# **Amendment C105 Live Work Latrobe**

Live Work Latrobe re-frames land use policy to make the most of our built and natural assets to create jobs, ensure housing meets the needs of community and enable new investment opportunities.

## What is Live Work Latrobe?

Live Work Latrobe re-frames land use policy to make the most of our built and natural assets to create jobs, ensure housing meets the needs of community and enable new investment opportunities. The project encompasses the development of three distinct, yet complementary strategies including:

- · Housing Strategy
- Rural Land Use Strategy
- Industrial and Employment Strategy

These strategies include recommendations that will guide Latrobe City's long term growth and development.

## What does Planning Scheme Amendment C105 do?

Drawing on the community and stakeholder consultation along with background research undertaken over nearly 2 years, Amendment C105 now proposes to implement the recommendations of each strategy, greatly changing the Latrobe Planning Scheme to:

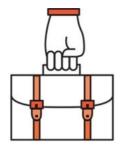
- Ensure the right locations for new and varied housing types,
- · Provide appropriately located land for new and transitioning industries; and,
- Support current and emerging rural industry investment
- Introduce numerous policy, zone and overlay changes affecting most land across Latrobe City.

The amendment affects most land across municipality and, in some locations, proposes significant changes to existing rules and regulations applying to residential, farming and industrial land.

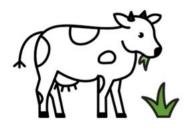
To find out more about how changes proposed by Amendment C105 affect the use and development across farming, housing and industry land, **visit the** information pages.



# <u>Housing Strategy (Live Work Latrobe)</u> (/Property/Development/Planning Scheme Amendments/Current Pla Live Work Latrobe/Housing Strategy)



# <u>Industrial and Employment Strategy (Live Work Latrobe)</u> (/Property/Development/Planning Scheme Amendments/Current Pla Live Work Latrobe/Industrial and Employment Strategy)



# <u>Rural Land Use Strategy (Live Work Latrobe)</u> (/Property/Development/Planning Scheme Amendments/Current Pla Live Work Latrobe/Rural Land Use Strategy Live Work Latrobe)

## **Current Stage: Approval**

Amendment C105 was approved on 25 October 2019 and gazetted on 21 November 2019. It now forms part of the Latrobe Planning Scheme.

## **Previous Steps**

Consideration and adoption of the Amendment in accordance with the Panel's recommendations took place at the 6 May 2019 Ordinary Council Meeting.

Council resolved that:

- 1. Having considered the Planning Panel report recommendations adopts Amendment C105 with changes, described in Attachment 2 'Post Exhibition Changes' and documented within Attachments 5, 6, 7, 8, 9 and 10 in accordance with Section 29 of the Planning and Environment Act 1987;
- 2. Adopt the final Housing, Rural Land Use and Industrial and Employment Strategies, 2019 as provided in Attachment 6, 7 and 8;
- 3. Submits Amendment C105 to the Minister for Planning for approval, in accordance with Section 31 of the Planning and Environment Act 1987; and
- 4. Advises those persons who made written submissions to Amendment C105 of Council's decision.

Exhibition of Amendment C105 took place between 22 March to 11 May 2018 with 11 community information sessions held and 317 community members attending.

A total of 161 submissions were received and are available for public review during the amendment process on request at our Morwell Headquarters.

All submissions were presented at a Special Council Meeting on 16 July 2018, where submitters had the opportunity to address Council directly.

At 3 September Ordinary Council Meeting, it was resolved that a Planning Panel be requested for Amendment C105.

https://www.latrobe.vic.gov.au/Property/Development/Planning\_Scheme\_Amendments/Current\_Planning\_Scheme\_Amendments/Amendment\_C105\_Live\_Wor... 2/6

#### 27/02/2020

The Directions Hearing took place on 5 October 2018 with the formal Planning Panel held from 12 November 2018 to 20 November 2018.

- Latrobe City Council Part A Submission to Planning Panel (/sites/default/files/LCC Part A Submission with Attachments.pdf)(PDF, 47MB)
- Latrobe City Council Part B Submission to Planning Panel (/sites/default/files/Latrobe City Council Part B Submission to Planning Panel.pdf) (PDF, 43MB)

Reference documents referred to in Council's Part A Submission

- Gippsland Regional Growth Plan 2014 (/sites/default/files/Gippsland Regional Growth Plan 2014.pdf)(PDF, 3MB)
- <u>Gippsland Regional Plan 2015-2020 (/sites/default/files/Gippsland Regional Plan 2015-2020.pdf)(PDF, 3MB)</u>
- Latrobe 2026 Community Vision (/sites/default/files/Latrobe 2026 Community Vision.pdf)(PDF, 4MB)
- Latrobe City Council Plan 2017-2021 (/sites/default/files/Latrobe City Council Plan 2017-2021.pdf)(PDF, 2MB)
- Latrobe Planning Scheme Review 2014 (/sites/default/files/Latrobe Planning Scheme Review 2014.pdf)(PDF, 3MB)
- Latrobe Planning Scheme Review Report April 2008 (/sites/default/files/Latrobe Planning Scheme Review Report April 2008.pdf) (PDF, 607KB)
- Latrobe Planning Studies Economic Analysis 15 January 2016 (/sites/default/files/Latrobe Planning Studies Economic Analysis 15 Jan 2016.pdf). (PDF, 2MB)
- Latrobe Transit Centred Precincts 2004 (/sites/default/files/Latrobe Transit Centred Precincts 2004.pdf)(PDF, 17MB)
- Latrobe Valley Regional Rehabilitation Strategy Program Summary February 2018 (/sites/default/files/2020– 02/latrobe valley regional rehabilitation strategy – program summary february 2018.pdf)(PDF, 2MB)
- Live Work Latrobe Housing Strategy exhibition draft August 2017
  (/sites/default/files/Live Work Latrobe Housing Strategy exhibition draft August 2017.pdf)(PDF, 34MB)
- <u>Live Work Latrobe Industrial and Employment Strategy exhibition draft August 2017</u>
  (/sites/default/files/Live Work Latrobe Industrial and Employment Strategy exhibition draft August 2017,pdf)(PDF, 15MB)
- Live Work Latrobe Rural Land Use Strategy exhibition draft August 2017
  (/sites/default/files/Live Work Latrobe Rural Land Use Strategy exhibition draft August 2017.pdf)(PDF, 18MB)
- Live Work Latrobe Stage 1 Background Report April 2016 (/sites/default/files/Live Work Latrobe Stage 1 Background Report April 2016.pdf)(PDF, 9MB)
- <u>Managing Residential Development Advisory Committee and Residential Zone Review report</u>
  <u>(/sites/default/files/Managing\_Residential\_Development\_Advisory\_Committee and Residential\_Zone\_Review report.pdf)(PDF, 1MB)</u>
- Managing Residential Development Taskforce Overarching Report Residential Zones State of Play 2016 (/sites/default/files/2020– 02/managing residential development taskforce – overarching report residential zones state of play 2016.pdf)(PDF, 2MB)
- <u>Managing Residential Development Taskforce Regional Cities Ballarat Greater Bendigo Greater Geelong (/sites/default/files/2020-02/managing residential development taskforce - regional cities ballarat greater bendigo greater geelo.pdf)</u>(PDF, 525KB)
- <u>New Format Planning Scheme Advisory Committee Report 1998</u> (<u>/sites/default/files/New Format Planning Scheme Advisory Committee Report 1998.pdf</u>)(PDF, 428KB)
- Plan Melbourne 2014-Part 1 (/sites/default/files/Plan Melbourne 2014-Part 1.pdf)(PDF, 27MB)
- Plan Melbourne 2014-Part 2 (/sites/default/files/Plan Melbourne 2014-Part 2.pdf)(PDF, 14MB)
- <u>Planning in the Economic Growth Zone LVA webpage (/sites/default/files/Planning in the Economic Growth Zone LVA webpage.pdf)(PDF, 155KB)</u>
- Statement on Future Uses of Brown Coal 2017 (/sites/default/files/Statement on Future Uses of Brown Coal 2017.pdf) (PDF, 54KB)
- <u>The Latrobe Valley Industry and Employment Roadmap 2012 (/sites/default/files/The Latrobe Valley Industry and Employment Roadmap 2012.pdf)</u> (PDF, 4MB)
- Traralgon Growth Area Framework Plan 2013 (/sites/default/files/2020-02/traralgon growth area framework plan 2013.pdf)(PDF, 42MB)
- <u>Traralgon Growth Areas Review Background Report 2013 (/sites/default/files/Traralgon Growth Areas Review Background Report 2013.pdf)(PDF, 10MB)</u>
- Traralgon Inner South Precinct Master Plan 2011 (/sites/default/files/Traralgon Inner South Precinct Master Plan 2011.pdf)(PDF, 7MB)

To assist the Planning Panel in its consideration of the exhibited Amendment, Latrobe City Council sought Expert Witness Statements. These are available from the below link.

Expert Witness Statements

<u>Latrobe C105 Expert Witness Statement to Latrobe City Amendment C105</u>
 (/sites/default/files/181102 Latrobe C105 Expert Witness Statement to Latrobe City Amendment C105.pdf)(PDF, 1MB)

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- <u>Fire Risk Consultants Expert Witness Statement to Latrobe City Amendment C105</u>
  (/sites/default/files/Fire Risk Consultants Expert Witness Statement to Latrobe City Amendment C105.pdf)(PDF, 131KB)
- <u>RMCG Latrobe C105 Expert Statement to Latrobe City Amendment C105</u> (/sites/default/files/RMCG Latrobe C105 Expert Statement to Latorbe City Amendment C105.pdf)(PDF, 4MB)
- <u>Terramtirix Expert Witness Statement to Latrobe City Amendment C105</u> (/sites/default/files/Terramtirix Expert Witness Statement to Latrobe City Amendment C105.pdf)(PDF, 5MB)

Following the Hearing, the Panel released its recommendations in a report, which will subsequently be presented to Council for consideration.

All submitters will continue to be notified as the Amendment progresses.

### **Panel Report**

Following the Panel Hearing, Council Officers supplied the Panel with the final information on 30 November 2018. The Panel Report has now been received and the Panel has provided their recommendations in the report below.

View Panel Report (/sites/default/files/Latrobe C105 Panel Report.pdf)

### **Next Steps**

All submitters will be notified of the approval. The final approved documents will be available to view at the service centres for the next two months.

## More information

To find out more about the Amendment C105 phone Nathan Misiurka, Senior Strategic Planner on 5128 5499 or email <u>nathan.misiurka@latrobe.vic.gov.au</u> (mailto:nathan.misiurka@latrobe.vic.gov.au).

Further information, including background reports is also provided below.

### **Project background**

The Live Work Latrobe project is being undertaken as a three stage process as shown below.

**Stage One** focused on community consultation and background research. Stage One was completed during May 2016, with Council endorsing a Background Report, Consultation Report, and Policy Directions Paper. These reports can be accessed from the links provided below.

- <u>Consultation Report Stage 1 (/sites/default/files/Latrobe Strategies consultation report 2016.pdf)(PDF, 9MB)</u>
- Background Report Stage 1 (/sites/default/files/FINAL Background Report 23 May 2016.pdf)(PDF, 9MB)
- Policy Directions Report Stage 1 (/sites/default/files/Policy Directions Report 23 May 2016.pdf) (PDF, 895KB)
- Report Summary (/sites/default/files/Draft Summary LiveWorkLatrobe 03.pdf)(PDF, 129KB)

**Stage Two** utilised the key findings from stage one to prepare three draft land use strategies that will provide a roadmap for future land use planning, identifying the right locations for new housing, new industry and provide clear guidance for future rural land use and investment. Each of the draft Land Use Strategies were endorsed by Council for public exhibition at the Council meeting held 21 August 2017.

#### About the strategies

The **Housing Strategy** will identify a framework for future housing within the Latrobe City considering the preservation of neighbourhood character, whilst ensuring opportunities for affordable, accessible and diverse housing types with good access to services and public transport. The Housing Strategy will also include Urban Design Guidelines which will outline how Latrobe City's neighbourhoods, streets and public places will look and feel in the future.

The **Industrial Land Use and Employment Strategy** will ensure the future supply and location of industrial land is best positioned to support new and existing industry and employment opportunities. The strategy will align and support the realisation of Latrobe City Council's Economic Development Strategy (adopted by Council 23 May 2016).

The **Rural Land Use Strategy** will set long-term guidelines for the future use and development of rural land in Latrobe City. These guidelines consider the protection of valuable agricultural land and rural landscapes, as well as opportunities for rural residential living and new rural industries to locate in Latrobe City.

#### **Final documents**

- Explanatory Report (/sites/default/files/C105 Explanatory Report.pdf)(PDF, 313KB)
- Instruction Sheet (/sites/default/files/C105 Instruction Sheet.pdf)(PDF, 84KB)
- Local Policy Clause 21.01 (/sites/default/files/Local Policy Clause 2101.pdf)(PDF, 6MB)
- Local Policy Clause 21.02 (/sites/default/files/Local Policy Clause 2102.pdf)(PDF, 384KB)
- Local Policy Clause 21.03 (/sites/default/files/Local Policy Clause 2103.pdf)(PDF, 262KB)
- Local Policy Clause 21.04 (/sites/default/files/Local Policy Clause 2104.pdf)(PDF, 268KB)
- Local Policy Clause 21.05 (/sites/default/files/Local Policy Clause 2105.pdf)(PDF, 4MB)
- Local Policy Clause 21.06 (/sites/default/files/Local Policy Clause 2106.pdf)(PDF, 287KB)
- Local Policy Clause 21.07 (/sites/default/files/Local Policy Clause 2107.pdf) (PDF, 2MB)
- Local Policy Clause 21.08 (/sites/default/files/Local Policy Clause 2108.pdf)(PDF, 255KB)
- Local Policy Clause 21.09 (/sites/default/files/Local\_Policy\_Clause\_2109.pdf)(PDF, 120MB)
- Local Policy Clause 21.10 (/sites/default/files/Local Policy Clause 2110.pdf)(PDF, 245KB)
- Local Policy Clause 22.01 (/sites/default/files/Local Policy Clause 2201.pdf) (PDF, 209KB)
- Local Policy Clause 22.02 (/sites/default/files/Local\_Policy\_Clause\_2202.pdf)(PDF, 228KB)
- Local Policy Clause 22.03 (/sites/default/files/Local Policy Clause 2203.pdf)(PDF, 221KB)
- Residential Growth Zone Clause 32.07-1 (/sites/default/files/Residential Growth Zone Clause 3207-1.pdf) (PDF, 280KB)
- Residential Growth Zone Clause 32.07-2 (/sites/default/files/Residential Growth Zone Clause 3207-2.pdf)(PDF, 245KB)
- Residential Growth Zone Clause 32.07-3 (/sites/default/files/Residential Growth Zone Clause 3207-3.pdf) (PDF, 247KB)
- Residential Growth Zone Clause 32.07-4 (/sites/default/files/Residential Growth Zone Clause 3207-4.pdf) (PDF, 245KB)
- General Residential Zone Clause 32.08-1 (/sites/default/files/General\_Residential\_Zone\_Clause\_3208-1.pdf) (PDF, 314KB)
- General Residential Zone Clause 32.08-2 (/sites/default/files/General Residential Zone Clause 3208-2.pdf) (PDF, 313KB)
- General Residential Zone Clause 32.08-3 (/sites/default/files/General Residential Zone Clause 3208-3.pdf)(PDF, 312KB)
- General Residential Zone Clause 32.08-4 (/sites/default/files/General\_Residential\_Zone\_Clause\_3208-4.pdf)(PDF, 313KB)
- Neighbourhood Residential Zone Clause 32.09-1 (/sites/default/files/Neighbourhood Residential Zone Clause 3209-1.pdf) (PDF, 235KB)
- Neighbourhood Residential Zone Clause 32.09-2 (/sites/default/files/Neighbourhood Residential Zone Clause 3209-2.pdf) (PDF, 312KB)
- Neighbourhood Residential Zone Clause 32.09-3 (/sites/default/files/Neighbourhood\_Residential\_Zone\_Clause\_3209-3.pdf) (PDF, 313KB)
- Neighbourhood Residential Zone Clause 32.09-4 (/sites/default/files/Neighbourhood Residential Zone Clause 3209-3.pdf) (PDF, 313KB)
- Rural Living Zone Schedule 1 Clause 35.03-1 (/sites/default/files/2020-02/rural living zone schedule 1 clause 3503-1.pdf)(PDF, 225KB)
- Rural Living Zone Schedule 2 Clause 35.03-2 (/sites/default/files/2020-02/rural living zone schedule 2 clause 3503-2.pdf) (PDF, 227KB)
- Rural Living Zone Schedule 3 Clause 35.03-3 (/sites/default/files/2020-02/rural living\_zone schedule 3 clause 3503-3.pdf)(PDF, 225KB)
- Farming Zone Schedule 1 Clause 35.07-1 (/sites/default/files/2020-02/farming zone schedule 1 clause 3507-1.pdf)(PDF, 228KB)
- Farming Zone Schedule 2 Clause 35.07-2 (/sites/default/files/2020-02/farming zone schedule 2 clause 3507-2.pdf)(PDF, 227KB)
- Development Plan Overlay Schedule 5 Clause 43.04-5 (/sites/default/files/2020-02/development\_plan\_overlay schedule 5 clause 4304-5.pdf)
  (PDF, 254KB)
- <u>Development Plan Overlay Schedule 6 Clause 43.04-6 (/sites/default/files/2020-02/development plan overlay schedule 6 clause 4304-6.pdf)</u> (PDF, 329KB)

### **Reference documents**

- Urban Design Guidelines (/sites/default/files/Latrobe City Council Urban Design Guidelines.pdf)(PDF, 9MB)
- Housing Strategy (/sites/default/files/C105 Housing Strategy.pdf)(PDF, 23MB)

- <u>Rural Land Use Strategy (/sites/default/files/Rural Land Use Strategy.pdf)(PDF, 29MB)</u>
- Industrial and Employment Strategy (/sites/default/files/C105 Industrial Employment Strategy.pdf)(PDF, 29MB)

#### **Planning Scheme Zone Maps**

- Boolarra (/sites/default/files/Boolarra Zone Maps.pdf)(PDF, 568KB)
- Callignee (/sites/default/files/Callignee Zone Maps.pdf)(PDF, 137KB)
- <u>Churchill (/sites/default/files/Churchill Zone Maps.pdf)</u>(PDF, 686KB)
- Glengarry (/sites/default/files/Glengarry Zone Maps.pdf)(PDF, 302KB)
- Hazelwood North (/sites/default/files/Hazelwood North Zone Maps.pdf)(PDF, 139KB)
- Moe Newborough (/sites/default/files/Moe-Newborough Zone Maps.pdf)(PDF, 2MB)
- Moe South (/sites/default/files/Moe South Zone Maps.pdf)(PDF, 302KB)
- Morwell (/sites/default/files/Morwell Zone Maps.pdf)(PDF, 1MB)
- Rural East (/sites/default/files/Rural East Zone Maps.pdf)(PDF, 566KB)
- Rural North (/sites/default/files/Rural North Zone Maps.pdf)(PDF, 539KB)
- <u>Rural South (/sites/default/files/Rural South Zone Maps.pdf)(PDF, 573KB)</u>
- Rural West (/sites/default/files/Rural West Zone Maps.pdf)(PDF, 511KB)
- Toongabbie (/sites/default/files/Toongabbie Zone Maps.pdf)(PDF, 350KB)
- <u>Traralgon (/sites/default/files/Traralgon Zone Maps.pdf)(PDF, 3MB)</u>
- Traralgon South (/sites/default/files/Traralgon South Zone Maps.pdf)(PDF, 129KB)
- Tyers (/sites/default/files/Tyers\_Zone\_Maps.pdf)(PDF, 440KB)
- Yallourn North (/sites/default/files/Yallourn North Zone Maps.pdf)(PDF, 483KB)
- Yinnar (/sites/default/files/Yinnar Zone Maps.pdf)(PDF, 699KB)
- Yinnar South (/sites/default/files/Yinnar\_South\_Zone\_Maps.pdf)(PDF, 394KB)