

**21.05**21/11/2019  
C105latr**NATURAL RESOURCE MANAGEMENT**

This clause provides local content to support Clause 14 (Natural Resource Management) of the State Planning Policy Framework.

Specific references to individual towns are also included in Clause 21.09 (Local Area Growth Plans).

**21.05-1****Agriculture**

Agriculture is important to the economic, social, cultural and physical development of the municipality. Latrobe City's naturally high rainfall continues to support various agricultural endeavours including dairy farming, broadacre farming and forestry. In addition, rural areas support attractive lifestyle and tourism opportunities in key locations, niche rural industry and small scale farming focusing on the production of high quality products for specific markets.

The agricultural industry in Latrobe is worth approximately \$57 million a year and is based primarily on dairy farming (45% of the value of Latrobe's agricultural production) and livestock (a further 36% of the value). The *Assessment of Agricultural Quality of Land in Gippsland 1984*, the *Latrobe City Rural Land Use Strategy 2017* and the *Rural Framework Plan* provide guidance on the location of productive agricultural land in Latrobe City.

Latrobe City is well positioned to capture growing interest and investment in intensive agriculture across the value chain, including primary production, processing, manufacturing and distribution.

Land over coal and associated buffer areas can provide unique opportunities for agriculture where the future utilisation of coal is not compromised.

Amid efforts to diversify the local economy and promote opportunities for new and emergent agriculture enterprises, retaining rural areas in larger lots and avoiding the establishment of sensitive land uses is also a key opportunity and priority to retaining versatility for current and future agriculture investment.

**21.05-2****Objective 1**

To protect productive agricultural land from fragmentation and the establishment of non-agricultural use and development.

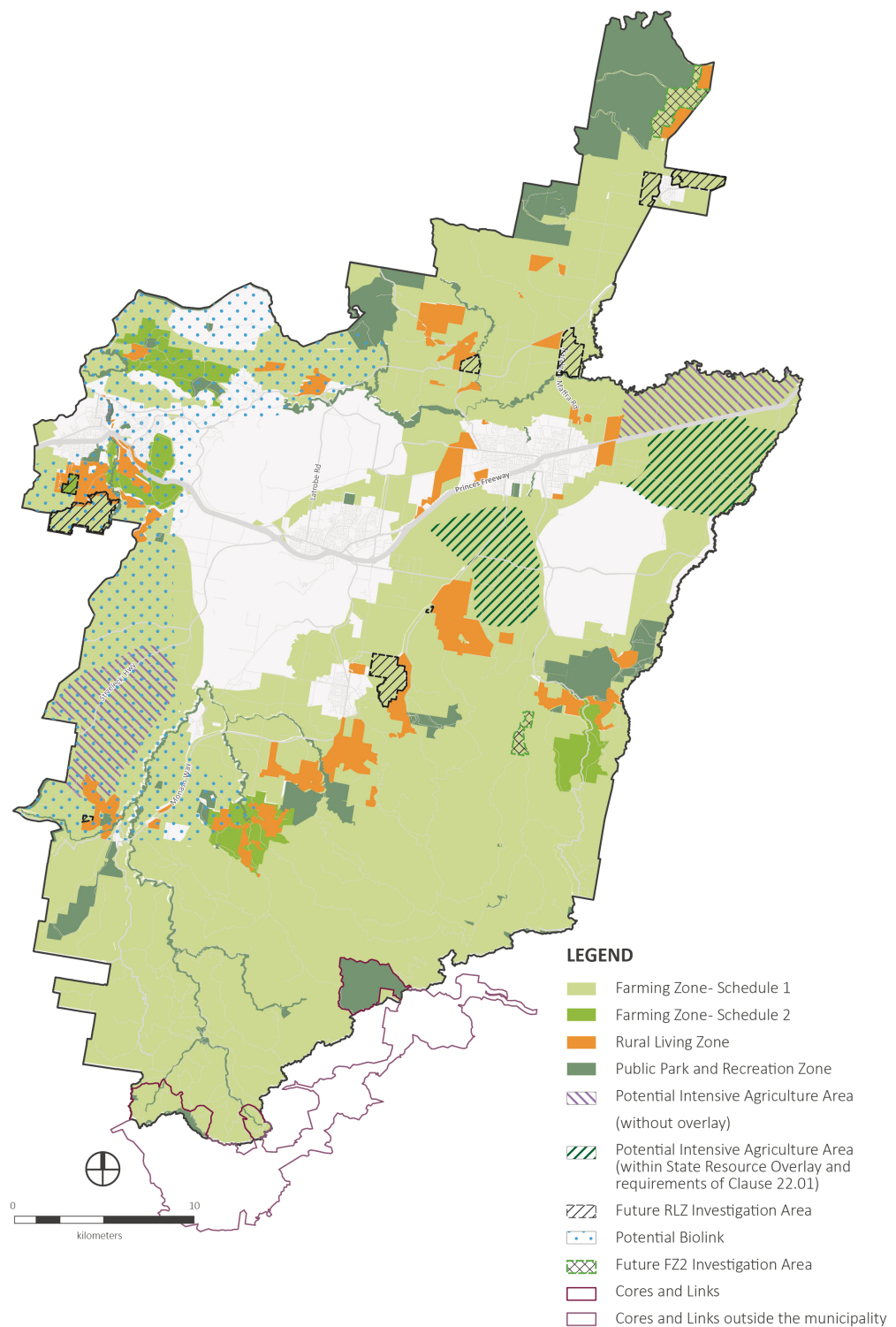
**Strategies**

- 1.1 Implement the recommendations of the Latrobe City Rural Land Use Strategy.
- 1.2 Support productive agricultural land use whilst ensuring the retention of significant vegetation of Local, State or National importance to biodiversity.
- 1.3 Avoid subdivision or development of dwellings on land in the Farming Zone Schedule 1 - Commercial Agriculture, where the proposal does not support agriculture use.
- 1.4 Support niche and small scale farming, hobby farms, tourism and associated dwellings on land in the Farming Zone Schedule 2 - Mixed Farming, where existing land use and development patterns are compatible or improved land management or biodiversity outcomes can be demonstrated.
- 1.5 Promote the establishment of intensive agriculture and horticulture in suitable areas which could include identified locations, as per the Rural Framework Plan, subject to coal resource and buffer area policies.
- 1.6 Avoid non-agricultural uses from locating or developing in a manner that will inhibit the expansion or operation of future farming, forestry or other primary production uses.

## LATROBE PLANNING SCHEME

- 1.7 Support land uses that complement and enhance the viability of agricultural activity, including value adding to agricultural activity either by on-farm processes, agricultural product processing or farm gate sales or related tourism.
  - 1.8 Support complementary land uses, tourism and associated dwellings where non agricultural activities can adequately address bushfire risk.
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# Rural Framework Plan



**21.05-3 Water**

Water is among Latrobe's most valuable resources; water quality, security and management are key opportunities. Latrobe City has a more secure water supply and larger capacity sustainable waste water system than any other Victorian region. The area supports a number of proclaimed potable water catchments that provides for useable drinking water.

*The Gippsland Region Sustainable Water Strategy 2011* has found that the Gippsland Region is one of the few areas in Victoria where the available water resources have not been fully allocated. In addition, it is anticipated that while climate change will lead to reduced rainfall in the region, relative to other districts, Gippsland will retain superior rainfall. This available water could be used to support additional development and agricultural activity in the region with Gippsland increasingly becoming the food bowl of Victoria.

**21.05-4 Objective 1**

To protect and improve water quality and river health.

**Strategies**

- 1.1 Provide urban development buffers to waterways to maintain water quality.
  - 1.2 Encourage Water Sensitive Urban Design principles in all developments.
  - 1.3 Maintain community wetlands and infrastructure (such as gross pollutant traps) in urban areas.
  - 1.4 Protect potable water supply catchments to enable the provision of useable drinking water.
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**21.05-5 Objective 2**

To reduce corporate and community water use.

**Strategies**

- 2.1 Promote water re-use and water conservation in new developments to maximise the amount of water available for river health and human use.
  - 2.2 Promote the use of recycled water for industrial, agricultural and domestic land use and development.
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**21.05-6 Objective 3**

To protect waterways, aquatic areas, floodplains, wetlands, swamps and catchments.

**Strategies**

- 3.1 Protect, enhance and reinstate environmental values of the waterway.
  - 3.2 Encourage connectivity of waterways to open space and other natural environment and landscape features.
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**21.05-7 Objective 4**

To protect riparian land, vegetation communities, waterway valleys and escarpments.

**Strategies**

- 4.1 Protect and enhance waterway corridors through use of good urban design, appropriate built form, water sensitive urban design, appropriate plantings and land management.
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**21.05-8 Coal Resources**

The coal resource in the Latrobe Valley remains an asset of national and state importance and is a significant component in the economy of the municipality. The following key issues are relevant to the development of the coal resource.

Latrobe City boasts one of the largest brown coal reserves in the world, and is traditionally recognised as the centre of Victoria's electricity industry. The electricity generated in the Latrobe Valley from brown coal resources has contributed significantly to the State's economic prosperity. Latrobe City brown coal electricity generators currently supply over 90 per cent of Victoria's electricity requirements with approximately 11 per cent of Latrobe's population directly employed within the sector; an additional eight per cent of jobs indirectly supported within the local economy. The electricity generation sector accounts for 21 per cent of the area's Gross Regional Product.

The coal resource in the Latrobe Valley remains an asset of national and State importance and is a significant component of the economy of the municipality. However, the high moisture content of brown coal has meant that greenhouse gas emissions produced are higher compared to other forms of electricity generation and makes the coal unsuitable for bulk exports. Research is being undertaken to examine alternative uses for brown coal generation and to develop clean coal technologies, such as coal drying processes, carbon capture and storage, bio-sequestration and algae based technology.

The need to lower carbon emissions is recognised by the Victorian Government through a range of initiatives, including the establishment of the Victorian Renewable Energy Target which aims to increase renewable energy generation to 25 per cent by 2020 and 40 per cent by 2025. The modernisation of locally based energy generation commensurate with change occurring across the energy industry is of critical importance to Latrobe City and the Gippsland Region.

The following key issues are relevant to the development of the coal resource:

- The significance of the Gippsland coalfields in providing, directly or indirectly, the major proportion of Victoria's energy supplies, in the form of brown coal.
- The presence of established communities, including the four major urban settlements.
- The significance of fire as a major hazard to people, plant and equipment employed in the winning and utilisation of brown coal and of the major consequences of interruption of the electricity supply system.
- The importance of established agricultural activity.
- The water resource, both surface and underground, to the quality of the regional water catchment.
- The profound effect of major industries on the physical and social environment of the municipality.
- The need for co-operation between all levels of government, the private sector and the community and the importance of the adequate recognition of all sectors in decision making for the region.

The Gippsland Coalfields provide, directly or indirectly, the major proportion of Victoria's energy supplies in the form of brown coal. There are two separate issues with the development of the Gippsland Coalfields being; the resource itself, and the buffer area from the resource. The categories shown in the Gippsland Coalfield's Policy Area and associated Maps indicate timeframe and location of when the coal resource may be utilised. This includes:

- Category A coalfields - development possible within 10-30 years.
- Category B coalfields - development possible within 30-60 years.
- Category C coalfields - other coal areas – development more than 60 years off.

In the coal resource area, the extraction and use of coal is the primary consideration.

There would be benefit in reviewing the classifications in response to changing circumstances occurring across the energy and mining sectors.

### 21.05-9 Objective 1

To facilitate orderly coal development so that the coal resource is utilised in a way which is integrated with state and local strategic planning.

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| 1.1 | Ensure that coal excavations, overburden dumps and other associated developments are planned, managed and progressively rehabilitated to the highest practicable future use.  |
| 1.2 | Ensure that coal resource development and use takes into account the interests of the existing and future Victorian community, the needs and views of the local community and local Council, equity in the provision and distribution of employment, housing and community services and the likely social and environmental impacts of development. |
| 1.3 | Ensure that mining licence and associated works approvals take into account adopted local town structure plans and established urban coal buffers.  |
| 1.4 | Encourage when practicable and cost effective, the use of quarry and other materials recovered from coal development.   |
| 1.5 | Ensure that transport corridors are protected and maintained.   |
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### 21.05-10 Objective 2

To designate land for future coal resource development or for buffer areas on the future use of land.

#### Strategies

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| 2.1 | Ensure that planning for coal resource development and use takes into account areas and features of recognised value for nature conservation, recreation, tourism, and landscape quality.   |
| 2.2 | Ensure that the catchments of the river systems and underground waters are planned and managed to ensure adequate water supply and quality for development, management and use of water resources, complementing and integrating with coal resource planning in the local and regional catchment. |
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21.05-11

### Objective 3

To ensure that new development is not undertaken in such a way as to compromise the effective and efficient use of existing or future infrastructure or resources such as coal resources, timber production and high quality agricultural land.

#### Strategies

- 3.1 Ensure that development and use of coal resources ameliorates adverse effects and promotes the positive benefits of developments.
  - 3.2 Ensure that timber production is planned in a manner which will complement the orderly development of the coal resource.
  - 3.3 Ensure that timber production takes into account the need for effective fire protection for the coal resource.
  - 3.4 Encourage land uses in the coal resource area prior to coal development, which are productive and minimise the social and financial cost of coal development.
  - 3.5 Support animal husbandry, interim intensive agriculture including broiler farms and cattle feedlots and other rural land uses in areas of potential coal production.
  - 3.6 Discourage 'incompatible uses' such as residential, rural living, commercial or non-coal or energy related industrial land use and development in areas of potential coal production.
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21.05-12

### Objective 4

To ensure that the use and development of land overlying the coal resources recognises the need to conserve and utilise the coal resource in the context of overall resources, having regard to social, environmental, physical and economic considerations in order to ensure a high quality of life for residents.

#### Strategies

- 4.1 Encourage existing uses on land identified as required for coal exploitation to continue until such time as the land is required for brown coal winning or processing.
  - 4.2 Consider alternative uses on a temporary basis if it can be demonstrated that they would not adversely affect the future development of the coal.
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21.05-13

### Objective 5

To maximise the protection of the coal resource to ensure resource security in the future.

#### Strategies

- 5.1 Ensure that environmental quality and protection against pollution are primary considerations in coal resource planning.
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21.05-14

**Objective 6**

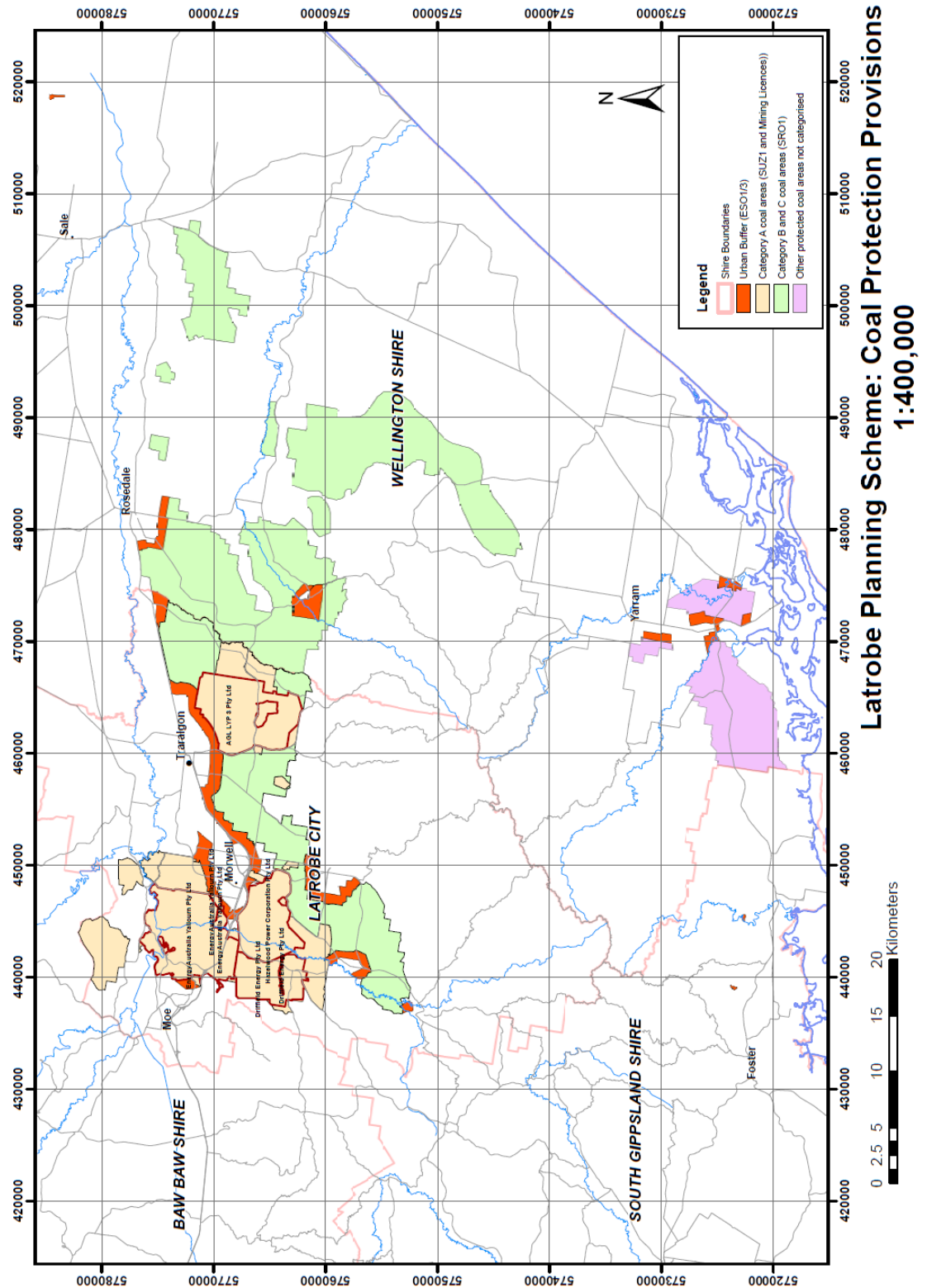
To ensure that the use, development and management of land in the coal resource areas mutually protect urban amenity and coal resource development, as well as the continued social and economic productive use of land.

**Strategies**

- 6.1 Encourage uses of land which maintain and enhance land use capability, productivity and quality of the landscape and minimise fire and soil erosion hazards.
- 6.2 In making decisions, ensure that if strategies relating to land use conflict with one another then:
- In the coal resource area, the extraction and use of coal should be the primary consideration. At every stage of development of that coal due account should be taken of the other principal resources of the coal resource area. Land uses which do not impede that objective may be considered in that policy area.
  - In the identified coal related buffer areas, the mutual protection of urban amenity and coal development areas are to be primary considerations.
  - In existing urban areas and land identified for urban purposes, urban land uses should be the primary considerations.
  - In agricultural areas, the use of land for rural activities is to be the primary consideration. However, coal development remains the primary consideration in relation to those identified coal areas or for land required for facilities for or associated with the use of that coal.
  - Timber production has a lesser priority than the extraction of coal and agricultural land use activity unless a proper economic assessment shows it to be viable.
  - Within zoned urban areas and areas identified for future urban use, low density residential and rural living use and development has a lower priority than timber production, the extraction of coal, high quality agricultural activity and urban land uses.
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## Gippsland Coalfields



**21.05-15 Timber**

Latrobe City supports a productive timber and commercial forestry industry providing softwood, value-added hardwood, and paper products sold to domestic and export markets. Australian Paper is one of the largest paper manufacturing facilities in the southern hemisphere and leads the manufacture of high performance packaging supplies and office paper. Forestry projects are eligible under proposed schemes to generate carbon credits for sale to domestic and international markets. Council is seeking to be a national leader in the timber industry, with the preparation of the *Wood Encouragement Policy 2014*. The Policy seeks to support the retention and expansion of the timber industry.

It is acknowledged that well managed plantation forestry makes a significant contribution to biodiversity within Latrobe City, in particular the Strzelecki Koala. It is also acknowledged that there is some infrastructure and rural amenity issues associated with timber production and these will need to be carefully managed. In particular, a challenge for Council is balancing the needs of timber operators accessing their coups with the needs of residents and minimising the impact of logging trucks near their properties.

**21.05-16 Objective 1**

To encourage environmentally sustainable timber production.

**Strategies**

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| 1.1 | Support and encourage timber processing and value-adding industries to expand, and retain the timber industry in Latrobe City.              |
| 1.2 | Encourage expansion of plantation forestry opportunities in appropriate locations, including within the proposed Strzelecki-Alpine Biolink. |
| 1.3 | Plan for road and rail haulage in conjunction with the forestry industry.   |
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**21.05-17 Stone Resources**

Latrobe City contains significant stone resources including basalt, gravels, sands and limestone. There are significant resources in the extractive industry, including mineral sands north of Morwell and Traralgon, that need to be protected. State Policy sets out objectives for the identification and protection of stone resources through the concept of 'Extractive Industry Interest Areas'. These areas are identified on the Latrobe Supply Area – Extractive Industry Interest Area 1999 map and consideration will be given to the protection of stone resources within these areas when considering applications for use and development.

**21.05-18 Objective 1**

To protect significant stone resources and ensure an adequate supply of stone in future years.

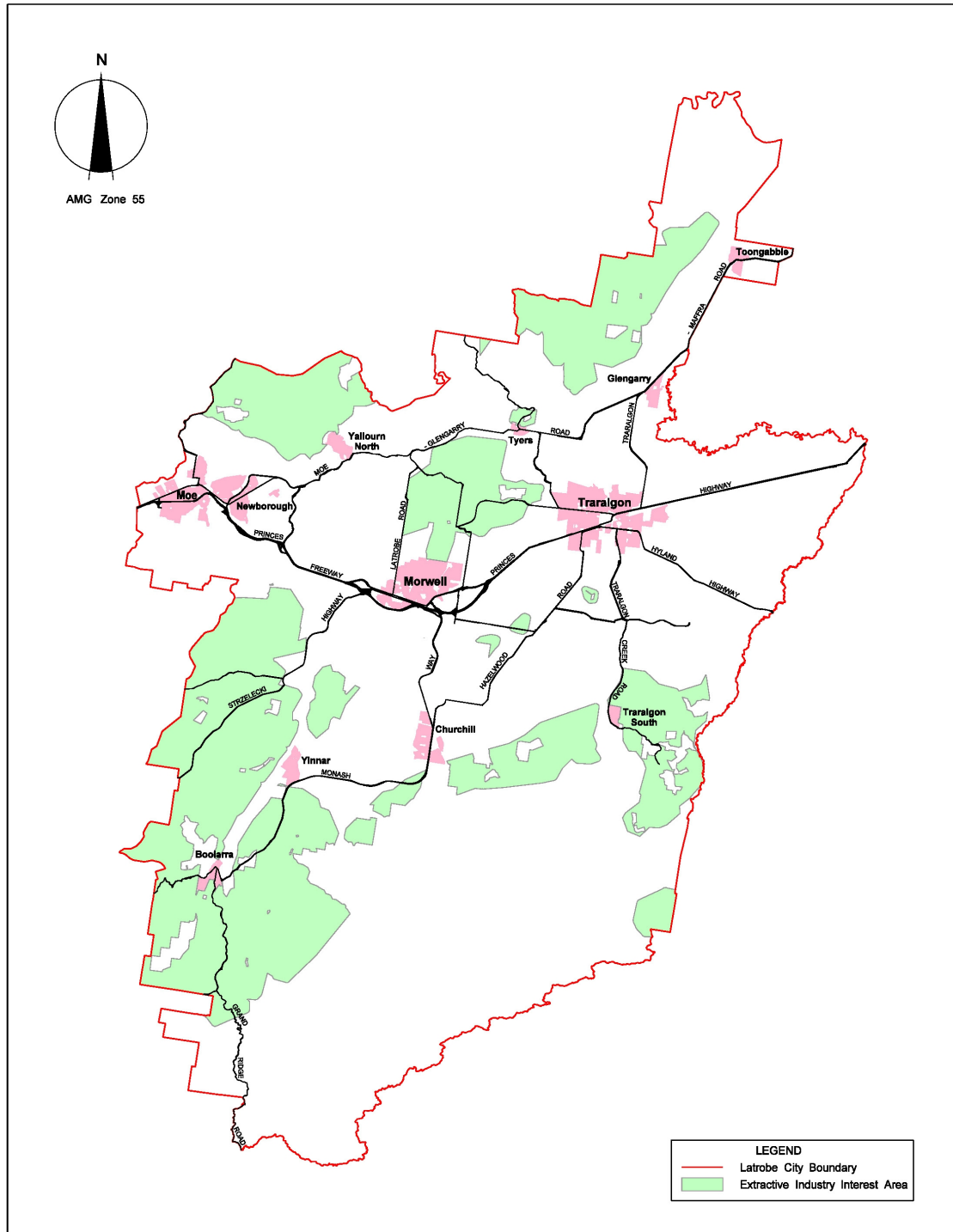
**Strategies**

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|-----|--|
| 1.1 | Ensure the protection, development and use of stone resources.   |
| 1.2 | Ensure that the long term protection of stone resources is in accordance with the recommendations of the Latrobe Supply Area Extractive Industry Interest Areas Strategy 1999. |
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1.3      Protect existing extractive industry sites by separating incompatible land uses.

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Latrobe Supply Area - Extractive Industry Interest Area 1999



LATROBE PLANNING SCHEME - LOCAL PROVISION

 <p><b>Latrobe City</b> a new energy</p> <p>EARTH TECH Survey &amp; Spatial Solutions</p>	<p>SCALE 1:200 000</p>  <p>KILOMETRES AUSTRALIAN MAP GRID ZONE 55</p>	<p>LATROBE SUPPLY AREA - EXTRACTIVE INDUSTRY INTEREST AREAS 1999</p> <p>POLICY</p>
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**21.05-19 Implementation**

The objectives, strategies and policy guidelines arising from this clause are implemented through the application of appropriate zones and overlays as described in Clause 21.10.