	17.2	n/a	n/a	46.9
GRZ ₁	1683.2	1700.8	0	n/a	3384
GRZ ₃	45.6	37.95	0	n/a	83.55
GRZ LAC NAC	0	193.2	772.8	0	966
GRZ ₄	284	367.8	1103.4	n/a	1755.2
RGZ ₁	n/a	144.6	723	1532.8	2400.4
MUZ	n/a	122.6	306.5	424.2	853.3
					9,581.65

CHURCHILL

	DETACHED	DUAL OC	TOWNHOUSES	APARTMENTS	TOTAL
LDRZ	75	n/a	n/a	n/a	75
NRZ ₃	170.1	26.5	0	n/a	196.6
GRZ ₂	2608.8	617.4	0	n/a	3226.2
GRZ ₄	205	157.8	473.4	n/a	836.2
MUZ	n/a	12.8	32	43.2	88
					4,422

GLENGARRY

	DETACHED	DULOC	TOWNHOUSES	APARTMENTS	TOTAL
TZ	0.9	0.1	n/a	n/a	1
GRZ1	638.4	398.2	0	n/a	1036.6
GRZ3	0	0	0	n/a	0
					1,037.6

TYERS

	DETACHED	DULOC	TOWNHOUSES	APARTMENTS	TOTAL
TZ	9.9	1.1	n/a	n/a	11
LDRZ	9	n/a	n/a	n/a	9
					20

YALLOURN NORTH

	DETACHED	DULOC	TOWNHOUSES	APARTMENTS	TOTAL
TZ	1.8	0.2	n/a	n/a	2
GRZ1	528.8	371.6	0	n/a	900.4
MUZ	n/a	2.6	6.5	9	18.1
					920.5

YINNAR

	DETACHED	DULOC	TOWNHOUSES	APARTMENTS	TOTAL
TZ	7.2	0.8	n/a	n/a	8
GRZ1	1157.6	632.2	0	n/a	1789.8
GRZ3	36	24.3	0	n/a	60.3
					1,858.1

BOOLARRA

	DETACHED	DULOC	TOWNHOUSES	APARTMENTS	TOTAL
TZ	6.3	0.7	n/a	n/a	7
LDRZ	56	n/a	n/a	n/a	56
GRZ ₁	212	169.8	0	n/a	381.8
					444.8

TOONGABBIE

	DETACHED	DULOC	TOWNHOUSES	APARTMENTS	TOTAL
TZ	1.8	0.2	n/a	n/a	2
GRZ ₁	566.4	341.6	0	n/a	908
					910

TRARALGON SOUTH

	DETACHED	DULOC	TOWNHOUSES	APARTMENTS	TOTAL
TZ	0	0	n/a	n/a	0
					0

Appendix B

Capacity of Areas with Approved Development Plans

TOWNSHIP	LOCATION	YIELD (DWELLINGS)
TRARALGON	Traralgon North	1077
	Franklin Place	338
	Erin Park	134
	Cross Road	667
	Astoria*	-
	South East Traralgon*	-
	Ellavale Extension*	-
MORWELL	Morwell North West	1280
	Crinigan Road	785
	Morwell West	457
MOE/NEWBOROUGH	Waterloo Road	521
	Monash Views	206
	Lake Narracan	3728
	Haigh Street	81
	Watsons Road West*	-
CHURCHILL	Gaskin Rise	669
	Philip Parade	86
	Winston Park Extension*	-
	Tramway Road/Monash Way*	-
	Mackeys Road*	-
	Glendonald Road*	-
TOTAL		10,029

*Locations subject to the Development Plan Overlay awaiting confirmation of a development plan or yield figures.

ATTACHMENT 11:
EXPLANATORY REPORT

LATROBE PLANNING SCHEME

AMENDMENT C105

EXPLANATORY REPORT

Who is the planning authority?

This Amendment has been prepared by Latrobe City Council, who 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.

Whole of municipality map references outlining the key components of the Amendment and the associated land affected, are attached to this Explanatory Report.

What the Amendment does

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

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

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 way of:
 - 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 the 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 including Farming Zone Schedule 1 – Commercial Agriculture and the Farming Zone Schedule 2 – Mixed Use Farming.
- Rezones land located within the Farming Zone to 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 included within 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 outlined in the Housing Strategy.
- Replaces the Rural Living Zone Schedules 1-6 with three new Schedules.
- Implements the recommendations of the Rural Land Use Strategy by rezoning additional land for rural living purposes and applying the Development Plan Overlay – Schedule 8 to new Rural Living Precincts where land is significantly fragmented.
- Rezones an area of approximately 1275 hectares of land 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 2).
- Introduces each of the Live Work Latrobe land use strategies as Reference Documents to the Latrobe Planning Scheme.

This report provides a map reference to the above land zone changes proposed; whilst each of the Live Work Latrobe land use strategies provide additional details regarding recommended Amendments to the Latrobe Planning Scheme and land affected.

The affected planning scheme maps are as follows:

- Zone maps: 1 – 24, 26-80, 84-135
- Overlay maps (DPO): 5-8, 67-8, 92, 94, 100, 112, 113.

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 is required to implement 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 will support 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 proposes 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; and 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.

This 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 within Latrobe City.

The proposed Amendment to the Latrobe Planning Scheme is considered to deliver 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.
- To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.

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 is expected to have 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 will:

- 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; and
- Enhance the overall liveability of Latrobe City.

Collectively, each of the land use strategies seeks to achieve 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 that Morwell and Traralgon 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, forestry and interim intensive agriculture uses on land over coal resources and other industries including the protection of extensive areas of planted forest areas for timber production.

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 in order 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 and the identification of Rural Living investigation areas included within the Rural Land Use Strategy. The selection of new Rural Living precincts introduced by this Amendment were directed to low and moderate risk locations, acknowledging the function of the Bushfire Management Overlay (BMO), where present, in directing how development in medium risk locations may be undertaken.

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 bushfire risk.

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.

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

The State Planning Policy Framework (SPPF) [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 SPPF and relevant adopted State Policy as outlined below.

The Amendment responds to the following SPPF policy directions:

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.

Clause 11.07 Regional Victoria [PPF: Clause deleted and content redistributed under relevant themes as regional policy or where appropriate incorporated into state policy]

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.

Clause 11.10 Gippsland [PPF: Part of previous Clause deleted and content redistributed under relevant themes as regional policy or where appropriate incorporated into state policy. See also Clause 11.01-1R and Clause 14.01-1R]:

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:[PPF: no clause change]

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:[PPF: no clause change]

This specifically 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 preparation of the Amendment.

Clause 14 Natural Resource Management:[PPF: no clause change]

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 seeks to prevent inappropriately dispersed urban activities in rural areas, limit new housing development in rural areas, including directing housing growth into existing settlements and discouraging development of isolated small lots within the Farming Zone for single dwellings, rural or other incompatible uses with the pursuit of commercial agriculture.

More specifically, the introduction of two new Schedules to the Farming Zone is considered to support 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: [PPF: no clause change]

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 will also support Clause 15.

Clause 16 Housing:[PPF: no clause change]

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 is also considered to support Clause 16.

Clause 17 Economic Development:[PPF: no clause change]

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 will support 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 will also support 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 will 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 will 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.

In response to recommendations of the Industry and Employment Strategy, the Amendment strengthens existing policy and provides recommendations for the development opportunities for industrial, health, food processing, logistics and airport related activities within the Morwell – Traralgon corridor.

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 industrial sector has been recognised as having three main dimensions. The first is heavy industrial complex which is currently sustained by the coal and timber resources. The main location of

this industrial complex is in the South Morwell area and within the Special Use – Brown Coal zoned areas in association with the power stations and mines.

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; whilst recommending a review of the extent of current State Resource Overlay – Schedule 1 applying to strategically significant areas of Industrial 1 and 2 Zone land south of Morwell. The Industrial 2 Zone land is seen as particularly significant, being only one of three in the State.

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,
- PPN37 Rural Residential Development,
- PPN42 Applying Rural Zones,
- PPN46 Strategic Assessment Guidelines,
- PPN64 Bushfire Protection,
- 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. Since endorsement of the Strategy, Council has actively engaged with agencies to obtain their views about the proposed implementation tools of zones and changes to the MSS and local policies.

Further comments will be sought from agencies during the exhibition of the amendment.

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 is not specifically relevant to the Amendment.

Resource and administrative costs

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

The Amendment may result in a moderate impact on planning services resource and administration as 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 can 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.delwp.vic.gov.au/publicinspection.

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by 11 May 2018.

A submission must be sent to:

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

Panel hearing dates

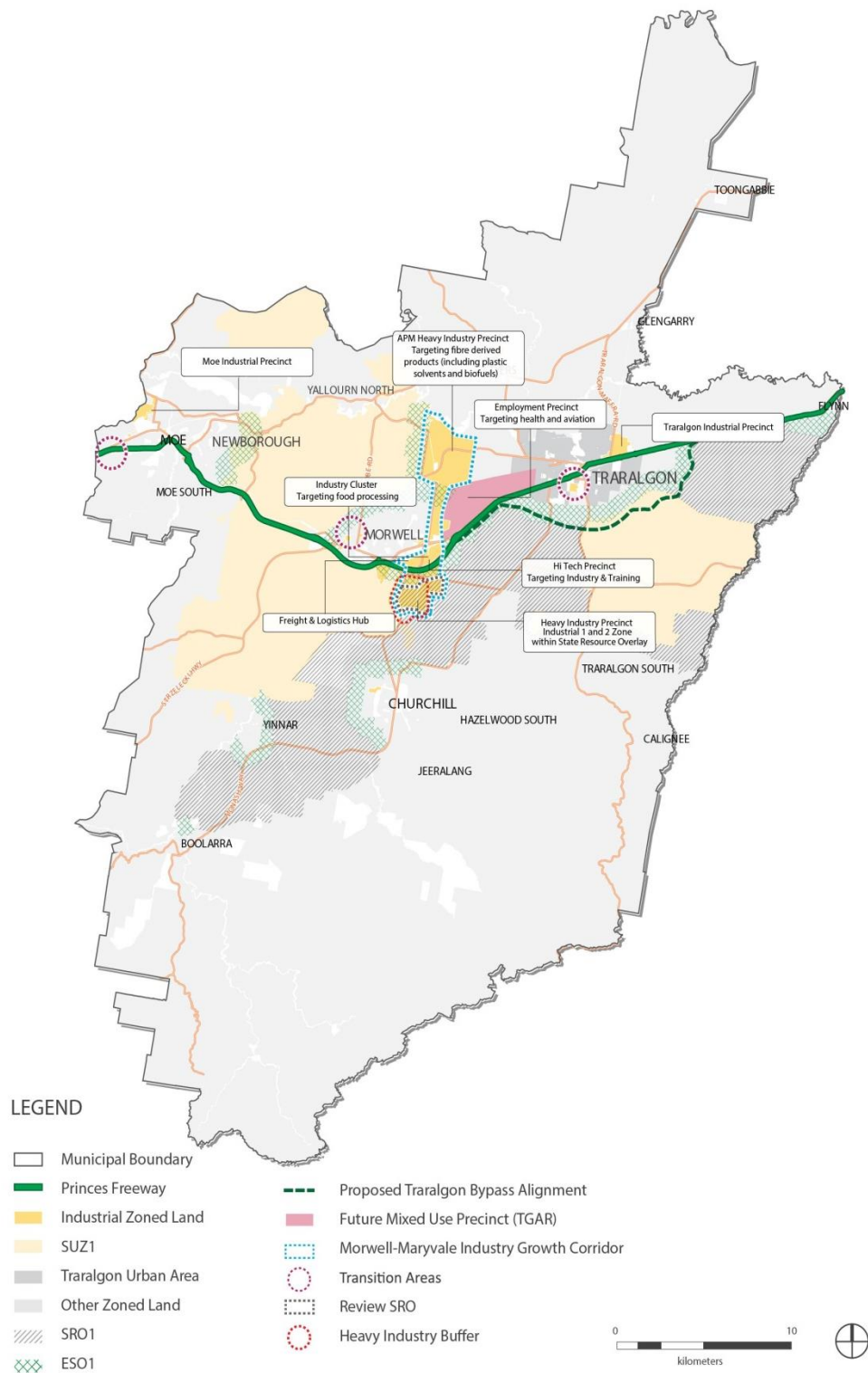
In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this Amendment:

- directions hearing: 9 July 2018
- panel hearing: Commence 6 August 2018

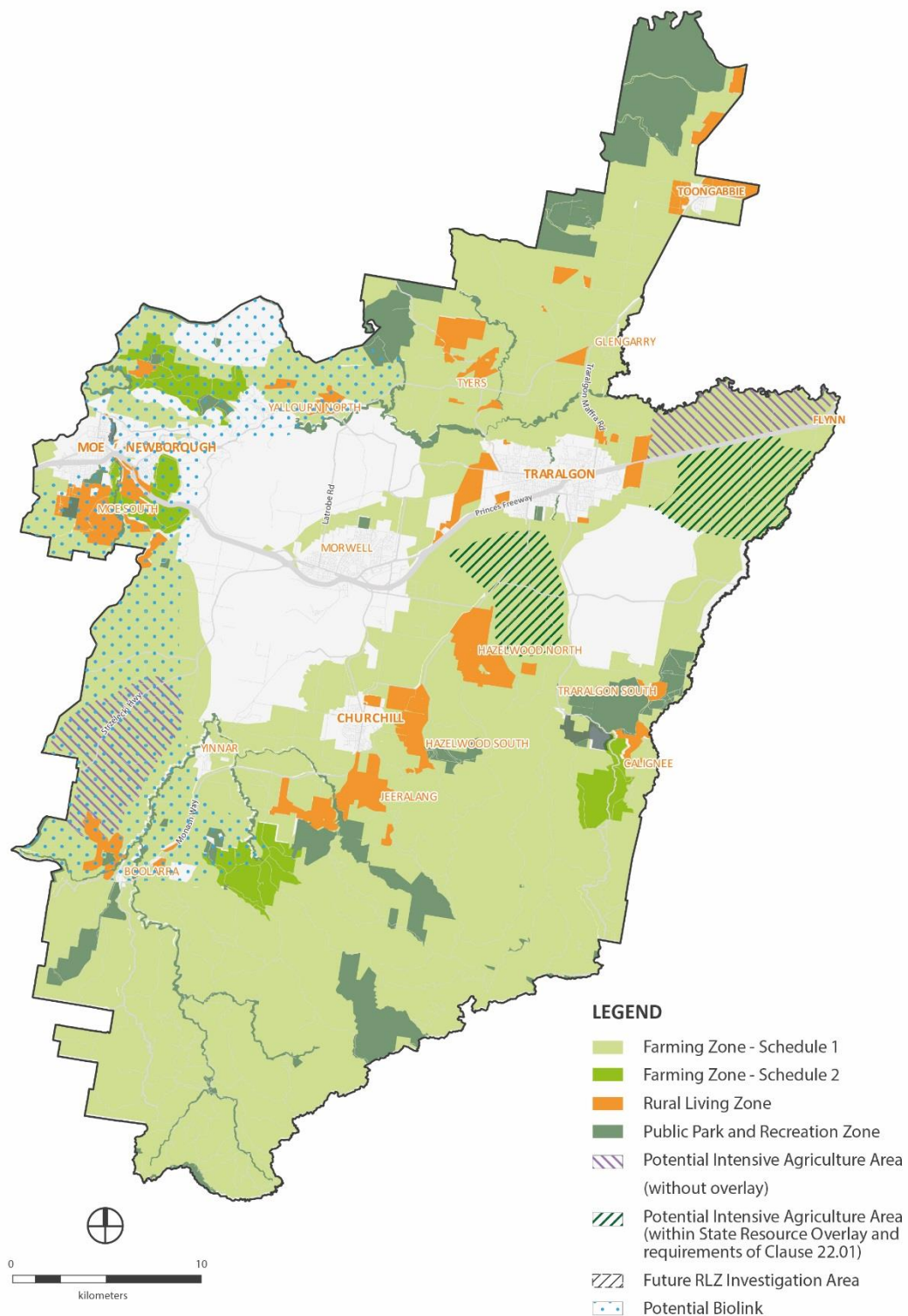
ATTACHMENT 1 - Mapping reference table

Map Reference and Description
Map 1: Industrial Framework Plan
Map 2: Rural Framework Plan
Map 3: Churchill Housing Framework Plan
Map 4: Moe Housing Framework Plan
Map 5: Morwell Housing Framework Plan
Map 6: Traralgon Housing Framework Plan

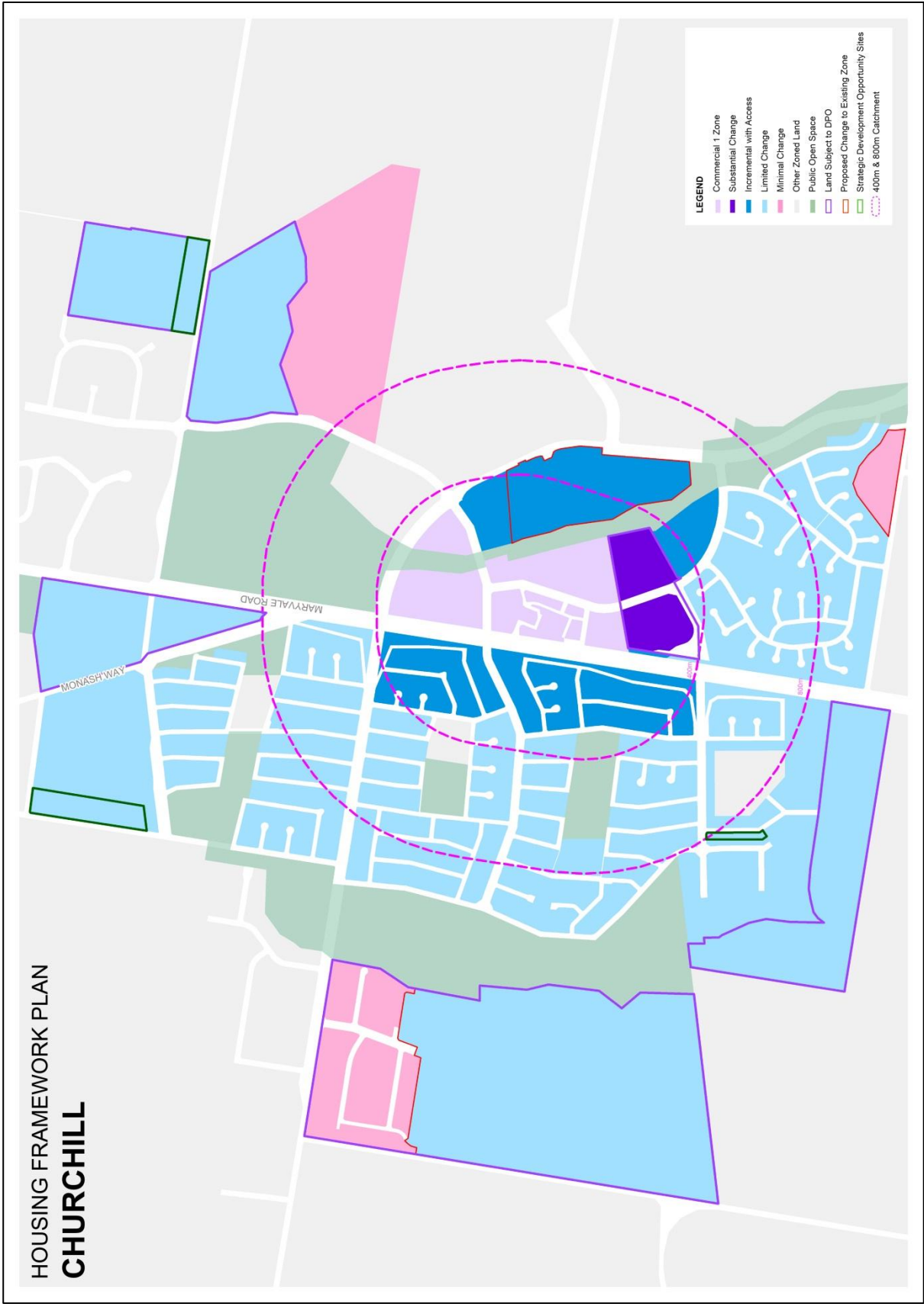
Map 1: Industrial Framework Plan



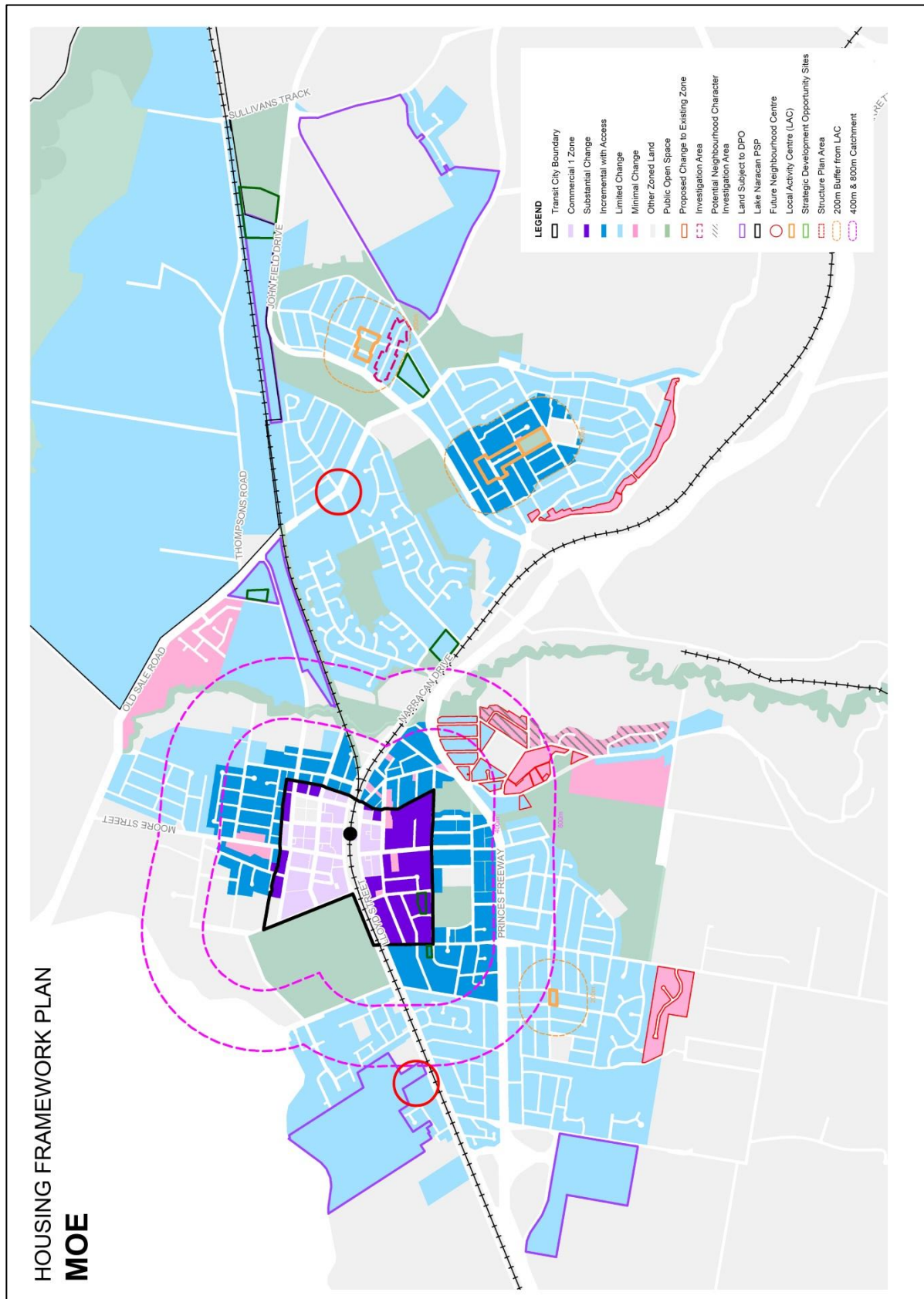
Map 2: Rural Framework Plan



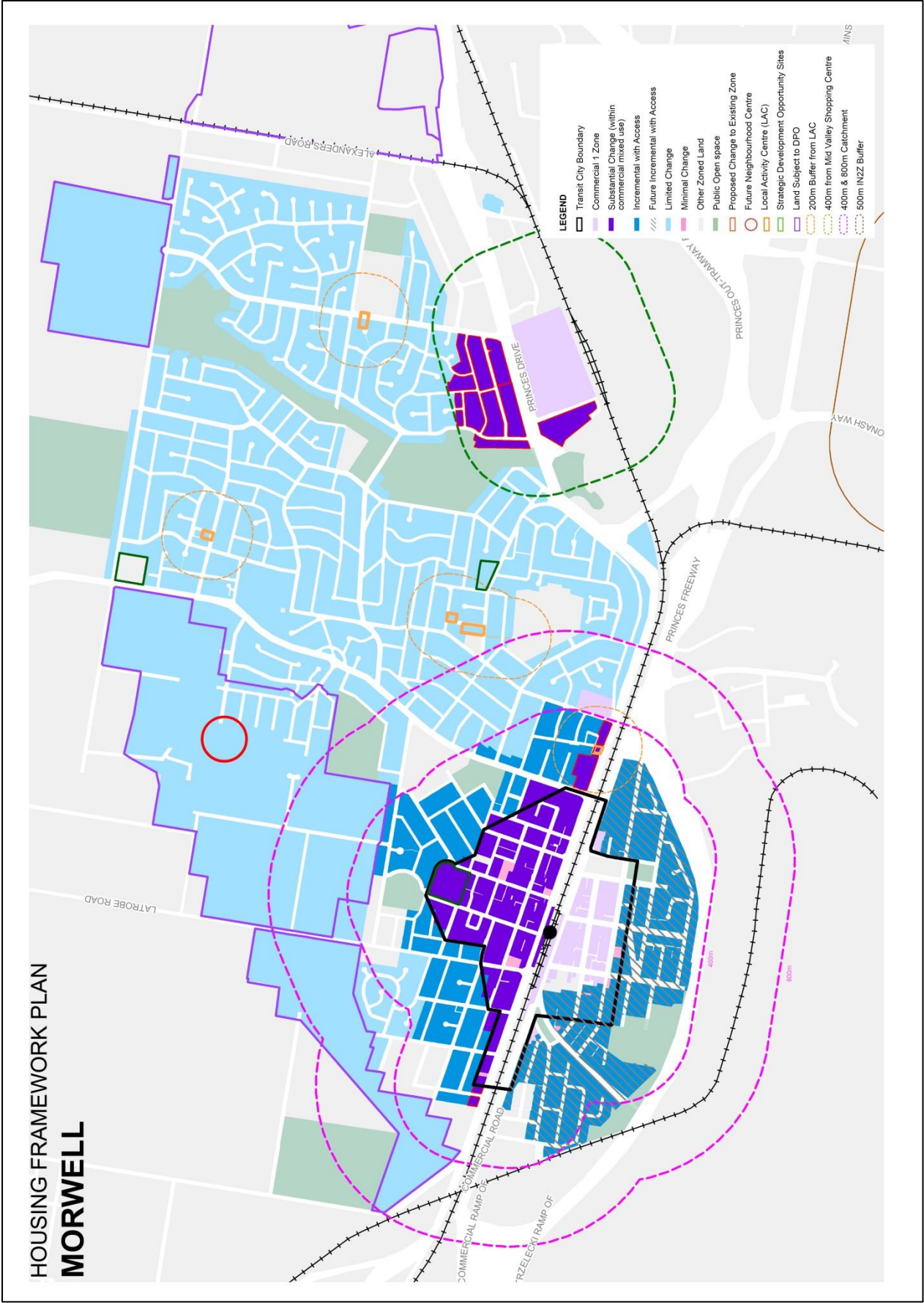
Map 3: Churchill Housing Framework Plan



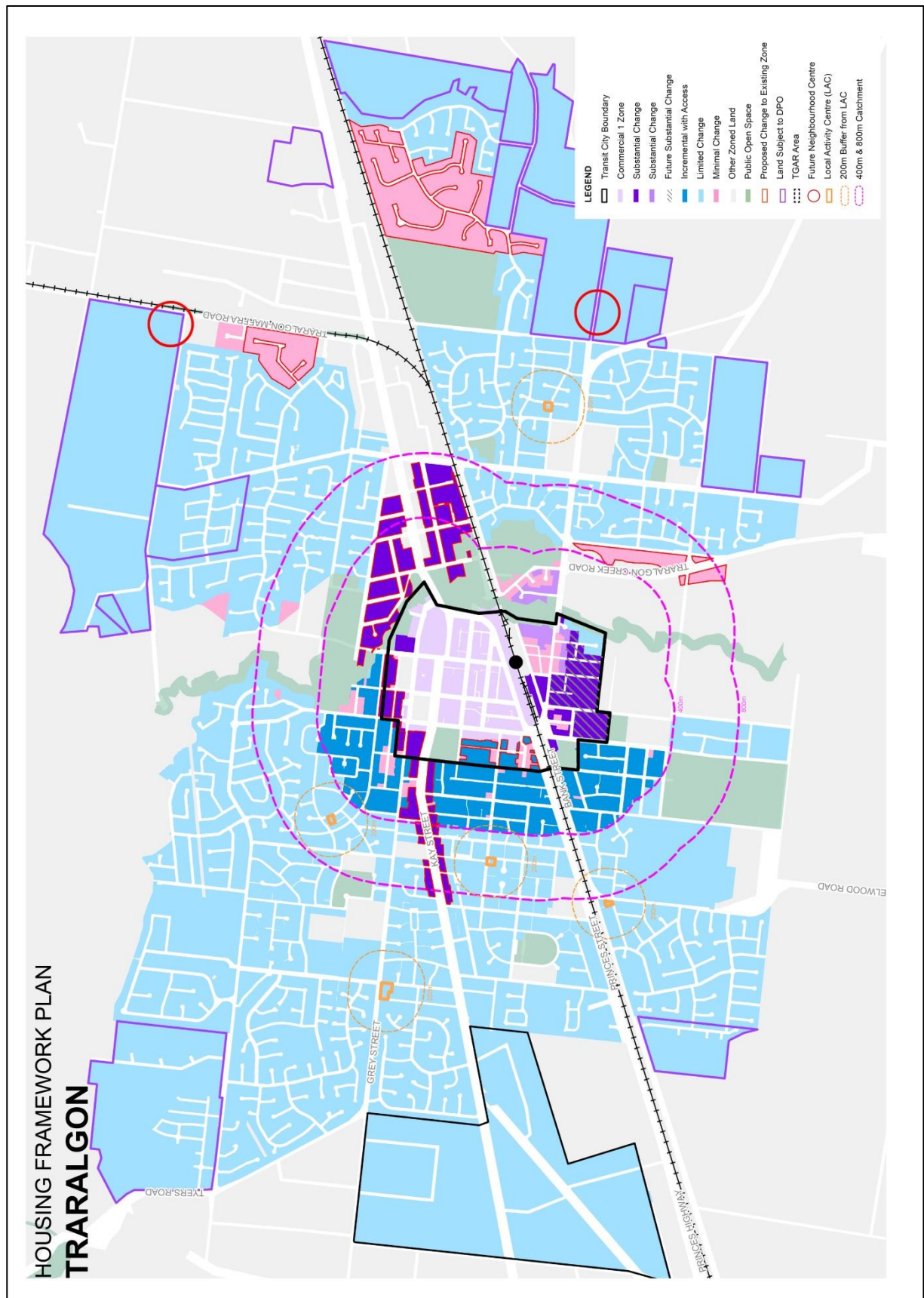
Map 4: Moe Housing Framework Plan



Map 5: Morwell Housing Framework Plan



Map 6: Traralgon Housing Framework Plan



ATTACHMENT 2: Land zoning anomalies and corrections

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 1	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.
6	132-138 Helen Street	Morwell	Lots 1 and 2 of Plan of Subdivision 24167	75	General Residential Zone Schedule 1 and Residential Growth Zone Schedule 1	Mixed Use Zone	A mapping error showing a split zone when the zone should align with the property boundary.
7	13 Ellen Street	Morwell	Lot 3 of Plan of Subdivision 304627	75	General Residential Zone Schedule 1/ Industrial 3 Zone	Industrial 3 Zone	A mapping error showing a split zone when the zone should align with the property boundary.
8	45-57 Gwalia Street	Traralgon	Lot 1 Plan of Subdivision 400695, Lot 1 Title Plan 322948, Crown Allotment 16C Section 16 Parish of Traralgon and Crown Allotment 16A Section	56	General Residential Zone 1/ Mixed Use Zone	Mixed Use Zone	The boundaries of the property were realigned under application 2017/16/CERT which has created a split zone where the zone should align with the property boundary.

			16 Parish of Traralgon				
9	1/98 Commercial Road	Morwell	Lot 2 Plan of Subdivision 304627	75	General Residential Zone 1/ Industrial 3 Zone	Neighbourhood Residential Zone 4	A mapping error showing a split zone when the zone should align with the property boundary.
10	2-10 Fleming Street	Morwell	Plan of Consolidation 366156	76	General Residential Zone 1/ Mixed Use Zone	Mixed Use Zone	The boundaries of the property were realigned under application 2008/42/CERT which has created a split zone where the zone should align with the property boundary.
11	125 Trovatiello Place	Tyers	Plan of Consolidation 153571	14	Rural Living Zone 4/ Farming Zone	Farming Zone 1	A mapping error showing a split zone when the zone should align with the property boundary.
12	Upper Middle Creek Road	Yinnar South	Crown Allotment 6C Section B Parish of Budgerie	122	Rural Living Zone 4/ Farming Zone	Farming Zone 1	This lot is part of one title that is currently used as a Softwood Plantation that is generally zoned Farming Zone creating a split zone over the one title.
13	55 Raesowna Rise	Hazelwood North	Lot 3 Plan of Subdivision 626545	100	Rural Living Zone 3/ Farming Zone	Farming Zone 1	A mapping error showing a split zone when the zone should align with the property boundary.
Private land zoned incorrectly							
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 is proposed to be 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							
15	Hickox Street	Traralgon	Crown Allotment 94A Parish of Traralgon	60	General Residential Zone 1	Public Conservation and Resource Zone	This land is managed by Latrobe City Council for the purpose of conservation by the Traralgon Railway Reservoir Conservation Reserve Committee of Management and should be the same zone as the rest of the reserve in accordance to Ministerial Direction – Form and Content of a Planning Scheme Section 7 Part 5 and Planning Practice Note 2.
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.
17	Marshall's Road	Traralgon	Reserve 3 Plan of Subdivision 644115	51	General Residential Zone 1	Public Use Zone 1	This is publicly owned land by Gippsland Water. This is in accordance to Ministerial Direction – Form and Content of a Planning Scheme Section 7 Part 5 and Planning Practice Note 2.

18	59-61 Garibaldi Street	Traralgon	Lot 9 Lodged Plan 21094	54	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.
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.
20	Southdown Way	Traralgon	Reserve 1 Plan of Subdivision 532030, Reserve 1 Plan of Subdivision 603057	52, 58	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.
21	107-111 Crinigan Road	Morwell	PTL 1 Title Plan 673750	72, 73	Farming Zone	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.