

Planning and Environment Act 1987

LATROBE PLANNING SCHEME

Notice of the preparation of an amendment

Amendment C137latr

The Latrobe City Council has prepared Amendment C137 to the Latrobe Planning Scheme.

The amendment affects land within the Morwell Activity Centre (MAC) Study Area which is generally bounded by Fleming Street to the north, McDonald Street and White Street to the east and south east, Elgin Street to the south and Jane Street and Maryvale Crescent to the west and south west. The amendment also affects residential land to the north west of the transit city boundary along Princes Drive, Morwell and to the south east of the transit city boundary along Commercial Road, Morwell.

The amendment proposes to implement the land use and development directions from the Morwell Activity Centre Plan background reports and Morwell Activity Centre Plan (Latrobe City Council, 2022). The Morwell Activity Centre Plan (MACP) forms the basis of the amendment which will guide future decision making as it relates to planning and design matters in the MAC. Generally, the amendment introduces new zones, overlays and local planning policy into the Latrobe Planning Scheme to improve clarity and certainty for stakeholders about the role of the MAC in delivering increased housing, retail and employment opportunities.

Specifically, the amendment proposes to:

- Introduce Schedule 2 to Clause 37.08 (Activity Centre Zone) (Morwell Activity Centre) (ACZ2) to include the MACP, define four precincts within the centre and prescribe the form of development in each precinct and sub-precinct to meet the objectives of the MAC.
- Amending Clause 11.01-1L (Latrobe settlement patterns – Morwell), Clause 11.03-1L (Activity centres) and Clause 17.03-1L (Sustainable industry) of the Planning Policy Framework.
- Rezone Commercial 1 Zone (C1Z) land within the MAC to the ACZ2.
- Rezone the majority of Mixed Use Zone (Schedule 1) (MUZ1) land within the MAC to ACZ2.
- Rezone the remaining MUZ1 land within the MAC to Residential Growth Zone (Schedule 3) (RGZ3).
- Rezone 1-19 Maryvale Crescent, Morwell from Neighbourhood Residential Zone (Schedule 4) (NRZ4) to ACZ2.
- Rezone 141 Princes Drive, Morwell from MUZ1 and RGZ3 to ACZ2.
- Rezone RGZ1 and RGZ3 land outside the Morwell Transit City boundary to General Residential Zone (Schedule 1) (GRZ1).
- Rezone GRZ1 land within the Morwell Transit City boundary to RGZ3.
- Amend Schedule 2 to Clause 45.09 (Parking Overlay) (Morwell Activity Centre) (PO2).

- Apply the PO2 to all land proposed to be rezoned to ACZ2 within the MAC.
- Delete the PO2 from residentially zoned land within and surrounding the MAC.
- Apply the Environmental Audit Overlay (EAO) to identify potentially contaminated land.
- Amend Latrobe Planning Scheme Zoning Maps 75, 76, 80 and 81.
- Amend Latrobe Planning Scheme Parking Overlay Maps 75PO, 76PO and 81PO.
- Delete Latrobe Planning Scheme Parking Overlay Map 80PO.
- Amend Latrobe Planning Scheme Environmental Audit Overlay Maps 75EAO and 76EAO.

You may inspect the amendment, any documents that support the amendment and the explanatory report about the amendment, free of charge, at:

- the Latrobe City Council website at https://www.latrobe.vic.gov.au/Property/Development/Planning_Scheme_Amendments/Current_Planning_Scheme_Amendments
- during office hours (inspection of documents may be subject to COVID-19 restrictions and requirements), at the office of the planning authority, Latrobe City Council:
 - Corporate Headquarters, 141 Commercial Road, Morwell Vic 3840;
 - Morwell Library, 63 Elgin Street, Morwell Vic 3840;
 - Traralgon Service Centre, 34-38 Kay Street, Traralgon Vic 3844;
 - Churchill Service Hub, 9-11 Philip Parade, Churchill Vic 3842; and
 - Moe Service Centre, 1-29 George Street, Moe Vic 3825.
 - at the Department of Environment, Land, Water and Planning website www.delwp.vic.gov.au/public-inspection.

Any person who may be affected by the amendment may make a submission to the planning authority about the amendment. Submissions must be made in writing giving the submitter's name and contact address, clearly stating the grounds on which the amendment is supported or opposed and indicating what changes (if any) the submitter wishes to make.

Name and contact details of submitters are required for council to consider submissions and to notify such persons of the opportunity to attend council meetings and any public hearing held to consider submissions. The closing date for submissions is **28 November 2022**.

A submission must be sent to the Strategic Planning Department by:

Mail: Latrobe City Council, PO Box 264, Morwell, Vic 3840, or

Email: Latrobe@latrobe.vic.gov.au – Attention: Strategic Planning Department.

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

STEVEN PIASENTE

Chief Executive Officer