

PUBLIC EXHIBITION DRAFT
LIVE WORK LATROBE

HOUSING STRATEGY

AUGUST 2017



NAME	NO.	PM APPROVED	PD APPROVED	DATE
Final Strategy	3	JMR	LR	08/08/2017

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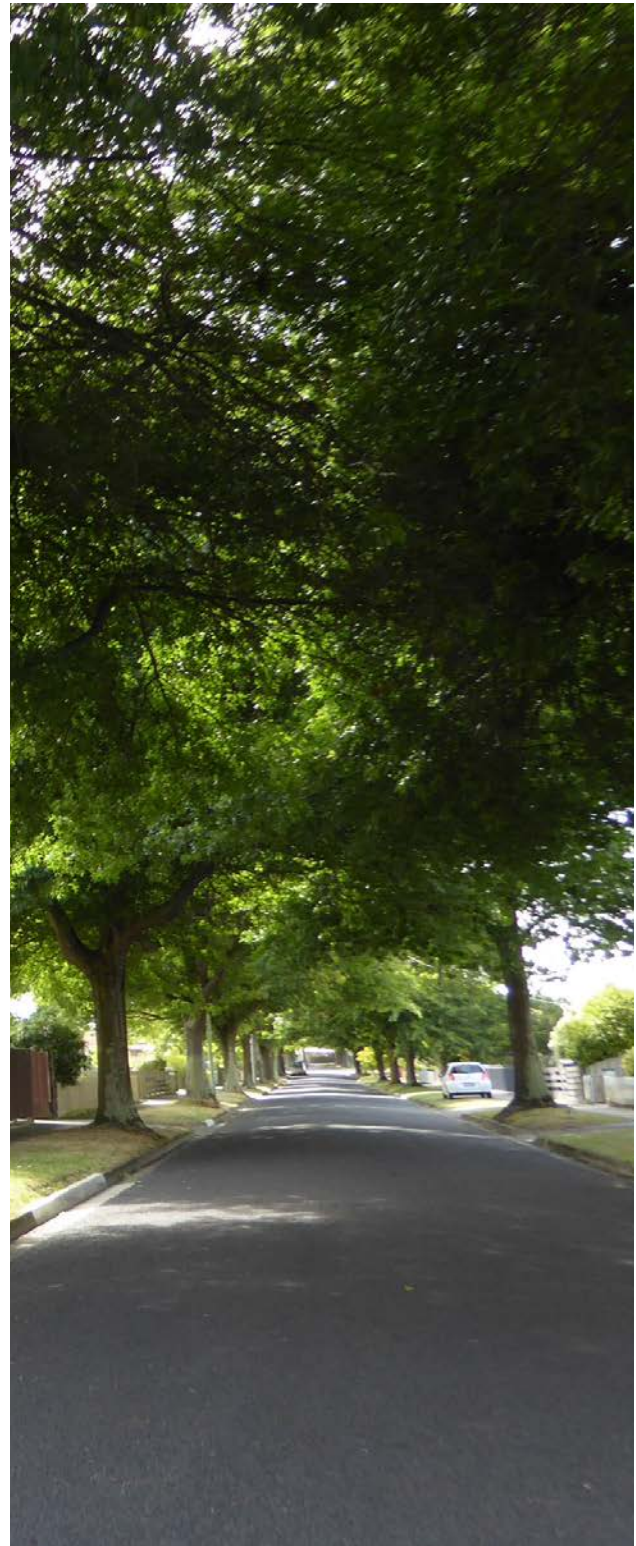
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ACKNOWLEDGEMENTS

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

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LIVE WORK LATROBE

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

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

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

GROWTH TO SUPPORT REGIONAL CITY ROLE

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

DIVERSIFY JOBS AND PROVIDE LONG TERM EMPLOYMENT

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

ATTRACTIVE AND INCLUSIVE LIVING ENVIRONMENTS

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

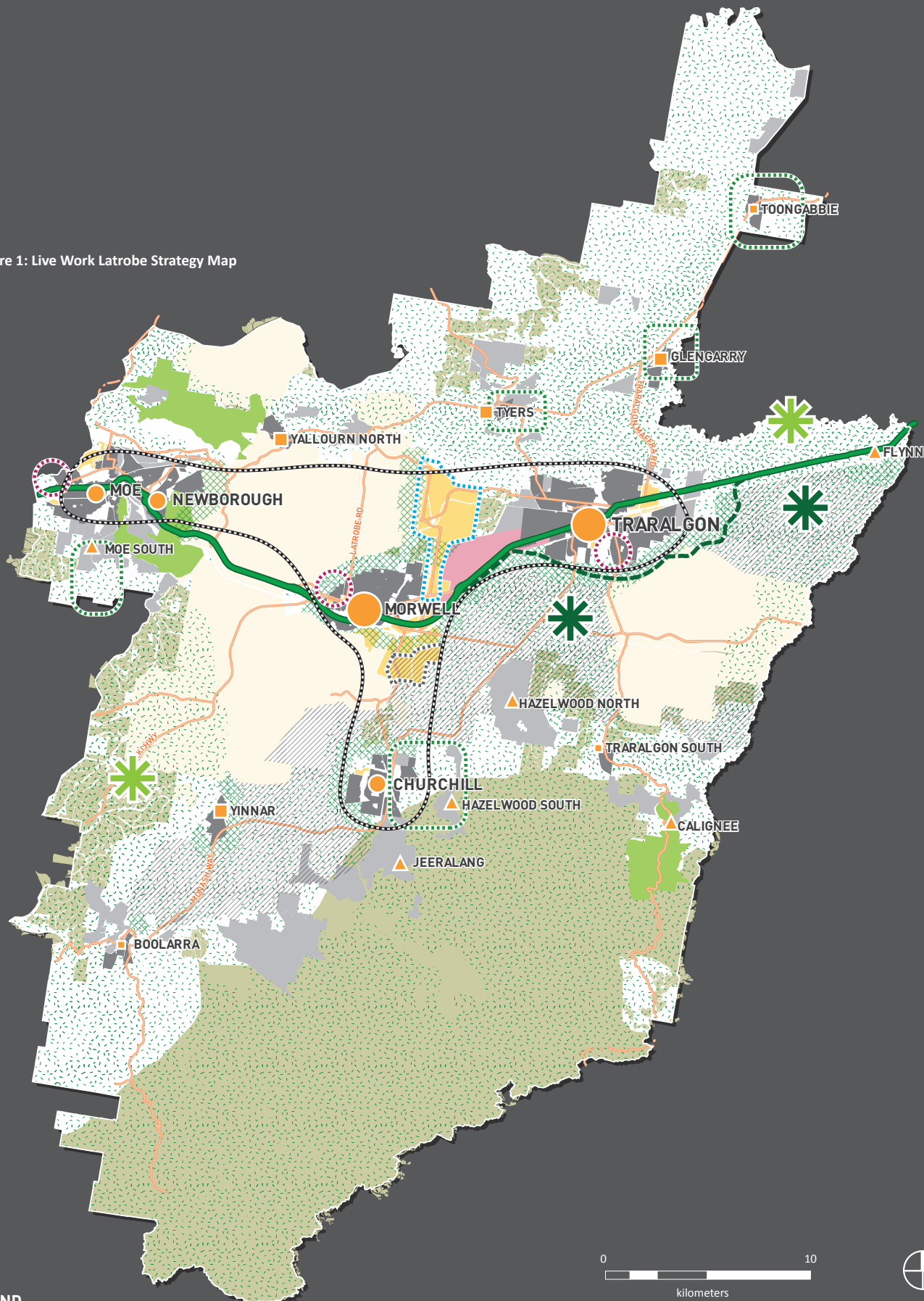
ENHANCE AGRICULTURAL OPPORTUNITIES

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

LEVERAGE NATURAL ASSETS

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

Figure 1: Live Work Latrobe Strategy Map



LEGEND

- Municipal Boundary
- Princes Freeway
- Major Road Network
- Residential Zoned Land
- Rural Living Zone
- Industrial Zoned Land
- SUZ1
- SRO
- ESO1

- RURAL LAND USE
- Productive Agricultural Land
 - Mixed Farming
 - Potential Intensive Agriculture Area (without overlay)
 - Potential Intensive Agriculture Area (with overlay)
 - Productive Forestry Area
 - Future RLZ Investigation Areas

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

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

Note: environmental values have not been shown



1 INTRODUCTION



1.1 INTRODUCTION

Latrobe City contains a variety of residential settings, ranging from compact urban areas to conventional Australian suburbs and expansive rural acreages. This Housing Strategy provides a framework to guide the growth and change of residential areas in Latrobe City over the next twenty years.

It contains a range of initiatives and actions to ensure that the municipality is well positioned to provide a diverse range of dwelling opportunities for its growing and changing population. It seeks to ensure that the 'right' type of development occurs in the 'right' locations, through addressing key issues of housing affordability, design and sustainability.

THIS STRATEGY

The key components of this Strategy are:

Vision – Provides the overarching strategic vision for Latrobe's housing stock and residential areas

Housing Framework Plan & Settlement Hierarchy - Delineates areas for substantial, incremental, limited and minimal change. These areas will provide the basis for the application of the new residential zones and other planning controls as appropriate.

Diversity & Design - Outlines objectives and actions relating to housing typologies and design including: housing diversity, specialised housing types, design quality and universal housing.

Affordability - Outlines objectives and actions relating to affordability and social housing.

Sustainability – Outlines objectives and actions relating to the improvement of the environmental performance of existing and new housing stock.

STUDY AREA

Latrobe City is located approximately 100 kilometres east of Melbourne in the heart of the Gippsland Region. Residential areas comprise approximately 4% of all land in the municipality. Housing is generally concentrated in the Traralgon-Morwell-Moe-Churchill networked city, which is recognised as one of Victoria's four major Regional City's.

Latrobe City is also home to several smaller settlements including Boolarra, Glengarry, Toongabbie, Traralgon South, Tyers, Yallourn North and Yinnar.

This Housing Strategy applies to all residential land in the City of Latrobe, specifically that within the General Residential Zone, Neighbourhood Residential Zone, Residential Growth Zone, Low Density Residential Zone, Mixed Use Zone and Township Zone.

It is acknowledged that rural living development adds to housing choice across Latrobe City. The Rural Land Use Strategy provides direction regarding current and future rural living development.

APPROACH

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

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

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



Figure 2: Project Deliverables

1.2 STAGE ONE POLICY DIRECTIONS

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

Overarching policy directions include:

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

Policy directions relevant to the Housing Strategy include:

1. Where appropriate, identify opportunities for sustainable growth in existing urban areas.
2. Ensure that land supply and demand estimates consider localised issues and pressures identified in the Stage 1 Background Report.
3. Identify longer term opportunities for growth (beyond 15 year supply estimate).
4. Identify opportunities to diversify Latrobe City's housing stock to provide for smaller households.
5. Work with State Government and housing providers to consider the role of institutional housing to meet housing needs, as well as the preferred location of institutional and social housing, having regard to the location of services and social impacts.
6. Provide urban design guidance in relation to housing density and diversity and subdivision design (including street hierarchies, block structures and connectivity).
7. Develop a Residential Development Framework Plan for the entire Municipality.
8. Develop small town Structure Plans as identified in the Latrobe Planning Scheme.
9. Evaluate existing neighbourhood character and identify new and emerging characters. Where required, undertake neighbourhood character study.

1.3 ENGAGEMENT

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

Engagement has occurred over two stages as described below:

STAGE 1 CONSULTATION

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

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

ASPIRATIONS FOR LATROBE CITY

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

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

KEY MESSAGES FOR HOUSING

Key messages from the community with regard to housing include:

- Encourage well designed, diverse housing types to be built in new developments or in renewal sites across the municipality that are conducive to the needs of the elderly or those wishing to age 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.

STAGE 2 CONSULTATION

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

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

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

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



1.4 POLICY CONTEXT

A range of State, regional and local policy documents have informed the preparation of this Housing Strategy as summarised at the table below. A detailed analysis of background policy and strategies is included in the Live Work Latrobe Stage 1 Background Report (2016).

Table 1: Policy Context

RELEVANCE	POLICY
STATE RELEVANCE	Plan Melbourne 2017-2050
	Homes for Victorians
	Residential Zones State of Plan Report
REGIONAL RELEVANCE	Gippsland Regional Plan 2015-2020
	Gippsland Regional Growth
	Gippsland Region Sustainable Water Strategy
	Strategic Bushfire Management Plan- East Central
LOCAL RELEVANCE	Latrobe City Council Plan 2013-2017
	Latrobe 2026
	Latrobe City Municipal Public Health and Wellbeing Plan 2013-2017
	Latrobe Economic Development Strategy
	A Strength Led Transition
	Advancing Latrobe Regional City
	Latrobe Residential and Rural Land Assessment
	Profile of Bushfire Risk within Latrobe District
	Hazelwood Mine Fire Inquiry Report
	Land Over Coal and Buffer Area Study
	Traralgon Growth Area Review
	Latrobe Transit Centred Precincts Master Plans
	Churchill Town Centre Plan
	Moe Activity Centre Plan
	Moe and Newborough Structure Plan
	Morwell Structure Plan
	Small Town Structure Plans

APPLICATION OF RESIDENTIAL ZONES

On 1 July 2014 a suite of new residential zones was introduced to the *Victorian Planning Provisions* by the State Government to replace the former Residential 1, Residential 2 and Residential 3 zones. The new zones include the Residential Growth Zone, General Residential Zone and Neighbourhood Residential Zones which support varying levels of housing change, dwelling forms, densities and land uses.

Council introduced the new residential zones to the main townships of Traralgon, Morwell, Moe and Churchill via Amendment C84 in June 2014. In particular, the amendment applied the new zones in the following manner:

- 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 and where bushfire hazard is identified by the Bushfire Management Overlay; and
- General Residential Zone to established residential areas.

The Panel Report 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.

REFORMED RESIDENTIAL ZONES

In March 2017 the Victorian State Government announced further reforms to the residential zones. The changes are based on the recommendations of the Managing Residential Development Advisory Committee as articulated in the Residential Zones State of Plan reports (2016).

The key reforms include:

- Allow Councils to define neighbourhood character and design objectives to be achieved in the schedules to the residential zones.
- Strengthen building height controls in the Neighbourhood Residential Zone and the General Residential Zone by providing mandatory maximum building heights. These heights can be varied by local Councils.
- 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.

This Strategy, together with the Urban Design Guidelines (being prepared independently of this Project) will provide the strategic basis for future amendments to residential zone controls recommended by this Strategy.

1.5 PROJECT DRIVERS

The following describes the key trends that will shape housing growth and development over the next 15 years.

HOUSING GROWTH

The City of Latrobe is currently home to approximately 73,650 residents. The population of Latrobe City is forecast to grow by approximately 8,560 to house 82,460 people by 2030 (Essential Economics, 2016). Traralgon will accommodate the majority of the growth, followed by Churchill and Moe.

This growing population will require an additional 5,000 new houses to be provided through infill and Greenfield development, meaning an average of 330 new dwellings will need to be constructed each year for the next 15 years.

Live Work Latrobe aspires to grow the City's population to 100,000 people to reinforce its role as Gippsland's Regional City.

There is limited potential for further residential greenfield development beyond the growth areas identified in existing policy and Structure Plans due to significant land use and environmental constraints. These include the Latrobe River, areas subject to flooding and bushfire, buffer distances from major industry and mining, and vast areas impacted by the State Resource Overlay. As such infill development will be an increasingly significant form of residential growth for the City.

DEMOGRAPHIC CHANGE

The demographic profile of Latrobe is forecast to significantly change over the next 15 years. In particular, 70% of all population growth forecast for Latrobe City is to occur in the population aged 70 and over, compared to the State average of 26% for the same period. Latrobe's working age (25-29 years), infants and preschooler population groups are anticipated to experience below-average growth.

SMALLER HOUSEHOLDS

Consistent with the ageing of Latrobe City's population is the shrinking of the average household size. There is a significant shift towards lone person households and couples without children households forecast. These two household types will represent approximately 76% of all new households over the next 15 years. In contrast, couples with children and group households will account for just 13% of all new households to 2031.

HOUSING DIVERSITY

The provision of a diverse housing stock supports housing choice, affordability, adaptability and supports the concept of ageing in place.

Latrobe's dwelling stock is currently dominated by detached housing (86%), the majority of which comprise three or more bedrooms. Furthermore, standard dwellings have accounted for the majority (89%) of all new dwellings approved in Latrobe City over the past decade, with medium density dwellings accounting for 10-15% of total new dwellings on an annual basis.

HOUSING AFFORDABILITY

Analysis of property and land price trends indicates that Latrobe City has experienced slightly higher growth over the past decade compared to Regional Victoria. Notwithstanding, property values in the City remain significantly lower than regional averages with the exception of average vacant land values.

The concept of 'affordability' is a relative issue – what is affordable for some is not affordable for others. The Socio Economic Indexes for Areas (SEIFA) provides a measure of the relative level of socio-economic disadvantage of a community based on a range of Census data, including income, education, occupation etc. Latrobe is presently ranked as the seventh most disadvantaged municipality in the State and the most disadvantaged Regional City.

LOCATION OF MEDIUM DENSITY HOUSING

Analysis of residential densities across the City of Latrobe indicates that medium density development is occurring "haphazardly" across the municipality. In particular, this type of housing is being constructed within established suburbs as opposed to being located in proximity to activity centres and transport nodes. This has impacts on neighbourhood character as well as local liveability and sustainability.

2 VISION

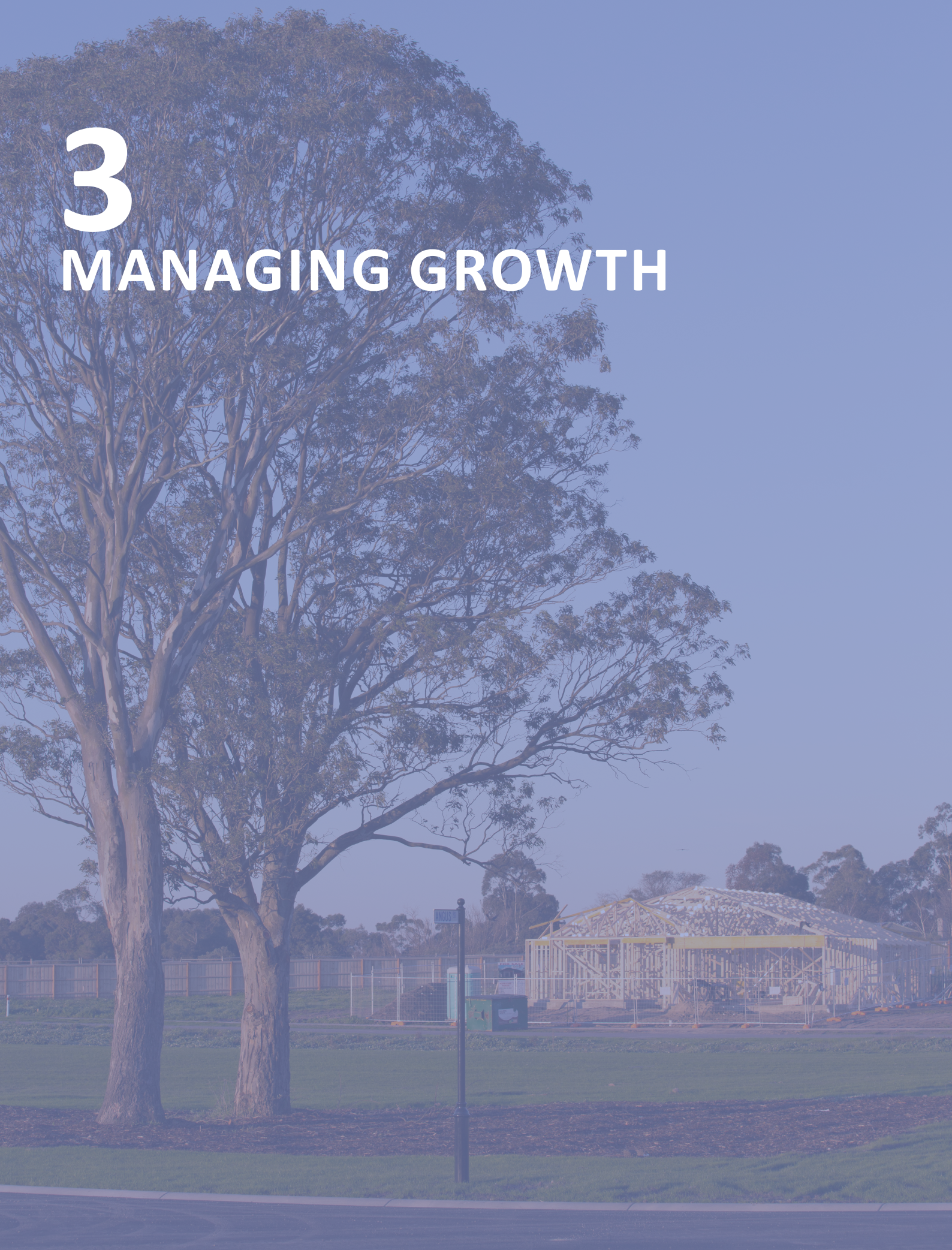


2.1 VISION

Latrobe City will provide a diverse range of housing opportunities and types to cater for its changing and growing population. 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, characteristic of regional cities and towns, will be respected. Higher density forms of housing will occur predominantly around locations with good access to activity centres and public transport.

3

MANAGING GROWTH



3.1 OVERVIEW

Latrobe City contains a variety of residential settings, ranging from compact urban areas, conventional Australian suburbs to expansive rural acreages which have long been a key attraction of the City as a place to live and work.. This Housing Strategy supports and encourages a range of residential opportunities across the City. It advocates that future growth is commensurate with access to services, infrastructure, transport and the protection of natural resources and mitigation of environmental risks and hazards.

Latrobe City is forecast to grow by an additional 5,000 dwellings over the next 15 years. Live Work Latrobe seeks to grow the City's population to 100,000 people over the next 30 years to reinforce its role as Gippsland's Regional City. Future housing will be delivered through greenfield as well as infill development.

Based on demand and supply analysis, the municipality has an adequate supply of residentially zoned land to meet this long-term demand (Essential Economics, 2016). Specifically the analysis indicates that the City requires between 330ha to 450ha of land to accommodate forecast growth over the 15 year period. These figures only reflect greenfield development assumptions, as such the residential land area requirement would be reduced if infill development, re-use of existing sites and transition of non-residential land are considered. Latrobe currently has approximately 1,132ha of zoned vacant residential land available in the City's main urban areas.

It is important to acknowledge that there is limited potential for Latrobe's settlements to grow and expand beyond currently identified growth areas due to existing environmental and land use constraints. These include the Latrobe River, areas subject to flooding and bushfire as well as buffer distances from major industry and mining, and areas impacted by the State Resource Overlay.

Urban renewal and housing intensification will therefore play a key role in facilitating growth the main settlements of Traralgon, Morwell, Moe and Churchill. This will assist in facilitating vibrant city centres, diversify the local dwelling stock and maximise access to existing infrastructure and services.

This Housing Strategy contains two key tools to provide a strategic framework for the management of future housing growth:

Settlement Hierarchy – Defines the role of different settlements and describes the relationships and interdependencies between localities.

Housing Framework – Identifies the level of housing growth and change to be accommodated in residential areas.

A Housing Capacity Assessment undertaken as part of the development of this Strategy confirms that the Housing Framework Plan coupled with the growth provided in identified greenfield growth areas provides a theoretical capacity for an additional 46,000+ homes and therefore has the potential to support a Regional City population of beyond 100,000 residents.

3.2 SETTLEMENT HIERARCHY

A Settlement Hierarchy has been prepared to ensure that future land use and development as well as service provision is strategically and rationally planned. It is based on an analysis of:

- Existing characteristics and uses
- Capacity to accommodate growth
- Proximity and access to services
- Current planning controls
- Relationships between townships.

This framework is also consistent with the Settlement Hierarchy contained in the Gippsland Regional Growth Plan.

The concept of the existing townships of Traralgon, Moe-Newborough, Churchill and Morwell forming a 'networked city' is well established within existing State, regional and local policy. Under this approach, higher order facilities and services are provided at one location for the benefit of all in the network and each centre has a distinct primary role and function.

The proposed Settlement Hierarchy is consistent with and reinforces this concept; however it does acknowledge Traralgon-Morwell as the primary population centre of the municipality. This direction reinforces the Industrial and Employment Strategy as well as the Traralgon Growth Area Review (2013) which identify a regional employment hub between the townships and encourages the future merger of the two settlements. Moe-Newborough and Churchill are identified as Supporting Network Towns.

The Hierarchy also acknowledges the alternative housing and lifestyle opportunities provided by smaller townships, particularly District towns, and their long term capacity to accommodate growth and demand.

The Hierarchy designates three levels of growth for the City's settlements, as set out below, consistent with the Gippsland Regional Growth Plan (GRGP). The extent of growth considers the existing land use and development patterns, extent of infrastructure and extent of sensitivity to environmental hazards, particularly bushfire and flooding:

Promote growth – Pro-actively encourage and facilitate opportunities for major-scale development in areas identified for future growth.

Support growth – Support growth consistent with Structure Plans and/or settlement boundaries for the area.

Manage growth – Support small scale residential development and change.

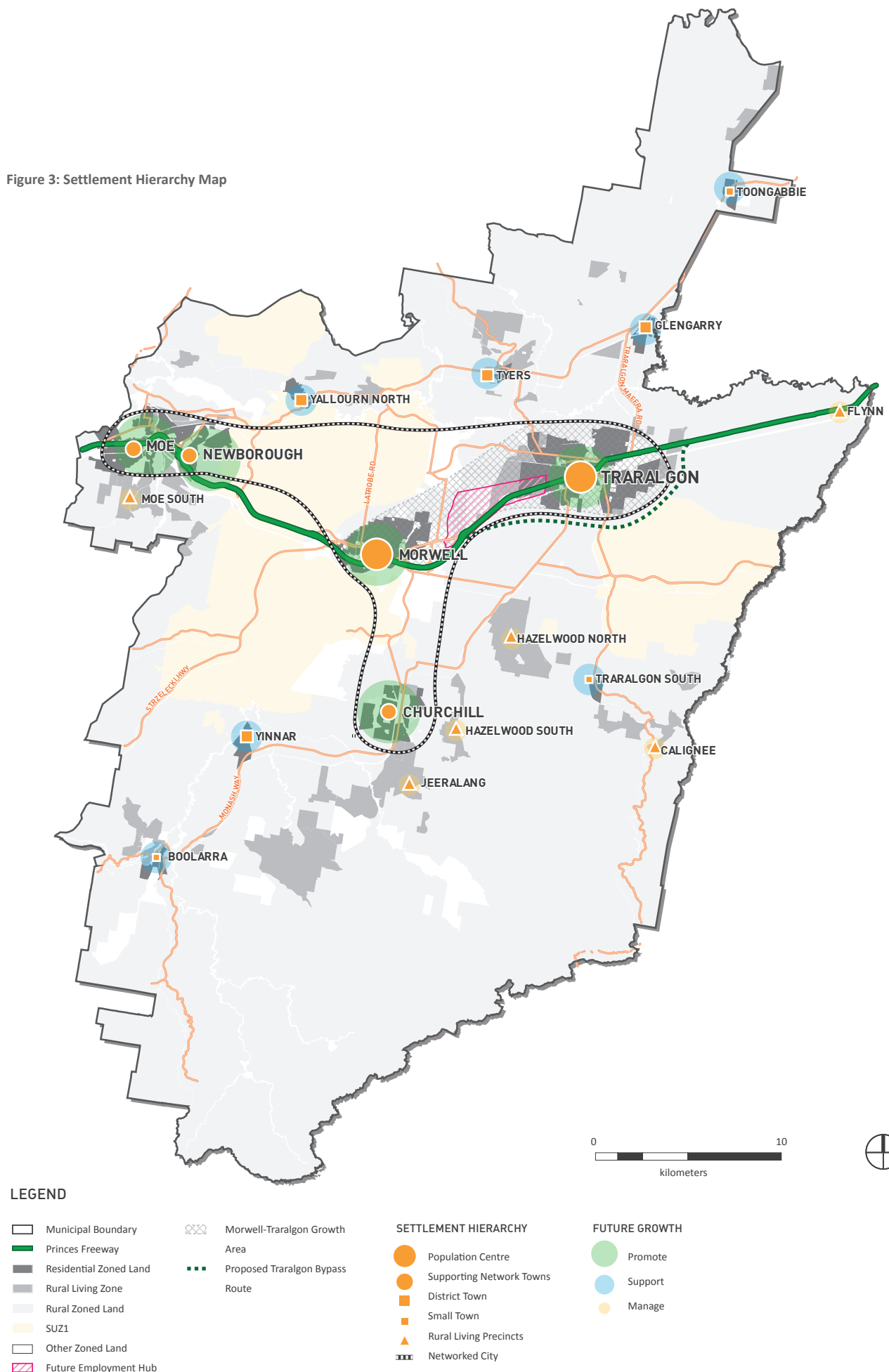
The Settlement Hierarchy should be used to inform decisions regarding future land use and development as well as assisting in planning for future physical and social infrastructure provision and upgrades.

Table 2 describes the various categories within the Settlement Hierarchy and the definitions.

Table 2: Latrobe Settlement Hierarchy

TYPE	DEFINITION	ESTIMATED POPULATION	TOWN(S)	FUTURE GROWTH
PRIMARY POPULATION CENTRE	<p>The Population Centre is the dominant residential, commercial and retail node within the City.</p> <p>It supports a large and diverse population, housed in a variety of dwelling types including specialist forms. It provides access to all levels of education as well as a range of health, recreational and cultural opportunities.</p> <p>The Population Centre is connected to all essential utility services and are well serviced by public transport, possessing strong relationships with surrounding settlements of all types.</p>	40,000- 50,000	Traralgon-Morwell	Promote
SUPPORTING NETWORK TOWNS	<p>Supporting Network Towns have a diverse population base. They are the secondary residential, commercial and retail node within the City and contain a moderate employment base. Supporting Network Towns provide access to a range of educational, health and recreational opportunities, are connected to all essential utility services and are well serviced by public transport.</p> <p>Supporting Network Towns possess strong relationships with surrounding settlements of all types.</p>	10,000 – 20,000	Moe-Newborough Churchill	Promote
DISTRICT TOWNS	<p>District towns function as a key retail and service centre for a moderate population base. They contain a limited range retail, education, health and recreational opportunities. There may be some specialist housing forms. Access to higher order services is generally sought in Population Centre and Supporting Network Towns.</p> <p>District towns provide important alternative lifestyle opportunities within a commutable distance to Latrobe's larger settlements.</p>	500-3,000	Glengarry Tyers Yallourn North Yinnar	Support
SMALL TOWNS	<p>Small towns support small populations and provide a focal point for the surrounding rural community. The towns provide limited access to services such as education, retail and recreation reserves. Access to reticulated water, sewerage and public transport vary.</p> <p>Small towns have strong connections to the larger settlements for higher order services and retail.</p>	400- 1000	Boolarra Toongabbie Traralgon South	Support
RURAL LIVING PRECINCTS	<p>A rural living precinct comprises a cluster of housing located on smaller than average rural sized allotments within non-urban zones. Reticulated water and / or sewerage are generally not available. No services are usually located within the settlement.</p> <p>Rural living precincts rely on nearby higher level towns for essential services, facilities and retail.</p>		Flynn Jeeralang Hazelwood North Hazelwood South Calignee Moe South	Manage

Figure 3: Settlement Hierarchy Map



3.3 HOUSING FRAMEWORK

The location of housing affects residents' amenity, transport choices and affordability as well as access to employment, retail, community services and open spaces. It also has implications on the cost and delivery of infrastructure.

The following factors must be considered and balanced in determining the location of future housing in Latrobe City:

- Latrobe's role as a Regional City and main population and service centre for the Gippsland region.
- Maximising access to public transport and activity centres.
- Diversifying the mix of housing types and sizes across the City.
- Retaining a mix of residential lot sizes across the City.
- Improving housing choice and affordability.
- Protecting property and life from areas that are bushfire prone or subject to flooding and inundation.
- Protecting heritage, environmental and identified neighbourhood character values.
- Proximity to current and future coal resource exploitation.

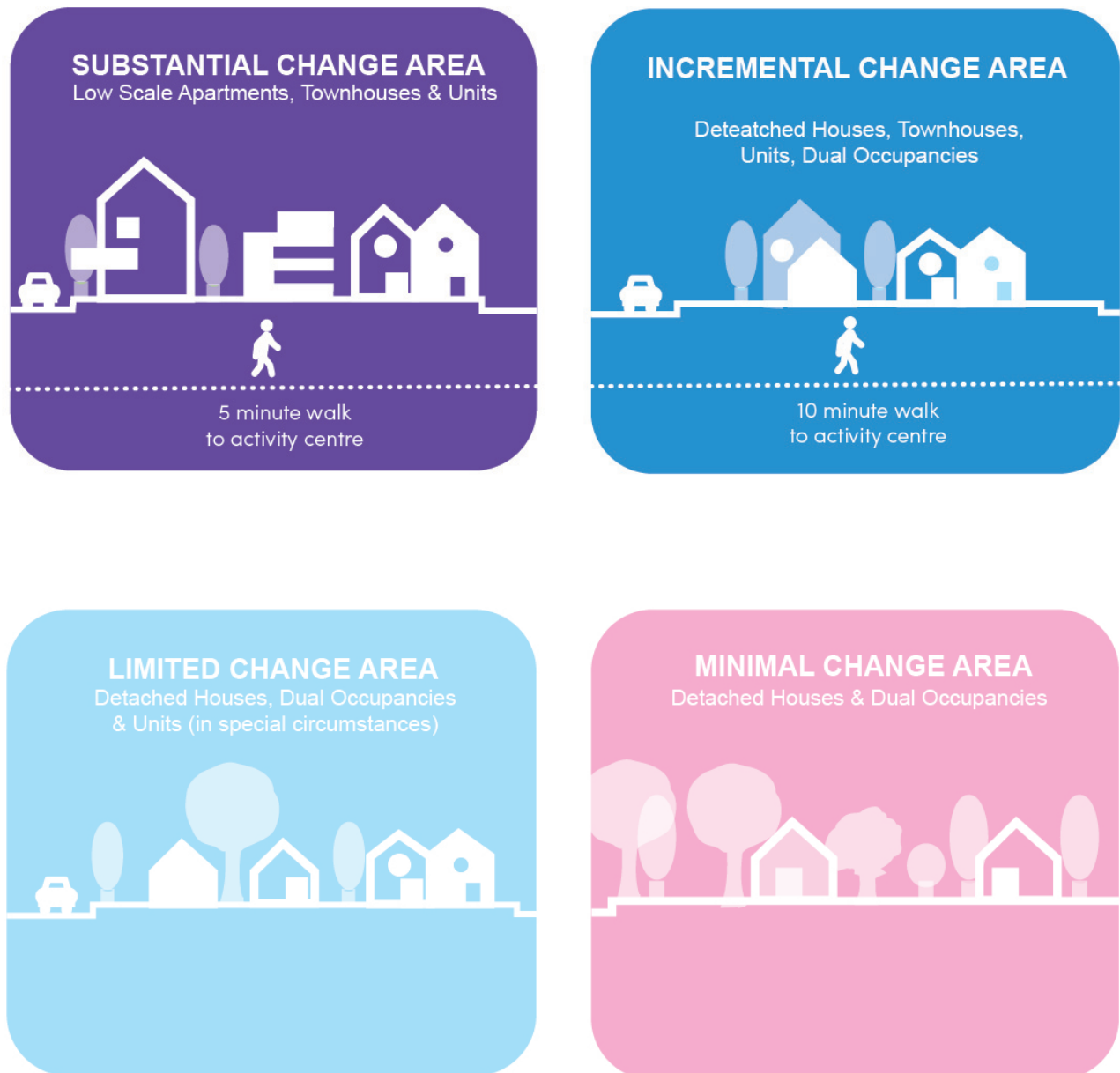
The Housing Framework accordingly categorises residential land into four broad categories of change, as described in the following table. The Housing Framework seeks to provide clear direction regarding the extent of future growth and change as well as the types of housing to be encouraged in different residential areas.

Substantial Change	Substantial Change Areas allow for housing growth and diversity at increased densities to maximise access to existing services, transport and infrastructure.
Incremental Change	Incremental Change Areas encourage moderate housing growth and change in a manner which responds to the surrounding character.
Limited Change	Limited Change Areas provide for a limited degree of housing growth and change in established residential areas. These locations are generally beyond reasonable walking distances of public transport and services.
Minimal Change	Minimal Change Areas possess significant environmental, heritage and neighbourhood character development constraints. In response marginal future housing growth and change is supported.

The following sections describe these categories and their intended future built form outcomes in greater detail. Appendix A contains the Framework Plans for all Latrobe townships.

The Housing Framework is supported and complemented by the Residential Urban Design Guidelines which provides direction regarding the design of future housing types.

Figure 4: Housing Change



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.

Future housing in Substantial Change Areas will generally be in the form of low scale apartments, shop-top housing, townhouse and unit developments.

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 Midvalley Shopping Centre, Morwell.
- Areas identified as potential Compact Living Precincts adjoining the Traralgon Principal Activity Centre.

The two identified **Compact Living Precincts** surrounding the Traralgon Transit City Area provide significant opportunities for higher density development and/or urban renewal, being located within 400 to 800m of the Transit City and generally free of development constraints. These areas include:

Kay Street – land within 800m west of Traralgon Transit City on both sides of Kay Street. Kay Street has boulevard and garden suburban character qualities, through its established planting and wide central median. The area contains large sites with good connections to the activity centre and public transport.

Traralgon Creek – land generally within 800m east of Traralgon Transit City bounded by the Princes Highway. This area is located in close proximity to the activity centre as well as Traralgon Creek and Victory Park and has good pedestrian connections to facilities, services and retail as well as public transport.

Some areas adjoining Traralgon Creek are subject to flood risk, and have not been included in the Substantial Change Area at this time. There may be future opportunities for housing intensification in these locations once flood risk is reduced as the result of possible upstream interventions associated with the construction of the Traralgon By-pass.

Latrobe City Council is currently finalising the Traralgon Activity Centre Plan (TACP). The study area for the project generally aligns with the Transit City boundary. The TACP aims to establish opportunities for residential consolidation, infill and intensification in some of the areas identified for substantial housing change. The overarching objectives of the TACP are broadly consistent with this Strategy. Notwithstanding, any future residential developments within the Activity Centre will need to respond and align with both Strategies.

OBJECTIVES FOR SUBSTANTIAL CHANGE AREAS

The following are preliminary objectives for the proposed Substantial Change Areas:

- Encourage the development of high density housing types, particularly townhouses, units, apartments and shop-tops.
- Encourage smaller housing types, particularly one and two bedroom dwellings.
- Encourage a variety of tenures, including affordable housing types, to meet the needs of a range of households.
- Encourage the master planning of Compact Living Precincts to facilitate the development of integrated, high quality precincts with an identifiable sense of place. Master Plans should consider key issues such as traffic management, access to open space and recreation, pedestrian crossings, interfaces with adjoining development, social infrastructure and local convenience retail.
- Encourage public realm improvements to improve the appearance, function and safety of Substantial Change Areas.
- Encourage site amalgamation and consolidation to maximise opportunities for increased residential yield and integrated development.

IMPLEMENTATION

The areas identified for Substantial Change are recommended to be zoned Residential Growth Zone in the Latrobe Planning Scheme. This is generally consistent with the current planning controls. Separate schedules to the Zone will be applied to different parts of the Substantial Change Areas with varying provisions to achieve specific preferred character outcomes where considered necessary.

The following variations are available in the Schedule to the Zone:

- Design objectives
- Maximum building height requirement for a dwelling or residential building
- Setbacks (front, side and rear)
- Site coverage
- Permeability
- Landscaping
- Walls on boundaries
- Private open space
- Front fence heights
- Application requirements
- Decision guidelines.

It may also be appropriate to consider the potential application of planning controls such as the Design and Development Overlay to particular areas (e.g. Compact Living Areas) to ensure integrated, high quality development that relate to surrounding uses and built form. This is in particular relevant to the Kay Street Precinct which has identified neighbourhood character values (described at Chapter 4 of this Strategy).

Residential Urban Design Guidelines have also been prepared to support the implementation of the Housing Framework Plan by providing best practice design and siting guidance for different dwelling typologies.

Indicative low-scale apartment development typology



INCREMENTAL CHANGE

Incremental Change Areas encompass residential areas without any significant redevelopment constraints. They are generally located within easy walking distances of key public transport routes and services. These areas will provide a transition in density from the compact urban form of the Substantial Change Areas to the suburban scale of the Limited Change Area.

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. Heritage Overlay).

OBJECTIVES FOR INCREMENTAL CHANGE AREAS

The following are preliminary objectives for the proposed Incremental Change Areas:

- Encourage moderate housing growth and diversification in the form of townhouses, units and dual occupancies.
- Encourage smaller housing types, particularly one and two bedroom dwellings.
- Ensure new medium density development provides a sensitive and appropriate interface with adjoining streetscapes, buildings and residential areas.
- Encourage public realm improvements to the appearance, function and safety of Incremental Change Areas.

IMPLEMENTATION

The Incremental Change Areas are recommended to be zoned General Residential Zone in the Latrobe Planning Scheme. Neighbourhood character objectives for the area, including the key elements to be maintained or enhanced, will be included in local policy as well as the Schedule to the zone.

The following ResCode variations are available in the Schedule to the Zone:

- Neighbourhood character objectives
- Permit requirements for one dwelling on a lot
- Maximum building heights for dwelling or residential buildings
- Site coverage
- Permeability
- Landscaping
- Setbacks (Front, side and rear)
- Walls on boundaries
- Private open space
- Front fence height
- Application requirements
- Decision guidelines.

Residential Urban Design Guidelines have also been prepared to support the implementation of the Housing Framework Plan by providing best practice design and siting guidance for different dwelling typologies.

Indicative townhouse development typology



Indicative dual occupancy development typology



LIMITED CHANGE AREA

Limited Change Areas encompass residential areas without any significant redevelopment constraints, generally located outside reasonable walking distances of key public transport routes and services and higher order activity centres.

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.

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. Heritage Overlay).

Some Limited Change areas include existing residential growth areas. This Housing Strategy assumes that future housing development at these locations will continue to be guided by their approved Development Plans / Precinct Structure Plans.

OBJECTIVES FOR LIMITED CHANGE AREAS

The following are preliminary objectives for the proposed Limited Change Areas:

- Encourage housing growth and diversification in the form of townhouses, units, or dual occupancies in locations within 200 metres of identified Neighbourhood Activity Centres, Local Activity Centres and the retail centres of District and Small Towns.
- Encourage low density housing types, such as dual occupancies and detached housing in areas which are more remote from activity centres and public transport.
- Ensure new development maintains the spacious regional residential setting of established suburbs.

IMPLEMENTATION

The established areas included in the Limited Change Area are recommended to be zoned General Residential Zone in the Latrobe Planning Scheme. Preferred character statements that include an overall vision for the area and identify the key elements to be maintained or enhanced will be included in the local policy as well as the Schedule to the Zone.

The following ResCode variations are available in the Schedule to the Zone:

- Neighbourhood character objectives
- Permit requirements for one dwelling on a lot
- Maximum building heights for dwelling or residential buildings
- Site coverage
- Permeability
- Landscaping
- Setbacks (Front, side and rear)
- Walls on boundaries
- Private open space
- Front fence height
- Application requirements
- Decision guidelines.

Residential Urban Design Guidelines have also been prepared to support the implementation of the Housing Framework Plan by providing best practice design and siting guidance for different dwelling typologies.

Example of dual occupancy development typology



Example of unit style development typology



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 opportunities for dual occupancies, of one to two storeys.

Minimal Change Areas comprise areas which, due to their physical, natural and historic attributes, have limited capacity to accommodate future residential development and growth.

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.
- Locations that are subject to inundation and/or are bushfire prone.
- Locations within the 'Lifestyle Suburban' and 'Bush Suburban' character typologies (refer to Chapter 4).
- Locations with significant infrastructure constraints.
- Locations with large minimum lot size controls (e.g. LDRZ, DDO).

OBJECTIVES FOR MINIMAL CHANGE AREAS

The following are preliminary objectives for the proposed Minimal Change Areas:

- Encourage low density housing types, such as dual occupancies and detached housing.
- Conserve and enhance those elements that contribute to the environmental significance and heritage values of the precinct.
- Ensure new development contributes to the preferred neighbourhood character of the place, where stated.

IMPLEMENTATION

The established areas included in the Minimal Change Area are recommended to be zoned Neighbourhood Residential Zone in the Latrobe Planning Scheme. Preferred character statements that include an overall vision for the area and identify the key elements to be maintained or enhanced are to will be included in the local policy as well as the Schedule to the Zone.

Separate Schedules varying ResCode standards will be applied to different character area types. The following variations are available in the Schedule to the Zone:

- Neighbourhood character objectives (required)
- Minimum subdivision area
- Permit requirements for one dwelling on a lot
- Number of dwellings on a lot
- Maximum building height
- Setbacks (front, rear, side)
- Site coverage
- Permeable surfaces
- Landscaping
- Walls on boundaries
- Private open space
- Front fence height
- Application requirements
- Decision guidelines

Residential Urban Design Guidelines have also been prepared to support the implementation of the Housing Framework Plan by providing best practice design and siting guidance for different dwelling typologies.

Example of heritage dual occupancy development typology



Example of detached housing typology





4

DIVERSITY, DENSITY & DESIGN



4.1 OVERVIEW

Latrobe's housing stock is currently dominated by detached houses. Apartments and semi-detached dwelling types account for a marginal proportion of all houses in Latrobe City (Essential Economics, 2016). The demographic profile of Latrobe is forecast to significantly change over the next 15 years. Senior population groups and lone person households are forecast to account for the majority of all households.

Diversification of the local housing stock is therefore necessary in order to support the needs of Latrobe's changing population. Creating a greater variety of housing types and sizes also applies to providing dwelling designs that suit people of all ages and abilities and across all stages of life.

Although there is currently a sufficient supply of greenfield land to meet forecast housing growth, there are significant and finite constraints to the supply of residential land in the long term across the City. Limitations include areas prone to inundation and bushfire risk, amenity buffers and the extent of the State Resource Overlay, as well as productive agricultural and industrial land. Therefore it is expected that longer term housing development will increasingly occur within existing developed areas.

Although there is limited diversity in terms of housing types across Latrobe, the City does contain a diverse range of residential contexts, ranging from conventional suburban areas, smaller district towns and rural living hamlets. It is important that housing change and growth is carefully managed to respond to and enhance these distinctive residential settings, while providing housing choice for current and future residents.

The following outlines objectives and actions related to housing design in the municipality, presented under the themes of:

- Housing diversity
- Specialised housing types
- Design quality
- Neighbourhood character



4.2 HOUSING DIVERSITY & DENSITY

The provision of a diverse housing stock assists in achieving broad strategic objectives including housing choice, affordability and adaptability and supports the concept of ageing in place. Housing diversity relates to the following dwelling components and characteristics:

- Dwelling type (e.g. detached house, townhouse, unit, apartments)
- Dwelling size (e.g. floor area, number of bedrooms, storeys)
- Lot size (e.g. rural residential, medium density)
- Tenure
- Price point (e.g. purchase cost, rental cost)
- Location

Density analysis has indicated that medium density housing is occurring “haphazardly” throughout the established residential areas of Latrobe’s main townships. The Housing Framework Plan contained in this Strategy identifies areas which have the capacity to support increased densities and housing change, as well as areas with limited potential for growth in order to ensure that the ‘right’ type of housing occurs in the ‘right’ locations.

Existing State government policy encourages medium density housing development within close proximity of activity centres and sites that offer good access to jobs, services and transport. This approach is also incorporated in the Precinct Structure Planning Guidelines administered by the Victorian Planning Authority as well as Council’s own Healthy Design Guidelines and local policies.

This Housing Strategy encourages the development of compact urban areas which are based around existing or planned activity centres to maximise accessibility to facilities and services. 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.’

Latrobe City Council does not currently have an Activity Centre Strategy. However the Traralgon Growth Areas Review (2013) establishes the proposed activity centre hierarchy, presented below, which has been applied to this Housing Strategy.

- **Principal Activity Centre:** The main focus for a wide range of higher density commercial, community and residential uses with access to public transport.
- **Neighbourhood Activity Centre:** Centres which provide a more localised cluster of services and facilities, including community uses, a supermarket, and local shops and personal services. These centres may also provide local employment opportunities but should not compete with the Principal Activity Centre.
- **Local Activity Centre:** Small centres containing individual shops which commonly provide local convenience food shopping, take away food, personal services and access to public transport. Kindergartens, open space and other more localised community uses may also be provided in such centres.

This Housing Strategy directs new medium density housing within 400m of the Principal Activity Centres of Moe, Morwell, Churchill, Traralgon and the MidValley Shopping Centre. Infill development is also supported within 200m of Neighbourhood Activity Centres and Local Activity Centres and the retail centres of District and Small Towns.

It is also recommended that Council prepare an Activity Centres Strategy for the City to strengthen and reinforce this approach.

The design and layout of new suburbs provides an opportunity to encourage housing diversity. This Housing Strategy recommends that Council undertake a similar approach to that adopted by the Housing Framework Plan, and encourage medium density housing in proximity of proposed activity centres, transport nodes and open space. It also advocates that new residential subdivision developments include a range of lot sizes to enable housing choice and diversity across the area. These principles should also be reflected in the subdivision layout for Development Plans and Precinct Structure Plans as well as urban design principles developed for the area.

Table 3: Objectives & Actions

OBJECTIVE	Provide a diverse housing stock for all residents of Latrobe to enable a wide range of housing choice.
ACTIONS	<p>Insert a new 'Housing' Clause into the Municipal Strategic Statement consistent with the directions contained in this Strategy.</p> <p>Ensure new residential development in Greenfield areas provides for diversity of lot sizes and housing types in accordance with the principles established by the Housing Framework Plan.</p> <p>Include the Residential Urban Design Guidelines as a Reference Document to the Latrobe Planning Scheme.</p> <p>Rezone land and introduce revised schedules in accordance with the directions of the Residential Framework Plans prepared for each town.</p> <p>Prepare an Activity Centre Strategy for Latrobe City.</p> <p>Undertake a review and amend Small Town Structure Plans to ensure appropriate opportunities to support greater diversity in housing types (e.g. ageing in place etc) and manage future housing growth.</p> <p>Encourage the master planning of Compact Living Precincts identified in the Housing Framework Plan to facilitate the development of integrated, high quality precincts with an identifiable sense of place.</p>



4.3 SPECIALISED HOUSING TYPES

Some segments of the Latrobe City community have particular requirements for housing in terms of design, location, tenure and cost. This section relates specifically to the specialised housing needs of the elderly and people with a disability. There is a strong desire for members of these population groups to live independently within their local area. The appropriate design and location of housing can support residents to this end.

According to population forecasts approximately 70% of Latrobe City's future growth is projected to occur in the senior and elderly aged cohorts (70+ years) over the next 15 years. In comparison, just 26% of growth in these cohorts is projected across the State over the period. Therefore there is a need to ensure an adequate supply of specialised housing in the future.

Specialised housing is provided throughout the City by private and not-for-profit providers. Further research is required to understand local demand and capacity.

The New South Wales Government has a State Environmental Planning Policy - Housing for Seniors or People with a Disability (2004). There are a number of key concepts and criteria which are useful and applicable to the Latrobe context. The table below describes different forms of housing which are appropriate for elderly and disabled groups. Definitions from the Victorian Planning Provisions are included where available.

Residential Hostels	Residential accommodation for seniors or people with a disability where meals, laundering, cleaning and other facilities are provided on a shared basis and at least one staff member is available on site 24 hours a day to provide management services.
Residential Aged Care Facility	Provide accommodation and personal or nursing care for the aged. It may include recreational, health or laundry facilities and services for residents of the facility.
Residential Village/ Retirement Home	Contains a number of dwellings, used to provide permanent accommodation and which includes communal, recreation, or medical facilities for residents of the village.

It is acknowledged that these different types of accommodation have varying land area requirements. There are opportunities to provide this kind of housing 'vertically' through multi-storey development.

The location of specialised housing is also a significant consideration. This Strategy encourages that these dwelling types are sited in:

- Proximity of retail, community and recreational facilities.
- Areas serviced by public and/or community transport.
- Areas which are generally flat without significant obstacles to accessing facilities, services and transport (e.g. main roads without safe pedestrian crossing points).
- Locations which are not prone to natural hazards such as bushfire and flooding.

Such locations could be found within Latrobe's primary and supporting network towns as well as district and small towns.

There is also an opportunity to encourage specialised forms of housing (e.g. retirement villages) in new suburbs through their inclusion in Development Plans and Precinct Structure Plans for growth areas. It is important that Council and local planning policy advocate for the provision of this type of housing to ensure that the City's housing stock provides housing opportunities and choice for people across different abilities and life stages.

Universal housing is a term used to describe housing which is built to a 'universal' standard, meaning its design is accessible, adaptable and visitable to people of all abilities and life stages. This can include features such as step-free entries to dwellings, wide corridors and doorways, slip-resistant flooring and accessible toilets and bathrooms.

Universal housing design features should be incorporated into the design and development of new housing, to minimise the requirement and cost associated with renovating and retrofitting existing dwelling stock. Universal dwelling design not only encourages and supports concepts of ageing in place and housing affordability, but also ensures that housing meets the needs and requirements of a broad range of people. This is particularly important in the context of the forecast ageing of Latrobe's population as well as the projected significant increase in lone person households.

This Housing Strategy advocates for the development of a municipal-wide Social Infrastructure Plan to understand, coordinate and advocate for the future supply of community infrastructure in Latrobe as a means of ensuring that Latrobe's new and intensifying suburbs and communities are appropriately serviced.

The Plan should contain principles and standards to guide the direction for the location and provision of facilities and services across the City (e.g. child care, kindergarten, schools, youth services, aged care and specialised housing types) and could provide the basis for negotiations with relevant State Government departments, the Victorian Planning Authority, developers and builders to include their provision in new growth areas as well as urban renewal locations.

Table 4: Objectives & Actions

OBJECTIVE	Support the provision of specialised housing types to accommodate community groups with particular needs for housing in terms of design, location, tenure and cost.
ACTIONS	<p>Encourage the provision of specialised forms of housing in appropriate locations within established and growth area suburbs as well as district and small towns.</p> <p>Develop a Social Infrastructure Plan for the municipality to understand, coordinate and advocate for the future supply of community infrastructure in Latrobe's new and intensifying suburbs.</p> <p>Explore opportunities to partner with the building industry to develop a pilot project of residential development incorporating universal design features in the municipality.</p> <p>Work with providers of specialised housing to increase supply of supported housing types in appropriate locations across Latrobe City.</p> <p>Encourage the development of specialised forms of housing on opportunity sites.</p>

4.4 DESIGN QUALITY

Land use patterns, topography, landscape and a diversity of lot sizes provide a variety of residential environments within Latrobe City. Housing growth in the City has traditionally been delivered primarily through Greenfield development, meaning older housing stock has been retained within closer proximity to higher order activity centres.

Infill housing and redevelopment will play an increasingly important role in the future, given constraints and costs associated with the expansion of new infrastructure and reduced opportunities for continued urban expansion due to natural and built constraints.

It is also important that new housing, particularly when at a higher density, provides an appropriate interface and transition with existing development. In particular it is noted that some Substantial Change Areas interface with heritage precincts. It is recommended that a new local planning policy is introduced to address this issue.

This theme reflects a desire to ensure that new housing contributes to creating a unique sense of place, responds to its surrounding context and character, produces quality building design and provides high levels of amenity for current and new residents. This is particularly important in areas anticipated to experience the highest level of change, such as Substantial Change and Incremental Change Areas.

Table 5: Objectives & Actions

OBJECTIVE	Ensure medium density development is well designed and of a high quality.
ACTIONS	<p>Incorporate Residential Urban Design Guidelines, as appropriate into the Latrobe Planning Scheme.</p> <p>Develop a local planning policy to provide guidance regarding providing an appropriate interface and transition in built form with heritage areas.</p> <p>Apply overlay controls (e.g. DPO or DDO) as appropriate to large strategic opportunity sites or areas identified for substantial change.</p> <p>Encourage the inclusion of urban design, neighbourhood character and built form principles as outlined in this Housing Strategy in the development of Development Plans and Precinct Structure Plan.</p>

4.5 NEIGHBOURHOOD CHARACTER

Neighbourhood character can be defined as the interplay of the public and private realms within a streetscape, neighbourhood or township that make a place distinctive from another.

Neighbourhood character is valued differently across local communities and for many, character is not always about the built or natural environment, it is about other attributes such as the people who live in the area, proximity to shops, transport options or availability of parks.

There are a number of mechanisms to protect neighbourhood character through the Victorian Planning System, namely through local policy, zoning or overlay provisions. To justify statutory protection, an objective description of a neighbourhood's existing character must be established through analysis of various physical attributes of a place. These broadly include:

- Building era, form and siting
- Streetscape characteristics
- Street layout and subdivision pattern
- Vegetation and topography

The Live Work Latrobe Background Report notes the need for additional urban design guidance to improve development outcomes. Community consultation undertaken as part of Live Work Latrobe Stage 1 anecdotally identified during that existing and emerging residential development design has not previously met community expectations. Presently, there is limited policy and no implementation provisions in the Latrobe Planning Scheme regarding neighbourhood character. Furthermore there is a general lack of built form design guidance on how to achieve new character or respond to existing character relevant to each township.

This issue has had significant ramifications at VCAT wherein Council decisions have been overturned due to different interpretations of local neighbourhood character, coupled with a general lack of guidance regarding Council's aspirations for future built form.

This project has not included a comprehensive neighbourhood character study of all residential areas in Latrobe. Rather a targeted assessment has been undertaken based on desktop analysis, consultation with Council Officers and site survey.

NEIGHBOURHOOD CHARACTER IN REGIONAL CENTRES

Regional centres have a number of unique characteristics when compared with typical suburban or metropolitan development. These differences are often interwoven with economic, social and geographical influences that shape the form of housing development. In particular, several key distinctions between regional development and metropolitan development include:

- Layout and spaciousness
- Sporadic and irregular development patterns
- The size and spacing of dwellings
- Landscape and geographic connect
- Community values, perceptions and expectations

Housing stock in Latrobe reflects many of these elements and although there are some areas which have a more defined character than others, each of the four main townships share many similarities. Common character elements include simple building forms comprising dwellings usually constructed with brick or weatherboard, incorporating aluminium frame windows and shallow pitched roofs.

It is also acknowledged that there is a recognisable difference between the character of older established areas and the newer suburbs in the main towns.

SPECIAL CHARACTER AREAS

This project has not included a comprehensive neighbourhood character study of all residential areas in Latrobe. Rather, a targeted assessment has been undertaken. This analysis has identified three character types which were considered unique when compared with the balance of housing stock in Latrobe.

Additional special character areas may be identified through further research and survey of Latrobe City's residential areas.

The extent of these areas is illustrated in the following maps and a description of their defining features is provided in the following sections.

It is recommended that a more extensive neighbourhood character study of Latrobe City's smaller towns is undertaken in the future to further define areas of character significance.

Garden Suburban	Spacious residential areas in a garden setting, comprising a mixture of older buildings located around linear street patterns and pockets of established vegetation.
Lifestyle Suburban	Large lot dwellings within spacious landscaped settings, located on curvilinear streets and court street patterns with a strong rural character.
Bush Suburban	Landscape dominated residential areas with large, informal lots. Built form is often hidden behind canopy trees and a well-established garden setting.

Table 6: Objectives & Actions

OBJECTIVE	Ensure new development complements and reflects Latrobe's distinct neighbourhood character.
ACTIONS	<p>Insert a new 'Neighbourhood Character' Clause into the Municipal Strategic Statement consistent with the directions contained in this Strategy.</p> <p>Undertake a character assessment of Latrobe's smaller townships.</p>

Figure 5: Traralgon Neighbourhood Character

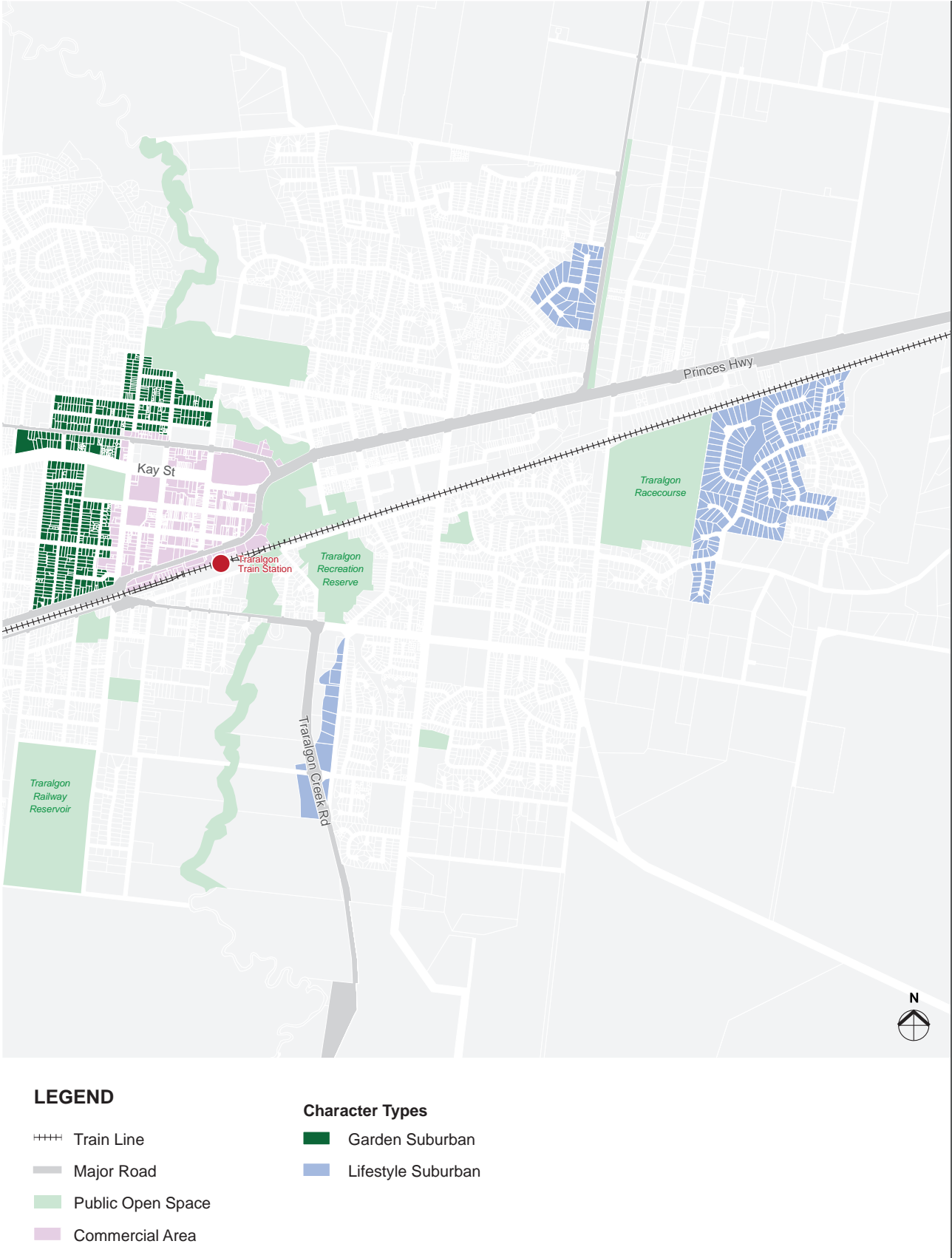
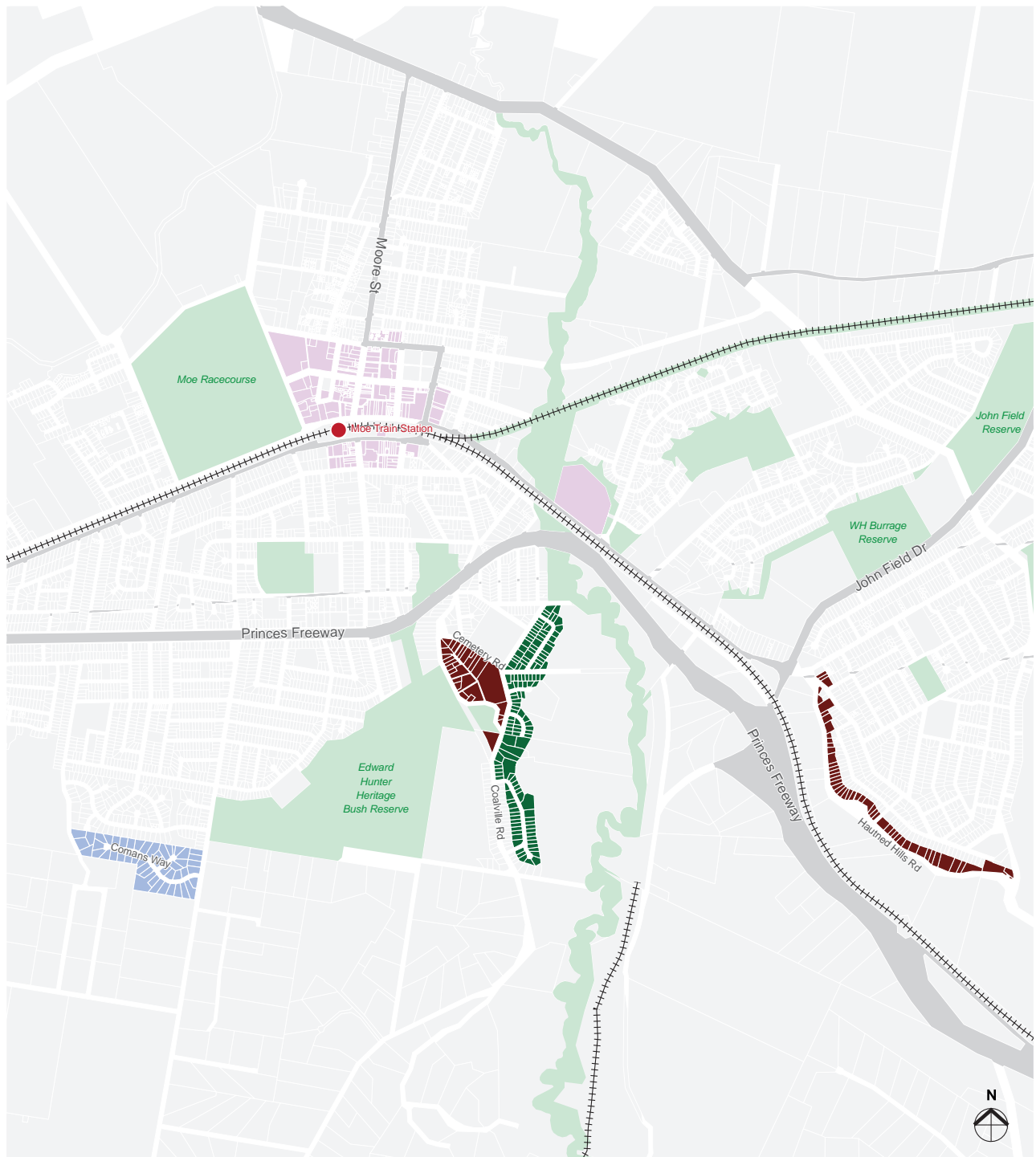


Figure 6: Moe Neighbourhood Character

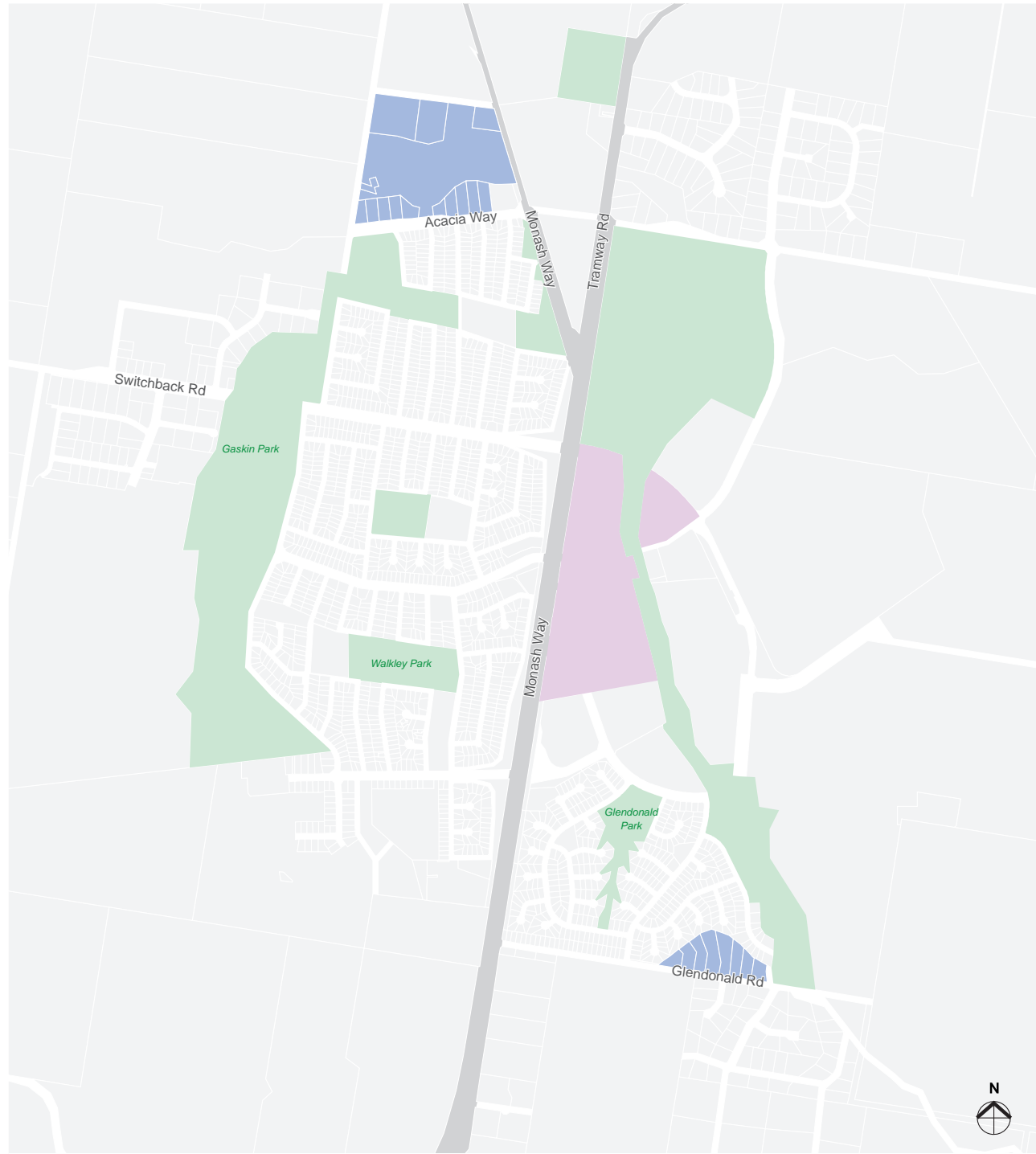
**LEGEND**

- ++++ Train Line
- Major Road
- Public Open Space
- Commercial Area

Character Types

- Garden Suburban
- Lifestyle Suburban
- Bush Suburban

Figure 7: Churchill Neighbourhood Character



LEGEND

- Major Road
- Public Open Space
- Commercial Area

Character Types

- Lifestyle Suburban

GARDEN SUBURBAN

A distinct Garden Suburban character area was identified in Traralgon, to the north and west of the Traralgon Activity Centre boundary and in Moe, south of Princes Freeway surrounding the Moe Cemetery. Additional locations may be identified through further research and survey.

In Traralgon, the Garden Suburban character type comprises buildings from all eras of the City's development including examples of Victorian, Edwardian, Interwar era dwellings, and a range of dwelling types from the Post-war era onwards. Several sites are included in individual and precinct Heritage Overlays. In Moe, this character type also comprises dwellings from a range of eras, including the 1960s to more contemporary development.

These Garden Suburban areas are predominantly developed with single detached family homes, with occasional multi-unit infill development. Properties generally have low site coverage with generous space within front setbacks for permeable garden landscaping, and regular side setbacks that contribute to a spacious feel.

Front gardens with established formal landscaping, in conjunction with low to medium height front fences, create a green and vegetation dominant appearance evident from the street. Public realm elements are an important aspect of the character, including moderately sized nature strips or medians with established street trees. The street layout is a distinctive part of the character, being based on a grid pattern.

Table 7: Garden Suburban Characteristics

ELEMENT	DESCRIPTION
ARCHITECTURAL STYLE	Mixture of dwelling styles including examples of development from the Victorian, Edwardian and inter-war era as well as development from the Postwar era onwards, with evidence of recent infill development replacing older housing stock.
DWELLING TYPES	Mostly detached dwellings. Battle-axe configured development and dual occupancy developments are also occurring. In some specific areas more intensive consolidation has occurred.
BUILDING MATERIALS, FORM AND LAYOUT	Mostly brick and weatherboard construction consisting of light coloured materials. Some older weatherboard properties are painted in 'heritage' colour schemes.
ROOF STYLES	Pitched, tiled and corrugated iron.
SETBACKS	4-6m average front setback, 1.4 to 4m average side setback.
BUILDING HEIGHTS	Generally 1 storey with some examples of 2 storey development. Occasional streets with consistent single storey scale.
ORIENTATION	Building frontages parallel to the street.
CAR PARK / GARAGES	Garages and carports mostly located to the side of the dwelling, behind the frontage. Newer development often incorporates garages into building form or in line with the frontage.
GARDEN STYLES	Established formal gardens, with front lawns and exotic or native canopy trees.
FRONT FENCING	Low to medium front fencing common, between 0.8 – 1.2m constructed with timber or brick.
PUBLIC REALM & TOPOGRAPHY	Concrete kerb and channels. Most streets have footpaths and grassed nature strips. Many established street trees- some streets with regular planting, other streets require additional planting. Whilst some older streets have narrow nature strips, several streets have wide nature strips or medians, which is a highly distinctive feature of the area, eg Tarwin Street.
OPEN SPACE	Open space areas include pocket parks and reserves.

GARDEN SUBURBAN IN TRARALGON



LIFESTYLE SUBURBAN

Lifestyle Suburban areas consist of distinct lower density residential areas within the confines of the established residential areas of Latrobe; predominately with buildings from the 1980s, 1990s and more contemporary styles. The Lifestyle Suburban character type includes several neighbourhoods in the newer outer areas of Traralgon, Moe and Churchill.

This character type comprises large lot dwellings within spacious landscaped settings. Lot sizes are larger than those found in other residential areas and are generally over 1,500sqm. Buildings are detached, with generous front and side setbacks and occupy a low proportion of the site. The area has a contrasting mix of simple dwellings consisting of minimal articulation and basic forms and more-highly detailed building designs with some examples of mock architectural features.

Established planting exists within front gardens generally consisting of informal native landscaping. In some instances, buildings are obscured from view from the street due to their low scale, the established planting within the

front garden and large setbacks. In other areas built form is a defining feature with wide building frontages and open front setbacks, which are framed by established vegetation enabling views to the streetscape.

Most streetscapes generally have either low or no front fences, contributing to an open and spacious feel. In some areas wide nature strips merge with the grassed verges of front setbacks. Often side fences between properties only start in line or behind the frontage of buildings further contributing to an open and spacious rural character. Some streets have established native plantings, unmade kerbs and channels and the absence of footpaths which also contribute to the an informal, rural character.

Lifestyle Suburban areas are marked by regular tree plantings and large canopy trees in both the public and private realm.

The street layout is a distinctive part of the character, being based on a formalised pattern of curvilinear streets and courts. Many Lifestyle Suburban areas are adjacent to or have an interface with more rural residential areas in bush surrounds or paddocks.

Table 8: Lifestyle Suburban Characteristics

ELEMENT	DESCRIPTION
ARCHITECTURAL STYLE	Predominantly 1980s, 1990s through to contemporary building styles.
DWELLING TYPES	Detached dwellings.
BUILDING MATERIALS, FORM AND LAYOUT	Often brick, but a range of other materials also evident.
ROOF STYLES	Pitched, tiles or steel.
SETBACKS	10-20m average front setback, 3-6m average side setback.
BUILDING HEIGHTS	Predominantly 1 storey.
ORIENTATION	Parallel.
CAR PARK / GARAGES	Garages and carports located to the rear of the site.
GARDEN STYLES	Established gardens, with wide lawn space and native plantings.
FRONT FENCING	Predominantly non-existent, or post and wire fencing.
PUBLIC REALM & TOPOGRAPHY	Unmade gravel kerbs and channels with swale drains.
	Regular street tree planting with wide nature strips.
	Often provide views of surrounding landscapes.

LIFESTYLE SUBURBAN IN TRARALGON



LIFESTYLE SUBURBAN IN MOE



LIFESTYLE SUBURBAN IN CHURCHILL



BUSH SUBURBAN

Bush Suburban areas consist of defined residential areas to the south of the Moe town centre. These areas have special landscape character and a strong relationship between private and public realm landscaping.

Dwellings in these areas consist predominately of buildings from the 1980s, 1990s and contemporary styles. Buildings are detached, with generous front and side setbacks and have low site coverage. Dwellings are a mix of single and double storey, with numerous split level houses also occurring as a result of the hilly topography.

Established planting exists within front gardens generally consisting of informal native landscaping. Bush Suburban areas are marked by regular tree planting and large canopy trees in both the public and private realm. In some instances buildings are obscured from view from the street due to topography, and established planting within the front garden.

Vistas to surrounding bush surrounds and paddocks are available. Streets are winding, following the contours, and have a 'rural' character, without surfaced footpaths. Some have swale drains or no curbing, while some areas have concrete gutters.

Lot sizes vary however are generally larger than typical suburban lot.

Table 9: Bush Suburban Characteristics

ELEMENT	DESCRIPTION
ARCHITECTURAL STYLE	Predominantly 1980s, 1990s through to contemporary building styles.
DWELLING TYPES	Detached dwellings.
BUILDING MATERIALS, FORM AND LAYOUT	Often brick, but a range of other materials also evident.
ROOF STYLES	Pitched, tiles or steel.
SETBACKS	6-10m average front setback, 2-4m average side setback.
BUILDING HEIGHTS	Predominantly 1 & 2 storey with some split level development.
ORIENTATION	Parallel.
CAR PARK / GARAGES	Garages and carports located in line or behind the frontage.
GARDEN STYLES	Established gardens, with native plantings.
FRONT FENCING	Predominantly non-existent.
PUBLIC REALM & TOPOGRAPHY	Unmade gravel kerbs and channels with swale drains. Regular street tree planting with wide nature strips. Often provide views of surrounding landscapes.

BUSH SUBURBAN MOE





5 AFFORDABILITY



5.1 OVERVIEW

Housing is a fundamental human right and one of the universal determinants of health and wellbeing.

The concept of 'affordability' is a relative issue – what is affordable for some is not affordable for others. This Housing Strategy recognises that the design of Latrobe's residential areas also contributes to its living 'affordability' or 'unaffordability'. For example, lower cost of housing comes at the expense of a lack of basic living needs in a local area, including health services, education, affordable transport, healthy food and employment. A commonly accepted definition of 'affordable housing' is housing which costs no more than 30% of gross household income for low and middle moderate households.

'Social Housing' is a blanket term referring to not-for-profit housing owned and managed for the primary purpose of meeting social objectives such as affordable rents, responsible management and security of tenure. This can include public housing as well as housing owned and managed by housing associations and trusts.

According to the Socio Economic Indexes for Areas (SEIFA) Index, Latrobe is the seventh most disadvantaged community across the State and the most disadvantaged of Victoria's Regional Cities. It is also recognised that there are sections of the population found to be experiencing generational disadvantage. These findings suggest that housing affordability and the need for a diverse housing stock are key issues for Latrobe City.

The following outlines objectives and actions related to housing design in the municipality, presented under the themes of:

- Social housing
- Regulated housing.

5.2 SOCIAL HOUSING

There are significant pockets of Latrobe's community who may be facing housing vulnerability. This includes the elderly, single parent families and youth. A greater understanding of housing needs in the low income housing market may assist in supporting private and community partners to offer a diversity of tenures and housing options.

There are two broad types of 'social housing' within Victoria¹:

Public housing – managed by State and Territory housing agency; and

Community housing – managed by not-for-profit community housing organisations such as Housing Associations and Housing Providers. This housing is rented for an amount which is affordable based on tenants' income.

Based on ABS Census data, social housing represents only 3.4% of Victoria's total housing stock and 3.9% of all housing in Latrobe.

It is acknowledged that the social housing sector is complex - involving a range of departments, agencies, funding and management arrangements.

The State Government's recently released Homes for Victorians Strategy (2017) includes a range of actions to improve housing affordability, access and choice. In particular it includes a suite of actions and initiatives aimed at renewing and increasing social housing stock. There are a range of roles that Council can assume in the provision of social housing, ranging from a direct developer as City of Port Phillip has done, through to a project facilitator or advocate.

¹ Sheko, A., Martel, A. & Spencer, A. (2015) 'Leveraging Investment for Affordable Housing: Policy, Planning and Financing Options for Increasing the Supply of Affordable Housing in Melbourne'. Melbourne: Melbourne School of Design, University of Melbourne

This Strategy recommends that Council prepare a Social Housing Strategy aimed at developing a position and approach for addressing social housing provision throughout the City. The Social Housing Strategy could include:

- Investigation of housing needs and demand in the low income housing market.
- Investigation of current supply and barriers to provision.
- Locational attributions and preferred typologies and features for social housing.
- A Council position to address social housing in Latrobe.
- An audit of Council owned land (including car parks, vacant land, open space) to identify underutilised or surplus land that may be suitable for the development of affordable rental housing.
- Investigation of incentives for the inclusion of low cost and/or social housing in new developments (e.g. rate reductions, building height dispensation, fast track planning application processing).

This Housing Strategy also proposes that Council advocate to the Victorian Department of Housing for urban renewal of ageing public housing stock throughout the City.

Table 10: Objectives & Actions

OBJECTIVE	Improve the supply, diversity and quality of affordable housing in appropriate locations.
ACTIONS	<p>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.</p> <p>Work with the Victorian State Government for the continued renewal of public housing in the municipality, including strategies to incorporate public housing near activity centres.</p> <p>Develop a Social Housing Strategy to guide the long term provision and renewal of social housing across the City.</p>
OBJECTIVE	Support and partner with social housing providers.
ACTIONS	<p>Broker partnerships, as appropriate, between developers, social housing providers and other stakeholders in the redevelopment of strategic sites throughout the municipality</p> <p>Undertake research into customer needs, innovative and good practice social housing projects to expand knowledge and ensure delivery of viable affordable housing options.</p>

5.3 REGULATED HOUSING

Recent analysis undertaken by Council indicates that family violence is an identified factor in around 60% of homelessness cases locally. Furthermore there has recently been an increase in both registered and unregistered rooming houses throughout Latrobe.

Under the *Public Health and Wellbeing Act 2008* rooming house operators must register with the local Council if they intend to rent out one or more rooms to four or more people. Council's regulatory role in monitoring the safety, cleanliness and aspects of the physical environment of rooming houses means local government has an important relationship in the management of this housing type.

Rooming houses have a long history of use by people experiencing housing vulnerability. As the profile of homelessness has changed, the client profile and typology of rooming houses has also changed. Increasing numbers of people with complex needs, people seeking one-bedroom accommodation, young people, women, families and older people are using rooming houses in the face of a tight rental market or lack of emergency accommodation. Rooming houses can be difficult to identify as they are increasingly located in converted residential dwellings.

It is also recognised that caravan parks are used for short term crisis / emergency housing and are also increasingly used as longer term housing options. Council also has a role in the regulation of this housing type.

Table 11: Objectives & Actions

OBJECTIVE	Develop a coordinated approach to improve the location, quality and quantity of rooming houses in Latrobe.
ACTIONS	Enter into a Memorandum of Understanding with local housing and support services to establish protocols for rooming house. This may include a shared vision for rooming houses in Latrobe City.

A large, leafy tree dominates the upper half of the image. Below it, a grassy field is separated from a paved path by a simple wooden fence. In the background, some buildings are visible through the trees. The entire image has a light blue overlay.

6 SUSTAINABILITY

6.1 OVERVIEW

There are opportunities through this Housing Strategy to improve the environmental performance of the municipality's existing and new housing stock and to encourage a more sustainable design of new neighbourhoods as well as built form.

There is an ongoing opportunity to support a more sustainable urban form, by using the housing change areas to guide development and integrate housing with active and public transport, activity centres and employment nodes. This pattern of development will assist in supporting a more sustainable city that is less reliant on cars and has more walkable neighbourhoods. This Housing Strategy advocates that the principles and approach used to identify areas capable of increased residential densities be similarly applied in the design of new suburbs.

The sustainability requirements of the Building Code of Australia aim to improve the environmental performance of new housing. The universal application of the Code to all new housing development means that its influence is more extensive than the planning scheme, which can only control development when a planning permit is required. The disadvantage of relying solely upon the Building Code is that it does not necessitate the consideration of environmental sustainability at the site analysis stage of development. Nor does it apply holistically to a multi dwelling development. As such this Strategy advocates that Latrobe's planning approach addresses and seeks to make a positive contribution to environmental performance.

The following outlines objectives and actions related to sustainability in the municipality, presented under the themes of:

- Environmental performance
- Private and public realm planting.



6.2 ENVIRONMENTAL PERFORMANCE

Residential buildings significantly contribute to greenhouse emissions within Latrobe City, primarily through electricity use, transport, natural gas and waste. This Housing Strategy seeks to improve the environmental performance of the City's existing and new housing stock.

The Sustainable Design Assessment in the Planning Process (SDAPP) is a program developed by a group of Victorian Councils which seeks to ensure the consistent inclusion of environmental performance considerations into the planning permit approvals process to achieve more sustainable outcomes for the community. There is an opportunity for Council to adopt the SDAPP program to assess the environmental sustainability of residential development, with the objective of reducing the environmental impact of new development.

It is important to ensure that environmentally sustainable design principles are incorporated in the Development Plan and Precinct Structure Planning process. This will ensure that subdivisions and residential allotments are environmentally efficient and sustainable, and that lots are appropriately oriented and sized to allow for the inclusion of eaves and vegetation while also providing access to public transport, retail and services, as appropriate.

Table 12: Objectives & Actions

OBJECTIVE	Improve the environmental performance of new and existing housing.
ACTIONS	<p>Explore the potential to adopt 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.</p> <p>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.</p> <p>Prepare and implement an Environmentally Sustainable Design training program to build the capacity of Council's statutory, strategic and building staff.</p> <p>Include environmentally sustainable principles in the development of Development Plans and Precinct Plans for new suburbs.</p>

6.3 PRIVATE AND PUBLIC REALM PLANTING

Large canopy trees and vegetation make a significant contribution to the appearance and amenity of established and new residential areas. The provision of trees and planting in both the public and private realm is important to improving the liveability and appearance of Latrobe.

It is also acknowledged that former agricultural areas surrounding the main townships of Latrobe are being transformed into urban neighbourhoods to deliver Greenfield housing, therefore changing the natural landscape. There are opportunities through the Development Plan and Precinct Structure Planning process to ensure that significant features are retained and celebrated in the design of these new residential areas.

Latrobe City Council is currently preparing Streetscape Design Guidelines to provide local guidance for the design of new streets. Once adopted, this document should be included the Latrobe Planning Scheme as a Reference Document.

Wyndham City Council have recently prepared and adopted Landscape Context Guidelines which consider natural and cultural landscapes as combined and interactive in 'local distinctiveness', and focus on the 'special places and landscapes' valued by the community. They make recommendations for the protection of waterways and wetlands, diverse habitats, 'special places and landscapes', habitat corridors, and views, through proposed amendments and additions to Overlays in the Wyndham Planning Scheme. This Strategy advocates that a similar piece of work is undertaken for Latrobe to protect significant features and views.

Table 13: Objectives & Actions

OBJECTIVE	Ensure that 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.
ACTIONS	<p>Adopt the Streetscape Design Guidelines once completed and include in the Latrobe Planning Scheme as a Reference Document.</p> <p>Develop Landscape Context Guidelines to inform the design of future Development Plans and Precinct Structure Plans for Latrobe's growth areas.</p> <p>Ensure road reserves are designed to provide separation between the roadway and road verges to discourage parking on road verges and protect street tree planting (e.g. use of 'stand up' kerbs, formed parking bays etc).</p> <p>Negotiate with the VPA and developers through the Precinct Structure Plan process to ensure building envelopes that allow for greater setbacks in growth areas to maximise opportunities for planting and greater permeability in the front and rear of dwellings.</p>

7 HOUSING IMPLEMENTATION



7.1 IMPLEMENTATION

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

COUNCIL'S ROLE

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

Planner – in relation to its strategic planning responsibilities.

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

Partner / Facilitator – working closely with developers, investors, government department and agencies and peak bodies.

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

Regulator – ensuring that residential land use meets town planning, building and public health regulations and expectations.

PRIORITY

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

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

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

Low – Action to occur over the next 6+ years

Ongoing – Action to be undertaken on an ongoing basis.

PARTNER ORGANISATIONS

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

Many of these organisations were included in the Key Stakeholder Reference Group for Live Work Latrobe Stage 2. It is recommended that this group continue to meet on a quarterly basis for the next two years to provide progress on the implementation of the plan and collaborate on the delivery of key initiatives.

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

Table 14: Action Summary

ACTION	LEAD	PARTNER	COUNCIL'S ROLE	PRIORITY
OBJECTIVE: PROVIDE A DIVERSE HOUSING STOCK FOR ALL RESIDENTS OF LATROBE TO ENABLE A WIDE RANGE OF HOUSING CHOICE.				
Insert a new 'Housing' Clause into the Municipal Strategic Statement consistent with the directions contained in this Strategy.	LCC	DELWP	Regulator	High
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 Housing Framework Plan.	LCC	DELWP	Planner	High
Include the Residential Urban Design Guidelines as a Reference Document to the Latrobe Planning Scheme.	LCC	DELWP	Regulator	High
Rezone land and introduce revised schedules in accordance with the directions of the Residential Framework Plans prepared for each town.	LCC	DELWP	Regulator	High
Prepare an Activity Centres Strategy for the Latrobe City.	LCC	DELWP	Planner	High
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.	LCC		Planner	High
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.	LCC	DELWP	Planner	High
OBJECTIVE: SUPPORT THE PROVISION OF SPECIALISED HOUSING TYPES TO ACCOMMODATE COMMUNITY GROUPS WITH PARTICULAR NEEDS FOR HOUSING IN TERMS OF DESIGN, LOCATION, TENURE AND COST.				
Encourage the provision of specialised forms of housing in appropriate locations within established and growth area suburbs as well as district and small towns.	LCC	DELWP	Advocate	High
Develop a Social Infrastructure Plan for the municipality to understand, coordinate and advocate for the future supply of community infrastructure in Latrobe's new and intensifying suburbs.	LCC	DELWP	Planner Advocate	Medium
Explore opportunities to partner with building industry to develop a pilot project of residential development incorporating universal design features in the municipality.	LCC	Local developers Local builders	Partner Advocate	Ongoing
Work with providers of specialised housing to increase supply of supported housing types in appropriate locations across Latrobe City.	LCC	Specialised Housing Providers DHHS	Partner Advocate	Ongoing
Encourage the development of specialised forms of housing on opportunity sites.	LCC	DELWP	Advocate	Ongoing
OBJECTIVE: ENSURE MEDIUM DENSITY DEVELOPMENT IS WELL DESIGNED AND OF A HIGH QUALITY				
Incorporate Residential Urban Design Guidelines, as appropriate into the Latrobe Planning Scheme.	LCC	DELWP	Regulator	High
Develop a local planning policy to provide guidance regarding providing an appropriate interface and transition in built form with heritage areas.	LCC	DELWP	Regulator	High

ACTION	LEAD	PARTNER	COUNCIL'S ROLE	PRIORITY
Apply overlay controls (e.g. DPO or DDO) as appropriate to large strategic opportunity sites or areas identified for substantial change.	LCC	DELWP	Regulator	High
OBJECTIVE: ENSURE NEW DEVELOPMENT COMPLEMENTS AND REFLECTS LATROBE'S DISTINCTIVE NEIGHBOURHOOD CHARACTER				
Insert a new 'Neighbourhood Character' Clause into the Municipal Strategic Statement consistent with the directions contained in this Strategy.	LCC	DELWP	Regulator	High
Undertake a character assessment of Latrobe's smaller townships.	LCC	DELWP	Planner	Low
OBJECTIVE: IMPROVE THE SUPPLY, DIVERSITY AND QUALITY OF AFFORDABLE HOUSING IN APPROPRIATE LOCATIONS.				
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.	LCC	DELWP	Regulator	High
Develop a Social Housing Strategy to guide the long term provision and renewal of social housing across the City.	LCC	DHHS Social Housing Providers	Planner	Low
OBJECTIVE: SUPPORT AND PARTNER WITH SOCIAL HOUSING PROVIDERS				
Broker partnerships, as appropriate, between developers, social housing providers and other stakeholders in the redevelopment of strategic sites throughout the municipality.	LCC	DHHS	Partner	Ongoing
Undertake research into customer needs, innovative and good practice social housing projects to expand knowledge and ensure delivery of viable affordable housing options.	LCC	DELWP	Educator	High
OBJECTIVE: DEVELOP A COORDINATED APPROACH TO IMPROVE THE LOCATION, QUALITY AND QUANTITY OF ROOMING HOUSES IN LATROBE.				
Enter into a Memorandum of Understanding with local housing and support services to establish protocols for rooming house. This may include a shared vision for rooming houses in Latrobe City.	LCC	Rooming House Providers / Mangers	Regulator	Low
OBJECTIVE: IMPROVE THE ENVIRONMENTAL PERFORMANCE OF NEW AND EXISTING HOUSING				
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.	LCC	DELWP	Regulator	Medium
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.	LCC	Developers	Regulator	Low
Prepare and implement an Environmentally Sustainable Design training program to build the capacity of Council's statutory, strategic and building staff.				

ACTION	LEAD	PARTNER	COUNCIL'S ROLE	PRIORITY
Include environmentally sustainable principles in the development of Development Plans and Precinct Plans for new suburbs.	LCC		Regulator	High
OBJECTIVE: ENSURE THAT 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.				
Adopt the Residential Streetscape Design Guidelines once completed and include in the Latrobe Planning Scheme as a Reference Document.	LCC	DELWP	Regulator	High
Develop Landscape Context Guidelines to inform the design of future Development Plans and Precinct Structure Plans for Latrobe's growth areas.	LCC	DELWP	Planner	Medium
Ensure road reserves are designed to provide separation between the roadway and road verges to discourage parking on road verges and protect street tree planting (e.g. use of 'stand up' kerbs, formed parking bays etc).	LCC	DELWP	Planner	Medium
Negotiate with the VPA and developers through the Precinct Structure Plan process to ensure building envelopes that allow for greater setbacks in growth areas to maximise opportunities for planting and greater permeability in the front and rear of dwellings.	LCC	VPA	Planner	Medium

7.2 PLANNING SCHEME IMPLEMENTATION

This section outlines the recommended planning scheme controls to implement the strategic directions of this Strategy.

LOCAL PLANNING POLICY

MUNICIPAL STRATEGIC STATEMENT

The Municipal Strategic Statement (MSS) sets the strategic context for planning and development across Latrobe City. In particular, it has the ability to provide clear direction as to where housing growth should be directed, how housing diversity can be achieved and guide the form of new development.

The objectives and actions of this Housing Strategy are recommended to be implemented into the MSS to provide the high level policy guidance for residential growth and change.

The key aspects of this Strategy that should be included in the MSS include:

- Criteria and objectives for Substantial Change Areas to encourage higher density development in the form of low scale apartments, townhouses and units close to Transit Cities and train stations. Local policy should also refer to preferred building heights consistent with the approved Structure Plans for the Centres.
- Criteria and objectives for Incremental Change Areas to encourage medium density development in the form of townhouses, units and dual occupancies in or within walking distance of Principal Activity Centres and train stations, as identified, and to transition between Substantial Change areas and surrounding land.
- Criteria and objectives for Limited Change areas, to encourage housing change in the form of townhouse, unit and dual occupancy within 200m of a Local or Neighbourhood Activity Centre and to limit new development in the wider Limited Change Area to dual occupancies and detached houses.
- Criteria and objectives for Minimal Change areas to assist in protecting locations with significant and established neighbourhood character, heritage and environmental values, as identified and encourage new development in the form of detached dwellings and dual occupancies.
- Objectives for improving housing diversity, as provided in this Strategy.
- Objectives for neighbourhood character, as provided in this Strategy.
- Objectives for improving housing affordability and forming relationships with key housing associations, as provided in this Strategy.
- Objectives for guiding environmental sustainability, as provided in this Strategy.
- The Settlement Hierarchy, to highlight the role and future change of townships across Latrobe City.

LOCAL PLANNING POLICY

Prepare a Local Planning Policy applicable to RGZ sites abutting sites within the Heritage Overlay to ensure new development:

- Responds to the height, form and siting of the adjoining heritage buildings in contemporary design.
- Responds to the materials, landscape setting and front boundary treatment of the adjoining heritage buildings.
- Does not exceed the maximum height of the adjoining heritage buildings by more than 1 storey or 4 metres whichever is the lesser.
- Is not further set forward on the site than the adjoining heritage building.
- Does not mimic or copy the detailing of the nearby heritage buildings.
- Has regard to the Latrobe Heritage Study 2010.

PROPOSED ZONE CONTROLS

The Housing Framework Plan contained at Chapter 3 provides the basis for the recommended application of the residential zones as summarised at the table below. In addition, this table provides an overview of proposed variations to ResCode provisions to ensure future housing development is of a form and scale consistent with the Housing Framework Plan that also achieves the preferred character of the area.

Individual zone schedules containing variations to ResCode standards will be prepared as necessary to implement and protect the specific built form features of the character area (e.g. building height, setbacks, site coverage).

Table 15: Proposed Zone Controls

CHANGE AREA	PROPOSED RESIDENTIAL ZONE	DESIGN / NEIGHBOURHOOD CHARACTER OBJECTIVES	VARIATIONS TO RESCODE STANDARDS
Substantial Change	Residential Growth Zone	<p>Provide for a compact urban form, that retains a vegetated context.</p> <p>Ensure pedestrian amenity and walkability is retained by careful siting and design of access points.</p> <p>Encourage building heights consistent with the approved Activity Centre Structure Plan.</p>	Front setbacks to encourage provision/retention of canopy trees.
Incremental Change	General Residential Zone	<p>Encourage setbacks from at least one side boundary to provide sufficient space for trees and other vegetation.</p> <p>Ensure upper levels of buildings are setback to minimise dominance in the streetscape.</p>	Provide minimum side setback on one side to provide building separation and landscaping.
Limited Change	General Residential Zone	<p>Maintain the spacious character of the area through appropriate front and side setbacks.</p> <p>Encourage landscaping within front and side setbacks to reinforce the landscape character of the area.</p> <p>Encourage the siting of garages and carports behind the line of the dwelling.</p> <p>Ensure upper levels of buildings are setback to minimise dominance in the streetscape.</p>	<p>Lower site coverage and increased permeability requirements to provide building separation and landscaping.</p> <p>Side setback requirements to reinforce spaciousness.</p>
Minimal Change	Neighbourhood Residential Zone	<p>Maintain the open, spacious siting of dwellings.</p> <p>Require large side setbacks and landscaping within setback areas.</p> <p>Ensure buildings and hard surfaces occupy a low proportion of the site area.</p> <p>Encourage low or open style front fences.</p>	<p>Lower site coverage and increased permeability requirements to provide building separation and landscaping.</p> <p>Increased front setbacks to reflect neighbourhood character values.</p> <p>Side setback requirements to allow for landscaping and sense of openness to the street.</p>

OVERLAYS

A number of overlays are available that provide the necessary tools to provide further protection to areas of special neighbourhood character and to assist in effectively guiding housing growth, such as: Heritage Overlay, Neighbourhood Character Overlay, Design and Development Overlay, Development Plan Overlays and Incorporated Plan Overlay.

It is recommended that further strategic assessment is undertaken of the identified Compact Living Precincts adjoining the Traralgon Activity Centre to justify the application of the Design and Development Overlay.

It may also be appropriate to apply the Development Plan Overlay to large strategic opportunity sites to ensure their future development is integrated provides a variety of housing types and relates to surrounding uses and built form.

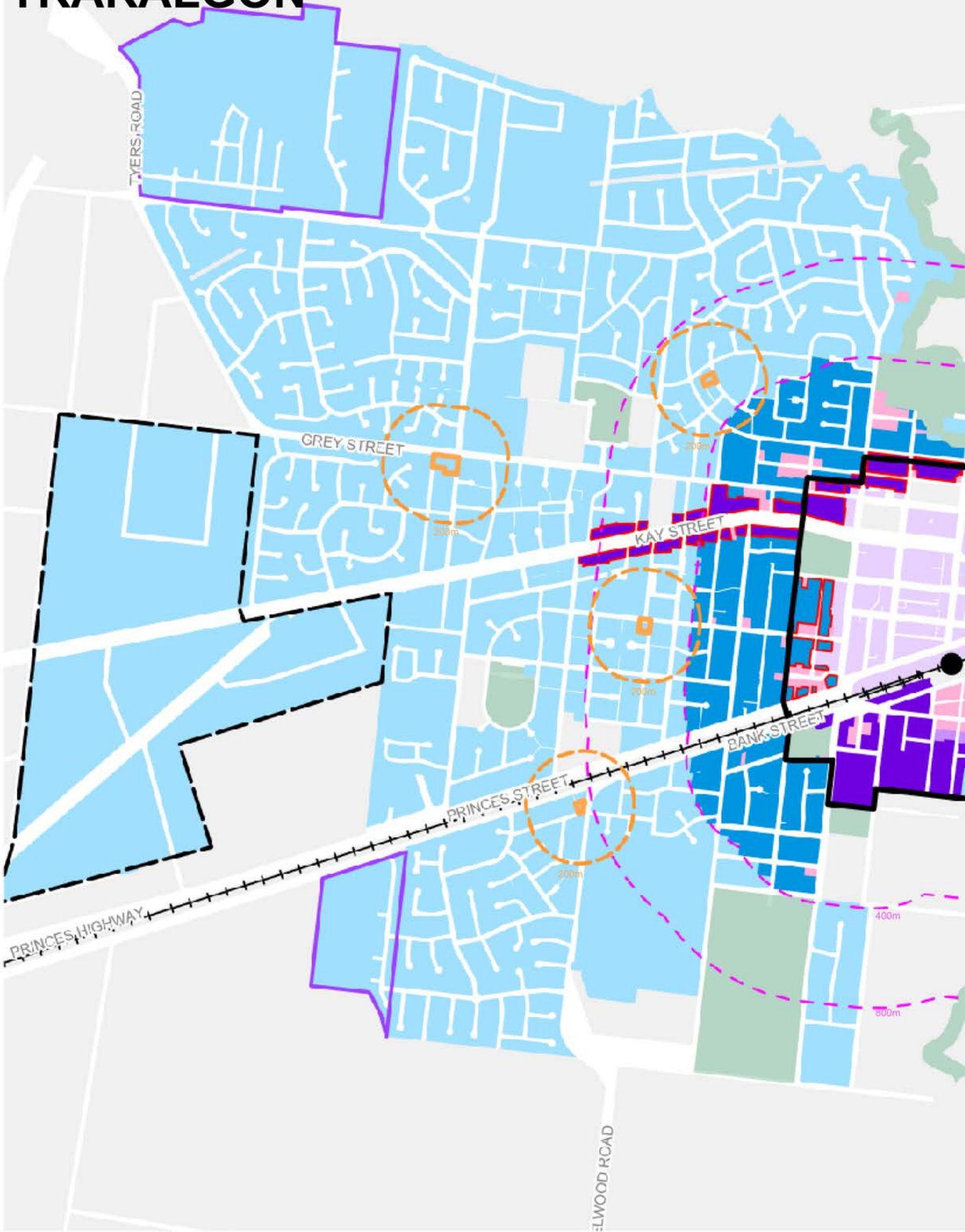


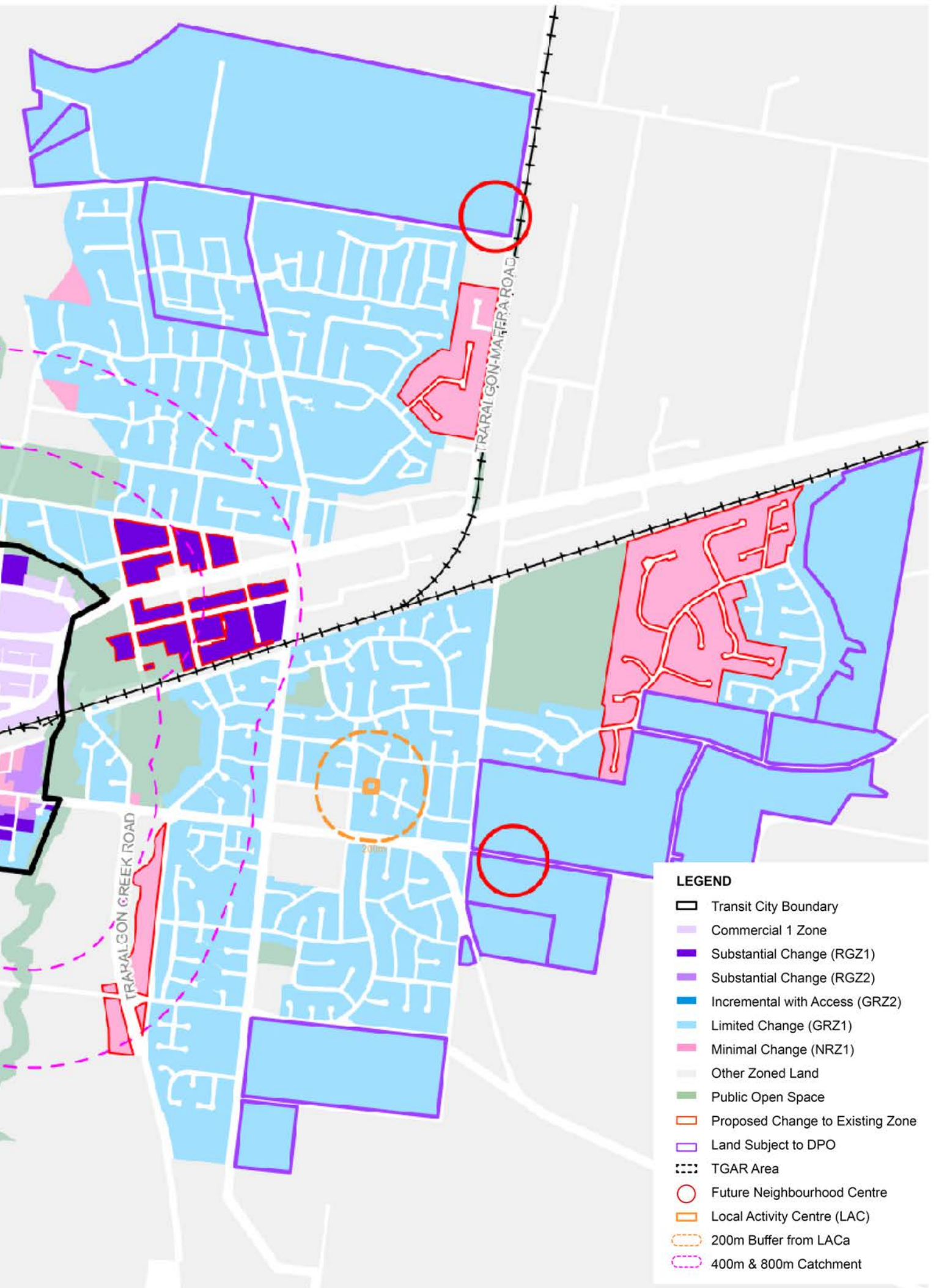
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APPENDICES

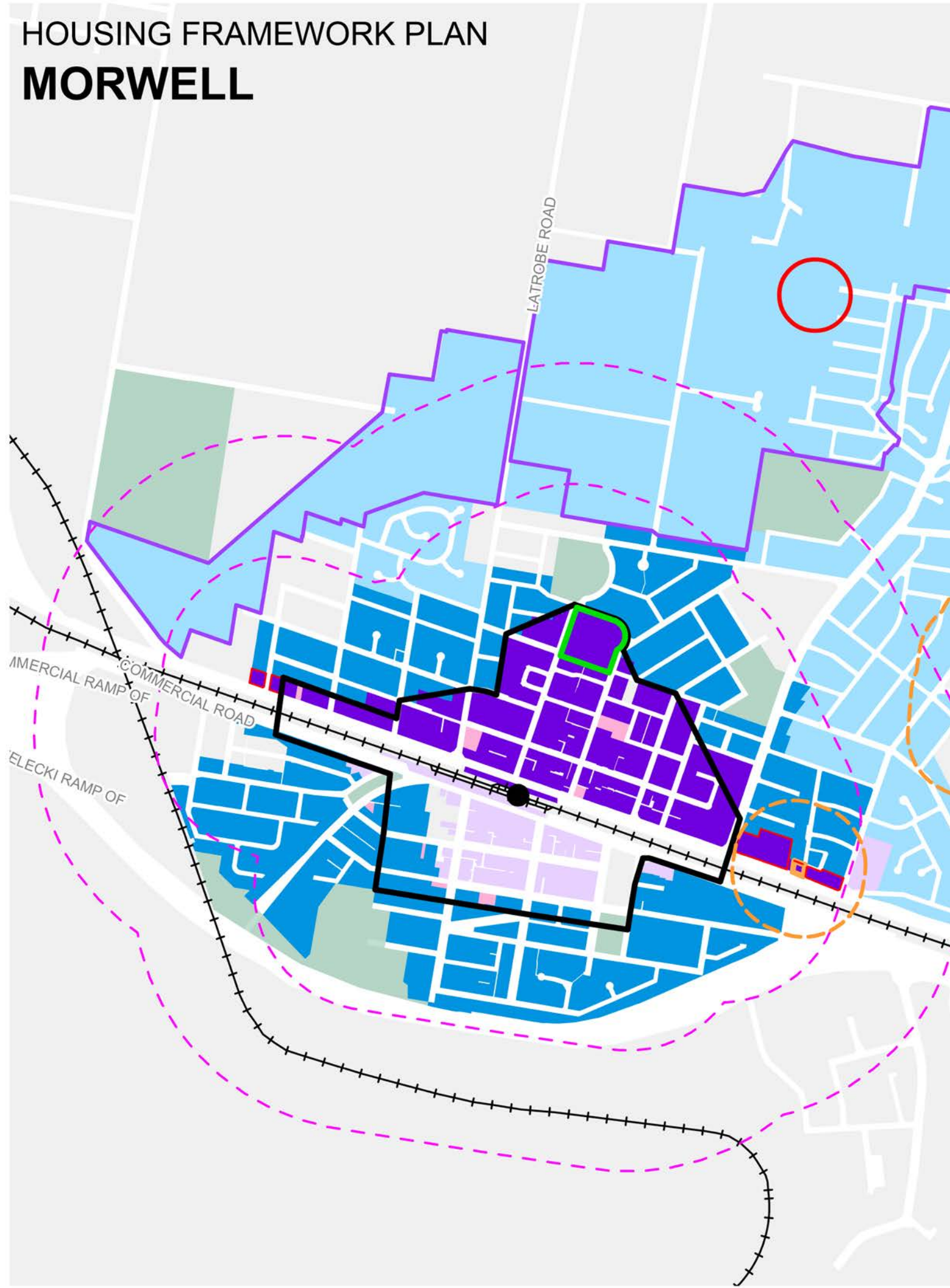
HOUSING FRAMEWORK PLAN

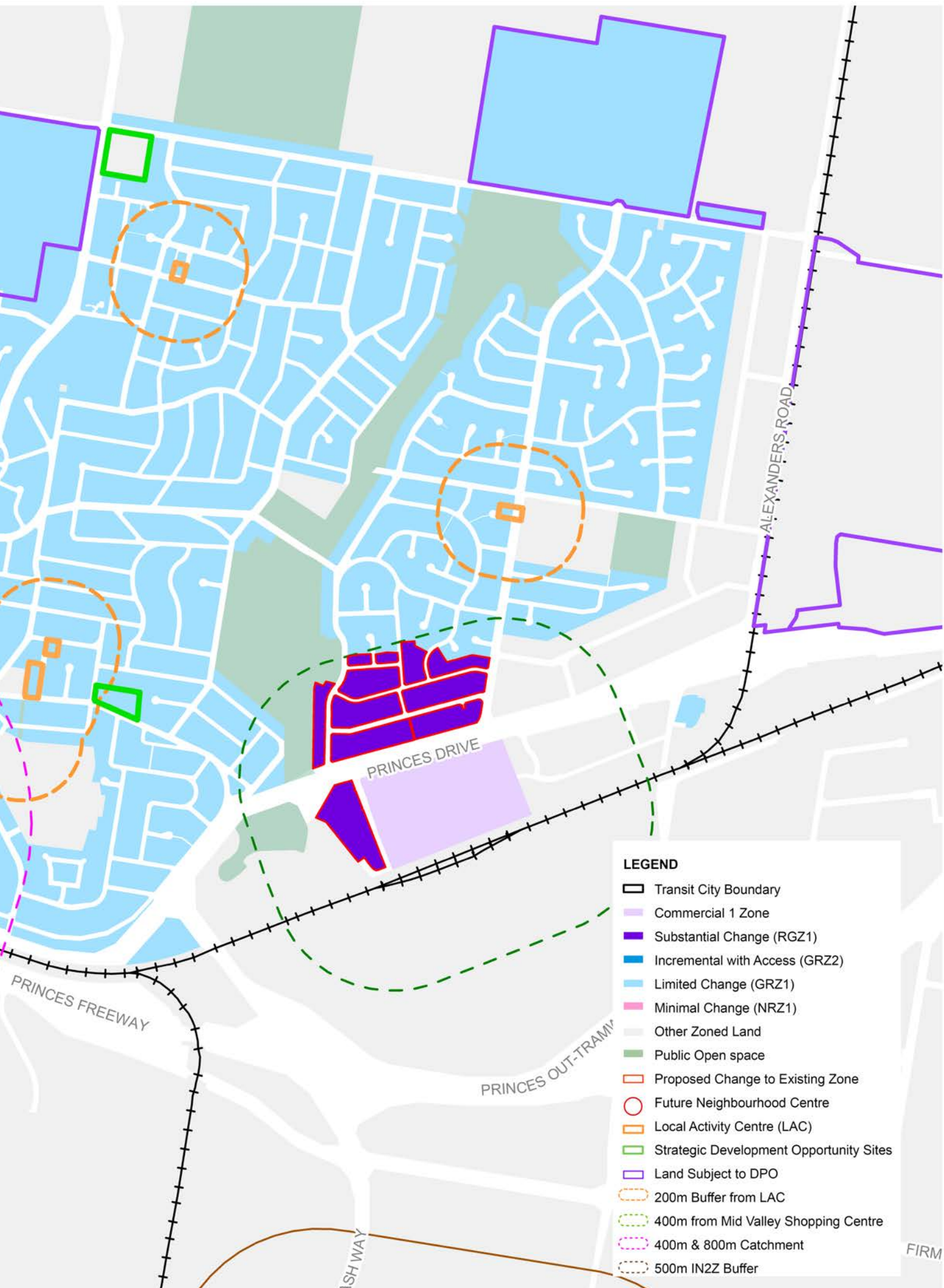
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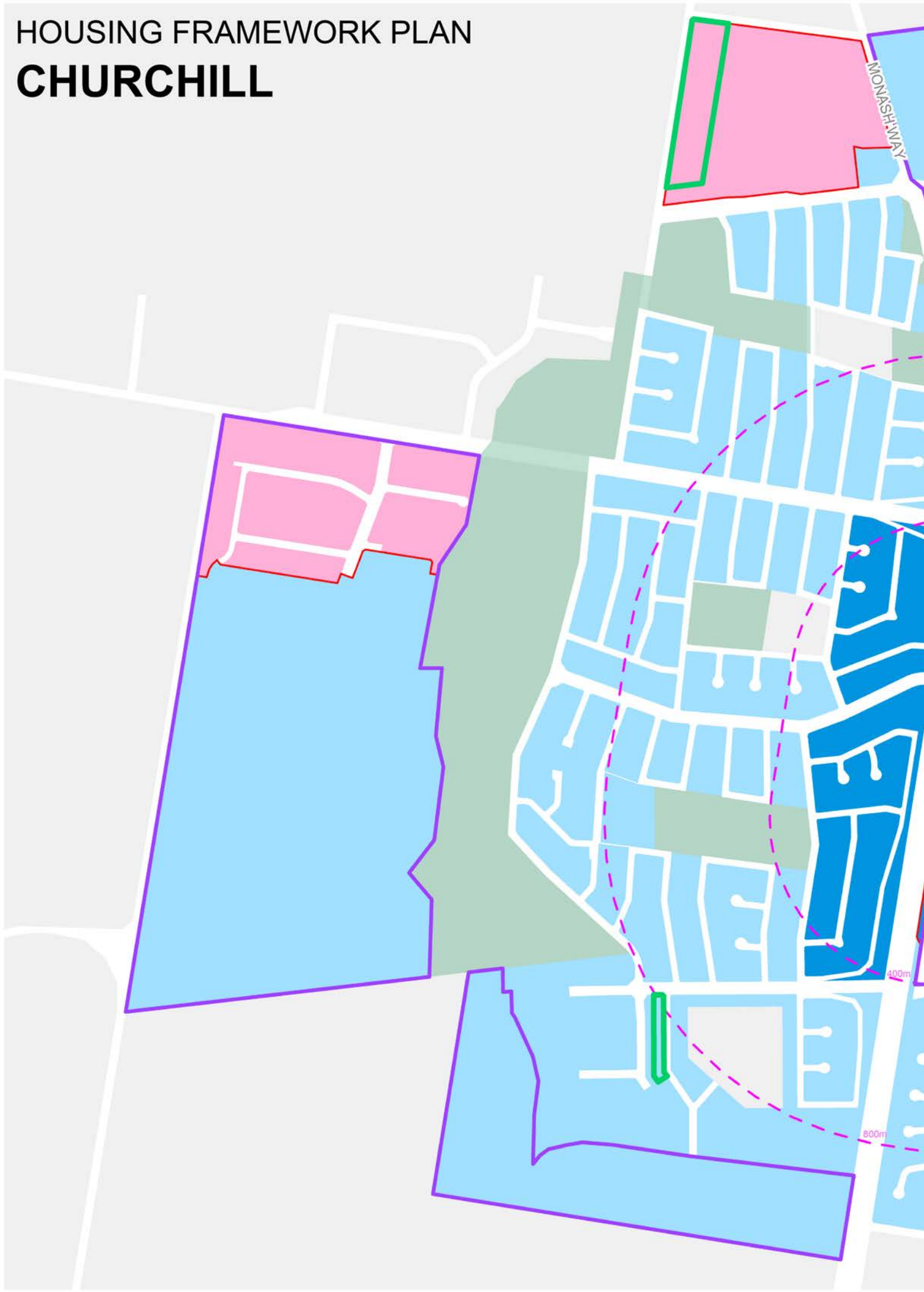
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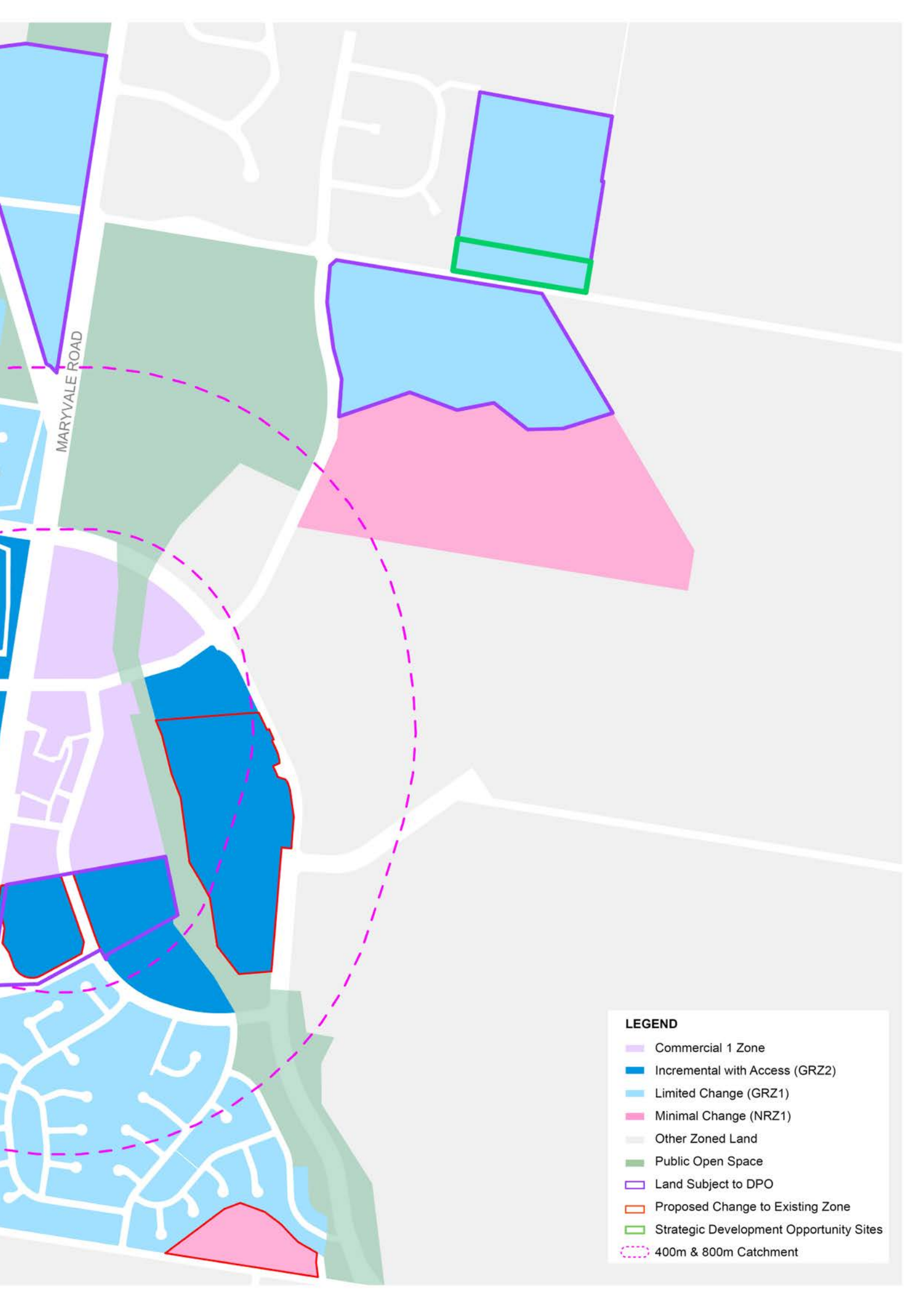




HOUSING FRAMEWORK PLAN

CHURCHILL



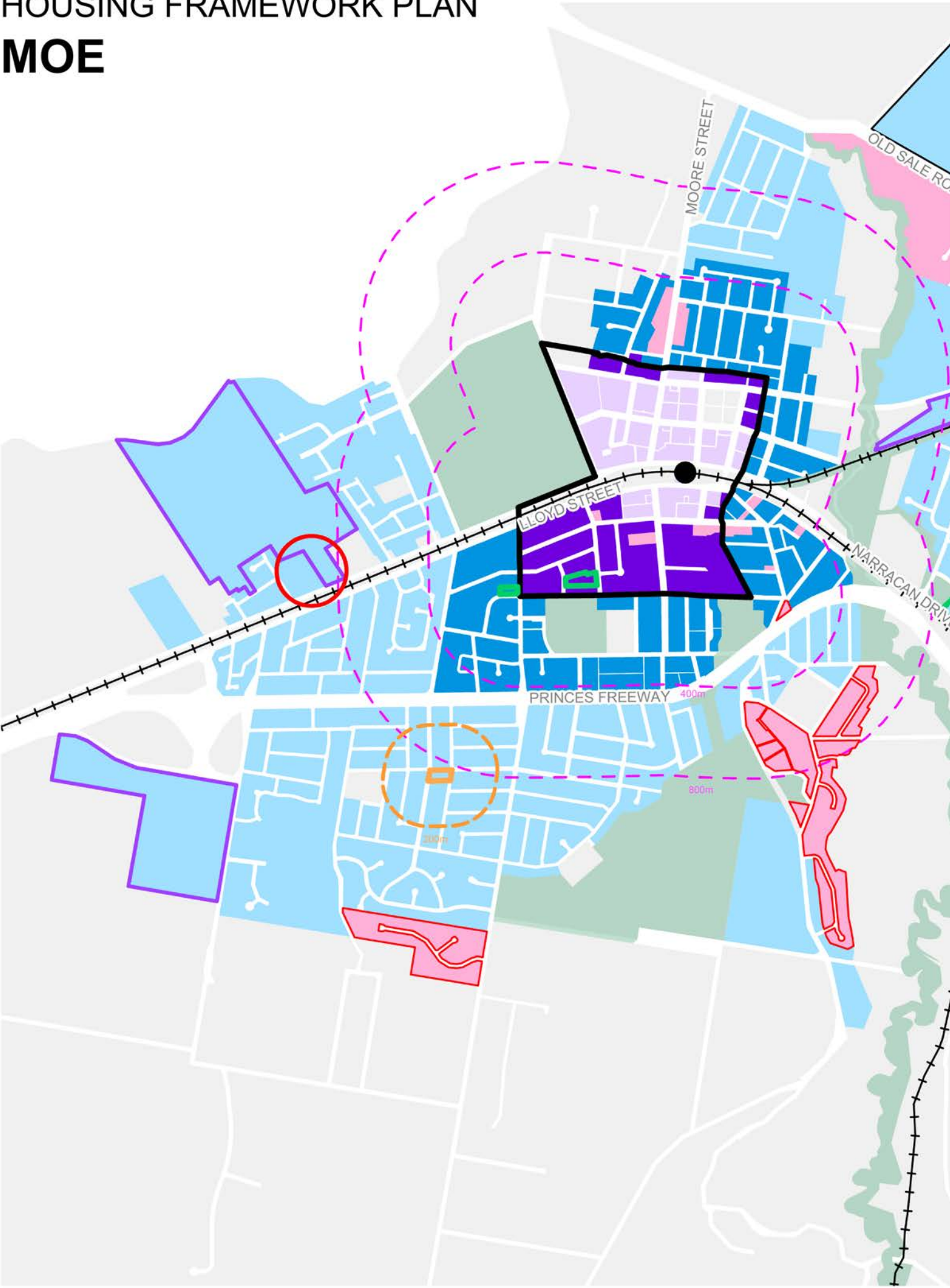


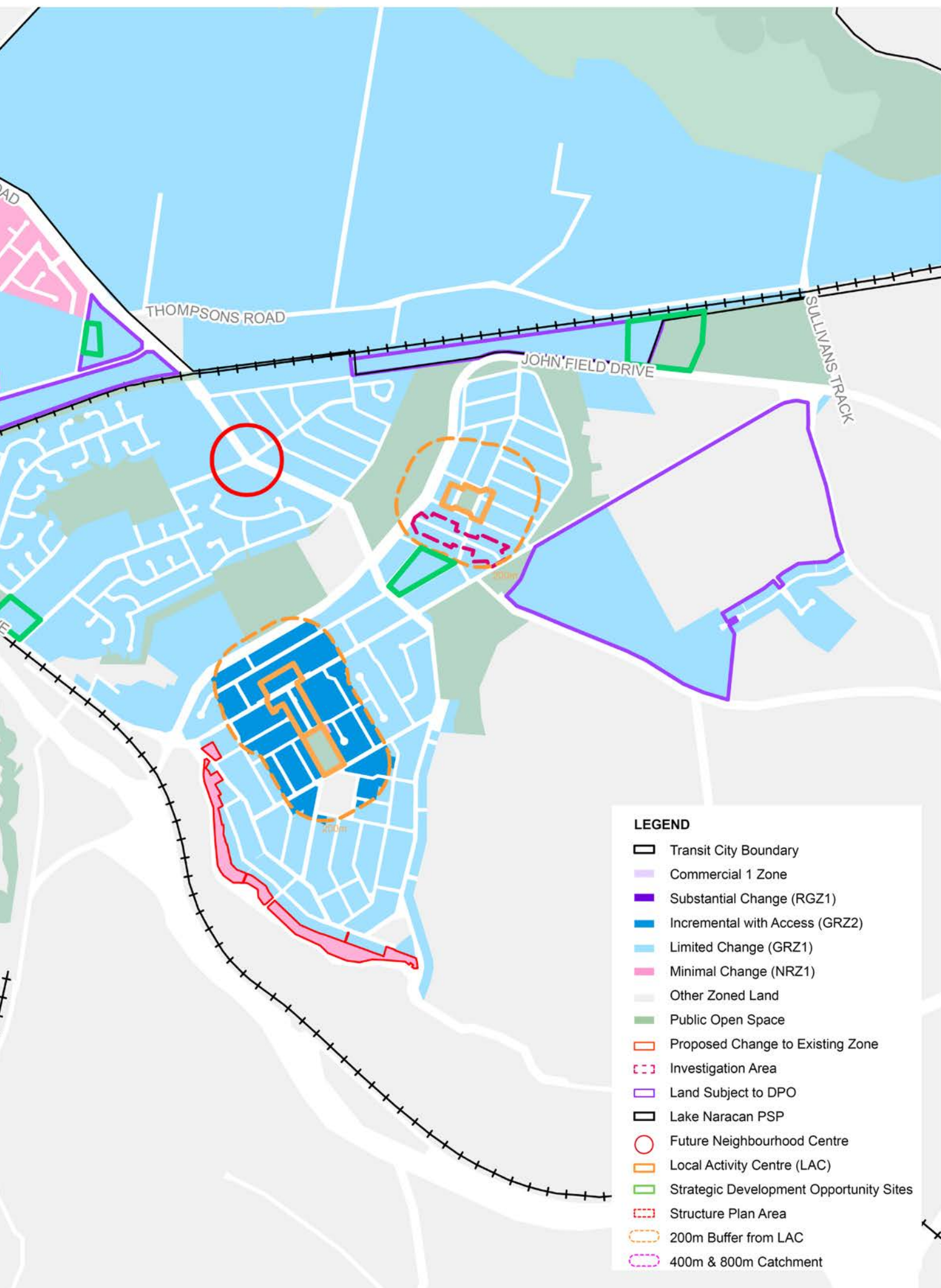
LEGEND

- Commercial 1 Zone
- Incremental with Access (GRZ2)
- Limited Change (GRZ1)
- Minimal Change (NRZ1)
- Other Zoned Land
- Public Open Space
- Land Subject to DPO
- Proposed Change to Existing Zone
- Strategic Development Opportunity Sites
- 400m & 800m Catchment

HOUSING FRAMEWORK PLAN

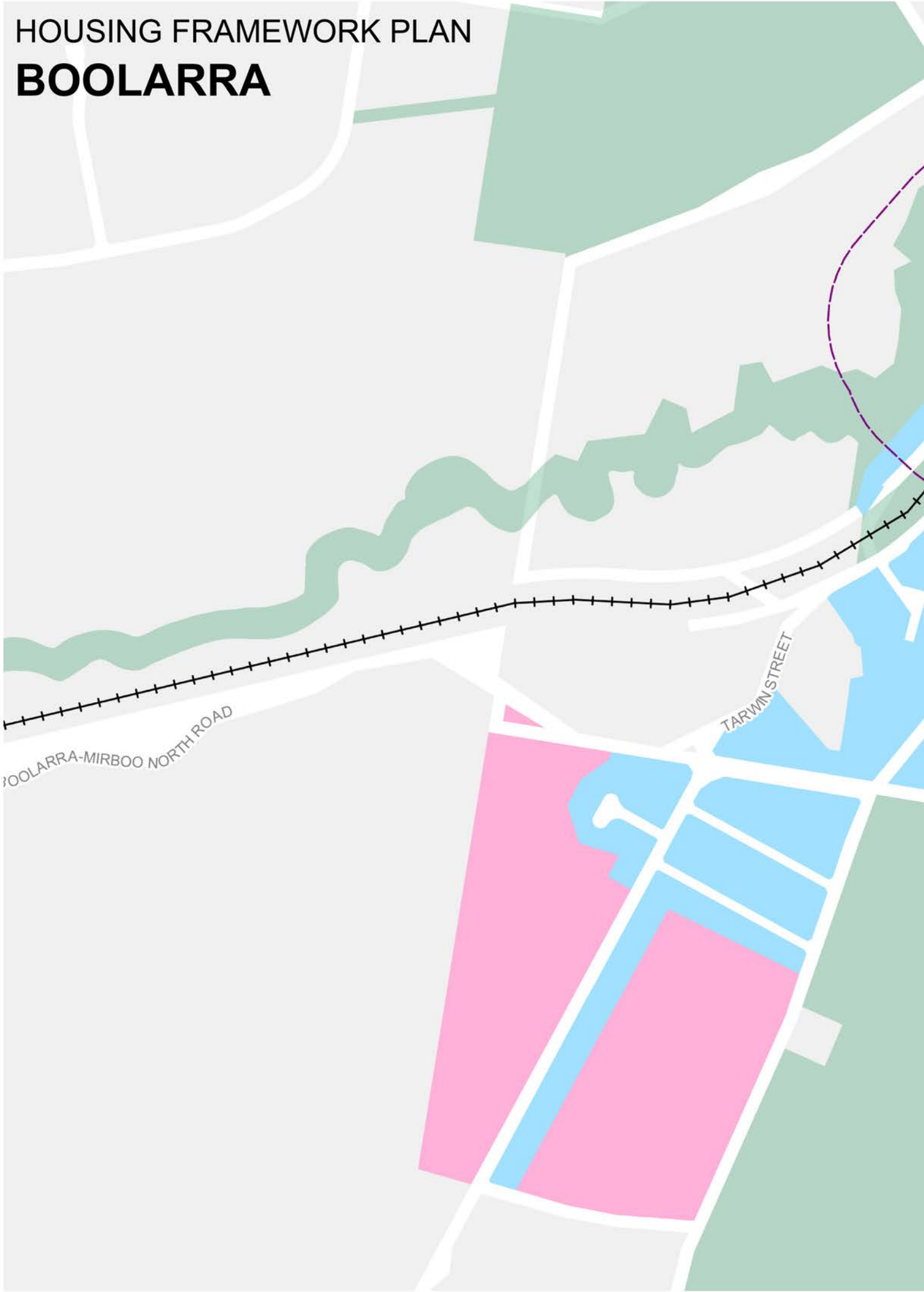
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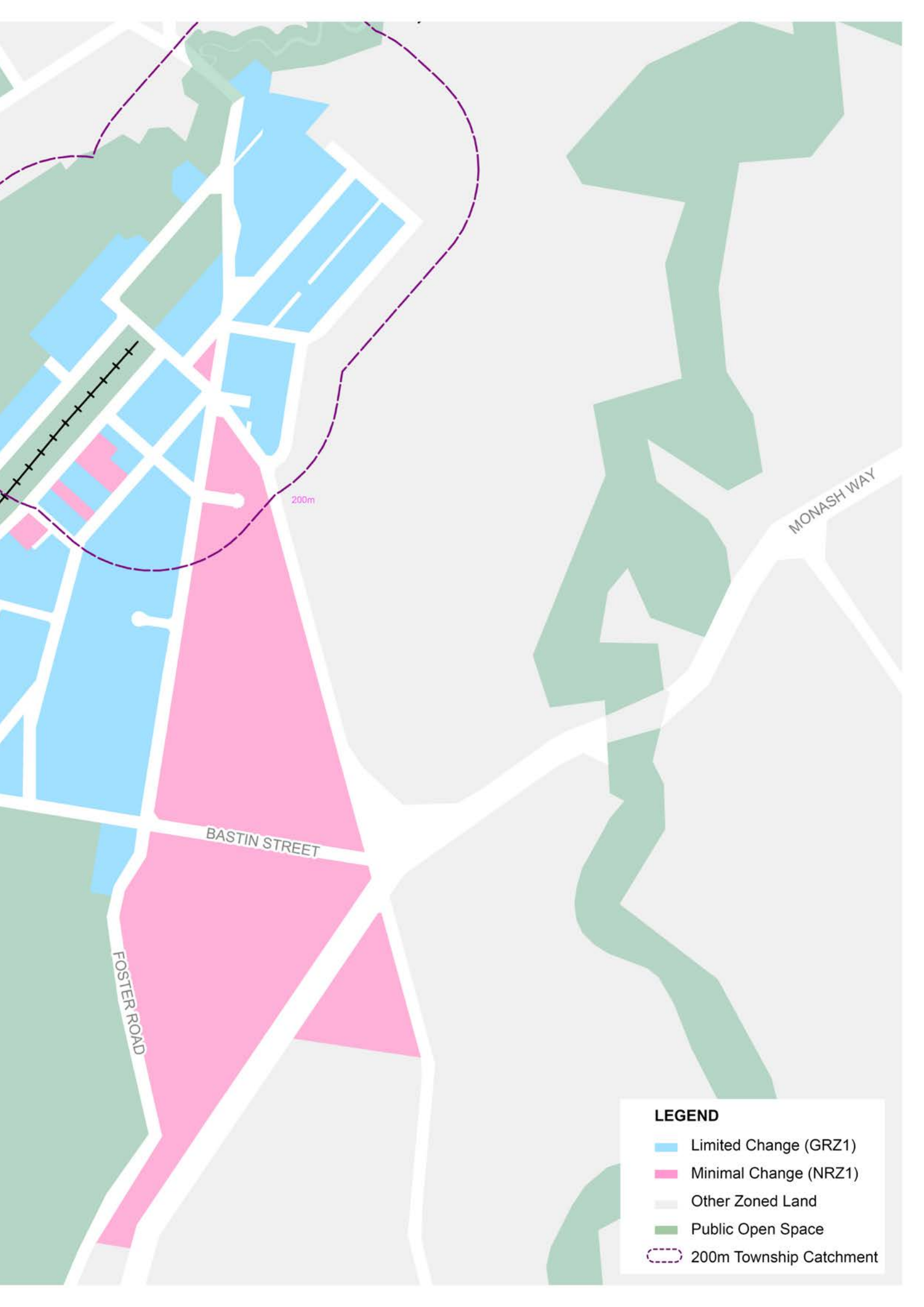




HOUSING FRAMEWORK PLAN

BOOLARRA



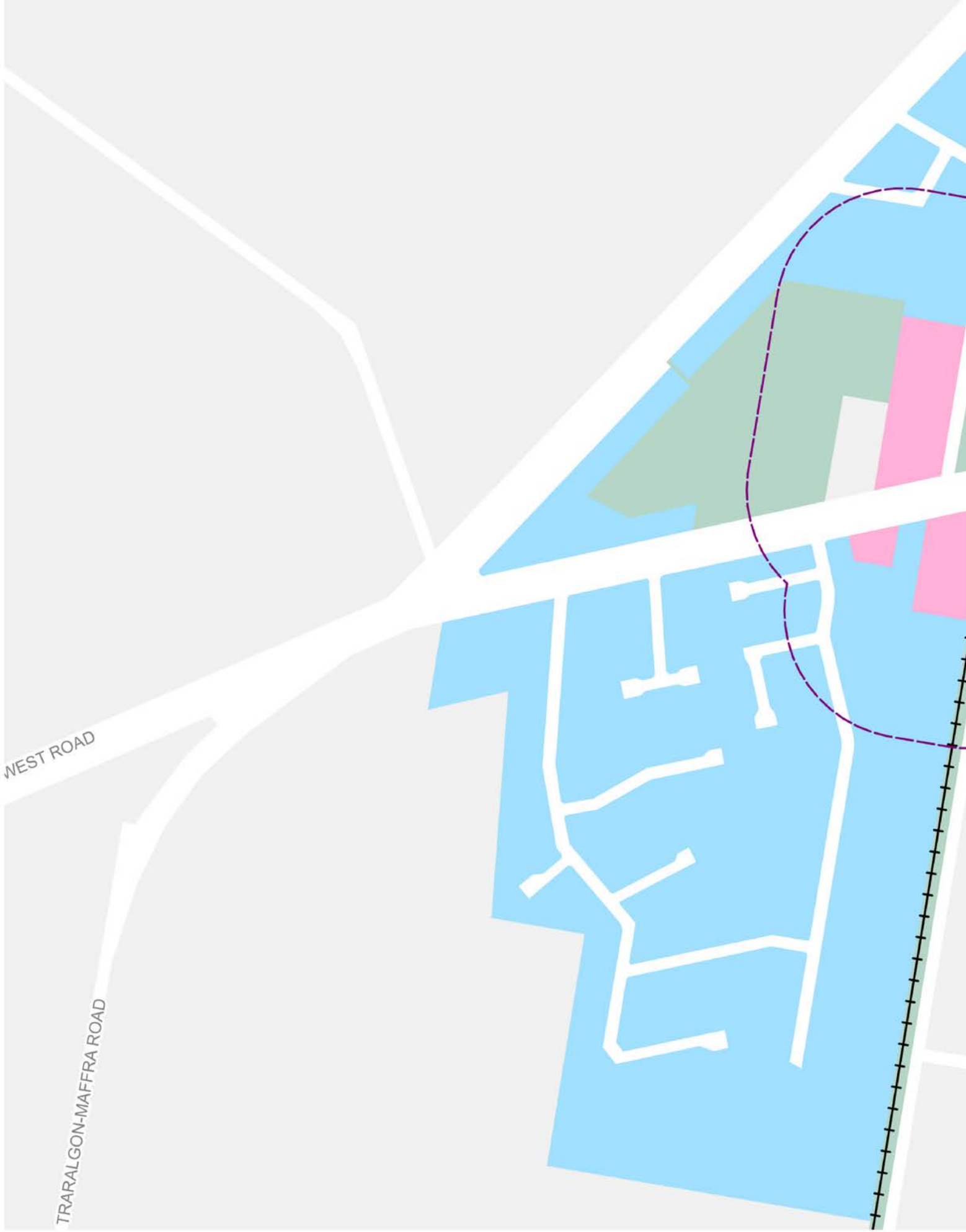


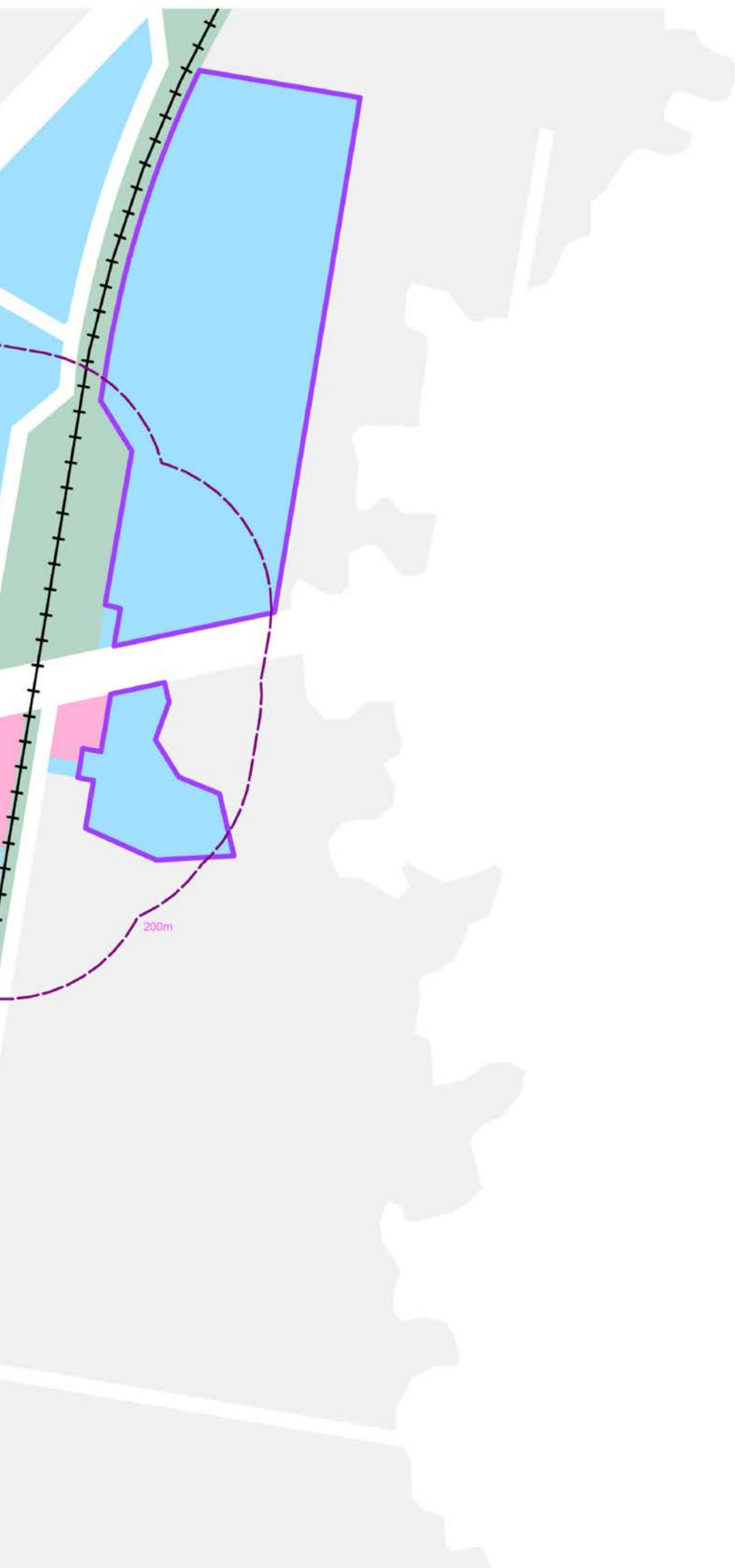
LEGEND

- Limited Change (GRZ1)
- Minimal Change (NRZ1)
- Other Zoned Land
- Public Open Space
- - - 200m Township Catchment

HOUSING FRAMEWORK PLAN

GLENGARRY

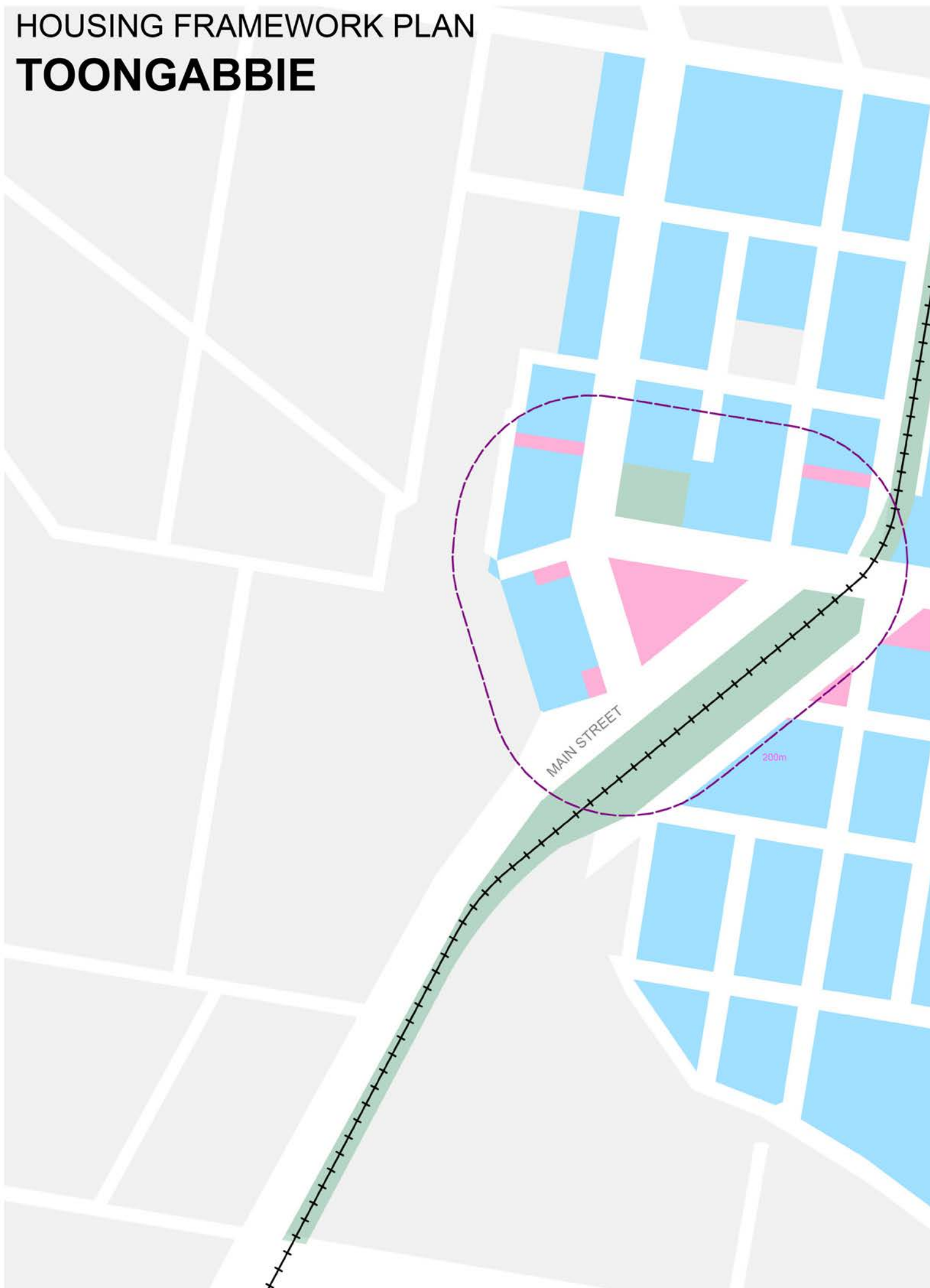




LEGEND

-  Limited Change
-  Minimal Change
-  Other Zoned Land
-  Land Subject to DPO
-  Public Open Space
-  200m Township Catchment

HOUSING FRAMEWORK PLAN
TOONGABBIE





TRARALGON-MAFF

LEGEND

- Limited Change
- Minimal Change
- Other Zoned Land
- Public Open Space
- - - 200m Township Catchment

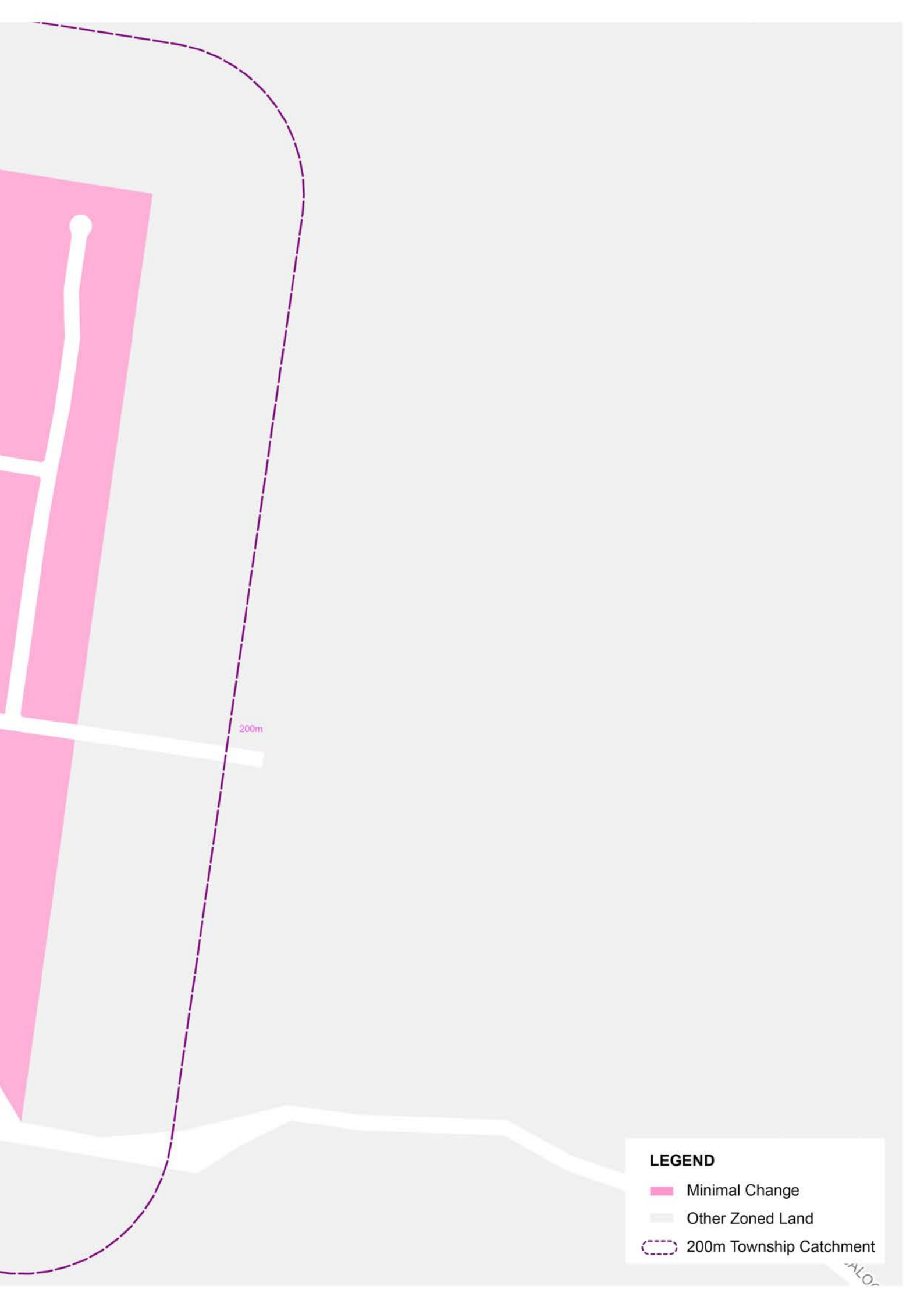
HOUSING FRAMEWORK PLAN

TRARALGON SOUTH



A map of Traralgon South showing land parcels and roads. The map features a network of roads represented by white lines on a light gray background. A prominent road, labeled 'TRARALGON CREEK ROAD', runs vertically through the center. To the right of this road, there are several large, irregularly shaped parcels of land colored in a solid pink. A dashed purple line runs diagonally from the top left towards the bottom right, crossing the map. The text 'HOUSING FRAMEWORK PLAN' and 'TRARALGON SOUTH' is located in the top left corner.

TRARALGON CREEK ROAD

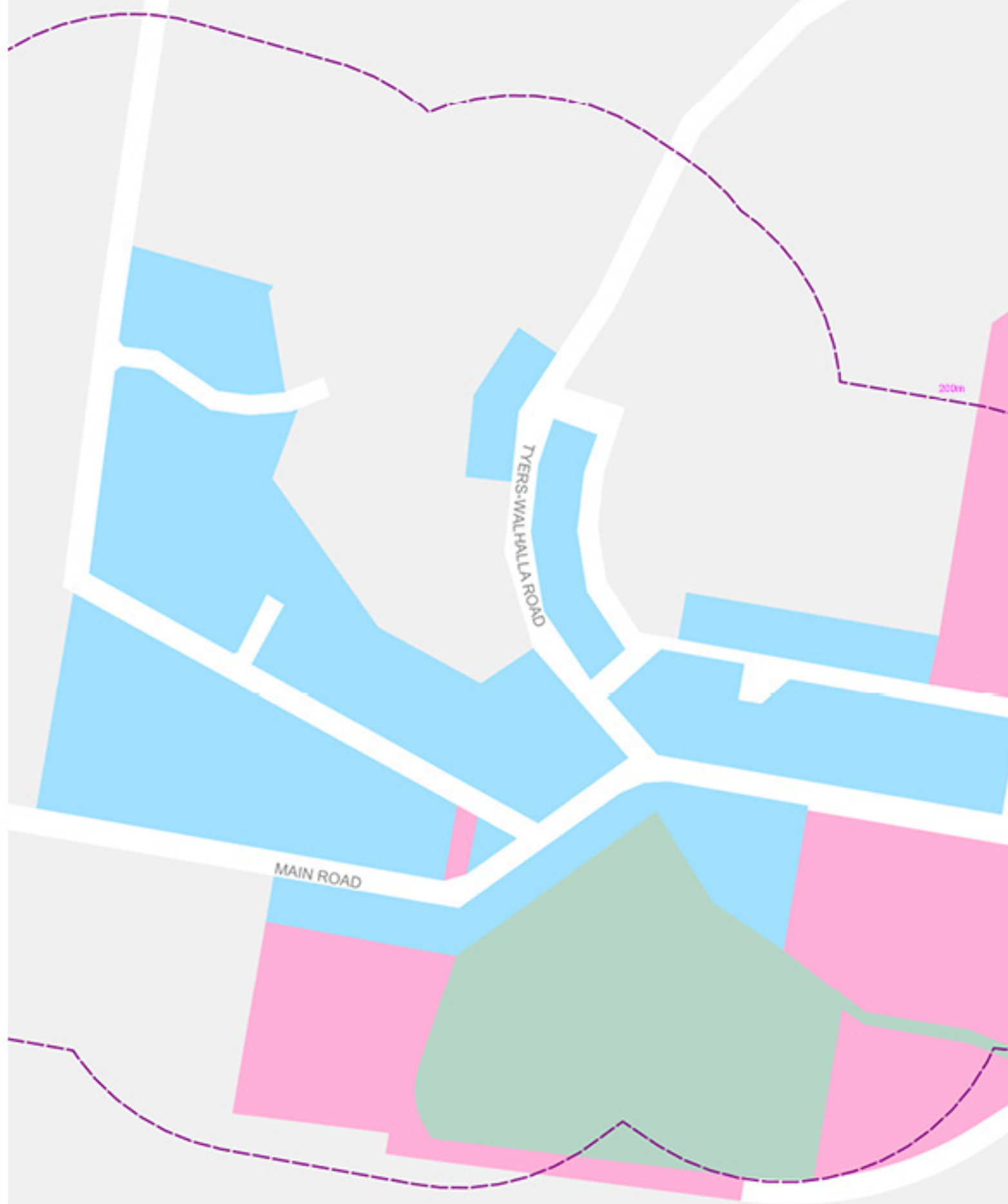


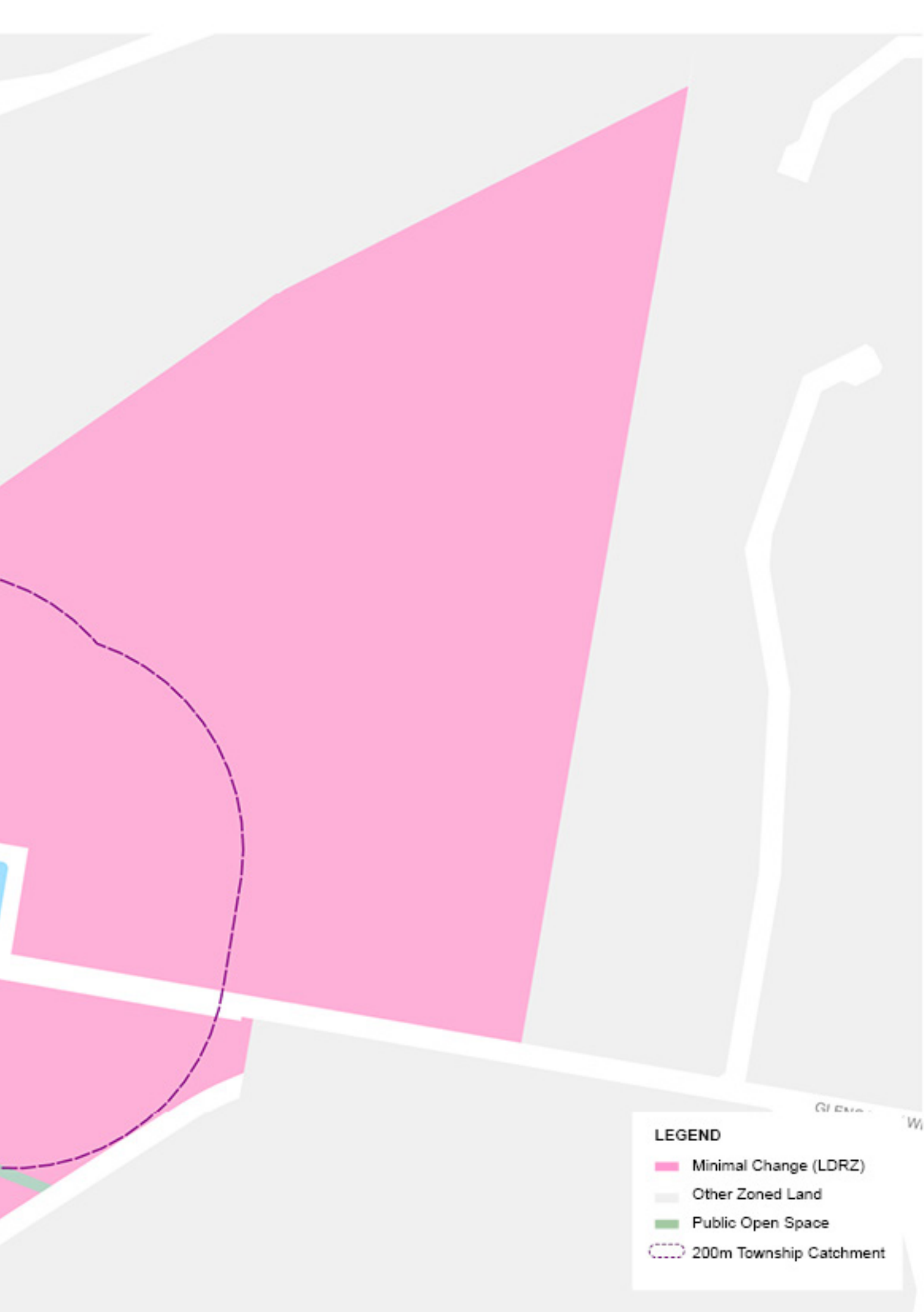
LEGEND

- Minimal Change
- Other Zoned Land
- 200m Township Catchment

HOUSING FRAMEWORK PLAN

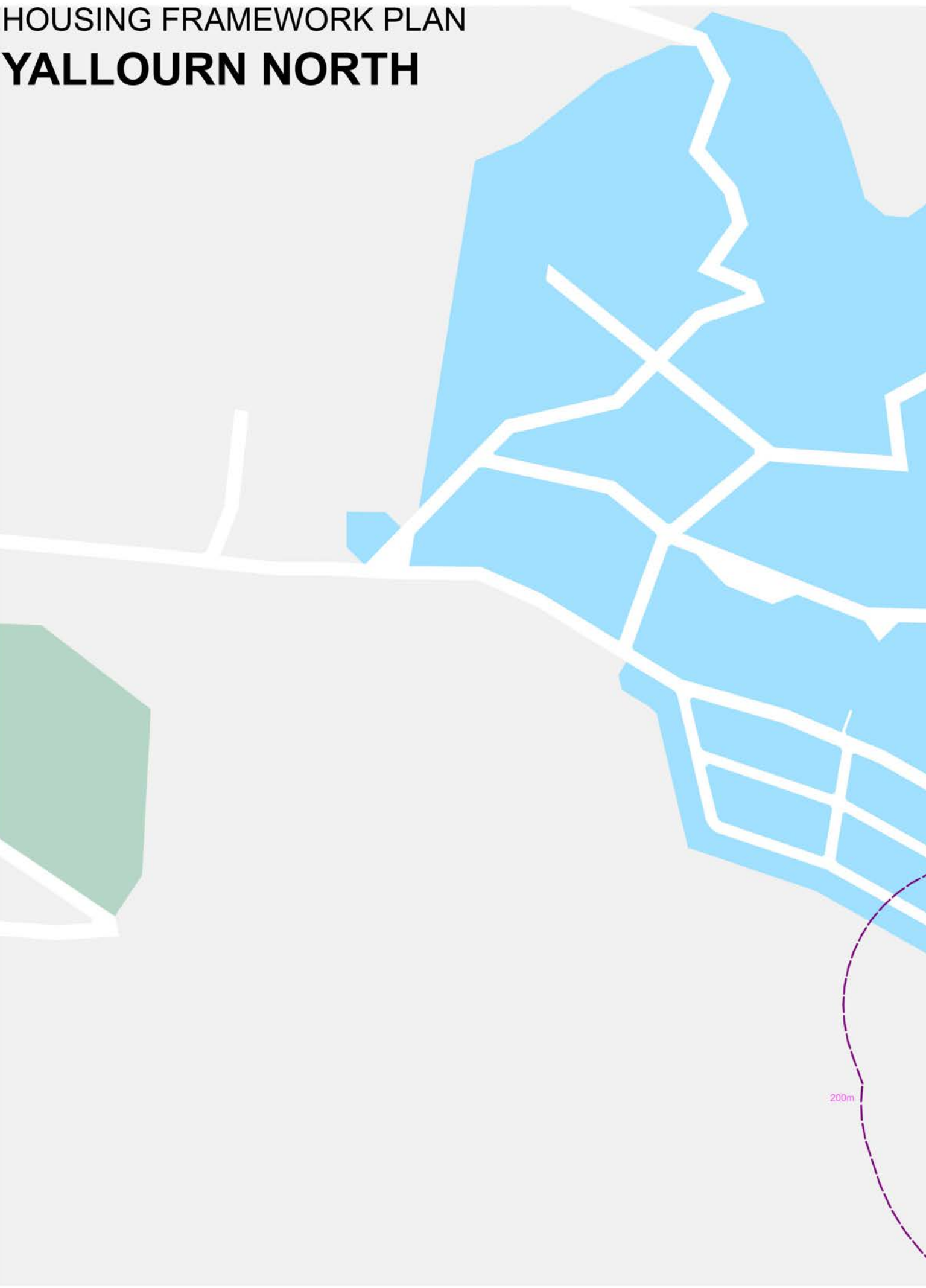
TYERS





HOUSING FRAMEWORK PLAN

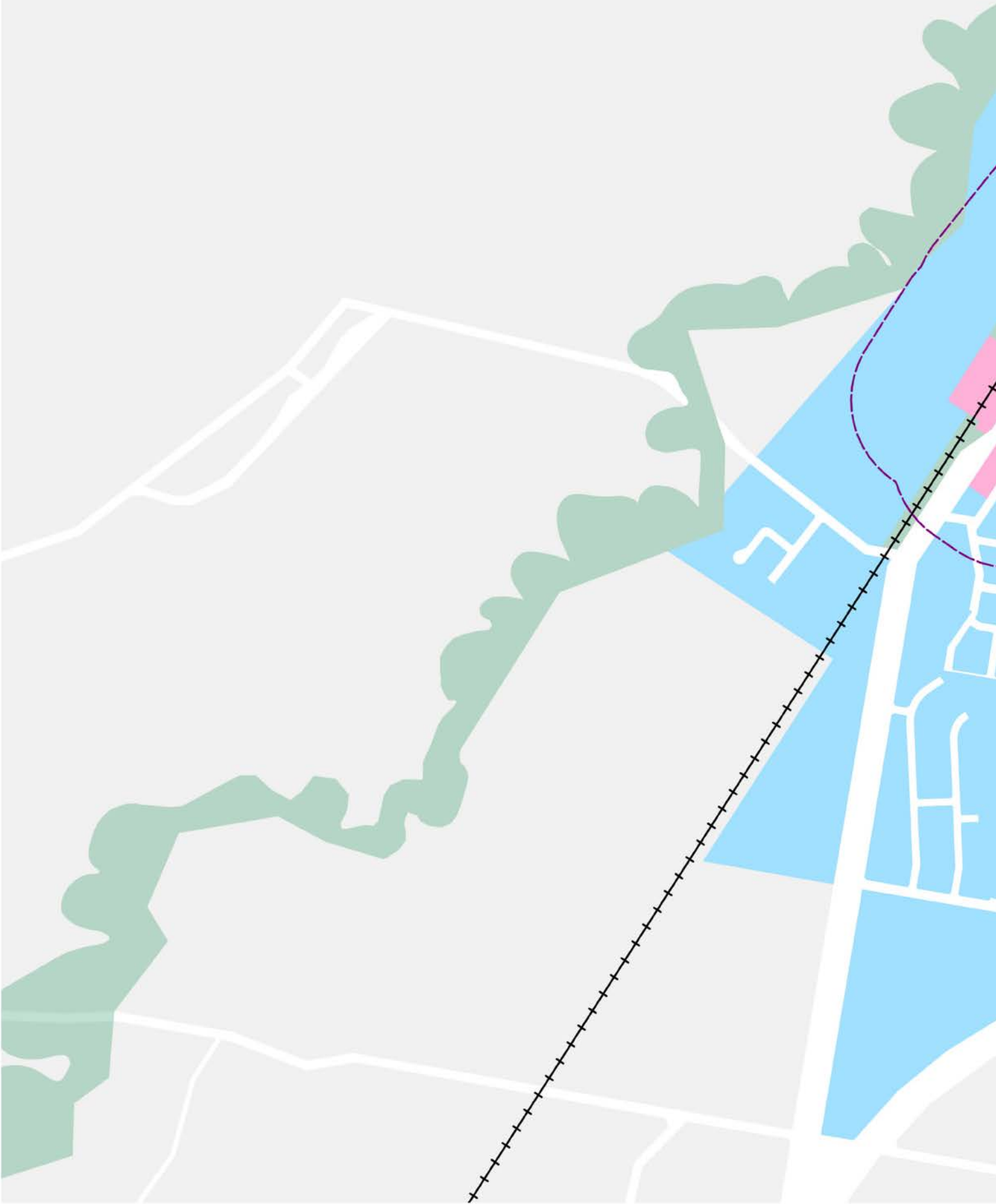
YALLOURN NORTH

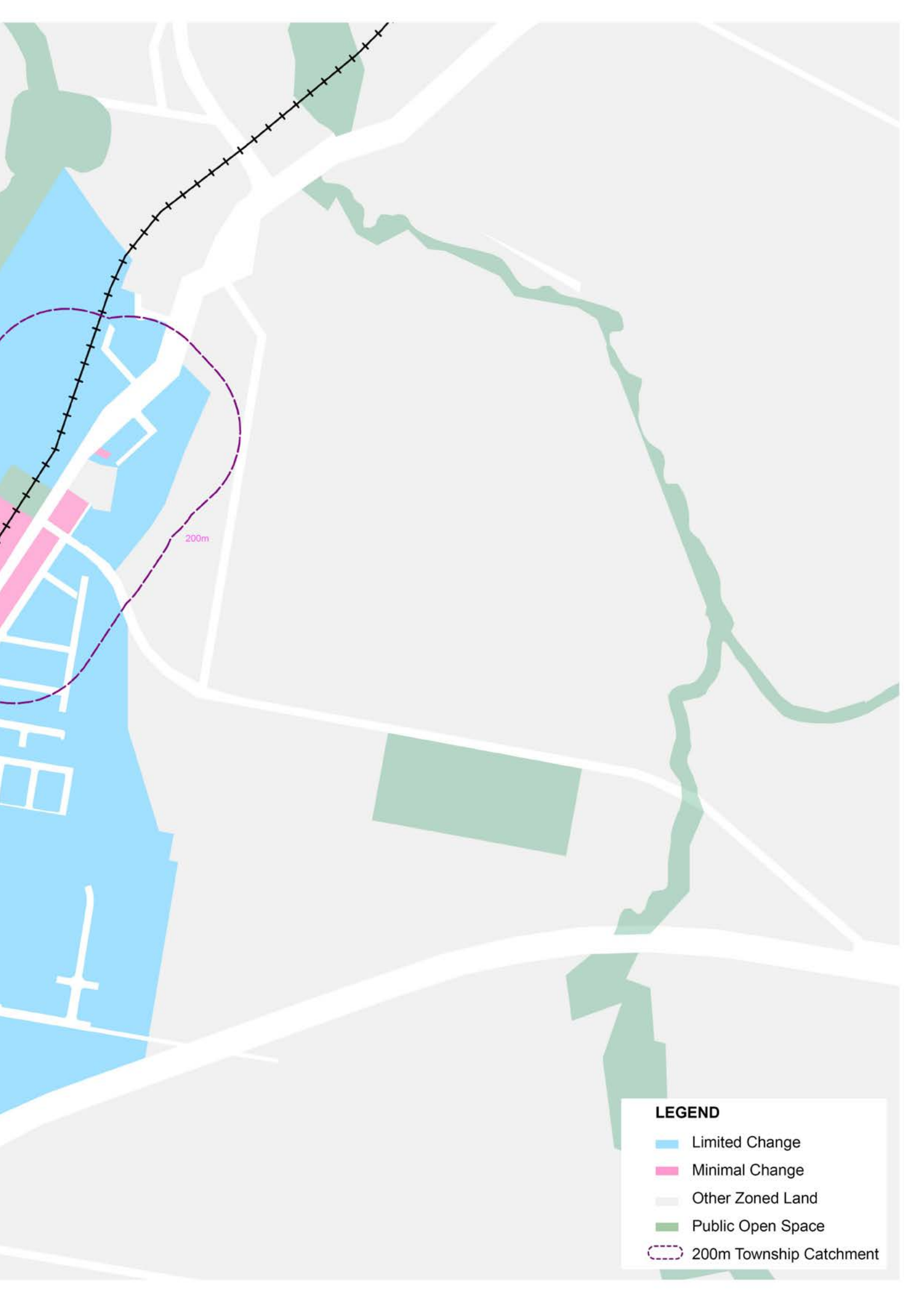




HOUSING FRAMEWORK PLAN

YINNAR





LEGEND

- Limited Change
- Minimal Change
- Other Zoned Land
- Public Open Space
- - - 200m Township Catchment