

LatrobeCity

# RESIDENTIAL DEVELOPMENT PRECINCTS

Invest in trunk infrastructure to:

- Unlock Latrobe City's growth
- Support more people into housing.



ADVOCACY AGENDA 25/26 PROPOSAL #3:

# RESIDENTIAL DEVELOPMENT PRECINCTS

Latrobe City Council is calling on state and federal governments to invest in the establishment of a trunk infrastructure fund to boost housing supply and create more jobs closer to home.

Latrobe City Council is calling on both state and federal governments to establish an infrastructure fund to tackle the current challenges in delivering trunk infrastructure in regional developments to drive residential growth.

As one of Victoria’s four Regional Cities, Latrobe City provides an exceptional quality of life. It offers access to top-tier sporting facilities, a world-class performing arts centre, diverse retail opportunities, educational institutions like TAFE Gippsland and Federation University, and established public transportation via the Gippsland train line.

Housing affordability in Latrobe City also stands out compared to neighbouring municipalities, with median house prices ranging from \$338K to \$480K, significantly lower than the \$665K median price in adjacent areas. This makes Latrobe City a logical choice for supporting population growth.

With housing availability a key priority for both state and federal governments, Council stands ready to play a vital role by providing access to land and new affordable homes.

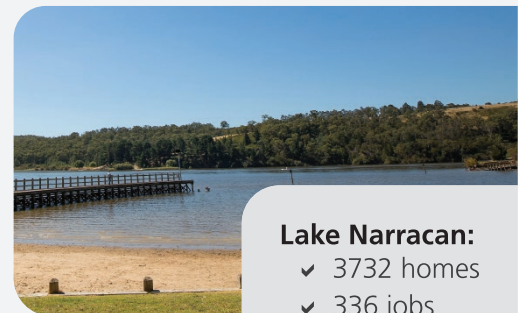
Our proposal for a trunk infrastructure fund would aim to support the initial upfront delivery of crucial infrastructure, including sewerage, gas, electricity, and arterial road connections, to fast-track development. Developers would replenish the fund as lots become available, ensuring its continuous use for future developments.

The introduction of the fund would empower communities in Latrobe City to activate housing developments faster, tackling the root problem of housing supply.

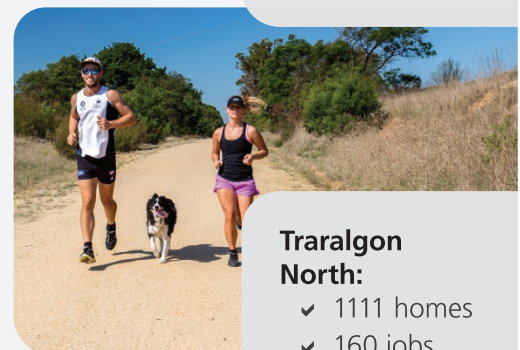
Council has been proactive in completing the required planning scheme amendments to ensure land is suitably zoned and have three shovel ready developments ready for trunk infrastructure.

## We are calling for:

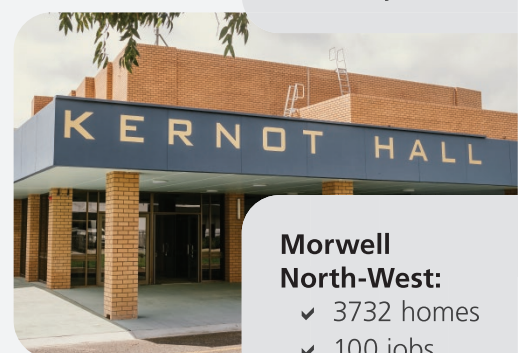
- ✓ An initial investment of \$35 million to kick start a rolling trunk infrastructure fund that will deliver housing in three key locations.



- Lake Narracan:**
- ✓ 3732 homes
  - ✓ 336 jobs



- Traralgon North:**
- ✓ 1111 homes
  - ✓ 160 jobs



- Morwell North-West:**
- ✓ 3732 homes
  - ✓ 100 jobs